

## **VII. Chapter 06**

### **COMMUNITY FACILITIES**

The Community Facilities Element contains an analysis of and recommendations concerning services, which are provided by the public or quasi-public agencies. Community facilities include the broad category of all buildings and lands devoted to the provision of some basic service to the community. These services may be educational or recreational in nature, or may be other public services provided the health, safety, or well-being of the community.

The vision of the community facilities is a public commitment to maximize living and working environment of Delmar. The coordination and staging of the recommended community facilities will, in addition, provide a means to encourage development and channel growth in the most desired manner.

As a part of the Town of Delmar Comprehensive Plan, it is necessary to analyze the existing community facilities system in order to determine where major improvements will be needed to meet future needs. Since community facilities represent a major public investment it will be necessary to assign priorities and include these in the Capital Improvements Program. In many instances, the recommendations for community facilities will be eligible for some form of State or federal assistance.

#### **A. RECREATION AND OPEN SPACE**

##### **Existing Recreation Areas**

Recreation areas are considered to be any building or land basically devoted to recreational pursuits but non-profit in nature. Within the Town of Delmar and the surrounding area, there are ten public and semi-public recreation areas (See Table 14).

##### **Standards**

The provision of a variety of park and recreational facilities to serve the existing and future residents of Delmar assists greatly in maintaining a high quality of life. In addition to being activity centers, the parks and recreation facilities serve as neighborhood focal points and provide a favorable residential image of the community.

A well-balanced community recreational plan requires well-defined areas and facilities to be located in close proximity to the residential neighborhoods that they serve. The type and amount of park and recreation facilities required for a community depends to a large degree on the needs and desires of the residents. The standards in Table 15 serve as a general guideline in determining community recreation needs.

Table 14  
**Public and Semi-public Recreation Areas**

	<b>NAME</b>	<b>LOCATION</b>	<b>EQUIPMENT &amp; USE</b>
1.	Woodlawn Family Camping	Walnut St. & U.S. Route 13	Trailer and tent camping area
2.	Woodlawn Park	Walnut St. off U.S. Route 13 - approximately 5 acres	Playground, swings, basketball, baseball field
3.	Delmar Elementary School	Second St. & Foskey Lane	Playground, play fields, basketball
4.	State Street Park	Fifth & State St., approximately 6 acres	Playground, picnic area, Tennis courts, basketball courts
5.	Delmar Park	Eighth St. North	Organized sports
6.	Bi-State Park	East St. & Bi-State Blvd.	Benches
7.	Gordy Parks	Walnut St & Penn Ave. – approximately 6 acres	4 baseball fields, tennis and basketball courts, picnic area, playground
8.	Mason-Dixon Sports Complex	South Penn Ave. & Foskey Lane approximately 20 acres	2 softball fields, 1 baseball field, soccer field , picnic area, playground
9.	Downtown Park	North Penn Ave.	Historical marker, caboose museum
10.	Jewel St Tot Lot	West Jewel St.	Playground, benches

Table 15  
**Standards for Recreational Activity**

<b>TYPE</b>	<b>AGE GROUP SERVED</b>	<b>OPTIMAL SITE SIZE</b>	<b>SERVICE AREA</b>
Playlot	Pre-School	50'x100'	Walking Distance - 1/8 mile
Playground	5-14 Years	3-7 Acres	1/4 to ½ mile radius
Neighborhood Park	All ages	5-15 Acres	1/4 to ½ mile radius
Playfield	15 years and over	12-20 Acres	½ to 1 mile radius

Open space and recreational facilities, which serve a wider interest, such as countywide or regional facilities, are not reflected in this plan. These facilities are beyond the purview and financial capability of Delmar. However, Delmar should work closely with the various recreation agencies to insure that its recreation needs are voiced.

## **Recommendations**

The following recommendations concerning parks and recreation in Delmar result from an evaluation of current population, growth potential, and deficiencies of existing recreation facilities.

### Performance Standards

The Town of Delmar is interested in continuing to provide recreational opportunities and open spaces for its citizens. Additionally, the continued maintenance of all recreational sites, both public and semi-public is a goal of the community. To ensure that these objectives are adequately supported by the Town and developers, it is recommended that the Town adopt certain requirements to enforce the proper amount of recreational and open spaces and that these areas are well maintained. The use of performance standards may help in this respect. The term performance standard implies the existence of a firm standard that can quantitatively be determined. Instead of seeking to protect the recreational areas and open spaces to the maximum extent possible, it sets a standard for protection (new development must include not less than 20 percent open space). There is no room to debate the achievement of a standard. If only 19% of an open space in the new development is protected for recreational pursuits, then the standard has not been met.

