

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

February 3, 2016

5:00-8:30 PM

Archmere Academy (3600 Philadelphia Pike, Claymont, DE 19703)



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

Overview

The first public workshop for the North Claymont Area Master Plan took place on February 3, 2016, from 5:00-8:30 PM, at Archmere Academy (3600 Philadelphia Pike, Claymont, DE 19703). There were approximately 100 attendees from the general public. As they signed in, attendees were given a survey, an agenda, and a summary of Task 1 (the existing conditions analysis).

The meeting began with a two-hour open house (5-7:00 PM), during which community members browsed display boards with information on existing conditions, draft goals, and elements of the Master Plan. Guests were invited to comment on boards using dots and sticky notes.

At 7:00 PM, Heather Dunigan (WILMAPCO) began the presentation with a project overview and description of findings from the existing conditions analysis. Sarah Woodworth (W-ZHA on the Consultant Team) supplemented the summary of existing conditions with a description of the market assessment findings. Next, Jenny Koch (Rhodeside & Harwell on the Consultant Team) summarized the findings from focus groups and advisory committee meetings that have been held to date. Meredith Judy (Rhodeside & Harwell) then described the preliminary draft goals and the activity for the rest of the event.

The presentation was followed by small group discussion activity. Participants worked in 11 groups of 5-8 people, facilitated by staff from partner agencies and members of the consultant team. The groups discussed their perceptions about the current state of North Claymont and shared their thoughts about the draft goals, including a prioritization order determined by each table. Following the small group discussions, a representative from each group reported back to the larger audience on (1) any goals that the group thought were missing or needed to be changed from the initial list and (2) the group's top three goals/priorities.

All of the materials from the workshop are posted on the project website (<http://www.wilmapco.org/ncamp/>). An electronic version of the survey was available on the website through 2/15/2016. Notes from the small group discussions and the survey are summarized in the remainder of this document.

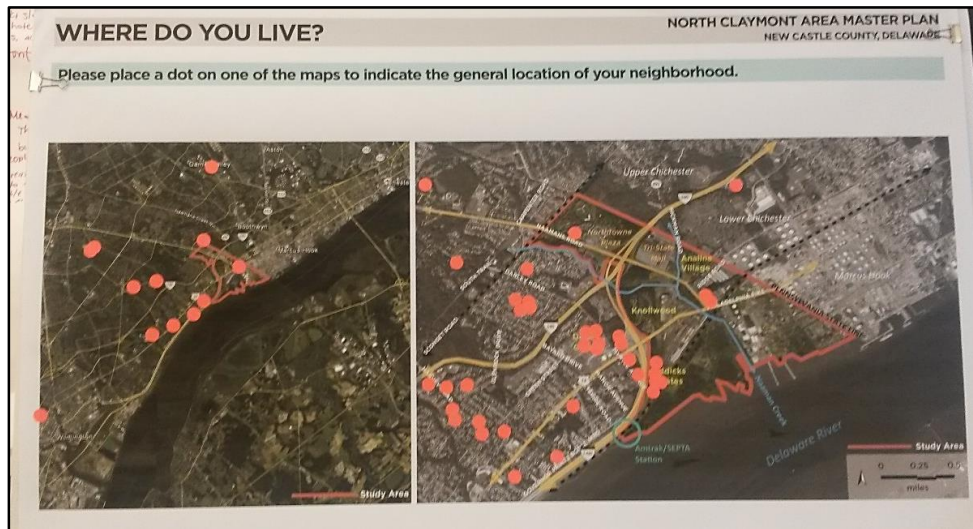
NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

Display Board Input

WHERE DO YOU LIVE?

Attendees were asked to place a dot on a map to indicate the general location of their neighborhood.



HOW HAVE OTHER AREAS ADDRESSED SIMILAR CHALLENGES?

These boards displayed three case studies that demonstrated ways that communities have addressed challenges similar to those faced in North Claymont. Attendees placed comments on two of the case studies.

Restoring Natural Assets (Ballast Point Park in Sydney, Australia)

- Comments: Along the waterfront; Amusement park.

Redevelopment of Large Commercial Properties (CityCenter in Houston, Texas)

- Comment: A' la "Claymont Renaissance Group" – Deny the Bauhaus [unable to read rest of comment]

DRAFT GOALS AND OBJECTIVES (* means that others indicated agreement with a posted comment)

This board displayed the seven draft goals and asked that attendees write in their thoughts, including anything they thought was missing.

- "Promote Economic and Business Development" comments:
 - Passenger/Cargo Trans Shipment Center
- "Create a Safe and Welcoming Community" comments:
 - Rt. 13 (Philadelphia Pike) continues as a main truck route – Solution?

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

- “Improve Transportation Connections for All” comments:
 - Include a SEPTA rail line to connect DE to PHL airport (*)
 - Include “bike route” signage
- “Increase the Network of Open Space and Recreation Facilities” comments:
 - Directly tie into Fox Point Park (***)
 - Can Naamans Creek provide boat launch access to Delaware River (recreation)?
 - Place all open space/natural areas on the Delaware River into a conservation easement; reclaim and restore these into natural areas. The northern part of the riverfront is connected to Fox Point State Park and could easily be incorporated into the state system. Boat ramps?
 - The area where Naamans Creek enters the Delaware River was a large Native American “city” – perhaps Lenape. Area should be placed into special restrictive zone to protect possible artifacts.
- “Encourage Design that Enhances the Existing Community Context” comments:
 - More green frontage to the Robinson House
 - Accommodate/encourage mini-carts
 - Street trees/parking lot plantings
- “Foster a Variety of Housing” comments:
 - This is important
 - “Grey hairs” are a key market
- “Protect and Restore the Environment” comments:
 - Maximize attractive flood control ponds
 - Storm water run-off management

Additional goals/objectives suggested

- Access to waterfront, with potential for views and public access, restaurants, housing, and offices.
- Would like to see medical facilities, for the aging community. 55-65+ communities are all in PA; need some here.
- Peachtree Road – four bus stops close together with minimal activity. People can walk to stops. Should consolidate for more efficiency. One stop is on a blind curve.
- Especially like biking and recreation elements. Ensure bike racks have two points of contact on the frame.
- Need better ways to connect and get to destinations. Better connections between neighborhoods and to adjacent areas.
- No strip malls, please.
- Amusement park – something for kids and family, e.g., indoor ski slopes (at Meadowlands, NJ). This site has easy access. Would need hotels, and would benefit the state through tourism. Could have boat rides, access to water, and a water park.

