

CLAYMONT COMMUNITY REDEVELOPMENT PLAN



August 3, 2004

Thomas P. Gordon, County Executive

Sherry L. Freebery, Chief Administrative Officer

Robert S. Weiner, County Councilman



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CLAYMONT COMMUNITY REDEVELOPMENT PLAN



Thomas P. Gordon, New Castle County Executive
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Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects

AUGUST 2004

CLAYMONT COMMUNITY REDEVELOPMENT PLAN

This plan is the result of the commitment of many individuals over the last four years and the foresight of their elected officials.

Their efforts and the efforts of the Claymont Renaissance, are embodied within the text of this document, without them its preparation would not have been possible.

Photographs used in this publication were provided courtesy of the American Planning Association, the Congress for New Urbanism Image Bank, the Center for Historic Architecture and Design, and Thomas Comitta Associates, Inc.

AUGUST 2004



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Chapter I



Introduction



1.1 OVERVIEW

The 2002 New Castle County Comprehensive Development Plan Update identified the need for redevelopment of existing properties, particularly in the many unique unincorporated communities in New Castle County. In response to this identified issue, New Castle County has adopted both a redevelopment ordinance and most recently a Hometown Overlay District enabling ordinance. Both ordinances establish a process in which the redevelopment of existing properties can be more easily achieved by altering land development requirements and the approval process. Hometown Overlay designation allows UDC requirements to be modified to adjust density, landscaping buffers or open space area, parking, building and paving setbacks, building heights and sign standards to ensure that proposed development/redevelopment will conform to the goals and objectives of the Community Redevelopment Plan and/or Design Guidelines manual. The standards established by this Community Redevelopment Plan/Design Guidelines manual that conflict or contradict those of the UDC shall supersede those identified and determined by the Department during plan review.

The Claymont Community Redevelopment Plan and Manual of Design Guidelines have been prepared by Thomas Comitta Associates, Inc., Town Planners and Landscape Architects and the New Castle County Department of Land Use in cooperation with

the Claymont Renaissance, a cooperative effort between the Claymont Coalition, Claymont Business Owners Association and the Claymont Historical Society. The Community Redevelopment Plan presents existing conditions, analysis, maps, land use, transportation, public services, urban design and marketing. It introduces a series of goals for revitalizing the Claymont Community.

The *Claymont Community Redevelopment Plan* was developed with significant community involvement and citizen input. Numerous public workshops were held with the Claymont Renaissance. This Plan is the response to that visioning and planning process. The Plan represents a consensus of ideas and opinions from the participants for the future of Claymont.

1.2 VISION

The Claymont community aspires to create a viable town center, as well as overall streetscape improvements along the Philadelphia Pike.

A pedestrian-oriented place is envisioned, where people can live, work, shop, learn, recreate and worship in a small town environment.

A compact, mixed-use, walkable town center is viewed as a critical component to the enhanced connection and enjoyment of civic assets (a post office, 4 schools, 3 churches, a library, a community center and a train station).

By 2013, the Claymont community sees itself as having an attractive and desirable downtown where you can take your family in a traditional neighborhood setting.

1.3 GOALS

- Revitalize Claymont Center and create a destination with restaurants, cafes, specialty shops and stores. Promote an ambiance that is conducive to dining, shopping, and strolling.



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

- Beautify the Philadelphia Pike to create an attractive and pedestrian-friendly streetscape with sidewalks, street trees, street lamps, street art, benches and planters.
- Induce revitalization through economic development. Promote business recruitment and retention. Improve the marketing of Claymont as New Castle County's newest downtown.
- Maintain and enhance interconnected transportation networks with: public transportation; attractive bus shelters; a new community circulator; enhanced vehicular greenways; bike lanes and pedestrian linkages.
- Maintain and improve pedestrian circulation with existing and expanded/improved sidewalk system, safe crosswalks, and adequate lighting.
- Enhance the neighborhood character of Claymont; focus on property maintenance; upgraded appearance of historic areas; the addition of attractive signage to promote neighborhood pride.
- Coordinate efficient and effective use of governmental and non-governmental resources at all levels to stimulate economic activity.
- Provide attractive, affordable and diverse housing to complement the revitalization of Claymont while promoting an increase in homeownership opportunities.
- Protect, preserve, rehabilitate and enhance historic resources and promote the history of Claymont as a revitalization tool.

1.4 PURPOSE AND DEFINITION

The Hometown Overlay District and Community Redevelopment Plan are intended to perpetuate and enhance the character of early settlement areas, hamlets, villages, and pre-World War II subdivisions. Many of these communities have unique characteristics that do not conform to modern zoning standards, but still possess qualities making them viable and attractive places to live and work. The purpose of the overlay district is to ensure that infill, redevelopment, and changes to the zoning pattern are compatible with the existing community. Each district will require its own community redevelopment plan that may address such issues as land use, dimensional characteristics, protected resources, and amenities, and other features, as appropriate. Future development will conform to the established character of the community as defined in the redevelopment plan instead of adhering strictly to modern zoning standards.

Hometown Overlay Districts will perpetuate and enhance the character of these communities built before the creation of zoning and land development codes. The creation of the overlay districts is intended to foster investment and redevelopment in these communities by preventing the need for variances in order to maintain existing patterns and characteristics, and to prevent the lack of harmony that results from strict adherence to existing zoning standards. Nearly three centuries of development were already in place when the first zoning code was established in 1954. The zoning code and amendments created standards for new development, but failed to recognize the unique qualities of existing communities and how they would evolve. The diversity of our older communities includes settlements that grew around mill seats, ports, railroad stations, crossroads, agricultural trading centers, trolley lines, and adjoining cities. Many are designed with street systems, lot sizes, dimensional relationships, and patterns of use that do not



conform to existing zoning districts, yet are viable, attractive communities that offer an alternative to modern development. The urban style density, setbacks, and mixed uses in some older communities are not permitted in the standard zoning districts. A community redevelopment plan for each overlay district will define unique characteristics that infill projects and redevelopment will perpetuate.

1.5 LEGAL BASIS

Delaware’s Quality of Life Act (9 Del. C. §2651 et seq.), requires all counties to prepare and adopt a comprehensive development plan and to update it every five years. New Castle County most recently updated its Comprehensive Plan in March 2002, and considers the updates to the overall comprehensive plan a very important tool to use in measuring its accomplishments and re-examining its goals and objectives. In addition to this planning process, the County Administration has realized that a number of older, traditional settlements within the County desired and would greatly benefit from a more specific level of planning. To address this, the County Executive established the Community Planning Program. This initiative assigns community planners to designated communities, to address those planning issues specific to that community – issues that may not be appropriate on a county-wide level, but are critical to the continuing success of that particular community.

Hometown Overlay zoning districts (HT) shall be established by New Castle County Council and encompass the boundaries of communities and neighborhoods that will be subject to a modification of dimensional standards as set forth herein and by an approved community redevelopment plan. Adoption of a Hometown Overlay shall amend the Comprehensive Development Plan to be consistent therewith. Hometown Overlay rezonings shall be processed in accordance with the tri-annual hearing process in Section 40.31.111 of the New Castle County Unified Development Code.

The description and identification of these communities shall be through civic initiative and public input to determine the unique qualities, landscapes, land use, development pattern, amenities, road network and transit facilities, community uses, public spaces and other assets that define and characterize that community. The delineation of a community shall not be comprised of only one land use type. Communities are composed of a variety of uses that include residential, commercial, employment, recreation and institutional uses. While not all communities have each of these categories, all communities do exhibit a variety of land uses that together, contribute to the identity and function of the community.

All proposed land development applications reviewed by the Department shall comply with the Community Redevelopment Plan and Design Guidelines adopted for a community.

1.6 COMMUNITY PLANNING PROCESS

In 2002, the New Castle County Executive initiated a Community Planning Program within the Land Use Department. One aspect of this program is to work with communities to prepare small area plans that will build on the foundation provided in the County’s comprehensive plan. Community redevelopment plans can take the planning process a step farther to identify the unique characteristics of distinct communities within the County.

The purpose of this planning effort was to formulate a community vision for the future of Claymont, and draft a plan that defines the goals and objectives of the community, and identifies the actions necessary to achieve them.

After a successful Visioning Component with the Claymont Community, Design Workshops were held to shape a plan for a revitalized Claymont Center. In addition, a Streetscape Plan for Philadelphia Pike has emerged to focus on the enhancement and beautification of the artery connecting Wilmington to



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Philadelphia.

The strengths of the community in terms of location, rail access, highway access, and a gateway location, bode well for redevelopment attractiveness. These elements will provide the basis for continued success of beautiful downtown Claymont.

1.7 GENERAL FORMAT

The *Claymont Community Redevelopment Plan* is organized into six chapters covering all required and optional elements. These chapters cover each of the elements in the following manner.

- Chapter I, Introduction
- Chapter II, Claymont Hometown Overlay District
- Chapter III, Land Use & Community Design
- Chapter IV, Sustainable Growth
- Chapter V, Summary

Chapter II



Hometown Overlay District



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

2.1 INTRODUCTION

Located on the Delaware River in Northeastern Brandywine Hundred, the unincorporated “town” of Claymont is both a unique and historic community. Claymont sits on the ridge line between the flat, rich coastal floodplain of the Delaware River and the rocky upland piedmont area of northwestern New Castle County, long making it an important transportation corridor area. From its days as a agricultural river town, to a colonial stop over along the King’s Highway, a suburban stop along the trolley line extension, to now being located at the confluence of two major interstates, two local highways and a commuter rail line, Claymont has always been able to provide the key component to successful real estate investment, “location, location, location.”

