



BRIDGING I-95: CONNECTING THE COMMUNITY

CAP FEASIBILITY STUDY | Final Report | June 2025

Feasibility Study Goals

Reconnect the neighborhoods divided by the construction of I-95 within the Jackson-Adams Corridor between the Delaware Avenue Bridge and the 6th Street Bridge.

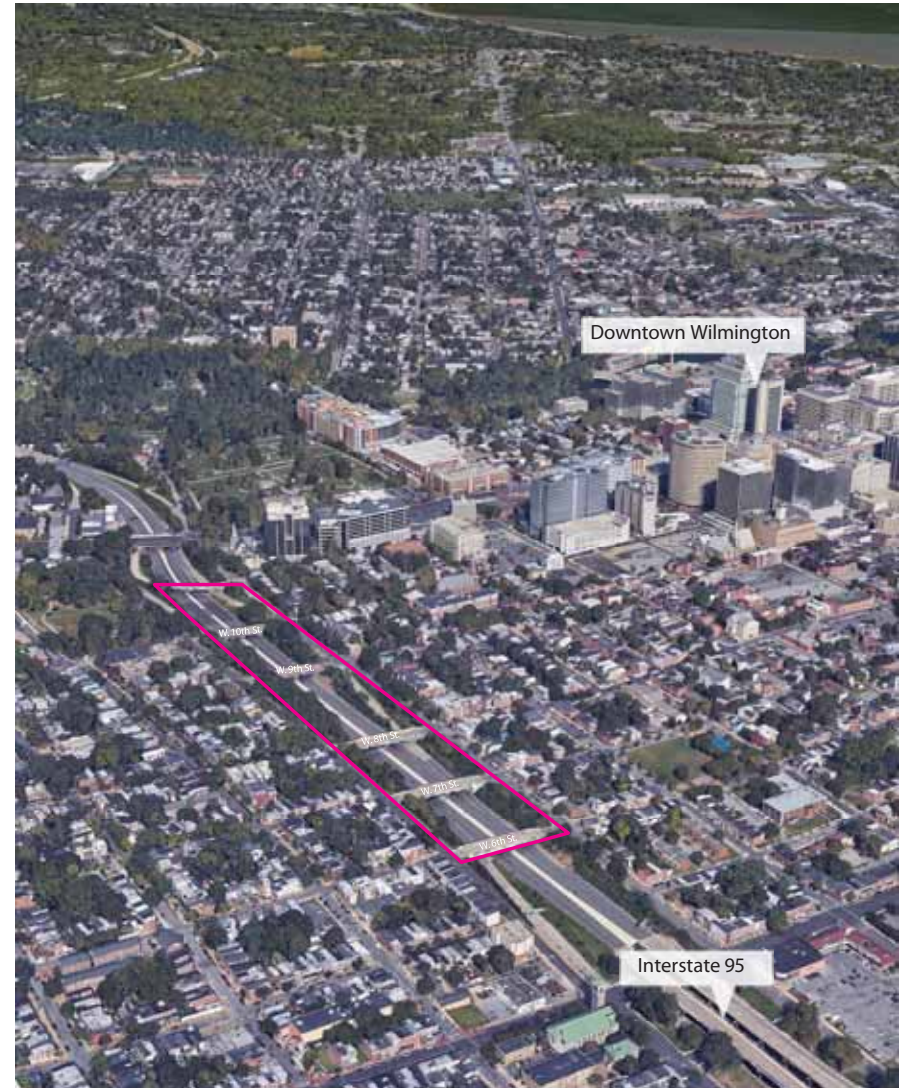
Support neighborhood character, cohesion, and pride.

Provide equitable, safe, and connected access for pedestrians and people riding bicycles and using all modes of transportation.

Create inclusive, welcoming, vibrant public urban outdoor experiences through public realm & landscape amenities for residents of the adjacent neighborhoods.

Givens

- No commercial or residential relocations.
- Maintain an acceptable level of traffic flow through the project area balanced with a safe pedestrian oriented environment.
- No significant reconfiguration of I-95.



