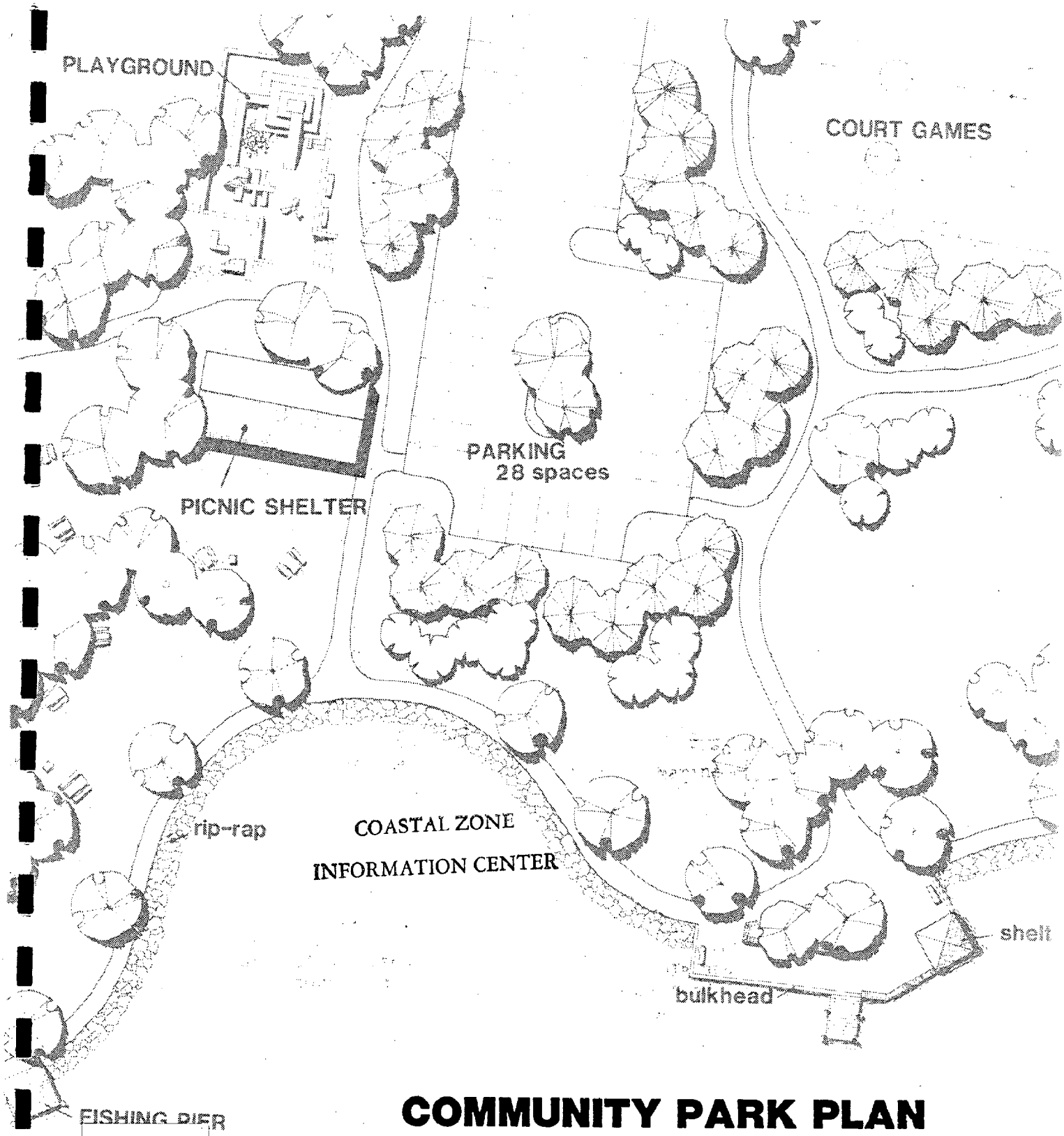


COMMUNITY PARK PLAN

NORTH EAST MARYLAND

F
189
.E27
.C66
1982

F189.E27 C66 1982

COMMUNITY PARK PLAN

NORTH EAST MARYLAND

JUNE 1982

MAYOR
William C. Ball

TOWN COUNCIL

Raymond Armour
Liisa Heverin
Paul Taylor
Douglas Cain

TOWN MANAGER

Peter Wein

PLAN PREPARED BY:

TATMAN & LEE ASSOCIATES, INC.
2005 Concord Pike
Wilmington, Delaware 19803

In Association With

Thomas G. Kelso and John M. Thomas

This Study was prepared under a grant from the Coastal Resources Division, Maryland Department of Natural Resources Administered Through the Federal Office of Coastal Zone Management.

TABLE OF CONTENTS

INTRODUCTION 1

SURVEY AND ANALYSIS 3

- Access 3
- Community Park - Existing Features 5
- Existing Plans and Regulations 11
- Natural Site Characteristics 13
- Recreation Needs 15

PARK DEVELOPMENT IMPACT ANALYSIS 19

PLAN DEVELOPMENT 21

- Goals and Objectives 21
- Plan Components 23
- Proposed Landscaping 30
- Park Access and Traffic Circulation 32
- Utilities and Drainage 33

FEASIBILITY AND IMPLEMENTATION 35

PARK PLAN IMPACT ANALYSIS 37

RECOMMENDED PHASING OF PARK DEVELOPMENT 39

ARCHITECTURAL AND PLANNING GUIDELINES 41

APPENDIX A - PARK PLAN

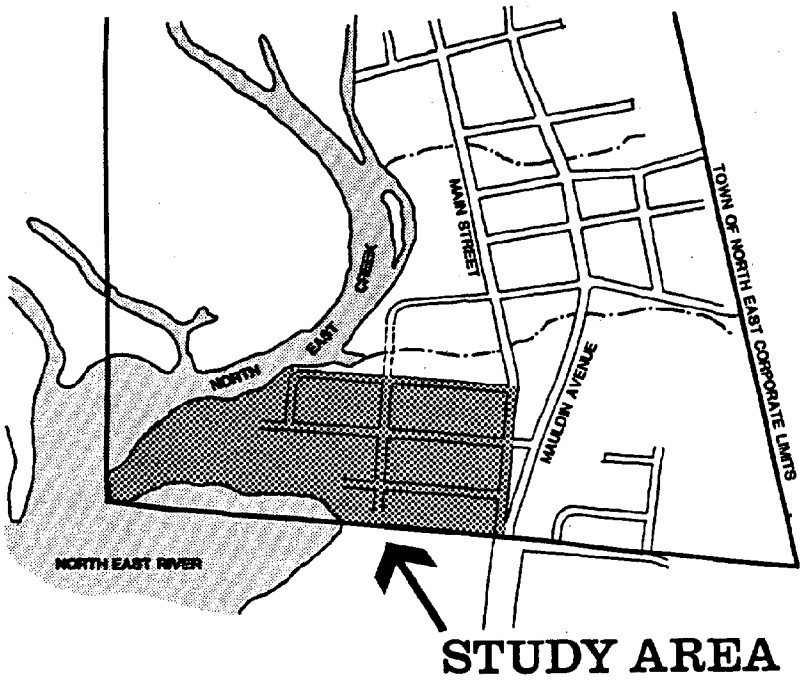
APPENDIX B - DETAILED COST ESTIMATES

INTRODUCTION

The Town of North East purchased parcels of land along Cherry and Walnut Streets between 1977 and 1981 to be used as a public park. Some limited development of the site, involving grading, paving, building and debris removal and the construction of a pavilion, took place during 1981. Limited planning for the park has also been completed and facilities, such as bulkheading, walkways, volleyball courts and additional parking are proposed for construction during 1982.

The purpose of this study is to prepare a revitalization plan for the study area as shown on Map 1. The focus of the study will be the North East Community Park and the relationship of its development to the remaining portion of the study area, the Town, and the North East area.

MAP I



SURVEY & ANALYSIS

The background information necessary to develop a revitalization plan for the study area includes the analysis of access to the North East River, the waterfront area along with the man-made structures, roads, utilities, land use and ownership and adjacent development. It will be the purpose of this section to identify needs related to each of these areas of concern.

