

Dunlap Wheeler Park

Site Analysis and Early Thoughts

Open Space Committee Meeting
Oct 20, 2024, 5pm
Middletown Fire Station



Today's Meeting Agenda

- **Team Introduction**
- **Review Project Goals**
- **Existing Conditions /Site Analysis**
- **Early Thoughts on Design**



Project Team

Ron Wolanski

Director of Planning and Economic Development | Town of Middletown

Anita Guo

Principal Planner | Town of Middletown

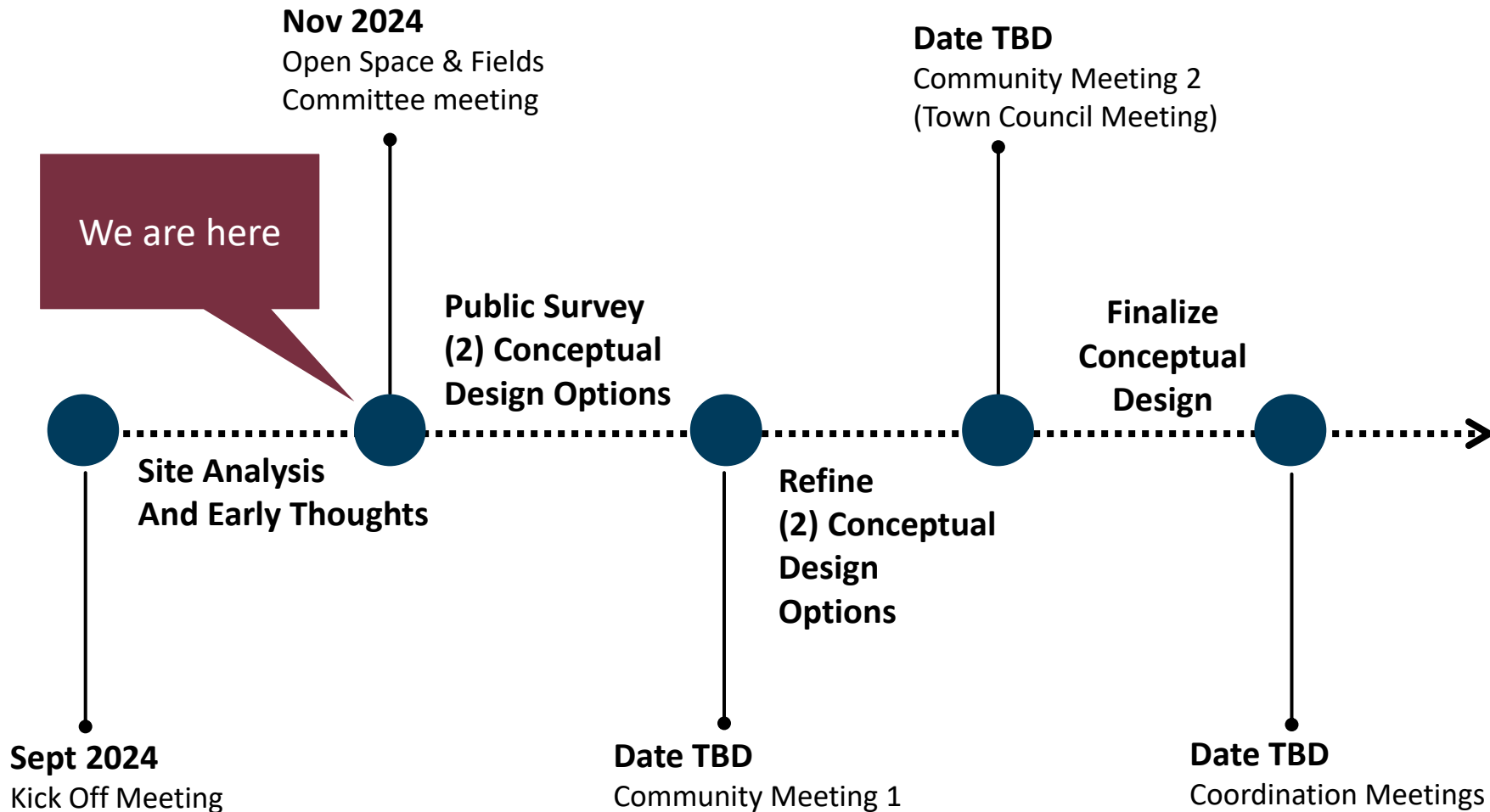
Randall Collins

Principal | BETA

Nate Socha

Landscape Architect | BETA

Project Schedule



Project Design Goals

- **Enhance Accessibility and Amenities** - Ensure ADA compliance, convenient parking, and well-planned pathways.
- **Create an Inviting Gateway** - Design an active, welcoming park entrance with attractive landscaping.
- **Incorporate Sustainable, Resilient Solutions** - Implement stormwater, low-maintenance, and climate-resilient features.
- **Improve Connectivity** - Strengthen links to Newport's Easton's Beach and nearby areas.