ADVISORY COMMITTEE

- Includes community leaders, civic organizations, churches, agency partners and local, state and national elected officials
- 2 Virtual meetings
- 3 In-person meetings, all held in the project area

COMMUNITY OUTREACH

- 1 Virtual workshop
- 4 In-person workshops, all held in the project area
- Presented at: United Neighbors, West Center City Civic group, Hedgeville Neighborhood Group, Westminster Presbyterian Church, Wilmington Rotary Club
- Attended community events: William “Hicks” Anderson CC, United Neighbors Bridge Mural Painting events



Public Process

The vision for the future cap was drafted in collaboration with the community



Let's make a vision for the future of I-95

*When picturing the future of this place, the community envisions **a place for everyone** that is **safe, walkable, and colorful**. This includes **well-lit, well-maintained programmed areas** that prioritize **sustainability, native plantings**, places for families and community members to **play** and **exercise** comfortably, and that **celebrates the history of the neighborhoods**.*

A vision for the future, collaboratively drafted at Workshop 01 and 01B

Community-Selected Programs in the Draft Final Concept



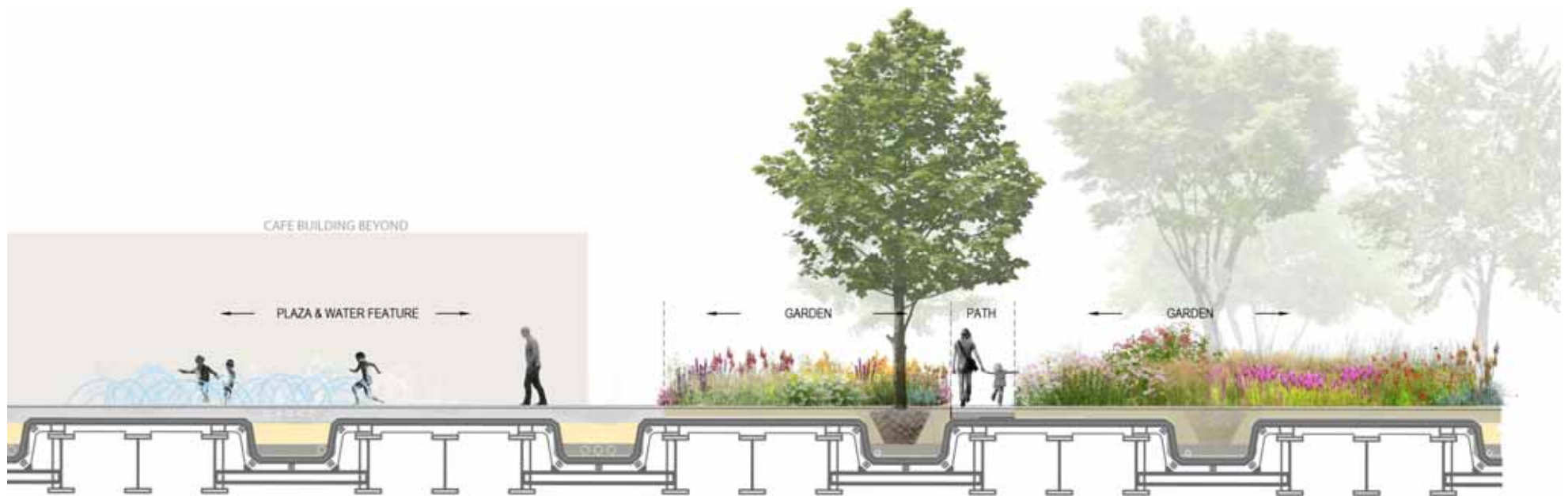
Programs selected by the community in the proposed plan

Design Concept: Phase 1



The southern-most portion of the proposed cap park features meandering, accessible public paths through a loose woodland tree canopy. Views to downtown can be seen from both the public green and the community amphitheater, which is suitable for small group gatherings and afternoon performances. The nature play is situated near the stage and restroom of the amphitheater, while enhanced traffic calming measures and street parking on Adams slows traffic and makes safer pedestrian connection between the neighborhoods and the park.

