



# Welcome!

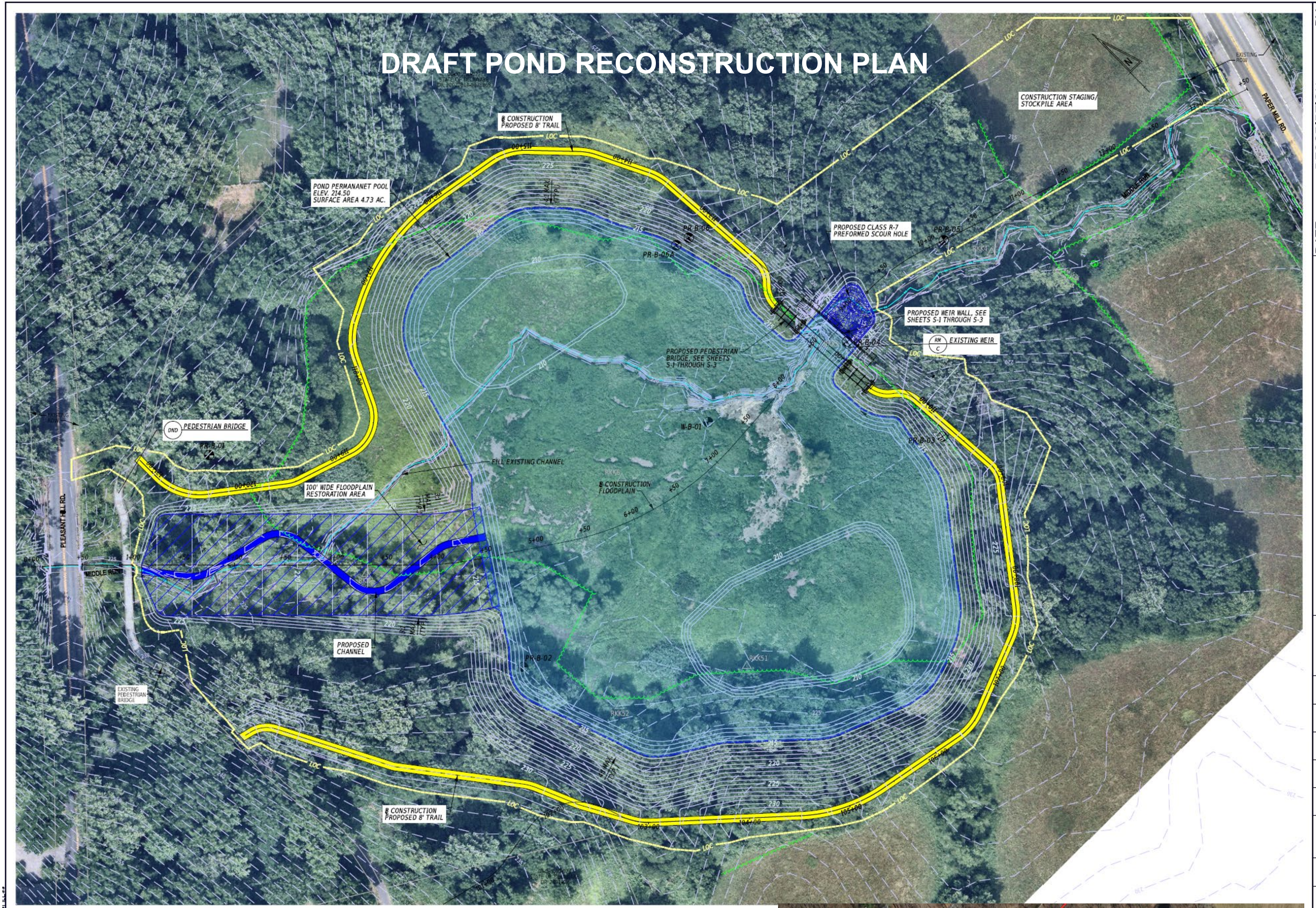
## White Clay Creek State Park Community Open House

## Master Plan and Project Updates

## June 22, 2026



# Big Pond Reconstruction



## Notes

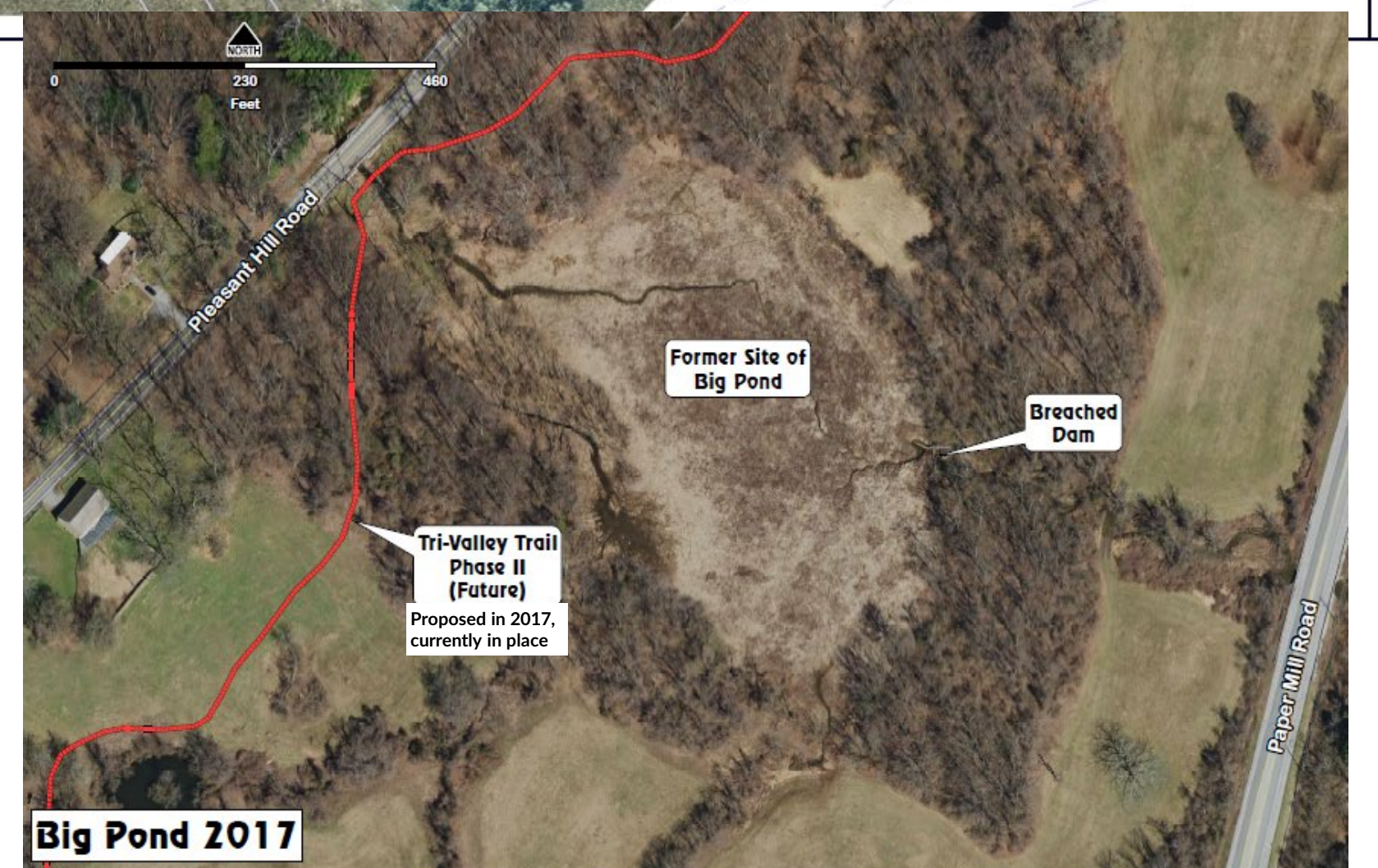
- The pond was constructed circa 1951 to attract waterfowl as part of Samuel Hallock DuPont's experimental game and hunting preserve.
- The pond was about 5 acres in size and intentionally very shallow. The dam failed circa 2015.
- The Division considered 3 options: leaving as is currently, performing a stream restoration which could include pools but no dam or big pond, or reconstructing the dam and pond. We were directed by the Legislature to do the third option.
- The design team was able to avoid the high hazard classification and exempt the proposed dam from being regulated by reducing the elevation between the top of embankment downstream outlet to be no more than 6'.
- Tree clearing for construction and for dam maintenance standards is estimated at 3.7 acres.
- Project is within the White Clay Creek National Wild and Scenic River watershed.