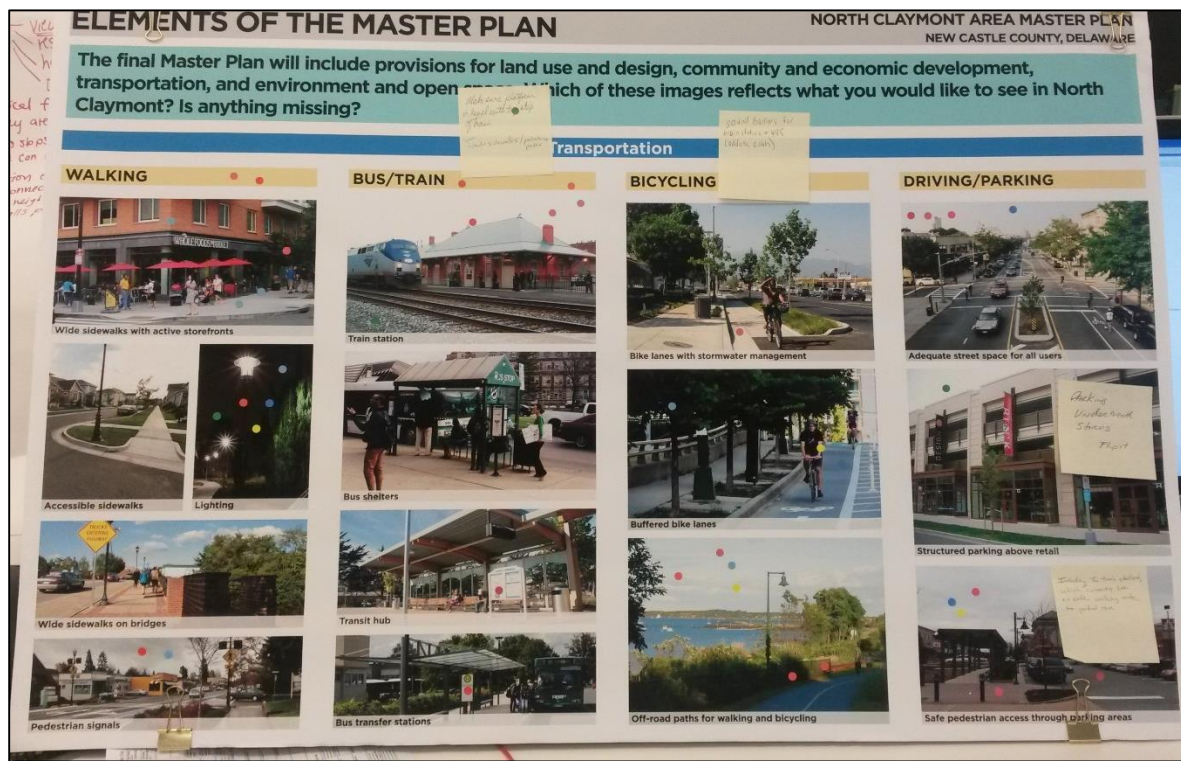
NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

ELEMENTS OF THE MASTER PLAN

For the Transportation, Land Use and Design, and Environment and Open Space elements of the master plan, meeting attendees “voted” on things that they would like to see in North Claymont using stickers placed on precedent images. Participants were also able to leave comments by writing on the boards or on sticky notes. Numbers below show how many people indicated that they wanted to see an element shown in a photo, or that they agreed to a posted comment.

Transportation



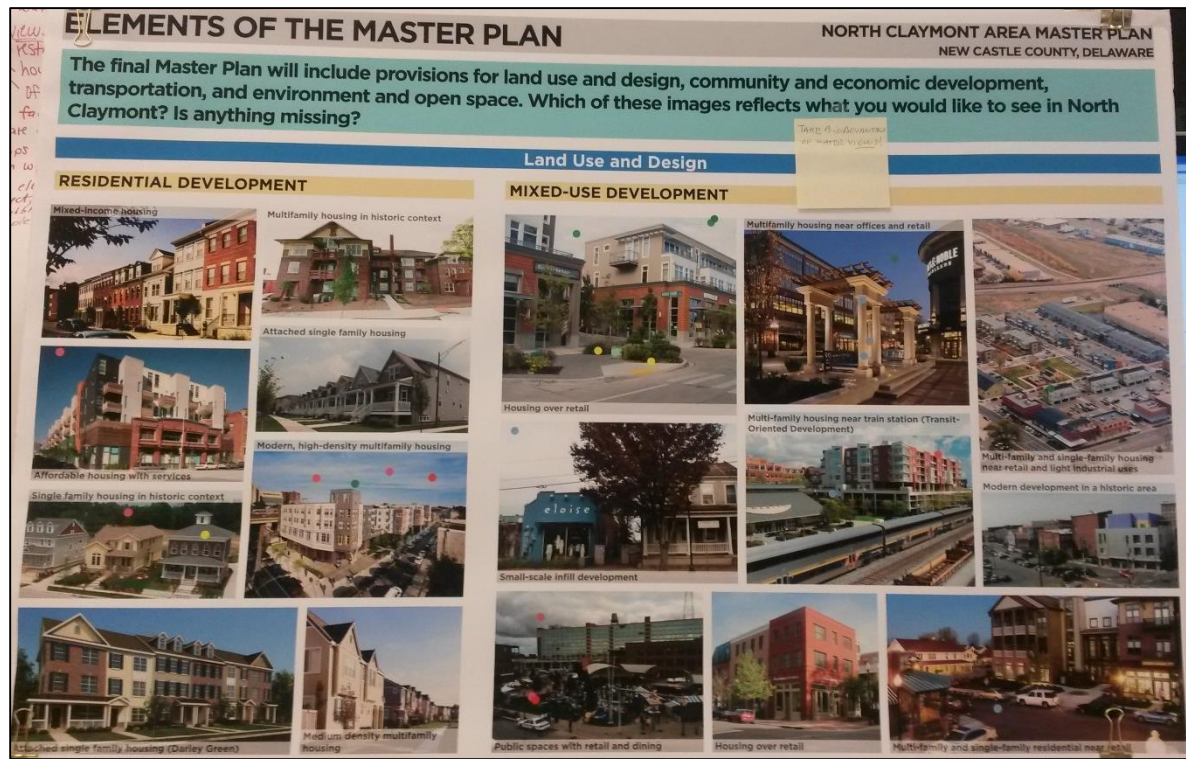
- General comments:
 - Sound barriers for train station & 495 (Addicks Estates)
- Walking (2 votes for general topic)
 - 5 – Lighting
 - 4 – Wide sidewalks with active storefronts
 - 2 – Pedestrian signals
- Bus/Train (2 votes for general topic)
 - 5 – Train station
 - 1 – Transit hub
 - 1 – Bus transfer station
 - Comments
 - 1 – Make sure platform is level with top step of train

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

- 0 – Include sidewalks/pedestrian paths
- Bicycling
 - 6 – Off-road paths for walking and bicycling
 - 3 – Buffered bike lanes
 - 1 – Bike lanes with stormwater management
- Driving/Parking
 - 5 – Safe pedestrian access through parking areas
 - 4 – Adequate street space for all users
 - 1 – Structured parking above retail
 - Comment: Parking underneath stores – flip it

