

FIRST STATE CROSSING

RIVER • RAIL & ROADS AT CLAYMONT



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FIRST STATE CROSSING MASTER PLAN

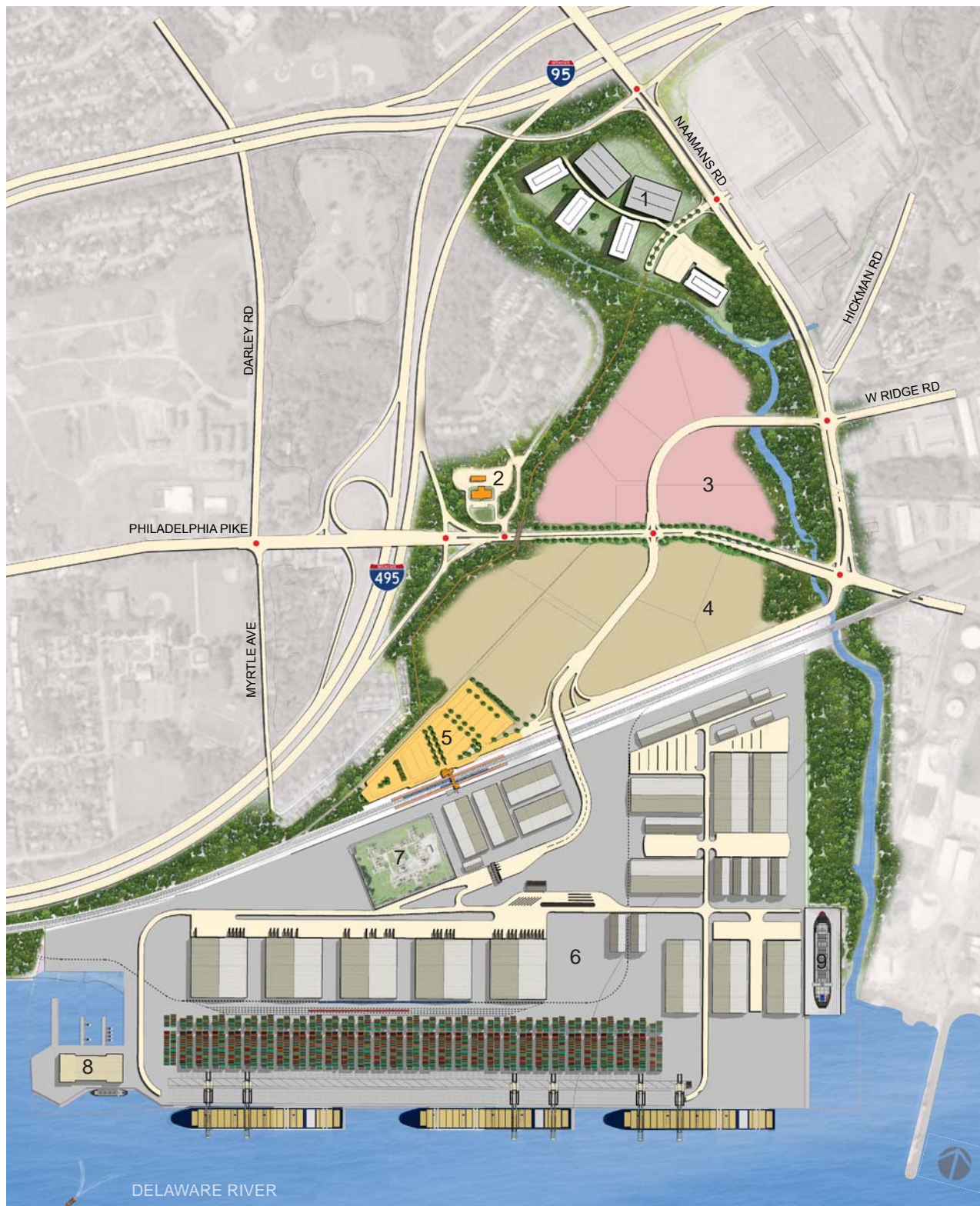
“First State Crossing” proposes to redevelop the former EVRAZ Steel site and reestablish Delaware’s historic First State crossroad. Claymont emerged in 1620 where the Kings Highway (Philadelphia Pike) crossed Naamans Creek. In 1827, the Philadelphia, Wilmington, Baltimore Railroad (now Amtrak) was built through town. The late 20th Century saw I-95 and I-495 converge to create a commercial crossroad that unites highway, rail, and river transportation and positions “First State Crossing” for 21st Century redevelopment.

