

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 provides the basis for future land use in terms of preferred and least preferred places in Claymont.

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

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

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

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

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

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)

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