The area has seen development from the early 19th Century, as primarily an agricultural landscape, to mid 19th and early 20th Centuries when it served as a resort area for wealthy Philadelphia families when substantial “summer estates” dominated the landscape. Finally, from the early 20th Century until present day Claymont became a suburban/industrial working community with growth spurred by the street car and later the automobile.

Today, Claymont still functions very much like a small town with a very strong underlying community fabric. The area generally considered to be Claymont encompasses the entire 19703 zip code as shown on Map #1. The total land area of the community is 4.2 square miles or 2,690 acres. The 2000 US Census recorded a population of 18,283 comprising 7,735 households within the Claymont area.

Despite the very real problems encountered by the community, a number of opportunities have presented themselves that create potential for revitalization. There are projects, both public and private, such as the Transportation Improvement

Plan for the Philadelphia Pike, initiated by the Claymont Renaissance, funded through the Federal government and strongly supported by the Delaware Department of Transportation.

Private investments include improvements to the Waterfall Banquet Center and the Fish-o-Rama building. Redevelopment projects for a Dunkin’ Donuts, Wawa, McDonald’s and Stockdale are also proposed on the Philadelphia Pike. Business owners, residents, and local groups are enthusiastic and optimistic about improving not only the Philadelphia Pike and Claymont Center, but the entire community.

Clearly, one of the reasons for preparing this Community Redevelopment Plan is to encourage the physical rehabilitation of the Philadelphia Pike, Claymont Center and surrounding neighborhoods. The more important purposes of the plan are to address and provide solutions to problems that have deteriorated the spirit of this strong community and to capitalize on the many opportunities and resources that are presented by the community itself.

2.2 CLAYMONT HOMETOWN OVERLAY DISTRICT

The Claymont Hometown Overlay Zoning District is intended to foster redevelopment primarily along the Philadelphia Pike and to enhance and preserve Claymont’s existing historic neighborhoods. It encourages the development of compact, mixed use (both horizontally and vertically) urban buildings that compliment the historic development patterns of surrounding neighborhoods with support by existing and planned transportation networks, both automobile and pedestrian.

As shown on Map #2, Claymont Hometown Overlay Zoning District consists of 396 acres of land zoned for commercial, office and residential zoning designation. The underlying zoning districts include: 45 acres of Commercial Neighborhood, 32 acres of Commercial Regional, 5 acres of Office

Neighborhood, 209 acres of various Neighborhood Conservation districts (both single and multi-family) and 108 acres of Suburban land.



The Claymont Hometown Overlay Zoning District is defined by three distinct character zones: Claymont Center, the Neighborhood Transition, and the Edge. (See Map #3.)

Claymont Center which will serve as the core of district is clearly defined and consists of the most intense urban buildings with respect to both massing and use. Claymont Center will serve as the center of pedestrian activity for the overlay district. Most retail and restaurant uses should be physically concentrated in the Claymont Center to provide a critical mass of shopping and pedestrian activities that identifies it as a destination.

The Neighborhood Transition Area along the Philadelphia Pike, due to its proximity to Claymont Center, is the ideal location for medium to high density (where appropriate) development. Redevelopment of existing residential neighborhood areas within the overlay area will be consistent with the established land use patterns of those communities. The Neighborhood Transition Area provides the gateways to Claymont Center and serves as a transition from the intensity of Claymont Center to its surroundings. Development in the Neighborhood Transition Area will be supported by Claymont Center and vice-versa along a network of well-connected, pedestrian-scaled streets. The size of the Neighborhood Transition Area is largely a function of its distance from Claymont Center.

The Claymont Hometown Overlay Zoning District Edge Area is comprised of predominately low to medium density development. It is connected to Claymont Center via the Neighborhood Transition Area by vehicular transportation systems. The progression from Claymont Center to the Edge is accomplished through the design of the public realm of the street as well as through appropriate massing, scale, and architectural design of the buildings. The Edge Area will be designated for mostly medium to low density development in commercial areas

and traditional suburban development in residential areas.

2.3 CLAYMONT CENTER



The primary purpose of identifying a “town center” in Claymont is to encourage development and redevelopment that is typical of traditional downtown development. A traditional downtown has the following characteristics:

- contiguous street wall with buildings placed adjacent to the street & sidewalk;
- building facades with large display windows;
- on-street parking or off-street parking to the rear of buildings;
- mixed use development, such as residences or offices over businesses;
- a multi-modal transportation system;
- compatibility or consistency of the architecture in the area;
- public seating areas with amenities; and,
- public gathering areas.

Some of the current issues of existing commercial developments in Claymont Center are:

- no continuity of building facades due to regulations (building setbacks from side property lines)



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

- existing parking located in front of building that disturbs the street wall and conflicts with the sidewalk/pedestrian
- lack of identity to the area (no common theme)
- limited opportunities for around-the-clock activity
- minimal pedestrian activity
- limited public areas
- *a proposed roadway with bike lane;*
- *curb bulb-outs and sidewalks;*
- *new context sensitive infill buildings;*
- *new street trees; and*
- *two new alleys – Claymont Alley and Adams Alley.*

This plan will provide the basis for modifying the existing requirements for building density, setbacks, off-street parking location, landscaping and architectural compatibility. In traditional “town centers”, buildings located along main streets are typically two-story and are permitted within one-foot setback from the front property line, bringing them closer to the street and establishing a comfortable pedestrian realm. Parking requirements are generally one-half the number required by development codes as additional parking spaces (both on street and off-street) are typically located within walking distance of each business. Traditional “town centers” also contain a mix of uses such as residences situated adjacent to businesses, and special uses such as bed and breakfast establishments. These activities would encourage more street activity during evening hours and would support restaurant and entertainment establishments.

The Idealized Build-out Plan for Philadelphia Pike within Claymont Center as shown on Map #4 identifies how these issues will be addressed and details a total of 54,400 square feet of new building program shown in red

These properties are also intended to comply with the Manual of Written and Graphic Design Guidelines, a companion document to this Plan.

The Idealized Buildout Plan for Claymont Center depicts a careful redesign of the area along Philadelphia Pike from the Route 495 right-of-way to Governor Printz Boulevard. The Plan depicts:

The Idealized Build-out Plan for Claymont Center includes a detail entitled “Typical Streetscape Dimensions”. The inset detail depicts the enlargement of the Manor Avenue intersection with Philadelphia Pike and indicates where crosswalks are proposed, along with the proposed re-pavement/re-line striping of Philadelphia Pike for 11 foot wide travel lanes, 4 foot wide bike lanes, and 7 foot wide on-street parking bays.

Another notable aspect of the Claymont Center plan relates to off-street parking for the new buildings, located to their sides or rears. The concept is to place the buildings close to the sidewalks to restore the hometown fabric to Claymont Center, and to better invite store and shop use by pedestrians. These concepts are presented in detail in the Manual of Written and Graphic Design Guidelines, a separate companion document to this Plan.

2.4 NEIGHBORHOOD TRANSITION

In most traditional towns, building densities and heights are typically greatest in central business districts or along main streets and transition to lower densities and heights outward to the boundary of the district. In general, densities will be highest within Claymont Center, transitioning to lower densities moving outwards from Claymont Center to the Edge along a transect.



Within the identified transition areas of the Claymont Hometown Overlay district, commercially zoned properties shall provide an opportunity for mixed-use buildings that are pedestrian-friendly as an appropriate transition along street frontages from Claymont Center to the surrounding neighborhoods. All residential uses shall continue and redevelopment of these properties shall be in conformance with the existing setbacks, size and scale of the neighborhood. Architectural detailing shall look not to replicate those styles and materials that exist, but provide compatibility and compliment them in an effort to perpetuate the established character of the area.

2.5 EDGE

Buildings at the Edge should be comparable in height and massing to the adjacent and nearby properties as well as the surrounding neighborhood. The Edge is typically comprised of predominately low to medium density development. It is seamlessly connected to Claymont Center via the Neighborhood Transition area by vehicular transportation systems. The progression from Claymont Center to Edge shall be accomplished through the proper design of the public realm of the street as well as through appropriate massing, scale, and architectural design of the buildings.

2.6 PHILADELPHIA PIKE

Most traditional towns typically contain a main corridor area or “main street” on which they developed and grew. This corridor typically provides a transect of the community that helps to define its character zones (i.e. Claymont Center, Neighborhood Transition and Edge) forming the physical setting of place. The Philadelphia Pike serves as Claymont’s “main street” and provides the basis for varying the types of future development along this transect as defined by its character zones.

Philadelphia Pike currently presents a rather “rough” appearance, with asphalt and concrete predominating. In many, cases, vehicles are forced to park in front of businesses, obscuring

the display windows and store entrances. Vehicles are often forced to drive over sidewalks to reach parking spaces. There is little sense of human scale or of a comfortable experience for the pedestrian shopper. These conditions have contributed to the shift of retail space from traditional shops and restaurants to gas stations, dollar stores and fast food establishments. As a result, the community and potential outside shoppers have been forced to frequent other commercial areas for causal dining and specialty shopping. To relieve these conditions, a variety of streetscape improvements have been identified by both the community and the Delaware Department of Transportation in an integrated context sensitive design.

The Claymont Transportation Plan consists of the development of the transportation component by the Delaware Department of Transportation (DelDOT) of the Master Plan for the Claymont Community. Through a series of committee meetings and public workshops, and in consultation with Thomas Comitta Associates, Inc., the community has identified improvements to be made along the Philadelphia Pike.

Three areas have been identified for different levels of focus in the Transportation Plan. They have decided to approach the corridor improvements in three steps:

- From Darley Road to Seminole Avenue - This is planned as the village center and the first area of focus. Plans should focus on roadway and streetscape improvements to support the planned land use changes. The improvements in this section could include roadway, streetscaping and land use changes.
- From Seminole Avenue to Commonwealth Avenue - This is the second focus area, intended to be a transition area to the village center. Roadway and streetscaping improvements should be proposed



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

- From Commonwealth Avenue to Perkins Run - This is the third focus area, with planned improvements limited to roadway section changes and streetscaping.



