

OPPORTUNITIES

- A WATERFRONT ACCESS
- B LARGE REDEVELOPMENT PARCELS
- C INTERSTATE ACCESS
- D CREEK RESTORATION AND ACCESS
- E EAST COAST GREENWAY CONTINUATION
- F VIEWS
- G HISTORIC SITES AND REMAINING STEEL MILL BUILDINGS

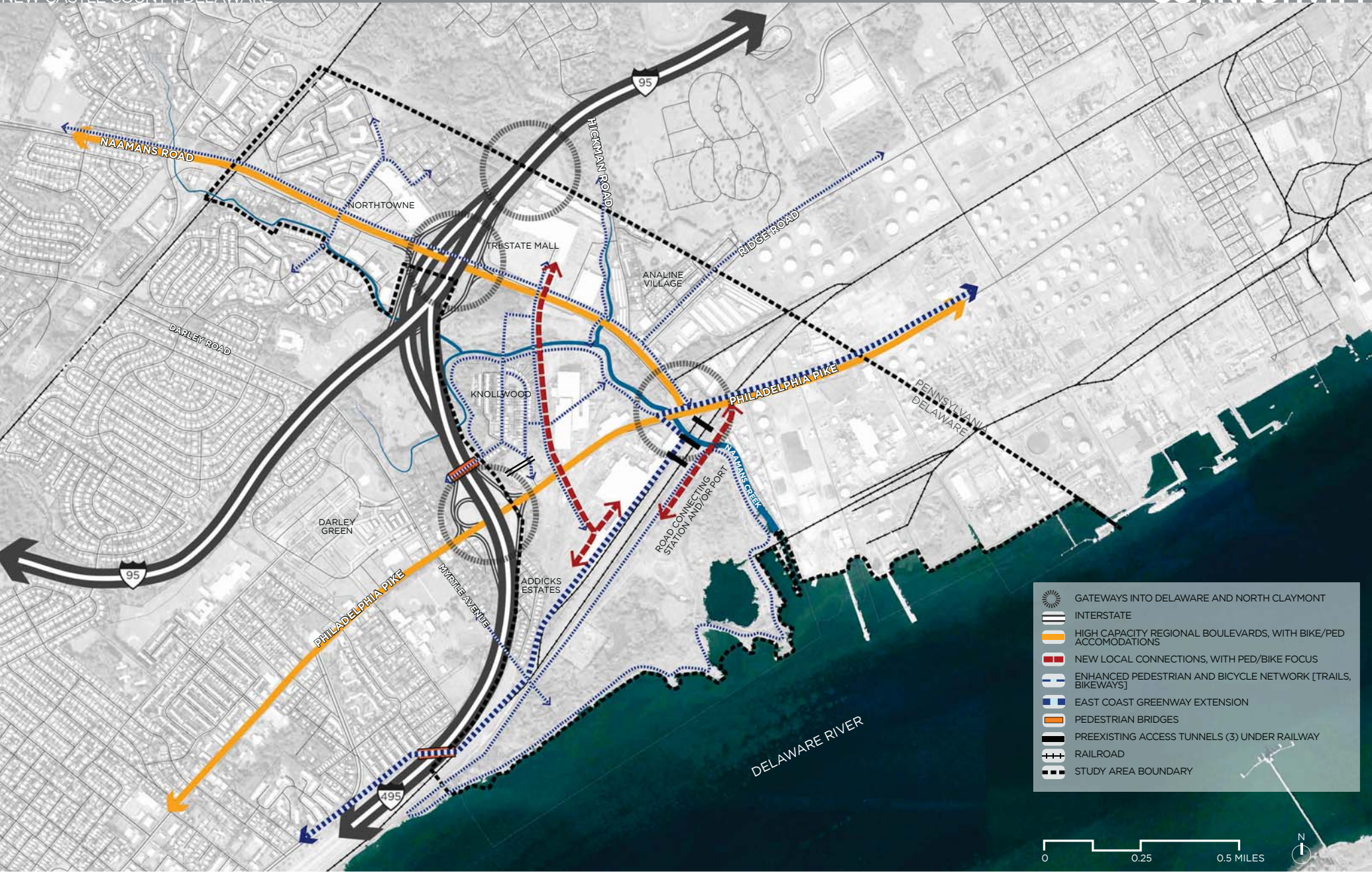
CHALLENGES/UNKNOWN

- H WHERE WILL THE TRAIN STATION BE LOCATED? WHERE WILL PARKING FOR THE TRAIN STATION BE LOCATED IN THE SHORT AND LONG TERM, AND WILL IT BE STRUCTURED OR SURFACE PARKING?
- I HOW CAN WE PROVIDE ACCESS ACROSS THE RAIL TRACKS?
- J SHOULD WE MOVE THE BUS TRANSFER STATION TO CREATE A MULTIMODAL HUB?
- K HOW DO WE OVERCOME INTERSTATE BARRIERS TO LINK NORTH CLAYMONT INTO THE REST OF THE AREA?

- OPPORTUNITY ZONES
- OPPORTUNITY ZONES (LONG TERM)
- EXISTING GREEN SPACE/PARKS
- HISTORIC PROPERTIES
- CURRENT BUS TRANSFER LOCATION
- POTENTIAL BUS TRANSFER LOCATIONS
- PEDESTRIAN BRIDGES
- RAILROAD
- EAST COAST GREENWAY EXTENSION
- IMPROVED CONNECTIONS
- NEW ROAD CONNECTIONS
- STUDY AREA BOUNDARY
- VIEWS

0 0.25 0.5 MILES





- 1
- BASE SCENARIO
- EXISTING CONDITIONS WITH RELOCATED TRAIN STATION
- A

TRAIN STATION RELOCATION