It is clear that this type of planning means more work in developing the ordinance. The standards have to be tested, and the equity issues over the impact of the standard have to be carefully weighed before the standards are adopted. Once in place, however, there is a much lower demand on staff, since each review is a question of checking to see if the plan conforms to measurable standards. Time consuming debates, position papers, and reports that characterize ad hoc reviews dependent on arm-twisting can be eliminated. The major difficulty with adopting performance standards is that it requires solving problems up front rather than postponing them to a later date and not every potential issue can be anticipated and resolved with quantitative standards. However, a better effort to quantify standards than is presently in place is clearly possible.

### Playlots

Playlots (totlots) are designed for children up to age 5 and should be within easy and safe walking distance of the home. Equipment typically includes swings, slides, jungle gyms, sand boxes, and the like as well as benches and rest areas for the supervising adults. All play areas will have equipment to accommodate the needs of children that are physically challenged. The

actual location of the playlots is flexible; some may be placed with larger parks and playgrounds while others may be suitable on an isolated vacant parcel. Playlots may vary in size depending on the population served.

Currently, there are two playlots in Delmar, one at Gordy Park and the other at Delmar Park. Another is proposed to be developed in the northwest corner of Delmar on Jewell Street, which is well situated to serve this neighborhood.

It is recommended that the playlot at Delmar Park be improved and upgraded and that Delmar develop three additional playlots. These playlots should be placed with larger park facilities and be well-dispersed to adequately serve the entire community. Future residential developments should be required to dedicate land or fee's in lieu thereof to pay for the portion of recreational needs generated by the development.

### Playground

The playground is an area, which serves the needs of the five to fourteen year age group, but also affords limited facilities to the entire neighborhood. Special accommodations are made to permit access for individuals with disabilities. A basic goal of the playground is flexibility in design to meet varied short-term active and passive recreation activities for children. Desirable features in a playground include: playlot for pre-school children; play apparatus for older children; open space for game and play activities including ball field; paved areas for basketball, tennis, etc.; shelter house; and landscaping with picnic areas.

At present, Delmar contains a number of suitable playgrounds in various locations throughout Town. It is recommended that the Delmar elementary school grounds be improved to provide open play fields and paved areas. Adjoining vacant land should be purchased to be integrated with the school grounds and provide passive recreational facilities and play apparatus.

In addition, it is recommended that the wooded area between U.S. 13 and Woodlawn Park be purchased to serve as a passive recreational extension of Woodlawn Park. Because of the distance to these two playgrounds, many residents of Delmar will be inadequately served. An additional playground should be provided in Delmar, Delaware. A community playfield is proposed in this area and it should contain playground facilities in addition to other facilities.

### Playfields

The playfield provides varied forms of recreational activity for young people and adults, although a section may be developed as a children's playground. The playfield should provide most of the following features: area for court games including tennis, volleyball, basketball, and other games; separate sports fields for softball, baseball, football and soccer; open lawns including picnic areas, landscaped park and children's play areas. There may also be a field house and outdoor swimming pool. The area should be lighted for night use and there must be adequate off-street parking areas.

Gordy Park is currently being improved to serve as a lighted multi-purpose playfield. Vacant areas adjacent to Gordy Park should be utilized for additional tennis and basketball courts and off-street parking areas.

In addition, a second playfield of at least 10 acres in size should be developed off Lincoln Avenue to serve northern Delmar. This area is lacking in active recreation facilities and needs a playfield. The proposed playfield should include: regulation softball field, soccer/football field, children's playground and totlot facilities, other organized play activity as well as lighted tennis and basketball courts, and landscaped passive recreation areas. A future project that could be included should be a community swimming pool. Grant funding for recreation and park improvement are available through State of Maryland Program Open Space and Delaware Division of Parks & Recreation.

### Neighborhood Park

The purpose of the Neighborhood Park is to provide an attractive neighborhood setting and a place for passive recreation for people of all ages or physical abilities. Desirable features for the neighborhood park include: open lawn area, trees and shrubbery; table and benches; walk and shade areas; a shelter building; and playlot facilities.

Delmar Park on State Street adequately functions as a neighborhood park. It is recommended that Delmar Park be maximized as a passive recreation area. Recently, the Delmar Park playlot was upgraded and improved. Active recreation facilities such as tennis and basketball courts should not be added to Delmar Park. The site is too small and additional active recreational facilities would destroy the neighborhood park.

