

Rodney Complex Initiative

Potential for Stormwater Improvements & Public Space Creation

Fact Sheet – January 23, 2017

Why we started down this path?

Upon awareness of the University of Delaware's intention to close the Rodney and Dickinson Dorms and sell the properties our PWWR Department identified the opportunity to have a positive impact on our community through the acquisition of the Rodney site for the development of a stormwater management facility. The benefits the site currently offers include:

- Potential for up to 90% reduction of event runoff through capture and delayed release
- Improvements could eliminate flooding at the Rodney underpass and on South Main St.
- Positive impact on downstream including flood prone Silverbrook
- Stormwater Quality Improvements
- Recreational amenities and habitat creation

Attached please find the full PowerPoint presentation including stakeholder overview, representative projects and a concept drawing shared at the public meeting.

What have we accomplished so far?

- Real Estate appraisal
- Public Information session held
- Existing Conditions Traffic Study performed (prior to closure of dorms)
- Phase I and Phase II Environmental Site Assessments (ESA) including asbestos identification and sampling.
- Special Council hired to negotiate Purchase and Sales Agreement with the University
- Initial discussion of project and entering the State Brownfield program with DNREC.
- Finalized terms of preliminary Purchase and Sales Agreement with University -subject to the final approval of Mayor and Council.
- Development of RFP for Engineering and Project Management Services for Caesar Rodney Dormitory Complex – expected to be issued by January 31, 2017. The successful firm would be expected to represent the City in the following manner:
 - Review and recommendation related to Phase I and Phase II ESA
 - Brownfield Certification Assistance
 - Environmental remediation leadership and direction
 - Site design and construction contract development
 - Referendum preparation support

- Bidding and award assistance
- Project management
- Brownfield reimbursement documentation support
- Inspection and certifications

Path Forward?

Authorize City Manager to sign and forward to the University of Delaware a Purchase and Sales Agreement. This Agreement, if accepted, will outline the terms and conditions set forth as negotiated and will then be subject to and conditioned upon ratification and approval by a majority vote of the Newark City Council, the date of such public ratification will be the effective date of the Agreement.

Further, if agreement is ratified by Mayor and Council, additional public meetings will take place to fully vet the interest of the community regarding site amenities, including estimated value and funding mechanisms in advance to final design and subject to referendum.

Rodney Complex Potential Stormwater Improvements and Public Uses



Why is the City of Newark Interested in this site?

Preliminary Stormwater Management Numbers Involved

- Drainage Area flowing to Pipe Crossing at RR Tracks:
 - Approximately 68 Acres
 - Estimated Peak Runoff 100 Year Event: Approximately 325 Cubic Feet Per Second
 - Potential Detention during 100 Year Event: Approximately 300 Cubic Feet Per Second (Approximately 90% Reduction)
- Drainage Area flowing to Pipe Crossing Route 4/Christiana Parkway: 640 Acres
 - Peak Runoff 100 Year Event: 1430 Cubic Feet Per Second

What Does This Mean?

- Approximately 10% of the drainage area at Silverbrook is the area upstream of Rodney Underpass. Pond has the potential to take this runoff out of the equation.

- Stormwater Improvements could eliminate flooding at the Rodney Underpass and would improve conditions on South Main Street.

- Formal Engineering Study will be required before design is finalized.

