

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

claymont@wilmapco.org

Website

www.wilmapco.org/ncamp

Facebook

facebook.com/northclaymont

WHAT IS A MASTER PLAN, AND WHAT CAN IT DO?

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

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

Environment and
Open Space

Transportation

WHAT CAN A MASTER PLAN DO?

It cannot:

- **Establish requirements** regarding the future form of the built environment.

It can:

- **Put forth recommendations** that can be adopted and implemented by the County and other agencies. These may include strategies such as changes to the future land use plan, zoning updates, or adoption of guidelines.
- **Provide a framework** for potential developers and investors.

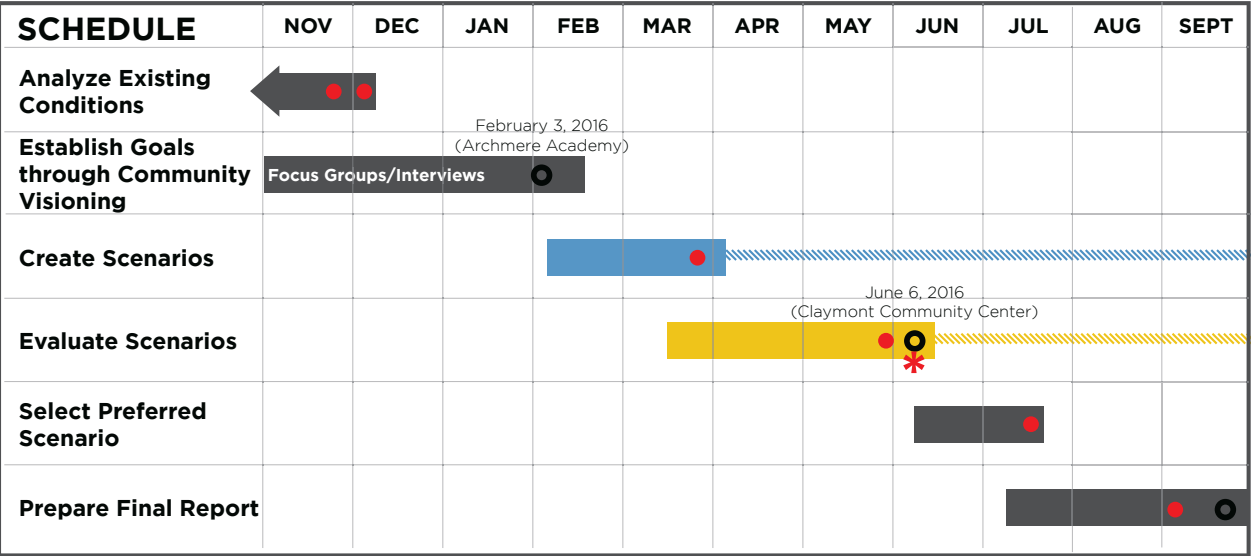
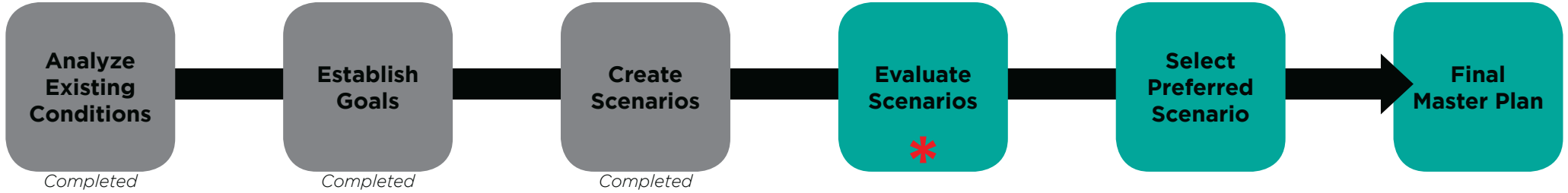
Community stakeholders (property owners, business owners, institutions, and the general public) will play an important role in implementation of the plan.



Plan Area

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

STUDY PROCESS



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

- Committee Meetings
- Public Workshop
- * We Are Here

HOW DID WE CREATE AND REFINE THE SCENARIOS?

Based on the goals and objectives, and all of the input compiled to-date, the study team developed four scenarios. **These scenarios represent four potential visions for the future of North Claymont.**

HOW HAVE WE BEEN EVALUATING THE SCENARIOS?

Each scenario is being evaluated to see **how it may contribute to achieving the stated goals and objectives for the area.**

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!

REFINED GOALS AND OBJECTIVES

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

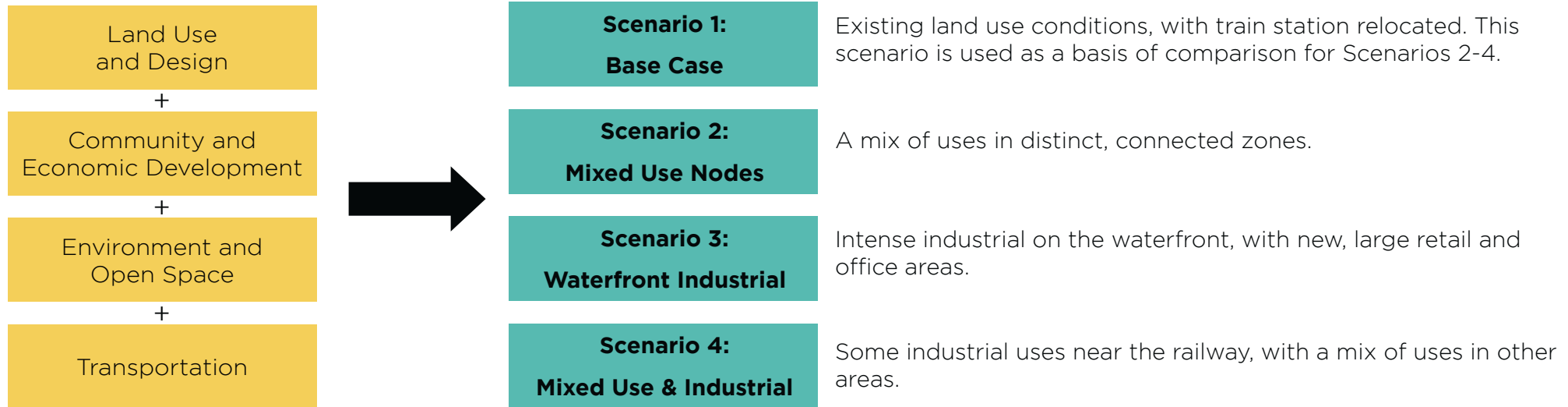
The goals and objectives were refined using community input. They are the basis for the evaluation of each scenario. They will also be used to refine the final recommended alternative. The goals each fall under one of the four elements of the Master Plan.

| ELEMENTS | Land Use and Design | | Community and Economic Development | | Environment and Open Space | | Transportation |
|------------|---|--|--|--|--|--|---|
| | | | | | | | |
| GOALS | Encourage Design that Builds On Community Strengths | | Foster a Variety of Housing | | Promote Economic Development and Expand Job Opportunities | | Create a Safe, Healthy, and Welcoming Community |
| | | | | | | | |
| OBJECTIVES | | | | | | | |
| | | | | | | | |
| | <ul style="list-style-type: none"> 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 | | <ul style="list-style-type: none"> 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 new residential areas with views of the waterfront and protect existing views | | <ul style="list-style-type: none"> Provide job opportunities through support for 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 | | <ul style="list-style-type: none"> 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 Encourage support for family and human development Expand opportunities for improved community health and wellness |

