

A large, light-colored topographic map with contour lines is the background of the slide. The lines are more densely packed in some areas and more spread out in others, creating a sense of terrain. The map is oriented with the top of the slide as the top of the map.

PROJECT MEETING TWO

NANTICOKE CROSSING PARK

DOT AVE., SEAFORD, DELAWARE 19973

JUNE 8, 2023



A background graphic of a topographic map with contour lines in shades of green and brown, overlaid on a light green circular shape in the upper right corner.

NANTICOKE CROSSING PARK
ITERATED CONCEPT PLAN



OPPORTUNITIES, CONSTRAINTS & PROGRAM GOALS



OPPORTUNITIES

- *Scenic viewshed to the Nanticoke River & across to Woodland Ferry and Church (high point for viewing)*
- *Rolling topography*
- *Canopy trees and open space*
- *Hiking / walking trails*
- *Excellent groundwater recharge*
- *Lack of on-site development*
- *Can preserve woodland and provide water access*
- *Can educate about importance of conserving landscapes in a growing Sussex County*
- *Can educate on endemic plants and animals that rely on this habitat*



CONSTRAINTS

- *Invasive species along waterfront*
- *Private homeowner driveway access*
- *Lack of buffers to adjacent private properties*
- *Feeling of safety along trails in wooded area*



PROGRAM GOALS

- *Boardwalk and riverside trail that limits impact to native wetland and endemic plants (*Zizania aquatica* - wild rice)*
- *Shoreline restoration (& management of *Phragmites australis*) - regrade and replanting with native shoreline species; connecting artificial wetland with tidal system*
- *Water access - outlook and kayak launch along riverfront*
- *Accessible seating structure with shade on high ground; scrub out invasive and overgrown species to maintain views*
- *Woodland walking trails and hiking*
- *Inter-woodland meadow with meditative trail*
- *Focus on distinct habitat & support native bees, hoverflies, tiger beetles, and other insects*
- *Disc golf under canopy trees*
- *Space for events and overflow parking*
- *Interpretive signage*
- *Naturalized stormwater management adjacent parking*



