

Benefits of an Equal Dual Access Rail Plan

1.) **Provides Necessary Flexibility to Achieve a Regional Rail Solution with Only One Intermodal Facility:** Securing this site provides the flexibility needed to design the best regional rail solution and intermodal facility available. Because the state has a public railways entity – South Carolina Public Railways – a single intermodal rail facility can be created to equitably serve both Class I railroads. A single intermodal facility serving both CSX and Norfolk Southern will be a more efficient and economical solution than previous plans which call for two separate facilities in the area. As stated recently by a CSX railroad executive, “the more efficient the transfer, the more competitive the port will be.” A single intermodal facility serving both CSX and Norfolk Southern will have the potential to be one of the most efficient intermodal facilities in the country.

2.) **Equal Dual Access and Reduction of Truck Traffic:** The Department of Commerce, Public Railways and legislative leaders have consistently stated that the regional rail solution must provide equal access for both CSX and Norfolk Southern.

An additional benefit is eliminating the need for any new tracks in the Chicora-Cherokee neighborhood and also reducing truck traffic. The plan also corresponds with North Charleston’s proposed truck route plan.

3.) **SPAWAR:** The state’s plan will ensure the stability of the lease and surrounding area for SPAWAR’s operations located at the north end of the property. While not widely known, SPAWAR is one of the major economic drivers in the region. Securing the Noisette property ensures that the location is stable and affords SPAWAR the opportunity for future growth and development. Currently over 1,200 people are employed at this location and there is significant potential for continued growth.

4.) **Enhancing Clemson University’s mission at the Restoration Institute:** The state’s plan will provide Clemson University an even greater opportunity for the university to utilize its land planning skills to create an adaptive reuse of this property focused on technology and job creation. The Drive Train Testing Facility, currently under construction, will be enhanced by the state’s plan.

Additional benefits:

- Maintains rail service to private companies in existing industrial areas.
- Private road built for port truck traffic to connect Navy Base terminal with ICTF.
- Helps alleviate McMillan/Cosgrove Road traffic issues.
- Rail traffic is split between north and south so one area is not affected more than the other.
- Plans for future barge/rail routes between terminals that can be added to reduce over-the-road truck traffic.
- Creates alternate routes for each Class I railroad in case of an emergency or natural disaster.
- Eliminates tracks adjacent to the future North Charleston Museum (The Powerhouse Building).
- New Hunley Museum can be located on a site adjacent to Riverfront Park, thus creating a cultural and recreation area.