



CLAYMONT

AREA MASTER PLAN

Open House # 4

Planning Partners

The Claymont
Community

WILMAPCO

New Castle County

Claymont Renaissance
Development Corporation

Delaware Department of
Transportation

Delaware Transit
Corporation

CONSULTANT TEAM:
KITTELSON & ASSOCIATES
RHODESIDE & HARWELL
W-ZHA

Thank you for coming!

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

Email

claymont@wilmapco.org

Website

www.wilmapco.org/claymont

Phone

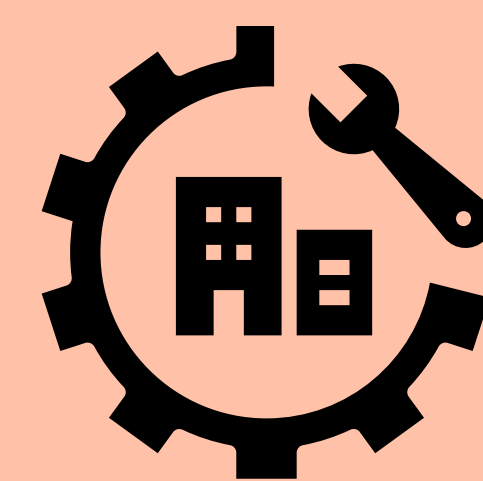
302-737-6205 ext 118

Land Use Scenarios: Overview

The land use scenarios have two parts: the foundation, which would be part of any final scenario, and the Philadelphia Pike options, which are three different visions for enhancing Claymont’s main street.

Foundation

The goals listed below continue the vision laid out in the Claymont Community Redevelopment Plan and respond to what we heard from the Claymont community at our first public open house.



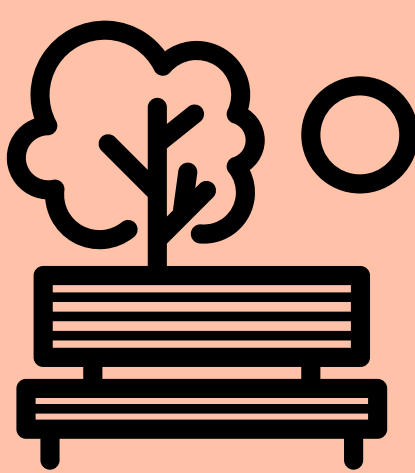
Identification of underutilized parcels for redevelopment



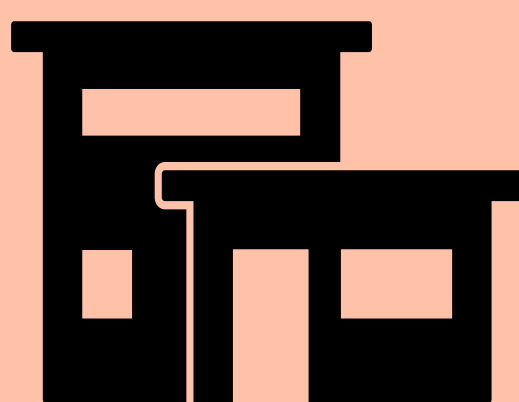
Support for a mix of uses for all to live, work, play, eat, shop, gather



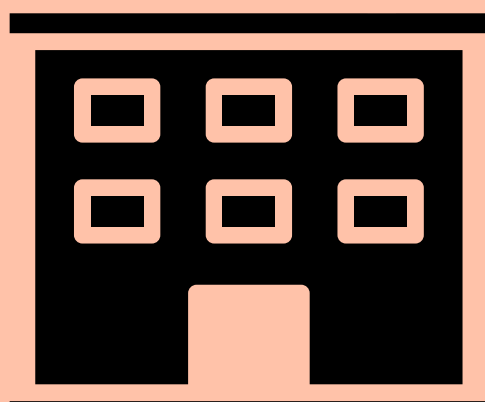
More prominent entries to Claymont’s “Main Street”



Support for more open space and improved streetscapes as part of redevelopment



Support for accessory dwelling units and better connections in all neighborhoods



Long-term vision for redevelopment of aging apartments to include more units and support for a mix of incomes

Philadelphia Pike Options

The three scenarios include updates to the Hometown Overlay along Philadelphia Pike and Gov. Printz Boulevard and represent increasing levels of density that could be considered.