Project Implementation Goals

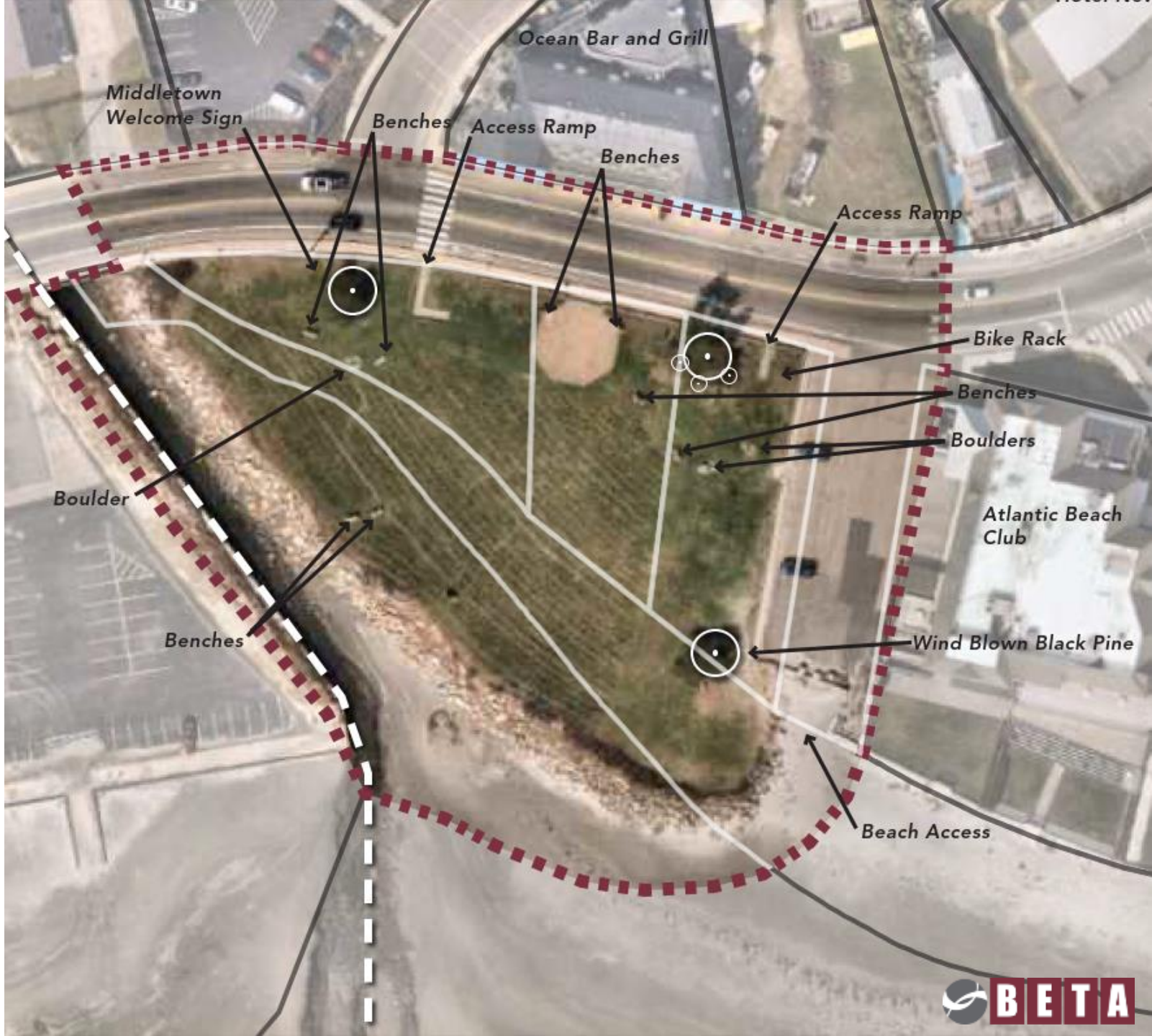


- **Engage the Community** - Gather public input through workshops and surveys to guide design.
- **Plan for Development and Maintenance** - Provide estimates and a phased implementation plan for longevity.
- **Ensure Construction Readiness** - Prepare compliant construction documents and streamline permitting.

Community Survey

- What activities do you currently enjoy at Dunlap Wheeler Park?
- What new features or amenities would you like to see added to enhance your experience at the park?
- Which of the following recreational options would you prioritize for the beachfront park?
- How important is environmental preservation (e.g., dune protection, native plantings) in the design and maintenance of the park?
- What challenges or concerns do you currently face when visiting the park?
- Do you have any additional ideas, suggestions, or concerns about how the beachfront park could better serve the community?

Existing Conditions / Site Analysis



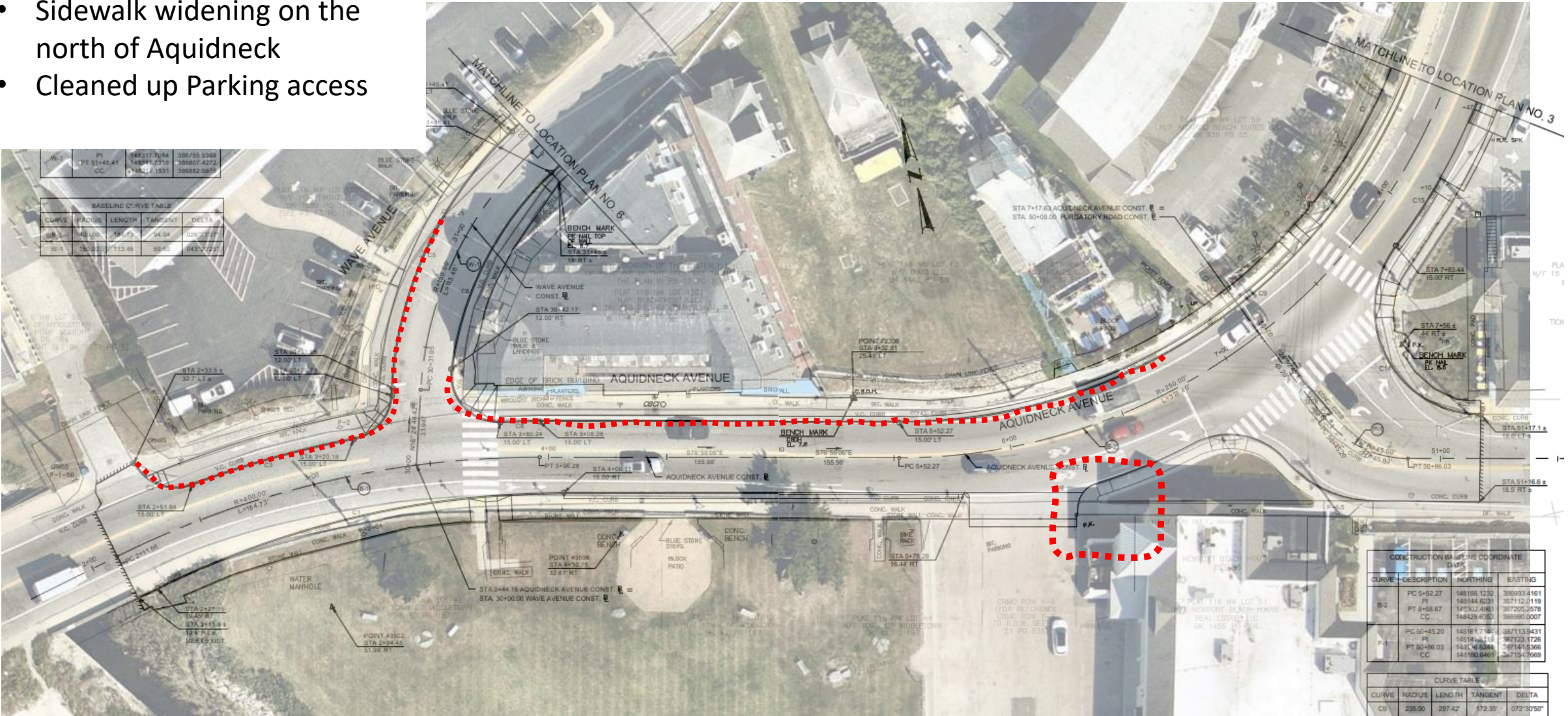
Vehicular Circulation (Existing)