• ALTERNATIVE #2 [CENTRAL]
- B

PEDESTRIAN AND BICYCLE TRAIL TO RELOCATED TRAIN STATION



2 MIXED-USE NODES

- A TRAIN STATION RELOCATION**
 - ALTERNATIVE #2 [CENTRAL], WITH BUS TRANSFER STATION/MULTIMODAL HUB
- B WATERFRONT PARK**
- C MIXED-USE TRANSIT-ORIENTED DEVELOPMENT**
 - FLEX SPACE
 - COMMERCIAL [RETAIL ALONG PHILADELPHIA PIKE, OFFICE, RESTAURANTS]
 - RESIDENTIAL [MULTIFAMILY]
 - GATHERING PLACES [PLAZAS]
- D LIVE-WORK MIXED-USE NODE**
 - OFFICE [MEDICAL, FLEX]
 - RETAIL
 - RESIDENTIAL [SINGLE-FAMILY, TOWNHOMES]
- E BUFFER AREAS**
 - NEIGHBORHOOD BUFFERS [GREEN AREAS OR OTHER LESS INTENSE USES]
 - NATURAL AREA BUFFERS [ALONG CREEK]

- NEW MIXED-USE ACTIVITY NODE
- EXISTING COMMERCIAL/SERVICES
- EXISTING RESIDENTIAL
- EXISTING INSTITUTIONAL
- EXISTING INDUSTRIAL
- EXISTING & NEW GREEN SPACE/PARKS/FOREST
- MIXED USE OR OPEN SPACE, DEPENDING ON ACCESS
- NEIGHBORHOOD BUFFER AREAS
- UTILITIES
- OTHER UNDEVELOPED AREAS
- PEDESTRIAN BRIDGES
- HISTORIC PROPERTIES
- MULTIMODAL HUB / BUS TRANSFER STATION
- RAILROAD
- ENHANCED BIKE/PED: TRAILS, BIKEWAYS
- NEW ROAD CONNECTIONS
- STUDY AREA BOUNDARY