#1: Minor Policy Changes

- Minor policy changes to modernize the Claymont Design Guidelines
- No updates proposed to the Hometown Overlay

#2: Stronger Pike

- Allows for more density (up to 2-3 floors) along more parts of Philadelphia Pike
- Considers longer term options for redevelopment off the Pike

#3: Gateways to Claymont

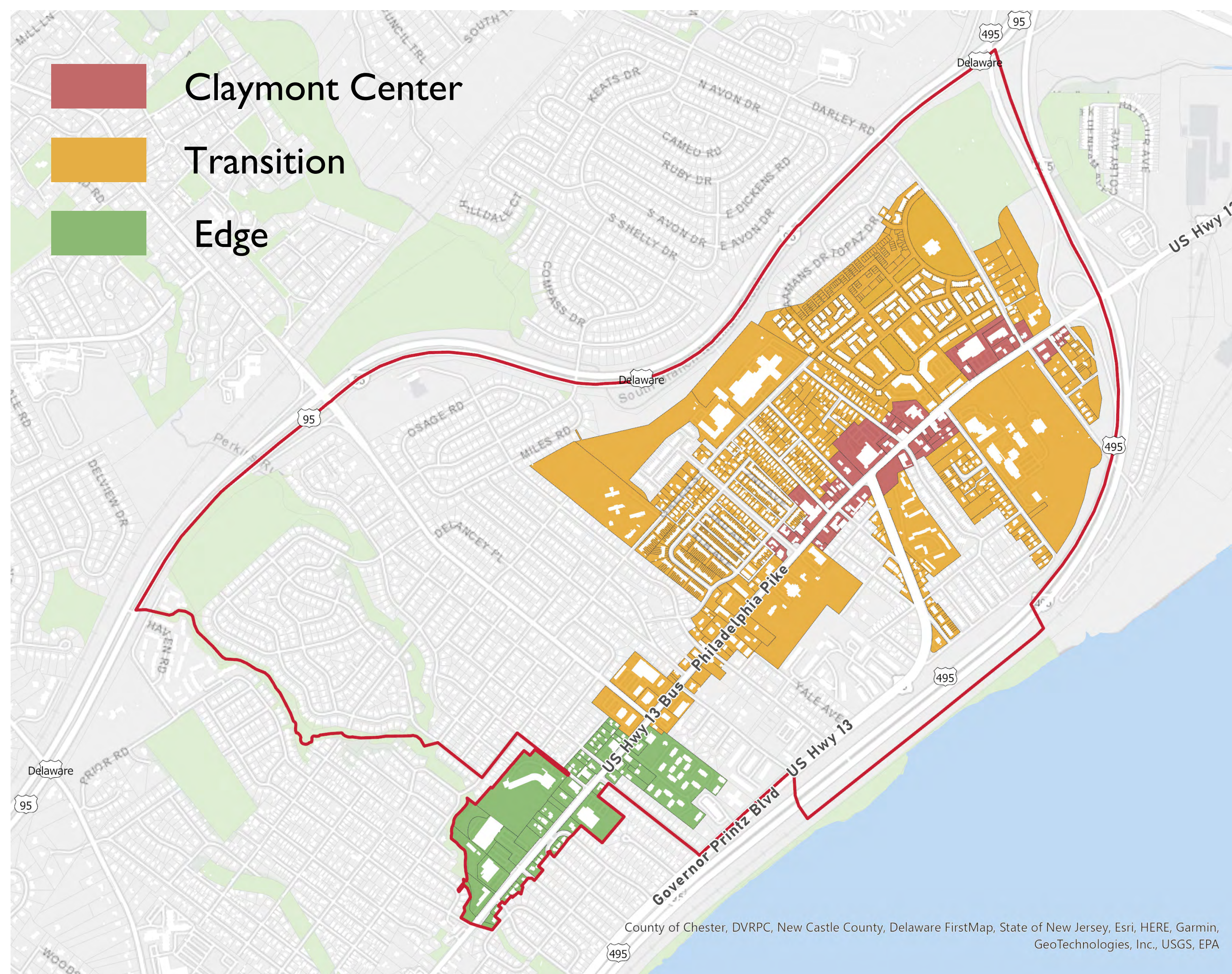
- Increases allowable density similar to Scenario 2
- Calls for 2 sites at either end of Claymont to allow up to 4 stories of development