RIVER ACCESS

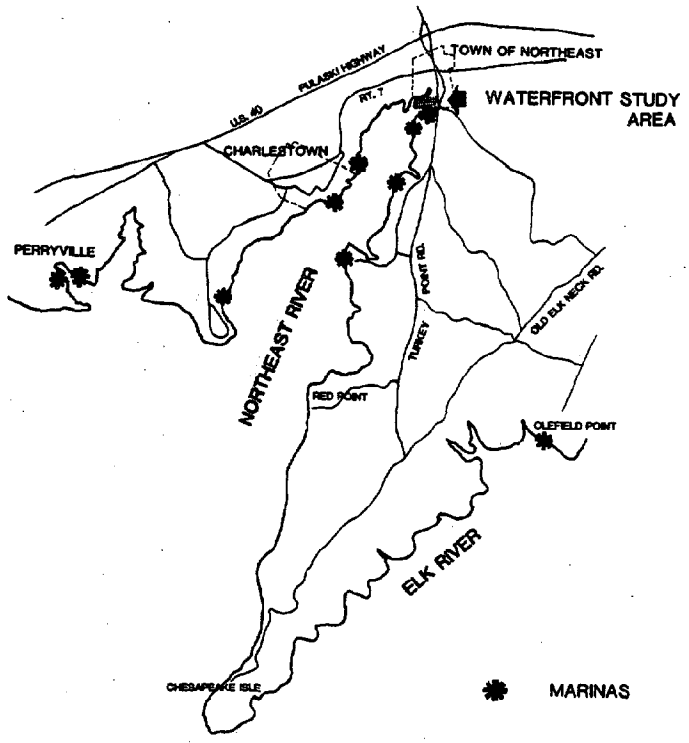
The North East River is the focal point of the Town of North East, as well as Cecil County. Access to the River, both visually and physically is, however, limited. Most shoreline property is privately owned and access for many residents of North East is gained through privately owned and operated marinas.

There are 30 private marinas within a 10 mile radius of North East as shown on Map II. Most of the marinas provide services directed toward larger boats which require storage during the winter.

The Anchor Marina, which is located directly adjacent to the park, provides dry storage for 150 boats and plans to expand its capacity to 300 boats in the near future. Floating docks at the marina are used during the day with most boats being stored when not in use. The marina does have one ramp and charges $4.00 for use by boats under 16 feet and $5.00 for boats over 16 feet in length. The marina also charges $.50 for fishing from its property and $2.50 for launching a cartop type boat. An increasingly popular service provided at the marina is the rental of small sailboats.

Access to the North East River for the small commercial fishing operations located in North East is provided by "The Wharf". This is a small dock at the end of Church Point Road that is leased from St. Mary Anne's Church by local commercial fishing operators.

MAP II

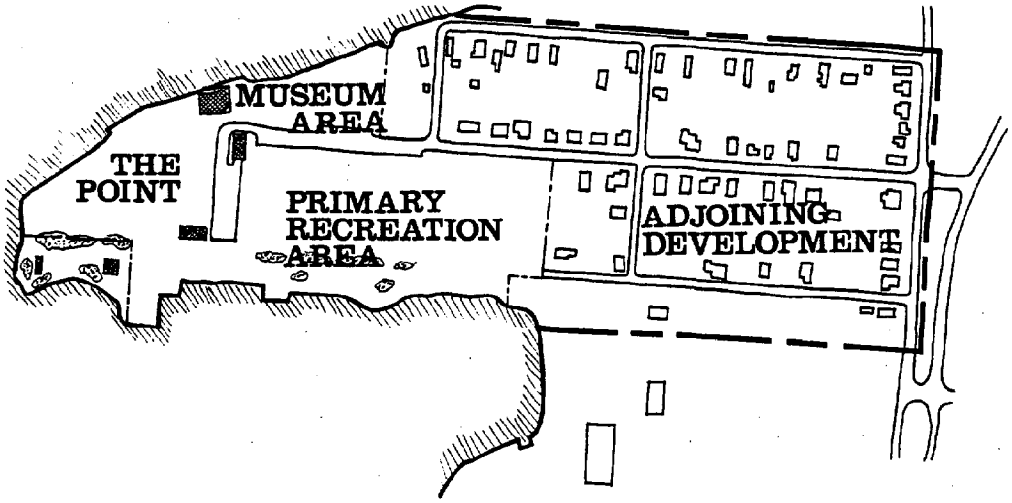


RIVER ACCESS

COMMUNITY PARK-EXISTING FEATURES

The Community Park, as it exists today (April 1982), can be divided into four areas of interest. These areas are shown on Map III and include the Point, the Upper Bay Area Museum Area, the Primary Recreation Area and the adjoining development.

MAP III



the point

The Point consists of approximately four acres to the west of the parking lot and Museum. It contains an existing residence not currently owned by the Town, a picnic pavilion recently constructed and a large field that was graded and seeded last year.

The house located on the point is a single-story white stucco structure in good condition. Visible from all portions of the park, the future ownership and use of the structure will play a very important role in the development of the park. The Town, however, is planning to purchase the property either directly or through a life-estate purchase.

The picnic pavilion located on the Point adjoins the parking area and is in excellent condition. Its location affords it a view of the North East River and the open areas of the park.

The majority of the Point is, however, made up of a large open field that has been graded to provide for better drainage. There is some erosion occurring around the shoreline adjoining the field which detracts from its appearance.

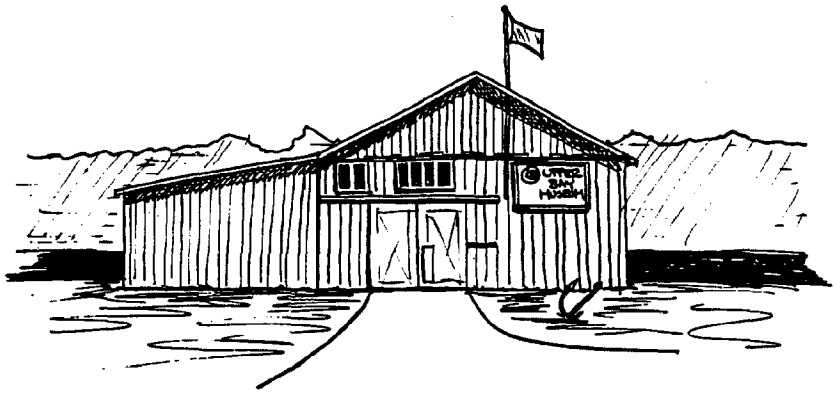
museum area

The Museum Area is located directly to the west of the point as shown on Map III. It consists of the Upper Bay Museum, a municipal garage, a parking area and the open area adjoining these structures.

The Upper Bay Museum is located in the former H.L. Harvey Fish House on the northern edge of the park. The land and structure are owned by the Town of North East and the building is leased to the Cecil-Harford Hunters and Museum Corporation.

The Museum provides a cultural, historical and architectural focal point for the park. An impressive collection of upper Chesapeake Bay historic artifacts documenting the cultural heritage of the area is housed in the Museum. First opened to the public at its current location in 1979, the Museum is still being developed. One of the restraints to the future development of the Museum and the location of other artifacts at the sites is the lack of security.

Architecturally, the museum building fits in well with the waterfront character of the area. The gray board and batten siding of the main portion of the building and the design of the building which was a functioning fishing enterprise provides a possible architectural theme for additional building in the park.



The other structure located in this section at the park is a concrete block garage presently used to house some of the Town's equipment. The building is in fair condition, although its overall appearance is not an asset to the park. It is also one of the most visible buildings in the park since it is located near the center of the park.

primary recreation area

The primary recreation area encompasses the eastern half of the park. Most of the area has been graded and seeded and the northern access road (Walnut Street) has been paved with some parking provided along it. The principal use of the area is for fishing along the waterfront on the southern side of the park. Access to this portion of the waterfront is from Cherry Street which also currently serves as the source of access for the Jackson House at the point. This access road is unpaved and the area between it and the water's edge is used extensively for parking by people fishing.

The area used for parking and fishing is currently in poor repair and is generally unsightly. The shoreline along this access road is also in poor condition and is covered with concrete rubble and other material which gives it an unsightly appearance. The potential for erosion along this shoreline because of its exposure to wave action is very high.

adjoining development

The area directly adjoining the park to the east consists of single-family residential structures in very good condition. These houses have a direct view across the primary recreation area toward the North East River. These homes provide a sense of security for the portion of the park they overlook.

Also adjoining the park at its southeastern corner is the Anchor Marina. The portion of marina property adjacent to the park is not developed, although it is zoned commercial and has significant potential for development. The marina is visible from the park, and while the shoreline of the marina blends in well with the adjoining portion of the park, the dry boat storage building, because of its size, does not fit in as well as other structures in the area. Considering the visibility of the park from the marina, continued improvements to the park and its waterfront will make the marina more attractive also.