3 PORT & TRANSIT-ORIENTED DEVELOPMENT

- A TRAIN STATION RELOCATION**
 - ALTERNATIVE #2 [CENTRAL], WITH BUS TRANSFER STATION/MULTIMODAL HUB
- B WATERFRONT PARK**
- C PORT**
- D PORT RELATED FACILITIES [LIGHT INDUSTRIAL]**
- E MIXED-USE TRANSIT-ORIENTED DEVELOPMENT**
 - LIGHT INDUSTRIAL, FLEX
 - OFFICE/RESEARCH
 - RESIDENTIAL [MULTIFAMILY, N OF PHILADELPHIA PIKE]
 - COMMERCIAL [RETAIL, RESTAURANTS]
- F LIVE-WORK MIXED-USE NODE**
 - INSTITUTIONAL
 - RETAIL
 - RESIDENTIAL [SINGLE-FAMILY, TOWNHOMES]
- G BUFFER AREAS**
 - NEIGHBORHOOD BUFFERS [GREEN AREAS OR OTHER LESS INTENSE USES]
 - NATURAL AREA BUFFERS [ALONG CREEK]

- NEW MIXED-USE ACTIVITY NODE
- NEW PORT
- EXISTING COMMERCIAL/SERVICES
- EXISTING RESIDENTIAL
- EXISTING INSTITUTIONAL
- EXISTING INDUSTRIAL
- EXISTING & NEW GREEN SPACE/PARKS/FOREST
- NEIGHBORHOOD BUFFER AREAS
- UTILITIES
- OTHER UNDEVELOPED AREAS
- PEDESTRIAN BRIDGES
- HISTORIC PROPERTIES
- MULTIMODAL HUB / BUS TRANSFER STATION
- RAILROAD
- ENHANCED BIKE/PED: TRAILS, BIKEWAYS
- NEW ROAD CONNECTIONS
- STUDY AREA BOUNDARY

0 0.25 0.5 MILES



4 MIXED-USE & LIGHT INDUSTRIAL

- A TRAIN STATION RELOCATION**
 - ALTERNATIVE #2 [CENTRAL], WITH BUS TRANSFER STATION/MULTIMODAL HUB
- B WATERFRONT PARK**
- C MIXED-USE TRANSIT-ORIENTED DEVELOPMENT**
 - OFFICE [MANUFACTURING RELATED]
 - COMMERCIAL [RETAIL, RESTAURANTS]
 - RESIDENTIAL [MULTIFAMILY, NORTH OF PHILADELPHIA PIKE]
 - GATHERING PLACES [PLAZAS]
- D MIXED-USE NODE**
 - LIFESTYLE CENTER [RETAIL MIXED WITH MULTIFAMILY RESIDENTIAL]
- E RESIDENTIAL** [TOWNHOMES, SINGLE-FAMILY]
- F LIGHT INDUSTRIAL, MANUFACTURING, PARKING, OR OPEN SPACE**
- G BUFFER AREAS**
 - NEIGHBORHOOD BUFFERS [GREEN AREAS OR OTHER LESS INTENSE USES]
 - NATURAL AREA BUFFERS [ALONG CREEK]

- NEW MIXED-USE ACTIVITY NODE
- NEW RESIDENTIAL
- EXISTING COMMERCIAL/SERVICES
- EXISTING RESIDENTIAL
- EXISTING INSTITUTIONAL
- EXISTING INDUSTRIAL
- EXISTING & NEW GREEN SPACE/PARKS/FOREST
- NEW MIXED USE OR OPEN SPACE, DEPENDING ON ACCESS
- NEW LIGHT INDUS., PARKING, OR OPEN SPACE, DEP. ON ACCESS
- NEIGHBORHOOD BUFFER AREAS
- UTILITIES
- OTHER UNDEVELOPED AREAS
- PEDESTRIAN BRIDGES
- HISTORIC PROPERTIES
- MULTIMODAL HUB / BUS TRANSFER STATION
- RAILROAD
- ENHANCED BIKE/PED: TRAILS, BIKEWAYS
- NEW ROAD CONNECTIONS
- STUDY AREA BOUNDARY

