

Dunlap Wheeler Park Conceptual Design

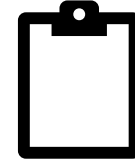
Town Council Meeting

March 16, 2026



Today's Meeting Agenda

- **Project Overview and Process**



- **Review of the Conceptual Design**



- **Council Discussion and Feedback**



Project Team

Ron Wolanski

Director of Planning and Economic Development | Town of Middletown

Randall Collins

Principal in Charge | BETA

Nate Socha

Landscape Architect | BETA

Project Goals

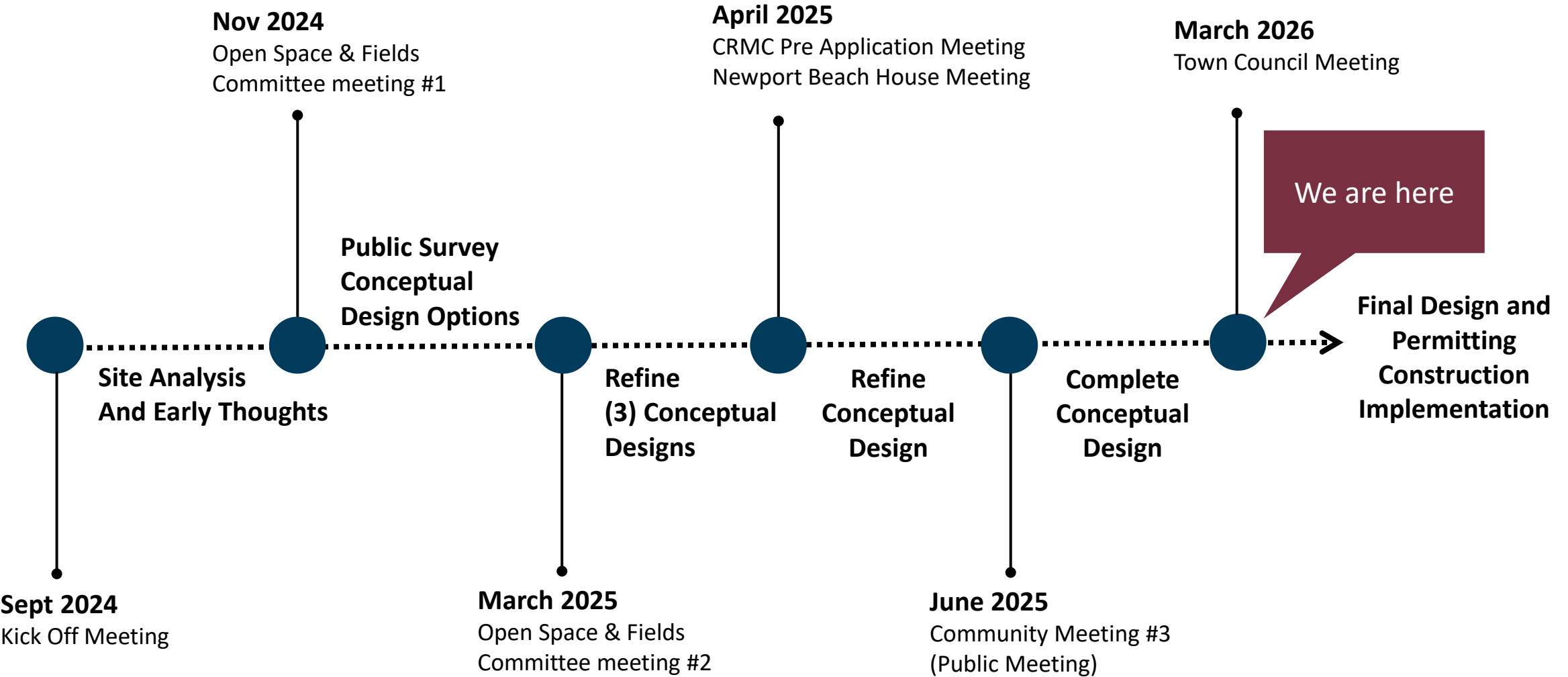
Design Goals

- **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.