Land Use and Design



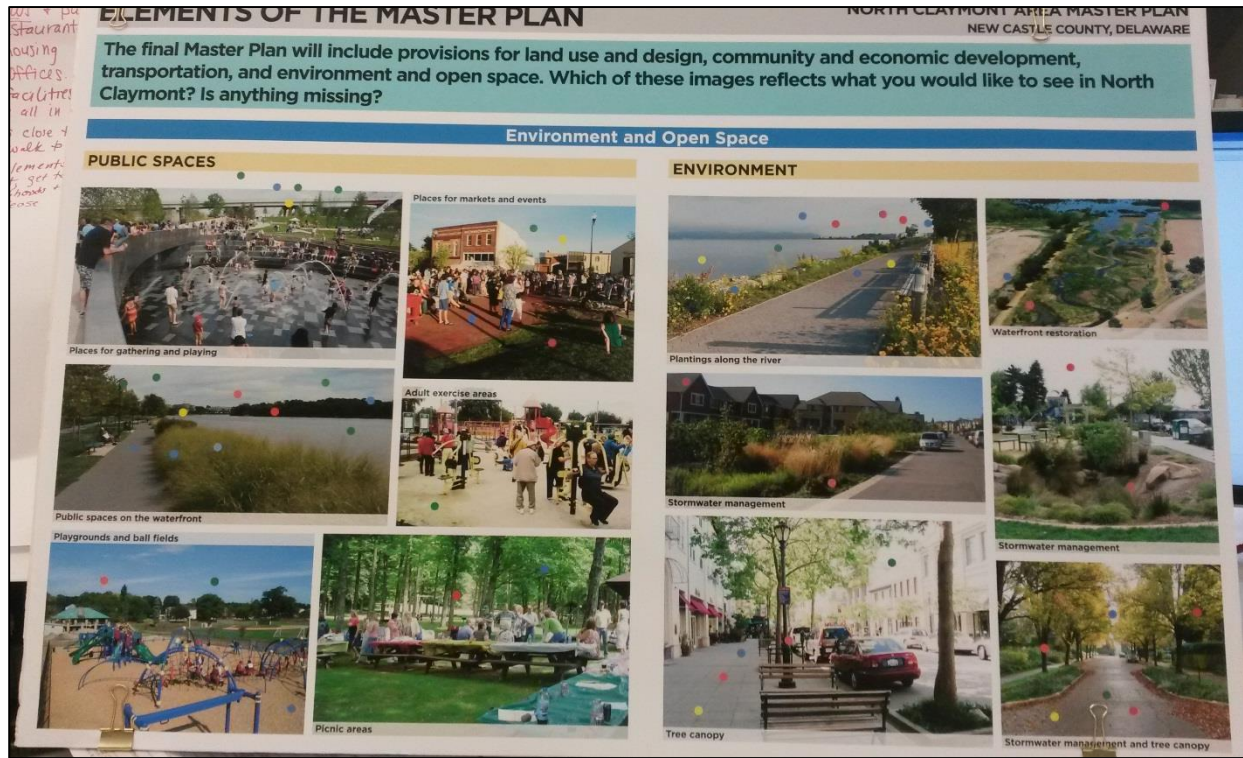
- General comments
 - Take big advantage of water views!
- Residential Development
 - 4 – Modern, high-density multifamily housing
 - 2 – Single-family housing in historic context
 - 1 – Affordable housing with services
- Mixed-Use Development
 - 5 – Housing over retail
 - 4 – Multi-family housing near offices and retail

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

- 3 – Public spaces with retail/dining
- 2 – Multi-family housing near train station (Transit-Oriented Development)
- 1 – Multi-family and single-family housing near retail and light industrial uses
- 1 – Multi-family and single-family residential near retail
- 1 – Small scale infill development

Environment and Open Space



- Public Spaces
 - 11 – Public spaces on the waterfront
 - 6 – Places for gathering and playing [splash park with green space]
 - 4 – Places for markets and events
 - 3 – Playgrounds and ball fields
 - 2 – Picnic areas
 - 1 – Adult exercise areas
- Environment
 - 10 – Plantings along the river
 - 6 – Stormwater management and tree canopy [bioswales/curb extensions on res. street]
 - 5 – Tree canopy [on main street with benches and parking]
 - 3 – Waterfront restoration
 - 2 – Stormwater management [rain garden with picnic area near playground]
 - 2 – Stormwater management [plantings/rain garden on residential street]

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

- **What types of businesses do you think are needed in this area? What would succeed?**
 - Good restaurant, not fast food (*****)
 - No more “affordable housing” – we have more than enough of that in Claymont. We need high end housing (***)
 - Nicer/gourmet restaurants (**)
 - Bakery
 - New retail
 - Senior housing, recreation and facilitation needs
 - Wilmington College or Del Tech campus
 - Deli
 - Coach or Outlets
 - Multispecialty doctor/dentist office
 - Medical facilities (Doctor offices, rehab)
 - Family restaurants
 - Dairy Queen
 - Bagel shop
 - Gym (*)
 - Chipotle (*)
 - High-end retail

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

Small Group Discussion Results

Results below summarize the input from the self-selected 11 small group discussion tables. At each table, the facilitator asked a participant to record notes on a form that listed the discussion questions. For the final question, participants used strips of paper with the goals written on them to physically place the goals in their preferred priority order. Blank strips were offered to allow participants to write new goals.

What do you like about the North Claymont Area today?

- Nearly all groups mentioned at least once that they liked the **location** of North Claymont, particularly because of the **easy transportation access, including proximity to the interstate, train, and several bus lines**. (18 mentions)
- Many groups mentioned **specific businesses or places** that they liked in Claymont, including Darley Green, the library, and other small and locally-owned businesses. (10 mentions)
- Many groups also felt that there is a **strong sense of community**, and they like that people in the community want to be involved in improvement efforts. (8 mentions)
- There was support for **recent revitalization efforts** and excitement about the **potential** for continued growth and redevelopment. (7 mentions)
- The **history and heritage** of the area are things that people also value. (6 mentions)
- Other characteristics that the groups listed include housing, affordability, good schools, and safety.

What concerns you about the North Claymont Area today?

- Though there was generally less agreement about the concerns related to North Claymont today versus the things people like, most groups mentioned **crime and/or safety** as major concern. (11 mentions)
- Another major concern was the **lack of economic vitality and business diversity**. (9 mentions)
- Several groups noted that the area is **not visually appealing**, due to the factors such as the demolition of the steel mill site, billboards, and poor property upkeep. (4 mentions)
- Other concerns that the groups listed include the need for more entertainment options, the lack of parks and open spaces, concerns about growth and sprawl, pedestrian safety and connectivity, and the challenges caused by the physical separation of the community by major roadways.

Are we missing anything from the goals?