THE SCENARIOS

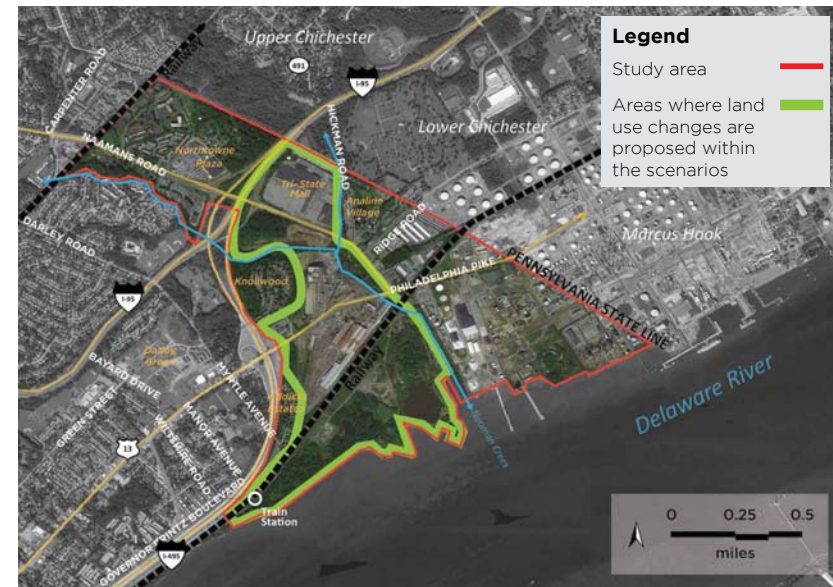
NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

The scenarios lay out the frameworks of four potential visions for the future of North Claymont. Each addresses the four elements of a Master Plan, in different ways and magnitudes.



Scenarios 2-4 also allow for the following, which were **deemed to be necessary components of any long term vision for North Claymont**, based on community and stakeholder input:

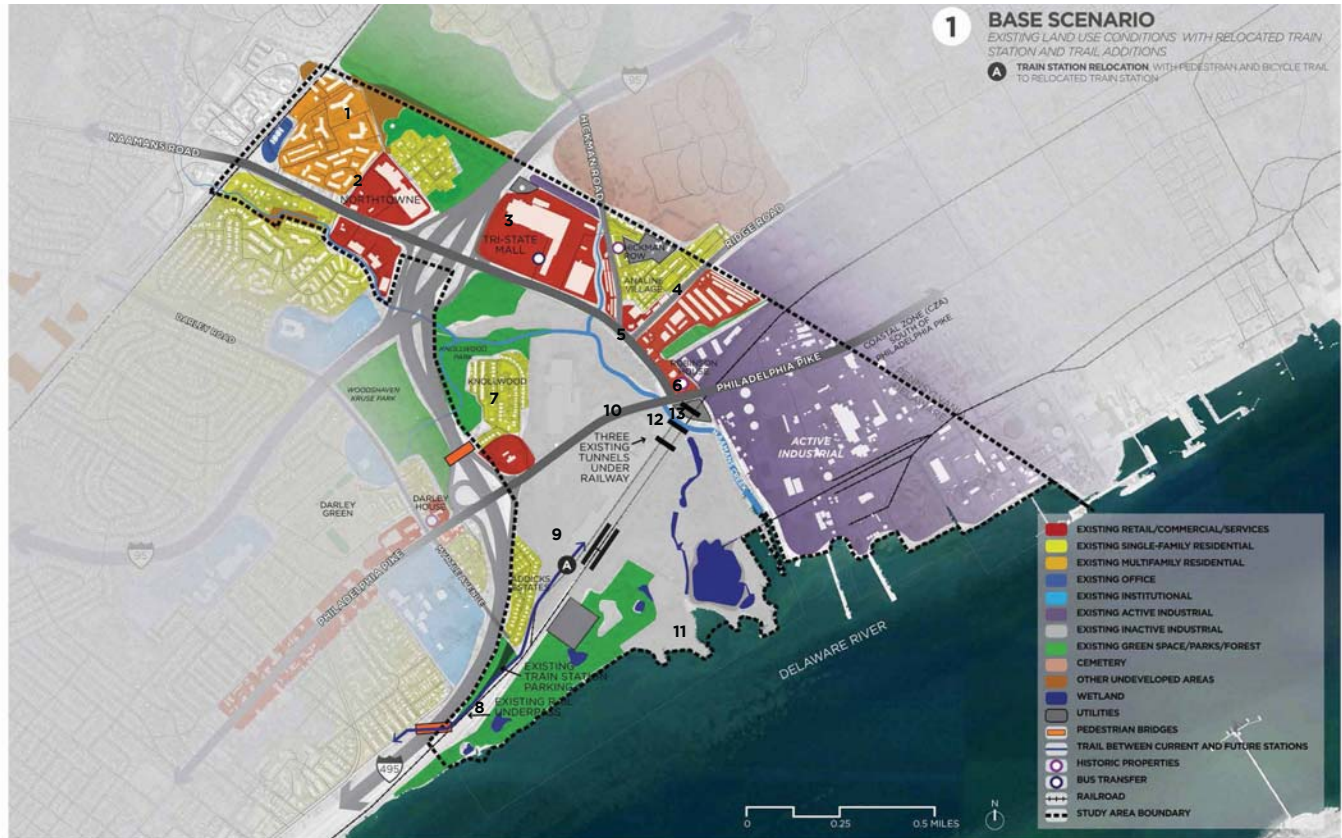
- Waterfront access
- Pedestrian and bicycle facilities
- Train station relocation, including a path from the old station
- Multimodal train-bus-bike-walk-drive hub
- Environmental protection
- Connectivity, including a new “spine road”
- Buffering of neighborhoods and environmental areas
- Recognition of historic sites
- Identification of gateways
- No changes to active waterfront industrial or existing housing



SCENARIO 1

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

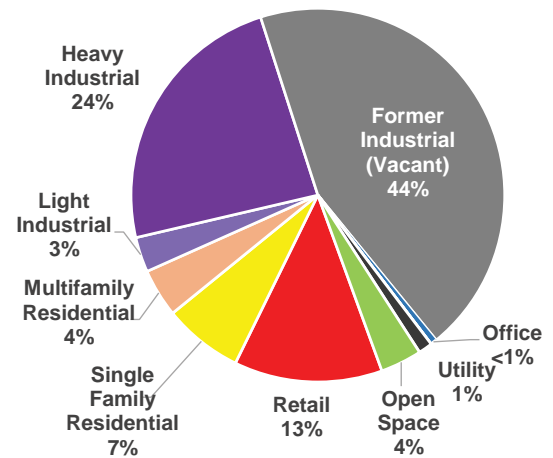
BASE SCENARIO (EXISTING LAND USE CONDITIONS)