Plans for expansion at the Anchor Marina for the near future will double its current boat storage and handling capacity to about 300 boats. This will have the effect of increasing boating activity in the vicinity of the park and possibly the use of the park by boaters for picnicking and other land based recreational activities.

park access

The park is served principally by Walnut Street and secondarily by Cherry Street. Beech Street, which connects to Walnut Street via Third Street, also provides access to a limited degree. Walnut Street provides access to the Museum and the primary parking and recreation areas of the park. It is, however, the most developed access street and parking is allowed on both sides. This provides a preceived restriction to motorists which helps to suppress automobile speed. Extensive on-

street parking also, however, increases the opportunity for automobile-pedestrian accidents because of the restricted vision of both drivers and pedestrians. Another consideration with Walnut Street is that it will probably be used by park visitors for overflow parking when the parking provided for in the park is full. Walnut Street is paved and does have sidewalks on both sides between Main Street and the beginning of the park.

Cherry Street currently provides access to the Jackson House at the Point, as well as the waterfront area. It is used extensively by people fishing in the park. It is only marginally improved between Main Street and Second Street, and it does not have curbs or sidewalks. Beyond Second Street, it is not improved and is in poor condition. The thin strip of parkland between Cherry Street and the shoreline is used extensively for parking and is in extremely poor condition. One additional restriction to the use of Cherry Street is the lack of a connector between Main Street and Mauldin Avenue.

In spite of its limitations, Cherry Street does provide some potential for access to the park. Its appearance, in particular, is more appealing for a park since it is tree-lined and presents the impression of a country lane as opposed to a city street. It also provides people entering the park a more dramatic view of the North East River than the other streets. Use of Cherry Street would also remove some traffic from Walnut Street.

The use of Beech Street for access to the park is somewhat more restricted. It does not enter the park directly, but ends at Third Street which then conveys traffic into the park. Beech Street is not as developed or improved as Walnut Street and it appears to have more potential for pedestrian access to

the park since it is the closest street to the center of Town. Also, Beech Street was connected to Church Point Road with a pedestrian bridge over the small stream between the two streets.

Utilities within the study area are shown on Map IV. Water, sewer and electrical services are all provided to the developed area adjacent to the park. Water service has been extended to the Museum. The Jackson property is served, however, by its own well and septic system. Sewer service has not been extended into the park and portable toilets are used during the summer. Consideration needs to be given primarily to extending water service to the picnic area. Alternatives for sewer service should also be evaluated to determine if other types of facilities would be more cost effective and vandal proof.

The land use within the study area is shown on the site analysis Map. Outside of the park, most of the land is utilized for single-family owner occupied dwellings. The most significant undeveloped parcels which could affect or be affected by the park are the Anchor Marina property along Cherry Street and wooded area to the north and west of the park across the North East River.

Both of these tracts have significant potential for development, although the Anchor Marina property has access to sewer and water services and is zoned commercial and has more potential for developing. Further improvements to the park will serve to enhance the appeal of these tracts for development. At the same time, development of the Anchor Marina property could also serve to enhance the park by possibly providing services which complement those provided by the park. A restaurant at this site, for example, would benefit from the scenic qualities of the park

and such a service would benefit users of the park by providing a place to eat. Additional marina facilities at this site could provide similar mutual benefits.

If the industrially zoned tract across the North East River is developed, it could have a negative effect on the park. Consideration should be given to changing the zoning of this parcel from industrial to residential which has more potential for being developed so it is more compatible with the park. The possibility of using performance based zoning in this area should be explored to encourage the retention of natural features and innovative site design.

EXISTING PLANS & REGULATIONS

comprehensive plan

North East's comprehensive plan was adopted in 1980. This plan supports the completion of the Town Park and states that it has potential as a tourist attraction. The comprehensive plan recommends that the park contains marina facilities, tennis courts, a ball diamond, and picnic areas.

zoning ordinance

There are two zoning districts included in the study area. The majority of the area is zoned "R-2" which provides for medium density residential uses with minimum area requirements of 5,000 square feet per dwelling unit. Public and private recreational facilities are also an allowable use. Numerous other uses in the area are provided for as special exceptions.

Considering the small amount of vacant land available in the study area, if development takes place under the current zoning ordinance, it will have little effect on the park.

The small portion of the study area zoned "C-1" provides for a wide range of commercial uses as well as higher density residential units where the street level portion of the units is used for commercial purposes. This property has the most potential for development and, as noted in the discussion of adjoining land uses, commercial development of the site could benefit the park.

Traffic generated by such development would provide negative side effects along Cherry Street which would need to be improved.

subdivision regulations

The current North East Subdivision Regulations became effective on April 26, 1981. There is limited opportunity for additional subdivisions to occur within the study area because most existing lots do not contain enough undeveloped area to meet the minimum lot requirements under the current zoning ordinance. Limited subdivisions could occur along Cherry Street, although it would not be expected that any of the subdivisions would involve the construction of streets or other improvements.

NATURAL SITE CHARACTERISTICS

soils & vegetation

Since the park has been almost entirely regraded with topsoil added in the past few years, there are few natural chracteristics remaining. The most prominent natural feature is the small grove of trees at the Point on the Jackson property as shown on the site analysis map. A few additional trees were planted along Cherry Street in recent years. Most of the site, however, has no other vegetative cover other than grass.

topography & drainage

There is little topographic variation on the site and it has the appearance of being entirely flat, although there is a slight difference grade between the Point and eastern edge of the park. Drainage swales were installed when the site was graded. These swales provide for better drainage of the open areas.

shoreline features

The condition of the park's shoreline varies. The southern shoreline is subject to direct wave action and needs the most protection. It currently is covered with concrete rubble and other debris and while not visible from most of the park, is unattractive at the shoreline which is used extensively for fishing.

The shoreline from the Jackson property to the Museum is in more of a natural condition with erosion less of a problem. At the Museum, there has been extensive bulkheading installed and it is in good condition.

climatic conditions

The climatic conditions affecting the site are graphically summarized on the Site Analysis Map. Conditions range from uncomfortable, hot and humid weather in the summer to damp, cold and windy winter weather. The site is, however, oriented so that it benefits from direct southern and southwestern cooling breezes. There is also the potential for significant solar heating of building during the winter.

A range of shelter types, both natural and man-made, could be provided to promote year-round use of the park. In the winter, a completely enclosed facility is required. If oriented toward the south and designed to absorb and store solar energy, heating costs for such a building could be minimized. Existing buildings, if properly insulated, could also be solarized to reduce heating costs and make them more attractive for winter use. The use of passive solar heating for buildings at the site (using south facing glazing) is particularly attractive because it would provide a view of the North East River.

During the early spring, areas protected from rain and cool southwestern and northwestern breezes can provide for early recreational activities. Flowering shrubs and trees can also add to the attractiveness of the park in the spring.

Relief from the sun and allowances for cooling breezes from the south and southwest are the main concerns during the summer. Deciduous trees with their lower branches removed provide the most effective relief for park users during the summer months. Areas that absorb heat, such as black asphalt parking lots should be located away from activity areas or buffered with vegetation. Walkways should be left unpaved or paved with a reflective material if they are not shaded.

Buildings need to be well shaded and ventilated or provided with air conditioning to be comfortable during the summer. As with other activity areas, buildings should be located away from heat absorbing areas, such as parking lots.

Climatic conditions in the fall are similar to those of the spring and requirements for use are similar to those mentioned earlier.

water access

The Upper Chesapeake area meets the water-based recreation needs for a significant portion of the population from Baltimore to Philadelphia. Within a fifty mile radius of North East, approximately eight million people reside. This translates into an estimated one milion households owning boats based on national averages. Most of the boating access needs are being met by private marinas in the Upper Chesapeake area. From discussions with some of the marina operators, there appears to be a portion of the demand which is not being met since most marinas do not have any excess capacity and some are planning to expand.

Future demand for marina facilities is expected to increase with population growth in the region. Since the projected regional population increase is expected to be minimal, the additional demand, because of increases in population is also expected to be minimal.

The marina needs of the immediate North East area (the Fifth Election District) appear to follow a similar trend. The estimated number of households owning boats is approximately 2,000 based on national averages. The population within this district increased by 40 percent between 1970 and 1980 and the number of housing units increased by about 61 percent during the same time period. It is projected in the Comprehensive Plan for the Town of North East, however, that this growth rate will not be maintained and will actually be only half the rate that occurred between 1970 and 1980. It is expected, therefore, that the demand for marina facilities within the District will increase at a similar rate.

The Town of North East had a population of 1,469 in 1980 and a total of 559 housing units. It is estimated that there are approximately 200 boats owned by residents of the Town. While the Town's population decreased substantially (20%) over the past

decade, it is expected that the number of boats owned by Town residents will remain relatively constant.

