

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)



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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.

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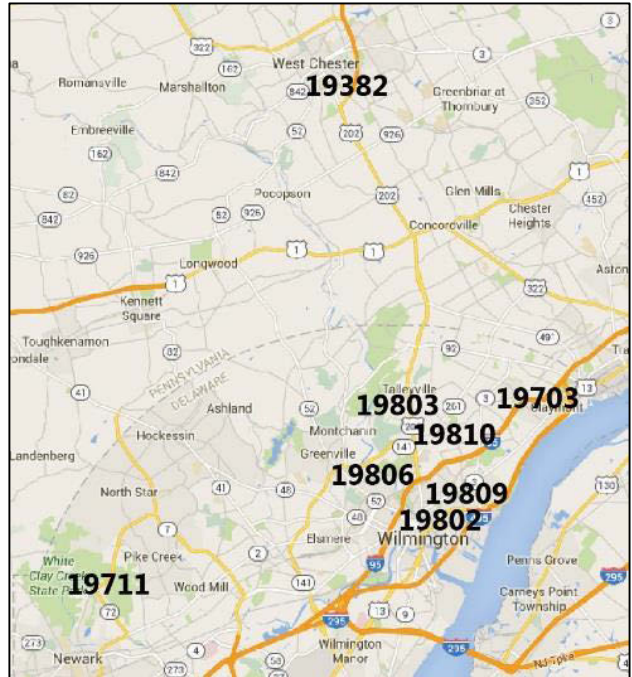
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SURVEY RESULTS

The results below are summarized from 46 responses.

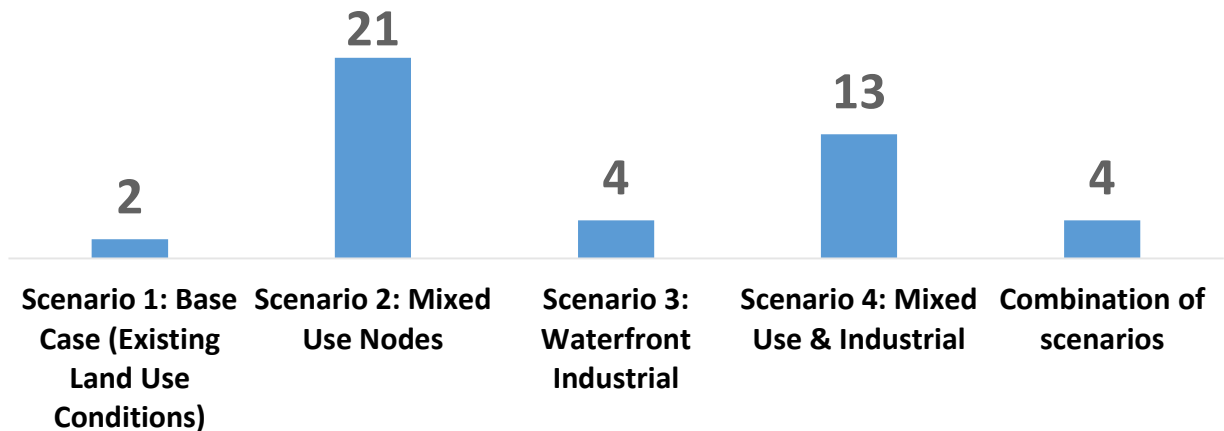
What is your ZIP code?

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.



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

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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

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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.

Benefits (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



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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?

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- 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?] Claymont Renaissance
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

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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

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- 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?

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- 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:

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- 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