- Two lane Road with bike lanes
- Converts to sharrows with left exclusive turn lane
- Large crosswalk at Aquidneck and Wave Ave



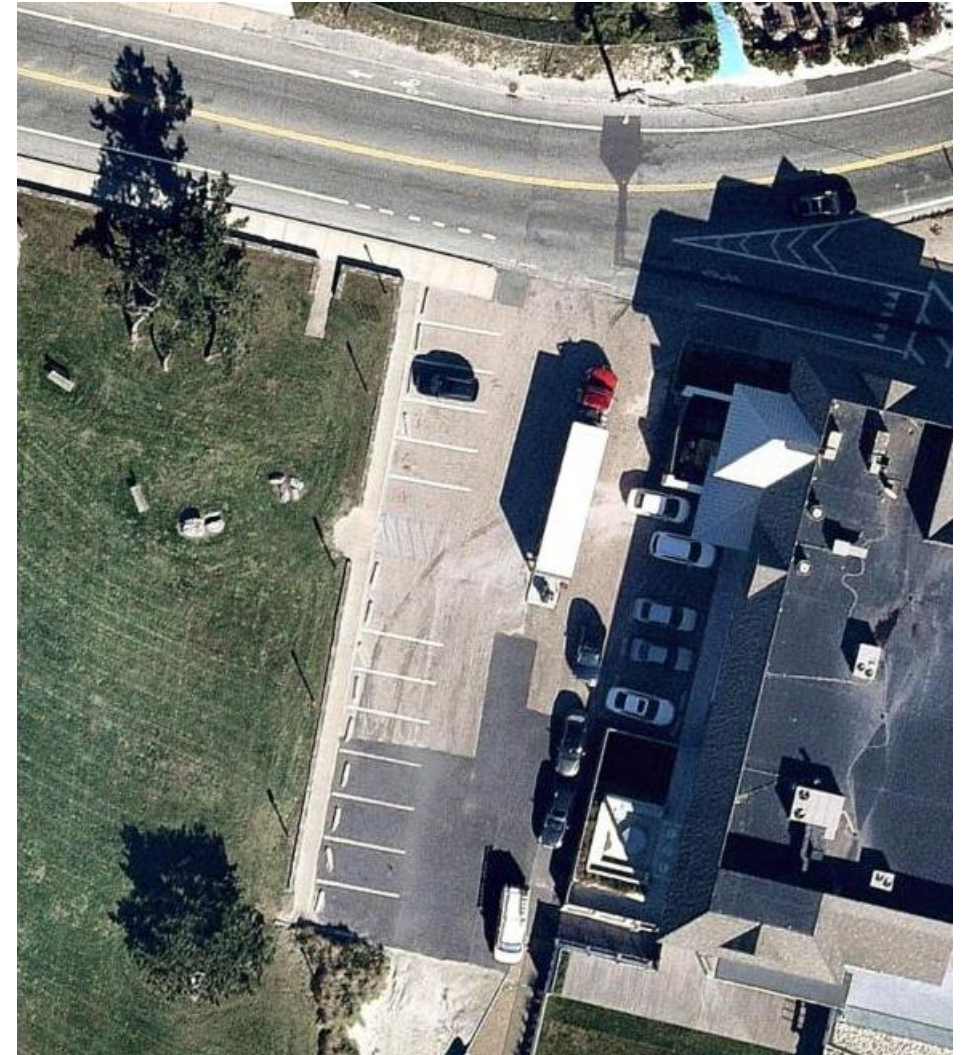
Vehicular Circulation (Prop. @ 30%)

- Sidewalk widening on the north of Aquidneck
- Cleaned up Parking access



Parking

- 15 spaces – Middletown Residence Only
 - 14 Typ.
 - 1 HC
- Also serves as a beach access, building access, and loading area for adjacent event building