- Many groups expressed the need **for more emphasis on pedestrian and bicycle connectivity**, including a potential Complete Streets policy and more trails. (5 mentions)

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

- There was also a focus on **education**, including both coordination with existing schools and a desire to see more adult education opportunities. (4 mentions)
- Several groups mentioned the need to **include both existing and new neighborhoods** in the plan, and **ensure that the benefits are felt by all**. (3 mentions)
- Some groups thought that there should be a goal related to ensuring that **adequate fire/police/EMS coverage** is provided along with any redevelopment or growth in the community. (3 mentions)
- There was also an interest in including goals related to **arts and culture**, and creation of a **destination**. (3 mentions)
- Other goals that the groups listed include protection of historic properties, provision of adequate oversight, a focus on the needs of seniors, and the need to create the political will to implement the plan.

Which goals are most important to you?

While each group reported on their top three priorities, many groups expressed their feeling that many of the goals rely on each other for success, and that no one goal can stand alone. Based on ranking the draft goals from 1 (**most important**) to 7 (**least important**), the average prioritization order and suggested edits were as follows:

Draft Goal	Average Ranking	Suggested Edits
Promote Economic and Business Development	2.8	Say "jobs" in the title. Include train station as potential driver. Attain revenue.
Create a Safe and Welcoming Community	2.9	
Improve Transportation Connections for All	3.0	
Increase the Network of Open Space and Recreation Facilities	4.5	Place for community gathering/arts and culture. River access. Connection to greenway.
Protect and Restore the Environment	4.9	
Encourage Design that Enhances the Existing Community Context	5.1	Reduce obvious contamination. Build on community strengths. Protection of historical assets and communities.
Foster a Variety of Housing	5.5	Multi-level senior. Affordable/townhouses; mixed-use.

Other suggested goals:

- Create a police sub-station (ranked #8 by one of the groups)
- Protect historic areas (ranked #5 by one of the groups)
- Create a strategy to create political will (ranked #2 by one of the groups)

NORTH CLAYMONT AREA MASTER PLAN

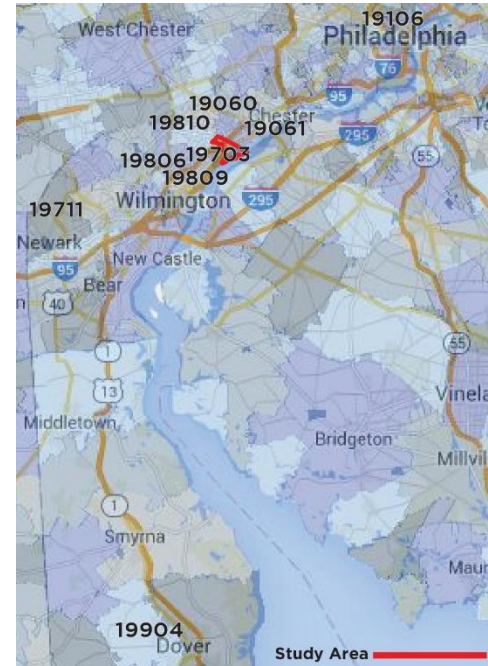
Summary of Community Workshop #1

Survey Results

The results below are summarized from 89 responses, including 37 from the meeting, and 52 from the electronic survey posted on the project website and Facebook page.

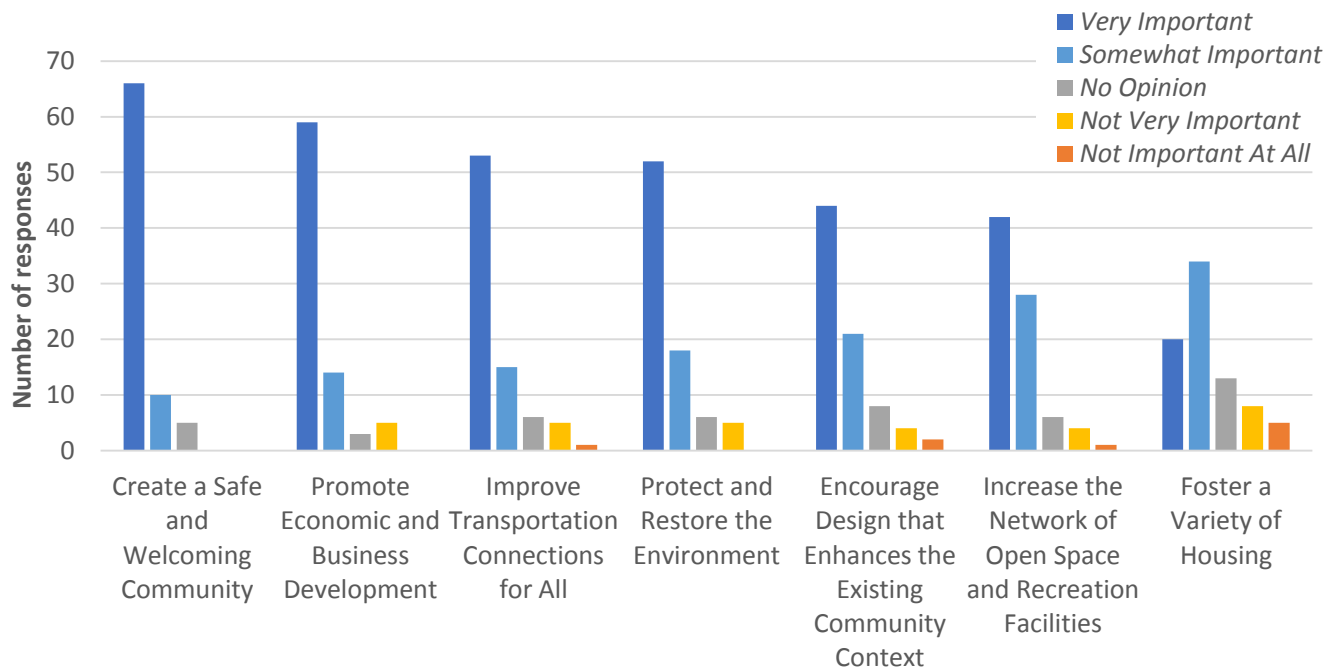
What is your ZIP code?

ZIP Code	Responses
19703	64
19810	8
19809	2
19806	1
19060	1
19106	1
19061	1
19904	1
19704	1
19711	1
No response	9
TOTAL	89



Which goals are most important to you?

Survey respondents were asked to indicate the importance of each of the preliminary draft goals, with five choices to rank the seven goals. Results are shown in the chart below.



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

Are there any goals that are missing?

Many of the goals noted in responses to this question are already incorporated in the draft goals and objectives, and others can be easily incorporated into existing goals and objectives, when needed. Suggestions include:

- Access to the water, with potential new recreation and retail opportunities
- Enhanced bicycle and pedestrian connections
- Historic district
- Creation of an arts and culture destination, as well as entertainment destinations
- Improved regional and local transportation networks
- Enhanced safety, including provision of adequate fire/police/EMS services
- Benefits for existing neighborhoods as well as new developments
- Affordable housing
- Improved aesthetics

What are the top three benefits that you think could come out of this Plan?