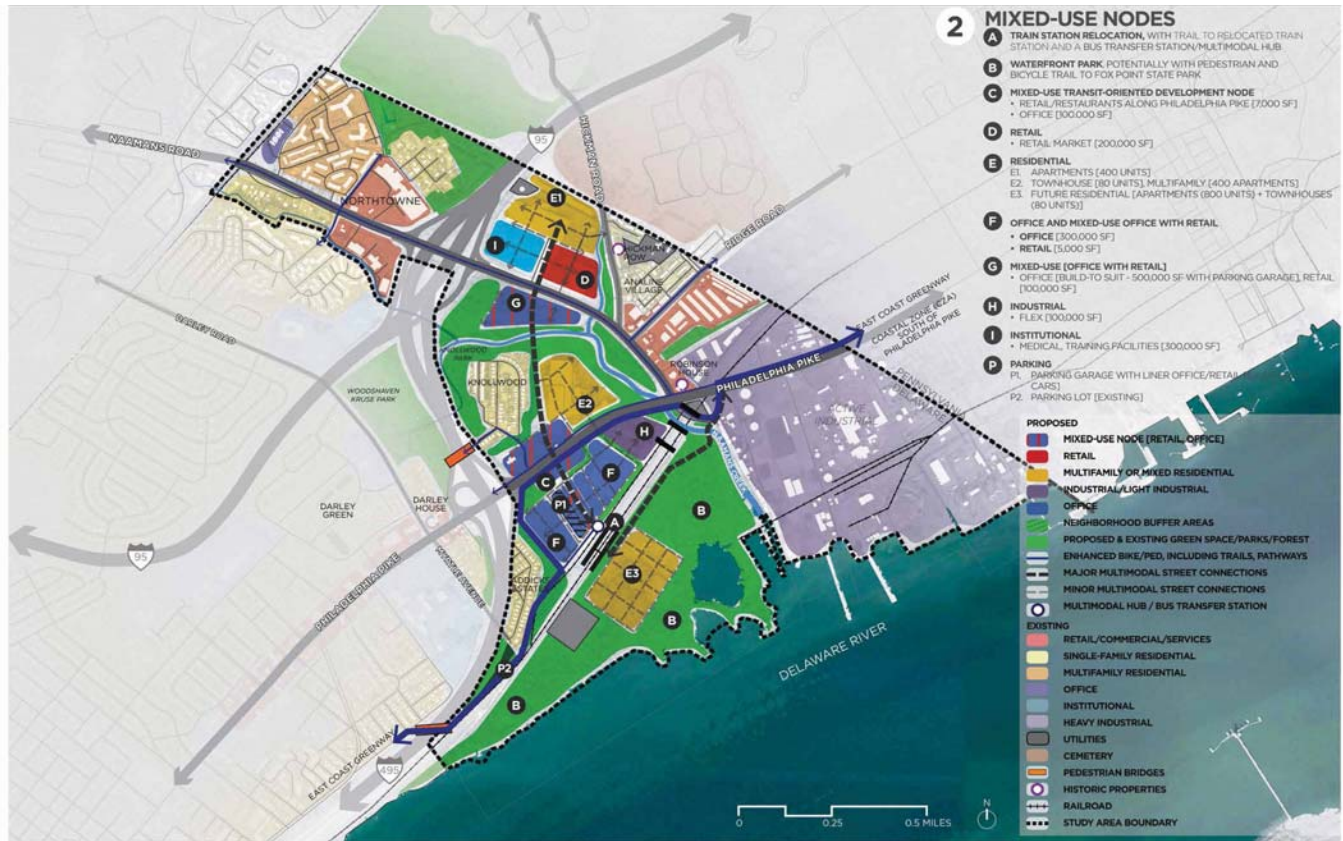
Examples of Existing Conditions



Land Use Proportions (entire study area)



MIXED USE NODES



Examples of Development Types

Mixed Use (Office/Retail)



Mixed Use (Office/Retail)



Multifamily Residential



Multifamily Residential



Multifamily Residential



Light Industrial / Flex



Light Industrial / Flex



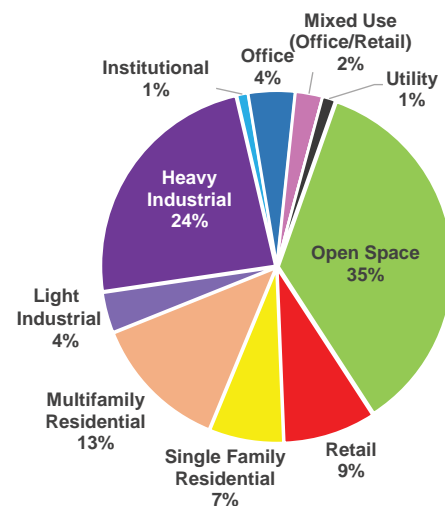
Residential Near Train Station



Office Near Train Station



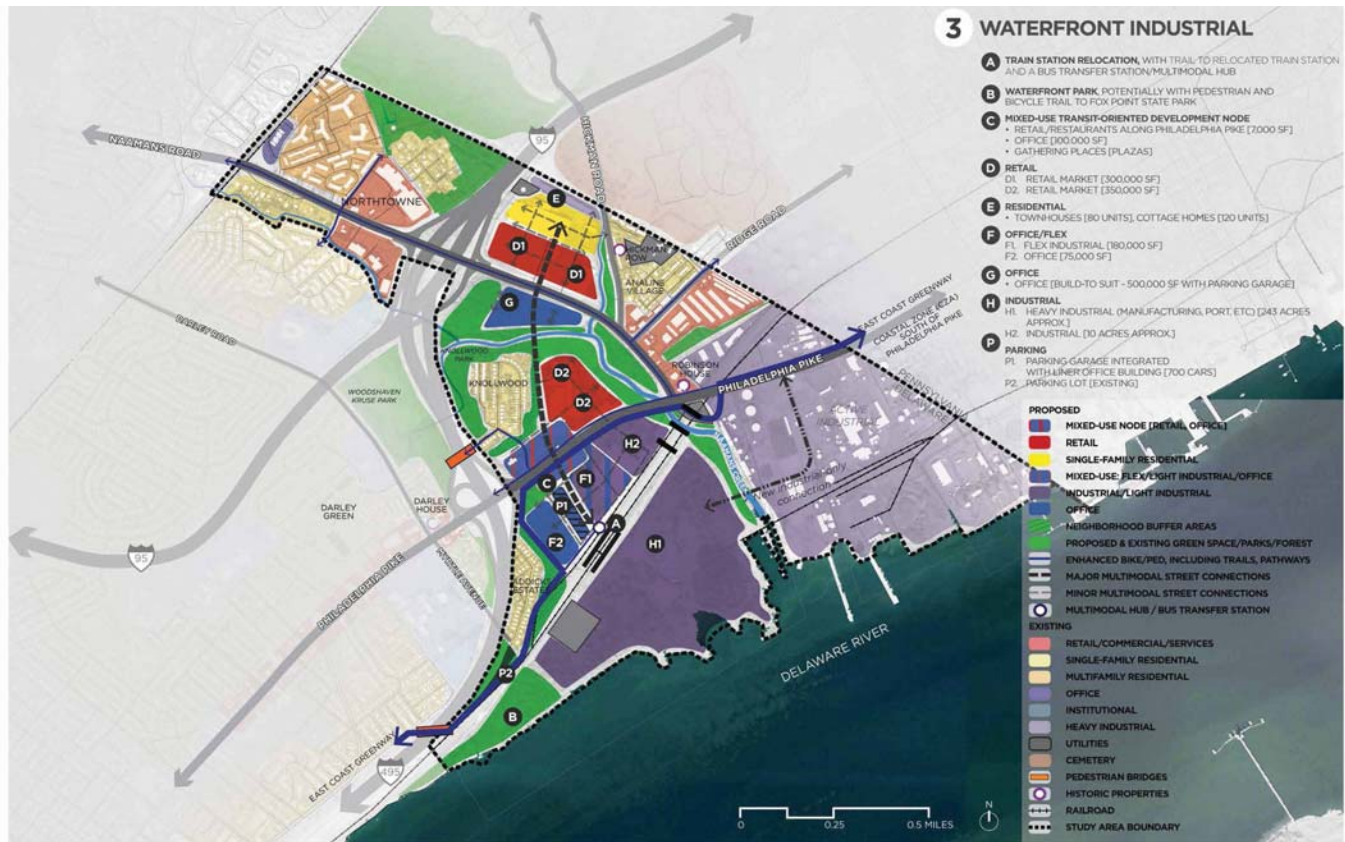
Land Use Proportions (entire study area)



SCENARIO 3

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WATERFRONT INDUSTRIAL



Examples of Development Types

Residential Near Retail



Mixed Use (Office/Retail)



