

V. SUMMARY



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