



# **NORTH CLAYMONT AREA MASTER PLAN**

**COMMUNITY WORKSHOP #1  
FEBRUARY 3, 2016**

---

1.

# Introduction

---

To the team and to the Plan

# ■ Planning Partners

- **The Claymont Community**
- WILMAPCO
- New Castle County
- Claymont Renaissance Development Corporation
- Delaware Office of State Planning Coordination
- Delaware Department of Transportation
- DART First State
- Delaware Department of Natural Resources
- Delaware Economic Development Office

## *Consultant Team*

### **RHODESIDE & HARWELL**

Planning / Design /  
Community Engagement

### **WRA**

Multi-Modal Transportation  
Planning / Engineering

### **W-ZHA**

Market and Economic  
Analysis

# Study Area

Study Area



# 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.

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

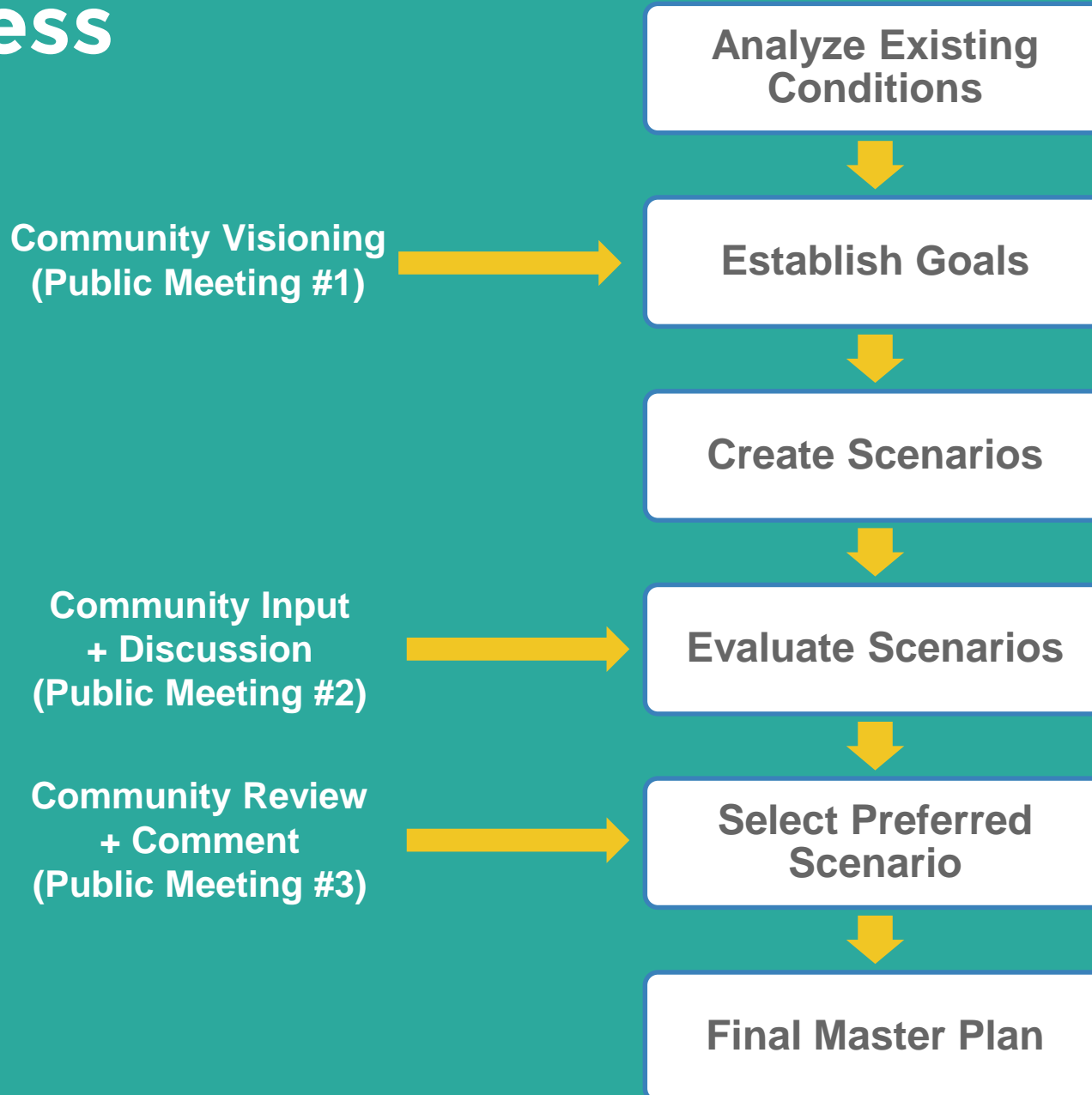
Land Use &  
Design

Community &  
Economic  
Development

Transportation

Environment  
& Open  
Space

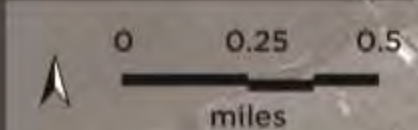
# Process



# Other Ongoing Projects



- 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**



**2.**

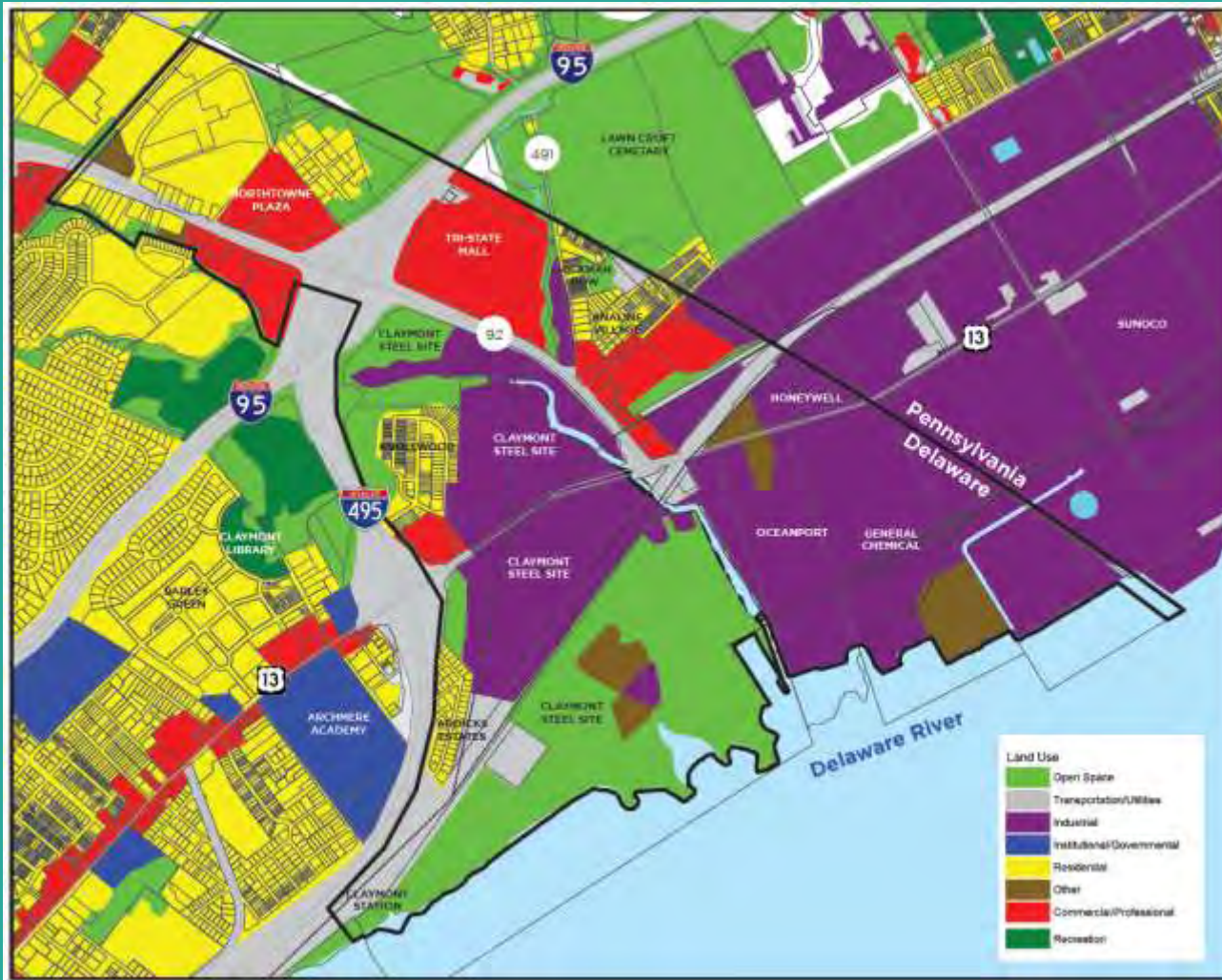
# Existing Conditions

---

Results of Task 1



