

NORTH CLAYMONT AREA MASTER PLAN

COMMUNITY WORKSHOP

Project Partners

The
Claymont
community

WILMAPCO

New Castle
County

Claymont Renaissance
Development Corporation

Delaware Office of State
Planning Coordination

Delaware Department of
Transportation

Delaware Department of Natural
Resources

DART First State

Delaware Economic Development
Office

RHODESIDE & HARWELL
WHITMAN, REQUARDT & ASSOCIATES
W ZHA

Thank you for coming!

**We hope you will stay
involved throughout the
planning process.**

Email

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Website

www.wilmapco.org/ncamp

Facebook

facebook.com/northclaymont

WHAT IS A MASTER PLAN?

A master plan is a document that identifies general improvements and infrastructure needed in a specific area. It is intended to guide growth and development over a number of years and in phases.¹

WHAT IS THE NORTH CLAYMONT AREA MASTER PLAN?

The **North Claymont Area Master Plan** will use a collaborative process to create a comprehensive vision for the future that includes consideration of:

**Land Use
and
Design**

**Community
and Economic
Development**

Transportation

**Environment
and
Open Space**



¹ - Definition adapted from the American Planning Association & Delaware Office of State Planning Coordination

STUDY OVERVIEW

PROCESS DIAGRAM



| SCHEDULE | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL |
|---|-------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Analyze Existing Conditions | ← | | | | | | | | |
| Establish Goals through Community Visioning | Focus Groups/Interviews | | | | | | | | |
| Create Scenarios | | | | | | | | | |
| Evaluate Scenarios | | | | | | | | | |
| Select Preferred Scenario | | | | | | | | | |
| Prepare Final Report | | | | | | | | | |

Schedule current as of Jan. 2016. All future meeting dates are approximate.

● Committee Meetings

○ Public Workshop

* We Are Here



WHERE DO YOU LIVE?

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

Please place a dot on one of the maps to indicate the general location of your neighborhood.



OTHER ONGOING PROJECTS

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

There are a variety of development plans, studies, and proposals currently underway within the study area. The master planning process is an opportunity for the community to establish a unified vision for North Claymont to which these and future developments can contribute.



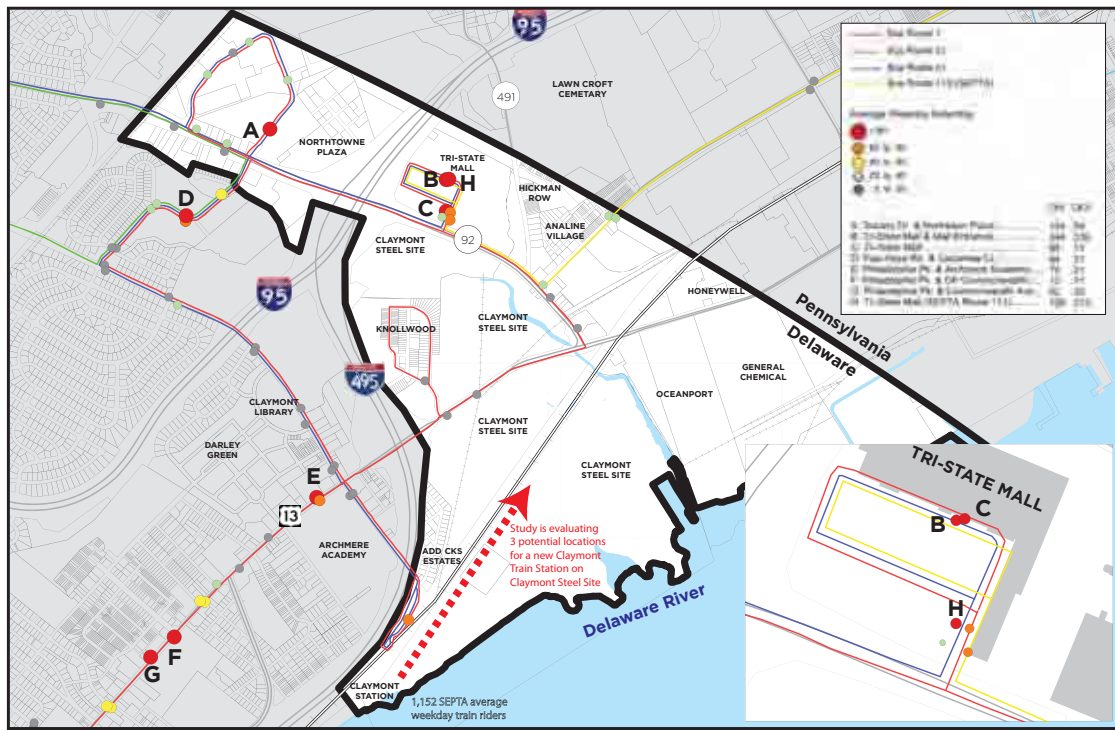
- 1. **First State Crossing** (Commercial Development Company)
- 2. **Train Station Relocation Study** (SEPTA/Delaware Transit Corporation)
- 3. **Port Feasibility Study** (Diamond State Port Corporation)
- 4. **Darley Green Development**
- 5. **Sunoco Logistics Expansion**