Land Use Scenario I: Minor Policy Changes

Key Features

- No updates proposed to the Hometown Overlay
- Minor policy changes to modernize the Claymont Design Guidelines
- Continue pursuing buildout of the Philadelphia Pike corridor per the 2004 Plan
- Includes all planned redevelopment (e.g., Claymont Steak Shop site)
- Focus efforts on the transportation scenarios to encourage further growth

Proposed Hometown Overlay Map



What could this scenario look like?

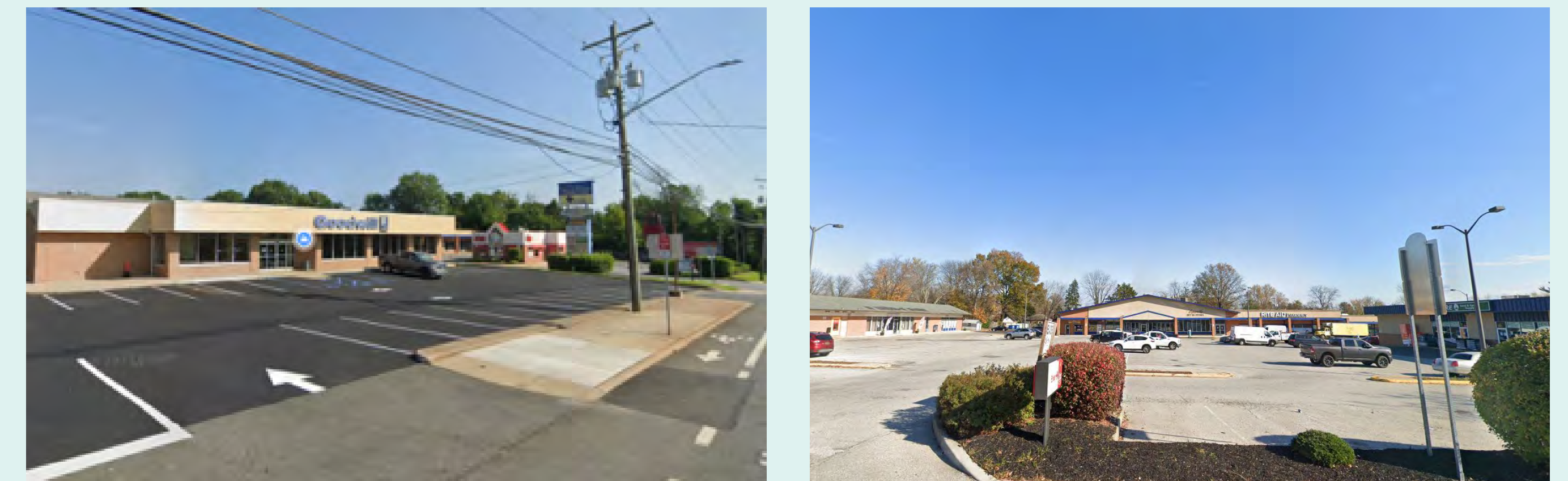
Example Site: Town & Country Shopping Center

- The graphic below shows what the site currently looks like
- No redevelopment plans are currently proposed



This is shown for illustrative purposes only; this is not a proposed redevelopment plan.