# Land Use

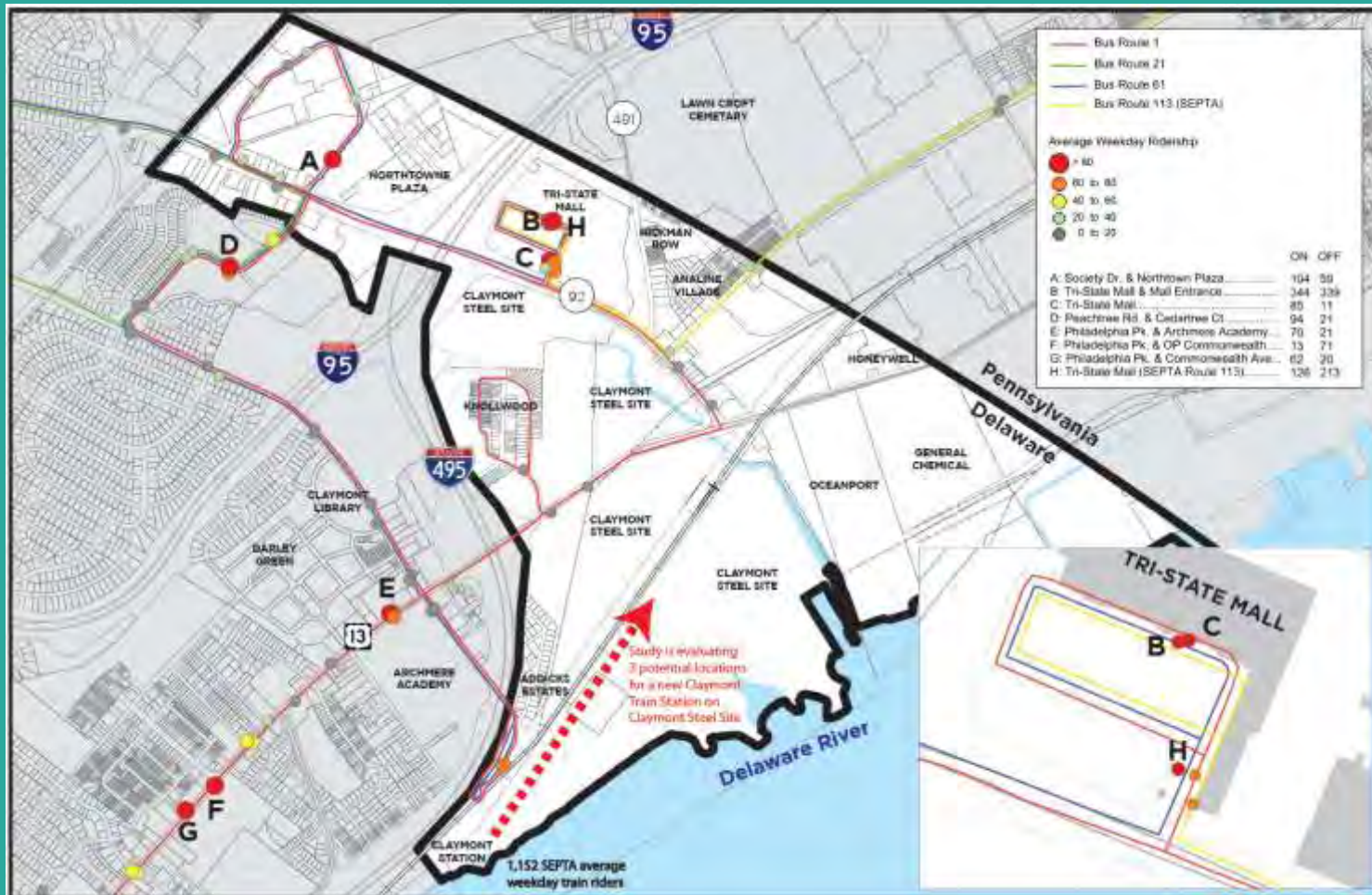


## Mix of land uses:

- Industrial (45%)
- Business/shopping
- Open space
- Homes

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

# Transportation: Bus and Train

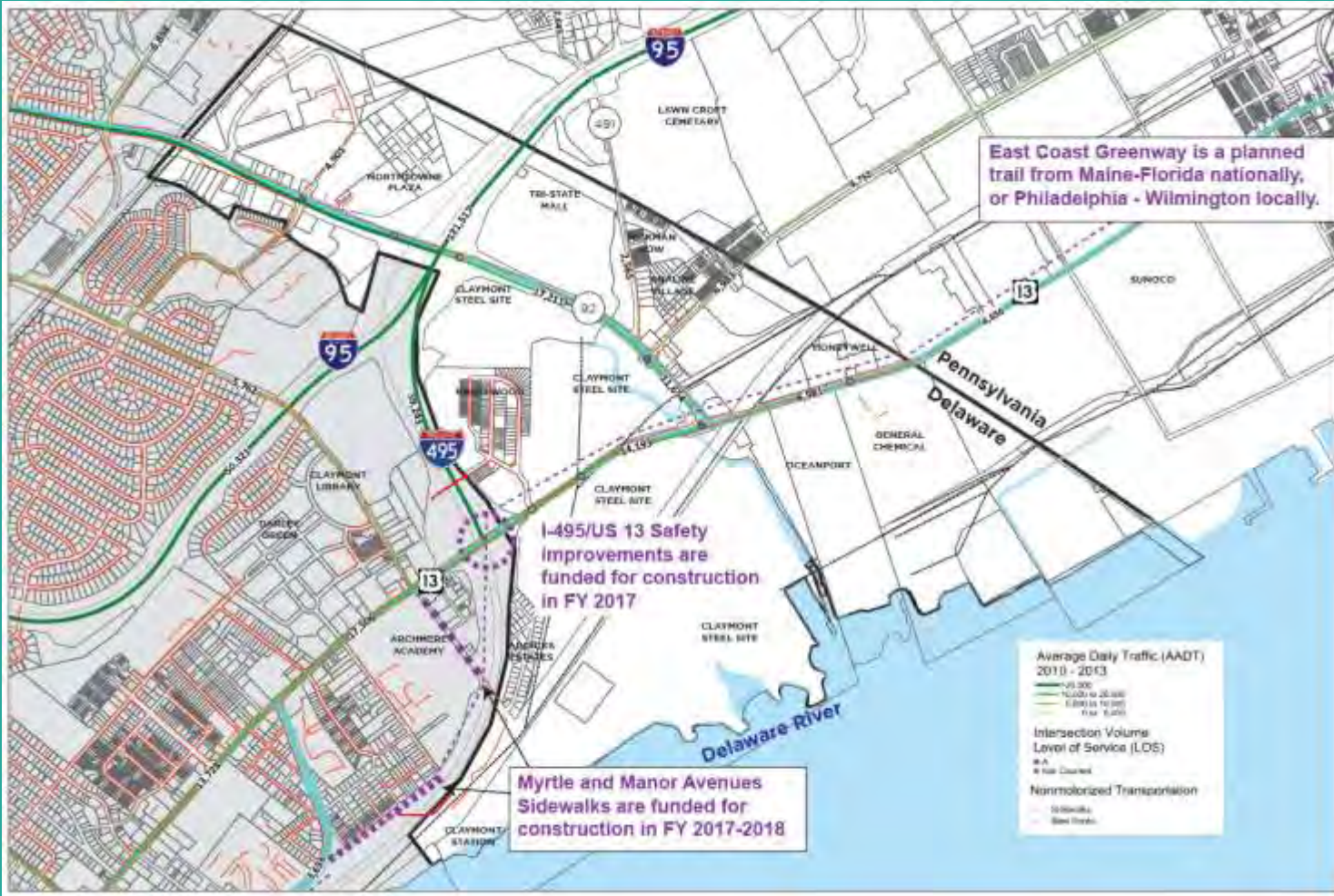


Three DART bus routes, one SEPTA bus route, and SEPTA commuter rail.

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.