Implementation Goals

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

Project Schedule



Project Process

- Existing Conditions Analysis
- Completed Resource Area Delineation (Wetlands)
- Reviewed deed restrictions
- Boundary Survey
- Searched for the Anne Slater Dunlap Plaque
- Reviewed historic documents on the park
- Developed and reviewed a Community Survey
- Analyzed community feedback and developed three concepts
- Received stakeholder feedback and revised design to one concept.



Middletown community members, we want to hear from you!

Your input is essential in shaping the future of Dunlap Wheeler Park! Please take a few minutes to share your thoughts on how the park is used today and what improvements you'd like to see by scanning the QR code below.

Take the survey today!



SCAN ME

<https://forms.office.com/?TWPRTpNsh>

About the Dunlap Wheeler Park Improvement Project

The Town of Middletown, in partnership with BETA Group, is working on a masterplan to enhance Dunlap Wheeler Park to better serve the community. Located adjacent to Easton Beach, this vital park provides a valuable recreational space for both residents and visitors. This project aims to improve park amenities, enhance environmental sustainability, and ensure the space is welcoming and accessible for all.



LIST OF POSSIBLE EN

STONE RETAINING WALL OVER PRO

Newport
Beach
House

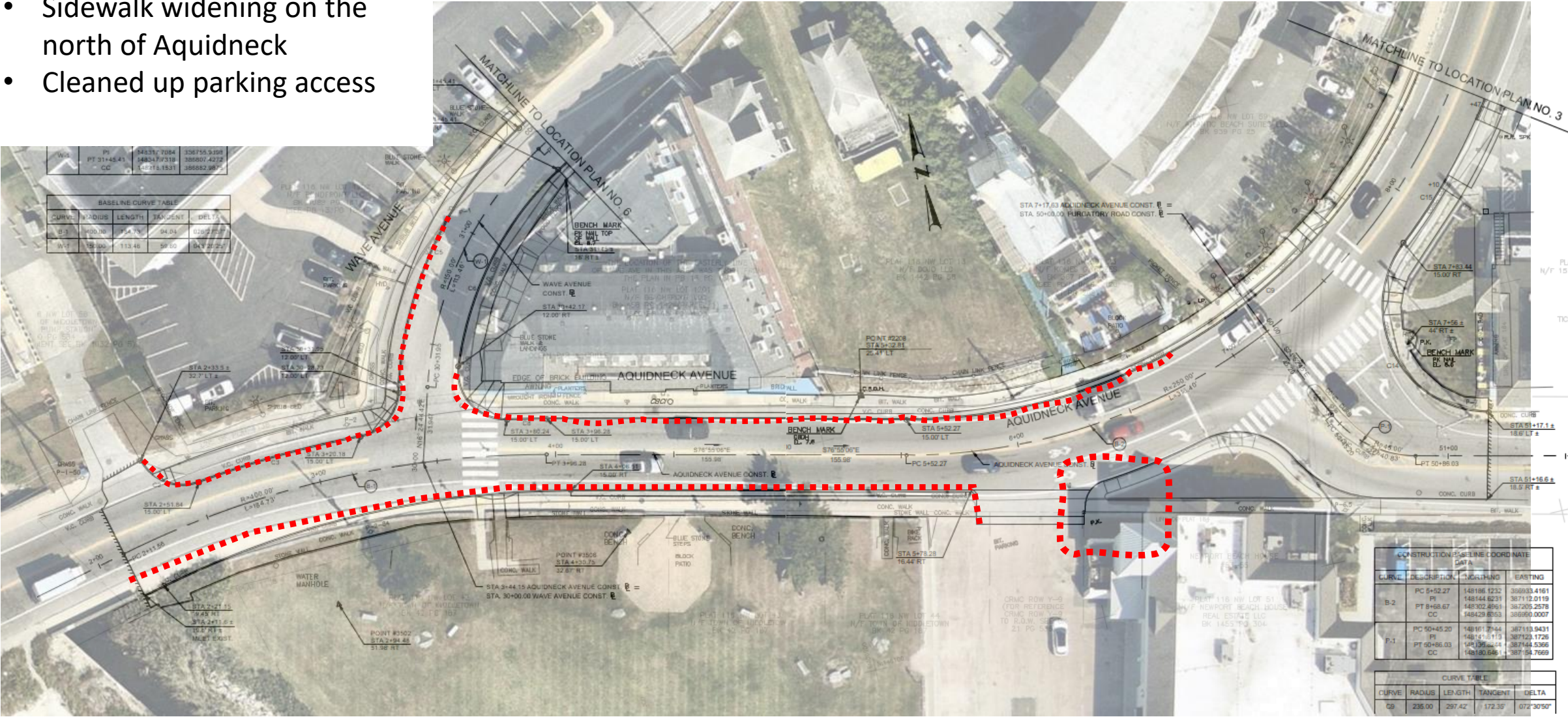
Vehicular Circulation (Existing)