This Master Concept Plan envisions a mix of uses to capture the value created by the highways, railroads, and Delaware River. Proposed uses include First State Corporate Center offices on the high profile northern gateway; First State Employment Center with research, office, manufacturing, and warehouse uses in the center area; First State Transit Center served by rail, bus, auto, bike, and pedestrians to serve existing and stimulate new development; and First State Logistics Center for multi-modal truck, rail, and river users. The 420 acre First State Crossing redevelopment will transform this historically significant site into a mixed-use economic growth engine for Delaware and also preserve Naamans Creek for active and passive recreational uses.

- | | |
|---------------------------------|-----------------|
| 1. First State Corporate Center | (32 Acres) |
| 2. Administration | (5 Acres) |
| 3. Office & Research | (54 Acres) |
| 4. Warehouse + Port Support | (56 Acres) |
| 5. First State Transit Center | (12 Acres) |
| 6. First State Logistics Center | (263 Acres) |
| 7. Delmarva | 422 Gross Acres |
| 8. Public Safety Basin | |
| 9. Dry Dock | |

* Plan indicates +/- 80 Acres (19%) Open Space

● Signalized Intersection



DELAWARE RIVER



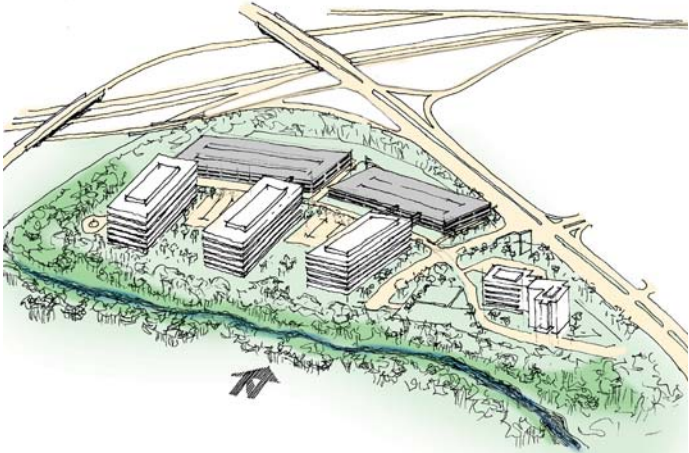
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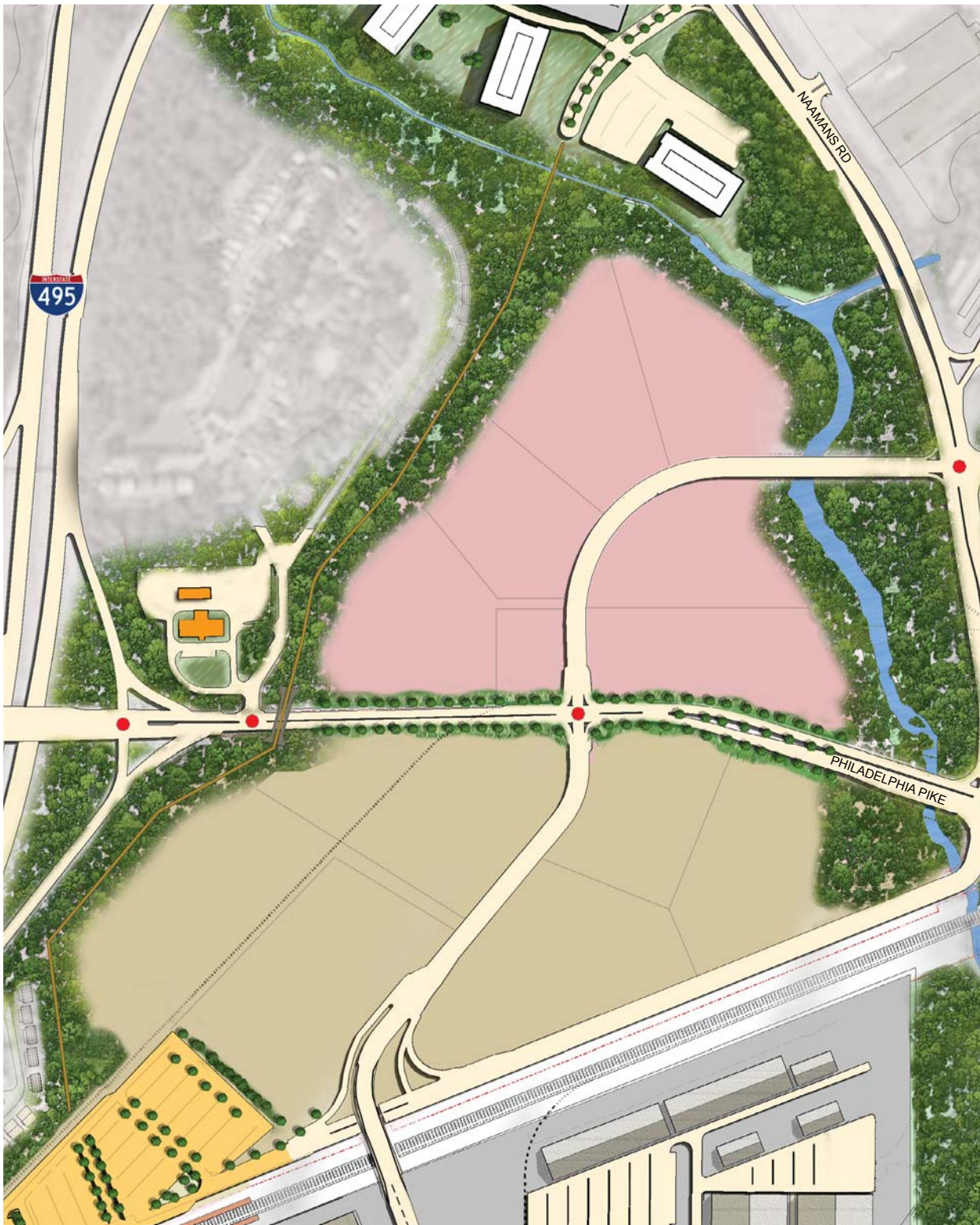


