

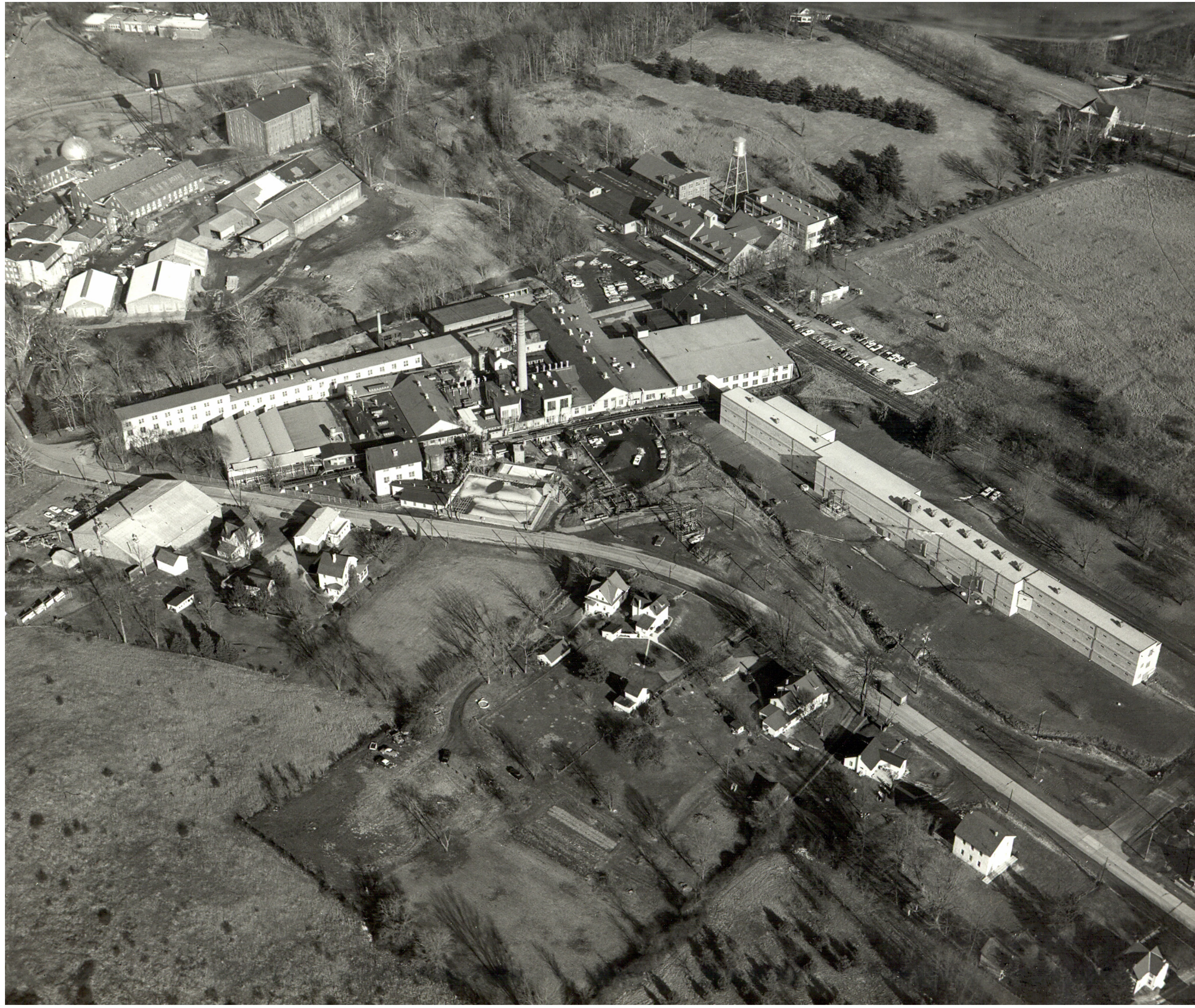
WELCOME TO AUBURN VALLEY MASTER PLAN UPDATE 2021

**Presented by DNREC – Division of Parks
and Recreation**



**DELAWARE STATE
PARKS**
YOUR OUTDOOR ADVENTURE STARTS HERE

September 17, 2021

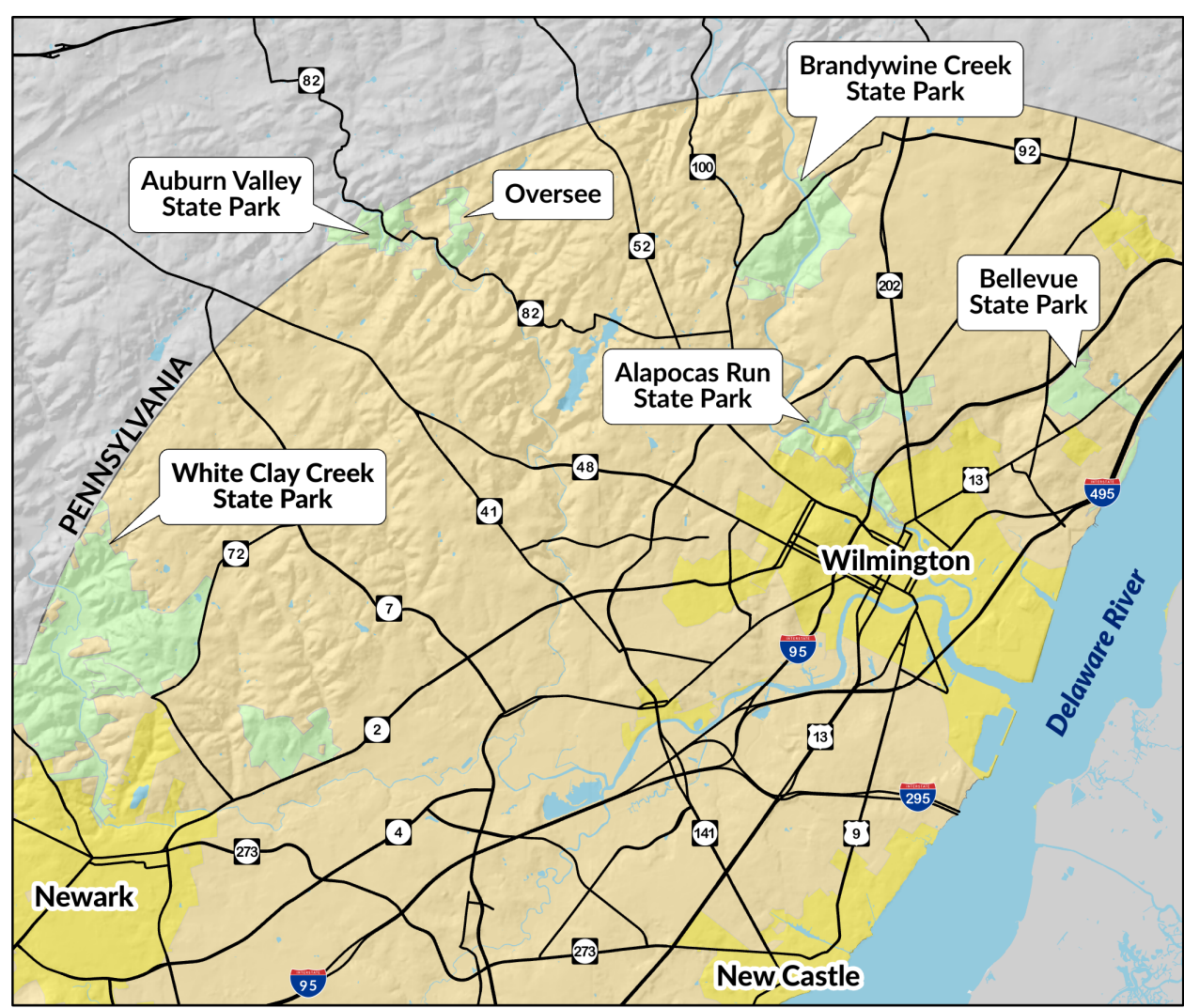


NVF/Auburn Valley State Park Timeline

- | | |
|------------------|---|
| 1763 | John Marshall built grist and saw mill on Red Clay Creek in PA. |
| 1856 | John's grandson, Thomas, converted grist mill to paper mill, thus beginning the family legacy in paper making. |
| 1889 | Expansion into Delaware at Auburn Mills in Yorklyn, as the Marshall Brother's Paper Mill. |
| 1890's | Customers were using paper to make vulcanized fiber, so the Marshalls got into the business, too. |
| 1922 | NFIC and American Vulcanized Fibre Co. merge to form the National Vulcanized Fibre Company (NVF). |
| 1993 | NVF files for Chapter 11 bankruptcy (reorganization). |
| 1999 | NVF files for Chapter 11 bankruptcy, again, due to shifting markets and competition from new products. |
| 2007 | NVF files for Chapter 7 bankruptcy (liquidation). 1999 bankruptcy and major floods are cited as the cause. |
| 2008 | DNREC Parks & Recreation was managing 313 acres of conservation and cultural resources in the area (Auburn Heights and Oversee Property) |
| 2008 | Marshall family donated mansion and car museum to the State. |
| 2008-2009 | DNREC put together a multi-Divisional workgroup that began to secure the former NVF site and a119 acres of NVF Company land from the bankruptcy trustee. Several portions were set aside as conservation easements or were otherwise acquired by the State. Through this unique partnership, DNREC assumed responsibility for environmental cleanup, while the private partners took responsibility for asbestos abatement and demolition of unwanted structure |
| 2011 | The last of the NVF real estate is sold. |
| 2013-2018 | Site cleanup and contaminant removal |
| 2018 | Auburn Valley becomes Delaware's 17th State Park |

Auburn Valley State Park

Location Map



Legend

State Park Land	Buildings	Parking
Marshall Bridge Preserve (PA)	Parking	Restrooms
Wooded Lands	Roads	Trail Head
Esther Shallcross Marshall Preserve	Railroad	Picnic Table
Municipalities	Restricted Area	Bird Blind
	Water	Boundary Marker
Trails		
Auburn Valley Trail (1.2 mi.)	Marshall Bridge Preserve Trails	Hiker
Trolley Trail (0.5 mi.)	Oversee Farm Trail (1.2mi.)	Bike
Yorklyn Bridge Trail (0.7 mi.)	Mason Dixon Trail	Hiker and Bike

July 2021

About the Park ...