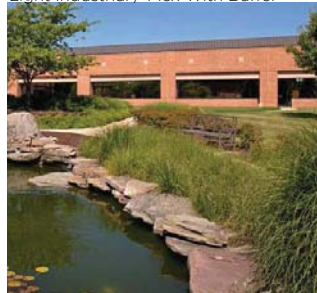
Mixed Use Area (Residential / Retail / Office / Light industrial / Flex)



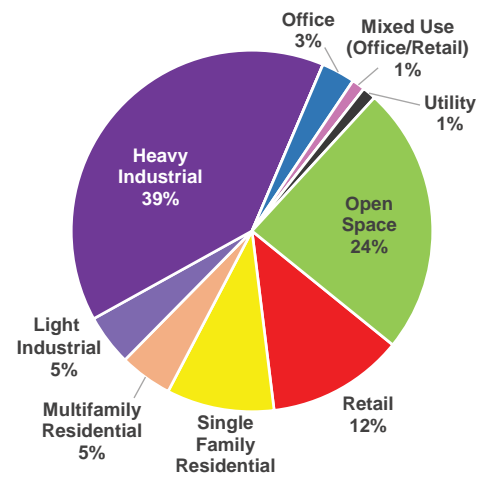
Office / Light Industrial



Light Industrial / Flex With Buffer



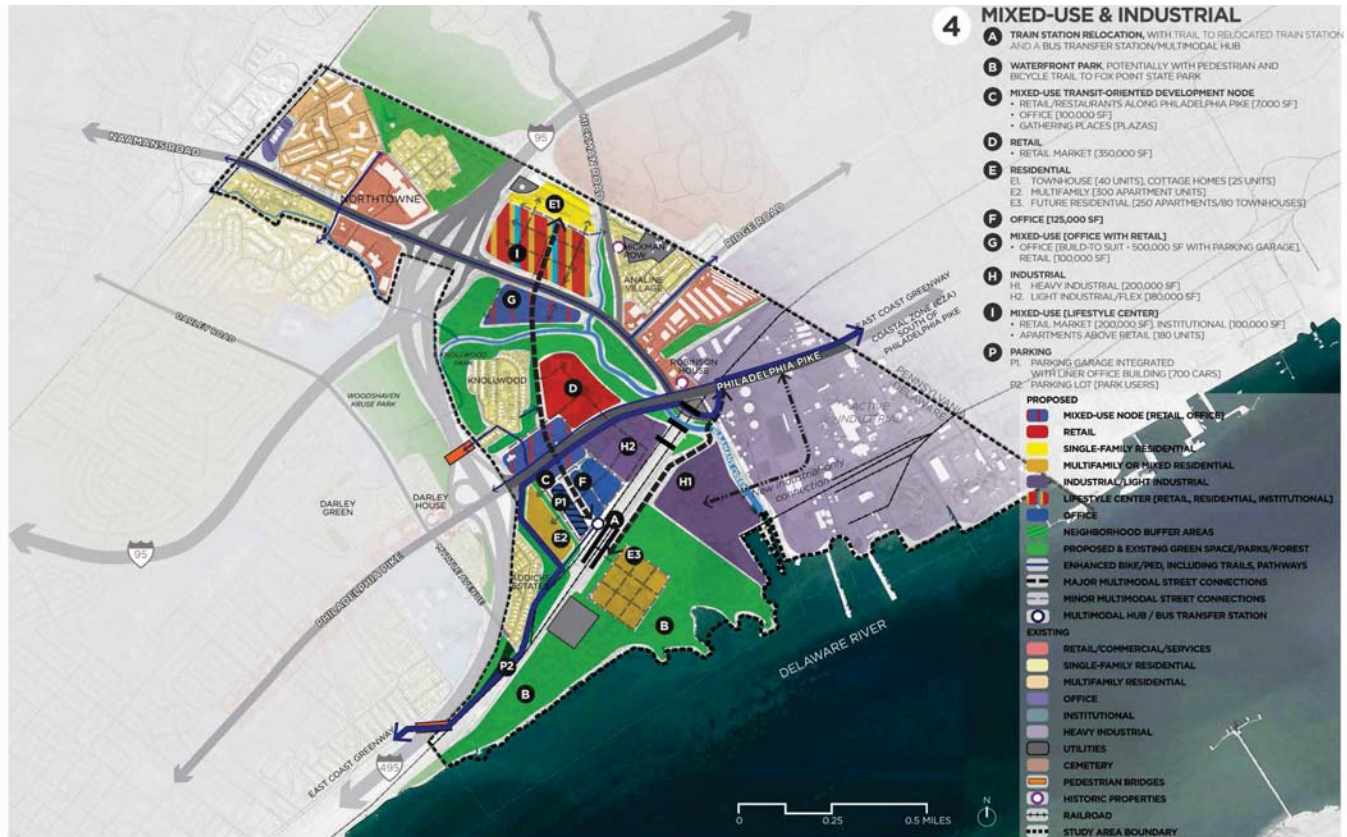
Land Use Proportions (entire study area)



SCENARIO 4

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

MIXED USE AND INDUSTRIAL



Examples of Development Types

Cottage Homes



Residential Above Retail



Industrial-Flex



Office Above Retail



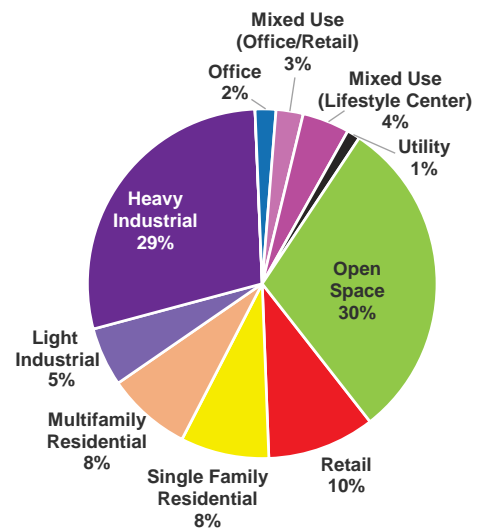
Lifestyle Center (Retail / Residential)



Lifestyle Center (Retail / Residential)