In summary, the regional demand for marina facilities is projected to increase over the next two decades while the Town's demand will remain relatively constant. While the Town's park cannot be expected to meet any of the regional marina needs, it can meet some of the local needs. The most apparent needs are for fishing and small boat launching since the marinas in the area cater mostly to larger boats and boat storage.

other recreation needs

Aside from the water-based recreational needs of the Town, the park has the potential to meet other recreational needs of the Town. Based on national standards, the 1980 population of North East represents the following demand for recreational facilities:

Softball diamond	--	1
Baseball diamond	--	1
Football & Soccer fields	--	1
Picnic areas	--	5 acres
20-80 picnic tables		
Space for informal field sports		
Tennis Courts	--	1
Multiple purpose room	--	1

Neighborhood recreational facilities are also a specific need in a Town such as North East. National standards recommend that play lots of 2,500 square feet be established for areas containing approximately 500 people. The intent of such areas is to provide play apparatus for children near to their homes so no major streets must be crossed.

Many of these recreational needs are being met in the area through facilities provided by Turner Park and the elementary, middle and senior high schools. Turner Park provides a recreational area of 2.2 acres near the center of Town. It contains a ball diamond and tennis court. The three schools currently provide six ball fields and six tennis courts as well as three large playing fields which are used for football, soccer and other field sports.

Aside from the marina based recreational needs of the Town, it appears that there are also other recreational needs that can be met by the park. These include the following:

- Play Lot Facilities: A small play lot should be established to serve the needs of the residential area adjacent to the park as well as the children of other uses of the park.

- Picnic Facilities: Between 20 and 80 picnic tables should be located in the park.

- Multi-purpose Playing Fields: Since it appears that there are adequate facilities for organized field sports within the Town, the only need appears to be for informal softball, football, soccer and other field games.

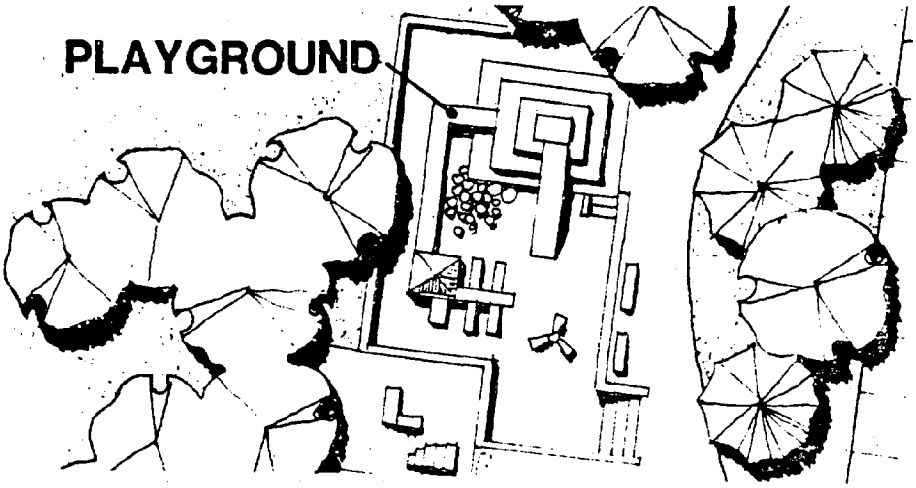
- Court Games: While there appears to be an adequate number of tennis courts in the Town, the addition of tennis, volleyball, basketball and other special purpose courts or multi-purpose courts would provide for additional recreational opportunities for groups picnicking at the park.

- Community Center: A small community center would add significantly to the Town's park. Such a center would provide for year-round use of the park and as a center for special community programs and activities.

- Passive Recreation: While there are no specific standards for passive recreational facilities, such as walking and benches, they are an important part of a community park and should be included.

Present plans for the park call for the addition of a formal softball field, a volleyball court, a path around the Point of the park, additional parking, bulkheading and a fishing pier. Plans for installing a boat ramp were proposed but have been eliminated.

These proposed facilities will go a long way in meeting the recreational needs of the Town. The need for small boat launching facilities does not appear to be moving toward implementation. However, the waterfront improvements proposed for completion will add substantially to the utilization of the waterfront for fishing.



PARK PLAN IMPACT ANALYSIS

The neighborhood encompassed by the study area was identified as one of concentrations of poor housing and/or inadequate community facilities. The impact of the park in this neighborhood and the impact of the neighborhood on the park is of vital concern to the community.

PARK IMPACT ON NEIGHBORHOOD

provision of recreation facilities

While the park will serve a much wider area, the people living in the immediate vicinity will have the greatest access to the park on a day-to-day basis. If a play lot is established in the park, it will act as a neighborhood facility for the majority of the time if it is located near the homes. Improvements made to the site already have improved the visual quality of the portion of the neighborhood directly adjacent to the park.

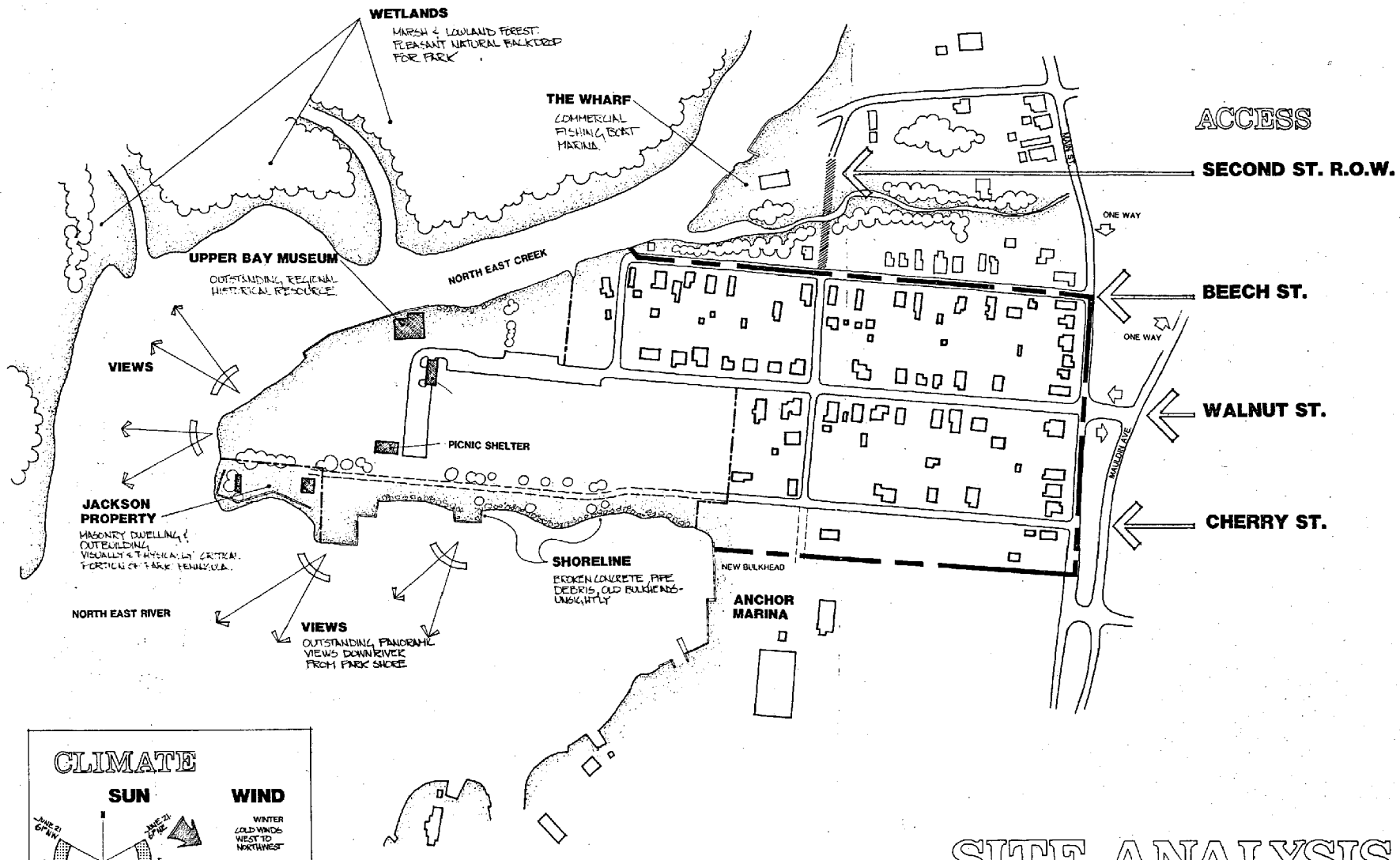
increased traffic

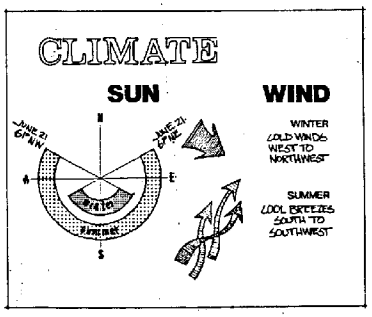
The increased traffic on Walnut and Cherry Streets generated by users of the park and the general commotion of park activities is the most significant impact of the park on the neighborhood. More specifically, traffic on Walnut Street during special events can be substantial. This can present an adverse nuisance as well as safety situation since parking on both sides of the street presents a preceived restriction to motorists and reduces visibility.

neighborhood impact on park

There appear to be two principal impacts expected to be imposed on the park by the neighborhood. First, the neighborhood can provide a sense of security to park users. This visibility should be maintained as much as possible, particularly for play lots within the park. Secondly, since park users must pass through the neighborhood to enter the

park, visual aspects of the neighborhood become important. Deteriorating houses and streets within the neighborhood provide a negative impression to park users. On-street parking can also provide a negative impression and measures need to be taken to improve these facilities as much as possible.