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FIRST STATE CORPORATE CENTER

“First State Corporate Center” is the northern gateway to First State Crossing where I-95 and I-495 meet and cross Naamans Creek. This 30 acre site offers excellent highway visibility and access to create an ideal corporate campus. The Plan envisions office buildings totaling 600,000 square feet with trails along Naamans Creeks that link to the new Multi-Modal Transit Center.





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FIRST STATE EMPLOYMENT CENTER

“First State Employment Center” is located at the central areas along Philadelphia Pike and will include research, office, manufacturing, and warehouse uses to create multiple employment opportunities. The 41 acre area north of Philadelphia Pike will focus on research, and office uses, while the 58 acre area south of Philadelphia Pike will focus on manufacturing, warehouse, and logistics uses. The combined area will provide opportunities for up to 600 jobs. This is in addition to the employment potential of the First State Corporate Center to the north and the First State Logistics Center to the south.

A new internal roadway linking Naamans Road and Philadelphia Pike will limit curb cuts along existing roads and establish a new image and attractive streetscapes in Claymont around First State Crossing. This section of the Plan will enhance Philadelphia Pike by replacing the industrial frontage with attractive streetscapes, pedestrian walks, bike lanes, bus stops, and landscaping. The Plan will create a welcoming entrance to the City of Claymont, the State of Delaware, and First State Crossing.

This area of the Plan will preserve Naamans Creek to create active and passive fitness trails and parks. It will also preserve the historic office building, and will build a strong connection between the historic Darley House and Robinson House.



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FIRST STATE TRANSIT CENTER

A new Multi-Modal Transit Center is proposed for a twelve acre site situated along a straight section of the Amtrak line a ½ mile east of the existing Claymont Train station. The Multi-Modal Transit Center will feature a peaked roof brick building, 600 foot passenger platforms for north and south bound trains, bus connections, kiss and ride drop-off, 650 parking spaces, bike and pedestrian access, and easy auto access from Naamans Road and Philadelphia Pike. Pedestrian and bike access from Myrtle Avenue may be possible subject to agency approvals. The site will include natural screening to nearby homes.



FIRST STATE LOGISTICS CENTER

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FIRST STATE LOGISTICS CENTER

The “First State Logistics Center” is proposed south of the Amtrak line along the Delaware River frontage. The site will be reconfigured to ultimately allow for development of a one-mile bulkhead and multi-modal logistics center for port, rail, and truck logistics. A new road from Philadelphia Pike and bridge over the Amtrak rail lines will provide truck access to the site. Also proposed are rail spurs south from the adjacent rail corridor as well as related port facilities including secure access, weigh stations, dry dock, river emergency response and safety port, and preservation of the Naamans Creek outfall in its natural state.

