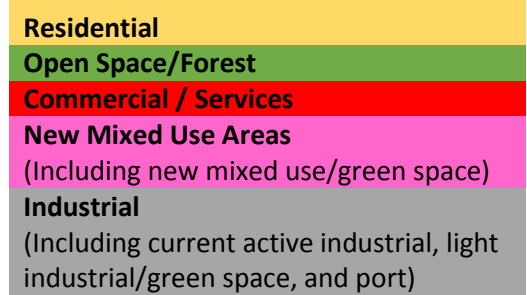


# SCENARIO ELEMENTS FOR NCAMP

## MUST HAVES (for all non-base case scenarios)

- 1 Waterfront access
- 2 Pedestrian and bike facilities, incl. the East Coast Greenway
- 3 Train station relocation
- 4 Multimodal hub (at train station)
- 5 Environmental protection [creek & coastal zone compliance]
- 6 Linkages to and from adjacent areas and within the site
- 7 Identification of gateways
- 8 Buffering of neighborhoods and natural areas
- 9 No changes to active industrial or residential
- 10 Recognition of historic sites, including steel mill property

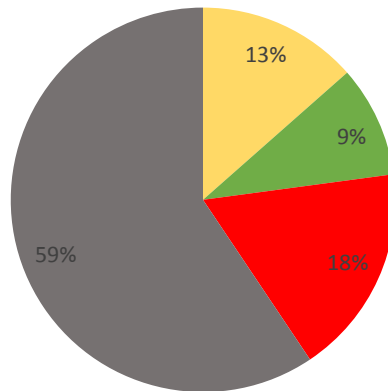
### Land Use Breakdown by Scenario



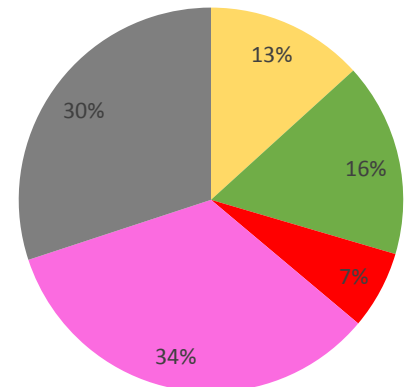
## DRAFT Scenarios

Scenarios
With defining characteristics
<p><b>Scenario 1:</b> <b>Base Case</b></p> <ul style="list-style-type: none"> <li>- Train station relocated, with trail from old station; other elements remain as they are</li> </ul>
<p><b>Scenario 2:</b> <b>Mixed-Use Nodes</b></p> <ul style="list-style-type: none"> <li>- No port</li> <li>- Large riverfront park</li> <li>- Dense TOD</li> </ul>
<p><b>Scenario 3:</b> <b>Port &amp; Transit-Oriented Development</b></p> <ul style="list-style-type: none"> <li>- Port</li> <li>- Small riverfront access area</li> <li>- Less TOD</li> </ul>
<p><b>Scenario 4:</b> <b>Mixed-Use &amp; Light Industrial</b></p> <ul style="list-style-type: none"> <li>- No port, but some light industrial/manufacturing</li> <li>- Large riverfront park</li> <li>- Dense TOD</li> </ul>

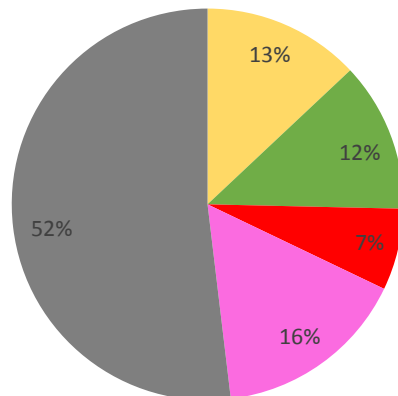
Scenario 1



Scenario 2



Scenario 3



Scenario 4

