

# FORMER CURTIS PAPER MILL AND OLD PAPER MILL ROAD PARK MASTER PLANNING PROJECT

CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

AUGUST 8, 2011

# PROJECT SUMMARY AND GOALS

## PROJECT OBJECTIVE:

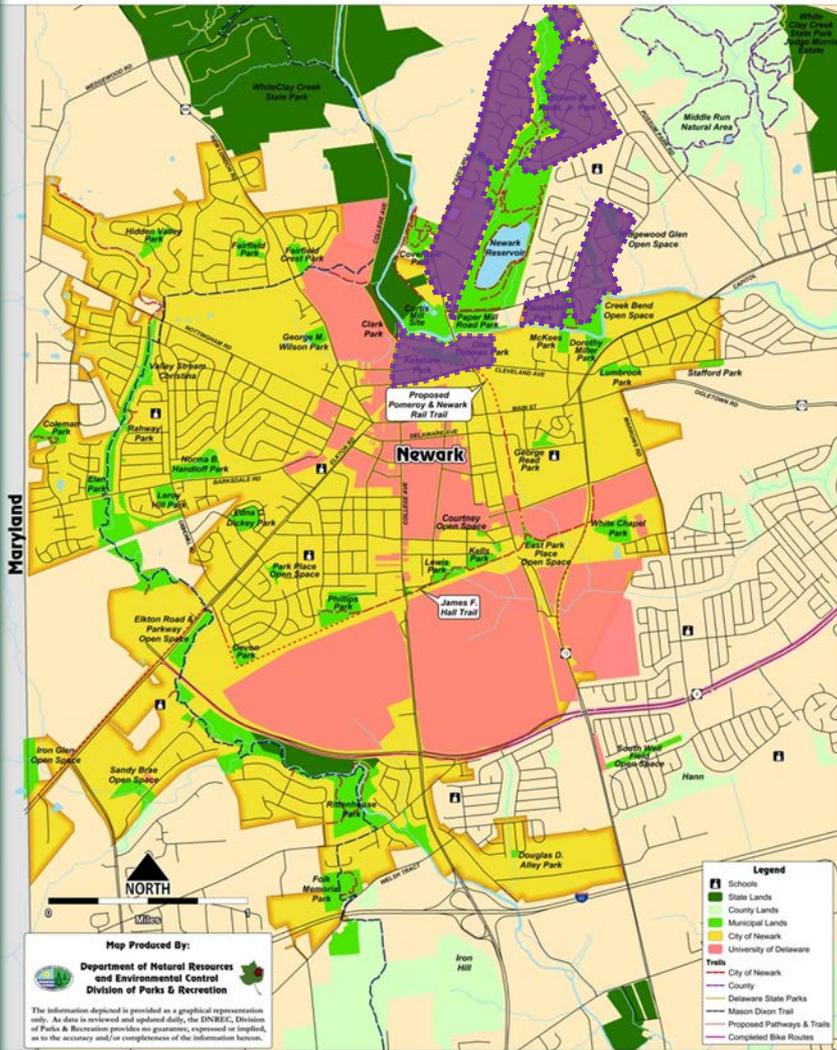
CREATION OF A COMPREHENSIVE PARKS AND RECREATION MASTER PLAN FOR THE FORMER CURTIS PAPER MILL SITE AND OLD PAPER MILL ROAD PARK

## PROJECT GOALS:

- CREATE A CITY GATEWAY OPPORTUNITY ALONG PAPER MILL ROAD CORRIDOR
- CREATE NEW ACTIVE AND PASSIVE RECREATION OPPORTUNITIES FOR NEWARK RESIDENTS
- EXPAND EXISTING PEDESTRIAN AND BICYCLE NETWORK AND IMPROVE SAFETY AND MOBILITY FOR THE SAME
- INCORPORATE BROWNFIELD REMEDIATION PLANS INTO PARKLAND DEVELOPMENT
- GATHER PUBLIC INPUT AND SUPPORT FOR THE PROJECT

# NEWARK EXISTING PARK CONTEXT

## City of Newark - Public Lands and Trails



- CITY OF NEWARK PARKS: 33 PARKS AND NUMEROUS OPEN SPACE AREAS, TOTALING OVER 650 ACRES
- NEIGHBORHOOD PARK SYSTEM
- PROJECT SERVICE AREA: ESTIMATED POPULATION – 2050
- LIMITED ACTIVE AND PASSIVE RECREATION IN NORTH NEWARK