SITE ANALYSIS

Tatman & Lee Associates, Inc.
Consulting Engineers
2005 Concord Pike
Wilmington, Delaware 19803
Phone 302/658-4293

TOWN OF NORTH EAST
COMMUNITY PARK

SCALE 25' 50 100' 300'

NORTH

PLAN DEVELOPMENT

Based on the analysis in Part I, the framework for the Community Park Plan is set forth in this section. It is formed around a set of goals and objectives aimed at satisfying the recreation needs of North East and integrating the development of the park into the continued development and redevelopment of the adjoining portions of the Town. From these goals and objectives, the basic components of the proposed plan are set forth for the four segments of the study area. Also addressed is the proposed landscaping, park access and traffic circulation and utilities and drainage.

GOALS & OBJECTIVES

The following goals and objectives are set forth to guide the continued development of the North East Community Park over the next twenty years.

Goal: Provide diversified recreational facilities which are not being provided in other recreational areas in and around the Town.

Objectives:

- Develop recreational facilities for informal group activities associated with picnicking.
- Provide a playlot for children in the adjoining neighborhood.
- Continue to provide support for the Upper Bay Museum.

Goal: Encourage the continued development and redevelopment of the areas adjoining the park.

Objectives:

- Make improvements to the streets in the adjoining neighborhood to further stimulate the rehabilitation of sub-standard housing.

- Work with developers to encourage the type of development which is compatible with the park.

- Annex and change the zoning of the tract of land across the North East River from the park.

Goal: Develop the park to support community activities and special purpose events such as the annual water festival.

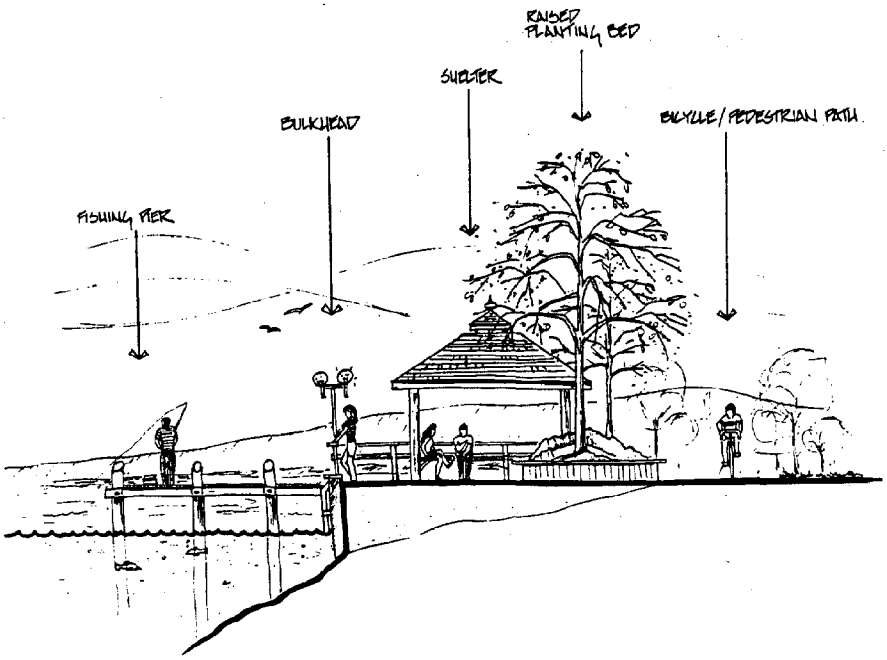
Objectives:

- Provide a staging area for events at the waterfront.

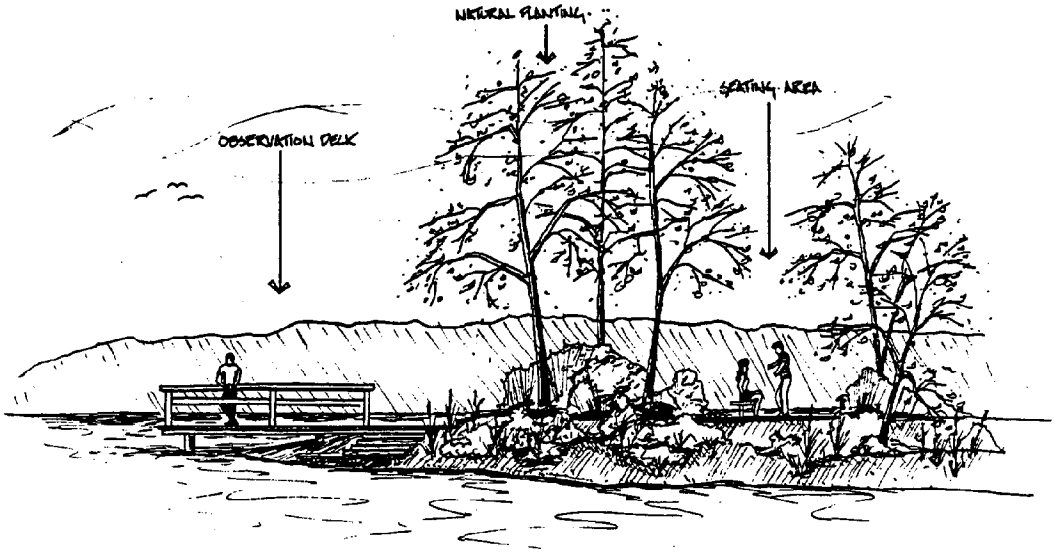
- Construct a stage in the eastern portion of the park for band concerts and other cultural events.

PLAN COMPONENTS

The North East Community Park has the potential to meet a wide range of recreational and community development needs as noted in the preceding goals and objectives. As a means of identifying proposals to meet the diversity of recreational and community development needs, the study area can be divided into four functional areas. These areas, as described in the Background section of the report and shown on Map III, are the Point, the Museum Area, the Active Recreation Area and the Adjoining Development Areas. The general use and development of each of these areas are described in this portion of the study and shown on the Park Plan included as Attachment "A".



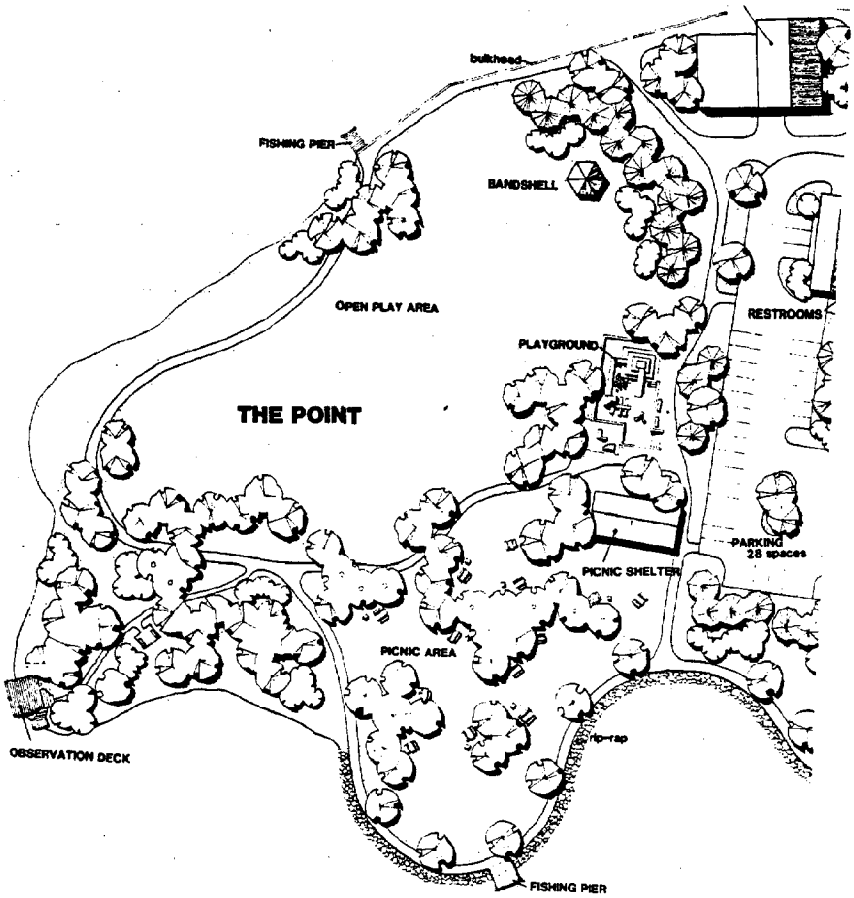
The Point - The high aesthetic appeal of the Point area with its grove of mature trees and expansive view of the North East River makes it ideal for picnicking and passive recreation. A crucial element in developing the Point for this purpose is the acquisition of the Jackson property. It is also recommended that the Jackson house be moved to a site nearer the Museum to allow for its use as a watchman's residence, a community center or for the expansion of the Museum. Its removal from the Point will open up the area to more recreational use and place the building where it can be put to a more functional use. Other facilities to be located at the Point would be additional picnic tables, a walkway, an observation area at the very tip of the Point, a small bandstand/stage area and a playlot.