These responses were open-ended. Responses were grouped into the general categories shown below.

Benefits (categories based on responses)	Responses
Economic development, including new businesses and new job opportunities attracted to the area	46
Improved community strength, resilience, and reputation	15
Transportation improvements, including walkability and access to the train station	12
Open space, parks, and recreation improvements	10
Better local shopping, dining, and entertainment	8
Local river access	6
Increased safety	6
Greater property values	6
Beautification	6
Revitalization/vitality	6
New residents, visitors, and shoppers	5
Better diversity of housing	5
Environmental improvements	4
More tax revenue	4
Better access to the community	3

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

What are your top three concerns related to this Plan?

Concerns (categories based on responses)	Responses
Safety and crime	19
Inability to implement and potential delays	14
Increased traffic	10
Environmental issues – e.g., more pollution related to industry, or lack of sufficient clean up	9
Noise and light pollution	6
Potentially irreversible changes to properties and missing out on opportunities - e.g., losing industrial zoning, breaking up large parcels, or not expanding waterfront access	6
Pedestrian access to train station and new development	5
Gentrification / increase in cost of living	5
Inclusion of existing community and surrounding neighborhoods in plan and process	5

Other Comments/Suggestions

- Market to hotels that want a water view. New businesses near train station will drive a need for more hotels.
- Explore opportunities for restaurants on waterfront.
- More affordable eateries.
- Claymont needs to be a place to go - stop - exit - recreate. We need decent restaurants and a recreational facility.
- Limit access points to 2-3 like a "gated community" so criminal activity would have to pass by security. Can we tie into PPL Park and PHL airport?
- Need health facilities, including doctors' offices and rehab services
- No housing; schools cannot handle too much traffic flow.
- The 420 acre, former steel manufacturing site demands a major east coast, multimodal transportation center. Delaware should not lose this prime opportunity for major economic advancement.
- Preserve the ban on heavy industry as required under the CZA
- The Amtrak Wilmington shops are threatened by sea level rise and more frequent flooding. The Wilmington shops should be moved to the old steel plant to keep this industry here.
- There should be a focus on ensuring individuals in Addicks Estates have access to the new train station. They should be able to reach the station by foot or bike without going to Philadelphia Pike.
- DART Rt 1 streetcar trolley.

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #1

- TriState mall area would be a great place for a Costco and/or BJ's. Bringing some high end stores would help boost Claymont.

Other Questions

- How do we compete with Newark for main station?
- Is there talk of buying our homes out?
- What happens to the old station?
- What is going to be done to increase inclusion of the already existing residential areas that are struggling, i.e., Greentree, Knollwood, Stoneybrook?
- What is going to happen to the old Levitz factory? It needs to be torn down and so does the old Wendys.
- What is the time frame for 1) sidewalks on Myrtle Ave and 2) moving the train station?
- Any discussion on adding noise wall b/w I-495 and bordering neighborhoods (i.e., Addicks Estates)?
- What is the timeline to get any of this started? Is there a date that plans will be solidified and choices made and identified in final place?

How did you learn about this community meeting?

Source of Meeting Information	#	Details (if provided)
Facebook	33	
E-mail announcement	23	<ul style="list-style-type: none"> • Design Review Advisory Committee (DRAC) • Claymont Renaissance Development Corporation (CRDC) • CCC
Neighborhood or business association	10	<ul style="list-style-type: none"> • CRDC (3) • DRAC (1) • Stockdale Neighborhood Association • CCC
Other - blog, organization, etc.	5	<ul style="list-style-type: none"> • Sean Matthews call (2) • Darley Green • Notice at Advisory Council
Print or online newspaper	3	<ul style="list-style-type: none"> • WILMAPCO newsletter • Stockdale Neighborhood Association

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

June 6, 2016

4:00-8:30 PM

Claymont Community Center (3301 Green St, Claymont, DE 19703)



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

OVERVIEW

The second public workshop for the North Claymont Area Master Plan took place on June 6, 2016, from 4:00-8:30 PM, at Claymont Community Center (3301 Green St, Claymont, DE 19703). There were approximately 120 attendees. As they signed in, attendees were given a survey and an agenda with the final list of goals and objectives printed on the back side. The meeting was a combined event with the North Claymont Area Master Plan and the Claymont Regional Transportation Center, which had a separate survey available.

The meeting was an open-house format with two (identical) presentations. During the open house portions of the meeting, community members browsed display boards with information on goals and objectives, the scenarios, and ways that the scenarios address the objectives. Guests were invited to comment on boards using sticky notes.

During the presentations Heather Dunigan (WILMAPCO) began with a project overview and introduction to the team and study. Meredith Judy (Rhodeside & Harwell) then described the final goals and objectives, as well as ways that public input was incorporated into the goal-refining process. Jenny Koch (Rhodeside & Harwell) gave an overview of the scenarios, including an introduction to the different types of land uses shown in each scenario. Jeff Riegner (WRA) stepped in to discuss the transportation element of the master plan, and Erron Ramsey from the Claymont Regional Transportation Center team gave an overview of the train station project process and current alternatives.

All of the materials from the workshop are posted on the project website (<http://www.wilmapco.org/ncamp/>). An electronic version of the survey was available on the website until 6/23/2016. Notes from the display boards and survey are summarized in the remainder of this document.

NORTH CLAYMONT AREA MASTER PLAN

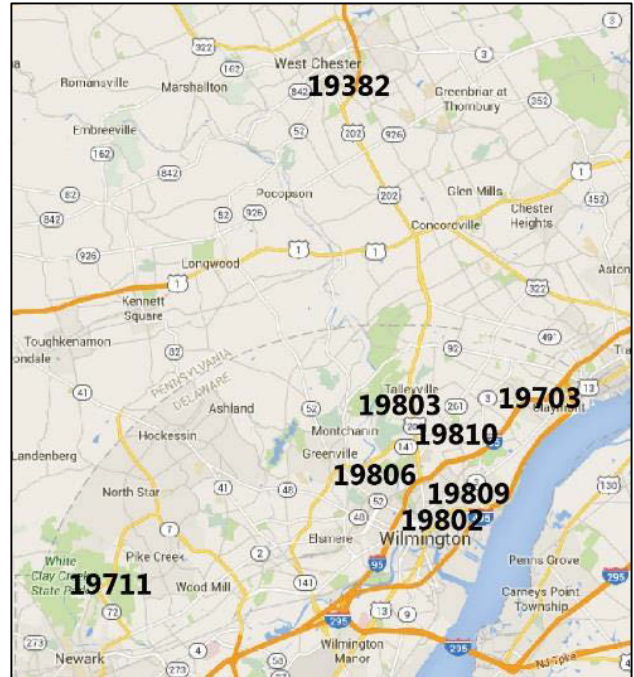
Summary of Community Workshop #2

SURVEY RESULTS

The results below are summarized from 46 responses.