The Idealized Build-out Plan for Philadelphia Pike depicts:

- proposed buildings;
- proposed monuments/public art;
- benches and trash receptacles;
- the enhancement of existing sidewalks;
- proposed street trees;
- proposed crosswalks;
- limited curb cuts and vehicular interconnections along the corridor;
- alleys for access to parking, utilities, service and loading areas;, and
- transit stops at key nodes with easy access to the surrounding streets.

The Transportation Plan will generally involve transportation planning necessary to support the proposed Master Plan improvements and to identify other transportation system improvements that could enhance the Master Plan vision.

Although separate from this plan, the Philadelphia Pike Transportation Plan as shown on Map #6 along with the Idealized Build-out Plan shown on Map #5 will improve the appearance of the street and help jump-start private investments to revitalize the area. Figure #1 depicts proposed street cross-sections identified in the Claymont Transportation Plan.



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Map 1. Claymont Boundary
 Claymont Community Redevelopment Plan
 Prepared By:
 Thomas Comitta Associates
 Town Planners & Landscape Architects
 West Chester, Pennsylvania
 June 3, 2002





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HOMETOWN OVERLAY DISTRICT



LEGEND

- Picture Run Creek
- Parade
- Hometown Overlay District



Not to Scale

Data Source:
New Castle County GIS Department

Claymont Community Redevelopment Plan

Map 2.

**Hometown
Overlay District**
Claymont Community,
New Castle Co., Delaware

Prepared By:

Thomas Comilla Associates, Inc.
Town Planners & Landscape Architects
18 West Chestnut Street
West Chester, PA 19382

Date: March 13, 2004
Revised: 6/7/04



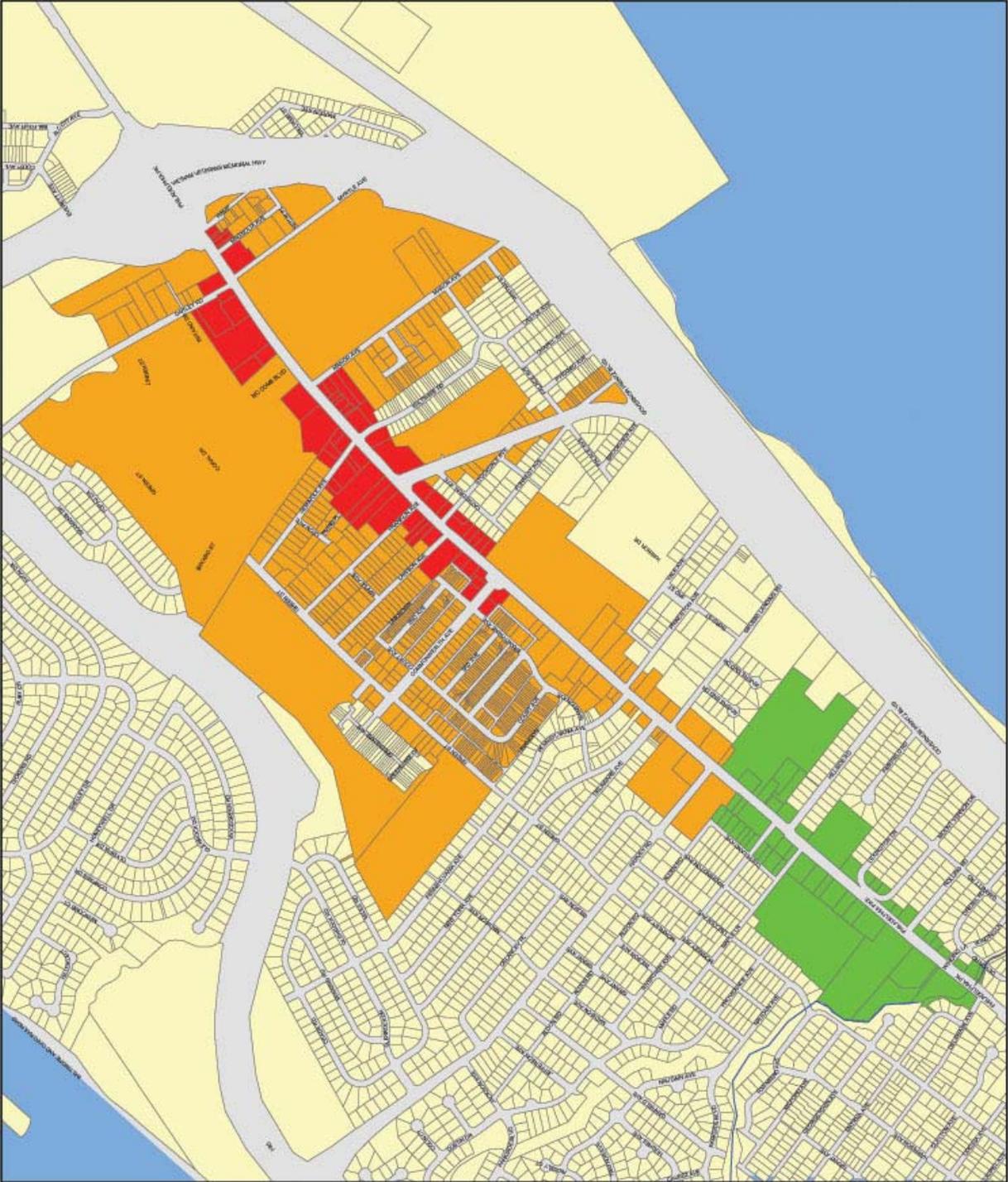
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HOMETOWN OVERLAY DISTRICT - ZONES



LEGEND

- Perlicke Run Creek
- Parcels
- Hometown Overlay District Zones**
 - Core, Claymont Center
 - Transition
 - Edge



Not to Scale

Data Source:
New Castle County GIS Department

**Claymont Community
Redevelopment Plan**

Map 3.
**Hometown Overlay
District - Zones**

Claymont Community
New Castle Co., Delaware

Prepared By:

Thomas Comitella Associates, Inc.
Town Planners & Landscape Architects
18 West Chesnut Street
West Chester, PA 19382

Date: March 13, 2004
Revised: 6-7-04

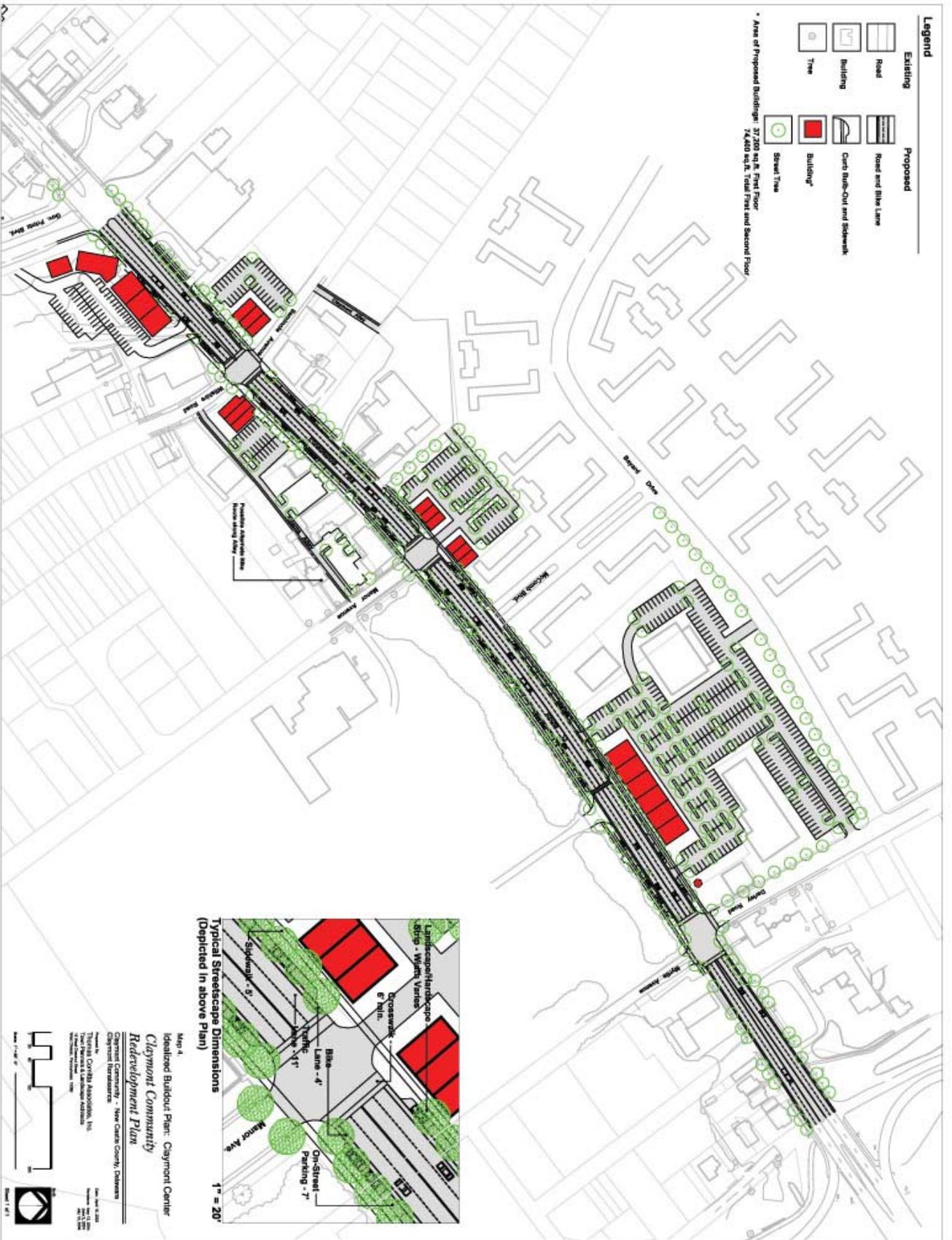


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LEGEND

- Building Program Enhancements
- Proposed Building
- Proposed Monument/Public Art
- Streetscape Enhancements
- Existing Streetscape Enhancement
- Proposed Street Tree Program
- Proposed Crosswalks