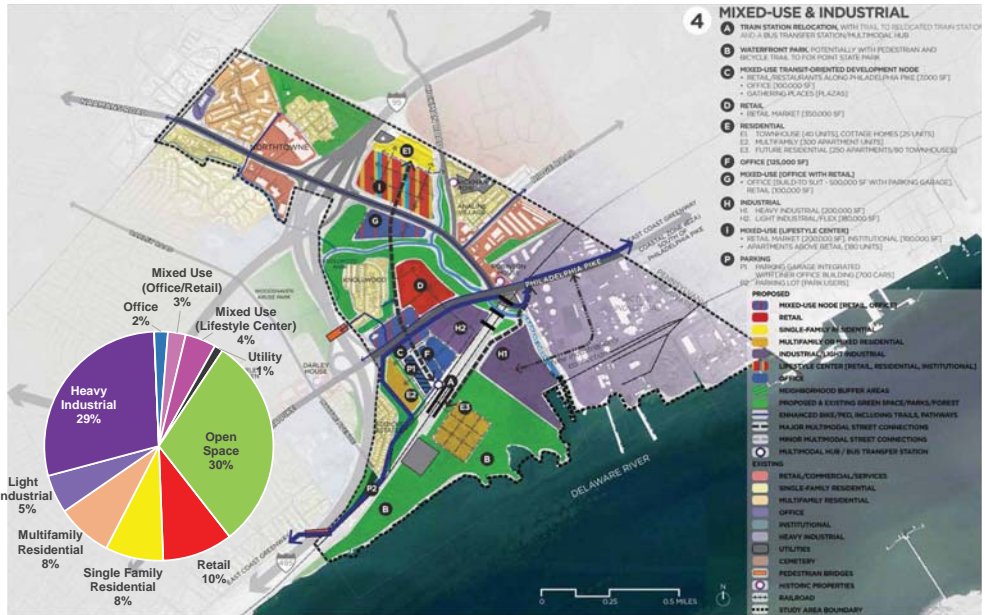
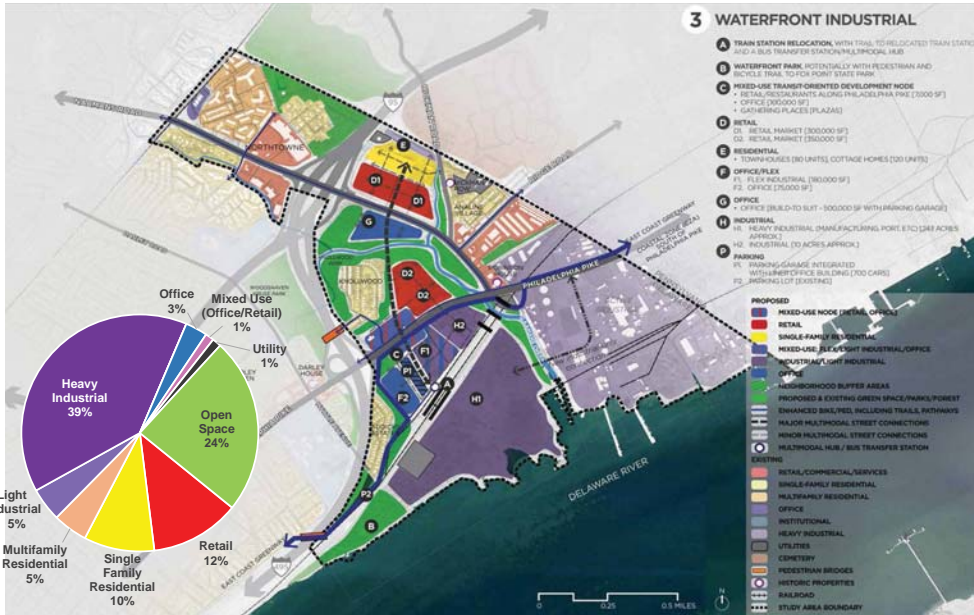
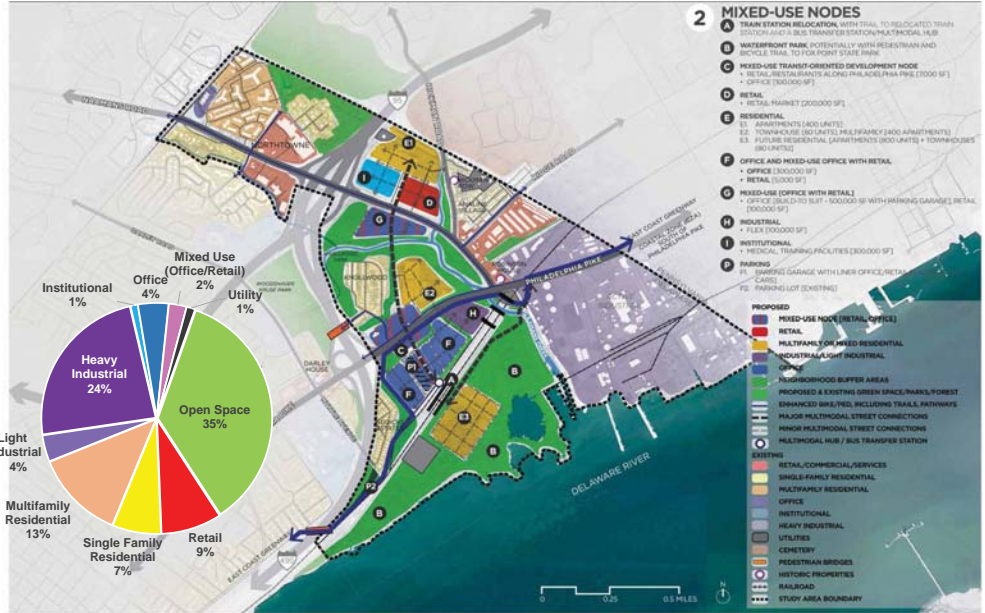
Land Use Proportions (entire study area)



ALL SCENARIOS

NORTH CLAYMONT AREA MASTER PLAN

NEW CASTLE COUNTY, DELAWARE



HOW ARE THE SCENARIOS ADDRESSING THE GOALS AND OBJECTIVES?

We are using two methods to ensure that the scenarios adequately address the goals and objectives.

1 Metrics

Metrics are a method of measuring something. In this case, we are measuring how well the scenarios address certain objectives using two types of metrics:

Quantitative Metrics (numbers)

For example:

- Land use proportions
- Number of potential jobs

Qualitative Metrics (descriptions)

For example:

- Does the scenario show an extension of the East Coast Greenway? (Yes/No)
- How high is the potential impact on the waterfront? (High/Medium/Low)

2 Refinements to the Final Recommendation

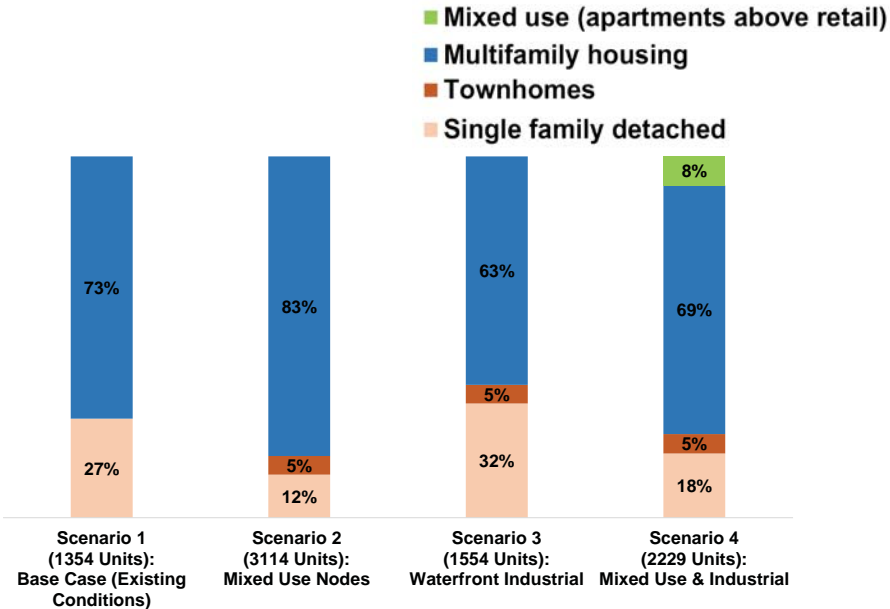
While all of the objectives will influence the final recommendation and implementation strategy, not all are explicitly being evaluated with metrics. We are looking for your input on how these objectives should be incorporated in the final recommendation.

HOW DO THE SCENARIOS STACK UP?

| Goals | Objectives |
|---|--|
| Foster a Variety of Housing | Include development of housing for a variety of incomes and in a variety of types, including mixed use |
| | Plan for new residential areas with views of the waterfront and protect existing views |
| | Encourage housing for 55+ and assisted living facilities |
| 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 |

- Legend:
- Evaluated with metrics
 - Will influence the final recommendation but is not being measured at this point

Proportions of Housing Types
(by unit)



| Metric | Scenario 1: Base Case (Existing Conditions) | Scenario 2: Mixed Use Nodes | Scenario 3: Waterfront Industrial | Scenario 4: Mixed Use & Industrial |
|---|---|-----------------------------|-----------------------------------|------------------------------------|
| Does it promote a walkable, transit-oriented environment? | No | ✓ | ✓ | ✓ |

LAND USE & DESIGN

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

WHAT WOULD YOU LIKE TO SEE IN NORTH CLAYMONT?