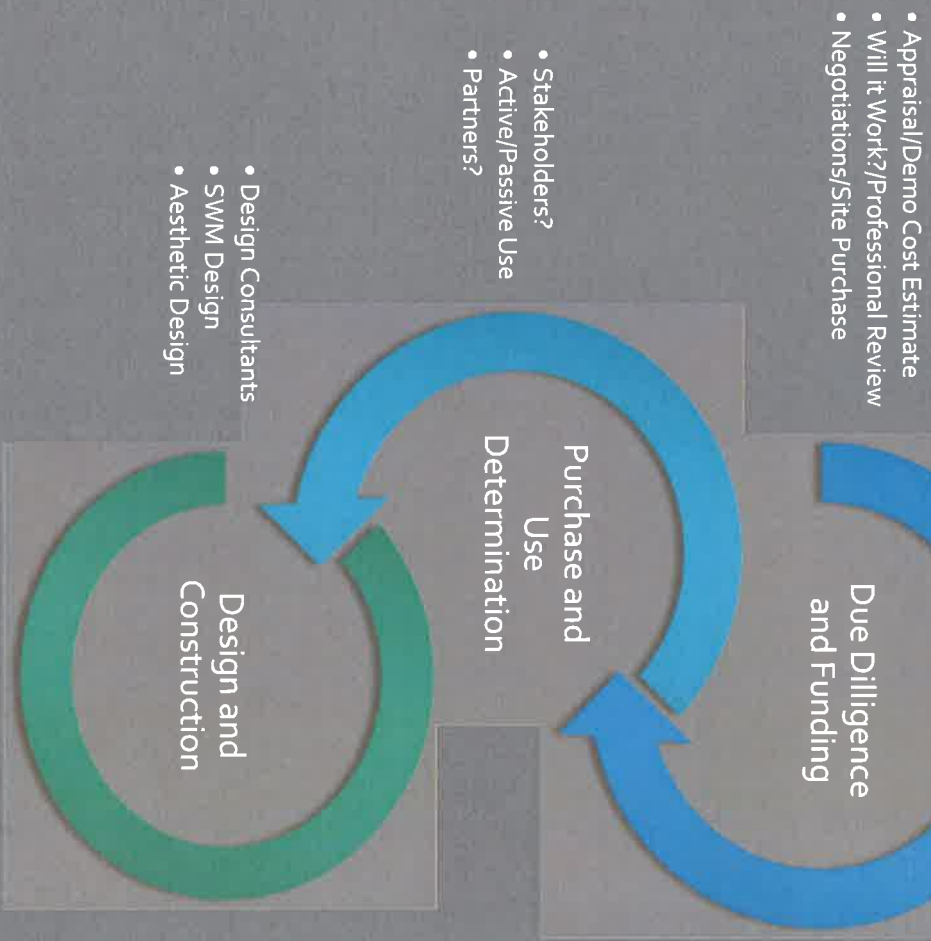
Other Uses

- Recreational Amenities maintained or Improved
- Habitat Creation
- Educational Features
- Stormwater Quality Improvements

Interested Parties and Stakeholders

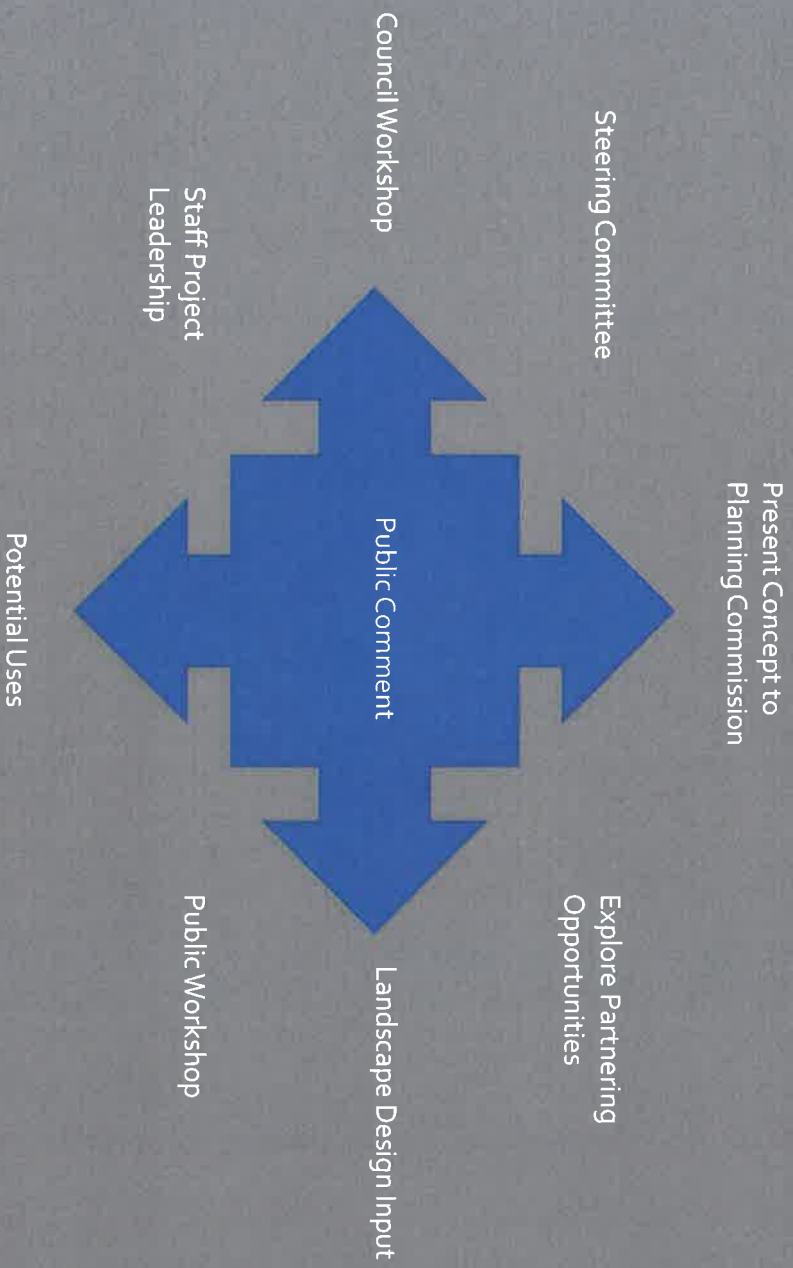
- City of Newark
 - Residents
 - Public Works and Water Resources
 - Parks and Recreation Department
 - Community Affairs
- Design Consultant (TBD)
- Landscape Architect (TBD)
- UD Faculty
- UD Research
- DNREC
- Educational Element
- School Partners