Map 5.
Idealized Buildout Plan: Philadelphie Pike
*Claymont Community
Redevelopment Plan*

Claymont Community - New Castle County, Delaware

Prepared by:
Thomas Corbett Associates, Inc.
1000 North DuPont Highway
New Castle, Delaware 19720

Scale: 1" = 100'

Sheet 1 of 1



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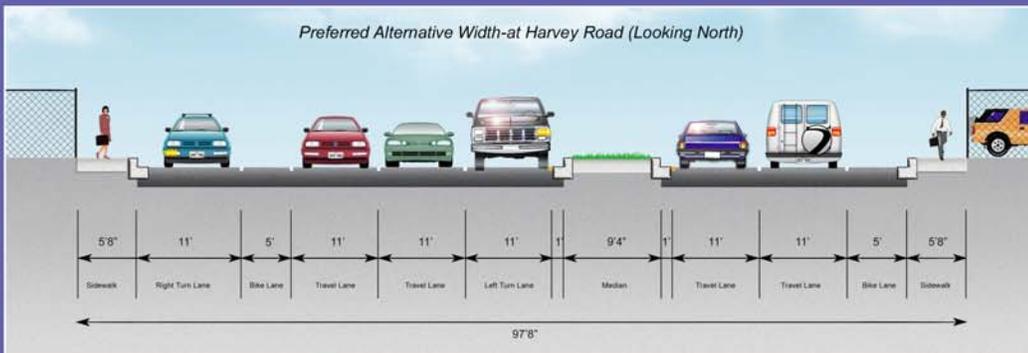
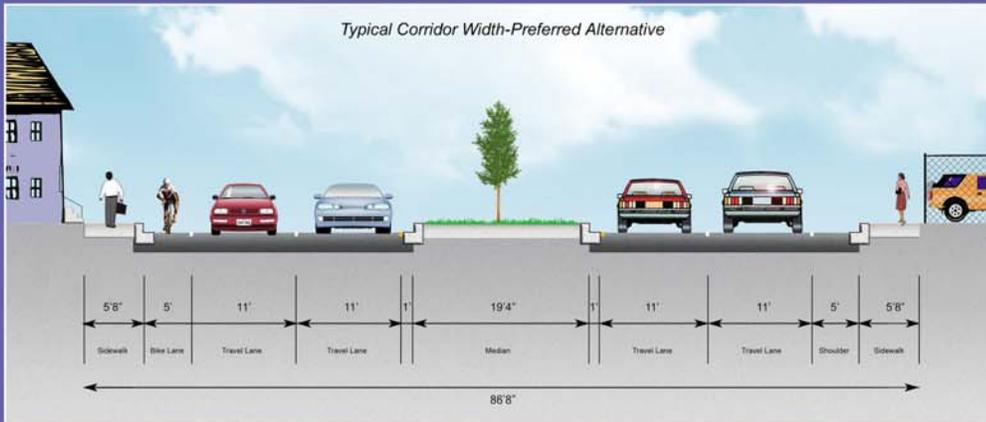
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Claymont Transportation Plan



Chapter III



Land Use and Community Design



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

3.1 INTRODUCTION

Claymont is very much an urban area with a mixture of land uses typical of older communities. It contains commercial, office, residential, parks, schools, community center, public library, and vacant land uses. The Future Land Use Plan provides the following:

- Opportunities for new development and redevelopment along the entire Philadelphia Pike transect and typical traditional downtown development, such as on-street parking and buildings within one foot of property lines for Claymont Center;
- A concentration of commercial uses including mixed-use development (commercial with residences or commercial with offices);
- Opportunities to assemble properties for redevelopment; and
- Destinations or focal points to draw residents, shoppers, and visitors into the commercial core.

3.2 EXISTING LAND USE AND DISPOSITION

The Existing Land Use shown on Map #7 illustrates the uses of land for properties along Philadelphia Pike from the Route 495 right-of-way to Perking Run. One hundred twenty (120) properties were inventoried in terms of eight categories of land use:

- Residential: Single-Family
- Residential: Multi-Family
- Civic/Institutional
- Office
- Retail

- Services
- Gas Station and Auto Service
- Vacant

These properties were further analyzed in terms of their land uses according to four aspects of their disposition:

- Viable properties that should continue their existing uses with minor enhancements to facades, signs, landscaping, lighting, and parking;
- Vacant lots with no buildings on them that should be considered for infill development;
- Underutilized or underperforming properties that should be adaptively reused, by changing the use of the existing buildings; and
- Underutilized or underperforming properties that should be redeveloped with new buildings, or substantial modifications to existing buildings.

The notion here is to focus on the Vacant, Underutilized or Underperforming properties in the Community Plan relative to compatible infill development. Map #8 shows this Property Disposition.

3.3 FUTURE LAND USE

Most land use decisions and regulations rely on separation and segmentation of both uses and buildings. Land is partitioned to strictly separate housing from commercial and employment centers and buildings are required to be physically set apart from each other and the street. This established the basis for what today is considered suburban growth.



In order to provide and plan for sustainable redevelopment, the Claymont Community Redevelopment Plan reverses this land development pattern and promotes development that encourages the mixing of land uses (vertically & horizontally) and pedestrian friendly building designs. However, as in any land use plan or program, the value of land and improvements placed upon it are protected and enhanced through the continuation of justifiable and planned land use patterns.

Although the *Claymont Community Redevelopment Plan* does not specifically identify any changes to the existing zoning on properties, it does call for a dramatic shift in the design and construction of physical improvement upon the land. It does so through the adoption of the Claymont Hometown Overlay, which allows modifications to the New Castle County Unified Development Code to achieve these community redevelopment goals. Map #9 shows what the Claymont Community hopes to be in the future. Essentially it is the synthesis of the idealized build-out plans for Claymont Center and the Philadelphia Pike as well as the property disposition map. The combination of these resources provides an overall perspective as to what the Claymont community will look like in the future.

3.4 COMMUNITY DESIGN

In Claymont, although recent suburban development has masked the established pattern of development, there exists a community or neighborhood identity that is typical of traditional “towns”. Its architecture is as rich and interesting as its community. Claymont is certainly unique and this plan looks to reestablish this community design through redevelopment, infill development and building enhancements. It is not the intention of this plan to replicate one vernacular style or require only one type of material to be used. Instead, this plan looks to continue the variety of styles and materials that very much characterize Claymont. This plan does not want to create a faux community fabric, instead it looks towards achieving a fabric that lives and breathes, supports its residents and is able to peak interest to keep visitors coming back.

When developing within the Claymont Hometown Overlay District, the design and placement of buildings in relation to the surrounding elements must be analyzed. This relationship is one of the most important elements of creating a community identity. Building design should respect surrounding buildings, sidewalks, and the orientation of surrounding streets. Sidewalks should remain the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary of that function.



When developing or redeveloping a vacant parcel, individual buildings should be seamlessly linked to their surroundings to form part of the larger composition of the block, street and neighborhood. Buildings should strive for a contextual approach to design that is sensitive to the surrounding built conditions and relate in similarity of scale, height, and configuration to adjacent buildings. Whenever possible, adaptive use of the valuable historic



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

building stock should be used as an effective practice to maintaining community harmony.

Building facades should be varied and articulated to provide visual interest to pedestrians. Although discouraged in Claymont Center, when larger buildings are proposed, they must be broken down in scale by means of the articulation of separate facades. These should be well proportioned and related to create a satisfactory composition. The principal façade of commercial and mixed-use buildings should be divided into a base, middle, and top. Taller buildings also can be created by adding height in the middle tier.

Retail activities within buildings should be oriented towards the street and have direct access from sidewalks through storefront entries. The “indoors” should spill outdoors onto walkways and plazas (e.g. dining areas, small merchandise displays) and bring the “outdoors” into the building by opening interior spaces (e.g. atriums) to views and sunshine.

Figure #2 provides examples of community design that exist and can be incorporated into Claymont as a result of this Plan.

3.5 ARCHITECTURAL COMPATIBILITY

One cannot identify a single architectural vernacular that characterizes the Claymont Community. In fact, the variation in themes and styles provides interest. Typically, there are many elements of architectural design that help to create community space. In Claymont this is very true and allows for tremendous flexibility when designing new or reusing existing buildings. Building compatibility will be attained through the incorporation of a combination of elements and materials present throughout the Claymont Community. Elements that can be used to achieve compatibility are contained within the Manual of Design Guidelines.

3.6 LANDSCAPING & OPEN SPACE

Although Claymont is a highly developed urban area, a large amount of green-space exists. A result of development and park dedication, these “green” resources characterize Claymont as much as its community design. The use of existing and supplemental landscaping and open space bolsters community design for new development and blends new development with the existing. The design and location of open space on a site is perhaps the most important determinant in a successful pedestrian environment. Opportunities to provide useable open space should be explored during each development/redevelopment project. Examples of useable open space include: outdoor café or restaurant seating, a plaza with seating, a tot lot, a picnic area, or arcades along store fronts.

A Street Tree program as shown on Map #10 has been created to add charm and beauty and to shade the streets of Claymont. Street trees provide a landscape architectural complement to the alignment of buildings in the community, especially along Philadelphia Pike. According to the U.S. Forest Service, a shade tree program, in the long term, can ultimately save in costly heating and cooling bills for communities like Claymont. Trees provide a multitude of benefits, such as filtering pollution thereby enhancing air quality of the immediate surroundings, improving water quality, and acting as a buffer for noise pollution.