If we missed any projects or plans, please write them on a sticky note and place them on this board!

EXISTING CONDITIONS: TRANSPORTATION

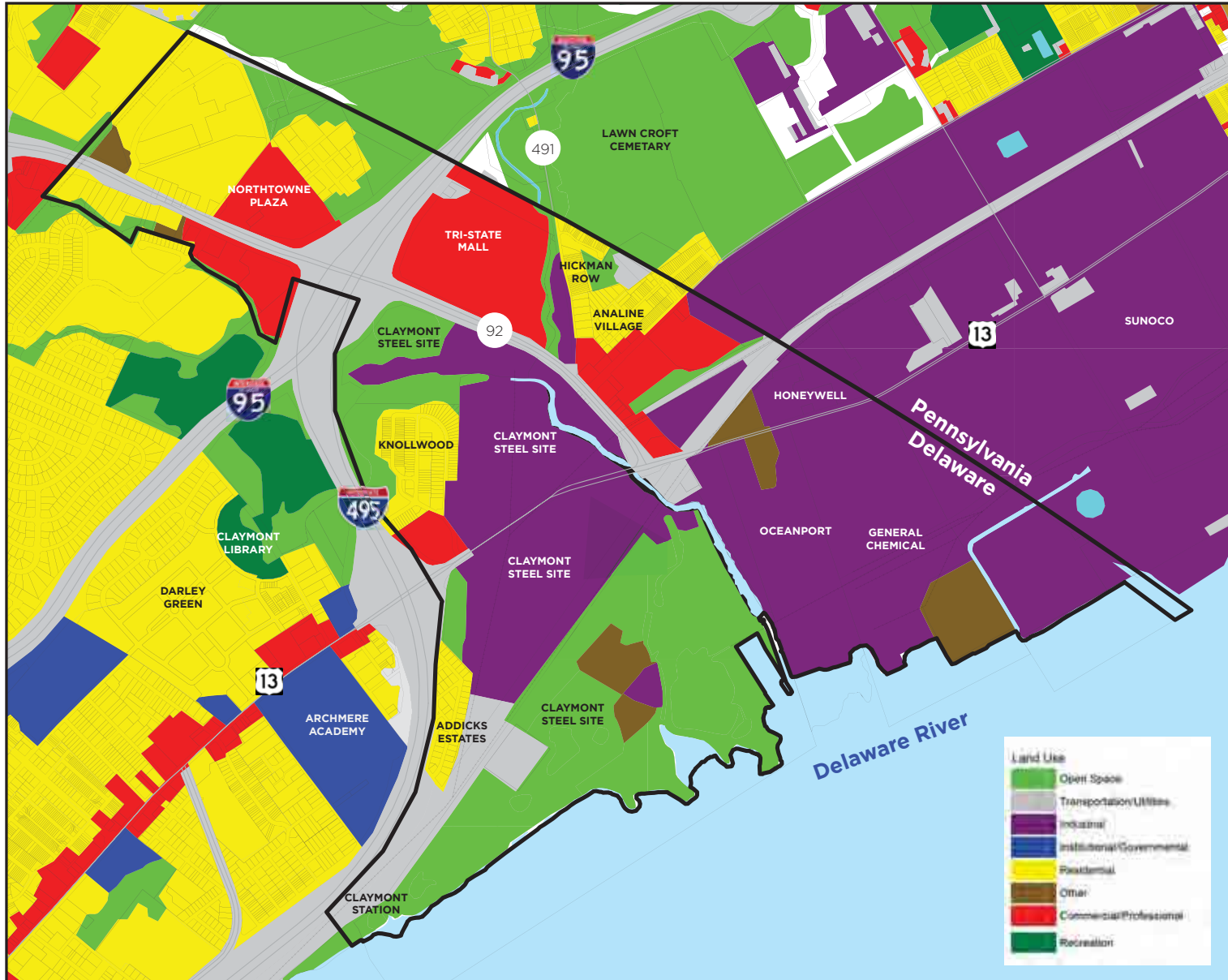
BUS AND TRAIN

North Claymont is served by three DART bus routes, one SEPTA bus route, and SEPTA commuter rail. Rt 1 is DART's busiest New Castle County bus route and Rt 113 is SEPTA's busiest suburban route. A study is being led by DeIDOT/DART to design a relocated train station that has expanded parking and meets ADA standards.