SITE ANALYSIS

NANTICOKE CROSSING PARK

Seaford, Delaware

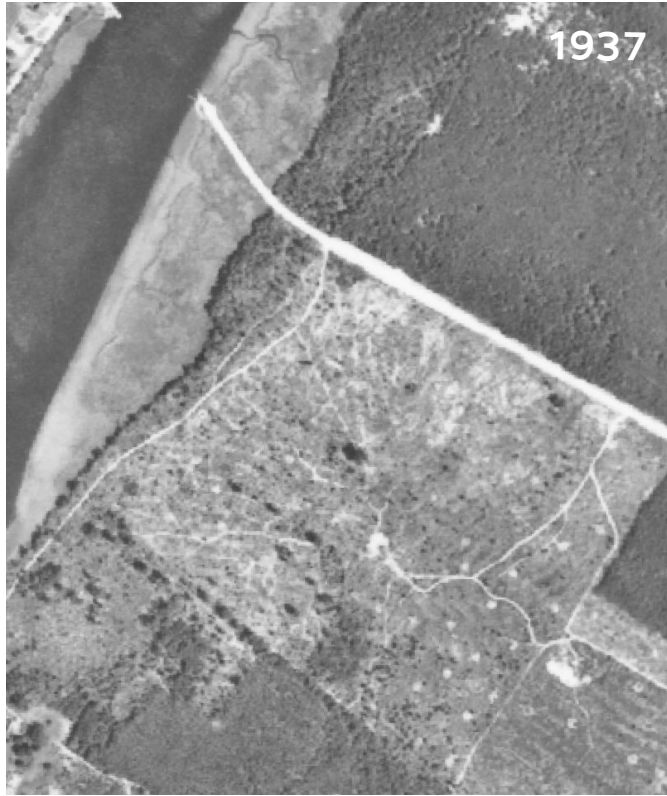
MEETING NOTES | 6.1.23



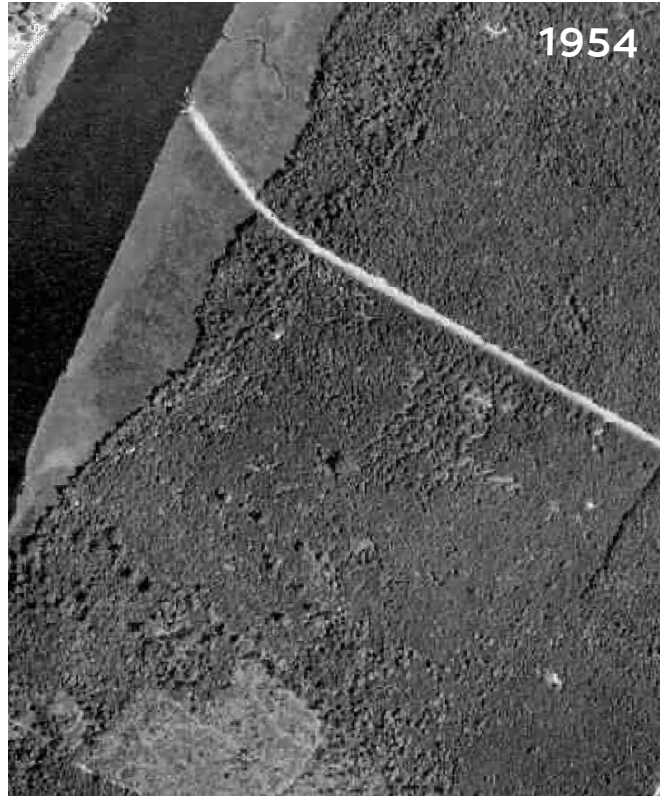
- *Trail system -- establish a smaller internal loop; increase distance of trail from private properties, and protect additional tiger beetle habitat*
- *Internal trail -- loop around the hill*
- *Parking -- consider 2-3 accessible spaces beyond sheltered outlook space or a shorter connection to the boardwalk along the contour*
- *Trailhead -- maintain high point and view*
- *Internal wetland -- consider reconnecting with tidal system (would require survey of existing water depths)*
- *Include events space in program*
- *Internal roadway 1 -- maintain internal road closest Woodland Ferry Rd.*
- *Internal roadway 2 -- use additional internal road as pedestrian trail; if gravel can be reused in parking, consider meandering pathway; establish a barrier for cars*



SITE ANALYSIS
NANTICOKE CROSSING PARK
Seaford, Delaware



1937



1954

HISTORIC IMAGERY



SITE ANALYSIS
NANTICOKE CROSSING PARK
Seaford, Delaware



1992

Google Earth
Image © U.S. Geological Survey

1000 ft



2005

Google Earth
Image © 2023 Maxar Technologies

1000 ft



1992

Woodland Ferry Rd

Google Earth

Image U.S. Geological Survey



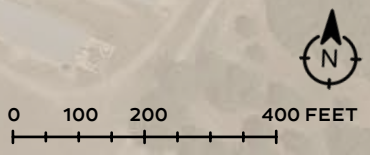
1000 ft





LEGEND

- 1-foot Contours
- Site Boundary
- Node of Interest
- Existing Trail
- Proposed Trail
- Proposed Boardwalk
- Alt. Proposed Trail
- Wetland
- Existing Forest
- Buffer / Reforest





SEATING

OUTLOOK

STABILIZE SHORELINE

CONNECT WETLANDS & ESTABLISH BRIDGE

ACCESSIBLE PARKING
2-3 SPACES

SHELTERED OVERLOOK w/
SHADE SAILS

BUFFER FOR PRIVATE RESIDENCES

NO PUBLIC ACCESS

KAYAK LAUNCH

PEDESTRIAN ENTRY & SIGNAGE

MAIN PARKING
12-15 SPACES

DOT AVE.