Auburn Valley State Park is Delaware's newest State Park site thanks to the generosity of Thomas and Ruth Marshall. The estate, located on a hilltop adjacent to the Red Clay Creek, features an antique furnished mansion completed in 1897. The preserve encompasses over 240 acres of protected land, original family mill buildings, as well as the Marshall Steam Museum with the largest collection of operating steam cars in the world (operated by the Friends of Auburn Heights Preserve). The mansion, museum, and grounds are open to the public for tours, educational programs, and events that highlight the history of the area and industrial history in the region. The trails are open every day from 8 a.m. to sunset.

About the Trails ...

Auburn Valley Trail: 1.2 miles
From the trailhead just off of Bengie Road, this wide, paved trail showcases views of the Red Clay Creek and the panorama across the Auburn Valley. Follow the trail as it winds through pastoral rolling fields. Stay alert for a connection to the past, as this trail is open to steam cars! Please Note: The trail crosses an access road for several private residents. Use caution when making this crossing.

Trolley Trail: 0.5 miles
This short trail takes its name from an old trolley right-of-way dating back to the early 20th century. The 8' wide crushed stone trail follows along the Auburn Mill millrace before going down into a meadow alongside the Red Clay Creek to complete its loop. The Trolley Trail accommodates hikers, walkers, and bicyclists.

Oversee Farm Trail: 1.2 miles
This figure 8 trail has moderate slopes that overlook the Red Clay Valley, and boasts a beautiful stone farmhouse and barn circa 1800. The wide, multi-use trail is paved with moderate inclines, perfect for beginners or experienced hikers.

Yorklyn Bridge Trail: 0.7 miles
This 7 mile linear trail features a loop in the middle that takes hikers straight through the heart of industrial Yorklyn. Start at the historic 19th century truss bridge and then hike down past the remnants of the NVE site, the Garrett Snuff mills and down to the old Yorklyn school - now the Center for the Creative Arts. Amenities on the trail also include Pavilion and picnic tables.

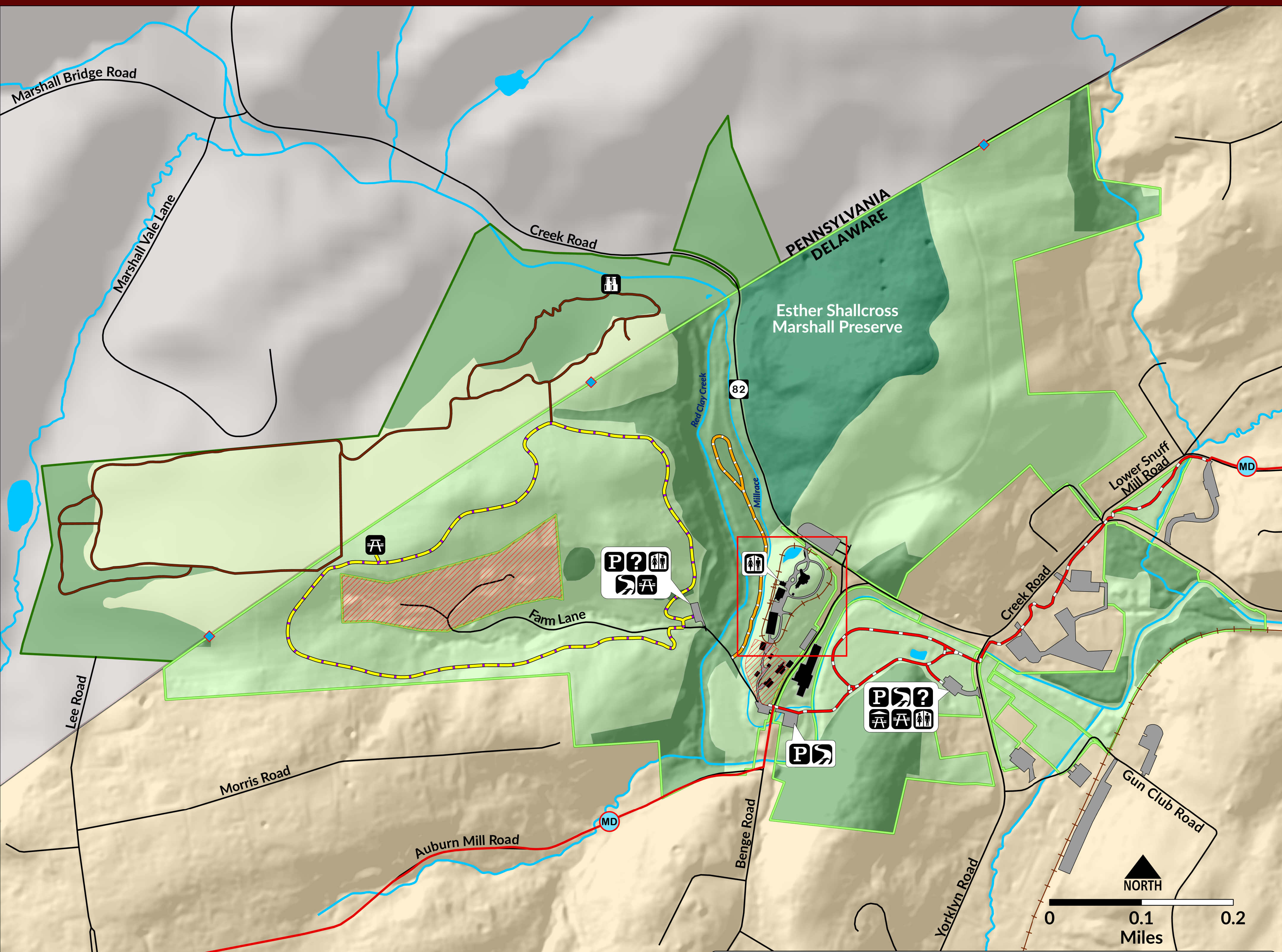
Marshall Bridge Preserve Trails:
Owned and operated by The Land Conservancy for Southern Chester County, the Marshall Bridge Preserve trails neighbor Auburn Heights Preserve. The Pennsylvania preserve features woodland and meadow trails, with trail connections to the Auburn Valley Trail at two locations.

Park Information

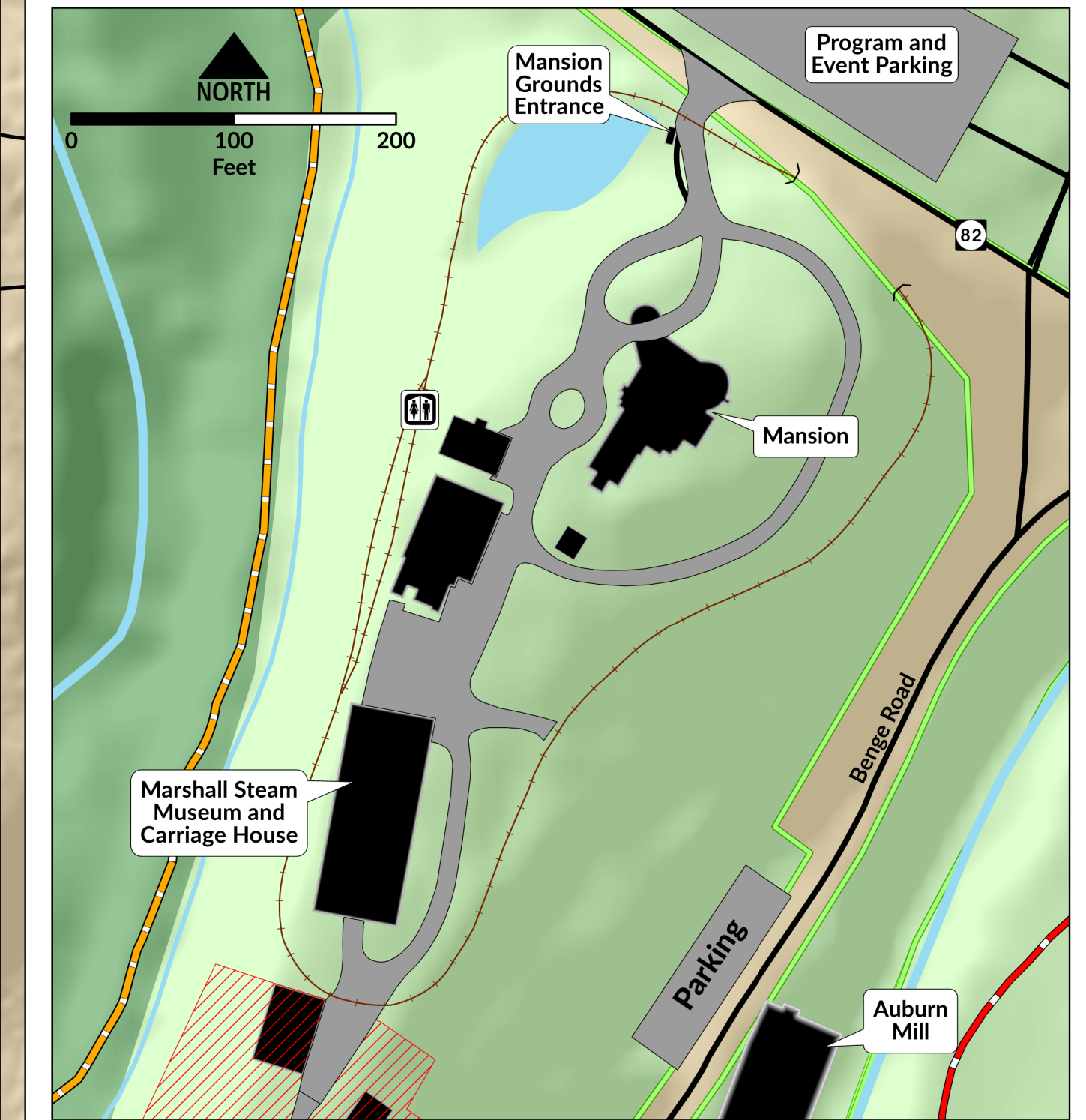
Park Office: (302) 729-4280
630 Bengie Road, P.O. Box 36
Yorklyn, DE 19736
www.destateparks.com