THE POINT

DEVELOPMENT COMPONENTS

- jackson house – move to museum area
- parking lot turnaround
- observation deck
- band/stage structure
- picnic tables
- walkway/bike path
- playlot



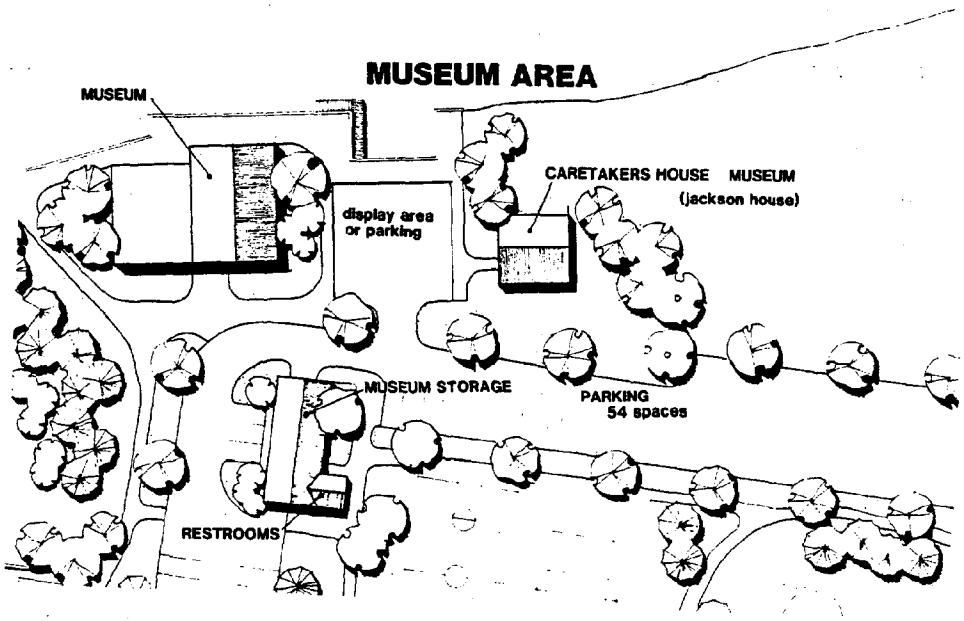
The Museum Area - The focal point of this area is the Upper Bay Museum. Expansion of the Museum should take place within this portion of the park with the conversion of the garage for use as part of the Museum the first step. The garage should be clad with board and batten siding to improve its appearance and make it more compatible with the architectural character of the area.

As noted earlier, it is recommended that the Jackson house be moved to this portion of the park for possible expansion of the Museum facililty. Another long-range possibility for Museum expansion is the purchase of the Boat Yard (the Biddle property). While not critical to the immediate development of the park, this property is the only parcel which appears to have any potential for adding to the park aside from the Jackson property. It is recommended that the Boat Yard be purchased if it is placed on the real estate market.

MUSEUM AREA

DEVELOPMENT COMPONENTS

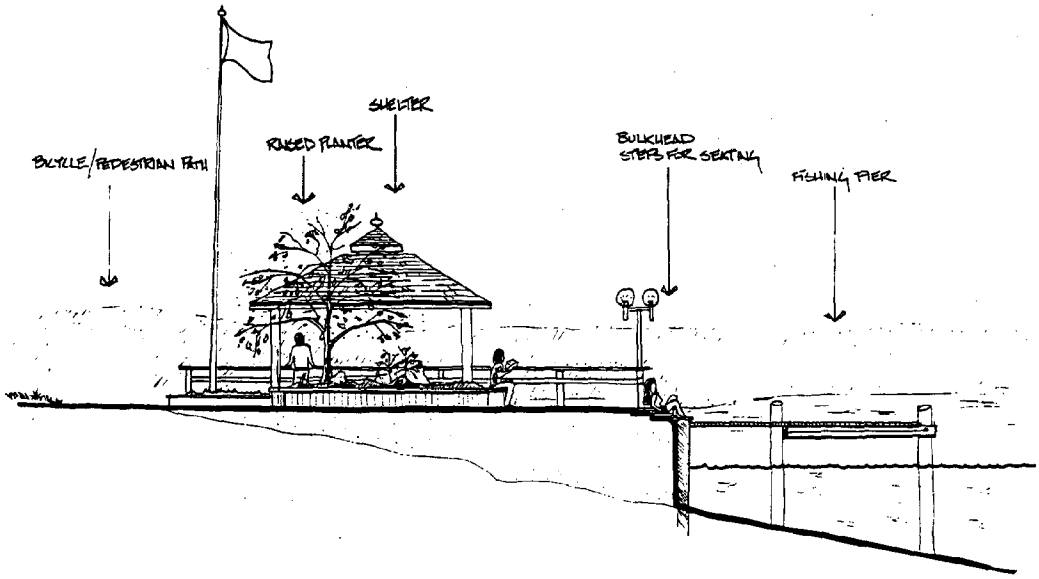
- relocation of jackson house
- future museum expansion
- garage architectural improvements
- extension of sewers



The Primary Recreation Area - This is the largest portion of the park and its proposed use is for active recreation and access to the waterfront for fishing. The primary facility proposed for this area is the addition of a parking lot between Walnut and Cherry Streets with the closing of Cherry Street beyond the parking lot to the Jackson property.

The waterfront is to be landscaped and a combination of bulkheading and riprap used to protect the shoreline and improve its appearance. A dock which could also provide a staging area for the annual water festival and fishing piers are proposed for this area.

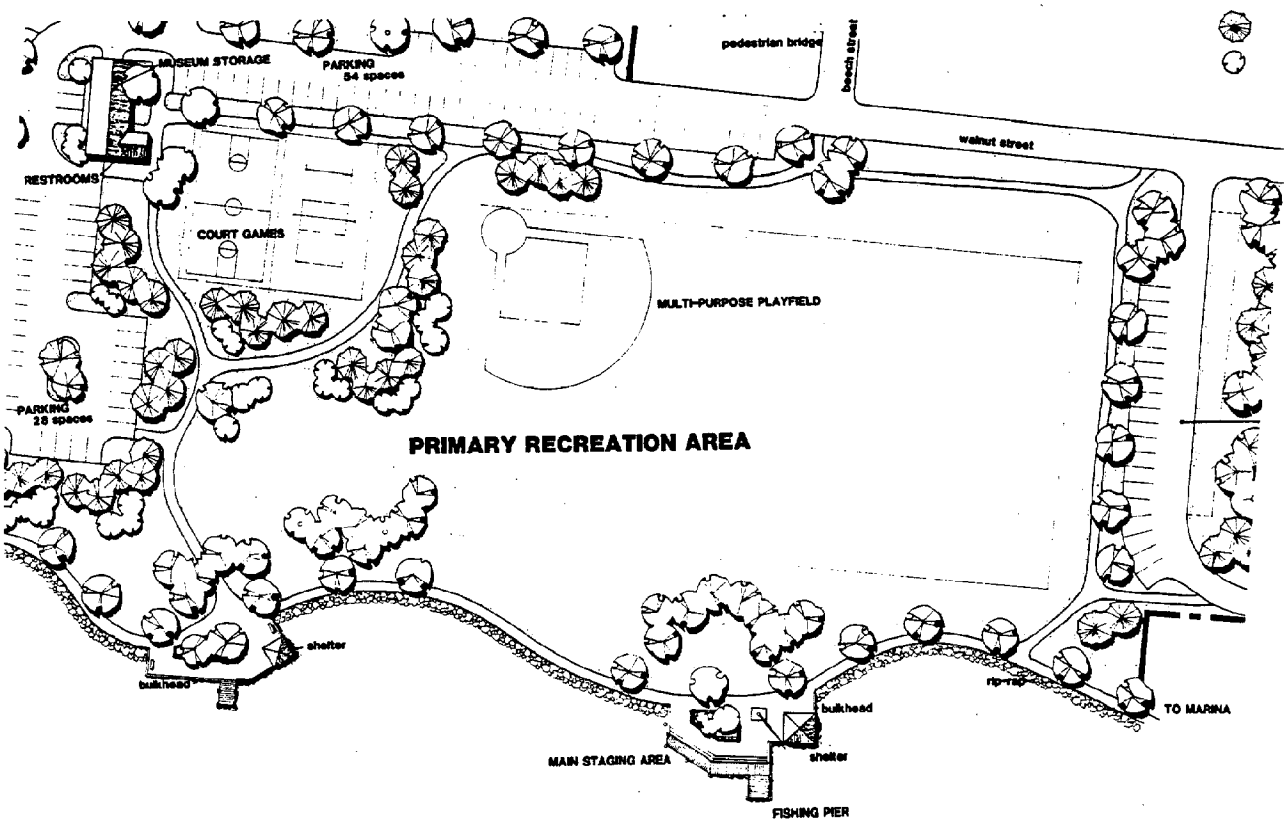
It is recommended that the open field be used as a multi-purpose sports area rather than installing permanent playing fields which would require more maintenance and restrict the number of field sports which could take place