## **B. WATER SUPPLY**

### **Existing**

The Town of Delmar is served by a single public water system drawn from three wells. The wells draw from the Pleistocene and Pliocene aquifer, which tends to be somewhat irony and slightly acidic. The water is treated by pressure filters and chlorine prior to distribution. It is estimated that water consumption in the Town of Delmar averages 400,000 gallons per day. The domestic water supply for the area surrounding Delmar's corporate limits is drawn from individually owned wells. Currently the facility is using 8 hours per day of operation time for the wells. Safe capacity at 16 hours per day is 600,000 gallons per day. Therefore, 300,000 gallons per day are available before an upgrade is necessary, which equates to approximately 1,200 edu's or 3,000 people.

## **Implications**

At present approximately 3,266 individuals utilize the public water system with a per capita usage of 120 gallons per day. It is felt that the three wells have enough water for the near future. With over 2,300 new residences planned or approved within the community additional flow requirements of 575,000 g.p.d. can be expected over the next 5 to 7 years. Plans should be made to construct additional wells and treatment facilities within the next 5 years.

Distribution facilities have been upgraded in recent years. New mains have replaced many of the older 4-inch lines however some still remain. Isolation valves were also

## **Recommendations**

In order to meet present and future public water requirements, the following recommendations are made:

1. The gradual replacement of the smaller water mains with newer, higher capacity mains.
2. The Town should explore locations for new wells and treatment to accommodate planned growth.
3. The need for upgrade will be necessary around 5 years depending on the rate of construction.

## **C. SEWER**

### **Existing**

The Town of Delmar is served by a single sewerage system. The Town owned and operated treatment facility is located off Connelly Mill Road west of Delmar's corporate limits. The sewage is treated to a secondary level and discharged into Wood Creek, a small tributary of the Wicomico River. The treatment facility has a 650,000 gallon per day capacity with present usage averaging 350,000 gallons per day or 51% of capacity. Rating of the plant was recently expanded to 850,000 g.p.d. The waste is treated to a secondary level utilizing activated sludge and tertiary clarifier. This process requires less skilled operation than other treatment processes. Environmental studies currently in process will, in all likelihood, require Delmar to upgrade waste treatment to tertiary level of nitrogen removal. TMDL loading allocations will necessitate nitrogen and phosphorus levels reduced.

### **Implications**

Within the adoption of Total Maximum Daily Loads (TMDLs) as mitigation strategy for reducing nutrients in the Broad Creek and Wicomico subwatersheds, reduction of nitrogen and phosphorus loading from all land use activities within the Town of Delmar will be mandatory. A TMDL is the maximum level of pollution allowed for a given pollutant below which a 'water

quality limited water body' can assimilate and still meet water quality standards necessary to support uses such as, swimming, fishing, drinking water and shell fish harvesting. Although TMDLs are authorized under federal code, states are charged with developing and implementing standards those desired use goals. The jurisdictional authority for attaining these use goals for the Broad Creek subwatershed will fall under the auspices of Section 11.5 of the DE Surface Water Quality Standards (as amended August 11, 1999), and will be achieved via nutrient reductions referred to as 'pollution control strategies'. In contrast, the jurisdictional authority for attaining the use goals for the Wicomico subwatershed will fall under MD Water Quality Standards, and will be achieved similarly through a pollution control strategy.

Nutrient reductions prescribed under TMDLs are assigned to those watersheds or subwatersheds on the basis of recognized water quality impairments. In the Broad Creek subwatershed the primary source of water quality impairment is associated with nutrient runoff from agricultural and/or residential development. In order to mitigate the aforementioned impairments, TMDL reduction levels of 30 and 50 percent will be required for nitrogen and phosphorus, respectively. Any proposed development within the Broad Creek subwatershed must demonstrate (via scientifically-defensible nutrient budget calculations) that said development will reduce nutrients to the level specified by the individual or collective TMDLs. In the Wicomico subwatershed, nutrient reductions must be reduced by 63 and 16 percent for nitrogen and phosphorus, respectively. Contact the MD Department of the Environment for specific methodologies necessary to achieve these reductions.

It is estimated that approximately 3,300 people utilize the sewerage system. Per capita generation is approximately 100 g.p.d. The existing treatment facility has the capacity to serve an additional 5,000 persons. 5,000 persons equal 2,000 edu's.

Infiltration/Inflow is a serious problem for the Town and has the potential to reduce available capacities. Improvement of or replacement of existing sewers are necessary.

Additional development in Delmar could conceivably generate more waste than the existing system can handle. Planning should begin for additional capacity.