**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT**  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE



# PROJECT BACKGROUND

- PROJECT STUDY COMMITTEE (PSC) WAS FORMED THAT INCLUDED MEMBERS OF CITY STAFF FROM PARKS AND RECREATION DEPT., PUBLIC WORKS DEPT., WATER DEPT., PLANNING DEPT., AND THE CITY MANAGERS OFFICE
- REVIEWED AND CONSIDERED FINDINGS AND SUGGESTIONS FROM 2007 FARMER & SMITH, PUBLIC OUTREACH
- PROGRAM WAS CREATED TO OUTLINE VARIOUS PROPOSED PARK ELEMENTS AND CONCEPTS
- FROM THE CONCEPTS, THREE PRELIMINARY MASTER PLAN CONCEPTS WERE DEVELOPED FOR PUBLIC PRESENTATION IN MARCH 2009
- FOLLOWING SOLICITATION OF INPUT FROM THE PUBLIC ONE FINAL DESIGN WAS CHOSEN AND FURTHER DEVELOPED AND REFINED
- MEMBERS OF THE PSC MET WITH REPRESENTATIVES OF STATE PARKS, DNREC AND DELDOT TO REVIEW THE FINAL CONCEPT AND DISCUSS FUNDING, FEASIBILITY, AND GENERAL DESIGN ACCEPTANCE
- FINAL MASTER PLAN CONCEPT WAS PRESENTED TO THE PUBLIC IN JUNE 2011 FOR COMMENT

# KEY OPPORTUNITIES AND LIMITATIONS

## OPPORTUNITIES:

- BORDERS WILD AND SCENIC WHITE CLAY CREEK
- CLOSE PROXIMITY TO EXISTING STATE PARKLAND AND POMEROY TRAIL
- EASY ACCESS FROM PAPER MILL ROAD (ROUTE 72)
- EDUCATIONAL OPPORTUNITIES – HISTORIC SIGNIFICANCE
- ACQUIRED FOR THE PURPOSE OF PRESERVING AS PUBLIC LAND AND TO DEVELOP ACTIVE AND PASSIVE PARKS
- SCENIC AND INTERESTING VIEWS
- CITY GATEWAY

## LIMITATIONS:

- 100 YEAR FLOODPLAIN IMPACT
- DESIGNATED BROWNFIELD SITE
- LIGHTING RESTRICTION (OLD PAPER MILL PARK)
- POTENTIAL SHPO HISTORIC ARTIFACT SITE

# MASTER PLAN AND PROJECT PHASING



1 CONCEPT MASTER PLAN  
Scale: 1" = 60'



JUNE 2011

## FORMER CURTIS PAPER MILL SITE AND OLD PAPER MILL ROAD PARK MASTER PLANNING PROJECT

CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE



# PHASE 1 – FORMER CURTIS PAPER SITE



## SITE ELEMENTS:

- NEW SITE ACCESS AT EXISTING TRAFFIC SIGNAL ALONG PAPER MILL ROAD
- 15 CAR PARKING AREA - TRAILHEAD
- WALKING/JOGGING/BIKING TRAILS
- EXISTING/FORMER SMOKESTACK PLAZA AREA
- INTERPRETIVE SIGNAGE
- WHITE CLAY CREEK ACCESS
- DESIGNATED FISHING AREAS IN EXISTING PONDS
- RESTORED MEADOW WITH NATIVE LANDSCAPING
- IMPROVED WATER TREATMENT PLANT ACCESS AND SECURITY (FENCING AND GATE)

## PHASE 2 – KERSHAW PARK & PEDESTRIAN BRIDGE



### SITE ELEMENTS:

- NEW PEDESTRIAN AND BICYCLE BRIDGE ACROSS WHITE CLAY CREEK
- 8 CAR PARKING AREA - TRAILHEAD
- IMPROVED PEDESTRIAN CONNECTION AND BICYCLE TO CURTIS SITE FROM DOWNTOWN AREA
- POSSIBLE FUTURE CONNECTION TO POMEROY TRAIL
- WHITE CLAY CREEK ACCESS

# PHASE 3 – OLD PAPER MILL ROAD PARK

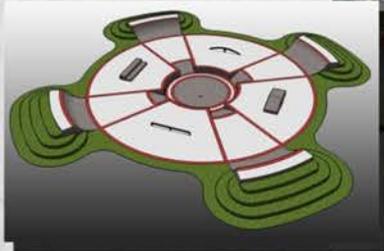
## SITE ELEMENTS:

- 45 +/- CAR PARKING
- SKATE SPOT
- BASKETBALL COURT
- BALL WALL COURT
- PLAYGROUND – AGES 2-5 AND 5-12
- PICNIC PAVILLION
- MULTI-USE TURF FIELD
- BICYCLE JUMP/PUMP PARK
- WALKING/JOGGING/BIKING TRAILS
- NATIVE MEADOW GRASSES AND LANDSCAPING