EXISTING CONDITIONS: LAND USE

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE



EXISTING CONDITIONS: LAND USE

North Claymont has a mix of land uses, dominated by industrial, with business/shopping, open space, and homes. Current and former industrial uses make up 429 acres of the 960 acre study area.

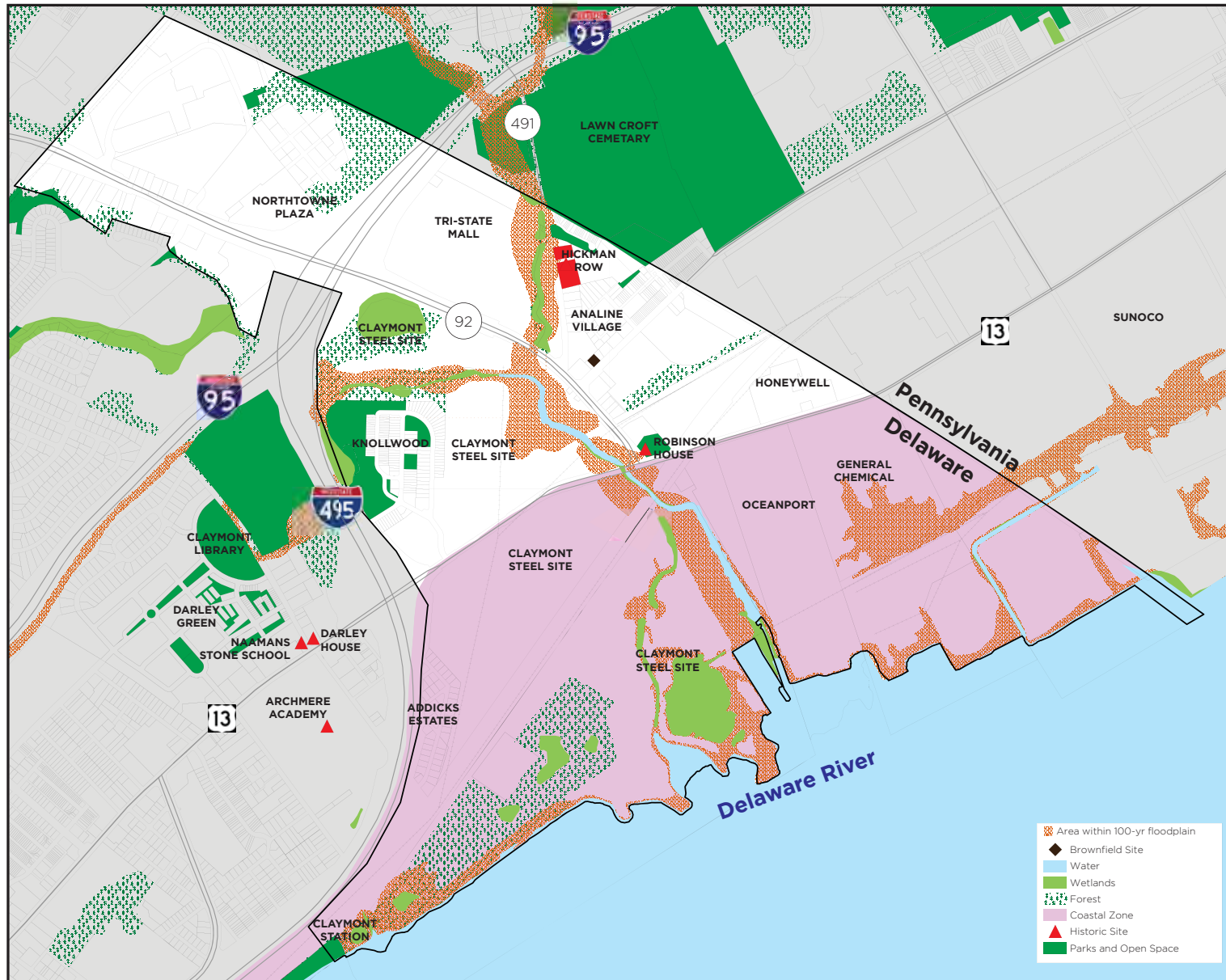
Delaware's **Strategies for State Policies and Spending** has identified the area as the highest priority for future growth and economic development activities.