RESIDENTIAL DEVELOPMENT

Attached single family housing



Townhomes (Darley Green)



Medium density housing



Multi-family housing near train station



Mixed-income housing



MIXED-USE DEVELOPMENT

Housing over retail



Mixed-density residential near retail



Public spaces with retail and dining



Housing near retail and light industrial uses



OFFICE AND FLEX DEVELOPMENT

Light industrial / flex



Office / flex



Office near train station



Office



LAND USE & DESIGN

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

USE A STICKY NOTE OR WRITE ON THE BOARD TO TELL US WHAT YOU THINK ABOUT...

Buildings: How would you like the buildings in North Claymont to look?

History: How would you like to see the history of the area reflected in the plan and in the community?

Housing: What type of housing do you think is most desired by people 55+? What would allow the residents of North Claymont to stay here as they age?

Aesthetics: How and where would you like to see the community beautified?

Views: What do you think are the best views in this area?

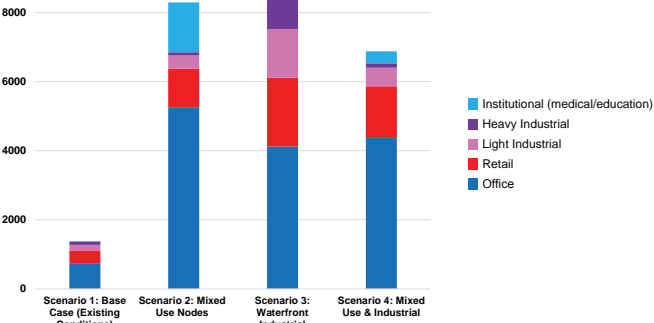
Other thoughts about land use & design:

HOW DO THE SCENARIOS STACK UP?

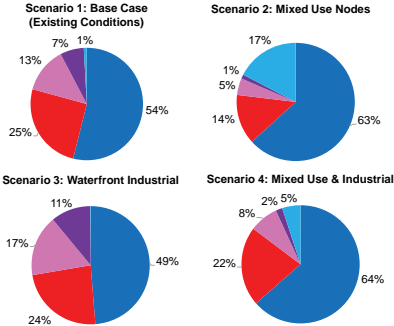
| Goals | Objectives |
|---|--|
| Promote Economic Development and Expand Job Opportunities | Provide job opportunities through support for industry and retail, including small, local businesses |
| | Support job training opportunities (including a potential satellite campus) |
| | Encourage a greater variety of restaurants, shops, and entertainment destinations |
| Create a Safe, Healthy, and Welcoming Community | Enhance safety of existing neighborhoods and ensure safety of newly-developed areas |
| | Expand opportunities for improved community health and wellness |
| | Buffer existing and new residential, commercial, institutional, and open space areas from industrial areas |
| | Encourage support for family and human development |
| | Create gateways to the community and improve wayfinding |

- Legend:
- Evaluated with metrics
 - Will influence the final recommendation but is not being measured at this point

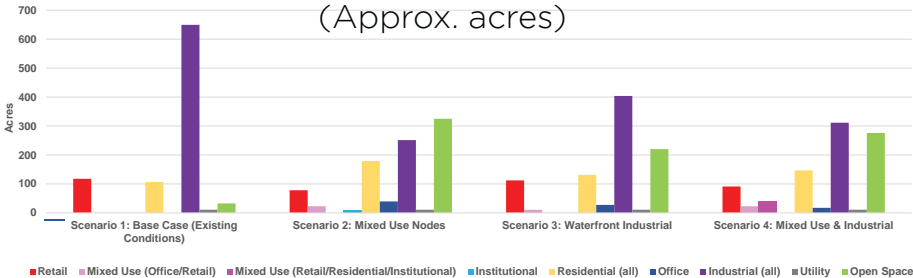
Total Job Potential
(By build-out concept area)



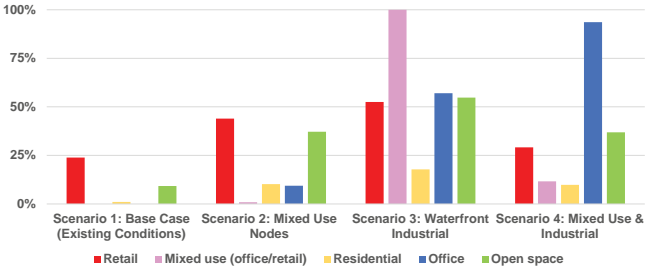
Job Proportions
(By build-out concept area)



Land Use
(Approx. acres)



Land Use within 1/4 mile of Heavy Industrial
(Proportion of total)



COMMUNITY & ECONOMIC DEVELOPMENT

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

USE A STICKY NOTE OR WRITE ON THE BOARD TO TELL US WHAT YOU THINK ABOUT...

Existing Neighborhoods

We are not showing land uses changes within the existing neighborhoods (Including Addicks Estates, Analine Village, and Knollwood). However, the final plan will include streetscape improvements and design guidelines for the entire study area, and could incorporate a longer-term land use vision for the neighborhoods.

What do you think is most needed in your neighborhoods?

Do you have concerns about the scenarios, specifically related to impacts to your neighborhood?

Are there long-term land use changes you would like us to show for these areas?

COMMUNITY & ECONOMIC DEVELOPMENT

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

USE A STICKY NOTE OR WRITE ON THE BOARD TO TELL US WHAT YOU THINK ABOUT...

Gateways: What type of gateway would you like to see for this area? What do you want people to see when they enter Claymont from the northwest?

Gathering spaces: What type of community gathering spaces would you like to have?

Services: How do you think we can encourage support for family and human development in the plan?

Other thoughts about community and economic development:

HOW DO THE SCENARIOS STACK UP?

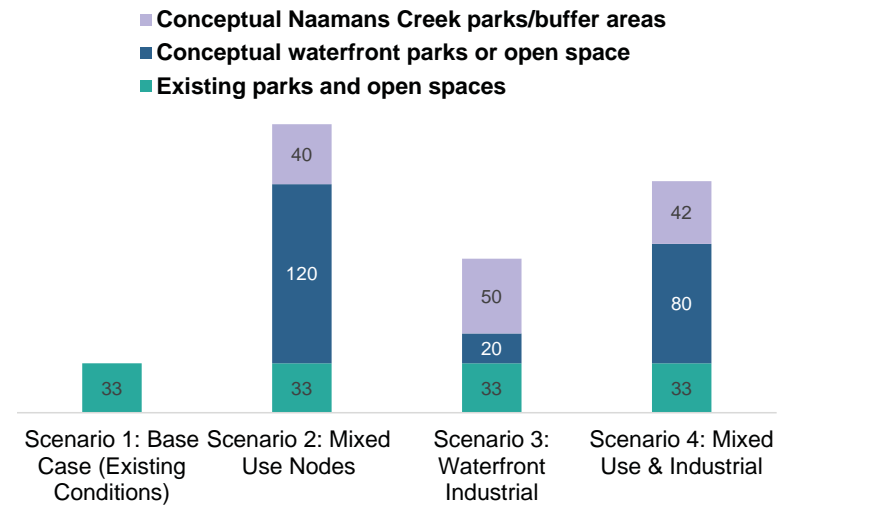
| Goals | Objectives |
|--|---|
| Increase the Network of Open Space and Recreation Facilities | Provide access to more public open space and recreation facilities, including parks |
| | Designate public access areas on the waterfront |
| | Continue the East Coast Greenway and provide more off-road trails |
| Protect and Restore the Environment | Enhance Naamans Creek waterway |
| | Mitigate existing and future air, water, and sound pollution |

Legend:

Evaluated with metrics

Will influence the final recommendation but is not being measured at this point

Parks, Open Space, and Buffer Areas
(Approx. Acres)



| Metric | Scenario 1: Base Case (Existing Conditions) | Scenario 2: Mixed Use Nodes | Scenario 3: Waterfront Industrial | Scenario 4: Mixed Use & Industrial |
|---|---|-----------------------------|-----------------------------------|------------------------------------|
| Continuation of East Coast Greenway | No | ✓ | ✓ | ✓ |
| Potential impact of development on the waterfront | Low | Low | High | Medium |

ENVIRONMENT AND OPEN SPACE

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

WHAT WOULD YOU LIKE TO SEE IN NORTH CLAYMONT?