# Transportation: Streets

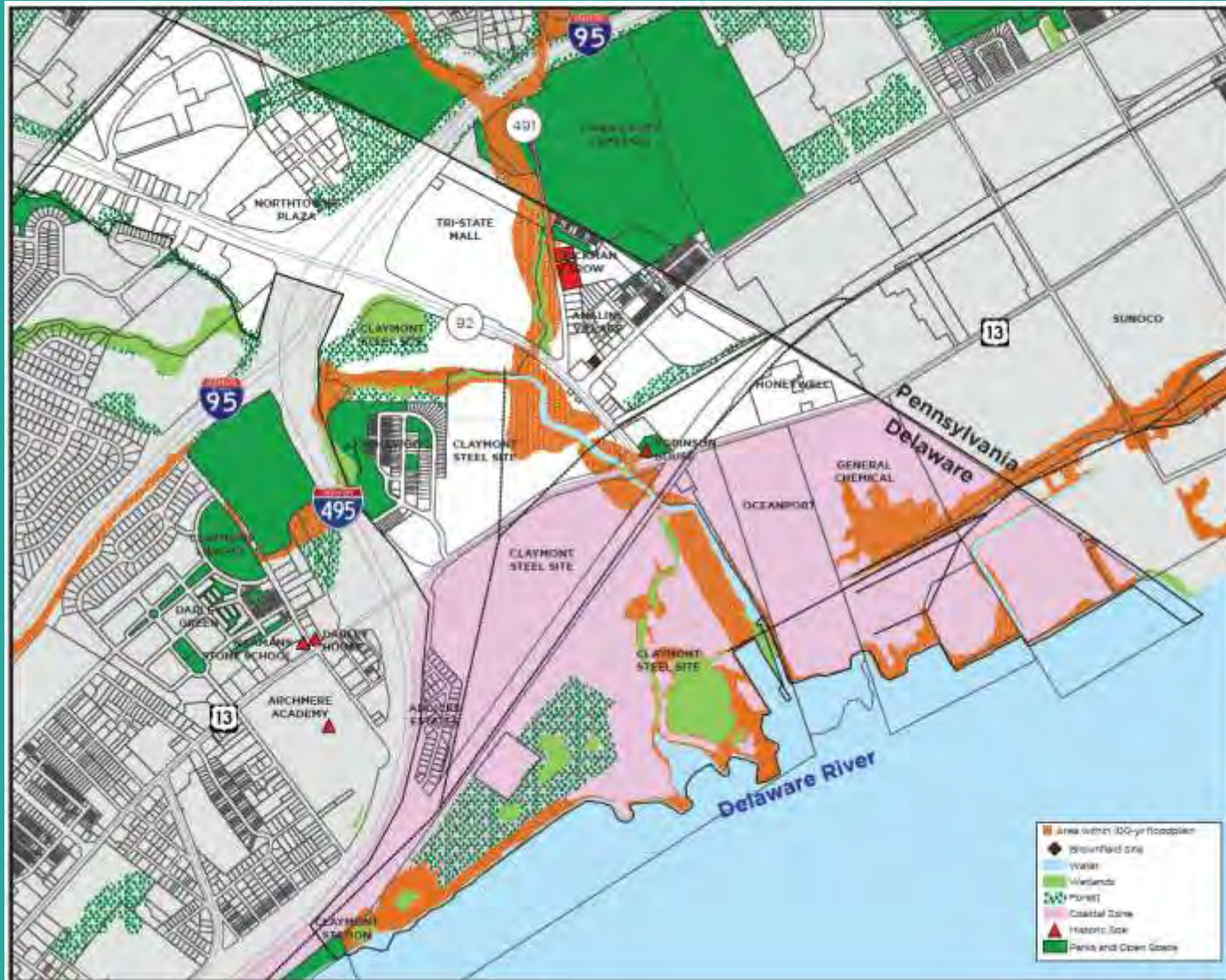


Few walking routes but good highway access.

Funded projects include new sidewalk on Myrtle and Manor Avenues, and safety improvements at I-495 & Naamans Rd.

The **East Coast Greenway** is an off-road, planned (unfunded) walking and bicycling route.

# Environment



A handful of parks and open space.

Two National Historic Sites.

Lack of public access to the River and Naamans Creek.

Wetlands, floodplains, and forest, as well as Delaware's Coastal Zone, will influence where and what types of land uses are appropriate.

# Market Assessment

## Changes in the Study Area



## Development Potential

**Industrial:** **200,000-400,000** square feet of warehouse and distribution space. 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:** **50,000-100,000** 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:** **300,000-500,000** square feet of new retail and eat/drink space.

3.

# What We've Learned

---

Who we have spoken with since Task 1, and what we have heard

# ■ We've met with...

A **Project Management Committee**, made up of representatives from the Partner agencies.

An **Advisory Committee** with:

- Residents
- Local agencies
- Community representatives

**Several focus groups**, including:

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



# What we have learned so far



- Jobs
- History
- Housing
- Businesses
- Recreation
- Access
- Transportation
- Environment



4.

# Preliminary Draft Community Goals

---

Based on what we have  
learned so far

# ■ Goals and Objectives

The final version of the goals and objectives **will be used to weigh the pros and cons of each scenario** during the evaluation process.