## Permitting/Approvals

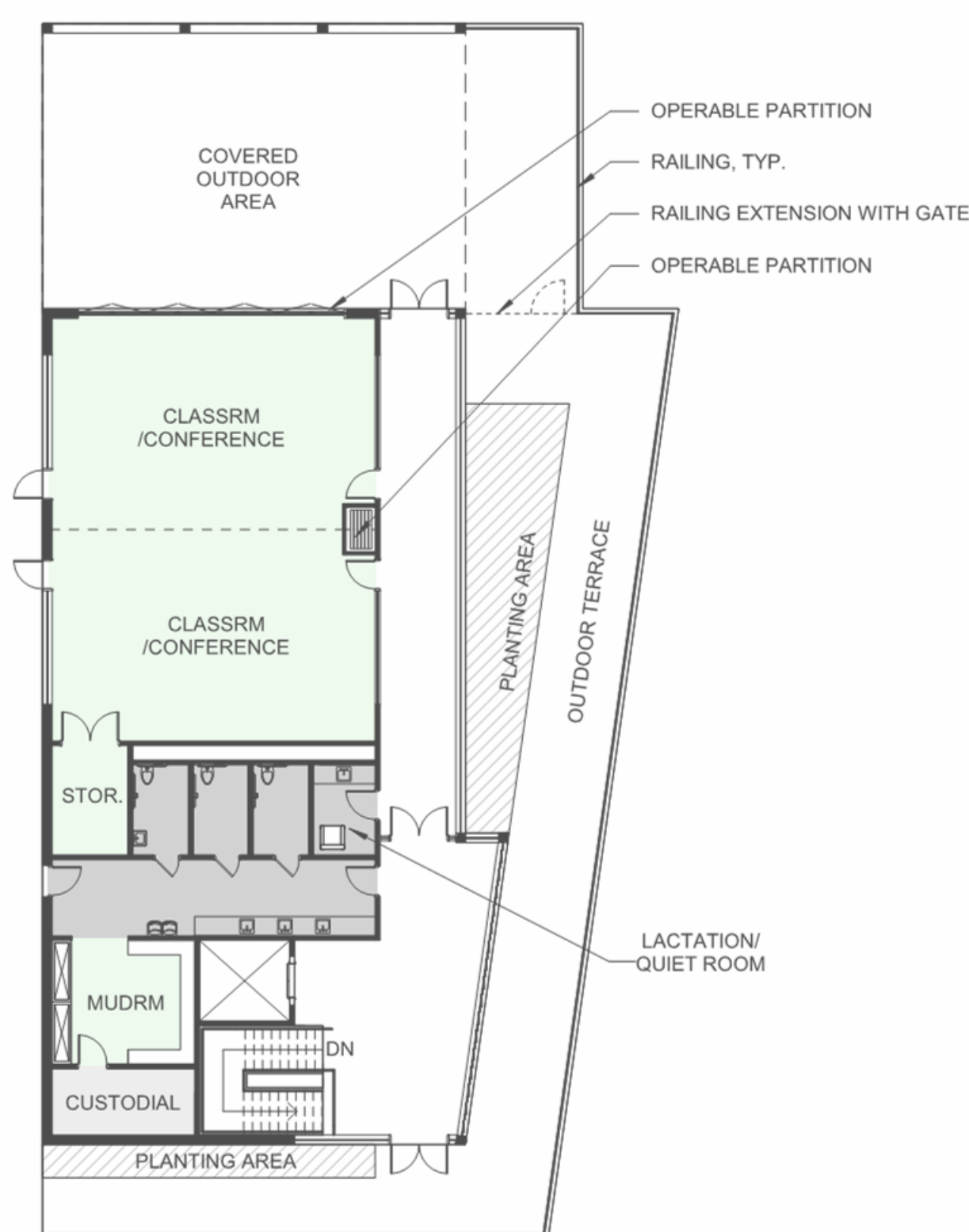
- 18 month minimum to obtain all permits and approvals
- Coordination is underway
- Formal application expected in late June to the U.S. Army Corps of Engineers. We anticipate this being the longest process.

### Agencies involved in all the various permits:

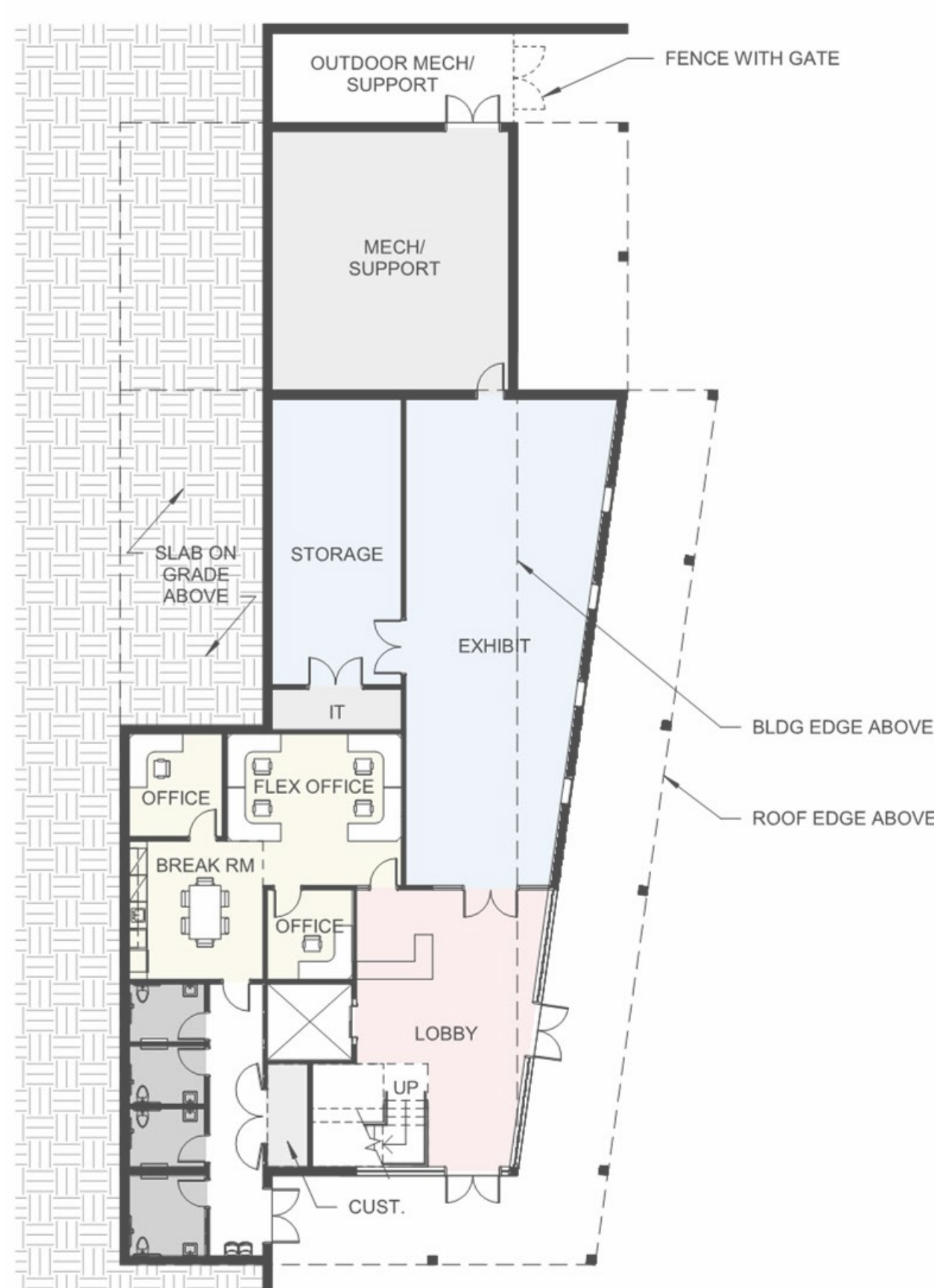
- US Army Corp of Engineers (USACE)
- DNREC - Wetlands and Subaqueous Lands
- DNREC - Sediment and Stormwater
- DNREC - Fish & Wildlife
- EPA - Reviews Section 404 Authorizations
- US Fish & Wildlife Service
- National Park Service - Wild and Scenic River Program
- DE State Historic Preservation Office
- Architectural Accessibility Board
- New Castle County Floodplain Requirements
- DelDOT - Temporary Construction Entrance
- OMB - Division of Facilities Management