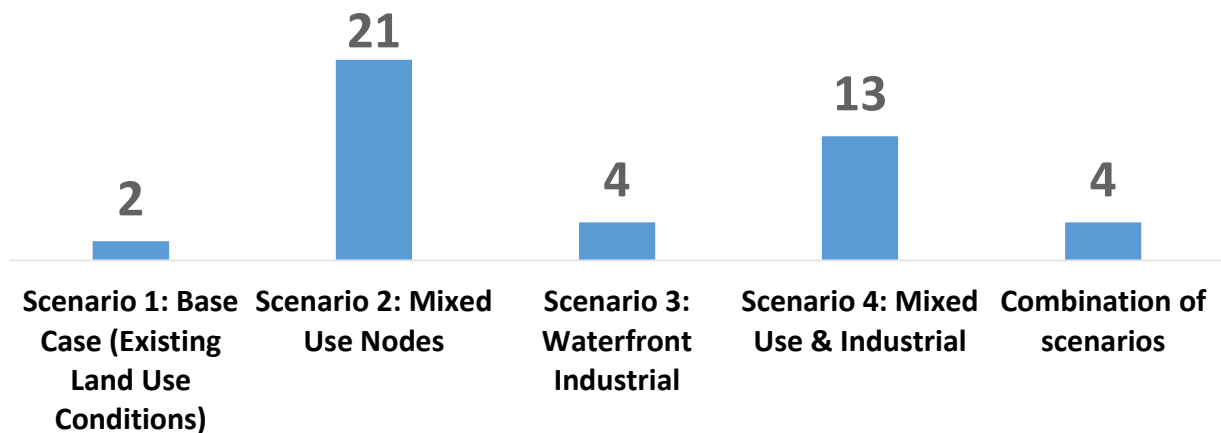
What is your ZIP code?

ZIP Code	Responses
19703	30
19810	3
19809	2
19382	1
19711	1
19802	1
19803	1
19806	1
10019 (NYC)	1
No response	5
TOTAL	46



Each scenario presents a potential long-term vision for North Claymont. Which scenario(s) do you prefer?

Survey respondents were allowed to choose more than one scenario, or to choose “Combination of Scenarios” or “None/Other”. There were no responses of “None/Other”. Nine people left the question blank.



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

Why did you select the scenario(s) you chose in question 4?

Scenario 1: No comments

Scenario 2:

- Most open space
- Residences
- Job potential and open space
- Best uses (not industrial) near new train station
- Limits heavy industry
- Mix of uses

Scenario 3:

- If we lose the industrial zoning, we won't get it back

Scenario 4:

- Industrial and institutional uses
- Green space
- Jobs plus water access
- Good balance of green space, industrial, and other land uses

Combination:

- Combination of Scenarios 2 and 4, especially to allow more residential
- Scenario 4 is nice, but 2 or 3 may be most feasible due to incomes
- Old industrial site should include office
- Need a good mix of everything

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

Is there anything you would change about the scenario(s) that you chose?

Scenario 1:

- Need to collaborate with Pennsylvania (Linwood) to widen Ridge Road

Scenario 2:

- More retail
- Less industrial
- Less multifamily residential (apartments)
- Put open space and housing away from I-95
- Recognize ecosystem services benefits
- Retail on the riverfront – e.g., boardwalk or lifestyle center
- More open space, less heavy industry; marina
- Improvement of housing stock and amenities in Knollwood – attempt to integrate area into the community at large and to address the social and economic problems there

Scenario 3:

- Minimize residential; housing near industry, major highways, and rail lines is undesirable, as evidenced by existing neighborhoods in the area

Scenario 4:

- Less multifamily residential (apartments)
- More institutional
- More usable park space (e.g., with sports courts)
- Larger transit hub
- Put retail in place of residential area along I-95 on Tri-State property

Combination:

- Senior housing should be integrated with other types of housing
- Add airport service from train station
- Office/retail area on Naamans south of Tri-State should be residential
- Would like to see a port

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

What are the top three things that you saw in the meeting material that you liked?

These responses were open-ended. Responses were grouped into the general categories shown below.

Likes (categories based on responses)	Responses
Green space (especially near water)	13
Train station improvements & transit-oriented development	13
Multimodal considerations	10
Mix of uses	4
Scenario options & graphics	4
Job potential	3
Connection to Fox Point Park	2
Less heavy industry	2
Building designs	2
Waterfront and Naamans cleanup	2
Other	9

What are the top three things that you saw in the meeting material that concern you?

Concerns (categories based on responses)	Responses
Heavy industry on river / Impact of industry	10
Concerns about train station (surface parking; height of parking garage; location)	7
Other transportation / connectivity concerns	5
Traffic	4
Environmental / open space concerns	4
Uncertainty with timing, funding, etc.	3
Historic preservation concerns	2
Other	8



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

Other Ideas

- Encourage green roofs and/or solar energy for the light industrial buildings; encourage LEED buildings
- North and South family pavilions and/or gazebos
- First responder call boxes
- Public restroom facilities throughout plan
- Consider a major Delaware welcome center - a destination
- Direct airport service via public transit (Philadelphia)
- Small retail near new train station
- Water transportation
- LID and stormwater management
- Ecotourism jobs
- Overnight lodging for visitors
- Stop light and crosswalk on Darley St. into Woodshaven Park
- Please no trees on Philadelphia Pike - No one to take care of them, and they clog drains in summer and fall
- There is a need for facilitation for increase of job skills, parenting skills, emotional growth, spiritual growth, and physical exercise
- Slow down traffic turning right in front of the Robinson House, from Philadelphia Pike onto Naamans Road

Comments about meeting materials

- Include information from the area real estate market for each of the different use types to help determine the proper percentage of each use type (industrial, retail, housing types)
- Give people pros and cons - info to help make decisions
- This was a very good public information meeting

Questions

- What can be done to keep this development going in all of Claymont?
- Are you going to put sidewalks to streets that don't have them?
- Why the categorical exclusion for NEPA? Do an environmental analysis. [Likely in reference to the train station plans]
- What is the timing of the new train station?
- Each scenario is supply focused, but what is the demand? The ultimate success of the master plan is demand-dependent.
- Is it going to be paid parking (at station)?
- How long will the steel site remediation take?

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

- Can train connect to the Philadelphia Airport? Would help with traffic congestion on I-95 and would be very convenient.
- Is there an institutional use interested in locating in Tri-State?
- Measure by employment numbers - valid criteria?

How did you learn about this community meeting?