Cap Structural Considerations

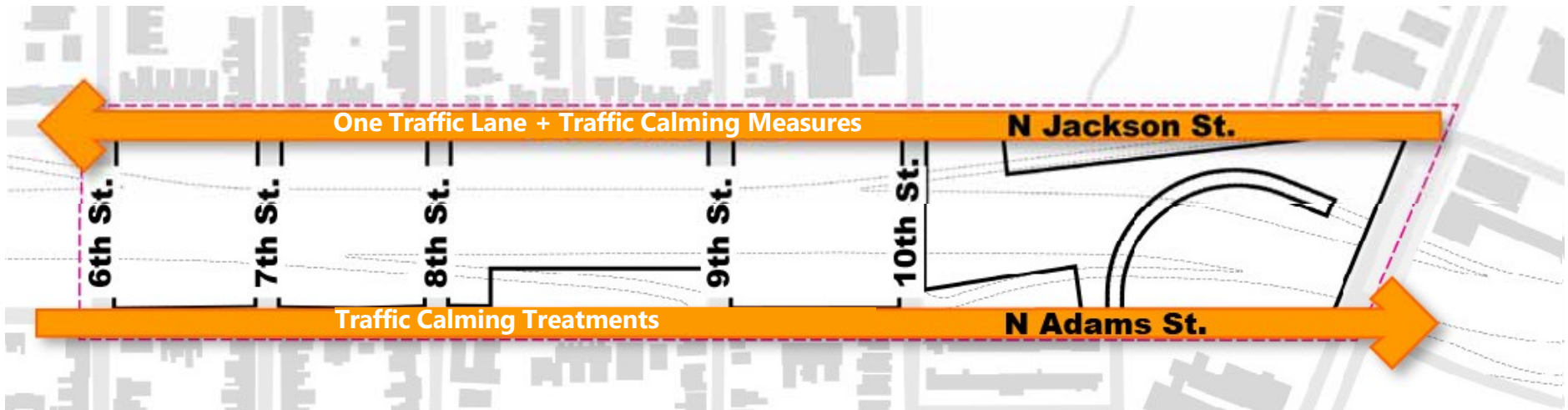


Conceptual cap structure design. Deeper trenches allow for larger plantings, such as trees, over the structure.

September 2022 Traffic Analysis: Street Closure Feasibility

Closing two bridges over I-95 within the project site and adding traffic calming measures will not have adverse impacts on traffic flow

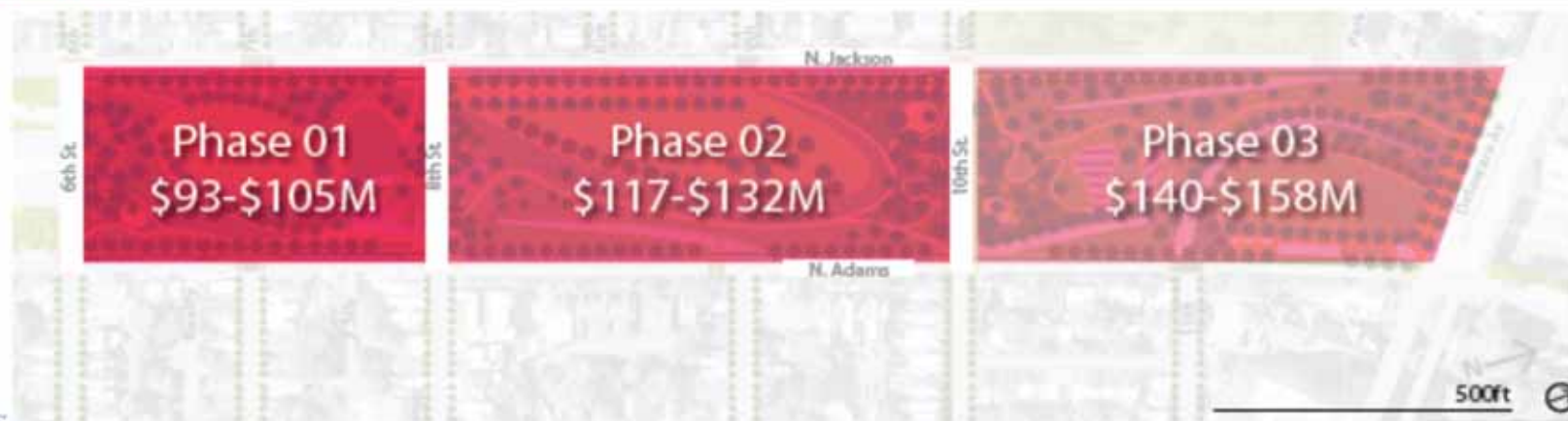
Traffic analysis found minimal impact to Level of Service if N. Jackson Street were reduced to one drive lane. Reducing N Jackson to one lane and adding traffic calming measures reduces speed of south-bound traffic near Cool Spring Park, William Lewis Elementary, adjacent residences, and the proposed cap. The study proposes similar traffic calming treatments on N Adams St. Based on preliminary analysis, with minimal impacts to Level of Service with the addition of traffic calming measures, however a more detailed analysis is still necessary. Traffic analysis confirmed that minor signal timing modifications would mitigate any impact to level of service if any two bridges were closed (W 7th St. and W 9th St. shown below). Wilmington emergency response services participated in this planning and does not anticipate a negative impact on response times if two bridges in the project area are closed to vehicular traffic.