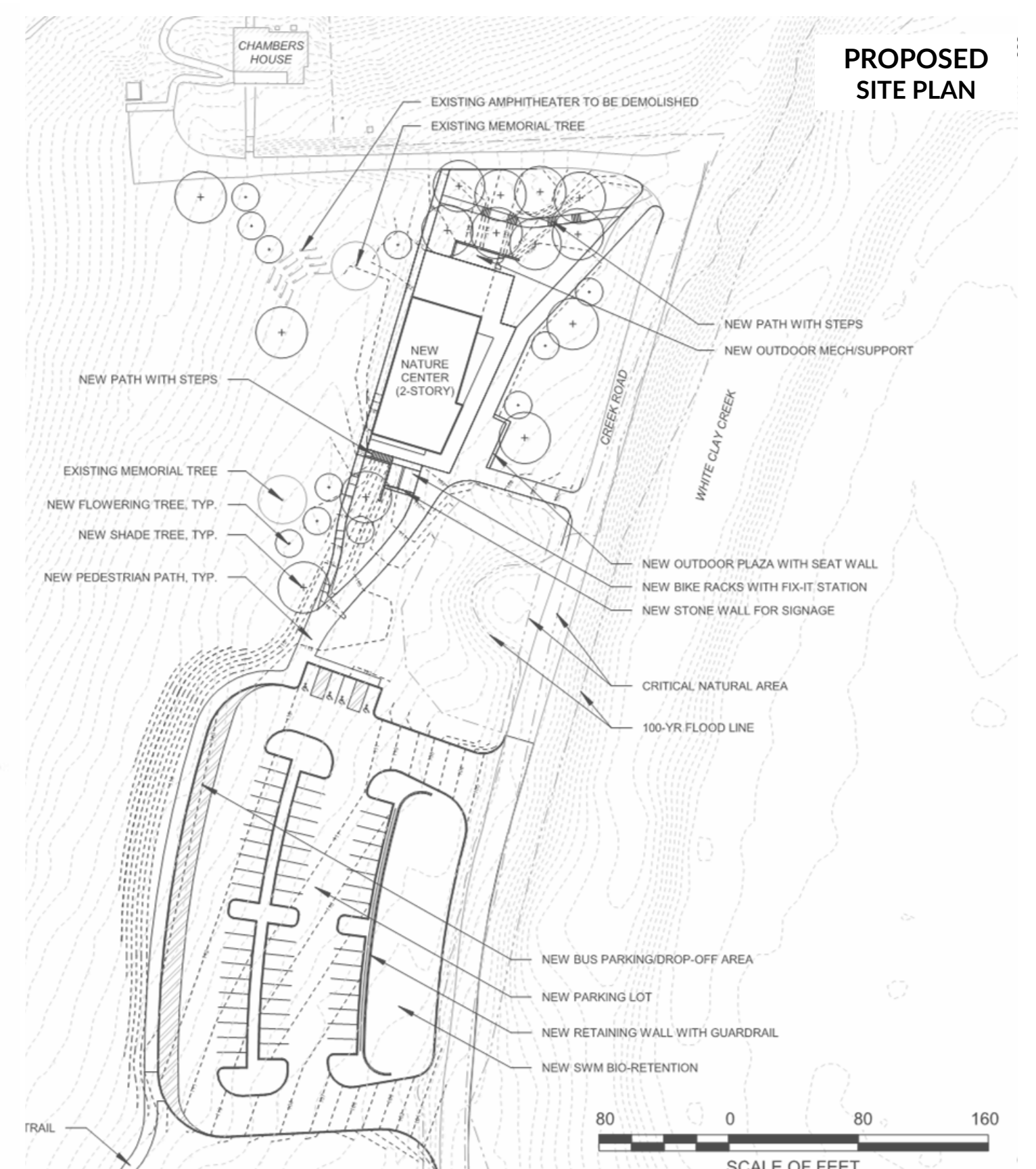
# Nature Center Construction



APPENDIX B - SCHEMATIC DRAWINGS  
**PROPOSED UPPER FLOOR PLAN**



APPENDIX B - SCHEMATIC DRAWINGS  
**PROPOSED LOWER FLOOR PLAN**



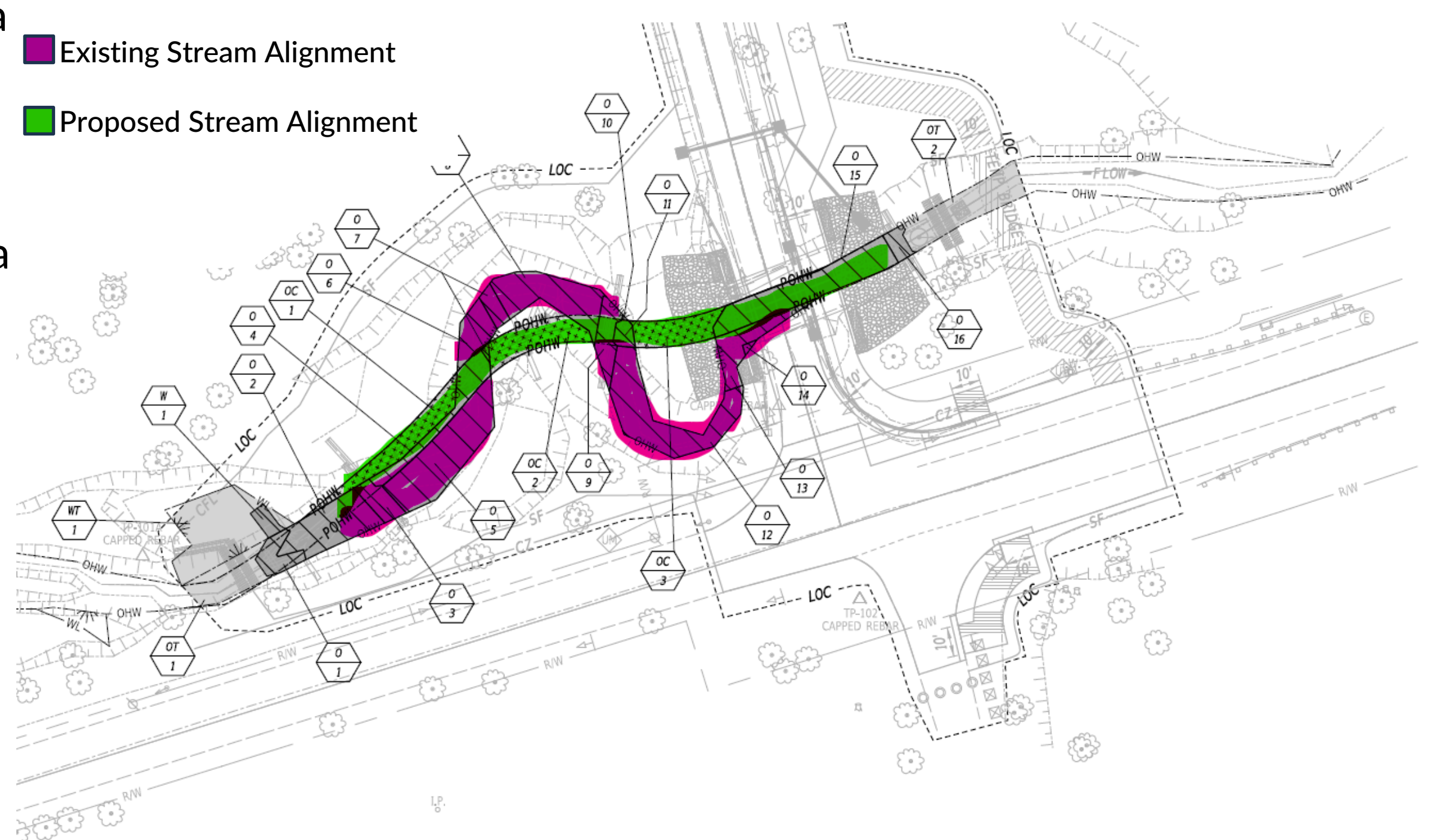
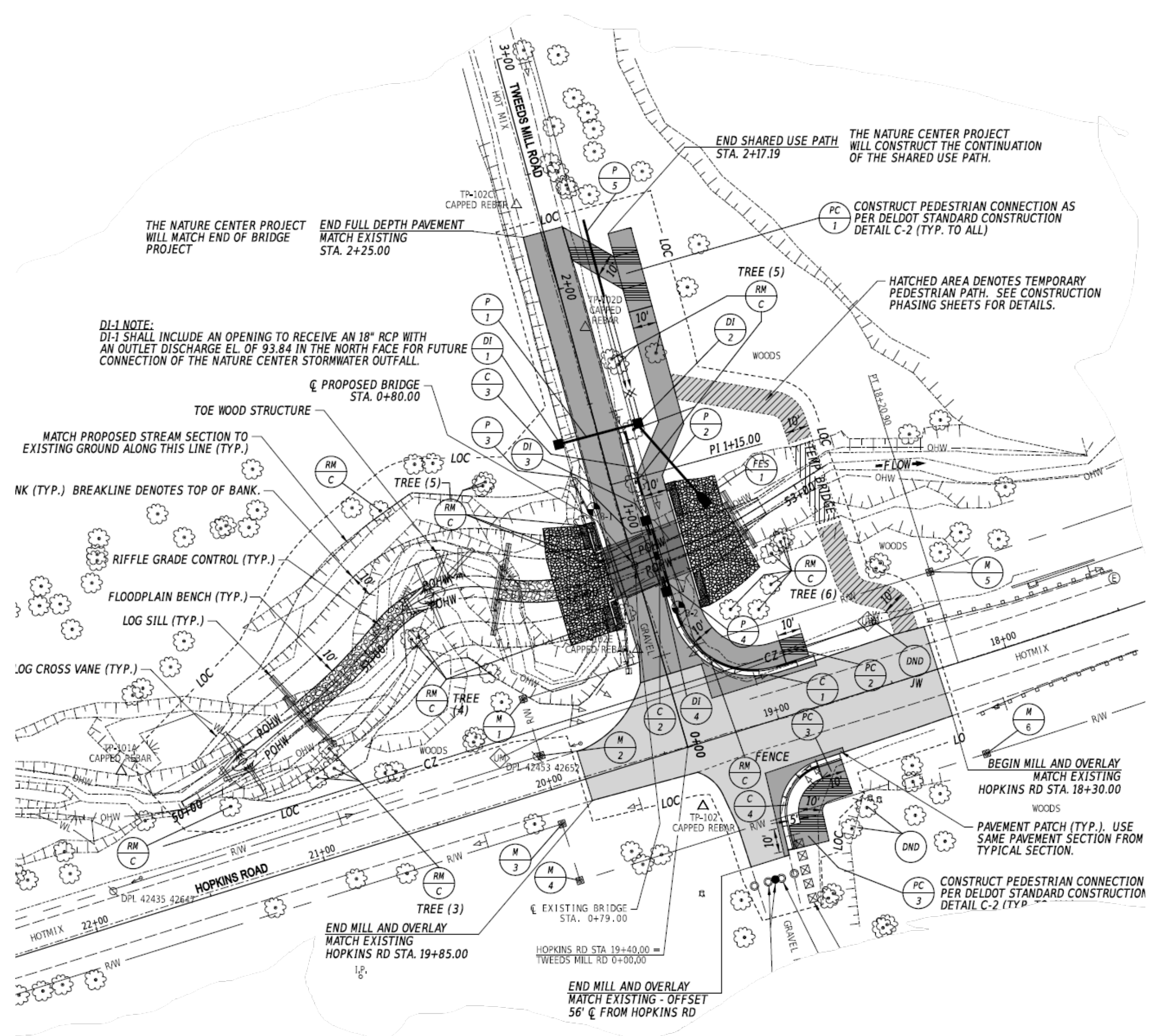
**PROPOSED SITE PLAN**