PROPERTY DISPOSITION

LAND USE

1	116100	116100	116100
2	116101	116101	116101
3	116102	116102	116102
4	116103	116103	116103
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6	116105	116105	116105
7	116106	116106	116106
8	116107	116107	116107
9	116108	116108	116108
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11	116110	116110	116110
12	116111	116111	116111
13	116112	116112	116112
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92	116191	116191	116191
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97	116196	116196	116196
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99	116198	116198	116198
100	116199	116199	116199
101	116200	116200	116200



LEGEND

- Perkins Run Creek
- Parcels

PROPERTY DISPOSITION

- Make provisions that should continue their existing uses with minor improvements to parking, lighting, landscaping, etc.
- Use as intended or underperforming properties that should be adaptive reuse, by changing the use of the existing buildings.
- Use as intended or underperforming properties that should be demolished with new buildings, or substantial modifications to existing buildings.
- Use as intended or underperforming properties that should be demolished with new buildings, or substantial modifications to existing buildings.
- Use as intended or underperforming properties that should be demolished with new buildings, or substantial modifications to existing buildings.

Scale: 1 inch = 100 feet

Data Source: New Castle County GIS Department

Claymont Community Redevelopment Plan

Map 8: Property Disposition

Claymont Community
New Castle Co., Delaware

Prepared By:
Thomas Comella Associates, Inc.
Town Planners & Landscape Architects
6 West Chestnut Street
West Chester, PA 19382

Date: March 23, 2004
Revised: July 15, 2004



LEGEND

- Building Program Enhancements**
 - Proposed Building - Claymont Center
 - Proposed Building - Philadelphia Plaza
 - Proposed Monument / Public Art
- Streetscape Enhancements**
 - Chilling Sidewalk Enhancement
 - Proposed Street Tree Program
 - Proposed Crosswalks
- Property Disposition**
 - Visible Properties that should continue their existing use or be repurposed to include signs, landscaping, lighting, and parking.
 - Vacant Lots with no buildings on them that should be considered for infill development.
 - Underutilized or underperforming properties that should be adaptively reused by changing the use of the existing buildings.
 - Underdeveloped or underperforming properties that should be redeveloped with new buildings, or substantial modifications to existing buildings.

Map 9
 Future Land Use Plan
Claymont Community Redevelopment Plan
 Claymont Community - New Castle County, Delaware

Prepared by:
 Thomas Corbett Associates, Inc.
 1000 North DuPont Highway
 Suite 200
 Newark, Delaware 19711
 Phone: 302.368.1100
 Fax: 302.368.1101
 www.thomascorbett.com

Date: 08/11/10
 Version: 1.0

Sheet 1 of 1



Northbound Philadelphia Pike and Claymont Center.



Mixed use building: Former Richardson Variety Store, Philadelphia Pike and Seminole Avenue.



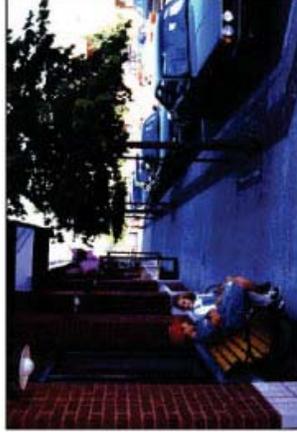
Historic Claymont Center.



Overlook Colony, Claymont.



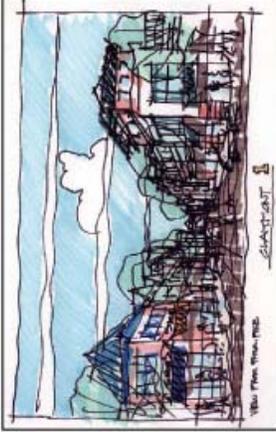
Streetscape: Downtown Ephrata, Lancaster County, PA.



Streetscape at Mashpee Commons, Cape Cod, Mass.



Kentlands: A good model for Claymont Center.



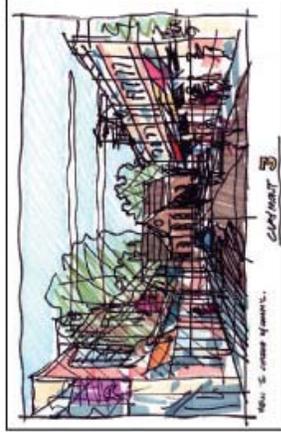
Streetscape: Manor Avenue (North)



Live-Work Units



First Floor Retail



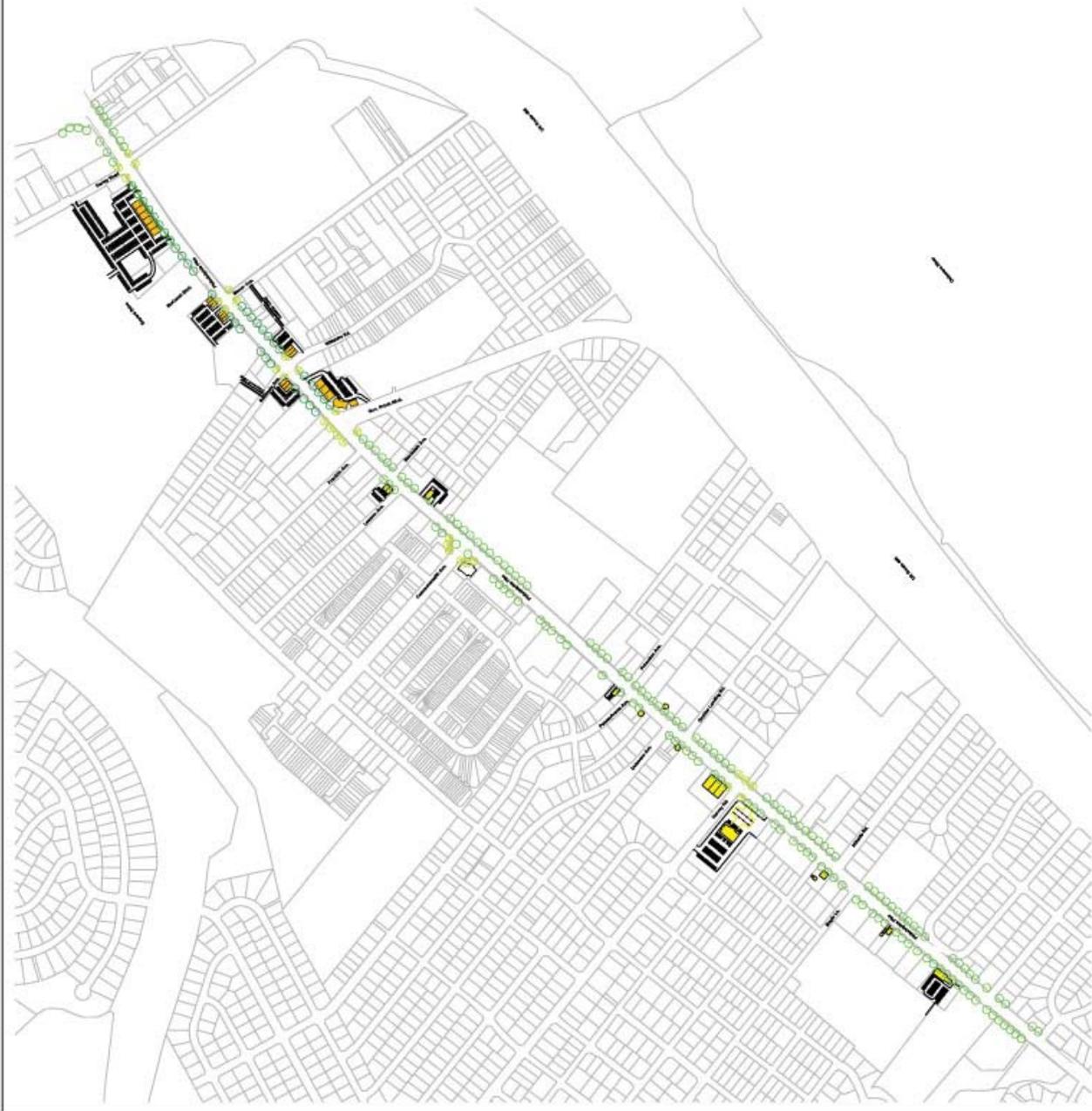
Streetscape: View from Manor Avenue to Church

Figure 2.

Images and Inspiration for Claymont Center

Claymont Community Redevelopment Plan
Claymont Community: New Castle County, Delaware

Prepared by:
Thomas Comitella Associates, Inc.
Town Planners & Landscape Architects
1000 Northampton Street
West Chester, Pennsylvania 19380
Date: March 20, 2009



Legend

-  **QUERCUS LANCEOLATA (Sour-Oak)**
To be used along Philadelphia Pike within the Claymont Community Redevelopment Area (Dewey Road to Governor Fling Boulevard)
-  **LACINIA STRATA (Tulsa)** (Quercus lanceolata to be used)
To be used at all signalized intersections along Philadelphia Pike, within the Claymont Community Redevelopment Area.
-  **QUERCUS ALBA (White Oak)** (Quercus lanceolata to be used)
To be used at all other locations along Philadelphia Pike, within the Claymont Community Redevelopment Area, except in Claymont Center and at signalized intersections.