- Commercial Uses
- Residential Uses (none present)

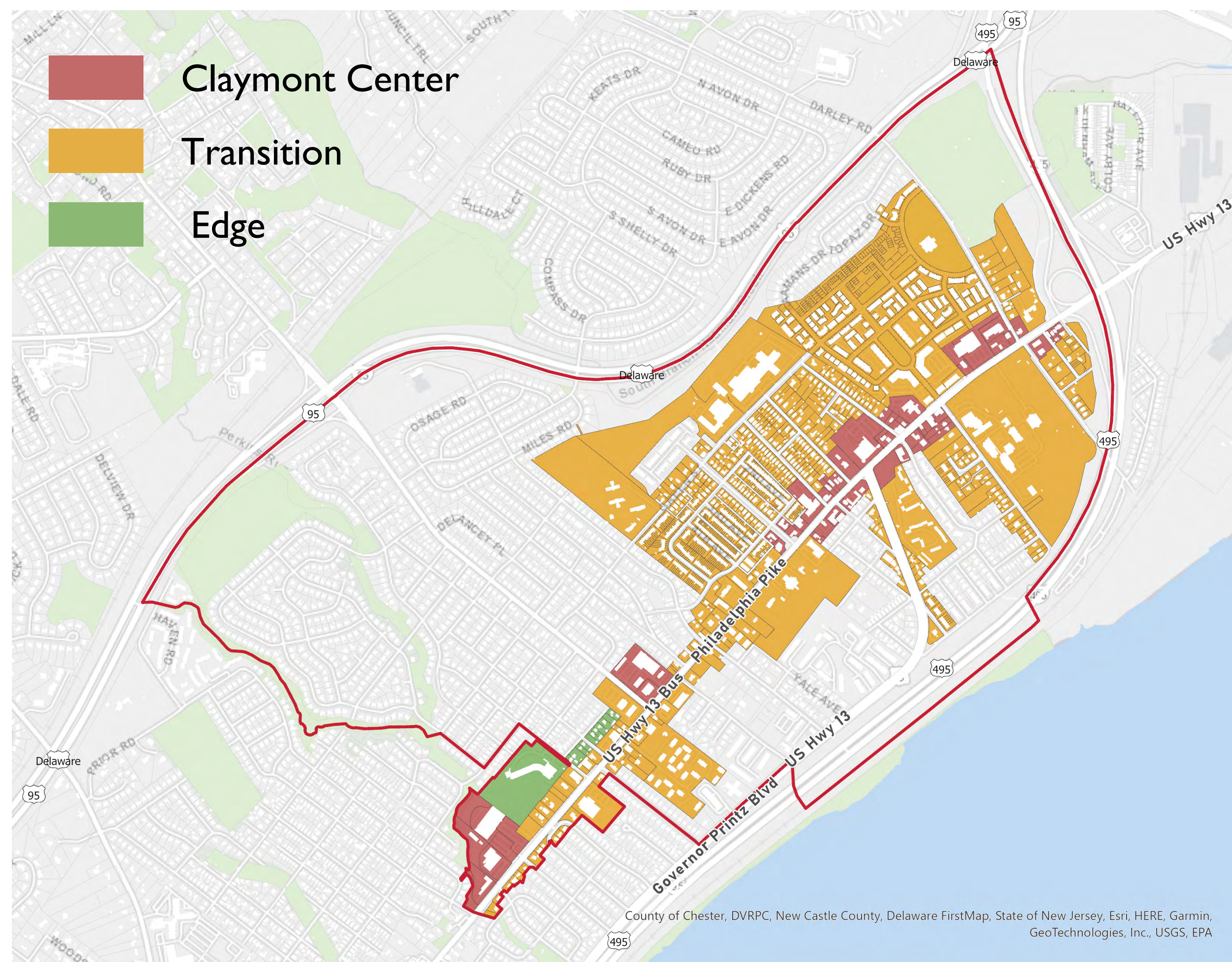


Land Use Scenario 2: Stronger Pike

Key Features

- Allows for up to 2-3 floors along more parts of Philadelphia Pike
- Considers longer term options for redevelopment off the Pike
- Extends the Transition district to more areas along Philadelphia Pike
- Designates additional sites as Claymont Center to encourage more mixed-use, pedestrian friendly centers in more parts of Claymont