**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT**  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

# SITE AMENITIES AND FEATURES



SKATE SPOT - PLAZA TYPE



TRAILS



PLAY STRUCTURE FOR 2-5 YEAR OLDS

SWINGS FOR 2-5 YEAR OLDS



CRAWL TUBE

SWINGS FOR 6-12 YEAR OLDS

SAND DIGGERS

PLAY STRUCTURE FOR 5-12 YEAR OLDS

PLAYGROUND AREA



BICYCLE JUMP/PUMP PARK



BASKETBALL COURT



MULTI-USE FIELD



PICNIC PAVILLION



TYPICAL SITE AMENITIES AND FEATURES



PEDESTRIAN BRIDGE



KIOSK/INTERPRETIVE SIGNAGE



JUNE 2011

**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT**  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE



# CONSTRUCTION AND MAINTENANCE COSTS / FUNDING

## ESTIMATED CONSTRUCTION COSTS (BY PHASE):

PHASE 1 – FORMER CURTIS PAPER SITE: \$1.1 MILLION

- (COST INCLUDES DEMOLITION OF SMOKESTACK. RESTORATION OF SMOKESTACK IS ESTIMATED AT \$250,000)
- (\$200,000 - \$400,000 COVERED UNDER REMEDIATION PROJECT)

PHASE 2 – KERSHAW PARK AND PEDESTRIAN BRIDGE: \$900,000

PHASE 3 – OLD PAPER MILL ROAD PARK: \$1.5 MILLION

## ESTIMATED MAINTENANCE COSTS:

### 1. EQUIPMENT

- \$62,000

### 2. PERSONNEL

- ONE (1) SEASONAL MAINTENANCE EMPLOYEE: \$14,000
- NOTE: A SECOND SEASONAL MAINTENANCE EMPLOYEE MAY BE NEEDED AS DEVELOPMENT OF THE THREE (3) SITES PROGRESSES

### 3. ANNUAL MAINTENANCE COSTS

- BASED ON AVERAGE MAINTENANCE COSTS TO MAINTAIN CURRENT PARK AREAS
- FORMER CURTIS SITE: \$10,500
- KERSHAW PARK: \$1,400
- OLD PAPER MILL ROAD PARK: \$17,200
- THESE COST INCLUDE (BUT NOT LIMITED TO): FUEL, MATERIALS AND SUPPLIES TO MAKE REPAIRS, MULCH, WOOD CARPET (PLAYGROUND SAFETY SURFACE), SNOW REMOVAL, TREE/LANDSCAPE CARE, IN-HOUSE LABOR AND CONTRACTED SERVICES

# PROJECT FUNDING

## POTENTIAL FUNDING SOURCES/OPPORTUNITIES:

- TRANSPORTATION ENHANCEMENT FUND (DELDOT)
  - LAND AND WATER CONSERVATION FUND
  - DNREC BROWNFIELD REMEDIATION FUNDING
  - CITY OF NEWARK



# SKATE SPOTS

**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT**  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE





**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT**  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE



## SKATE SPOTS

### \* POSSIBLE LOCATIONS:

- \* OLD PAPER MILL ROAD PARK
- \* PHILLIPS PARK
- \* DICKEY PARK
- \* HANDLOFF PARK
- \* KELLS PARK
- \* LUMBROOK PARK
- \* FAIRFIELD PARK

### \* COST PER SITE: \$25,000 AND UP

### \* FUNDING OPPORTUNITIES:

- \* DLWCTF
- \* CDBG
- \* DONATIONS (CASH, MATERIALS, SUPPLIES, EQUIPMENT, ETC.)
- \* CITY'S CAPITAL IMPROVEMENTS PROGRAM

**LAKELANDS SKATE SPOT  
GAITHERSBURG, MD**

SCOPE OF SERVICES: site restoration, earthwork, placement and compaction of fill material, rebar, formwork, galvanized coping, concrete and shotcrete

PROJECT COMPLETION: July 2010

CONSTRUCTION COST: \$52,000

CONTACT:  
Upton Reed  
Project Engineer, City of Gaithersburg  
301-258-3670



**DIAMOND FARMS  
SKATE SPOT  
GAITHERSBURG, MD**

SCOPE OF SERVICES: site restoration, earthwork, placement and compaction of fill material, rebar, formwork, galvanized coping, concrete and shotcrete

PROJECT COMPLETION: July 2010

CONSTRUCTION COST: \$31,000

CONTACT:  
Upton Reed  
Project Engineer, City of Gaithersburg  
301-258-3670



**MOUNT RAINIER MINI PARK  
MT. RAINIER, MD**

SCOPE OF SERVICES: Public facilitation, Skatepark design, sitework, precast concrete fabrication and installation, concrete flatwork

PROJECT COMPLETION: July 2009

PROJECT COST: \$190,000

CONTACT:  
Department of Parks and Recreation  
The Maryland National Capital Park and Planning Commission  
6600 Kenilworth Avenue, Riverdale, MD 20737  
Project Manager: Brenda Irola 301-699-2480



**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE**





# QUESTIONS AND COMMENTS

**FORMER CURTIS PAPER MILL SITE AND OLD PAPER  
MILL ROAD PARK MASTER PLANNING PROJECT**  
CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