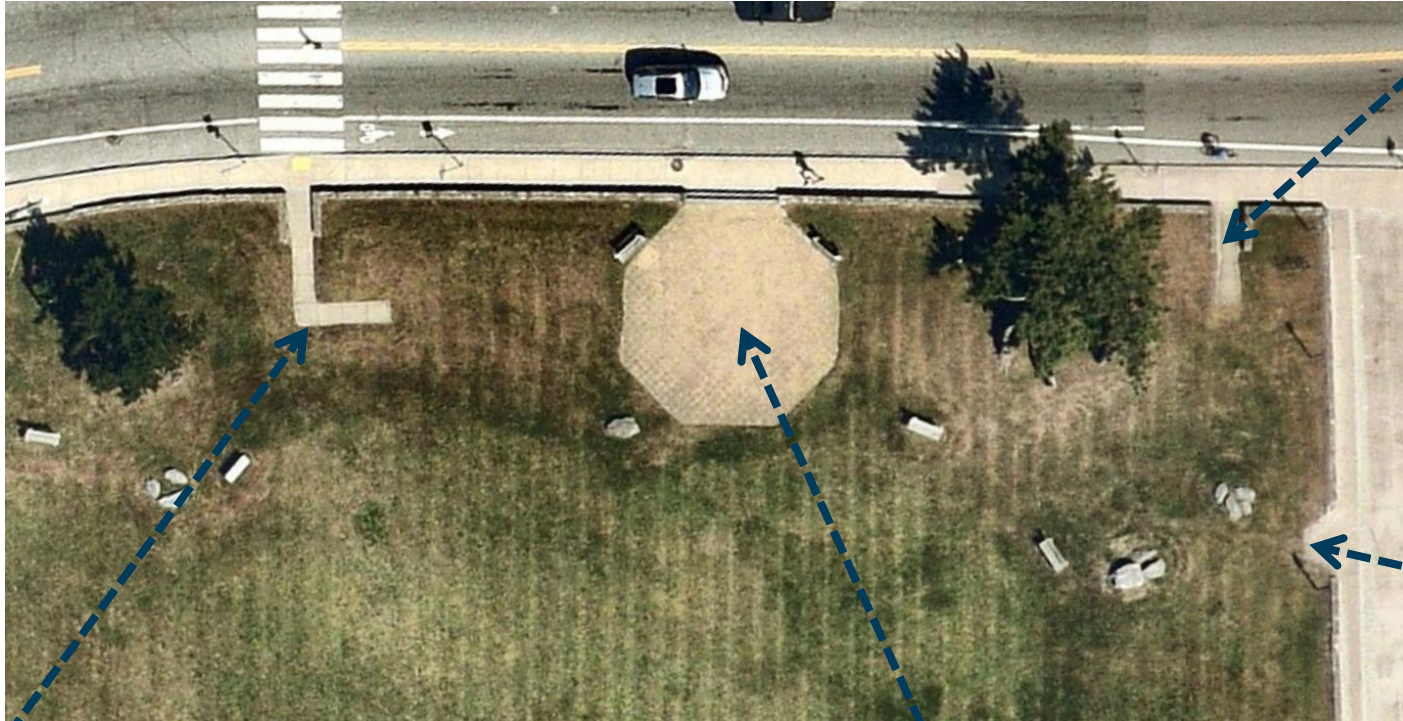


Older image with parking striping approx. 2019, since then parking curb stops have been removed

Gateway to Middletown



Existing Park Access



Memorial Benches



Placed Rocks/ Ledge



Planting

- Part of the Newport's Daffodil Days celebrates the arrival of over 1,200,000 bright yellow daffodils throughout the area