OPEN SPACE FOR EVENTS

NO VEHICLE ACCESS

DRIVE

WOODLAND FERRY ROAD

OPEN SPACE FOR OVERFLOW PARKING

DISC GOLF
9 HOLES

110

26

27

13

12

13

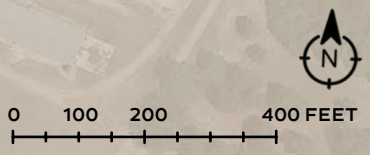
SHED

ALTERNATE PATHWAYS



LEGEND

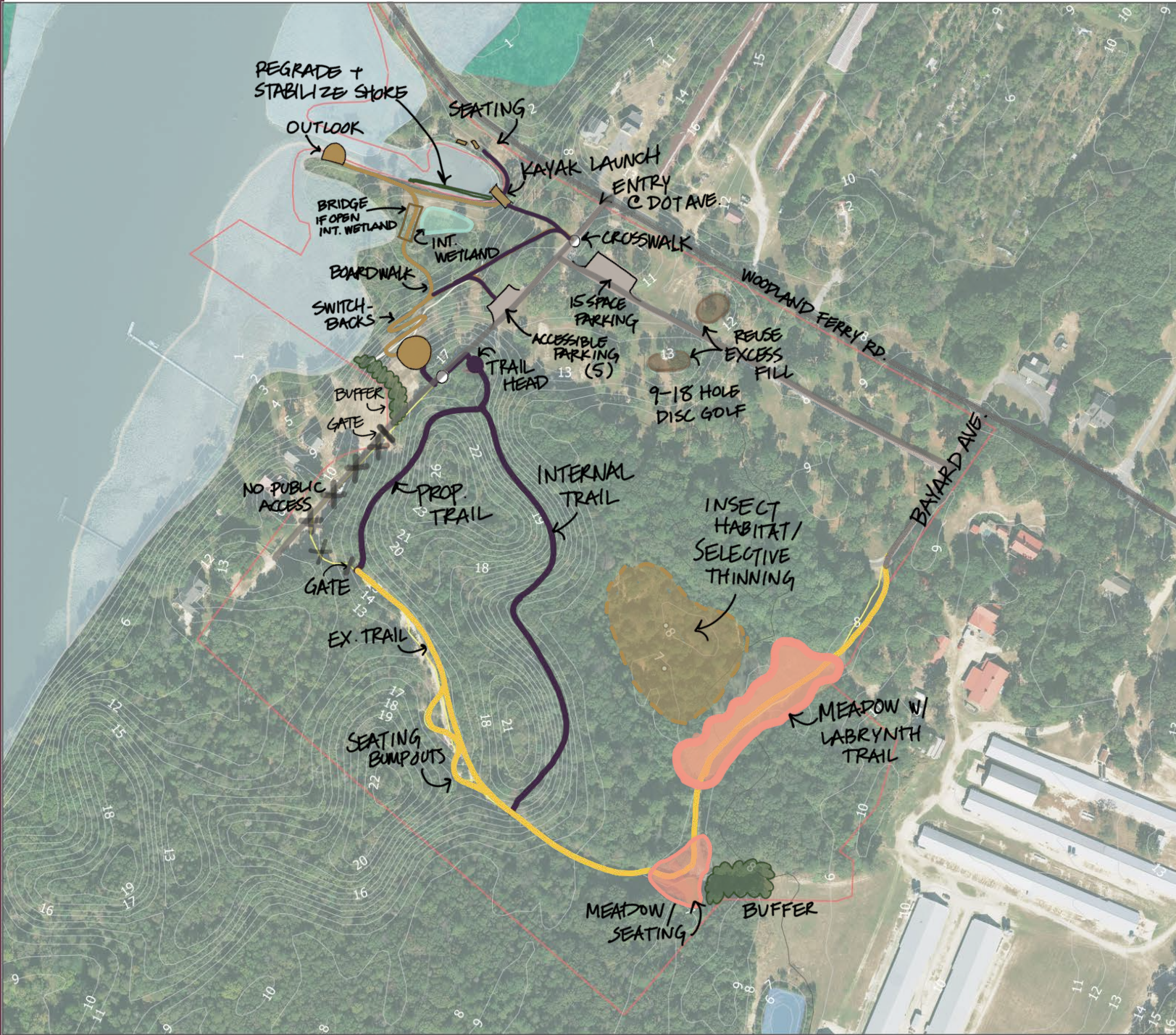
- 1-foot Contours
- ▭ Site Boundary
- Node of Interest
- Existing Trail
- Proposed Trail
- Proposed Boardwalk
- Alt. Proposed Trail
- ▭ Wetland
- ▭ Existing Forest
- ▭ Buffer / Reforest