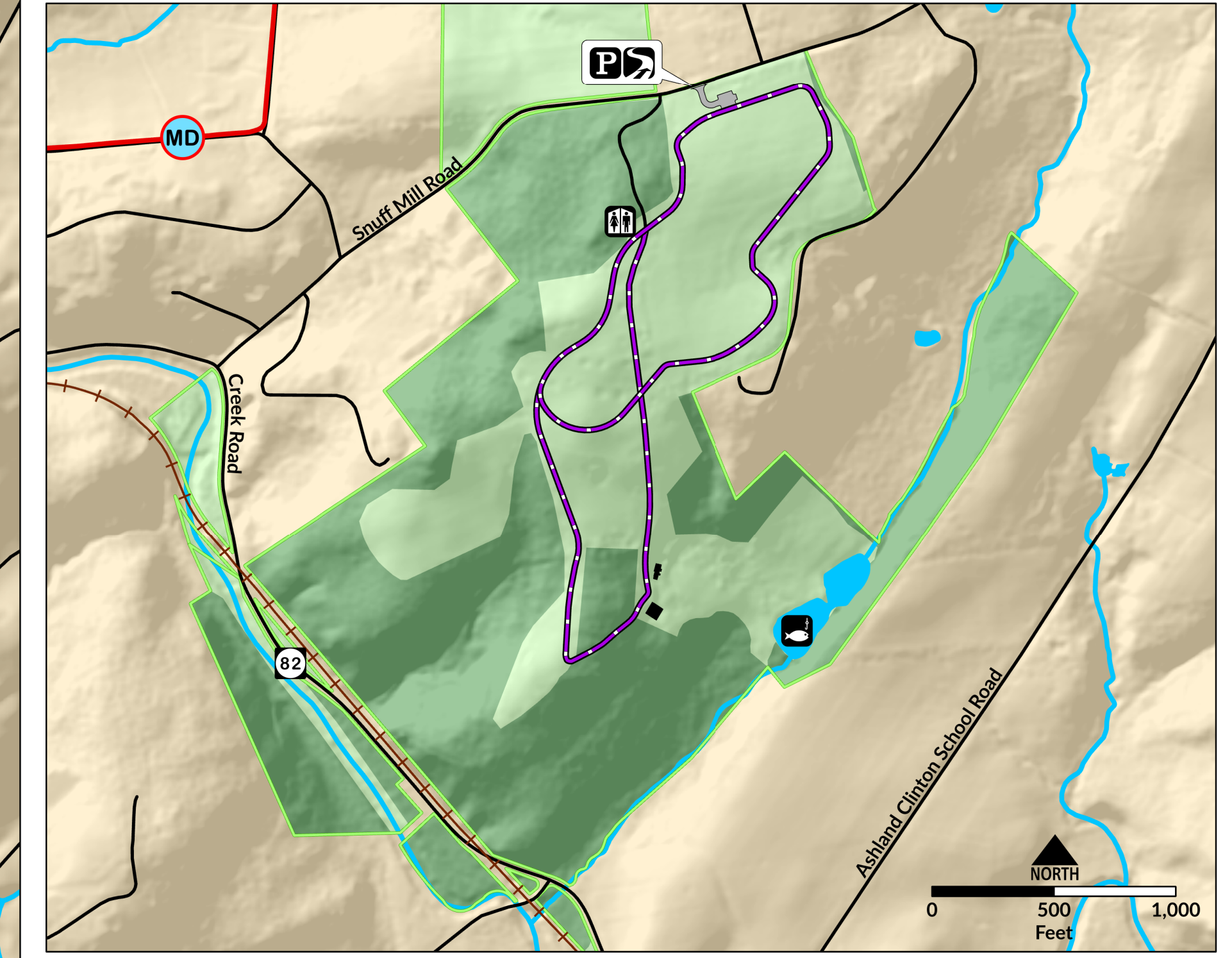
DELAWARE STATE PARKS
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Mansion Grounds



Oversee Property



AUBURN VALLEY MASTER PLAN



Left: Auburn Valley Mansion Rose garden and Arbor | Right: Auburn Valley State Park Dedication



Marshall Bridge



Left: Pavilion on the HI Parcel | Right: New Park Office



Addition to the Marshall Steam Museum

Park Updates and Highlights

- **Park Office** – The original Marshall Brothers Paper Mill office was converted into the new park office located at 630 Bengel Road.
- **Three Phase Power** – Newly installed three phase power was ran to museum to power the building and the fire suppression system.
- **Pavilion** – A metal pavilion has been constructed at the Yorklyn Bridge parking area. It features a large grill and electricity. Rental availability coming soon.
- **Cooch/Reynolds property** – In 2019, Auburn Valley State Park acquired these adjoining parcels of land that is located across Snuff Mill Road from the Oversee Farm property. These properties total 86.3 acres of wooded and open field land.
- **Gun Club Road** – This road was shifted out of the flood plain and provides full access to the residents living in the area. The road was constructed with eye catching brick pavers to minimize runoff and in preparation for future public use in the redevelopment area.
- **Mill Race** – The mill race was recently repaired due to multiple leaks in the clay liner. This section is located on Farm Lane where the race makes a hard bend towards Bengel Road.
- **Rose Arbor** – The historic rose arbor on the Marshall Estate was rebuilt this past spring. The 100-year-old American Pillar Roses were pruned back, and the rotted wood of the arbor was completely removed and replaced to the exact state.
- **Benches** – Auburn Valley State Park has a very unique bench design. All park benches were fabricated out of old mill parts. These benches are a part of the Memorial Bench Donation Program.
- **Delaware's 17th State Park** – On November 9, 2018, Auburn Valley State Park officially became the 17th State Park in Delaware. The ten years prior to this induction, the State managed this property as a State Preserve.
- **Marshall Family Bridge** – This bridge can be found off of Bengel Road adjacent to the Marshall Brothers Paper Mill. This bow string bridge came to us from Iowa where it dated back to 1883.
- **Trails** – The Yorklyn Bridge Trail is a paved, half mile loop trail located off of Yorklyn Road. The Auburn Valley Trail is a 1.2 mile, paved, loop trail that takes you up hill and overlooks Yorklyn. The Trolley Trail is a half mile, crushed stone lollipop trail that runs along the Red Clay Creek and where the Kennett/Brandywine Springs trolley used to run. The Oversee Trail is a 1.1 mile paved, figure eight trail that takes you through the old farmland.
- **Museum** – The Marshall Steam Museum, which houses the world's largest collection of operating Stanley Steam Cars, recently constructed a major upgrade. An addition was added to the existing building, along with new HVAC and upgraded electric. The Friends of Auburn Heights have been working tirelessly on the new interior design.
- **Wetlands** – As a result of the remediation of the NVF site, 2 wetlands were created in the areas where contaminated soil was removed. These wetlands are not only great native habitats but also serve as water traps for flood events.



Left: Salvaged Mill Steel for Memorial Benches | Right: Race Repair



Wetland project near Gun Club Road



Marshall Mansion

Park Updates, Highlights and Upcoming Projects

Park Updates Continued

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Upcoming projects

- **Mansion/Carriage House Assessment** – A team of engineers and architects are being scheduled to do a full structural and utility assessment to better help us prioritize upgrades and repairs needed to maintain these historic facilities.
- **Water Tower** – The water tower on the Marshall Estate has a punch list of safety upgrades that are currently being worked on.
- **Oversee House/Barn RFP** – There will be a Request for Proposal for the house and barn at the Oversee Farm site coming out soon. This will give businesses or interested parties an opportunity to submit ideas on how they can utilize this space and also upkeep the old structures.
- **Oversee Dams Repair** – The storms last August washed out the backfill material on the downside of the dams on both ponds. Work to repair this issue is due to start this month.
- **Pond Cleaning** – The pond on the Marshall Estate has never been drained and cleaned of the built-up organic material on the bottom. After this wedding season, park staff will be working on this project.

MARSHALL STEAM MUSEUM

PROUDLY OPERATED BY THE FRIENDS OF AUBURN HEIGHTS

SPECIAL EVENTS

One of the best ways to experience our site is during our Steamin' Days (first Sundays, June to November). We also host yearly Egg Hunts and the Auburn Heights Invitational benefit event.



GET INVOLVED

Opportunities include joining the "steam team" (responsible for operating the antique autos and Auburn Valley Railroad) or helping with events, kids programs and more!



EXPLORE THE MUSEUM

We house the world's largest collection of *operating* Stanley steam cars plus a 1914 Model T, 1916 Rauch & Lang electric car, two 1930s Packards and so much more. Visit the museum on Thursdays & Fridays (*except major holidays*) from 1 to 4 pm or on event days.



EDUCATIONAL PROGRAMS

All ages will discover the "Magic Age of Steam" at Auburn Heights through special exhibits and activities, field trips, outreach programs (virtual *and* in-person!), group tours and more.