Image: Kenneth C. Zirkel

Existing Canal



Existing Canal



2014



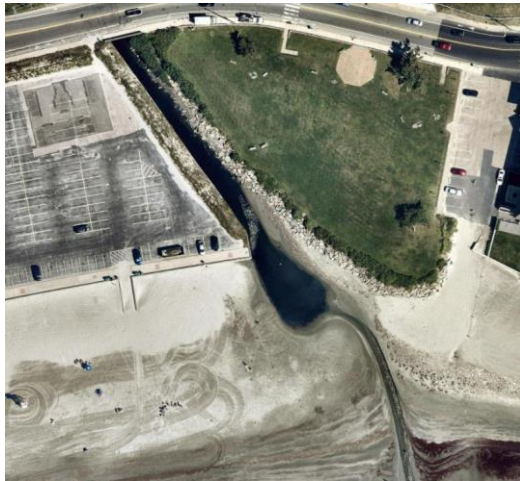
2015



2016



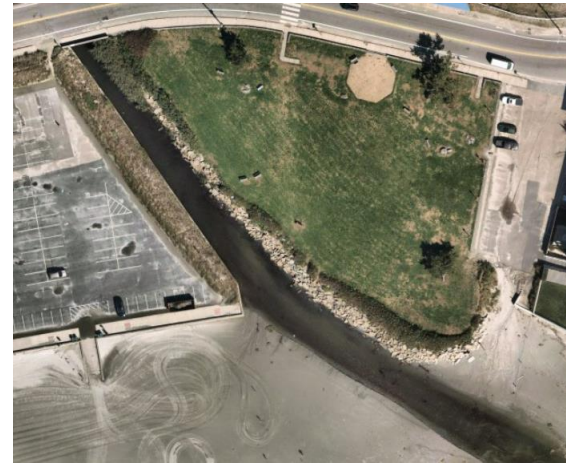
2018



2019



2021



2022



2024

FEMA Flooding

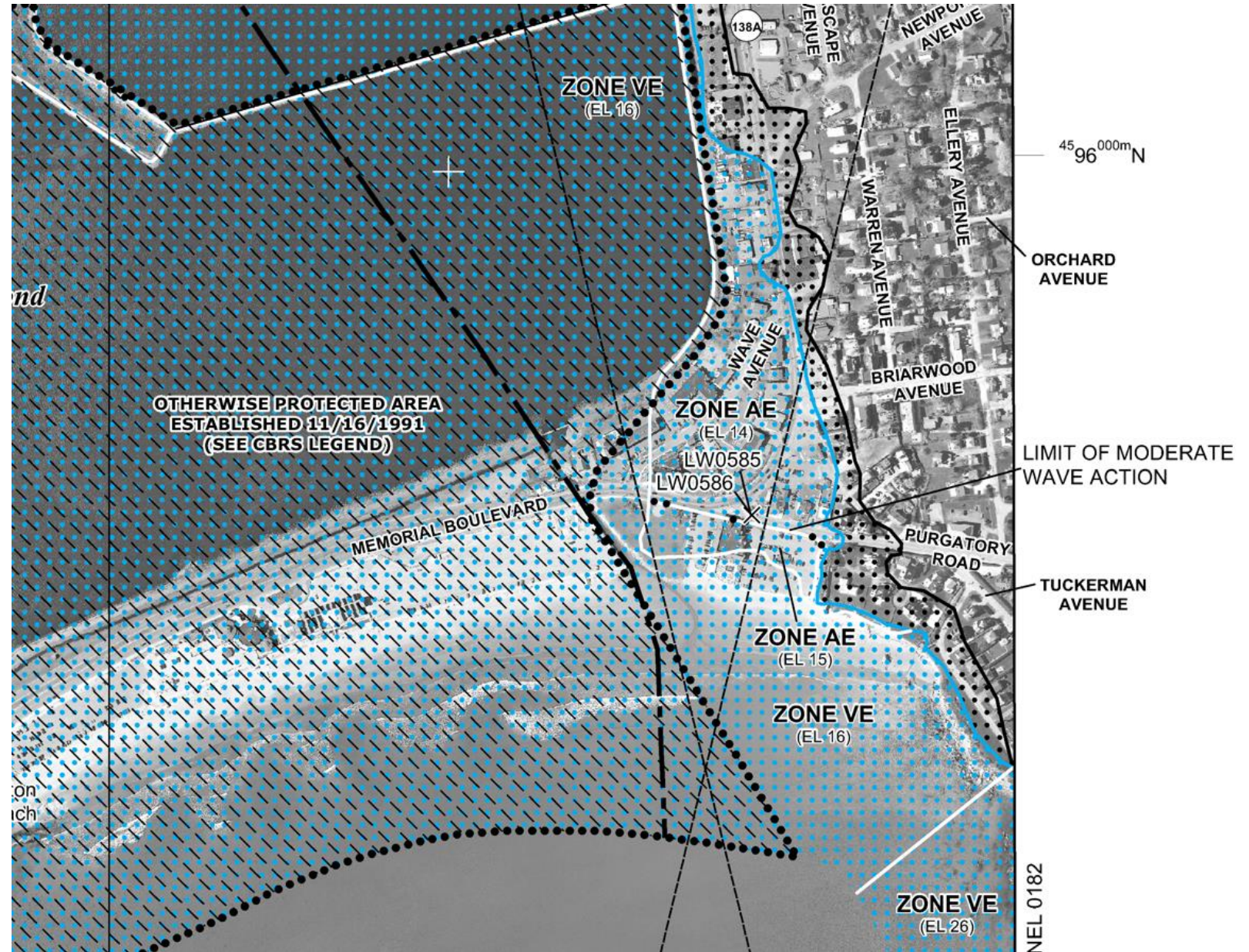
LEGEND



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



Soil Conditions

Description of Succotash, 0 To 3 Percent Slopes

Setting

Landform: Spits, back-barrier flats, dune slacks

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope, tread, dip

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Sandy eolian deposits

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 4 inches: sand

CA - 4 to 6 inches: sand

CB - 6 to 13 inches: sand

C1 - 13 to 29 inches: sand

C2 - 29 to 39 inches: sand

Cg - 39 to 61 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to very high (0.14 to 99.90 in/hr)

Depth to water table: About 20 to 37 inches

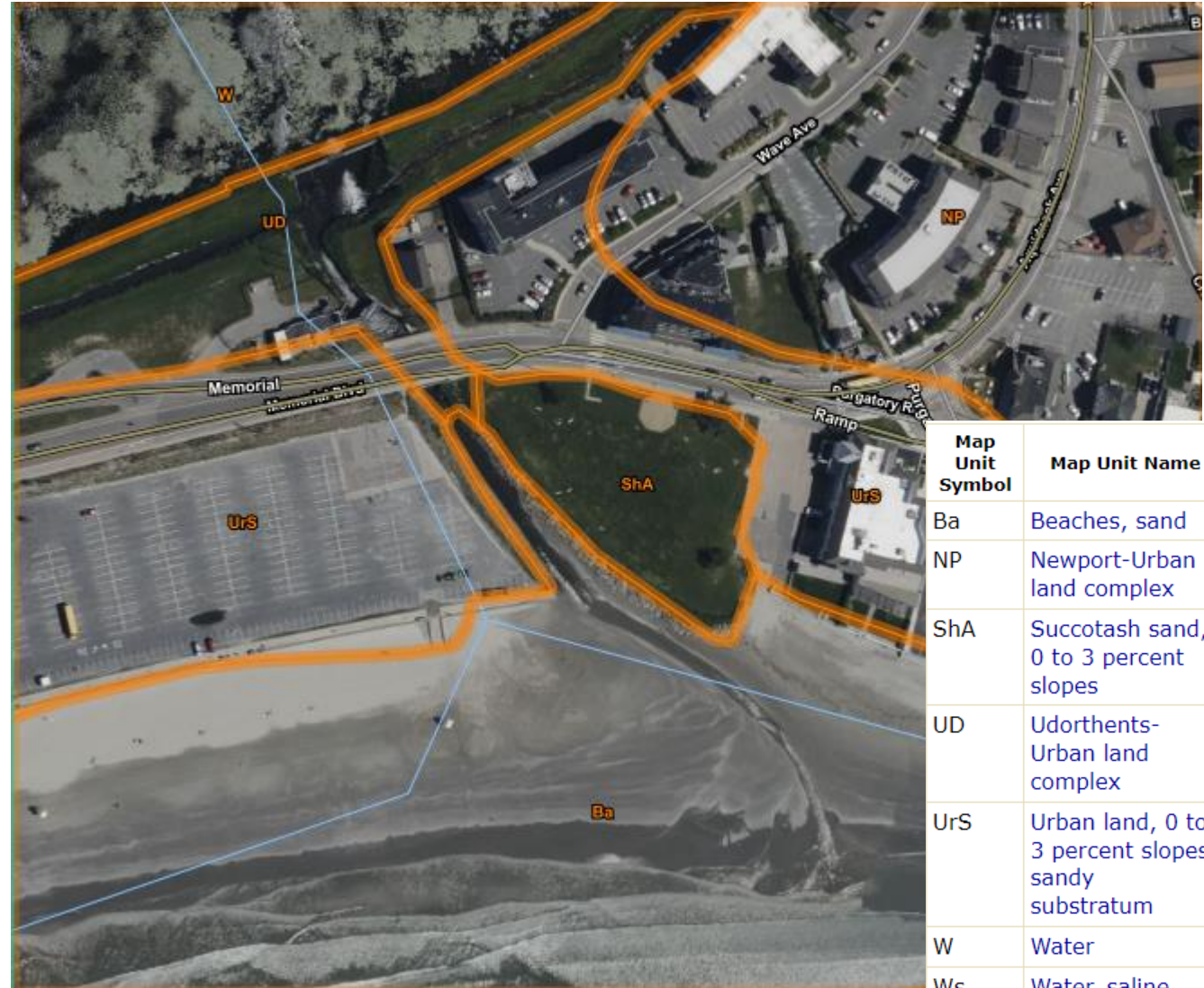
Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum content: 2 percent