- White Clay Creek State Park is a popular location for school groups and summer camps. The master plan identified a need for additional classroom and education space.
- This area is also a popular parking area for park visitors and trail users, served by a small, underperforming restroom.
- A new nature center is planned with exhibit space, staff offices, classroom and gathering spaces, and public restrooms.
- Several locations and options were carefully considered with special considerations for proximity to the creek, maintaining staff and public use of the historic Chambers House for interpretation, minimizing the impacts to the environment both physically and aesthetically.
- Project has been thoughtfully designed involving teams with interpretive and environmental backgrounds.
- Currently in bidding, construction is anticipated to start in late August 2026.
- **The public vehicle access to this area will be closed during construction (at least 1 year in duration). Trail access will be closed at times during working hours for safety, but trail access should be open evenings and weekends. Information will be posted on site and on social media closer to construction.**

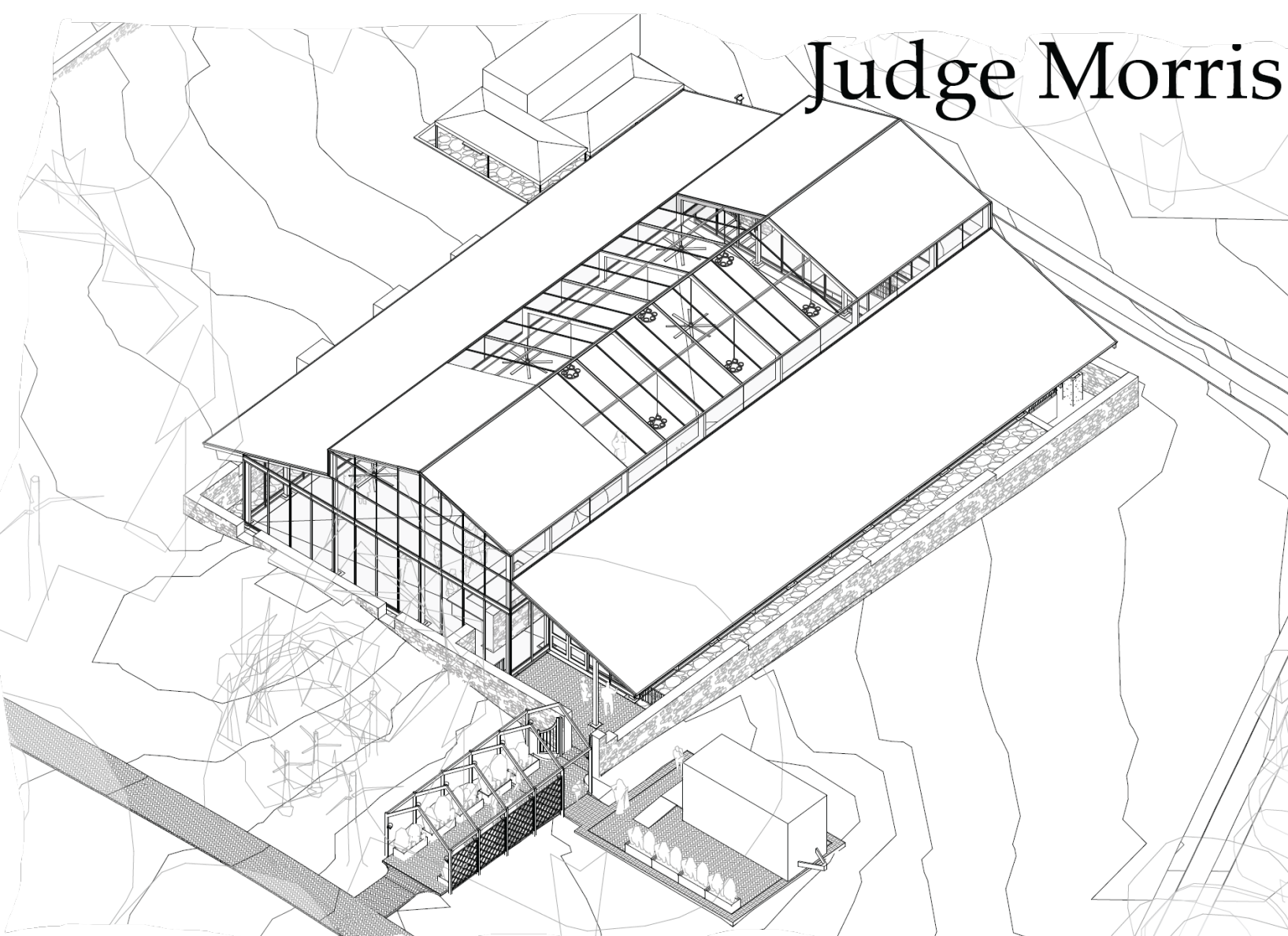
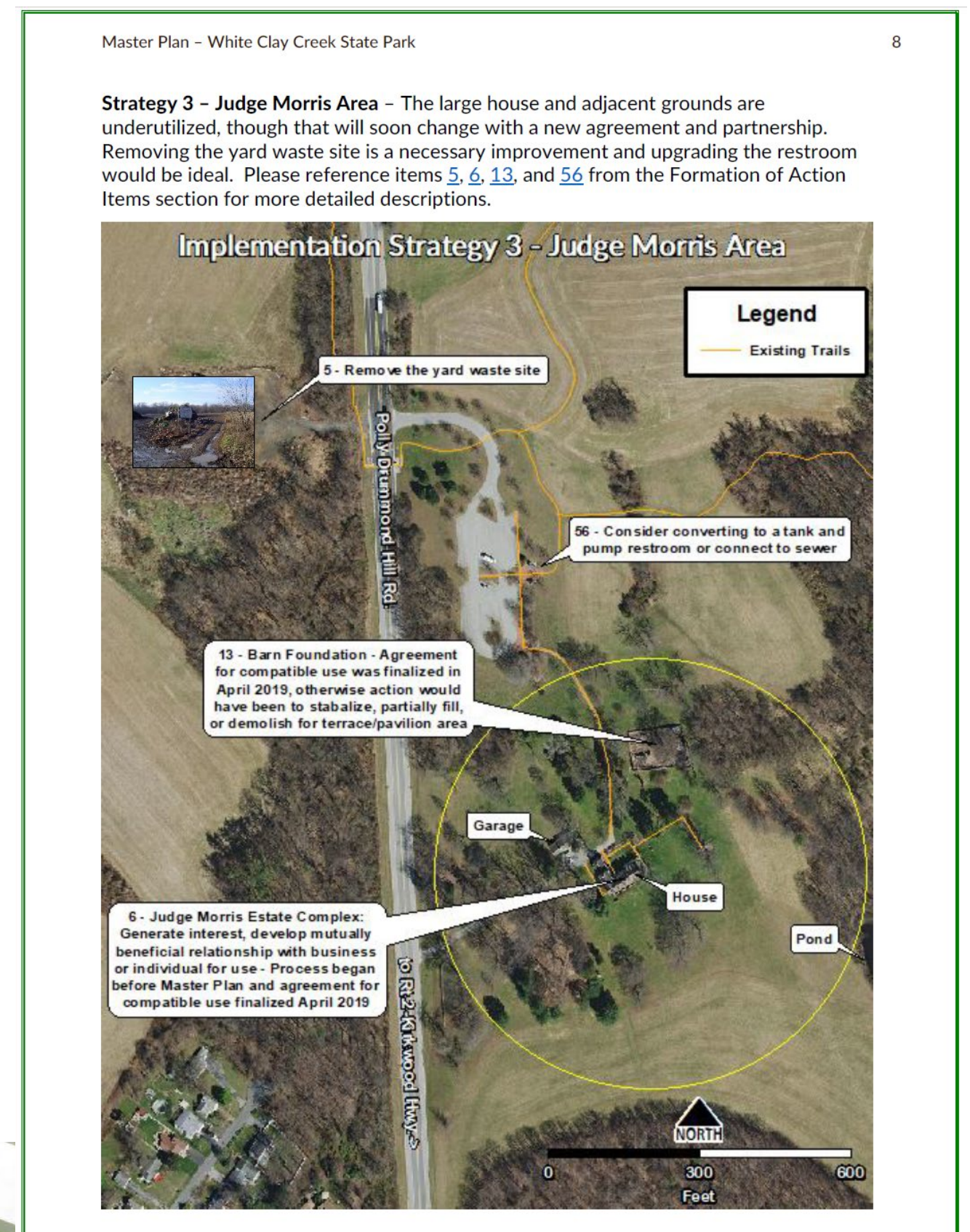
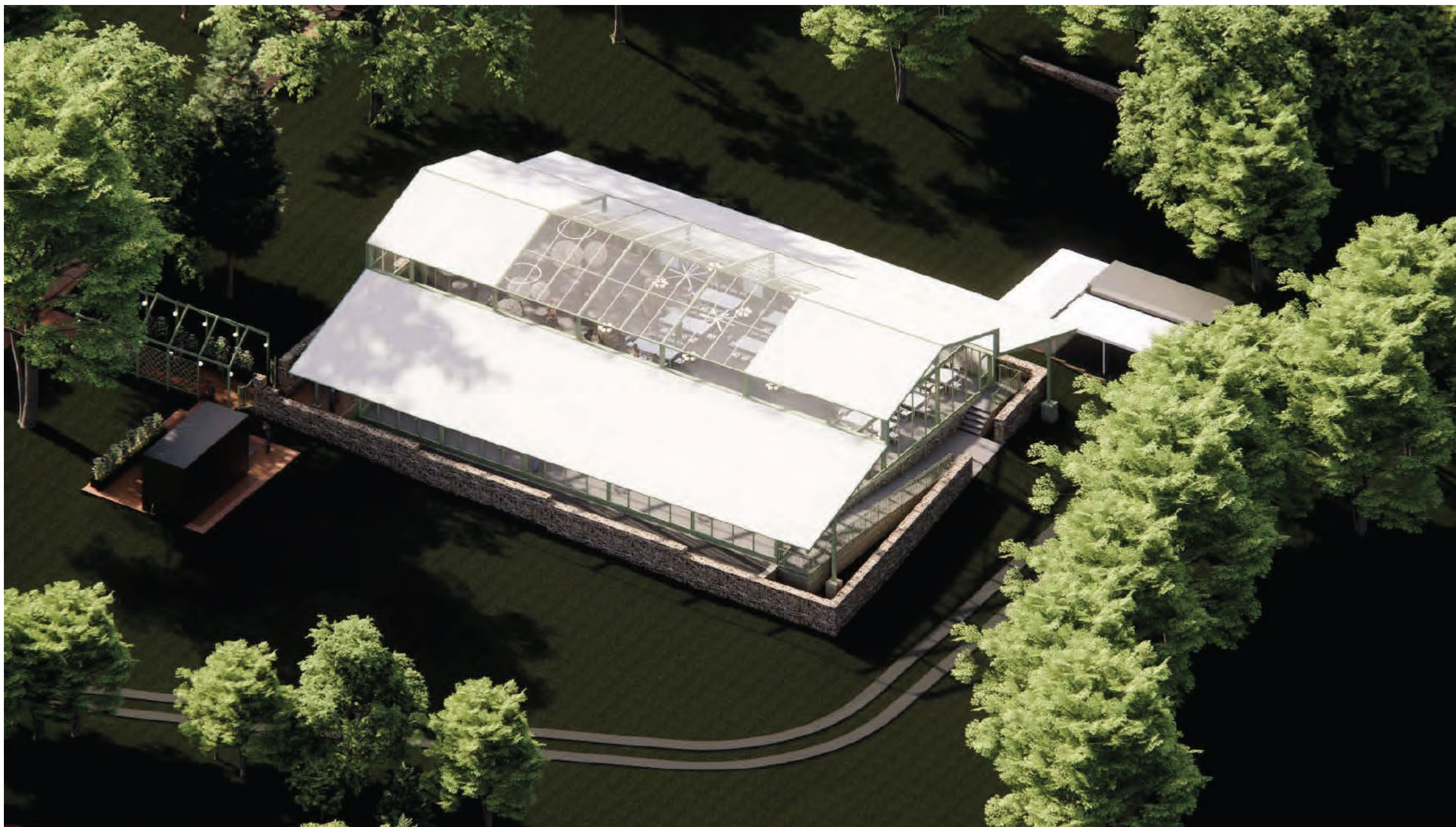
# Tweeds Mill Bridge Replacement