Current health guidelines recommend that any treatment facility operating at 85% or greater of its capacity must be expanded. With rapid growth in the area an additional treatment facility with land application of effluent is recommended.

## **Recommendations**

In order to meet existing and future sewage service requirements, the following recommendations are made:

1. Confirm its existing treatment facility of 850,000 gallon per day capacity. A 1,350,000 g.p.d. capacity is recommended so as to provide adequate sewage treatment capability for the foreseeable future.

2. Upgrade sewage treatment to a higher level. A tertiary level of treatment with nutrient reduction is recommended to meet future health standards and lessen the pollution of area downstream.
3. Extend sewer lines within Town limits and replace older sewers in an effort to reduce infiltration/inflow.
4. The Town of Delmar will construct a spray irrigation wastewater facility. The facility will be built in 3 increments beginning 250,000 gallons per each increment up to 750,000 gallons per day pending soils. Each increment represents 1,000 edu's or 2,500 people. The totals are 3,000 edu's or 7,500 people.
5. Construct and have on line the new facility in Delmar, DE within the next 5 years depending on the rate of construction.

#### **D. FIRE AND POLICE**

##### **Existing**

The Delmar Fire Department is located at the corner of Bi-State Boulevard (Alternate Route 13) and Grove Street. This two-story structure has space for 15 pieces of equipment and contains a social hall, kitchen, and elevator.

The Delmar Fire Department is responsible for providing fire protection and emergency ambulance service to all areas of Wicomico and Sussex Counties from Leonard's Mill Pond on the south to Whitesville Road on the north, and from Melson on the east to the Huckory Mills area on the west. This bi-state fire company, which is currently composed of 65 active members, currently utilizes 9 pieces of fire-fighting equipment, which includes: 3 pumpers, 1 tank truck, 1 rescue truck, 2 ambulances and 2 utility trucks.

The Delmar Police Department consists of nine (9) full-time officers and six police cars. The Police Department is inter-jurisdictional; providing police services in both Delmar, Maryland and Delmar, Delaware. Police officers must be sworn-in in both Maryland and Delaware so as to legally provide the bi-state police service. In addition, Delmar police officers serve as deputy sheriffs in Wicomico County, Maryland and provide police service outside Delmar, Maryland.

The unique bi-state police service provided in Delmar creates a number of problems. Maryland and Delaware police agencies operate on different radio frequencies; therefore, each Delmar police car must be equipped with two radios. Separate police reports must be filed and separate arresting procedures followed in the two states.

Police Headquarters is located on Pennsylvania Avenue. There are no detention facilities in Delmar and arrested persons must be transported to either the Wicomico County Jail in Salisbury, Maryland or the Sussex County Correctional Center in Georgetown, Delaware.

## **E. SCHOOLS**

### **Existing**

The Delmar educational system has been one of the more significant successes and unifying factors in a town obstructed with administrative barriers due to its location in both Maryland and Delaware. Originally each side of Delmar supported its own school system, creating a needless duplication of services. Fortunately the civic leaders had the foresight to unite both schools into a single school system. The school on Foskey Lane in Delmar, Maryland became Delmar Elementary School. The Delmar, Delaware school on Eighth Street became Delmar High School.

Enrollment in Delmar Elementary School has been steadily increasing. As of 1996, enrollment was 985 students being taught by 52 teachers. The school capacity is rated at 738 students. Delmar Elementary School is the largest elementary school in Wicomico County in terms of students and teachers. It also possesses the highest pupil per acre ratio of any elementary school in the County, which is currently over 90 students per acre. The classrooms are jammed beyond their capacity with an average of over 40 students per classroom. As a solution to the overcrowded conditions, the Wicomico County Board of Education has approved a \$2.5 million expansion of the existing facility. The project will include a total rehabilitation of the school and an addition of at least eight classrooms, as well as a cafeteria and kitchen. The project will reduce the student per classroom ratio to a desirable level of 30 students per room. An attempt should be made to purchase property adjacent to Delmar Elementary in an effort to meet State recommended site requirements to allow more flexibility in future expansions, and also to reduce the current extremely high pupil per acre ratio.

Beginning in September 2000, the new Delmar Middle and Senior High School, an 18.9 million dollar complex supported by the Delaware residents, and 79 percent funded by the State opened its doors. The 2003-2004 enrollment of 1,219 is expected to continue to rise as more housing projects are completed. The project included construction of new ball fields and a new football stadium. There are plans to add classroom space to the current facility beginning 2005 to help with increased enrollment.