ENVIRONMENT



Plantings along the river



Waterfront restoration



Stormwater management



Creek restoration



Enhanced tree canopy



Stormwater management and tree canopy

PUBLIC OPEN SPACES



Places for gathering and playing near the water



Places for markets and events



Public spaces and trails on the waterfront



Adult exercise areas



Playgrounds and ball fields



Picnic areas

ENVIRONMENT & OPEN SPACE

NORTH CLAYMONT AREA MASTER PLAN
NEW CASTLE COUNTY, DELAWARE

USE A STICKY NOTE OR WRITE ON THE BOARD TO TELL US WHAT YOU THINK ABOUT...

Connections: Besides the East Coast Greenway and Fox Point State Park, are there other local or regional parks or trails to which you'd like this area to be better connected?

Parks & Rec: What types of parks and recreation facilities would you like to see, and where?

Other thoughts about environment and open space:

TRANSPORTATION

HOW DO THE SCENARIOS STACK UP?

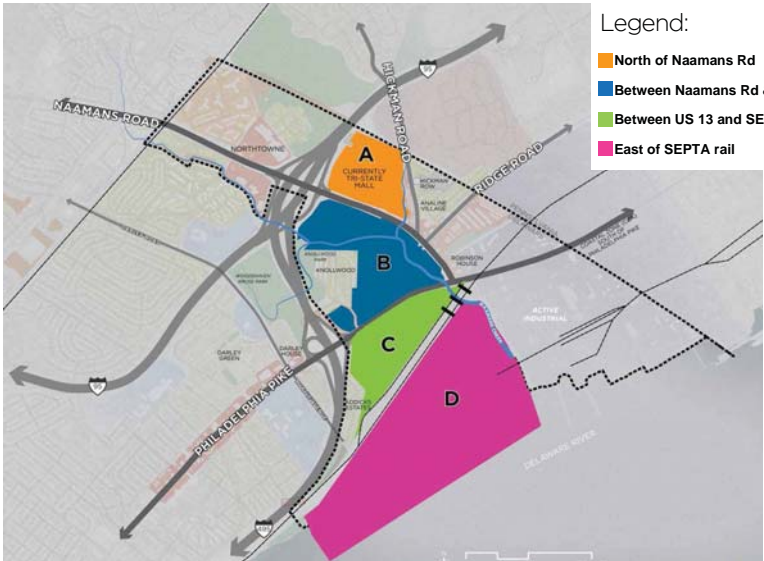
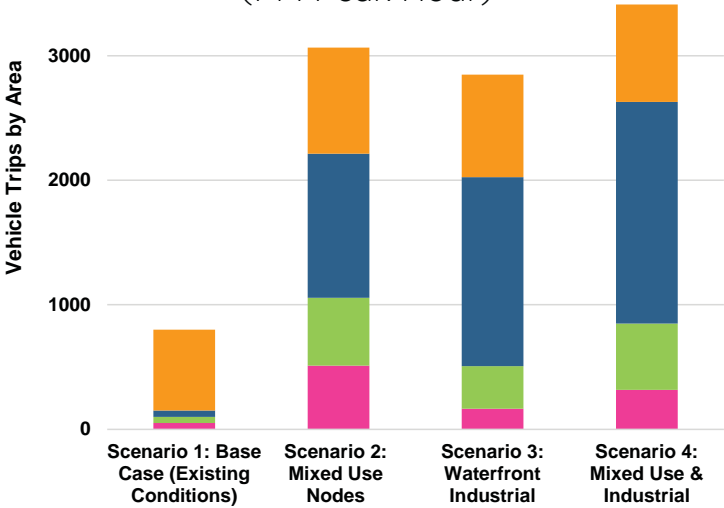
| Goal | Objectives |
|--|---|
| Improve Local and Regional Multimodal Transportation Connections | Reduce traffic congestion and crashes |
| | Promote safe pedestrian and bicycle facilities that do not conflict with the movement of trucks |
| | Relocate the train station to become a more convenient and appealing facility |
| | Encourage development of a multimodal train/bus/bike/walk hub |
| | Improve bus service within Claymont |

Legend:

- Evaluated with metrics
- Will influence the final recommendation but is not being measured at this point

| Metric | Scenario 1: Base Case (Existing Conditions) | Scenario 2: Mixed Use Nodes | Scenario 3: Waterfront Industrial | Scenario 4: Mixed Use & Industrial |
|--|--|-----------------------------------|---|--|
| More comfortable bicycle facilities | No | ✓ | ✓ | ✓ |
| More pedestrian crossing areas | No | ✓ | ✓ | ✓ |
| Train station relocation | ✓ | ✓ | ✓ | ✓ |
| Multimodal train, bus, bike, walk, drive hub | No | ✓ | ✓ | ✓ |

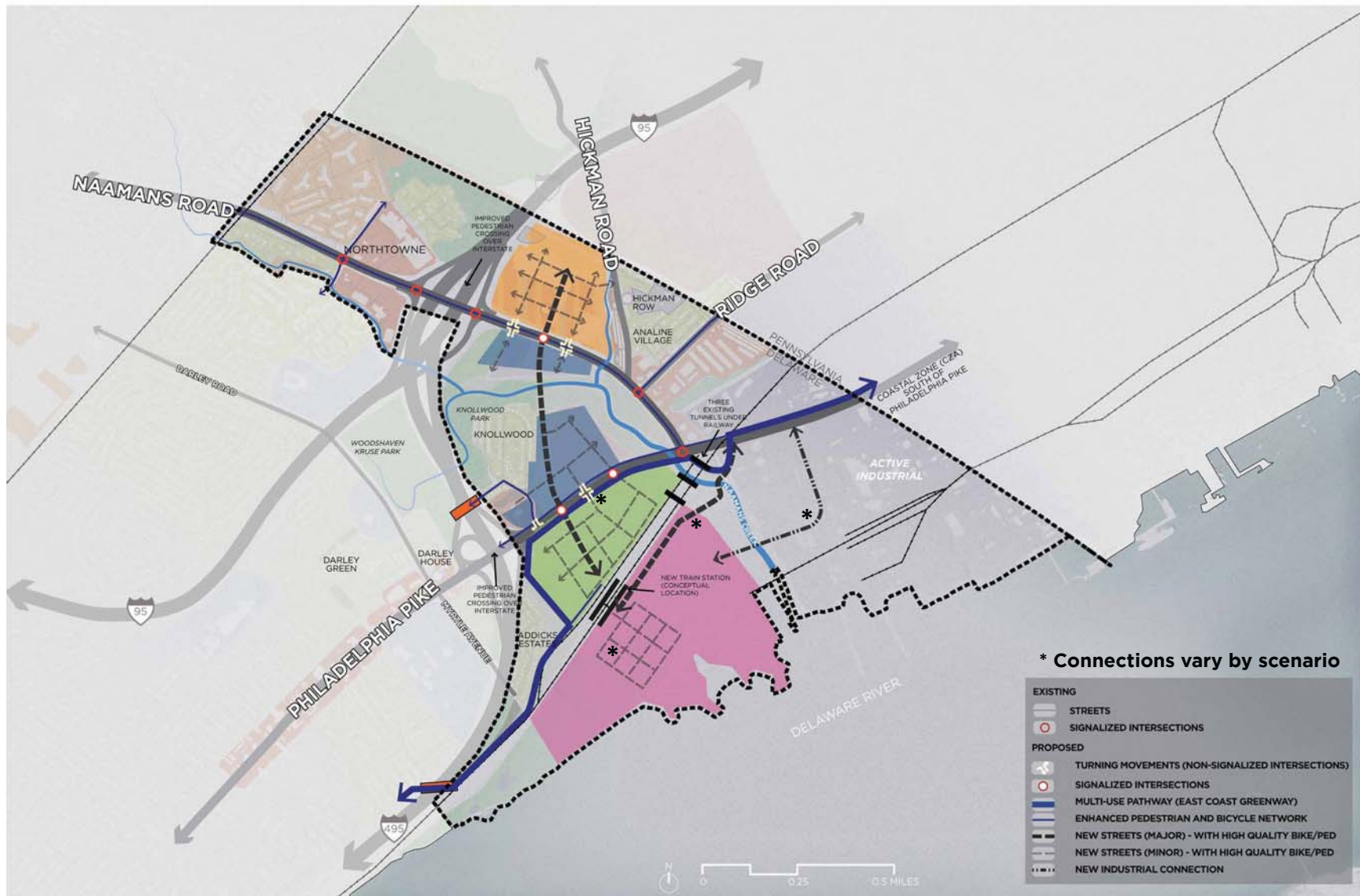
Traffic Comparison
(PM Peak Hour)