General Workflow



Rodney Complex

Anticipated Opportunities for Public Participation



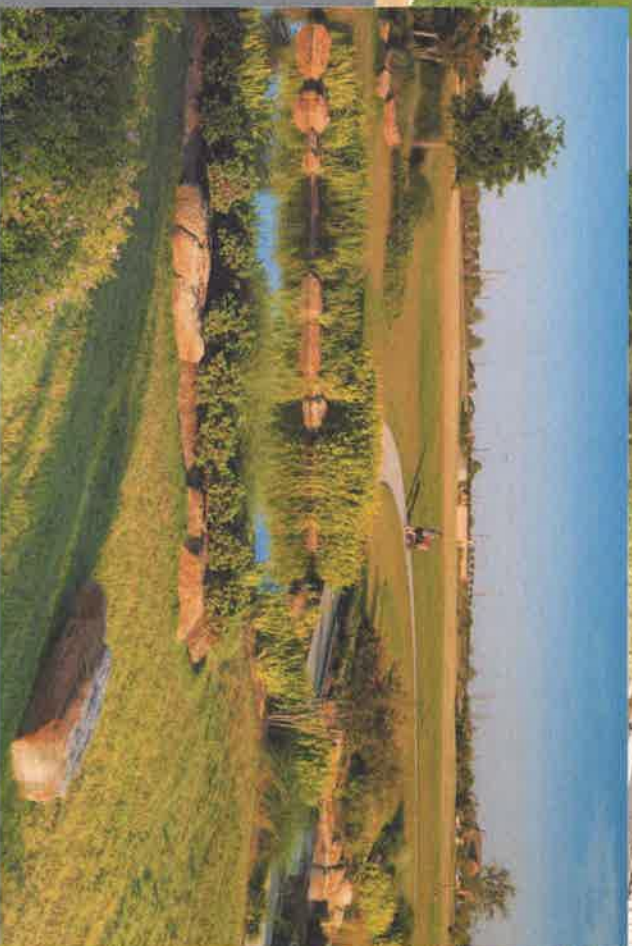
Representative Projects



Atlanta, GA – Clear Creek Basin
at Fourth Ward Park [Clear Creek
Video](#)



Representative Projects



Representative Projects



PHOTO BY AMERICAN GOLF WATER & LANDSCAPE ARCHITECTS

Local Examples Innovative Projects to Fulfill Public Need with Open Space Opportunity



City of Wilmington
Cool Spring Reservoir and Park



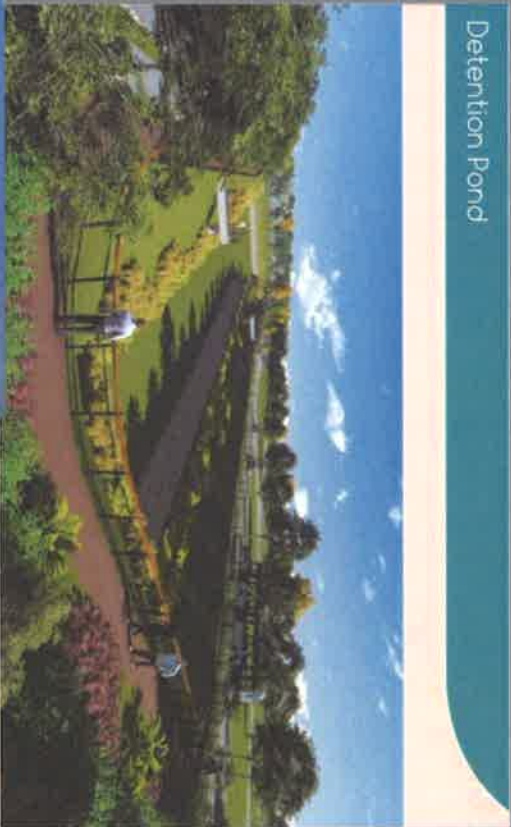
Hockessin Athletic Club – Soccer Fields Within
Stormwater Detention Basin



Renderings



Detention Pond



Artist's Perspective of the Detention Pond



Concept Plan