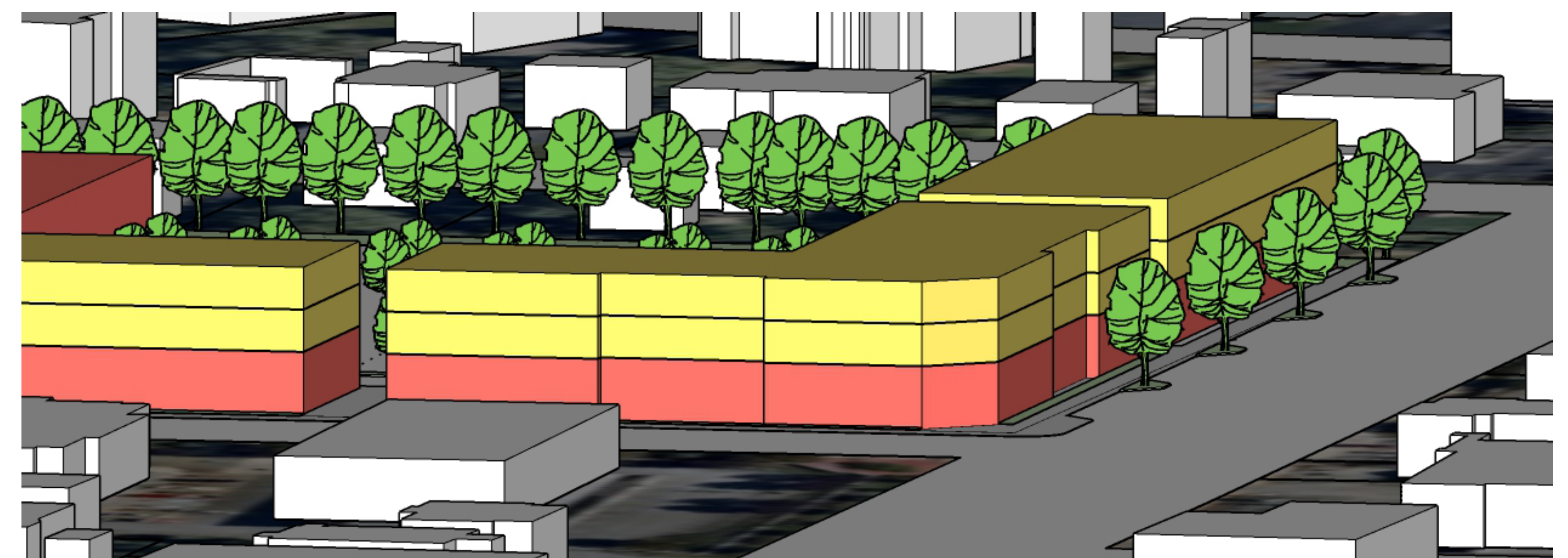
Proposed Hometown Overlay Map



What could this scenario look like?

Example Site: Town & Country Shopping Center

- The graphic below shows what the Claymont Design Guidelines allow in the **Claymont Center** district



This is shown for illustrative purposes only; this is not a proposed redevelopment plan.