Source of Meeting Information	#	Details (if provided)
Facebook	14	
E-mail announcement	12	
Other - blog, organization, etc.	5	<ul style="list-style-type: none">• Internet search, Mailing, Stockdale Civic Association, Email from a friend, Claymont Design Review Advisory Committee, CRAC [Heather — can you clarify what this acronym stands for?] <u>Claymont Renaissance</u>
Neighborhood or business association	2	<ul style="list-style-type: none">• Ashbourne Hills Civic Assoc., Darley Green
Print or online newspaper	2	<ul style="list-style-type: none">• Online newspaper

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

DISPLAY BOARD COMMENTS

For the Transportation, Land Use and Design, and Environment and Open Space elements of the master plan, meeting attendees responded to questions to indicate what they would like to see in North Claymont. Blank sheets were available for general comments. The responses below are summarized from all comments.

Land Use and Design

- Buildings: How would you like the buildings in North Claymont to look?
 - Human scale
 - Less single-family or smaller lots
- 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?
 - Walkable (with a mix of uses, activities, and services)
 - Nearby amenities, outpatient medical
 - Recreational facilities on-site
 - Universal design
 - Affordability
- Views: What do you think are the best views in this area?
 - Waterfront and Fox Point Park
- History: How would you like to see the history of the area reflected in the plan and in the community?
 - Enhancement of Naamans Creek, with proper buffer/setback for Robinson House
 - Recognition of Washington-Rochambeau Route
- Aesthetics: How and where would you like to see the community beautified?
 - Philadelphia Pike
 - Less surface parking
 - Green space
 - Better signage
- Other thoughts about land use & design:
 - Buffer residential from industrial with parks
 - Green space next to the water is the best part
 - Retail and light industrial are best
 - Would like to see:
 - Another grocery store - discount grocery store (Aldi, e.g.)
 - Restaurants, dining, entertainment, recreation
 - Indoor - entertainment - plays, water sports, ice skating, bowling, family fun

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

- Encourage a "think tank" - 21st century office space (artist studio spaces, performing arts training, IT) - provide facilities for entrepreneurship
- Waterfront concerts
- Indoor waterpark
- Open-air theater by river

Environment & Open Space

- 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 better connected?
 - Public boat access to the Delaware River
 - Connect Bellevue State Park to Fox Point State Park
- Parks & Rec: What types of parks and recreation facilities would you like to see, and where?
 - Indoor recreational facilities
 - Outdoor: rowing, sailing, etc
 - Dog parks
 - Green spaces and forested strips along the creek, with stream restoration
 - Fishing/pier access to the river and creek
 - Open air theater
 - Outdoor concerts on the water, and indoor pool with view of the water
 - Family fun activities - water paddle area
 - Fitness path
- Other thoughts about environment and open space:
 - Walk along river to connect to inner trails
 - Become a "Tree City USA" participant

Community and Economic Development

- What do you think is most needed in your neighborhoods?
 - Jobs
 - Cultural and active recreational activities
 - Geriatric medicine
 - More young adult activities
 - Educational opportunities
 - Police station
 - Things to do / restaurants
- Do you have concerns about the scenarios, specifically related to impacts to your neighborhood?
 - There is plenty of heavy industry in the Claymont area; expansion is unnecessary
- Are there long-term land use changes you would like us to show for neighborhood areas?

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

- More institutional (educational, medical) facilities
 - Housing across Naamans Road from Tri-State Mall
 - Less industry
 - Vibrancy
 - Restaurants
 - Uses that we can hold on to (reduce turnover)
- 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?
 - Waterfront and rail – highlight entrances
 - Major Delaware welcome center
 - Street trees and landscaped businesses
 - Active waterfront
- Gathering spaces: What type of community gathering spaces would you like to have?
 - Active recreational spaces, including indoor spaces
 - Space for festivals, like Philadelphia's Penn's Landing
- Services: How do you think we can encourage support for family and human development in the plan?
 - Addiction treatment centers
 - Sports and outdoor / hands-on participation, e.g., community gardens
 - Daycare center (e.g., Goddard, Bright Horizons)
 - Senior housing with amenities
 - Mentor programs
- Other thoughts about community and economic development:
 - Build on existing resources – e.g., improve transit

Transportation

- 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?
 - Bike lane on Philadelphia Pike, Naamans, and Governor Printz Blvd
 - Crossing Naamans Road from Hickman/Ridge/Tri-State
- 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?
 - Existing I-95 interchanges are inadequate for any expanded use
 - Philadelphia Pike heading south at entrance to Gov. Printz
 - Coming out of Darley Plaza
 - Provide new traffic patterns on Naamans at Tri-State and Ridge
- Other thoughts about transportation:

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #2

- Busses from train station
- Connect to Amtrak, PHL Airport, and coastal waterborne traffic
- Need to take better advantage of transportation amenities to draw on national and international possibilities
- Regional transportation center - including waterfront and airport (BWI and PHL) connection



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #3

October 24, 2016

5:00-8:00 PM

Archmere Academy (The Patio, 3600 Philadelphia Pike, Claymont, 19703)



NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #3

OVERVIEW

The third public workshop for the North Claymont Area Master Plan took place on October 24, 2016, from 5:00-8:00 PM, at Archmere Academy (The Patio, 3600 Philadelphia Pike, Claymont, 19703). There were approximately 120 attendees. As they signed in, attendees were given a survey and an agenda.

The meeting was an open-house format with a presentation at 7:00pm. During the open house portions of the meeting, community members browsed display boards with information on project work to date, the recommended scenario, strategies, and actions for implementation. Guests were invited to comment on boards using sticky notes. A member of the Claymont Regional Transportation Center (CRTC) project team also brought a display board about the parking layout concept.

During the presentation, Brett Saddler (Claymont Renaissance Development Corporation) gave an introduction to set the stage for the high-level purpose and goals for the plan, and welcomed the elected officials who were present. Heather Dunigan (WILMAPCO) then gave a project overview and introduction to the team and study. Jenny Koch (Rhodeside & Harwell) gave an overview of recommended scenario and related strategies and actions for implementation. A short Q&A wrapped up the presentation.

All of the materials from the workshop are posted on the project website (<http://www.wilmapco.org/ncamp/>). An electronic version of the survey was available on the website through November 7, 2016. Notes from the display boards and survey are summarized in the remainder of this document.

PRESENTATION Q&A

Question: Have you made accommodations/considerations for autonomous vehicles?

- **Answer:** Yes. The “monitoring and triggering” process will allow us to adapt the plan as needed. It is a living plan that will be reviewed and may change over time, depending on other conditions.

Question: How extensive is the coastal zone?

- **Answer:** It extends to Philadelphia Pike.

Question: Did you consider including an extension of the trail like to Philadelphia Airport?

- **Answer:** We spoke with SEPTA, who said it would be tremendously challenging, so it is not included. It is more likely (and is included in our recommendations) that direct shuttle buses from the station would be feasible.

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #3

Question: Will the land where the current station is located be donated to Fox Point State Park?

- **Answer:** We have not heard that is the case, but the plan does include a recommendation to look at trail connections to Fox Point State Park.