NOTE:

In addition to the three trees listed in the Legend, other tree species may be used at signalized intersections in the Claymont Center and away from Philadelphia Pike (include Claymont Center, and away from Philadelphia Pike) (include):

- Japanese Zelkova (Zelkova serrata)
- Red Maple (Acer rubrum)
- Striped Oak (Quercus macrocarpa)
- Willow Oak (Quercus macrocarpa)

Map 10.
Proposed Street Tree Program -
Philadelphia Pike
Claymont Community
Redevelopment Plan
Claymont Community - New Castle County, Delaware

Prepared by: **City of Philadelphia, Inc.**
1500 Locust Walk, Philadelphia, PA 19102
Date: 01/15/2010



Chapter IV



Sustainable Growth



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

4.1 INTRODUCTION

Growth through new development or redevelopment is an important element in achieving the goals set forth in this plan and securing a higher quality of life for the Claymont Community. The provision of business opportunities, jobs, adequate housing, community services and recreational and cultural amenities are critical to sustainability and growth of the Claymont Community.

To be effective, this plan will not stifle commercial, residential and industrial growth. In fact, this plan and the Community welcome development in Claymont. However, the Community, as articulated in this plan, wants to see growth help to create a sense of place by creating a new “town center” and through the preservation of the character of its existing historic neighborhoods and enhancement through compatible redevelopment.

4.2 COMMUNITY PROGRAMS

Throughout the community planning process it became clear that the underlying community fabric of Claymont was one of the greatest strengths upon which to build the foundation of revitalization upon. After a planning process that lasted almost four years, it is clear that this plan will succeed because of the Claymont Community. Claymont serves as a shining example of civic participation in community issues. Many active civic and community organizations provide Claymont with the needed voice to confront controversial issues and to provide a voice to the individual citizens.

The Claymont Coalition is one such civic organization. Established in the early 1990’s to promote the interests of the residents of the greater Claymont area, to maintain and improve their quality of life, and to promote civic improvements in Claymont, the Claymont Community Coalition is the primary force behind the current community planning effort.

Claymont Business Owners Association, Inc. (CBOA) is another organization that provides not only a voice for the business community, but also works for the revitalization of the community as a whole. Founded to promote economic revitalization and historic preservation of the Community of Claymont, the Claymont Business Owners Association is committed to a livable, prosperous Claymont and encourages economic investment, sustainable growth and opportunities for all its residents.

Founded in 1998, the Claymont Historical Society works for the preservation of greater Claymont’s historic buildings, sites, and heritage. Given the tremendous amount of historical resources that remain in the Claymont area, the work of the Historical Society serves as a critical link between Claymont’s past and its planned future.

The Claymont Renaissance was created in cooperation with the Claymont Coalition, Claymont Business Owners Association, the Claymont Historical Society and New Castle County to create opportunities to live, work and shop in a small-town environment. The Renaissance has driven the planning process and will provide the vehicle for its implementation with the creation of the Claymont Renaissance Development Corporation.

Claymont Renaissance Development Corporation’s (CRDC) mission is to develop and implement strategies that will increase the economic vitality of the Claymont community, enhance Claymont’s reputation as an attractive and desirable place to live, and build on Claymont’s unique history and character to strengthen its role as an area of cultural and social activity.

As a public/private funded, nonpartisan, nonprofit organization, CRDC will work in partnership with the New Castle County Executive, County Council, State, Federal



officials, and with private, public and not-for-profit organizations that support economic development of the Claymont Community.

Claymont Renaissance Development Corporation will work to:

- Increase employment, support existing businesses, attract new businesses including retail, restaurants and entertainment;
- focus on connecting community and civic assets, and creating a attractive place where people can live, work, shop, learn, and worship;
- Promote an attractive, friendly and pedestrian oriented environment;
- Stimulate educational, arts, cultural activities and events;
- Encourage collaborative efforts with community organizations and surrounding areas; and,
- Attract an increasing number of visitors from throughout the region and beyond.

Finally, the Claymont Community Center, located in the former Claymont High School, is the human and social services hub of the community. The Center unites the community and serves the needs and aspirations of the Claymont/Brandywine Hundred community.

Some of the Center's key core programs are:

***Crisis Alleviation Center** – offering short-term emergency assistance to families for food, utilities and housing;*

***Counseling Center** – proving family, individual and group mental health services for the uninsured;*

***Learning Center** – improving the academic skills of school-age children, engaging families in learning activities, offering*

education for adults and providing job readiness skills;

***Family Health Service** - the “medical home” for adults and children with little or no health insurance, providing full service affordable health care including immunizations, lab services and physical exams; and*

***Brandywine Senior Center** – offering recreation, education, and enrichment activities as well as a daily lunch option to area residents 60 and older.*

4.3 ECONOMIC DEVELOPMENT

In order to achieve the success envisioned by this Community Redevelopment Plan, new economic activity must be created and sustained. Through this plan and with the help of the Claymont Renaissance, the Claymont Renaissance Development Corporation and State and County governments, the economic future of Claymont can be developed, implemented and ensured.

To ensure long term viability, a diverse mix of businesses should be development to provide the opportunity for healthy employment and income growth. This will be achieved by encouraging a mix of uses in Claymont Center and on commercially zoned parcels in Neighborhood Transition areas. Use mixing will occur not only horizontally but vertically to help provide affordable space for “local small businesses”.

Support for economic activity will be bolstered by attracting visitors from throughout the region and beyond. Marketing of the community and the community redevelopment plan will be the primary focus of the Claymont Renaissance and the Claymont Renaissance Development Corporation.



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

4.4 HOUSING



The need for quality housing for existing and future residents of all income levels has been identified by the community as an important element of the Claymont Renaissance's efforts. Most importantly, how to increase homeownership opportunities throughout the community has been identified as critical to revitalization.

To accomplish this purpose, residential growth will be encouraged not inhibited. According to the *2000 U.S. Census*, there are 4,193 housing units within the Claymont census designated place. The number of vacant units (401) reduces the actual number of occupied units to 3,792 of which 46% are rental properties. This high percentage of rental properties has contributed to a diminished sense of community pride and often leads to the substandard appearance of the housing stock. Also contributing to both the diminishing appearance of Claymont housing is the fact that

over 80% of it was constructed prior to 1960. Although the long-range vision for Claymont is to bring additional housing to the community, much can be accomplished through rehabilitation of the existing housing stock and an increase of homeownership.

Below is an outline on how this might be achieved (also see Figure #3):

- Encourage homeownership by working with the real estate industry by providing marketing materials on the benefits of the Claymont Area;
- Provide information on various homeownership programs offered by the Federal and State governments and private financial institutions;
- Provide the opportunity for sufficient housing growth to meet the demands of a housing market with changing demographic and income conditions;and
- Encourage housing rehabilitation and adaptive reuse of older housing to meet the needs of low to moderate income households.

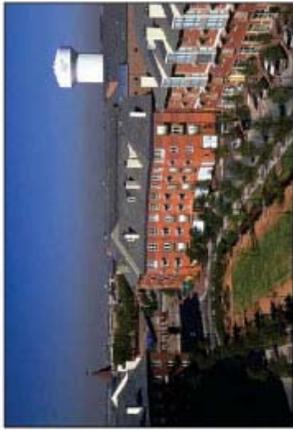


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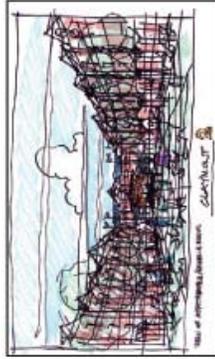
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Multi-Family Dwellings with Commercial on the first floor in Addison Circle, TX.



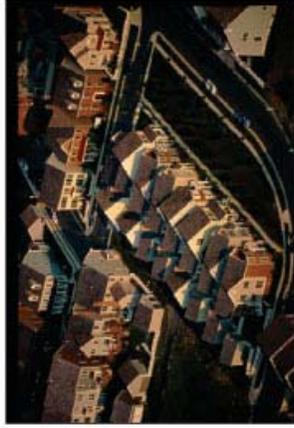
Streetscape: Multi-Family Dwellings



Multi-Family Dwellings, Addison Circle, TX.



Wyndcrest Townhomes



Kentlands: Narrow lot Single Family Dwellings



Lakelands: Townhomes



Lakelands: Townhomes



Residential Neighborhood: Eagleview-Chester County, PA



Alley at the Kentlands, Gaithersburg, MD.



Kentlands: Townhomes



Kentlands: Narrow Lot Single-Family Dwellings

Figure 3.

Images and Inspiration for Claymont Center

Claymont Community Redevelopment Plan
Claymont Community: New Castle County, Delaware

Prepared by:
Thomas Comitta Associates, Inc.
Town Planning & Landscape Architects
West Chester, Pennsylvania 19380
Date: March 20, 2003

Chapter V



Summary



CLAYMONT COMMUNITY REDEVELOPMENT PLAN

5.1 SUMMARY

As the “Gateway” of northeastern Delaware, the Claymont Community serves as the first impression of the First State. To provide the best possible impression, the Claymont Community will look to fulfill the following vision:

The Claymont community aspires to create a viable town center, as well as overall streetscape improvements along the Philadelphia Pike.

A pedestrian-oriented place is envisioned, where people can live, work, shop, learn, recreate and worship in a small town environment.

A compact, mixed-use, walkable town center is viewed as a critical component to the enhanced connection and enjoyment of civic assets (a post office, 4 schools, 3 churches, a library, a community center and a train station).

By 2013, the Claymont community sees itself as having an attractive and desirable downtown where you can take your family in a traditional neighborhood setting

Over the past four years, the community has worked to establish a plan as to how this vision can be brought to life. The result of that planning process is this Community Redevelopment Plan that defines the goals that must be reached for its vision. These goals as identified in this plan are:

- Revitalize Claymont Center and create a destination with restaurants, cafes, specialty shops and stores. Promote an ambiance that is conducive to dining, shopping, and strolling.
- Beautify the Philadelphia Pike to create an attractive and pedestrian-friendly streetscape with

sidewalks, street trees, street lamps, street art, benches and planters.