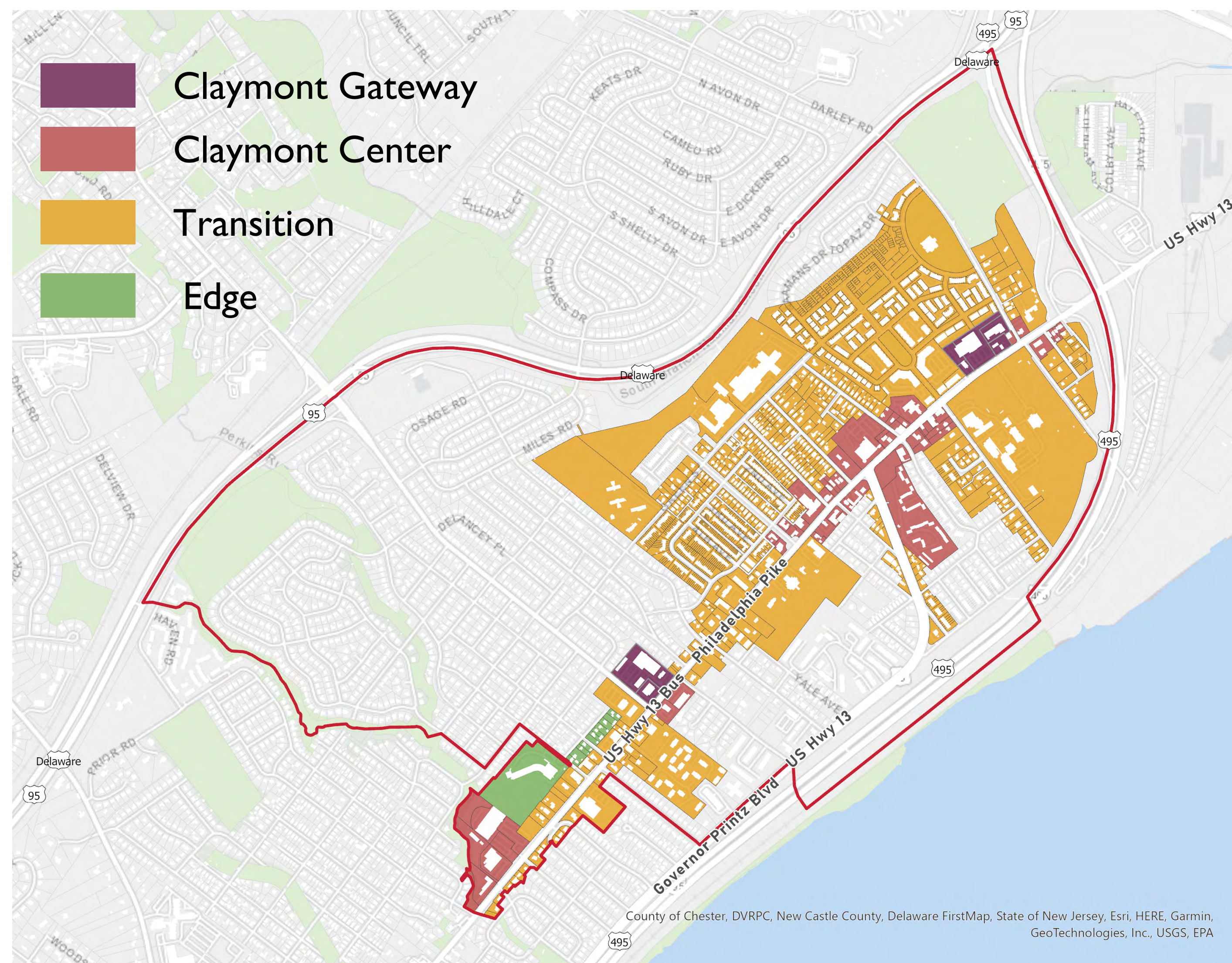
Examples of the kind of buildings possible in the **Claymont Center** district

Land Use Scenario 3: Gateways to Claymont

Key Features

- Increases allowable density similar to Scenario 2
- Calls for two sites at either end of Claymont to allow up to four stories of development under a new district called Claymont Gateway
- The goal is to encourage developments that will create visual interest when you enter into Claymont's "main street"