DISPLAY BOARD COMMENTS AND QUESTIONS

- Recognize the historic house on the east side of the railroad tracks when the waterfront park is built. It was part of the historic Robinson property.
- Buy out Knollwood and make it a high rise community.
- Make the old steel mill office a community center for Knollwood and Claymont.
- Make the “beautification” lower on the priority scale than the implementation of it all.
- Explain the new County Development Standards.
- What is placemaking?
- Community garden and allow people to buy vegetation plots.
- Grow up not out. Make more garages than flat surface lots.
- Transport to airport is really important. Partner with Wilmington if you have to
- How is residential traffic getting from the riverfront homes to the spine road? Under the train tracks?
- Housing next to heavy industry? Will this help property values? Occupy units?
- 27% industrial seems too high. Please consider decreasing.
- Consider creating more “pier” activities similar to some of the “parks” in Philly.
- Implement revenue generating development before parks (no revenue).
- Focus on new demographics vs. existing.
- Dog park? Community co-op garden? Will fishing be permitted? Boat slips?
- Mountain bike park.
- Develop living areas and retail/work first. Then open space – else open space alone will deteriorate.
- Would like to have a “community room” space available for use by local organizations.
- Make sure you attract young adults. Otherwise it will be a ghost town at night.
- Do we need more medical offices? There are many along Philadelphia Pike.
- Who will take on overgrowth? Who will be the enforcement mechanism? County? Why aren’t they now?
- Will the Tri-State area be able to handle the higher commercial density by Naamans Road?

NORTH CLAYMONT AREA MASTER PLAN

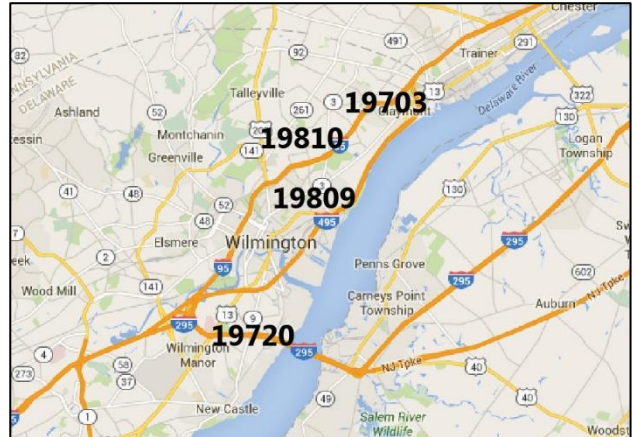
Summary of Community Workshop #3

NCAMP SURVEY RESULTS

The results below are summarized from 15 responses.

What is your ZIP code?

Response	#
19703	6
19809	4
19810	3
19720	1
No response	1
TOTAL	15



Have you attended any prior meetings about the Master Plan?

Response	#
No	8
Yes	7
TOTAL	15

Do you think the recommended scenario adequately addresses the plan goals and objectives?

Response	#
Yes	9
Unsure	5
No response	1
No	0
TOTAL	15

If you responded “no” or “unsure,” please tell us why.

- Disappointed the train connection to Philly Airport isn't being explored more.
- First time that we have been exposed to the development plan.
- The order of operations may break the intended purpose. I do not want another Wilmington Riverfront where there are empty storefronts and residences switching from condos to rentals because of politics or the way the plan was executed.
- You hear the goals, but everything is very vague at best.

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #3

Please share any other comments, questions, concerns, or suggestions based on the information presented.

Comments

- I would love to see a pathway / boardwalk along the River from the area to Fox Point State Park.
- Focus on revenue areas before parks & recreation. Fox Point Park has a negative stigma on views and activities. Once retail and housing have been partially built, revenues (taxes, etc.) could fund the parks. Beautification can happen concurrently with building retail and housing.
- I would like to see attribute in the "purpose" to the early Swedish settlers of the area – e.g., Adolf Ulric Wertmüller, a famous artist (many of his works hand in the Metropolitan Museum in New York).
- Please use native trees/shrubs for buffer and as much near/around surrounding area. As far as businesses - no more massage/nail salons! Help beautify Naamans Rd up through to 202.
- A more positive word from the owners of Tri State Mall would be helpful.
- Community-based dining, shopping, and entertainment. Development of waterfront. Basically an area where I don't have to visit another town for community-based living. Claymont - "Why leave." or Claymont - "This is where it all happens."
- Big challenge with the Naamans Rd/Phila Pike interchange. A lot of industrial vehicles travel through that intersection, heading for I-495. Providing an alternate route for them to use would be helpful.

Questions

- When will the final plan be presented to the public?
- Timeline?
- What type of retail are you looking to attract? Will any incentives be given to current small business owners to encourage a move into the new retail area (i.e., turn-key or space renovation cost share)?
- Concerned about the ability to attract major quality businesses on this scale. If such business and development grows, can they be required to have good landscaping/trees? Can developers be persuaded to care about or work with this type of master plan?

How did you learn about the October 24 community meeting?

Response	#	More information
Other - blog, organization, etc.	7	Mailing from Sean Matthews (3), WDEL (3), Councilman Cartier, CRDC
E-mail announcement	4	
Facebook	4	
Neighborhood or business assoc.	3	Darley Green, Radnor Green, Gwinhurst Civic Assoc.
Print or online newspaper	1	News Journal

NORTH CLAYMONT AREA MASTER PLAN

Summary of Community Workshop #3

CLAYMONT REGIONAL TRANSPORTATION CENTER COMMENTS

The following is a summary of comments provided to CRTC staff by approximately 35 attendees reviewing the station parking layout concept display board:

- No negative comments regarding station and station layout, very favorable opinion of current station parking layout concept.
 - Would like to see display of station building concept
- New station needs to be built as soon as possible so station will be fully accessible.
- Need to investigate potential environmental impacts to Marion Avenue residents due to SWM (insects) and station lighting.
- Need more opportunities for additional public input on future station layout concepts and building architecture.
- Did DelDOT/DTC consider providing direct access to/from I-495?
- Closure of Alcott Avenue access is needed, but need to evaluate option of left-turn access from future road extension.
- Need to consider station architecture to develop common theme for the Claymont area. New Claymont Library good example to follow. Incorporate clock tower into design.
- Need direct service to and from Philadelphia Airport.
 - If rail service is not an option, consider park and ride use for shuttle bus service to Philadelphia Airport.
- Need to define future use of current Claymont Station site. Consider potential waterfront access and connection to Fox Point Park/Trail.
- With enhanced station DTC needs to add additional SEPTA trains to/from Philadelphia during off-peak and owl service times.
- Proposed spine road will really improve egress from station particularly during evening peak train times.
- Consider developing a “Welcome Center” at the Bechtel House on Naamans Road just outside of Claymont that could have shuttle service to/from station and cultural, recreational and commercial attractions in Northern New Castle County. Welcome Center could also be located at the Robinson House.