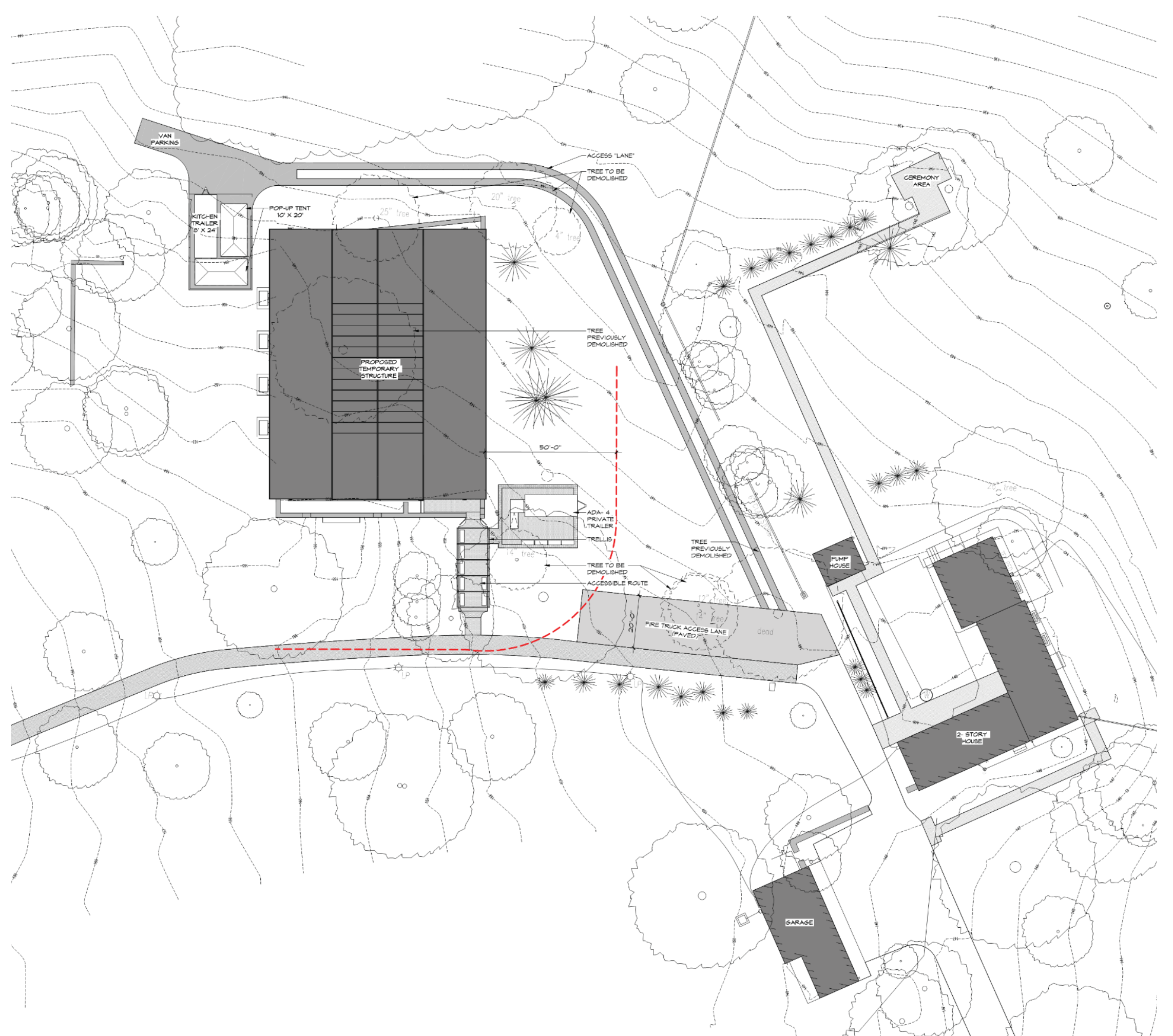
- This bridge is a critical link in the park's road and trail network. The bridge provides vehicular access to a popular area of the park for trails, programming, and summer camps. Additionally, it is part of the PennDel trail connecting the northern and southern parts of the park.
- Timber bridge on the roadway to the Nature Center area of the Park is showing signs of deterioration
- More frequent flooding events lift the bridge out of place, sometimes multiple times per year, preventing access and creating serious safety concerns
- Resetting and repairing access after these times is costly, disrupts staff and public access, impacts scheduled programs/events (especially summer camps)
- The stream channel has also become significantly closer to Hopkins Bridge Road, with undercutting and sometimes quick periods of erosion. This is also a future vehicle and pedestrian safety concern.
- A new, concrete-structure bridge is designed which will be much lower maintenance, but also a bit higher and longer to be more resilient to flood events. Stream restoration will be included as part of the same project to create a redirected and more stable stream, with rock vanes and native logs carefully placed to help dissipate energy and naturalize segment.
- The new bridge will also be wider and include a dedicated pathway which will be safer for all park visitors.
- The project was recently publicly bid and is under contract. Construction is anticipated to start in late August 2026.
- **The public vehicle access to this area will be closed during construction (because it is coupled with the new Nature Center building project, closures will last at least 1 year). Trail access will be closed at times during working hours for safety and to keep project on schedule, but trail access should be open evenings and weekends. Info will be posted on site and on social media closer to construction.**



# Judge Morris Estate Concession and Sewer Project



- The Division has a mutually beneficial relationship with a concessionaire at the Judge Morris Estate within the Park.
- The concessionaire is planning for a 3-season tent structure to hold events on the ruins of a former barn.
- It is a unique opportunity to preserve the barn ruins and provide maintenance for the entire group of structures onsite and the grounds where Division funds are significantly limited.
- The concessionaire has been in consultation with Park staff, cultural resources staff, and numerous approval agencies to ensure there is no harm to historic or environmental resources and that proposed improvements are appropriate for the setting.
- Tent structure has received approval from New Castle County's historic review board.
- Site improvements could begin in late 2026 or early 2027.
- The Division is also planning to replace a dated septic system with a connection to New Castle County sewer.
- These items are consistent with Implementation Strategy 3 from the WCCSP Master Plan



# Skills Trail Refresh



The Skills Trail is being refreshed to improve safety, sustainability, and the riding experience while continuing to provide a fun place for riders of varying skill levels.

Why are changes being made?

Several elevated wooden features had deteriorated over time and were no longer safe or feasible to maintain.

To reduce maintenance needs, the course will now consist of earthen riding features that are compatible with the natural terrain.

Improvements already completed.

- ✓ Unsafe elevated wooden structures removed
- ✓ Repairable low-ground elements retained
- ✓ Trail safety repairs completed



## Goals for the Refreshed Trail



Fun



Challenging



Sustainable



Maintainable long-term

What could the improved skills trail include?

Potential features may include:

- Berms and rollers
- Dirt features and jumps
- Flow-style riding sections
- Beginner-to-intermediate progression elements
- Boulders and rock features



We want your ideas to help shape the future of the skills trail.

Questions:

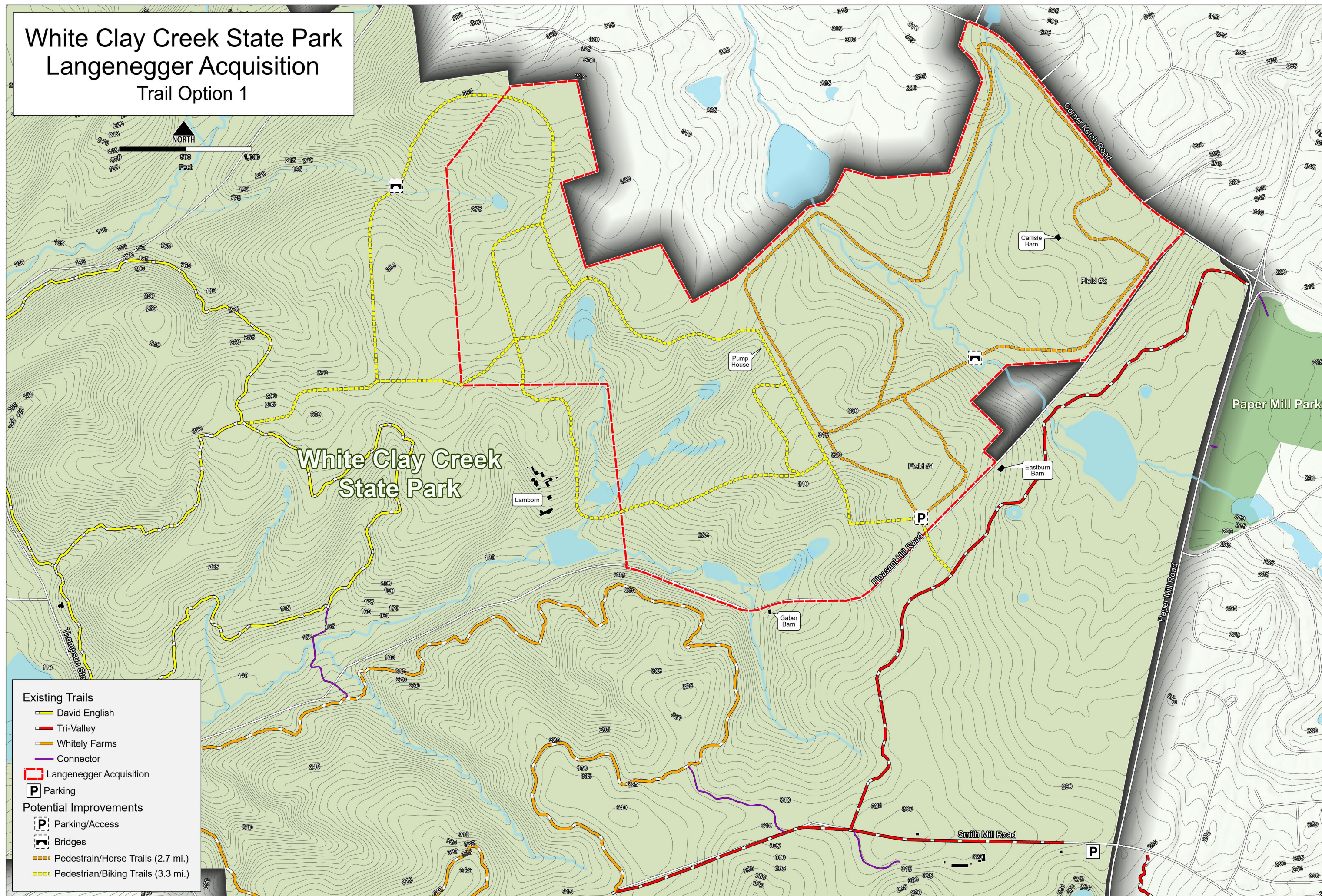
- What features would you like to see?
- What makes a skills trail fun and safe?
- What bike parks or trails inspire you?