- Induce revitalization through economic development. Promote business recruitment and retention. Improve the marketing of Claymont as New Castle County’s newest downtown.
- Maintain and enhance interconnected transportation networks with: public transportation; attractive bus shelters; a new community circulator; enhanced vehicular greenways; bike lanes and pedestrian linkages.
- Maintain and improve pedestrian circulation with existing and expanded/improved sidewalk system, safe crosswalks, and adequate lighting.
- Enhance the neighborhood character of Claymont; focus on property maintenance; upgraded appearance of historic areas; the addition of attractive signage to promote neighborhood pride.
- Coordinate efficient and effective use of governmental and non-governmental resources at all levels to improve the quality of life for our citizens.
- Provide attractive, affordable, diverse housing to complement the revitalization of Claymont while promoting an increase in homeownership opportunities.
- Protect, preserve, rehabilitate and enhance historic resources and promote the history of Claymont as a revitalization tool.

Although the primary reason for preparing this Community Redevelopment Plan is to encourage the physical rehabilitation of the Philadelphia Pike, Claymont Center and surrounding



neighborhoods. It is important to recognize that the most important purpose is to address and provide solutions to problems that have deteriorated the spirit of this strong community and to capitalize on the many opportunities and resources of the community itself.



5.2 STEPS FORWARD

This Redevelopment Plan for the Claymont Community can now be utilized for several implementation initiatives including:

- Economic Development – The Plan can spark investment and economic development. New buildings will create new jobs, new shopping and dining opportunities, and new spending opportunities.
- Developer Recruitment – The Plan can provide developers and investors with a clear idea of where new buildings are envisioned. Vacant lots and underperforming buildings can be transformed into new infill and redevelopment opportunities.
- Community Involvement – The Plan can enable the Claymont Community to grow through the Claymont Renaissance initiative. Community leaders can serve on a Design Review Advisory Committee and provide planning and design advice to New Castle County on appropriate or inappropriate redevelopment initiatives.

- Claymont Renaissance Development Corporation – The Plan can serve as the blueprint for the CRDC and their turn-key role in community development or redevelopment.
- Streetscape Improvements – The Plan can be utilized to help spark the streetscape improvements to be created by the Delaware Department of Transportation and private developers.
- Private Property Enhancements – The Plan can be utilized by private property owners to enhance their buildings, parking areas, yards, and landscapes.
- Funding – The Plan can provide justification for grant applications for civic enhancement, community revitalization, and community redevelopment.

Appendix A

Strengths, Weaknesses, Opportunities and Threats

Pages A-2 thru A-6 provide insights to this Claymont Community Redevelopment Plan that were initially derived in 2001 and 2002 during the Visioning components of the Plan. These insights were updated in December 2003.

In addition, the Most Favorite Places and the Least Favorite Places were identified during the Visioning component and appear as pages A-7 and A-8. The identification of these places provide the basis for future land use in terms of preferred and least preferred places in Claymont.

TABLE 1. Strengths

What are Claymont's **STRENGTHS**?

The following **STRENGTHS** were voiced at the Visioning Workshops (in alphabetical order):

- Access to Rt. 495
- Churches (Ascension; Atonement; Holy Rosary)
- Claymont Business Owner's Association
- Claymont Civic Association
- Claymont Community Center
- Claymont Community Coalition (active for past 7 years)
- Claymont Fire Department/ Fire House; Social and Child Programs (Halloween)
- Community Pride
- Community Reliance (people)
- Community Organizations (civic, historic, business, churches)
- Containment of Community (it's limited size and boundaries can limit over-development)
- Delaware River (beauty; viewscape; riverfront)
- Educational Campus, Services, and Library
- Educational Opportunities (Claymont Elem. 4-6; Holy Rosary School; Archmere Academy; K-3 Maple Lane; K-3 Darley Rd.)
- Geographic Location (including proximity to PA, Philadelphia, and Wilmington; location as part of larger King's Hwy. Region; and "Frontdoor to DE")
- Green along King's Hwy.
- Green Day (second Saturday in June)
- History (first English Settlement in DE?)
- Historic Community and Historic Properties (King's Highway)
- Historic Places and their diversity (1700's to 1950's)
- Law Enforcement (Delaware State Police; New Castle County Police; Neighborhood Watch)
- Neighborhood to Neighborhood Inter-Connectivity
- Neighborhoods vs. Sprawl
- New Castle County Library
- New Castle County Seniors Center
- Not an Incorporated Town, but within the New Castle County domain relative to financial and human resources
- Owner Operated Shops/Stores (local businesses)
- Parades
- People Bonded Together (esp. after Tornado)
- Property Taxes, Lower than PA
- Robinson House/ Naaman's Tea House
- Sense of Community
- Small Town Character/Flavor
- Small Town Convenience
- Small Town Walkability
- The Stone School (one room school house)
- Tax Free Shopping
- Train to Philadelphia
- Transportation Access (Highways, Train Station, Delaware River)
- Transportation Hub

- Wortmueller House

TABLE 2. Weaknesses

What are Claymont's **WEAKNESSES**?

The following **WEAKNESSES** were voiced at the Visioning Workshops (in alphabetical order):

- Bad Reputation (due to: lack of safety; blue-collar to lower class; industrial; rental housing; lack of community pride)
- Brookview Apartments (reputation as “mud huts”, “Claymonsters”, “barracks”)
- Closing of Claymont High School in 1990
- Crime (Super Fresh left because of shoplifting)
- Fast Food Restaurants (McDonalds, Burger King)
- Highways, Too Many (Philadelphia Pike; Rt. 495; Rt. 95; Gov. Printz Blvd.)
- Historic Buildings have become rundown or obscured
- Hospital Access
- Lack of Access to Delaware River and Naaman's Creek
- Lack of Architectural Consistency and/or Aesthetic Coherence
- Lack of Family Restaurants, Places and other Activities
- Lack of Pedestrian and Biking Paths
- Lack of Recreation
- Lack of Safety
- Lack of good Signage
- Lack of Shops
- Loss of Bowling Alley
- Misperceptions/ Low Perceptions of Claymont
- No Fourth of July Parade
- No Shops to go to (especially near Train Station)
- Not an Incorporated Town
- Philadelphia Pike, too wide and too fast (and DelDot cut down the Sycamore Trees)
- Rental Properties (51% is too high)
- Section 8 Properties (Brookview; Stoneybrook)
- Sewer System (poor condition)
- Too Many Renters
- Trash
- Uncleanliness
- Utilities are Visible (wires and telephone poles should go underground)
- Vacancies
- Wortmueller House

TABLE 3. Opportunities

What **OPPORTUNITIES** are there to improve and enhance Claymont?

The following **OPPORTUNITIES** were voiced at the Visioning Workshops and during the Visioning Process (in alphabetical order):

- Access to Rt. 495 Interchange at Harvey Rd.
- Alleys: care for them (Overlook Colony)
- Brookview Redevelopment (like Woodland Heights (Rt. 141), Fox Point or Paladin Club) (need a mixed-use, New Urbanist community)
- Claymont Elementary: do Community Programs with TV exposure (ex. Trash Cleanup Day; Tree Planting Day)

- Community Policing Enhancement: 2 officer patrol assigned to Claymont (motorcycle patrol, bicycle patrol and foot patrol)
- Computer Supply Store
- Crosswalks and Pavement textures (along Phila. Pike and other areas; brick)
- Development Codes (revise and unify)
- “Downtown to Neighborhood Enhancement”
- Educational Programs for Community Enhancement
- Emulate: Kentlands; Annapolis; Manayunk; Northeast, Maryland
- Entrepreneurial Incubators for Unique Businesses vs. McDonalds (like Manayunk—unique and funky)
- Environmental Attributes (air quality; waterfront access)
- Family Oriented Places, especially restaurants
- Farmer’s Market (possibly in a currently vacant building)
- Facade Consistency/ Coherent Architectural Character
- Fourth of July Parade
- Funding/Incentives for Facades and other aesthetic or cosmetic upgrades
- Green Day (second Saturday in June)
- Greenway Corridor, potential (along PA State Line; along River; along Philadelphia Pike)
- Greenway and Path Interconnections (walkway from Phila. Pike along Myrtle St. to Del. River; Over City Steel to connect to River, Knollwood, Rt. 495 to connect to New Castle County Park—Woodshaven Kruse)
- Greenway to lessen air pollution
- East Coast Greenway
- Grocery Store on north end of town (near Brandywine Terrace or Brookview)
- Health Care: New Hospital (Riverside Hospital); extended care pavilion; (St. Francis in Wilmington is closest choice)
- Higher Education Facilities/ Institutions (need a “Claymont University” or community college; due to good access to transportation and highways)
- Higher Paying Jobs
- Historic Properties as Bed and Breakfast Inns, Shops
- Historic Sites Recognition (Knollwood; Overlook Colony; Hickman Row)
- Image Enhancement (through marketing, and initially through Streetscape Enhancements)
- Jobs, Higher Paying Jobs Needed
- Lighting Improvements (add more lights)
- Litter Patrol

Local Coffeeshops TABLE 3. Opportunities (continued)

- Improve Local Business Opportunities: Mom and Pop stores vs. Starbucks
- Media Image (Wilmington News Journal)
- Medical Center (possibly in a currently vacant building)
- Mini-Parks along King’s Highway
- “Mom and Pop” Shops
- New Castle County Park—Woodshaven Kruse
- Parking bays needed along Phila. Pike
- Philadelphia Pike: narrow it (to enhance pedestrian crossing)
- Phila. Pike: replace street trees; consider landscaped median
- Phila. Pike: lower speed limit below 35mph; and add more traffic control lights at existing intersections
- Police Presence – Foot Patrol & Bicycle Patrol
- Post Office – revitalization
- Professional and Medical Center (small)