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

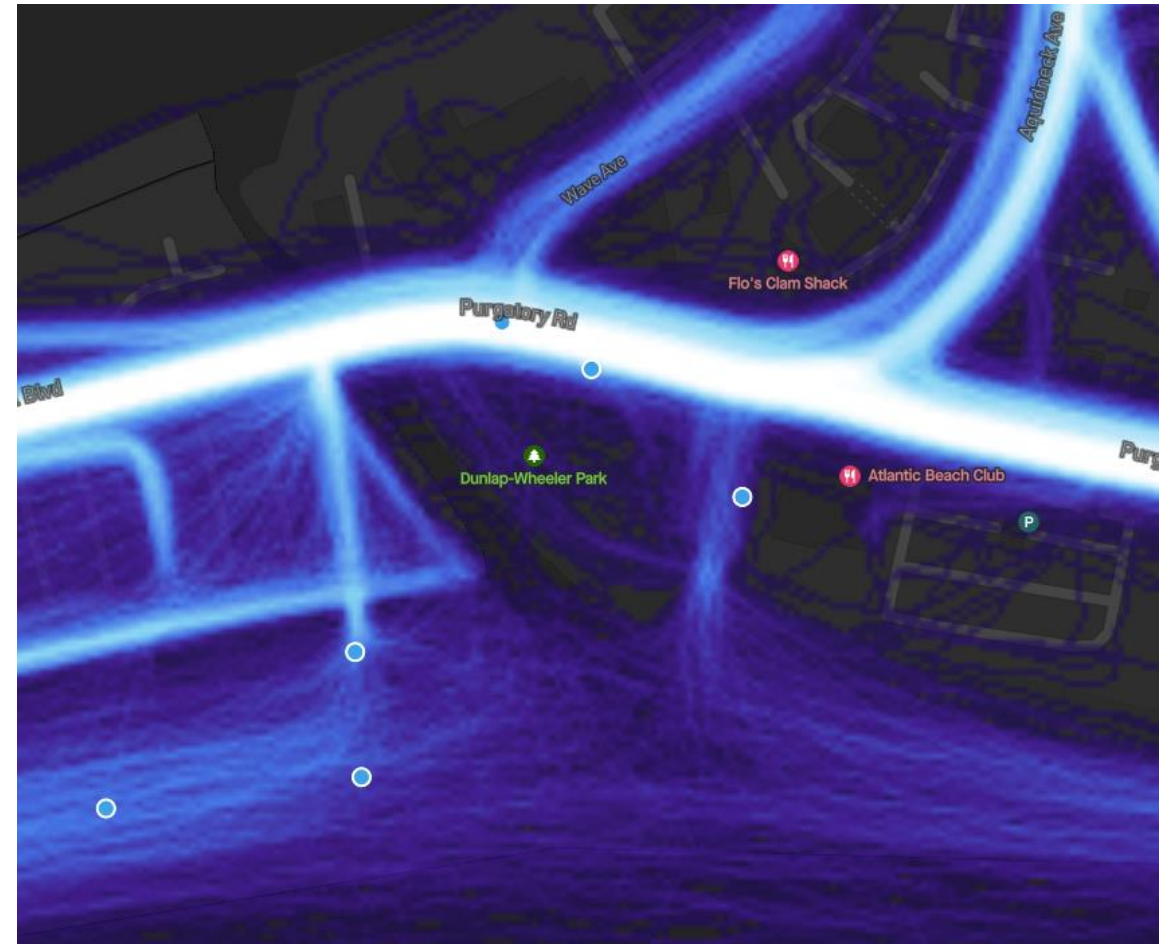
Available water supply, 0 to 60 inches: Low (about 5.1 inches)



Map Unit Symbol	Map Unit Name
Ba	Beaches, sand
NP	Newport-Urban land complex
ShA	Succotash sand, 0 to 3 percent slopes
UD	Udorthents-Urban land complex
UrS	Urban land, 0 to 3 percent slopes, sandy substratum
W	Water
Ws	Water, saline

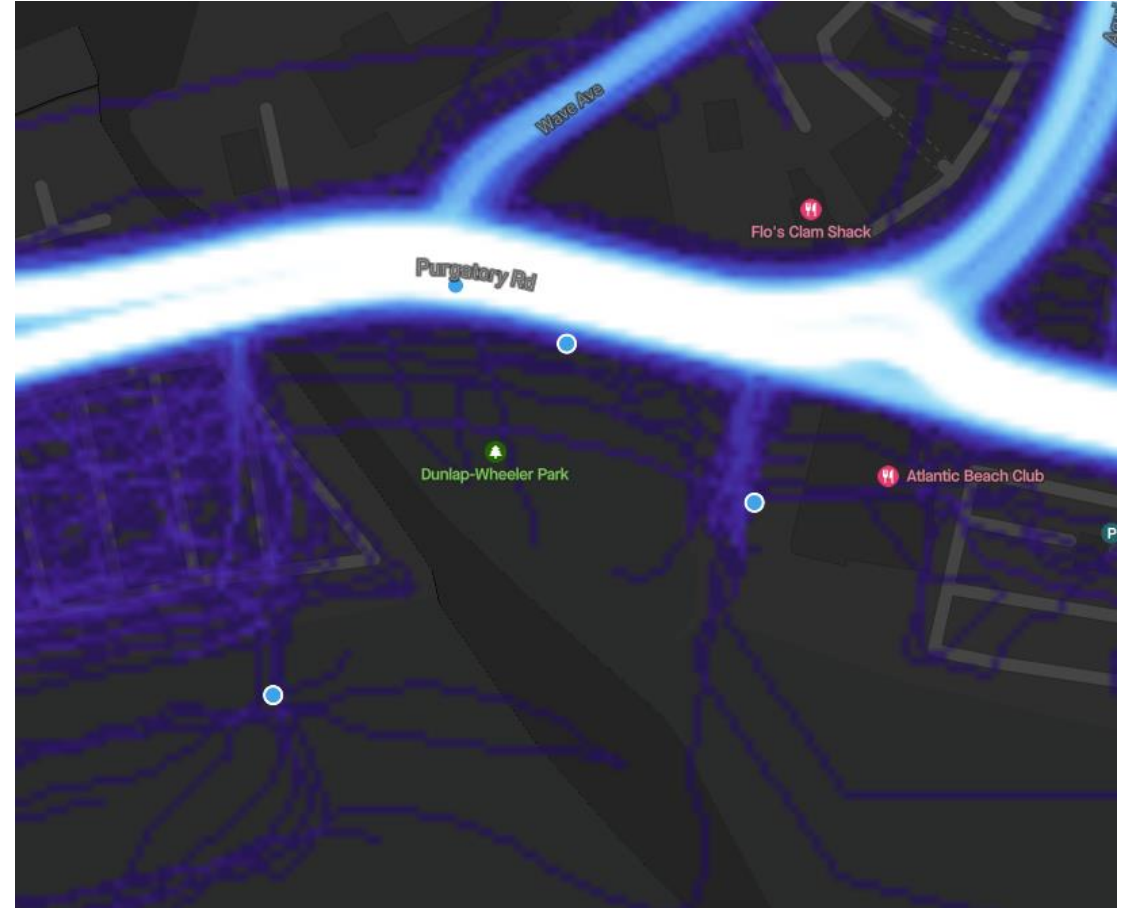
Use - Running/Walking

- Majority of people move along (Rt 138A) Memorial Boulevard as it turns into Aquidneck Ave.
- Some desire for a lower connection
- Movement along the beach is spread out
- Limited movement in the park