- 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



W-3	PI	348331.7084	358755.9388
	PT	31145.41	368807.4272
	CC	31715.1831	366882.9875

CURVE	RADIUS	LENGTH	TANGENT	DELTA
B-1	100.00	154.73	94.04	028°25'00"
W-3	150.00	113.46	59.50	043°01'25"

CONSTRUCTION BASELINE COORDINATE DATA			
CURVE	DESCRIPTION	NORTHING	EASTING
B-2	PC 5+52.27	148186.1232	368933.4161
	PT 8+68.67	148144.6231	36712.0119
	CC	148302.8869	367205.2576
P-1	PC 50+45.20	148161.8744	367113.8431
	PT 90+86.03	148135.6234	367144.5366
	CC	148180.6461	367154.7669

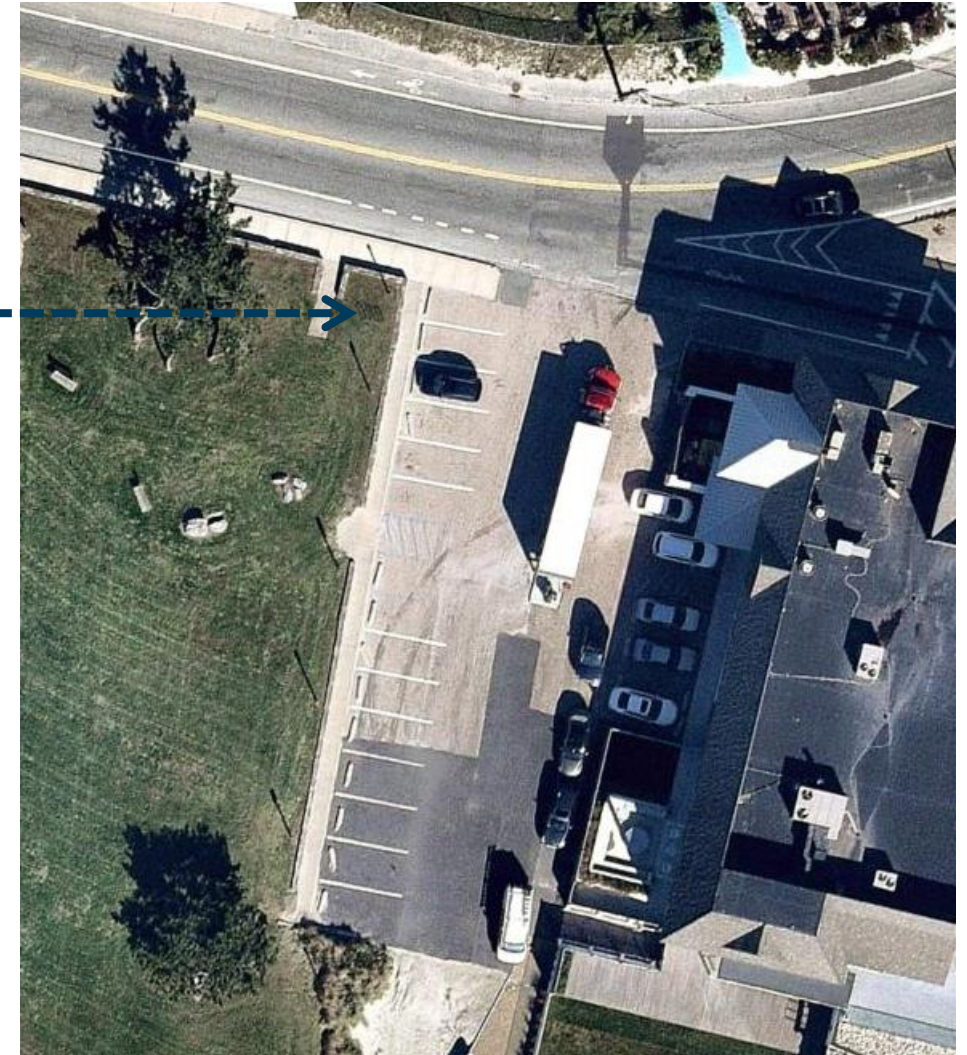
CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
CB	235.00	297.47	172.35	072°30'50"