# Proposed Trails (duPont-Langeneegger property)

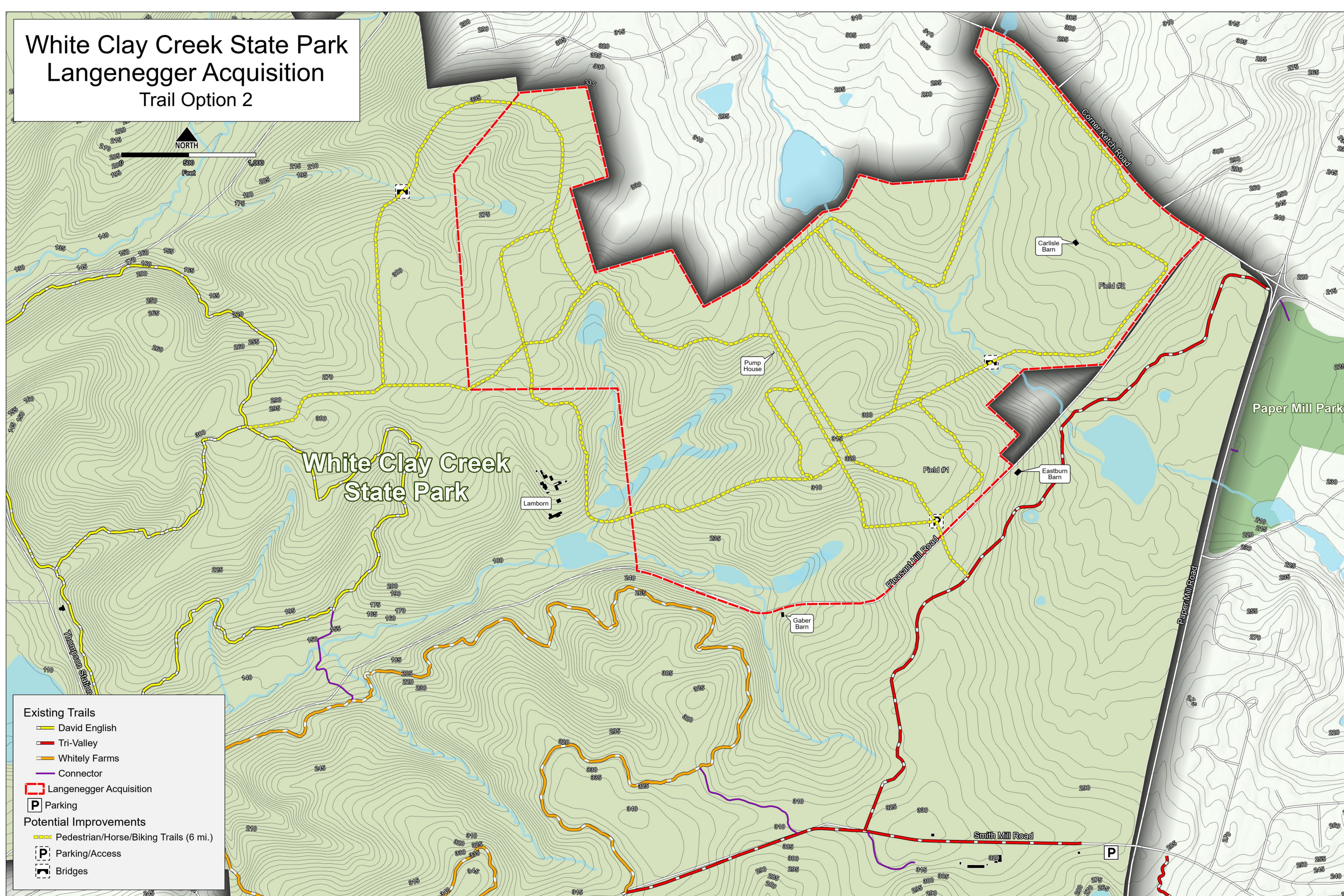
## Project Goals

- Utilize existing maintenance roads to create a trail network that accommodates equestrians.
- Establish a designated parking area for trail users, including space for horse trailers.
- Create trail connections to the Tri-Valley Trail via a crossing at Pleasant Hill Road and to the David English Trail through the Lamborn estate.
- Maintain appropriate buffers between the trail network, nearby private properties, and the large pond adjacent to the complex.
- Minimize stream crossings and bridges (2 proposed).



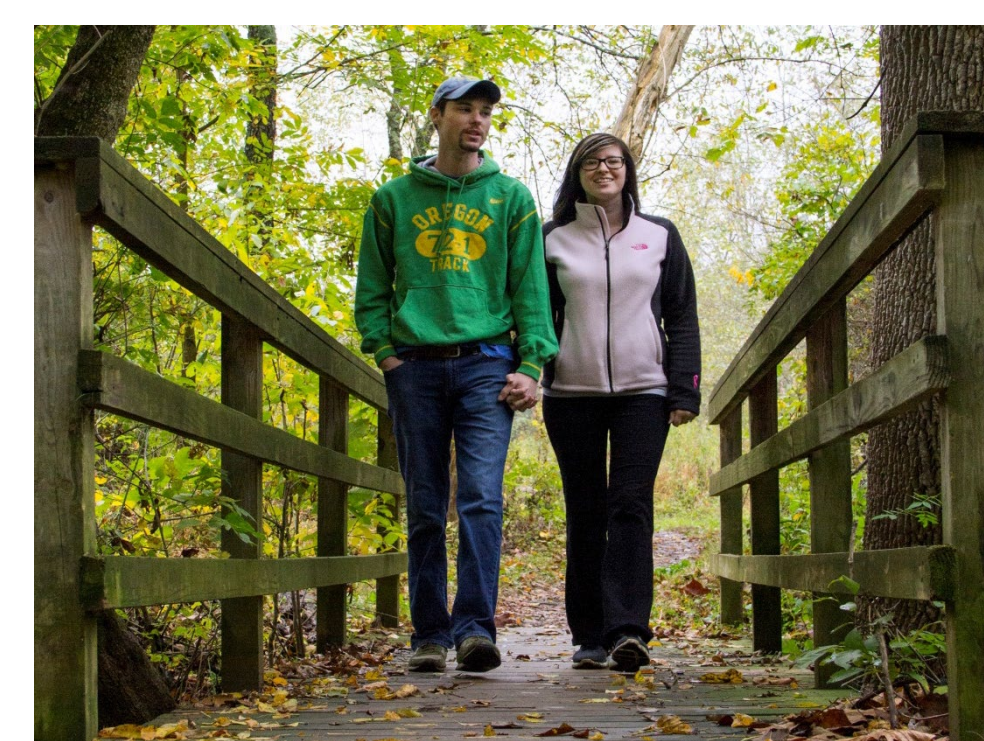
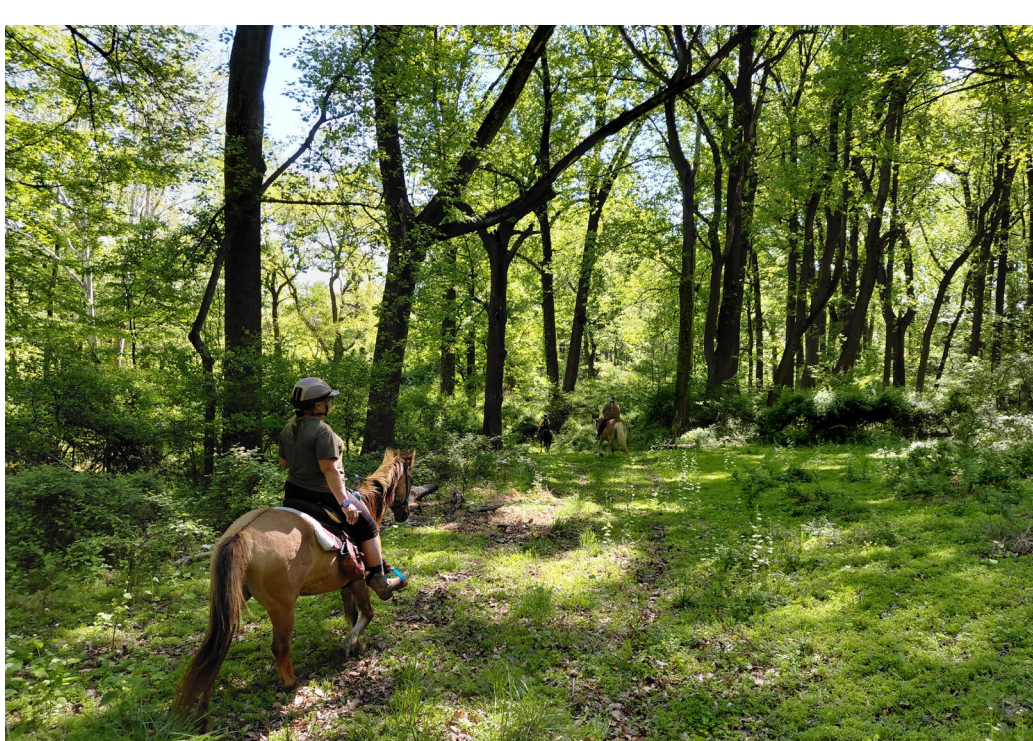
## Option 1:

- 6 total miles of new trail
- Isolated 2.7-mile Pedestrian and Equestrian Loop.
- 3.3 miles of new Pedestrian, Equestrian and Biking trails including connections to the David English and Tri-Valley Trails



## Option 2:

- 6 total miles of new trail
- Pedestrian, equestrian and biking uses allowed on all trails



# Park Office Location

Implementation Strategy 2 of the Master Plan recommended that the Park office should move from the current location on Thompson Station Road to the Maxwell House on Wedgewood Road adjacent to the maintenance area and near the Carpenter Recreation Area. Progress on this strategy and others have prompted the Division of Parks and Recreation to reevaluate the location. A second option for consideration has developed at the Lamborn Estate on Pleasant Hill Rd.

**Maxwell House**



**Lamborn Estate**

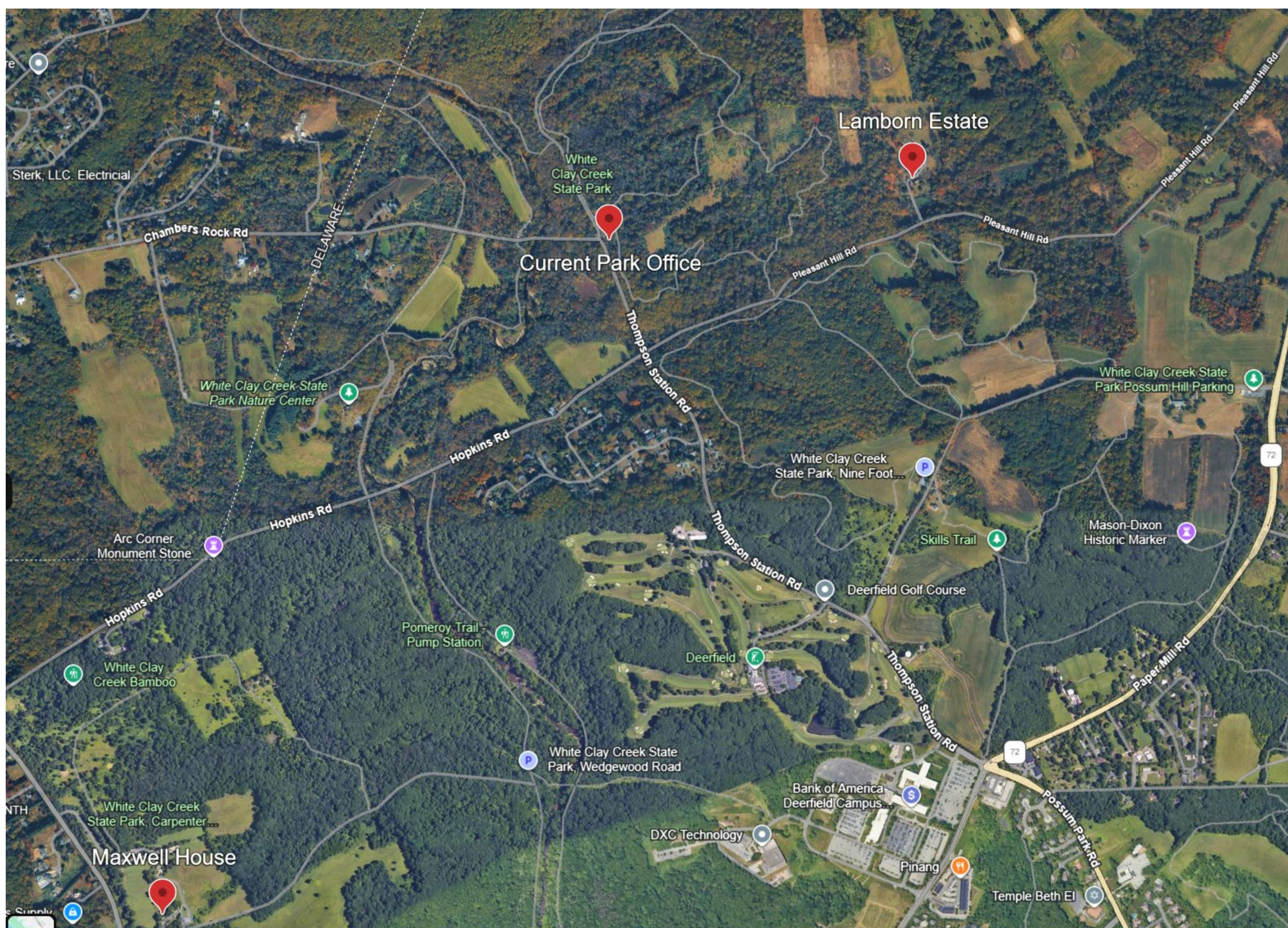


The Maxwell House is still a viable location however as the needs of the office have developed there some concerns with this location.

- The basement was determined to be unsuitable for office due to ceiling height and drainage. This limits the space available for offices.
- The building will accommodate current staff needs but limits future growth.
- Enforcement Space is very limited.
- Limited lobby space for public.
- Could be converted to a market rental cabin if not an office.

The master plan contemplated a public private partnership for the operation of the Lamborn Estate. However, after two failed bid attempts the Division has revisited this location and has explored it as a location for the park office.

- The layout of the building provides an easy way to provide separate spaces for enforcement staff, park staff and public.
- Ample space for parking.
- Opportunity for large lobby that will allow for queuing.
- The entrance to the estate will need significant work.
- Parking for staff and public will need to be figured out.



**Which location do you prefer?**

# Adaptative Reuse of Structures For Market Rentals

Adaptive reuse of historic structures as market-rate rentals helps preserve important cultural resources while supporting their long-term maintenance and care. Rental income provides a sustainable funding source for preservation, and occupied buildings are less likely to deteriorate than vacant ones. In a park setting, this approach protects historic character while keeping these structures active and relevant.

## Structures being considered



Current Office

Action item 29 in the master plan. This conversion will happen once the office has moved to another location.



Niven  
Farmhouse

Action Item 2 in the master plan recommends finding a tenant to occupy the complex in a way that would be mutually beneficial. There has been no interest in multiple bid attempts. Therefore, the Division has begun preliminary studies of potential floorplans that would make this a rentable cottage with an accessible first floor bedroom and bathroom. The cottage will also include a full kitchen.



Maxwell House

Making this a market rental is contingent on the park office decision. This building has recently been used for intern housing so the conversion to a market rental would be relatively easy. Electric has already been upgraded to allow for the installation of a modern HVAC unit in anticipation of the office conversion but will also work for a rental.



Lamborn Estate

The size of this building makes a market rental challenging. If this location does not move forward as the park office, then a market rental will be explored. It will need to be split into at least two rental units with the option to rent the entire building.





**Thank you for attending today!**  
**Your feedback is important to us.**

**Please take a moment to share your  
opinion on several topics presented.**