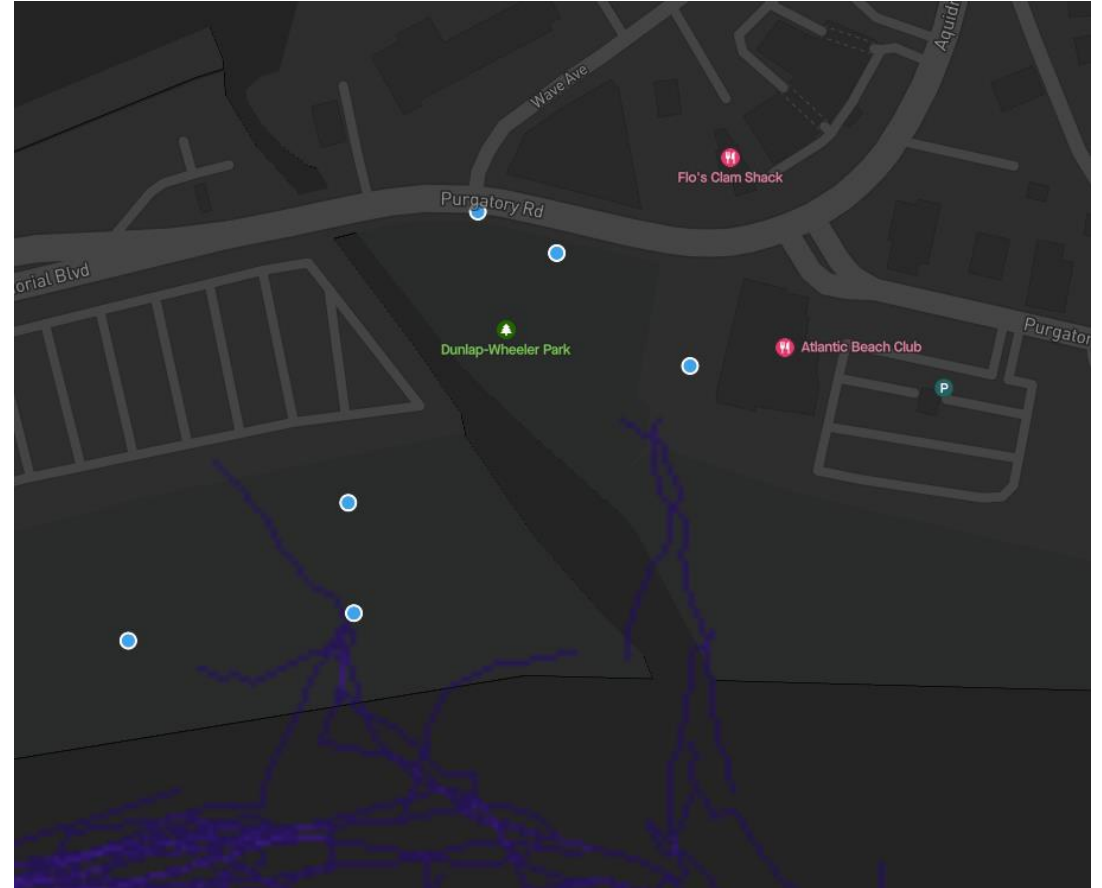
Use - Cycling

- Majority of people move along (Rt 138A) Memorial Boulevard as it turns into Aquidneck Ave.
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- Movement along the beach is spread out
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Use - Water Sports