Marshall Steam Museum
at Auburn Heights

3000 Creek Road, Yorklyn, DE
AuburnHeights.org



Left: Cool Off in the Creek Program | Right: Restocking the Red Clay



Yorklyn Days



Left: Weddings at Auburn Valley| Right: Steamin' Days with Tom Marshall

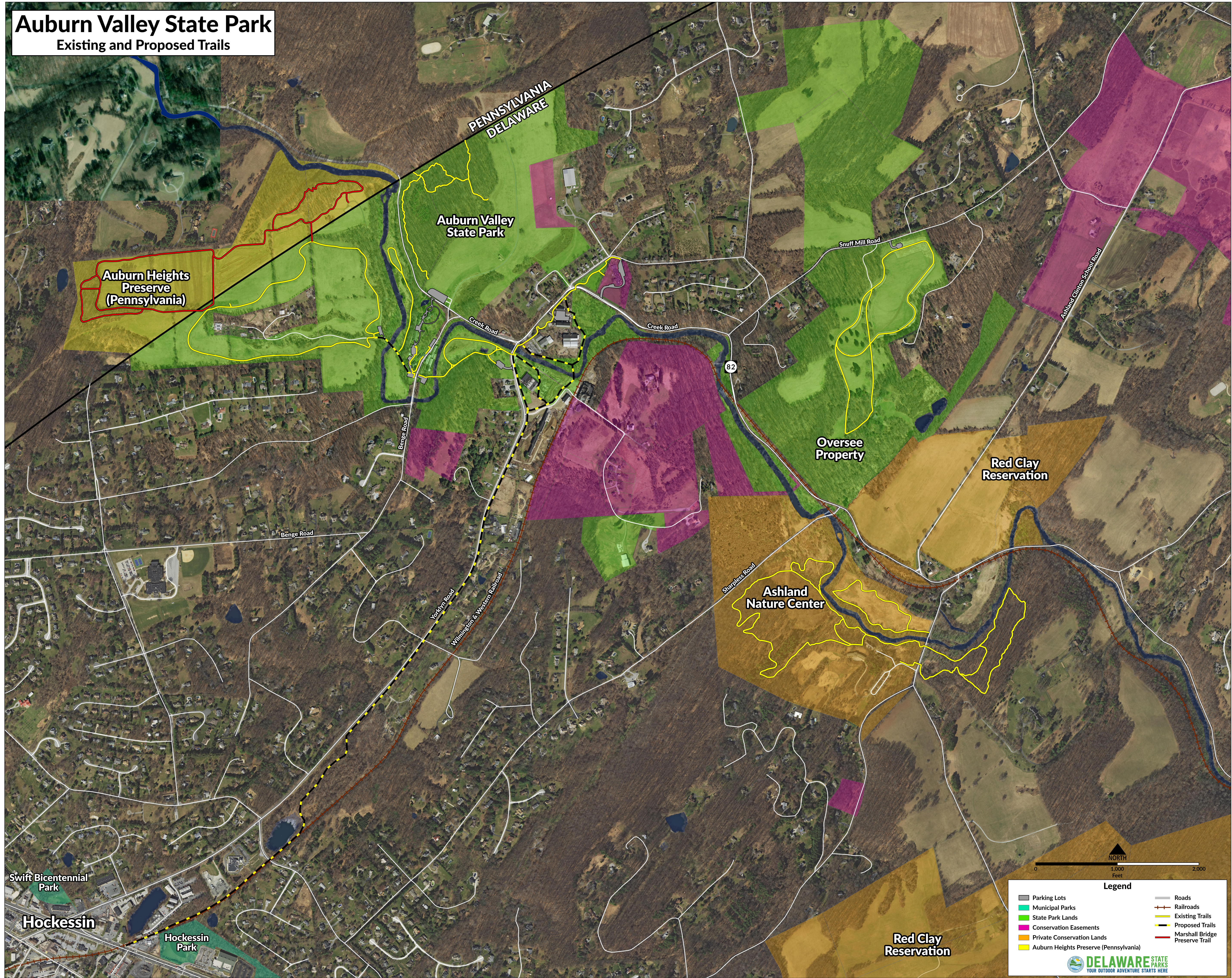


Birding at Auburn Valley

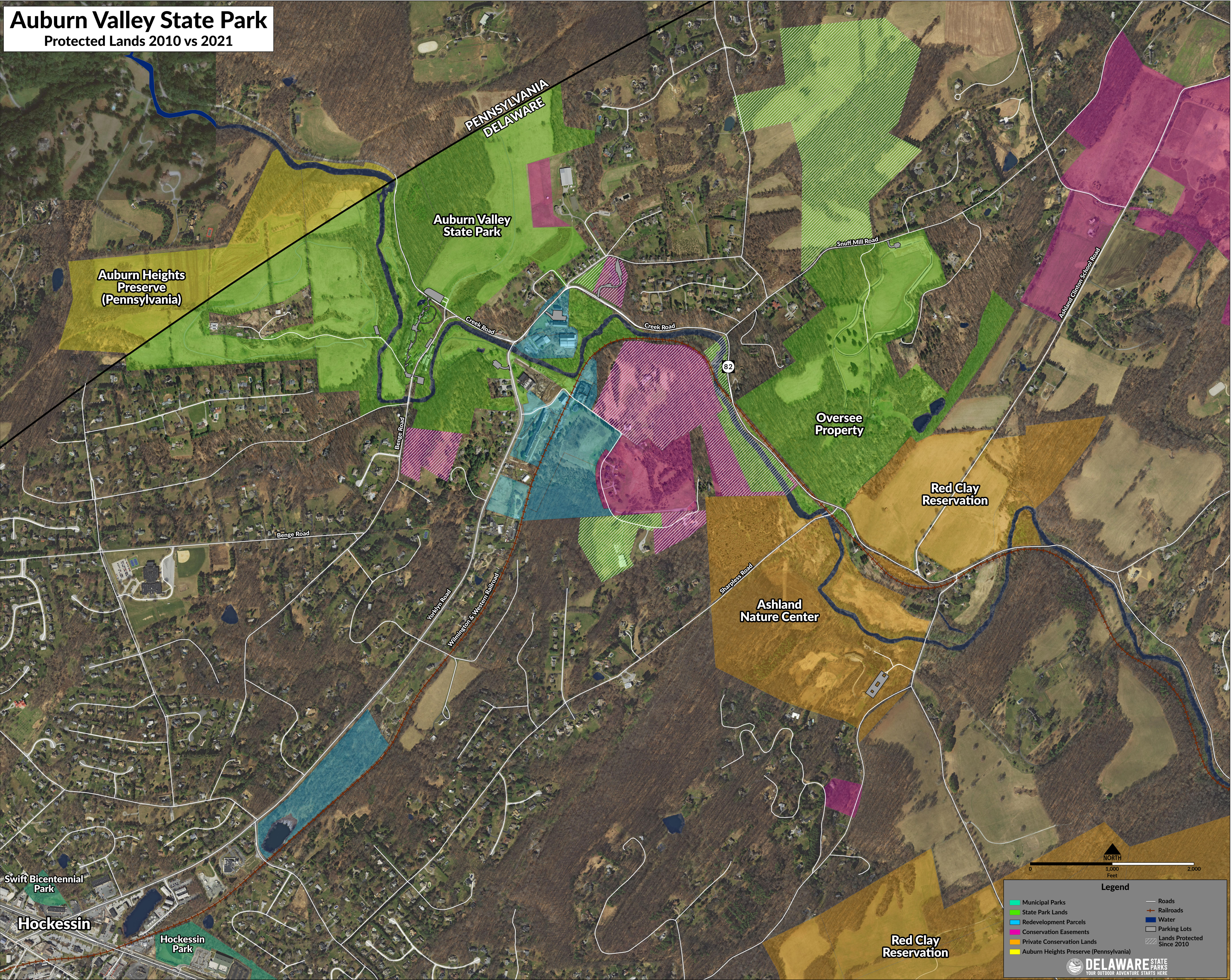
Auburn Valley State Park Programming and Recreational Opportunities

- Auburn Valley State Park is now partnering with the Marshall Steam Museum to offer Summer camps and field trips! Bring your homeschool, daycare or school district to the Park to step into the magical world of the Steam-age!
- A brand new outdoor reading program launched. The Bridge Troll Outdoor Reading Program is a great way to get outside and learn under the shade of our historic 19th century truss bridge.
- We've helped spearhead and host multi-site events such as the ever popular Yorklyn Day or the brand new Yorklyn Storytelling festival!
- Tours of the Auburn Heights Mansion are available at 1pm every Thursday and Friday!
- The Auburn Heights docent program has relaunched with new and exciting opportunities for volunteers. Help interpret a victorian mansion, sew period clothing and attend docent exclusive history events for the history lover among you!
- We've started a local bi-weekly history blog on our facebook page called Floobydust Friday. Follow to learn more about the history of Yorklyn, Hockessin and surrounding area's history!
- The Marshall Family Collection is being sorted and catalogued for proper preservation and display!New this year, seasonal exhibits keep the mansion fresh and showcase some of the Marshall family legacy! Most recently we fulfilled a promise to the Marshalls to restore a 19th century lithograph, after a complete restoration it will return to Yorklyn this year!
- We formed a paper mill committee to help organize the effort to preserve and interpret the Marshall Bros. Paper Mill on Bengel Rd. Clean up efforts have begun and tours of the mill are now available! Visit our website to sign up for a rare look at an intact shuttered paper mill.
- Aquatic recreation is available from trout fishing to children's educational programs, like our Cool off in the creek program, where visitors wade into the creek to look for macroinvertebrates who live there.
- Auburn Valley State Park had a successful first year of it's hunting program in 2020. Fifty-six total deer were harvested by shotgun hunting the Marshall Preserve and archery hunting Oversee Farm.