EXISTING CONDITIONS: ENVIRONMENTAL

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

EXISTING CONDITIONS: ENVIRONMENTAL ASSETS AND CONSTRAINTS

A handful of parks and open space can be found in North Claymont, along with two National Historic Sites. The study area currently lacks public access to the Delaware River and Naamans Creek. The presence of wetlands, floodplains, and forest, as well as Delaware's Coastal Zone, will influence where and what types of land uses are appropriate.




EXISTING CONDITIONS: MARKET ASSESSMENT

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The NCAMP Market Assessment, completed January 2016, examined industrial, office, residential, and retail for existing conditions, trends, and future market dynamics.

CHANGES IN THE STUDY AREA

Significant changes, underway and planned, will impact the Study Area's position in the marketplace.



Tri-State Mall: Tri-State Mall is currently 40% occupied. The Mall's ability to re-position itself has been improved by the expiration of K-Mart's lease in August of 2015, and the redevelopment of the Claymont Steel site.

Sunoco Logistics Investments: A former oil refinery, the Sunoco Logistics complex has been re-positioned as a storage, processing, and distribution terminal for natural gas liquids. Sunoco plans to make it the largest natural gas liquids complex on the East Coast by year-end 2016.

A Relocated Claymont Rail Station: DART First State/Delaware Transit Corporation and CDC are in discussions related to relocating the station. A new location may provide better access, more parking, a modernized station facility, and an opportunity for transit-oriented development. There are currently three locations being studied.

Redevelopment of the Claymont Steel Site: Commercial Development Corporation (CDC) bought the site and prepared the "First State Crossing" concept, which includes a Port. The Port of Wilmington's operator, Diamond State Port Corporation, is evaluating a number of sites along the Delaware River for Port expansion and this site is one of them.

DEVELOPMENT POTENTIAL

Depending on forces within and near the study area, the market has the potential to support...

INDUSTRIAL

200,000 to 400,000 square feet of warehouse and distribution space, with the higher end of the range only realistic if a container port is developed. The market has the potential to support **120,000 to 180,000 square feet of flex space**. With the growth of Sunoco, there will likely be interest from manufacturing companies over the next decade.

OFFICE

50,000 to 100,000 square feet of office space over the next 10 years, with a relocated rail station and a transit-oriented environment.

RESIDENTIAL

380-580 multi-family and 60-210 for sale dwelling units over the next 10 years.

RETAIL

300,000 to 500,000 square feet of new retail and eat/drink space.

WHAT WE HAVE LEARNED SO FAR

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE



Since November, we have held conversations with:

Advisory Committees made up of:

- Residents
- Local agencies
- Community representatives

Several focus groups, including:

- Community and civic groups
- Regional agencies
- Adjacent jurisdictions
- Property owners
- Developers
- Industry representatives

Initial ideas, concerns, and opportunities include:

- The need for economic development and job opportunities, especially industrial and small business development.
- Respect for the history of the area, including historic properties and history of industry.
- Development that benefits both those who have lived in the area for a long time and those who are new or looking to move here.
- Safe connectivity between neighborhoods and to destinations for those walking, riding a bicycle, taking the bus, and driving.
- A desire for a better variety of local businesses, especially restaurants and cafes.
- Environmental protection and restoration, and safeguards against increased pollution.
- Access to the Delaware River and additional park space.



HOW HAVE OTHER AREAS ADDRESSED SIMILAR CHALLENGES?

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

North Claymont has many unique opportunities and challenges, but it also faces some issues that other locations have faced in the past. Below, we present some ways that other areas have addressed issues similar to those faced in North Claymont.