PRIMARY RECREATION AREA

DEVELOPMENT COMPONENTS

- cherry/walnut st. connector &parking
- water festival staging area
- multi-purpose sports area
- bulkheading & riprap
- landscaped buffer
- fishing piers



Adjoining Development Areas - The principal improvements proposed for the adjoining neighborhood are centered on Walnut Street. Since Walnut Street provides the primary access to the park, it will receive the most use. It is proposed that the street be rebuilt to provide for a better appearance and longer life. It is also recommended that trees be added where needed and that parking be allowed only on the north side of the street to ease the flow of traffic.

Cherry Street, while it is not used as extensively as Walnut Street, should be maintained in its current form with the possible addition of some trees.

PROPOSED LANDSCAPING

The proposed landscaping plan is incorporated into the final park plan (see Attachment A). As can be seen on that plan, landscaping is concentrated at the Point, along the parking areas near the Museum and between the proposed parking lot and the residences at the entrance to the park. The landscaping is aimed at providing shade and shelter from cool spring and fall breezes in the picnic areas. It will also provide a means of separating the various active and passive portions of the park as well as providing a buffer for residential units directly adjoining the park. The landscaping plan avoids interference with view or cooling summer breeze that the homes across Walnut Street from the park currently have access to.

Three basic plant types are delineated on the park master plan: deciduous shade trees, evergreen trees and small flowering trees. The large deciduous trees are concentrated around the main activity areas in order to provide shade and visually separate use areas. These plantings are particularly important adjacent to the main parking areas as overhanging branches will reduce heat build-up on the asphalt surfaces.

Evergreen trees are located mainly around the parking area at the center of the park. The mass planting screens at the parking area, create a strong visual separation between the Primary Recreation Area and the Point and forms a substantial windbreak for the southern shoreline of the park.

Flowering trees are located throughout the park, principally as an aesthetic amenity. Plants are grouped to create a more effective display.

Although not illustrated on the plan, shrubs and ground covers should eventually be included in the park landscaping. Plantings should be concentrated at most intense use areas such as waterfront staging areas and as low screens surrounding parking areas.

All plant material used should be of sufficient size to reduce the chance of abuse or vandalism. Minimum recommended sizes are: 1-1/2 inch caliper for large deciduous trees; 4 feet for evergreen trees; and 1 inch caliper for flowering trees.

PARK ACCESS & CIRCULATION

Access to the park is gained primarily through Walnut Stret and secondarily through Cherry Street. As noted earlier, improvements to Walnut Street are recommended to help circulation as is the proposed connector between Cherry and Walnut Streets as shown on the Park Plan (Attachment "A").

A potential circulation problem does exist within the park near the picnic pavilion. The access road ends within the parking lot without any identifiable turnaround. Alternatives were evaluated for connecting the end of this parking lot to the entrance road or Cherry Street; however, it is recommended that a turnaround be created at the end of the parking lot to ease circulation and allow for unloading near the picnic area.

Pedestrian and bicycle access to the park is somewhat restricted because the only connector between the main portion of Town and the park is Main Street. The level of traffic on Main Street makes it unsafe for bicyclists and uncomfortable for pedestrians. It is recommended that pedestrian and bicyclist access be provided to the park via Second Street and Church Point Road. A small bridge will be needed to span the stream separating the two streets. This will provide a safe and visually attractive route for pedestrians and bicyclists since it passes St. Mary Anne's Historic Church and The Wharf.

Pedestrian and bicyclist circulation within the park is shown on the Park Plan (Attachment "A"). A path along the shoreline around the park will provide access to the waterfront and a scenic recreational walking/bicycling path that extends beyond the park. It is also recommended that bicycle racks and park benches be installed in key locations.

UTILITIES & DRAINAGE

Utilities in the park are currently limited to electrical service to the Museum and the Jackson property and water service to the Museum only. It is recommended that electrical and water service be extended to the picnic pavilion and the proposed dock.

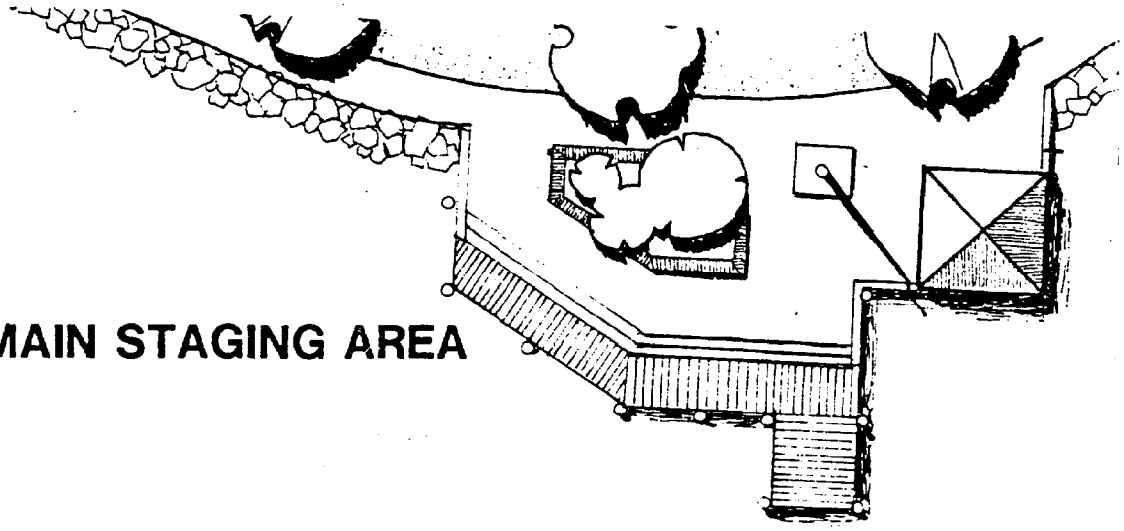
The park is not currently served by the public sewer system. It is recommended that the system be extended using a small grinder pump facility to the Museum with future connection of the Jackson house when it is moved. The intent is to provide restroom facilities where they can be controlled to avoid vandalism. However, it is recommended that limited use of the portable toilets continue.

With the recent addition of drainage swales in the park, little additional drainage appears to be needed. Drainage will, however, be necessary for the proposed parking lot between Walnut and Cherry Streets.

FEASIBILITY & IMPLEMENTATION

The proposed development plan for the study area is directed primarily at the improvement of the park and the waterfront in particular. Demand for the type of uses planned for the park is evident from the current use of the park as well as the evaluation of national park standards. The success demonstrated by special purpose uses of the park such as the annual water festival, provides the basis of the demand for the necessary support facilities.

The adjoining development areas will benefit greatly from the improvements proposed for the park and for the neighborhood. Current housing rehabilitation activity is expected to increase and be accomplished primarily through private efforts. It is also expected that some additional development will take place. Commercial development adjacent to the park can be expected to take place on a limited scale. The exposure of such development to potential consumers will be greatly enhanced by the park and special events periodically held in the park.



MAIN STAGING AREA

PARK DEVELOPMENT IMPACT ANALYSIS

In the initial analysis of the study area, a number of potential negative impacts were identified. These included vehicular access and circulation problems and interference with homes adjacent to the park from noise, visual restrictions and blockage of cooling summer breezes.