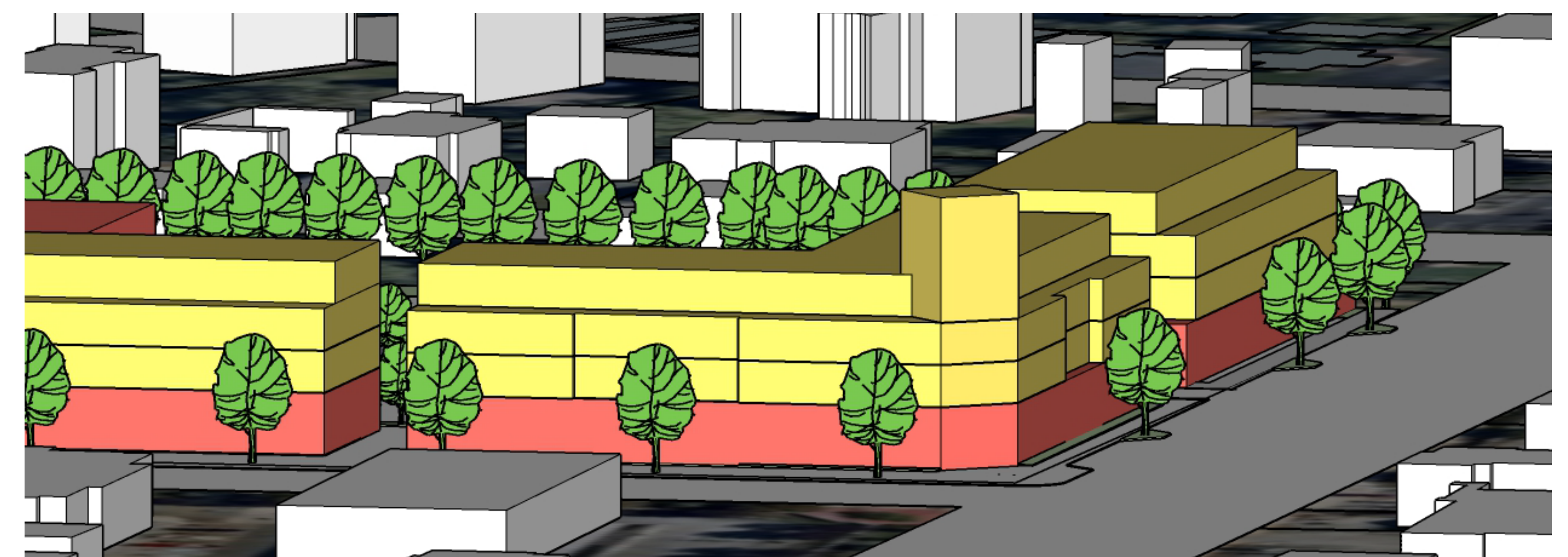
Proposed Hometown Overlay Map



What could this scenario look like?

Example Site: Town & Country Shopping Center

- The graphic below shows what the Claymont Design Guidelines would allow in the **Claymont Gateway** district



This is shown for illustrative purposes only; this is not a proposed redevelopment plan.