TRANSPORTATION

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

MULTIMODAL CONNECTIVITY



TRANSPORTATION

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE

ELEMENTS COMMON TO ALL SCENARIOS

COMPLETE STREETS

The State of Delaware's policy is to provide for all travelers, whether they're driving, walking, bicycling, or riding transit. For that reason, all streets in the plan, whether new or existing, will be "Complete Streets" that include:

- **Driving lanes**
- **Sidewalks**
- **Bus stops** enhanced with pull-off areas, benches, and shelters, as appropriate.
- **Bicycle facilities** designed for low "traffic stress" so they're comfortable for most of us. The type of facility will depend on the nature of the street. On small, local streets that have low traffic and low speeds, people bicycling may use the same lane as car traffic. Busier and/or faster streets will feature bike lanes or paths separated from traffic.



Example of a path separated from the street.



Example of a low-speed street.

WALKABILITY ON THE I-495 AND I-95 CROSSINGS

Redevelopment of the North Claymont area must support the many years of success that have already been achieved in the historic center of Claymont. Walking between central and North Claymont requires crossing I-495, which is unpleasant and perceived as dangerous.

Potential improvements to increase pedestrian comfort include:

- **Tighten the curves on the ramps**, which will slow traffic but still allow trucks to make the turns they need to make.
- **Slow traffic speeds**
- **Shorten crosswalks**
- **Widen sidewalks**



SHORT-TERM IMPROVEMENTS ON RIDGE ROAD AND SOCIETY DRIVE

At past meetings the project team has heard about traffic concerns on Society Drive (where the new Wawa is located) and on Ridge Road as it transitions from four lanes in Pennsylvania to two lanes in Delaware. The plan will include traffic recommendations at both locations.

TRANSPORTATION

WHAT WOULD YOU LIKE TO SEE IN NORTH CLAYMONT?

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



Off-road paths for walking and bicycling



Buffered bike lanes



Low-speed shared streets

DRIVING/PARKING



Adequate street space for all users (Complete Streets)



Structured parking above retail



Safe pedestrian access through parking areas

USE A STICKY NOTE OR WRITE ON THE BOARD TO TELL US WHAT YOU THINK ABOUT...

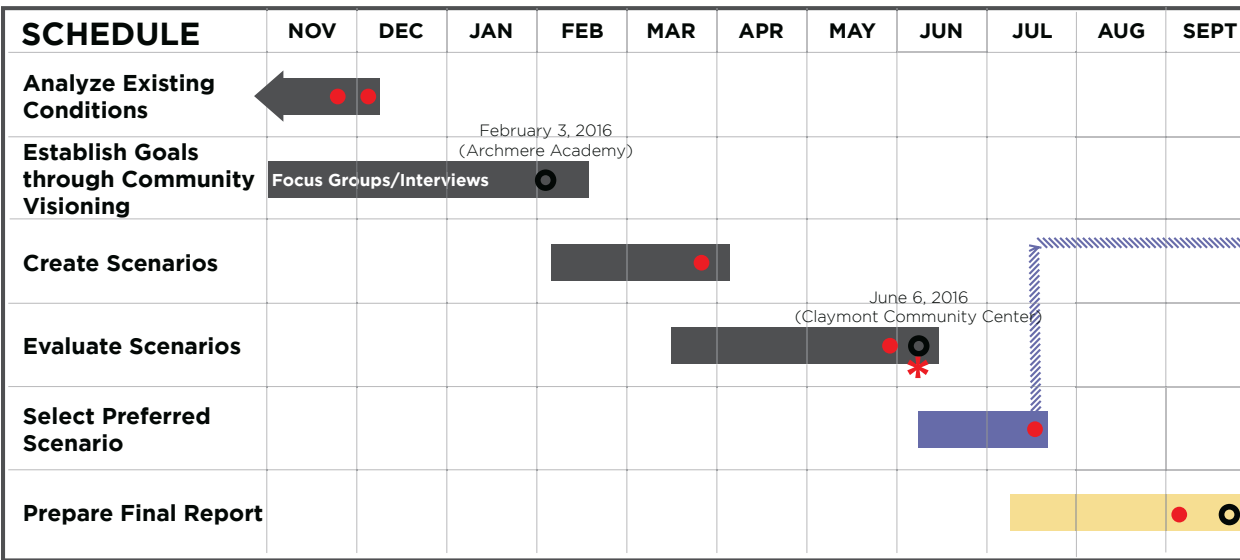
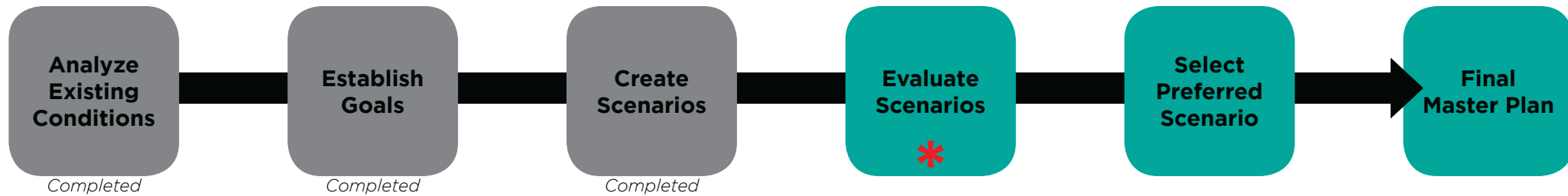
Bicycling and walking: All streets will include pedestrian facilities and bicycle accommodations. Where do you think they are most needed now? Where do you think they will be most needed in the future?

Congestion: We are looking at ways to address traffic on Ridge Road and traffic near Northtowne. Are there other current traffic issues within the study area that we are not addressing?

Other thoughts about transportation:

NEXT STEPS

NORTH CLAYMONT AREA MASTER PLAN NEW CASTLE COUNTY, DELAWARE



HOW WILL THE PREFERRED SCENARIO BE CHOSEN?

Based on the results of the scenario analysis, a final preferred scenario will be chosen based on input from the Project Partners, Project Management Committee, Advisory Committee, public meetings, and other stakeholder input. The selection may be a further-detailed version of a scenarios presented here, or an alternative that is not yet represented.

WHEN WILL THE FINAL REPORT BE SHARED?

The final recommendation and report will be shared at a third public meeting in early fall. It will also be posted on the project website (wilmapco.org/ncamp).