Auburn Valley Trails, Easements, Conservation Partners and Redevelopment Areas

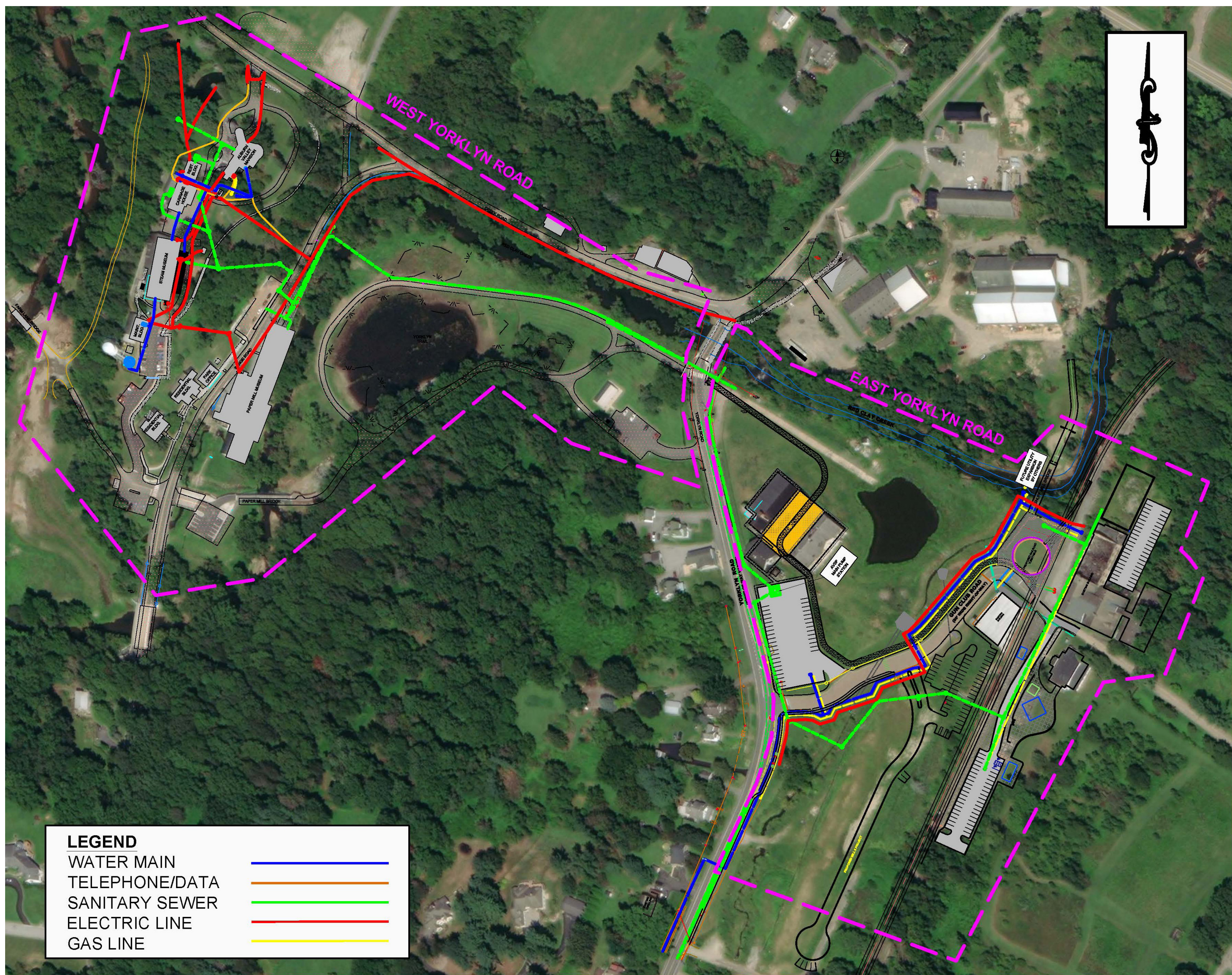


Protected Land 2010-2021

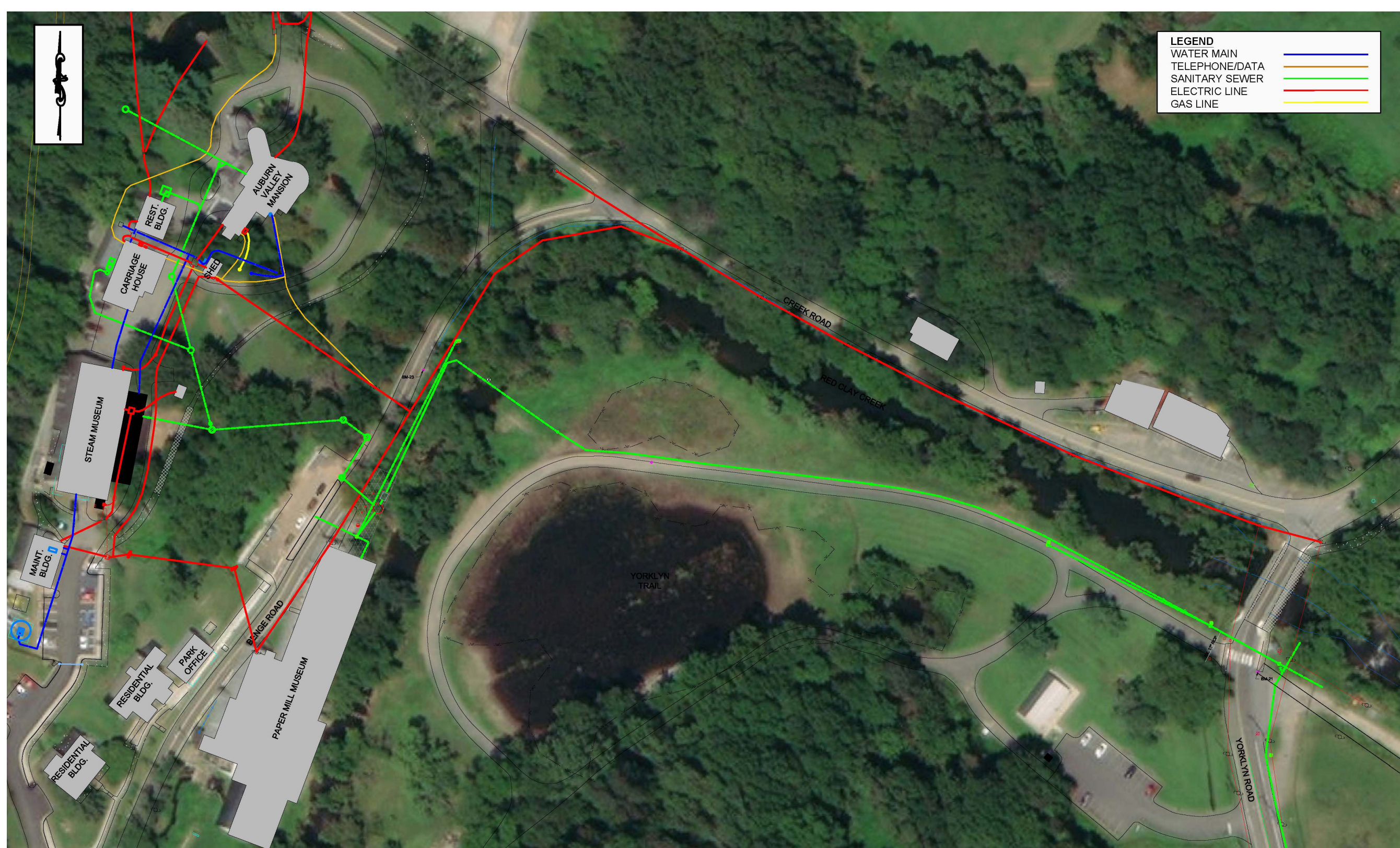


AUBURN VALLEY MASTER PLAN

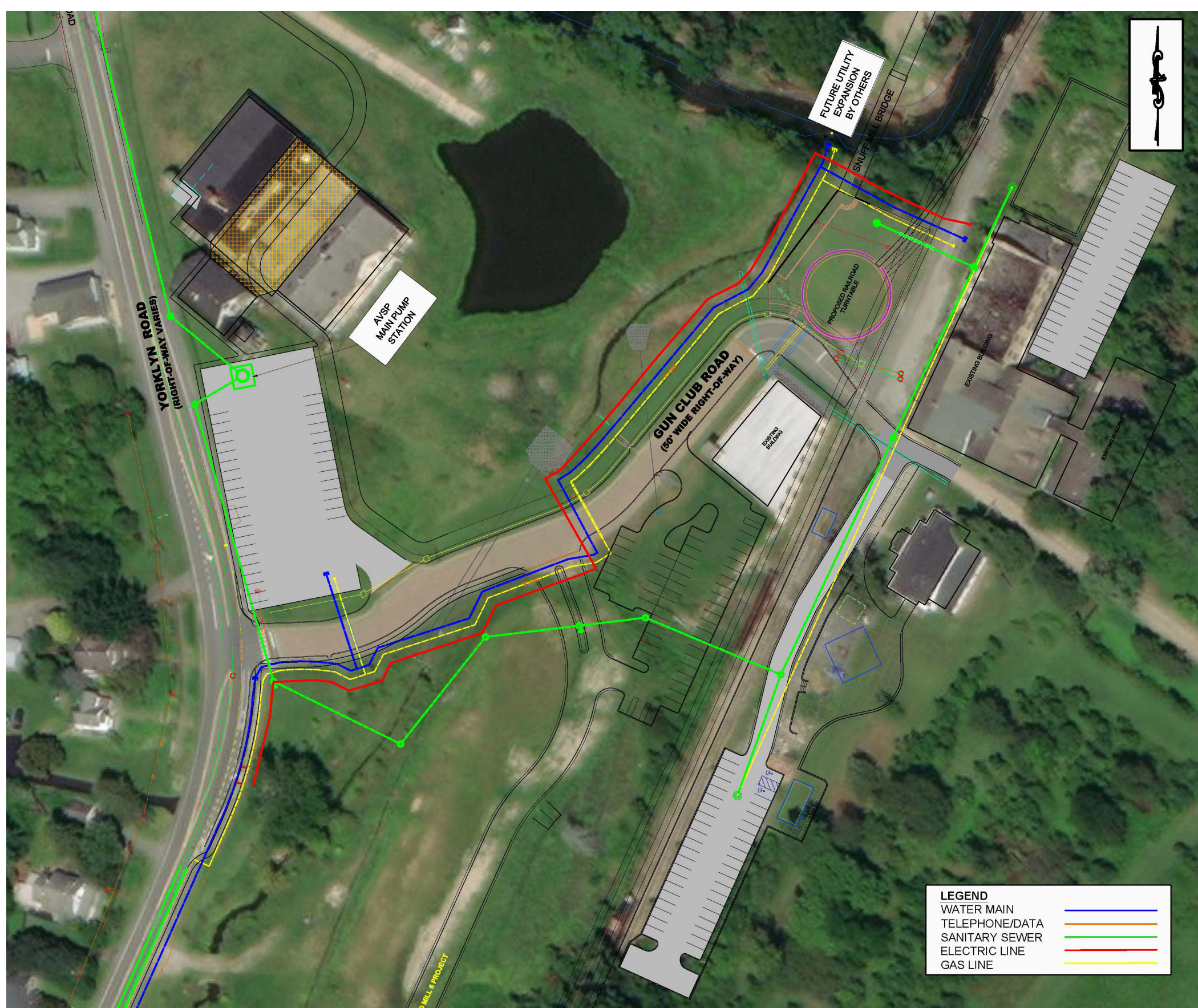
Utility Master Plan



Utility Location



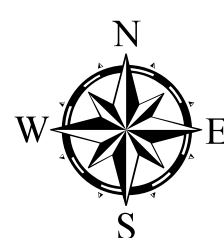
West Yorklyn Road
Utility Master Plan



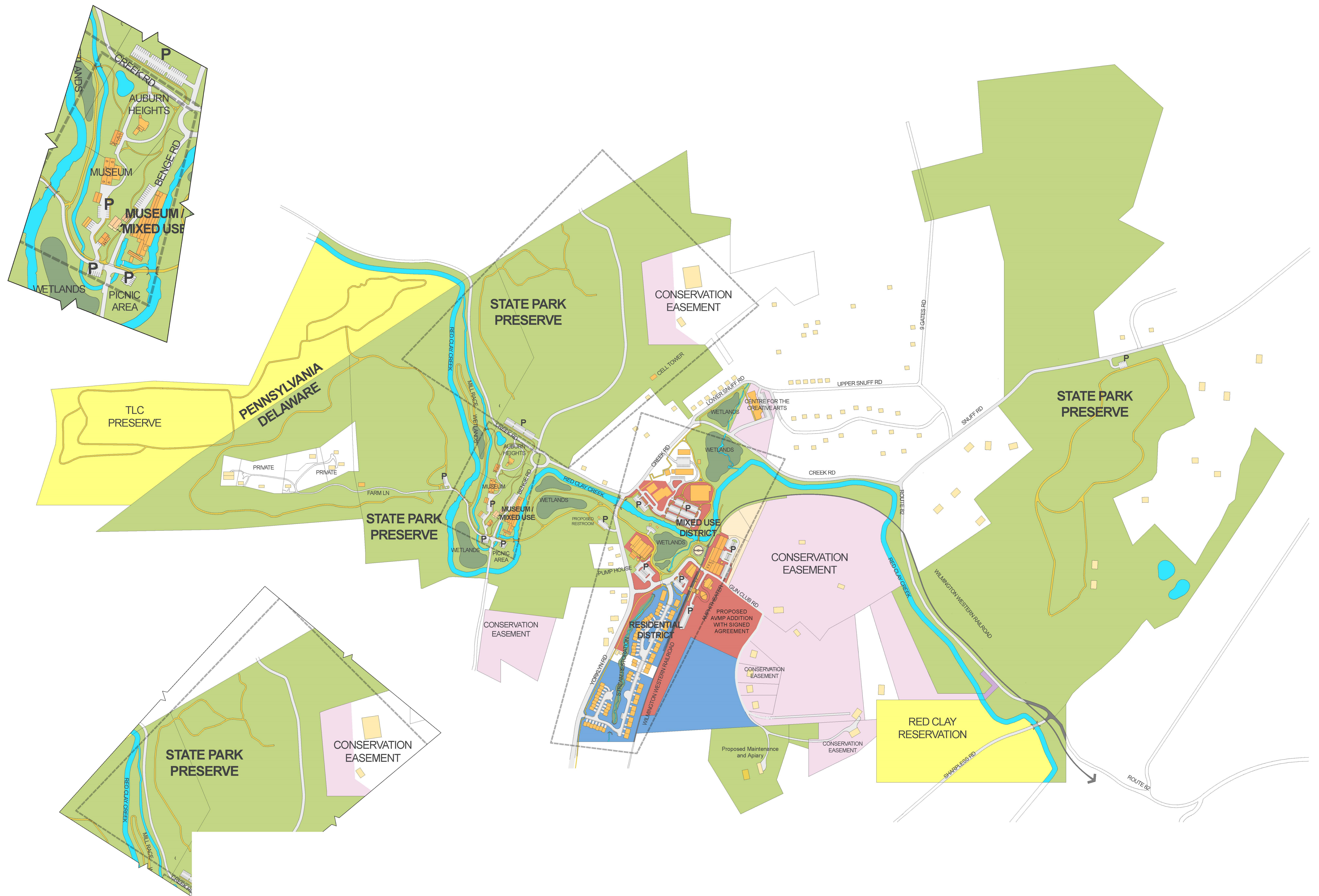
East Yorklyn Road
Utility Master Plan



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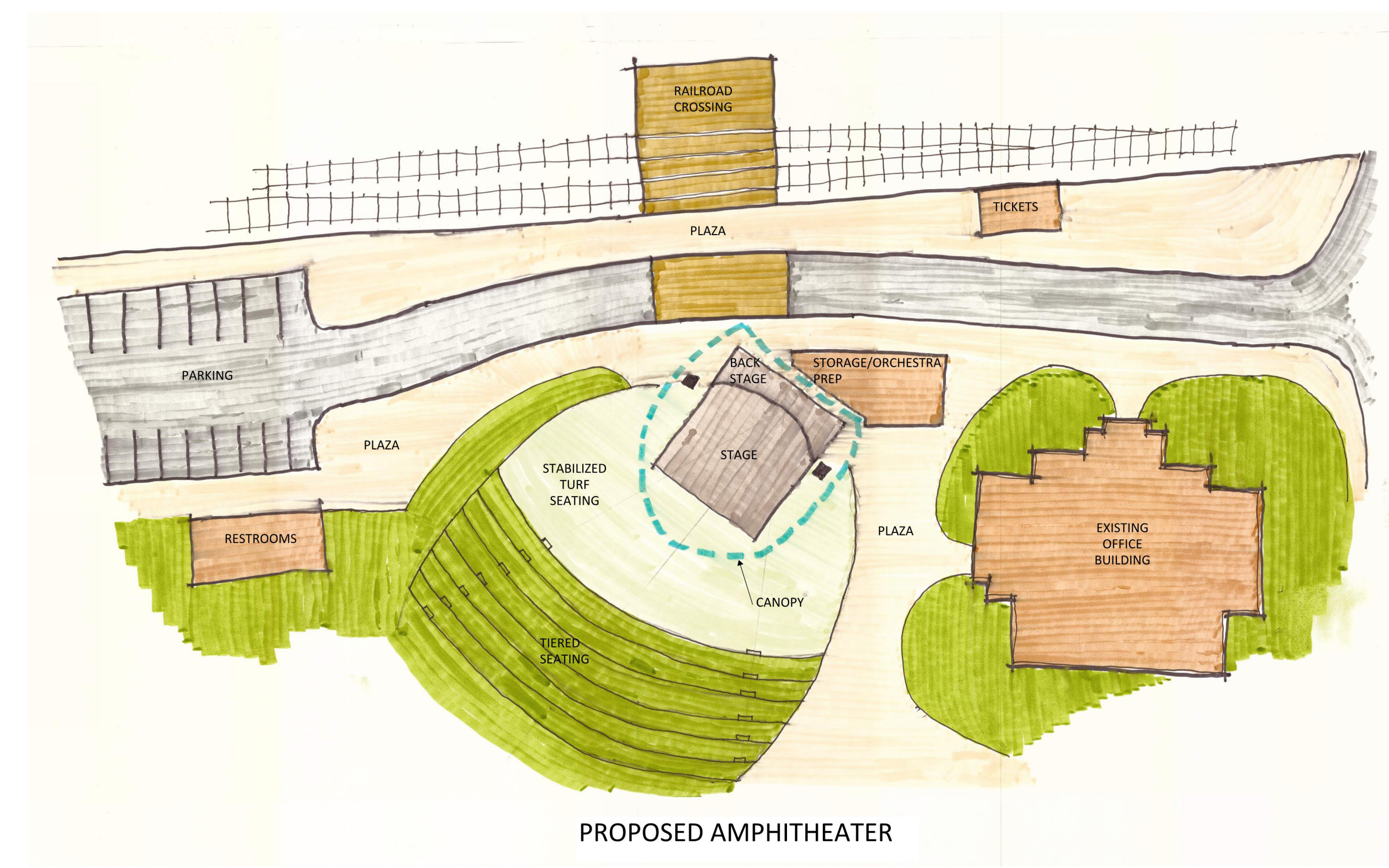
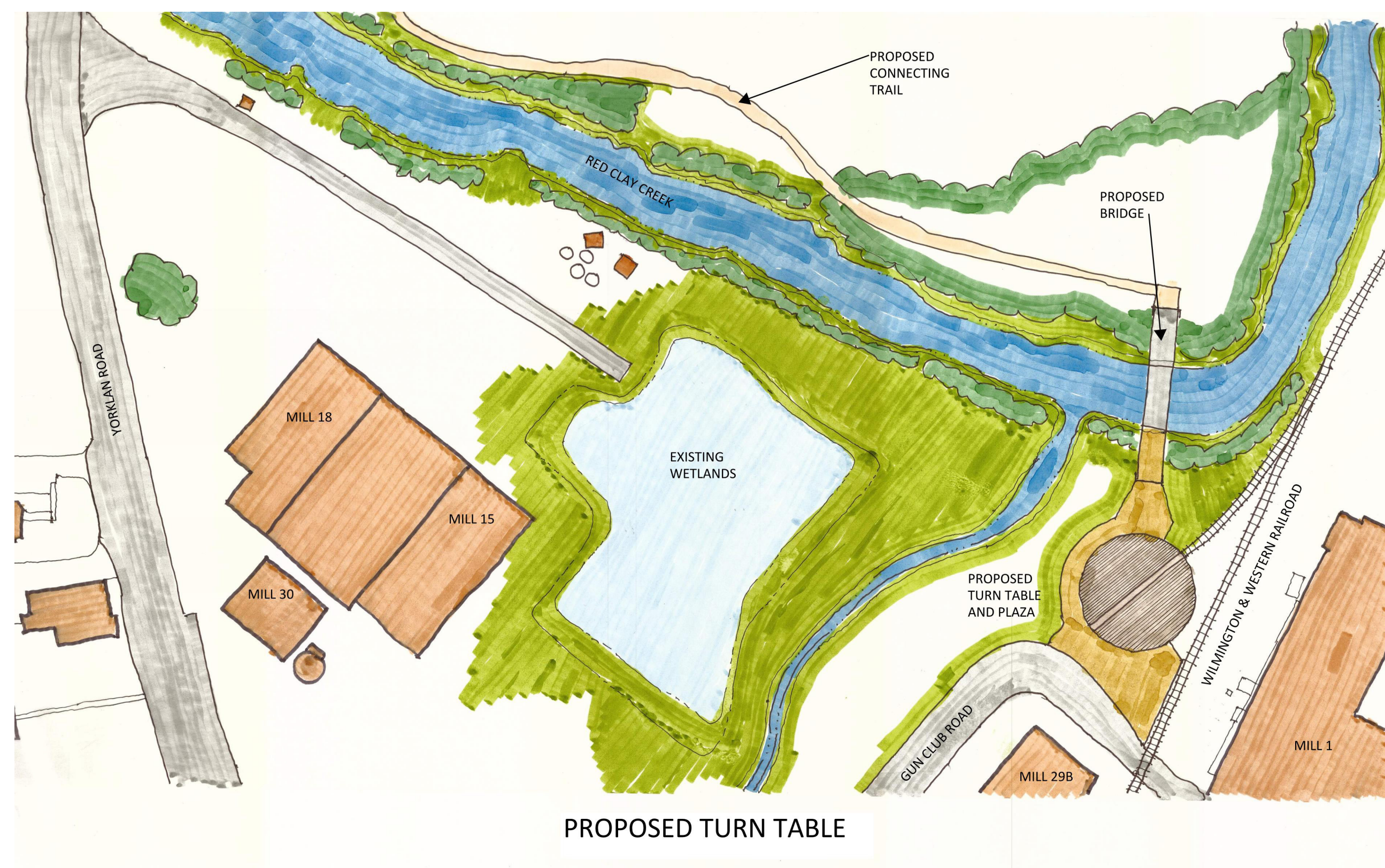


AUBURN VALLEY MASTER PLAN



April 21, 2023

AUBURN VALLEY MASTER PLAN



Auburn Valley Master Plan Upcoming Development by Delaware State Parks

Auburn Mills/Paper Mill Area

- **Farm Lane Realignment** – Construction of a realigned Farm lane that will provide improved access for vehicles and pedestrians to the Auburn Valley Trail and private residences.
- **Benge Road Pump Station** – New Pump station will be constructed to connect park facilities and private residences to the new regional pump station that will be operated by New Castle County in the Fiber Mill Area
- **Cell Tower** – The Division are working to construct a cell tower on the hill across Creek Road from the Marshall Mansion. The lack of cellular signal is a significant safety issue for staff in an event there is an emergency communication need. The intent is to locate and construct the tower in a way that minimizes the visual impact.
- **Maintenance Facility** – Additional maintenance area is needed for park staff. The small garage in the Auburn Mills complex was needed for a fire pump to support the expansion of the steam museum.