Vehicular access and circulation problems are proposed to be improved with the following programs and facilities:

- Close Cherry Street as it enters the park and connect it with Walnut Street
- Provide parking near the park entrance along the Cherry-Walnut Street connector
- Improve traffic flow along Walnut Street by restricting parking to one side
- Install a turnaround in the parking lot near the picnic pavilion
- Make pedestrian access to the park more attractive to reduce the need for residents to drive

While these improvements will not eliminate all access and circulation problems, they will improve current conditions with a minimum of cost. Access and circulation problems are at an extreme during special events at the park. During these peak use periods, other traffic control measures will be necessary.

Aside from the traffic problems in the adjoining neighborhood caused by the park, other existing and potential conflicts were considered. These additional conflicts were addressed with the following programs and improvements:

- The primary activities areas are to be located in the western portion of the park, significantly removed from the housing

- Construct a vegetative buffer between the proposed Walnut-Cherry Street connector and the adjoining houses

- Preserve the access of those homes overlooking the park from Walnut Street that have the view of the North East River and the cooling summer breezes

The effect of the park and the proposed improvements on the Town will be very positive. It is expected that the park will have a secondary impact of stimulating additional commercial and residential development in the area along with stimulating housing rehabilitation. The economic benefits of increased tourism can also be expected to a limited extent. Tourists can be expected to be attracted to the park on a regular basis if the museum is developed further. They will also continue to be drawn to the special events held at the park and will become much more familiar with North East in the process.

RECOMMENDED PHASING OF PARK DEVELOPMENT

With limited funding and the other restrictions that exist, development of the North East Community Park will take place over an extended period of time. Phasing of the park's development is, therefore, required. The plan developed for the park lends itself to gradual implementation and a recommended phasing of development is set forth as follows:

Phase I - Property Acquisition

Secure the Jackson Property

Phase II - Closing of Cherry Street

Add connector and parking between Walnut Street and Cherry Street

Install first segment of rip-rap and bulkheading

Provide temporary access to Jackson House

$ 54,550

Phase III - Access Improvements

Reconstruction of Walnut Street

Second Street pedestrian access bridge

$ 53,000

Phase IV - Museum Area Improvements

Move Jackson House

Install siding on garage

Add restrooms to Museum

Construct turnaround in parking lot

$ 35,000

Phase V - Completion of Waterfront Improvements

Install remaining rip-rap and bulkheading

Construct fishing piers

Build remaining paths

Complete picnic area

Add deck at Point

Construct playlot

$ 85,000

Phase VI - Final Acquisitions and Improvements

Acquire the Boat Yard

TOTAL COST (not including property acquisitions) $227,550

Implementation of the proposed improvements is expected to take a minimum of six years with each phase taking about a year to complete. Funding is the major constraint to implementation and it is expected that the primary sources of funds will originate outside of the Town. Such sources as the State's "Project Open Space" and "Waterway Improvement Program" and the Federal Government's "Community Development Block Grant Program" could cover the cost of the entire project as funds become available. It is also expected that many of the improvements can be made by the Town's own work force and volunteer groups which have completed work in the park in the past.

Detailed cost estimates are provided in Appendix "B". These estimates are based on information from recent construction projects and were developed with the expectation that all work would be contracted. If work is completed by the Town or volunteer groups, it can be expected to cost substantially less.

ARCHITECTURAL PLANNING GUIDLINES

Architecturally, the North East Community Park is dominated by the Museum. It has been altered little from its original form when it was the H.L. Harvey fish house. The scale of the building and its weathered wood siding set the architectural theme of the park and it is recommended that this theme be applied to other structures in the park. To maintain this theme, it is recommended that the following standards be applied:

Materials:

It is recommended that local materials be used wherever possible. Such things as rough-cut boards from local sawmills, gravel for surfacing paths and wooden piles for bollards. For example, it is proposed that the former municipal garage be covered with board and batten siding stained brown.

Scale:

No buildings should appear larger than the existing museum and, based on the scale of the Museum, the building's height should not exceed its width.

Siting:

Building should be sited in accordance to the Final Park Plan. They should be concentrated to the east of the Museum and restricted from the natural area at the Point.

Orientation:

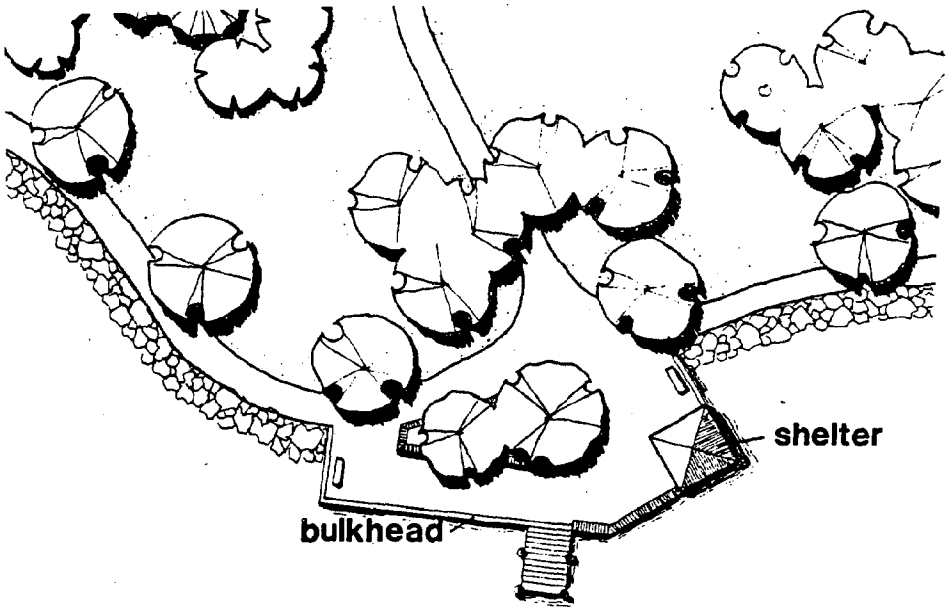
Southern exposure of building should be maximized to allow for solar heat gain in the winter and a view of the North East River. Shading and ventilation during the summer, however, are the most important considerations in the orientation and design of buildings.

Pavement:

To maintain the waterfront theme of the park, local gravel should be used for paving wherever possible. It is recommended that the paths in particular be paved with a macadam (tar and chip) using local gravel. This will provide a natural appearance and resist heat gain more than asphalt.

Appurtenances:

Accessories to the development of the park should be compatible with its waterfront atmosphere. It is recommended that wooden piles be used as bollards, particularly around the Museum, the playlot should be designed with a waterfront theme and that wood be used to construct most of the structures.



APPENDIX B

ESTIMATED COST OF IMPROVEMENTS

Waterfront Access	
Rip-rap - 2 ft. dia. stone 300 square yards @ $30	$ 9,000
Bulkheading timber piles with 3 x 10 t & g sheeting 340 l.f. @ $250	85,000
Fishing Piers - 6 ft. x 15 ft. wood Four @ $2,500	10,000
Deck at Point - wood 10 ft. x 20 ft. One @ $1,000	1,000
Shelters - wood 15 ft. x 15 ft. Two @ $2,500	5,000
Grading and restoration 750 square yards @ $2	1,500
Vehicular Circulation	
Parking and entrance connector 3 in. asphalt 370 square yards @ $20	7,400
Parking and turnaround at pavilion - 3 in asphalt 165 square yards @ $20	3,300
Walnut Street Reconstruction new base and pavement 1,500 square yards @ $26	39,000
Bollards and guardrails - 1,400 l.f. average of $3.50/l.f.	4,900
Pedestrian Circulation	
Main circumferential path - macadam surface 620 square yards @ $5	3,100
Other paths - macadam surface 250 square yards @ $5	1,250

High use areas - macadam surface	
Waterfront 300 square yards @ $5	1,500
Museum 150 square yards @ $5	750
Second Street pedestrian bridge - steel & wood	
One @ $5,000	5,000
Recreational Equipment	
Moveable baseball backstop	
One @ $500	500
Playlot - 50 x 50	
One @ $5000	5,000
Picnic tables and grills	
20 @ $250	5,000
Water fountains - distribution line included	
3 @ $250	750
Band shell - wooden 15 x 15 octagonal	
One @ $6,000	6,000
Architectural	
Move Jackson House - includes new foundation	
Lump sum	10,000
Improvements to garage - board and batten siding	
Lump sum	14,000
Restrooms added to garage	
Lump sum	3,500
Landscaping	
Evergreens - four foot	
50 @ $80	4,000
Flowering trees - five foot	
30 @ $70	2,100
Shade trees - one inch caliper	
100 @ $90	9,000
TOTAL COST (not including property acquisitions)	$ 237,550

NOAA COASTAL SERVICES CENTER LIBRARY
3 6668 14103 2690