Agenda

• 3:00-3:05 PM Introductions
• 3:05-3:15 PM Feb. 3 Community Workshop Results
• 3:15-3:30 PM Goals, Objectives, and Metrics
• 3:30-3:55 PM Opportunities and Challenges
• 3:55-4:25 PM Scenarios
• 4:25-4:30 PM Next Steps
Community Workshop #1 (Feb 3)

• About 100 attendees
• Summary posted on website
• Small group discussion results
  - Need to balance many goals
  - Priorities: economic development, safety, improved transportation connections

• Survey results
  - Similar to group discussion, with additional focus on environment
  - Concerned about safety/crime and ability to implement the plan

• Changes based on input
## Goals & Objectives

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<th>Goals</th>
<th>Objectives</th>
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| **Promote Economic Development and Expand Job Opportunities** | Provide job opportunities through support for large industry and retail, including small, local businesses  
Support job training opportunities (including a potential satellite campus)  
Encourage a greater variety of restaurants, shops, and entertainment destinations |
| **Create a Safe, Healthy, and Welcoming Community** | Create gateways to the community and improve wayfinding  
Enhance safety of existing neighborhoods and ensure safety of newly-developed areas  
Buffer existing and new residential, commercial, institutional, and open space areas from industrial areas  
Expand opportunities for improved community health and wellness |
| **Foster a Variety of Housing** | Encourage housing for 55+ and assisted living facilities  
Include development of housing for a variety of incomes and in a variety of types, including mixed use  
Plan for residential areas with views of the waterfront |
| **Improve Local and Regional Multimodal Transportation Connections** | Promote safe pedestrian and bicycle facilities that do not conflict with industrial movement  
Relocate the train station to become a more convenient and appealing facility  
Encourage development of a multimodal train/bus/bike/walk hub  
Improve bus service within Claymont |
| **Increase the Network of Open Space and Recreation Facilities** | Provide more public open space and recreation facilities, including parks  
Designate public access areas on the waterfront  
Continue the East Coast Greenway and provide more off-road trails |
| **Encourage Design that Builds On Community Strengths** | Promote an attractive, walkable, transit-oriented environment.  
Preserve and respect the history of the area  
Limit the visibility of surface parking lots and encourage structured parking |
| **Protect and Restore the Environment** | Enhance Naamans Creek waterway  
Mitigate existing and future air, water, and sound pollution |
Metrics

• **See handout.** Still in draft form.
• Will be using metrics to evaluate the scenarios and results of modeling.
• **Keep in mind:** How else can we measure the degree to which the scenarios address the goals?
Existing Conditions
Opportunities and Challenges

**OPPORTUNITIES**
- WATERFRONT ACCESS
- LARGE REDEVELOPMENT PARCELS
- INTERSTATE ACCESS
- CREEK RESTORATION AND ACCESS
- EAST COAST GREENWAY CONTINUATION
- VIEWS
- HISTORIC SITES AND REMAINING STEEL MILL BUILDINGS

**CHALLENGES/UNKNOWNs**
1. Where will the train station be located? Where will parking for the train station be located in the short and long-term, and will it be structured or surface parking?
2. How can we provide access across the rail tracks?
3. Should we move the bus transfer station to create a multimodal hub?
4. How do we overcome interstate barriers to link North Claymont into the rest of the area?

[Map showing Opportunities and Challenges]
Connectivity
Connectivity

RAIL LINE CROSSINGS
Connectivity

BUS HUB
Connectivity

WALKING & BICYCLING

[Map image showing connectivity routes in the North Claymont area.]
Connectivity

ROADWAY NETWORK
Connectivity

PHILADELPHIA PIKE OPPORTUNITIES
Scenarios

**MUST HAVES** (for all non-base case scenarios)

1. Waterfront access
2. Pedestrian and bike facilities, including East Coast Greenway
3. Train station relocation
4. Multimodal hub (at train station)
5. Environmental protection (creek / CZA compliance)
6. Linkages to and from adjacent areas and within the site
7. Identification of gateways
8. Buffering of neighborhoods and natural areas
9. No changes to active industrial or residential
10. Recognition of historic sites, including steel mill property
Scenarios

- **Four draft scenarios**
  - Scenario 1: Base Case
  - Scenario 2: Mixed-Use Nodes
  - Scenario 3: Port & Transit-Oriented Development
  - Scenario 4: Mixed-Use & Light Industrial

- **As we review the scenarios, please consider:**
  - Do they incorporate all existing conditions and ongoing plans?
  - Do they address all of the goals?
  - Are they feasible?
  - Are there any elements missing?
  - Any big ideas missing?
#1: Base Case
#2: Mixed-Use Nodes
#3: Port & Transit-Oriented Development
#4: Mixed-Use & Light Industrial

MIXED-USE & LIGHT INDUSTRIAL

- TRAIN STATION RELOCATION
- ALTERNATIVE #2 (CENTRAL WITH BUS TRANSFER STATION/ MULTIMODAL HUB)

- WATERFRONT PARK

- MIXED-USE TRANSIT-ORIENTED DEVELOPMENT
- OFFICE, MANUFACTURING RELATED
- COMMERCIAL (RETAIL, RESTAURANTS)
- RESIDENTIAL (MULTI-FAMILY NORTH OF PHILADELPHIA PARK)
- GATHERING PLACES (PLAZAS)

- MIXED-USE NODE
- LIFESTYLE CENTER (RETAIL, MIXED WITH MULTI-FAMILY RESIDENTIAL)

- RESIDENTIAL (TOWNHOMES, SINGLE-FAMILY)

- LIGHT INDUSTRIAL, MANUFACTURING, PARKING, OR OPEN SPACE

- BUFFER AREAS
- NEIGHBORHOOD BUFFERS (GREEN AREAS OR OTHER LESS INTENSE USES)
- NATURAL AREA BUFFERS (ALONG CREEK)
Having reviewed the scenarios...

• Any tweaks to the draft scenarios?
• Any missing elements/concepts?
• Any new big ideas?
• Any other metrics we could be analyzing based on the scenarios?
Next Steps / Schedule

• **Tonight**: Advisory Committee meeting.
• **Next**: Will begin assessing the scenarios after this round of committee meetings. Full modeling results will be available at the end of May.
• **Next Committee Meeting**: Mid May
• **Public Workshop #2**: Likely in late May. Will bring initial analysis of scenarios.
Questions?