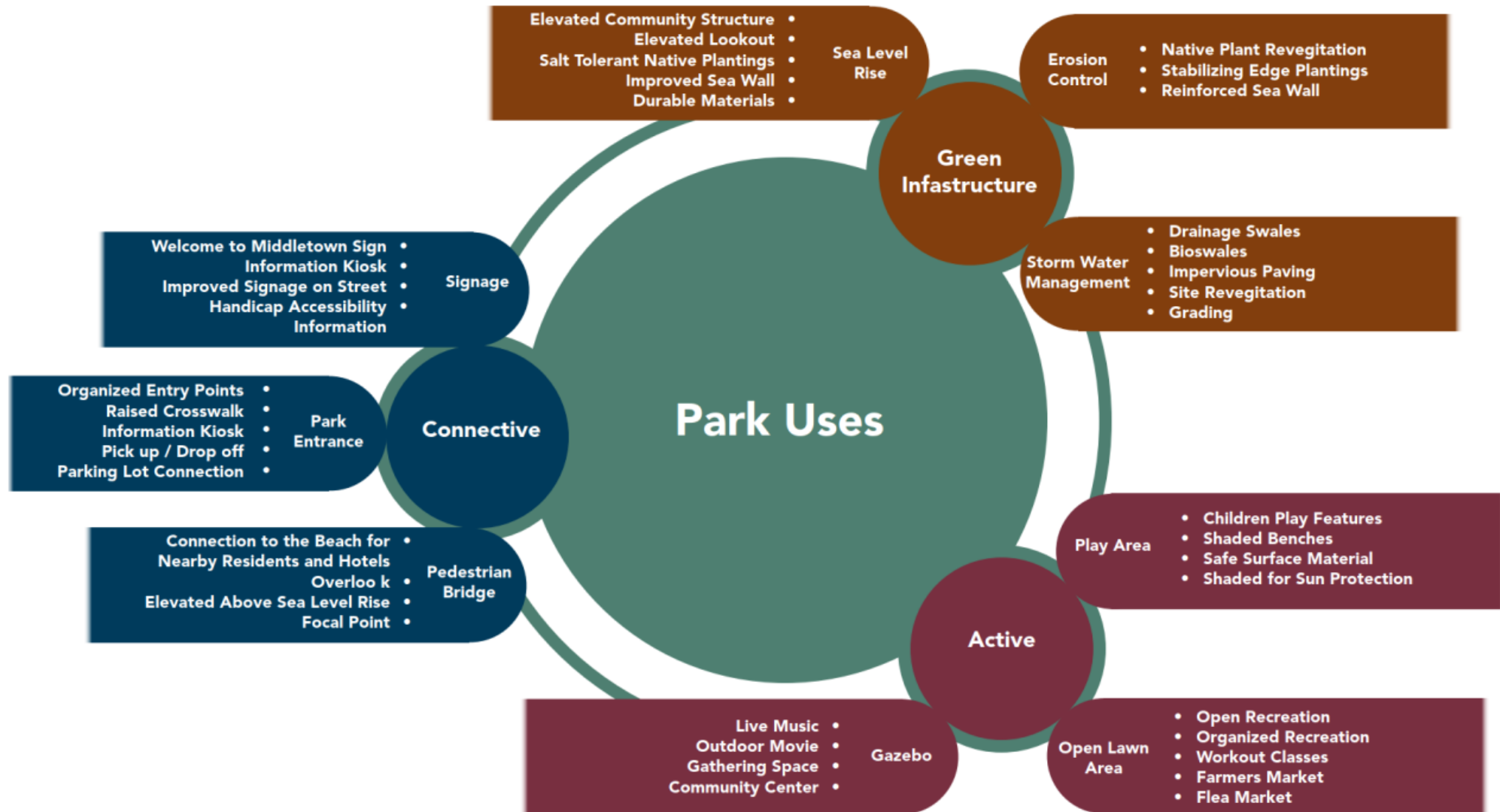
- Very limited use



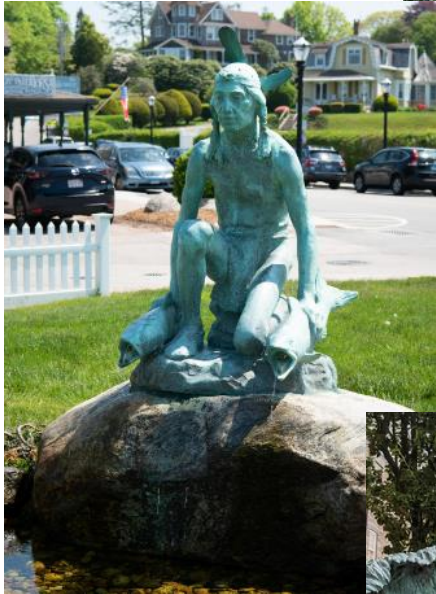
Early Thoughts and Ideas



Early Thoughts and Ideas



Creating a Community / Park Gateway



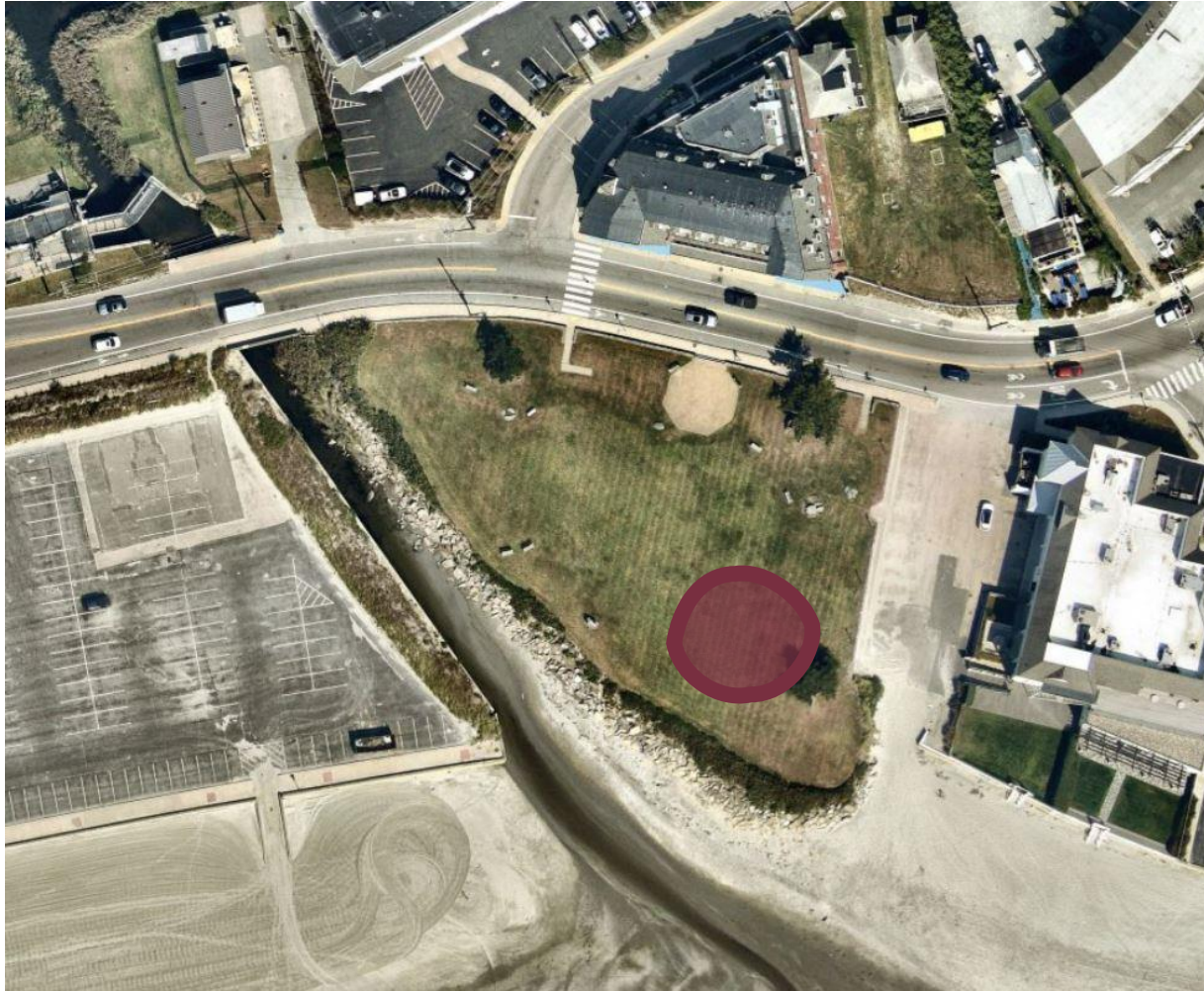
Using the Park as a Gateway to the Beach



Be Playful



Provide Amenities



Frame the View



Early Thoughts - 1



Early Thoughts - 2