Fiber Mill Area

- **Regional Pump Station and Force Main** – Construction of a new pump station to serve the redevelopment of the Auburn Mill, Fiber Mill, Mill 1, and Snuff Mill Areas of the Master plan. This will ultimately be turned over to New Castle County for operation. An existing force main use by NVF will be lined and used to connect the pump station to the existing New Castle County wastewater system.
- **Water, Wastewater, & Gas Utility Construction** – Utility construction will occur to provide central utility connection points for use by park facilities and private partners.
- **Snuff Mill Bridge & Trails** – A reconditioned historic bridge will be installed as well as a trail system constructed to facilitate pedestrian movement throughout the park and connecting parking areas to future commercial facilities and recreational amenities.
- **Parking** – Shared use parking lots will be constructed to provided parking for the users of the public and private features.

- **Turntable** – A historic turn table for use by the Wilmington Western Railroad may be incorporated into the area near Snuff Mill Bridge. A final decision has not been made at this time.
- **Trails** – A trail system will be constructed to facilitate pedestrian movement throughout the park and connecting parking areas to future commercial facilities and recreational amenities.

Mill 1 Area

- **Parking** – Shared use parking lots will be constructed to provided parking for the users of the public and private features.
- **Restrooms** – A restroom facility will be added to support having an amphitheater in this area.
- **Amphitheater** – A small amphitheater for park programming and outdoor concerts will be constructed above 200 Gun Club Road.

Snuff Mill Area

- **Parking** – Shared use parking lots will be constructed to provided parking for the users of the public and private features.
- **Trails** – A trail system will be constructed to facilitate pedestrian movement throughout the park and connecting parking areas to future commercial facilities and recreational amenities.

Quarry Walk

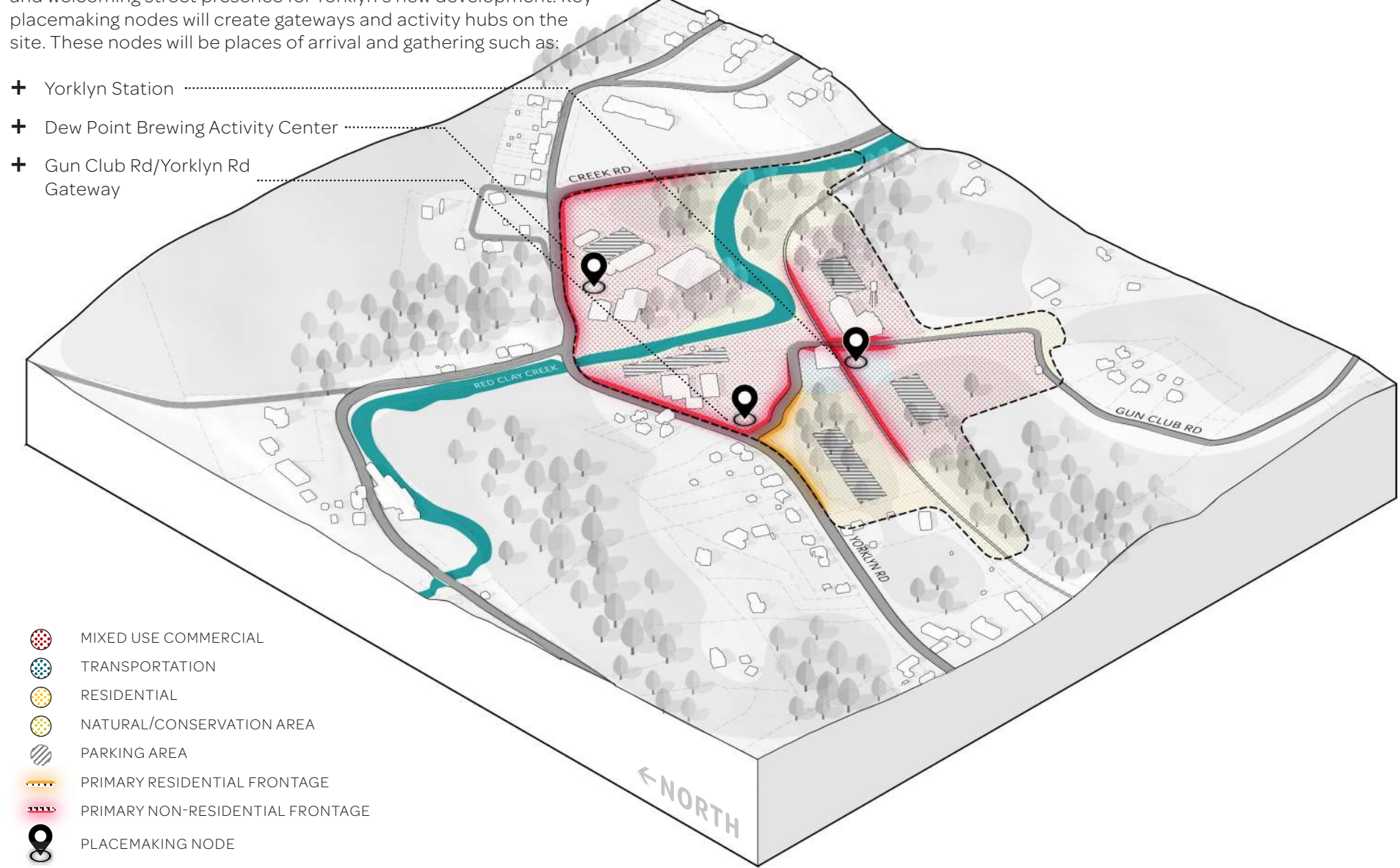
- **Fishing Access** – The quarry will become open for public access allowing for fishing.
- **Trails** – A trail system will be constructed to facilitate pedestrian movement throughout the park and connecting parking areas to future commercial facilities and recreational amenities.

Design Guidelines

PROPOSED PLACEMAKING + ACTIVATION FRAMEWORK

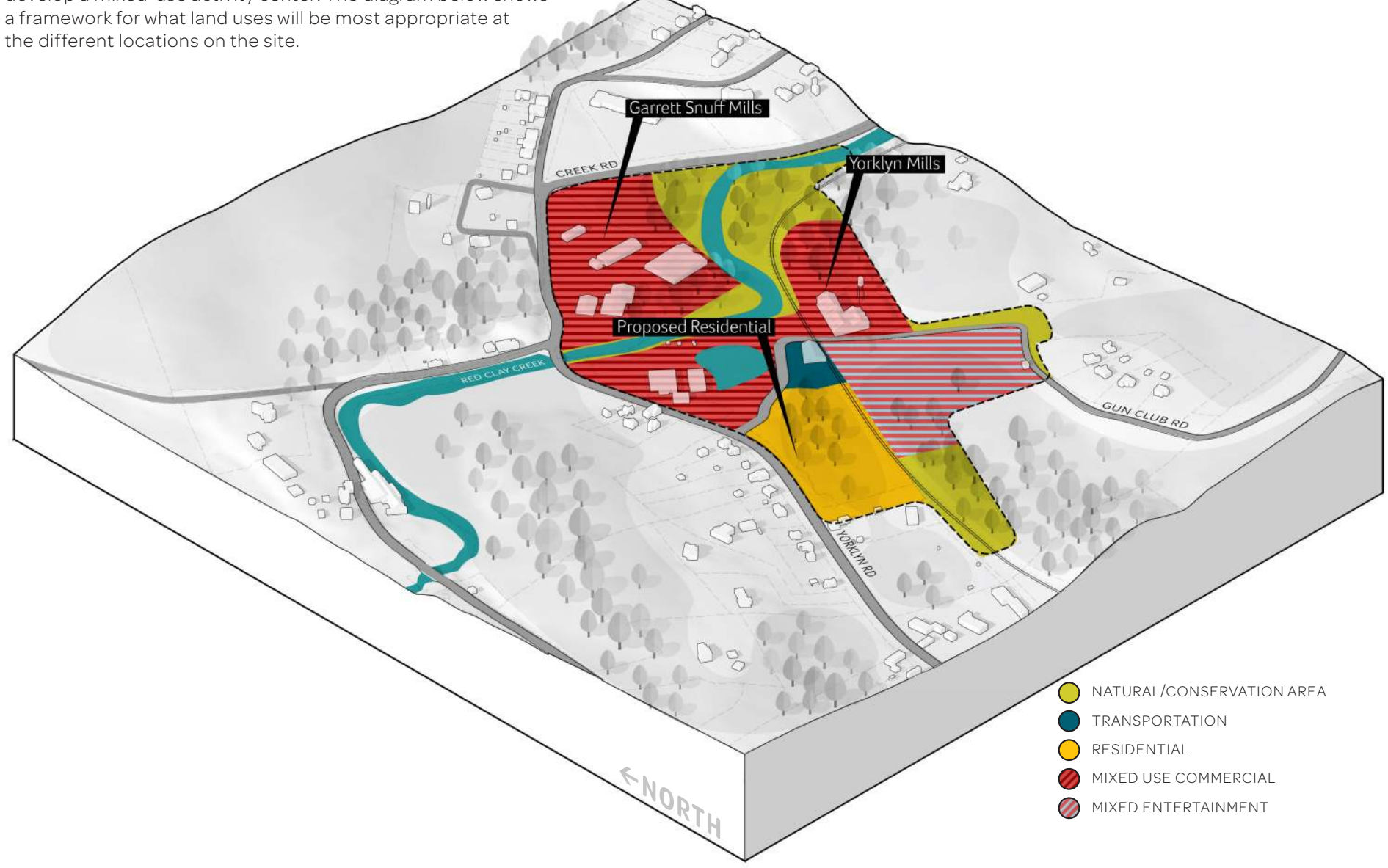
Orienting buildings and development along key frontages will create an active and welcoming street presence for Yorklyn's new development. Key placemaking nodes will create gateways and activity hubs on the site. These nodes will be places of arrival and gathering such as:

- + Yorklyn Station
- + Dew Point Brewing Activity Center
- + Gun Club Rd/Yorklyn Rd Gateway



DEVELOPMENT TYPOLOGY

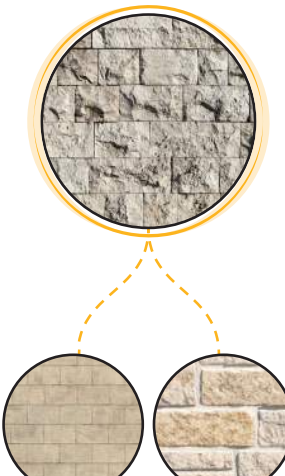
Planned developments should build on the existing character to develop a mixed-use activity center. The diagram below shows a framework for what land uses will be most appropriate at the different locations on the site.



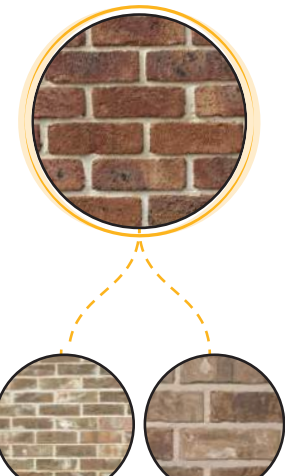
MATERIAL PALETTE

PRIMARY

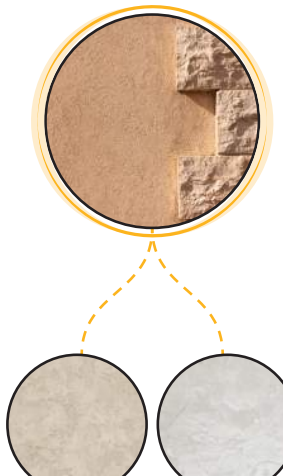
STONE



BRICK



STUCCO



These materials provide a general palette for building exteriors in Yorklyn. A shared primary palette of materials will create a shared architectural identity across the site.

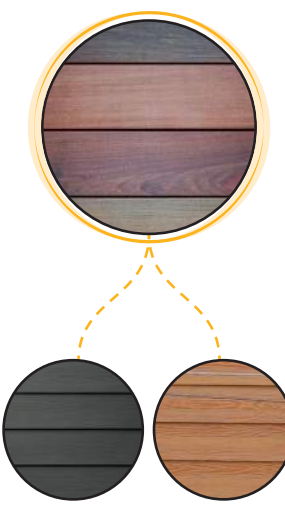
This color palette is a general guide for choosing materials and finishes that add to the shared character of Yorklyn's buildings.

COLOR PALETTE

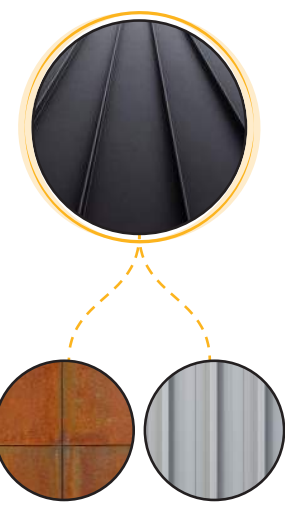


SECONDARY/ACCENT

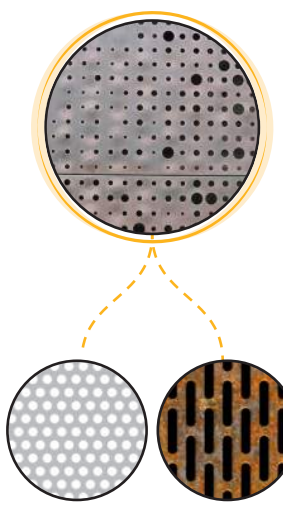
SIDING



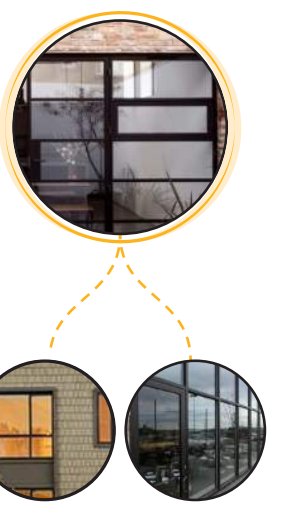
METAL



SCREENING



GLASS



These materials can be used to complement and accent primary building materials. Variations of wood, metal, glass, and screening allow buildings to express unique architectural designs that remain contextual to the overall built environment.

CANOPY TREES



ACCENT TREES



GROUND PLANE



GREEN STORMWATER INFRASTRUCTURE



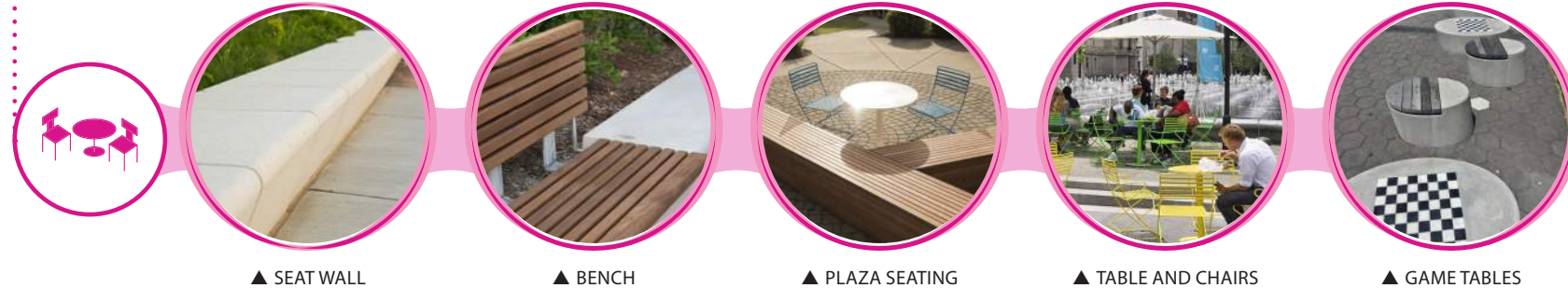
GATEWAY ELEMENTS



STREET FURNITURE



OUTDOOR SEATING



OUTDOOR LIGHTING



PLAZAS AND OPEN SPACE



RECREATION



SIDEWALKS AND PATHS



PATTERNS/ACCENTS



AUBURN VALLEY MASTER PLAN

Auburn Village



Auburn Village LLC has a vision to revitalize the Yorklyn Valley to its former charm by transforming a vacant manufacturing plant into a vibrant community alive with new growth, green efforts, and endless opportunities for outdoor activity and cultural enrichment. Auburn Village LLC manages Buildings 15, 18, 200 Gun Club, 29 B, and the Mill One Complex. The intention of the sites is to be redeveloped into a collection of residential apartments, stores, office space, and restaurants/eateries.



Unfortunately in the early morning of April 29, 2021 the Mill One complex was victim to arson. With more than a dozen fire companies from throughout New Castle and Chester County, the fire was under control but much of the building complex was destroyed.



NVF-Yorklyn Remediation Summary of Recent Remedial Activities 2013-2018

The following materials were completely removed from the site and were transported to permitted disposal facilities in 2013:

- 143,530 lbs of zinc chloride containing solid waste
- 60,740 lbs of sodium hydroxide solid waste
- 2,382 lbs of hydrochloric and sulfuric acid waste
- 10 lbs of mercury containing solid waste
- 23,460 lbs of soda ash
- 800 lbs of paint related wastes

The following materials were completely removed from the site and were transported to permitted disposal facilities in 2014:

- 133,960 lbs of zinc chloride containing solid waste and old tanks
- 2,800 lbs of corrosive acidic waste
- 55 gallons of Hypochlorite
- 300 lbs of Aluminum Nitrate

The following materials were completely removed from the site and were transported to permitted disposal facilities in 2015 and 2016:

- 15.69 tons of treated timbers
- 750 cubic yards of asbestos containing materials (~20 large dumpsters) from the buildings prior to demolition.

In addition, 9,389 pounds of zinc oxide sludge was removed from the onsite groundwater zinc recovery systems in 2013, 11,550 pounds were removed in 2014, 9,815 pounds were removed in 2015, 6,854 pounds were removed in 2016, and 4,056 pounds were removed in 2017. An estimated 80,000 pounds of zinc has been removed from the groundwater beneath the site via the treatment system since 2008.

A Remedial Investigation/Feasibility Study Report was approved in December 2015, and Proposed Plans of Remedial Action for OU-1 and OU-3 were put on public notice in December 2015. Final Plans were issued in January 2016. The Final Plan of Remedial Action for OU-2 (Mill #6 building and surrounding areas) was issued in July 2015.

Construction of the zinc source removal/flood mitigation wetland project (aka the "Big Dig") started in December 2016 and was completed in August 2017. Approximately 170 tons (340,000 lbs) of zinc was been removed from the soil beneath the former manufacturing facility during the project, along with some PAH and lead contaminated soil.

Starting January 1, 2018, DNREC has shut off the groundwater treatment system to evaluate the Red Clay Creek's ability to assimilate remaining dissolved phase zinc from groundwater without violating the Zinc TMDL and associated waste load allocation assigned to the site.

To date, approximately \$4M to 4.5M has been spent at the site from HSCA, plus an additional \$3M loan from DNREC's Clean Water Revolving Loan Fund for the zinc source removal/flood mitigation wetland project.