Examples of the kind of buildings possible in the **Claymont Gateway** district

Land Use Performance Analysis

Legend

0 stars - does not meet the goal

★ - partially meets the goal

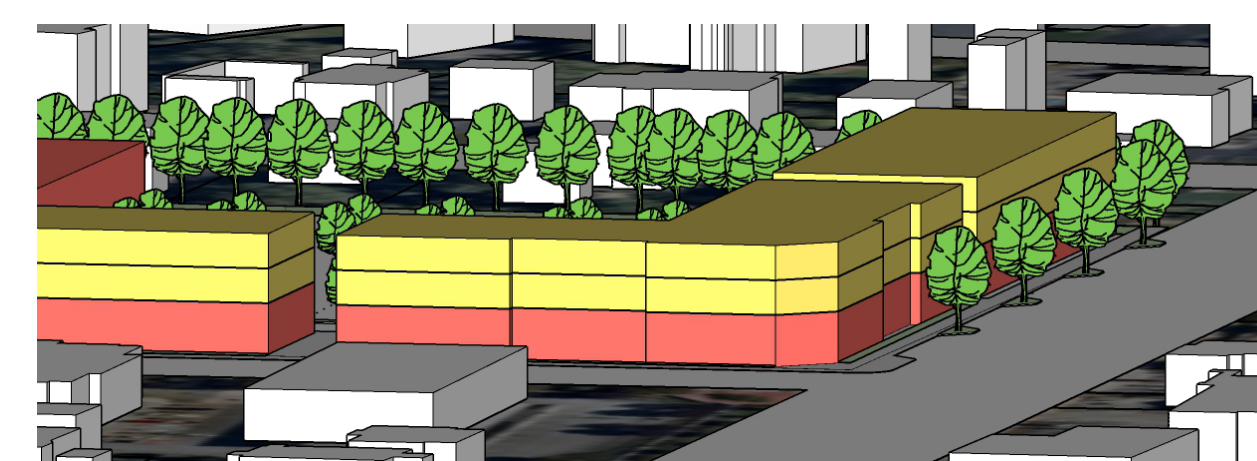
★ ★ - mostly meets the goal

★ ★ ★ - fully meets the goal

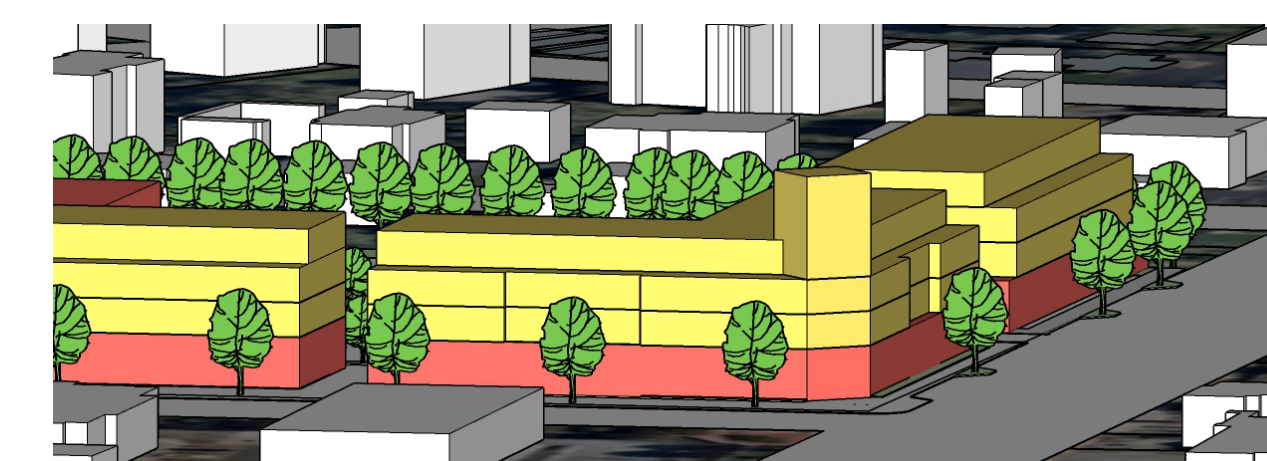
Scenario 1: Minor Policy Changes



Scenario 2: Stronger Pike



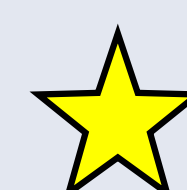
Scenario 3: Gateways to Claymont



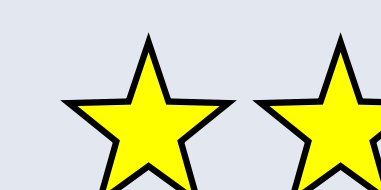
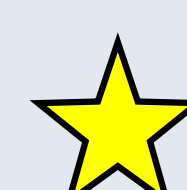
% of Parcels Within a 10-Minute Walk of a Park or Open Space



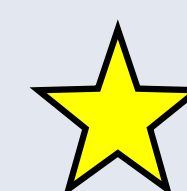
% of Parcels Within a 10-Minute Walk of a Commercial/Mixed-use Area



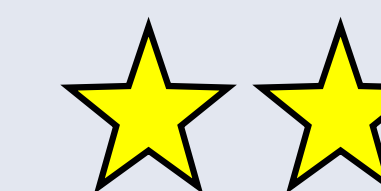
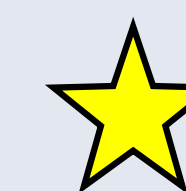
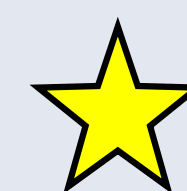
% of Parcels Along Philadelphia Pike Requiring Active Uses



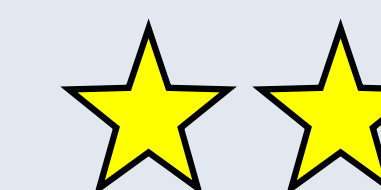
% of Market Potential Accommodated (Commercial and Residential)



Potential Number of Moderately Priced Housing Units Required



Impacts to Environmental Justice Neighborhoods



Potential for Impacts to Impervious Surface Area