MIXED USE DEVELOPMENT WITH INDUSTRIAL USES



Steel Yards (Boulder, Colorado) - Built on a former steel yard, this mixed use development includes housing, retail, and light industrial uses.



REDEVELOPMENT OF LARGE COMMERCIAL PROPERTIES



CityCentre (Houston, Texas) - The declining Town & Country Mall, located 14 miles west of downtown Houston, was redeveloped into a mixed-use village with residential, retail, office, and entertainment uses.

RESTORING NATURAL ASSETS



Ballast Point Park (Sydney, Australia) - This former industrial site was decontaminated and redeveloped into a park that incorporated elements recycled from the buildings formerly on site.

DRAFT GOALS AND OBJECTIVES

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

Based on what we've learned, we have created a draft set of goals and objectives. We would like to get your input! The final version will be used to weigh the pros and cons of each scenario during the evaluation process. What's missing?

Draft Goal: Promote Economic and Business Development



Draft Objectives

- Provide job opportunities through support for large industry and retail, as well as small, local businesses
- Support job training opportunities (including a potential satellite campus)
- Encourage a greater variety of restaurants, shops, and entertainment destinations
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Draft Goal: Create a Safe and Welcoming Community



Draft Objectives

- Create gateways to the community and improve signage
- Enhance safety of existing neighborhoods
- Buffer existing and new neighborhoods from industrial areas
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Draft Goal: Improve Transportation Connections for All



Draft Objectives

- 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
- Investigate the potential for convenient bus circulation within Claymont
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Draft Goal: Increase the Network of Open Space and Recreation Facilities



Draft Objectives

- Provide more public open space and recreation facilities, including parks
- Designate public open space on the waterfront
- Continue the East Coast Greenway and provide more off-road trails
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Draft Goal: Encourage Design that Enhances the Existing Community Context



Draft Objectives

- Preserve and respect the history of the area
- Promote mixed-use, transit-oriented development
- Limit the visibility of surface parking lots and encourage structured parking
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Draft Goal: Foster a Variety of Housing



Draft Objectives

- Encourage housing for 55+ and assisted living facilities
- Include development of housing for a variety of incomes
- Plan for residential areas with views of the waterfront
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Draft Goal: Protect and Restore the Environment



Draft Objectives

- Enhance Naamans Creek waterway
- Minimize air, water, and sound pollution
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ELEMENTS OF THE MASTER PLAN

The final Master Plan will include provisions for land use and design, community and economic development, transportation, and environment and open space. Which of these images reflects what you would like to see in North Claymont? Is anything missing?

Land Use and Design

RESIDENTIAL DEVELOPMENT



Mixed-income housing



Affordable housing with services



Single family housing in historic context



Attached single family housing (Dorchester Green)



Multifamily housing in historic context



Modern, high-density multifamily housing



Medium density multifamily housing

MIXED-USE DEVELOPMENT



Housing over retail



Modern development in historic area



Small-scale infill development



Public spaces with retail



Multifamily housing near offices and retail



Multi-family housing near train station (Transit-Oriented Development)



Housing over retail



Multi-family and single-family residential near retail

ELEMENTS OF THE MASTER PLAN

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

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Transportation

WALKING



Wide sidewalks with active storefronts



Accessible sidewalks



Lighting



Wide sidewalks on bridges



Pedestrian signals

BUS/TRAIN



Train station



Bus shelters



Transit hub



Bus transfer stations

BICYCLING



Bike lane with stormwater management



Buffered bike lanes



Off-road paths for walking and bicycling

DRIVING/PARKING



Adequate street space for all users



Structure parking above retail



Safe pedestrian access through parking areas

ELEMENTS OF THE MASTER PLAN

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NEW CASTLE COUNTY, DELAWARE

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Environment and Open Space

PUBLIC SPACES



Places for gathering



ENVIRONMENT



ELEMENTS OF THE MASTER PLAN

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

The final Master Plan will include provisions for land use and design, community and economic development, transportation, and environment and open space. Please respond to the questions below related to community and economic development.

Community & Economic Development

We know that job development is important to the North Claymont community. **What types of jobs are you hoping will be attracted to this area?**

What types of businesses do you think are needed in this area?
What would succeed?

What types of job training opportunities do you think would be most valuable to the community?