- Proximity to Universities (Drexel, U. Pennsylvania, Temple, Widener, U. Delaware)
- Recreational Use Potential (including Boat Facilities; buy goods like gas, soda, beer)
- Redevelop Claymont like Manayunk (synergy; remember that it takes a long time)
- Redevelopment Opportunities in the Code (to be added)
- Rename Philadelphia Pike to King’s Highway
- Restore/Rediscover Claymont History and Historic Buildings
- Riverfront Development (Public Access; Restaurant; Coffee Shop; Marina; Shops; Parking)
- Riverfront Preservation
- Riverfront Programs (Historic, Educational, and other programs to encourage growth and link attractions)
- Safe Sidewalks (to fill-in the missing links, especially to the Train Station)
- Senior Housing (Neighborhood)
- Swimming Pool Needs to be Reopened
- Tennis Courts Open at Night
- Time Context (think of appropriate “period” for rehabilitation work)
- Traditional Neighborhood Development Code (needed)
- Train Station Area (needs to be enhanced)
- Transportation: Wilmapco could provide minibuses or jitneys to train station and to Water Taxi along Delaware River
- Transportation: Multi-modal Transportation Center (with nearby facilities such as coffee shops, dry cleaners, day care centers)
- Trees, Flowering Cherry need to be re-installed/ planted
- Trees along King’s Highway need to be re-installed/ planted
- Tri-State Mall, upgrade
- Use Zoning to encourage particular growth and connectivity
- Utilities, Place Underground
- Vacancies as opportunities for businesses (especially along Phila. Pike)
- Visitor’s Center along Philadelphia Pike
- Walk to Post Office
- Walkable Community Goal
- Walking Trails that are safe to use at night
- YMCA with Swimming Pool

TABLE 4. Threats

What **THREATS** are there to adversely affect future conditions in Claymont?

The following **THREATS** were voiced at the Visioning Workshops (in alphabetical order):

- Absentee Landlords
- Air Pollution Problems (Refinery, Steel Mills, and Gases from Marcus Hook, General Chemical, Sun Oil, and others)
- Apathy of people in Claymont
- Bad Image
- Bad Reputation
- Brookview Apartments, continuing to worsen (management; number of people in each unit)
- Businesses do nothing to enhance themselves
- Cancer Deaths (high in DE due to Industrial Pollution, higher in Claymont?)
- Chemical Company Leaks
- Claymont Gardens

- Dollar Stores
- Dredging of Delaware River
- Environmental Concerns (in addition to Air Pollution and Chemical Leaks)
- External Economic Effects and Conditions
- Fast Food Restaurants
- Fear to walk around Claymont at night
- Image
- Lack of Community Involvement in Changing Claymont
- Lack of Caring (need to get more involved in local civic associations)
- Lack of Cooperation
- Lack of Maintenance
- Lack of Pride in Home Ownership
- Lack of Safety (Perceptions and Actual Problems)
- Methadone Clinic, Proposed
- Nothing gets done
- Poor Attitude
- Poor Image
- Rental Properties (too many, 51% vs 15 to 20%)
- River Boat Gambling
- Stoneybrook
- Traffic
- Trash (next to Claymont Hardware; along Philadelphia Pike)
- Tri-State Mall

Table 5. MOST FAVORITE PLACES

What are your MOST FAVORITE PLACES in Claymont?

The following MOST FAVORITE PLACES were identified at the Visioning Workshops on March 21st and 24th (and are listed below in alphabetical order):

- Archmere Academy
- Church of the Holy Rosary
- Claymont Community Center
- Claymont Diner
- Claymont Fire Company
- Claymont Library
- Claymont Vet
- Darley House Bed and Breakfast
- Delaware River Views (at Philadelphia Pike and Governor Printz Blvd.)
- Delaware River water's edge (from Myrtle Ave. "extension" to Yale Ave. "extension")
- Forrest Avenue
- Joe and Tony's Service Station
- Hillside Road
- Historic Churches
- Historic Properties
- Holy Rosary Church & House and/or Building next to it
- Houses across from Archmere Academy
- Manor Avenue
- Old Industrial Sites
- Old Shops

- Overlook Colony
- Perkins Run (Stream and Stream Valley)
- The Lamb’s Loft
- Radio Station Building
- Robinson House
- The Stone School
- Woods Edge Road (off Forest Avenue)
- Woodshaven Kruse (New County Park Site)

Table 6. LEAST FAVORITE PLACES

What are your **LEAST FAVORITE PLACES** in Claymont?

The following **LEAST FAVORITE PLACES** were identified at the Visioning Workshops on March 21st and 24th (and are listed below in alphabetical order):

- Automobile Repair and Service Businesses along Philadelphia Pike
- Brookview Apartments
- Claymont Garden Apartments
- Claymont Inn & House behind it
- Dollar Store near Brookview
- Dollar Store near Superfresh
- Stoneybrook
- Swimming Pool –Closed (behind old Claymont High School)
- Trash Piles on West Side of Naaman’s Rd. (across from Tri-State Mall)
- Tri-State Mall (and areas around and to the east)
- Vacant Commercial Properties along Philadelphia Pike

CLAYMONT RENAISSANCE: THE VISIONING COMPONENT

Claymont—New Castle County, Delaware

Appendix B

Preferred Uses in the Core Area – Claymont Center

On June 17, 2004, approximately 80 people attended the monthly meeting of the Claymont Renaissance (held on the third Thursday of each month). Eighty-seven (87) different store types or shop types were considered. The participants were asked to indicate if they felt a particular store or shop type was appropriate or not appropriate for Claymont Center.

Pages B-2 through B-4 are the ranking of most preferred to least preferred uses in Claymont Center. For example, Bakery and Ice Cream Shop were the most preferred uses (with an overall ranking of +23) and WalMart was the least preferred use (with an overall ranking of -18).

The top group of uses are ranked from 10 to 23. These are the uses that the Claymont Renaissance Development Corporation could focus on, relative to business recruitment.

<u>23</u>	Bakery
<u>23</u>	Ice Cream Shop
<u>20</u>	Antique Shop
<u>20</u>	Book Store
<u>20</u>	Café
<u>20</u>	Florist
<u>19</u>	Seafood Restaurant
<u>18</u>	Gift Shop
<u>17</u>	Trader Joe's
<u>15</u>	Bank
<u>15</u>	Hair Salon
<u>15</u>	Hardware Store
<u>15</u>	Steak/Sandwich Shop
<u>14</u>	Bed and Breakfast Inn
<u>14</u>	Deli
<u>14</u>	Farmer's Market
<u>13</u>	Barber
<u>11</u>	Brew Ha Ha (café)
<u>11</u>	Dunkin Donuts
<u>11</u>	Professional Offices
<u>10</u>	Einstein Bagels
<u>10</u>	Starbuck's
<u>10</u>	Travel Agent
<u>10</u>	Used Book Store

<u>9</u>	Diner	
<u>9</u>	Food Source (grocery store)	
<u>8</u>	Bicycle Shop	
<u>7</u>	Bagel Shop	
<u>7</u>	Fresh Fields (grocery store)	
<u>7</u>	Sporting Goods Store	
<u>6</u>	Dance Studio	
<u>5</u>	Chinese Restaurant	
<u>5</u>	Dry Cleaners	
<u>5</u>	Eckerd (drug store)	
<u>5</u>	Mexican Restaurant	
<u>5</u>	Movie Theatre	
<u>5</u>	Shoe Store	
<u>5</u>	Whole Foods (grocery store)	
<u>4</u>	Bridal Shop	
<u>4</u>	Men's Clothing Shop <u>4</u>	Wawa (convenience store)
<u>4</u>	Women's Dress Shop	
<u>3</u>	Border's (book store)	
<u>3</u>	CVS (drug store)	
<u>2</u>	Fitness Club/Gymnasium	
<u>2</u>	Frank's Garden Center	
<u>1</u>	Barnes & Noble (book store)	
<u>1</u>	Bowling Alley	

<u>1</u>	Gasoline Station
<u>1</u>	Pet Shop
<u>0</u>	Genuardi's (grocery store)
<u>0</u>	Liquor Store
<u>- 1</u>	Blockbuster (movie/CD rental)
<u>- 1</u>	Boston Market
<u>- 1</u>	Formal Wear Shop
<u>- 1</u>	Lemonade Stand
<u>- 2</u>	Burger King
<u>- 2</u>	Laundromat
<u>- 2</u>	Shop Rite (grocery store)
<u>- 3</u>	Cigar Shop
<u>- 3</u>	Hot Dog Stand
<u>- 4</u>	ACME Market (food supermarket)
<u>- 4</u>	Automobile Repair Shop
<u>- 4</u>	Computer Store
<u>- 4</u>	Maternity Shop
<u>- 4</u>	Pizza Hut
<u>- 4</u>	Wegman's (grocery store)
<u>- 5</u>	Gap
<u>- 5</u>	Giant (grocery store)
<u>- 5</u>	Old Navy
<u>- 6</u>	Kennel
<u>- 6</u>	Sports Authority Store

<u>- 6</u>	Walgreen's (drug store)
<u>- 7</u>	Cumberland Farms (convenience store)
<u>- 7</u>	Ritz Camera
<u>- 7</u>	Wireless Telephone Store
<u>- 8</u>	7-11 (convenience store)
<u>- 9</u>	Car Wash
<u>- 9</u>	Skateboard Shop
<u>- 9</u>	Target
<u>- 10</u>	Hotel
<u>- 10</u>	Muffler Shop
<u>- 11</u>	Motel
<u>- 13</u>	Radio Shack
<u>- 13</u>	Tire Store
<u>- 14</u>	Tattoo Parlor
<u>- 18</u>	WalMart (super store)