A large, light-colored topographic map of a region, showing contour lines and a network of roads. The map is positioned in the upper half of the page, with the title text overlaid on it.

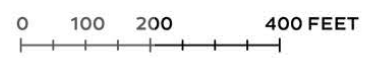
NANTICOKE CROSSING PARK
PREVIOUS SITE CONCEPT
DIAGRAM

SITE DIAGRAM | CONCEPT SKETCH



LEGEND

- 1-foot Contours
 - ▭ Site Boundary
- ### WETLAND TYPE
- ▭ Freshwater Forested/ Shrub Wetland
 - ▭ Freshwater Pond
 - ▭ Riverine
 - Rare Insect Points of Importance
 - Existing Trail
 - ▭ Existing Meadow Areas
 - ▭ Potential New Trail Access Gateway
 - Possible Trail up to future Pavilion Site with Ideal Views



REGRADE +
STABILIZE SHORE

OUTLOOK

SEATING 2

KAYAK LAUNCH

ENTRY

← C DOT AVE.

BRIDGE
IF OPEN
INT. WETLAND

INT.
WETLAND

← CROSSWALK

BOARDWALK

↑ 15 SPACE
PARKING

SWITCH-
BACKS

← ACCESSIBLE
PARKING
13 (5)

← REUSE
EXCESS
FILL

← TRAIL
HEAD

9-18 HOLE
DISC GOLF

BUFFER
GATE

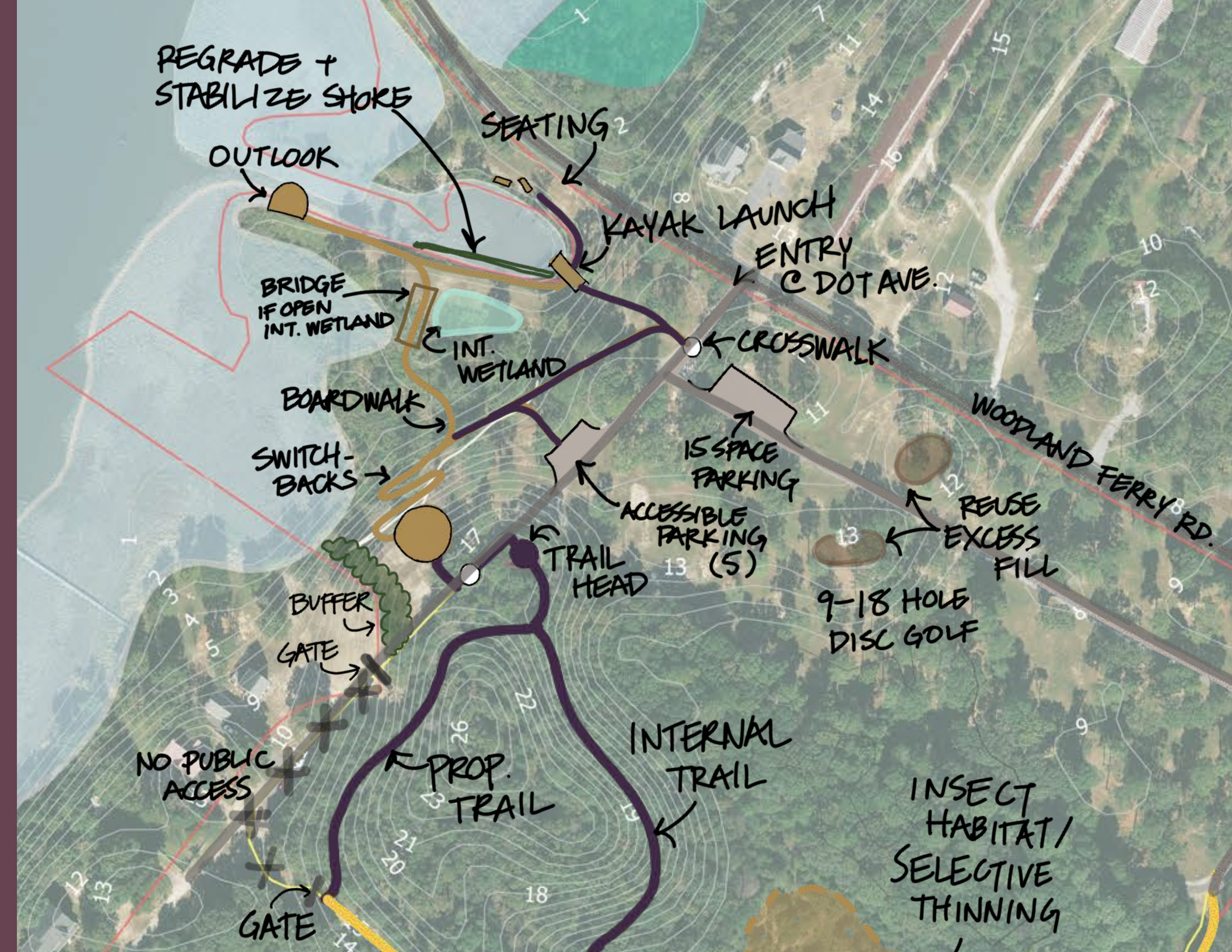
INTERNAL
TRAIL

NO PUBLIC
ACCESS

← PROP.
TRAIL

INSECT
HABITAT/
SELECTIVE
THINNING

GATE

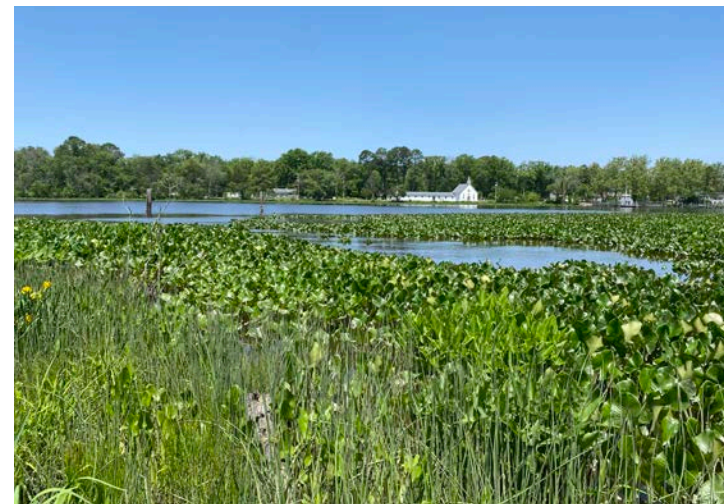


SITE CONSIDERATIONS



ADDITIONAL CONSIDERATIONS

- *Focus on passive recreation (easement)*
- *Potentially connect non-tidal to tidal wetlands (USFWS)*
- *Protect marsh plants (USFWS)*
- *Maintain open trail and thin trees in insect habitat space (USFWS)*
- *Remove bandstand (US Navy)*
- *Low-impact lighting (US Navy)*
- *Conserve Chesapeake Bay watershed landscapes and rivers (Chesapeake Conservancy)*



View from proposed outlook deck on the fresh tidal wetland



View from proposed sheltered seating



Proposed site of trailhead entry



Open existing wooded pathway; sandy soils and tiger beetle habitat