**GOALS:** Broad statements that describe a desired future state.

**OBJECTIVES:** Specific statements in support of each goal.

# **DRAFT Goals** for your review



# 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



# 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



# 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
- Improve bus service within Claymont



# **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



# **Draft Goal:** Encourage Design that Enhances the Existing Community Context

## **Draft Objectives**

- Promote mixed-use, transit-oriented development
- Preserve and respect the history of the area
- Limit the visibility of surface parking lots and encourage structured parking





# 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



# Draft Goal: Protect and Restore the Environment

## Draft Objectives

- Enhance Naamans Creek waterway
- Minimize air, water, and sound pollution



**What are we missing?**

**We want to hear from you!**

5.

# Tonight's Discussion

---

We need your feedback on  
the draft goals and objectives!

# Activity

What is most important for a successful project?

- 30 minute discussion followed by a report out
- Questions:
  1. What do you like about the area today?
  2. What are the things that concern you?
  3. How well do the draft goals align with your goals for this area? Are we missing anything?
  4. How would you prioritize the draft goals?

# Contact Information

**Phone:** 302-737-6205 ext. 118  
**Email:** [claymont@wilmapco.org](mailto:claymont@wilmapco.org)  
**Web:** [www.wilmapco.org/ncamp](http://www.wilmapco.org/ncamp)  
**Facebook:** [facebook.com/northclaymont](https://facebook.com/northclaymont)

**Before you leave, please sign in and drop off your survey.**

**Thank you for attending!**