OPPORTUNITIES & CHALLENGES

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/UNKNOWNs

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?

HOW CAN WE PROVIDE ACCESS ACROSS THE RAIL TRACKS?
SHOULD WE MOVE THE BUS TRANSFER STATION TO CREATE A MULTIMODAL HUB?
HOW DO WE OVERCOME INTERSTATE BARRIERS TO LINK NORTH CLAYMONT INTO THE REST OF THE AREA?
GATEWAYS INTO DELAWARE AND NORTH CLAYMONT
INTERSTATE
HIGH CAPACITY REGIONAL BOULEVARDS, WITH BIKE/PED ACCOMMODATIONS
NEW LOCAL CONNECTIONS, WITH PED/BIKE FOCUS
ENHANCED PEDESTRIAN AND BICYCLE NETWORK (TRAILS, BIKEWAYS)
EAST COAST GREENWAY EXTENSION
PEDESTRIAN BRIDGES
PREEXISTING ACCESS TUNNELS (3) UNDER RAILWAY
RAILROAD
STUDY AREA BOUNDARY
REDEVELOPMENT SCENARIO

NEW CASTLE COUNTY, DELAWARE

DRAFT - 17 MAR 2016

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]
REDEVELOPMENT SCENARIO

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]
**REDEVELOPMENT SCENARIO**

**NEW MIXED-USE & LIGHT INDUSTRIAL**

- **Train Station Relocation**
  - Alternative B2 (Central) with Bus Transfer Station/Multimodal Hub

- **Waterfront Park**

- **Mixed-Use Transit-Oriented Development**
  - Office (Manufacturing Related)
  - Commercial (Retail, Restaurants)
  - Residential (Multifamily, North of Philadelphia Pike)
  - Gathering Places (Plazas)

- **Mixed-Use Node**
  - Lifestyle Center (Retail Mixed with Multifamily Residential)

- **Residential**
  - Townhomes, Single-Family

- **Light Industrial, Manufacturing, Parking, or Open Space**

- **Buffer Areas**
  - Neighborhood Buffers (Green Areas or Other Less Intense Uses)
  - Natural Area Buffers (Along Creek)

**Study Area Boundary**

**New Mixed-Use Activity Node**

**New Residential**

**Existing Commercial/Services**

**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**

**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**

**New Castlemont Area Master Plan**

**New Castle County, Delaware**

**Draft - 17 Mar 2016**