Magnitude of Cost

This feasibility study is the first in a series of increasingly detailed technical studies and design documentation phases to bring greater clarity, features, and implementation into focus. Referencing similar deck parks over federal and state highways points the way toward identifying a likely range for projecting a magnitude of cost.

PROJECT NAME	CITY, STATE	HIGHWAY	ACREAGE	COST (Design and Construction) (2022 Dollars)	COST/ACREAGE	YEAR	NOTES
Klyde Warren Park	Dallas, TX	TX 366	5.2	\$182M	\$35M/ac	2012	One of the best known deck parks, includes an 11,000sf restaurant and upscale bar
Klyde Warren Park Phase 2.0	Dallas, TX	TX 366	1.7	\$57M	\$33M/ac	2024	Second phase includes a 24,000sf reception and event space on two levels, and an additional 37,000sf lawn, all on two adjacent blocks west of the phase 1.
Southern Gateway Park	Dallas, TX	I-35	5	\$172M	\$34M/ac	2024	First phase well under construction; Aimed at community healing of an underserved community
Park at Penn's Landing	Philadelphia, PA	I-95	12	\$350M	\$29M/ac	2025	A phased project with 5.2-acres over the interstate and the balance over substantial waterfront fill, including a skating rink, cafe, and restaurant
Wilmington, DE I-95 Park Phase 01	Wilmington, DE	I-95	4.6	\$93M-\$105M	+\$21.9 to 24.7M/ac	2027	Phase 01: between W. 6th Street and W. 8th Street
Wilmington, DE I-95 Park Phase 02	Wilmington, DE	I-95	5.7	\$117M-\$132M	+\$20.5 to 23.1M/ac		Phase 02: between W. 8th Street and W. 10th Street
Wilmington, DE I-95 Park Phase 03	Wilmington, DE	I-95	5.2	\$140M-\$158M	+\$26.8 to 30.3M/ac		Phase 03: between W. 10th Street and Delaware Ave



Conclusion

Guided by the community's vision, the proposed cap park unites the neighborhoods divided by the construction of I-95. The future park is a place to celebrate history, while looking to Wilmington's future

The cap over I-95 will become a world class, civic park while establishing a community-oriented space for life in the surrounding neighborhoods. The park, spanning approximately 15 acre, provides a wide range of programs from festival and small performance space, to small group gathering, cafe amenities, play, gardens, and pop up market space.

Guided by the public's vision, the park will stitch together the communities divided by the construction of I-95 and provide new life to an area that is dominated by cars. The cap park will utilize the existing elevation change between North Jackson and North Adams streets to showcase views of Downtown Wilmington while forming distinct destinations within the park.

A vision for the future that creates an amenity for the neighborhoods. A place to gather, to celebrate, and to connect in an active, year-round hub that will serve generations of residents and visitors



Learn more about this work to date:

<http://www.wilmapco.org/i95cap/>

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