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
- Bike parking

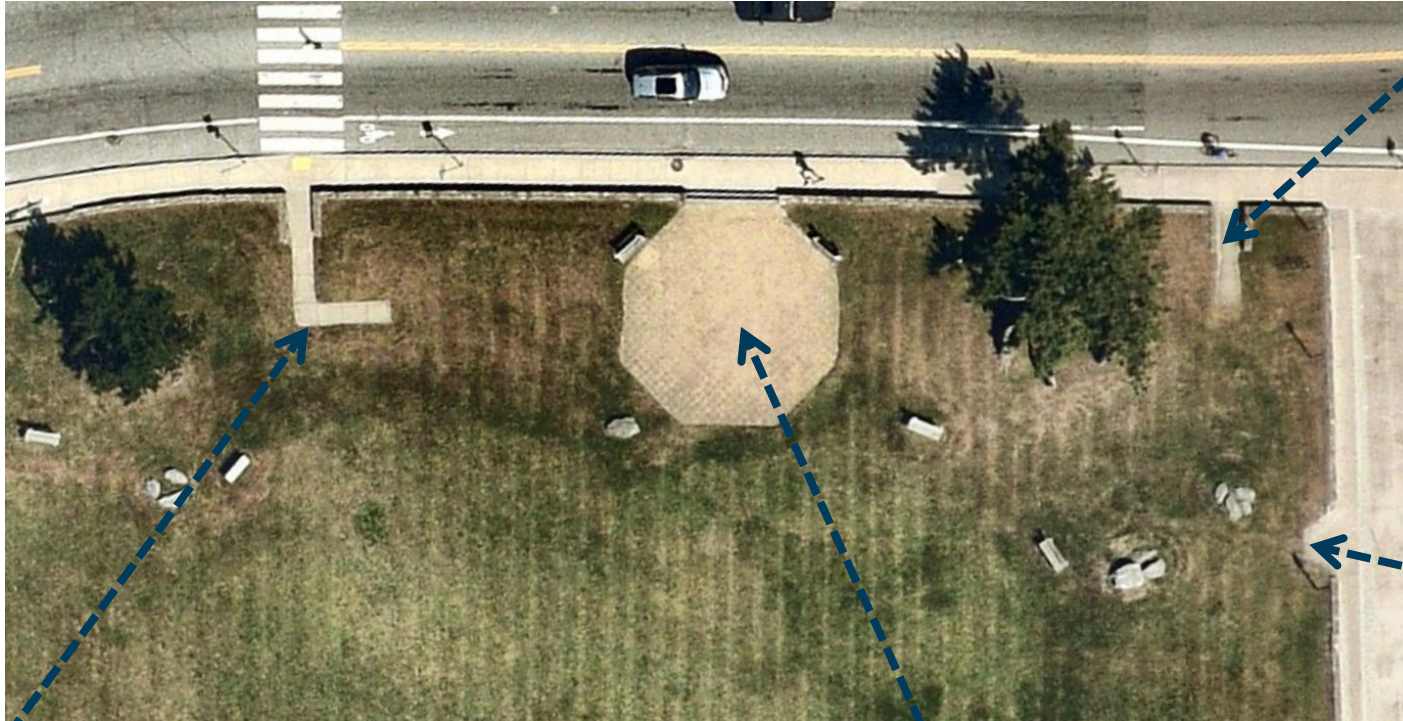


Existing Bike Rack

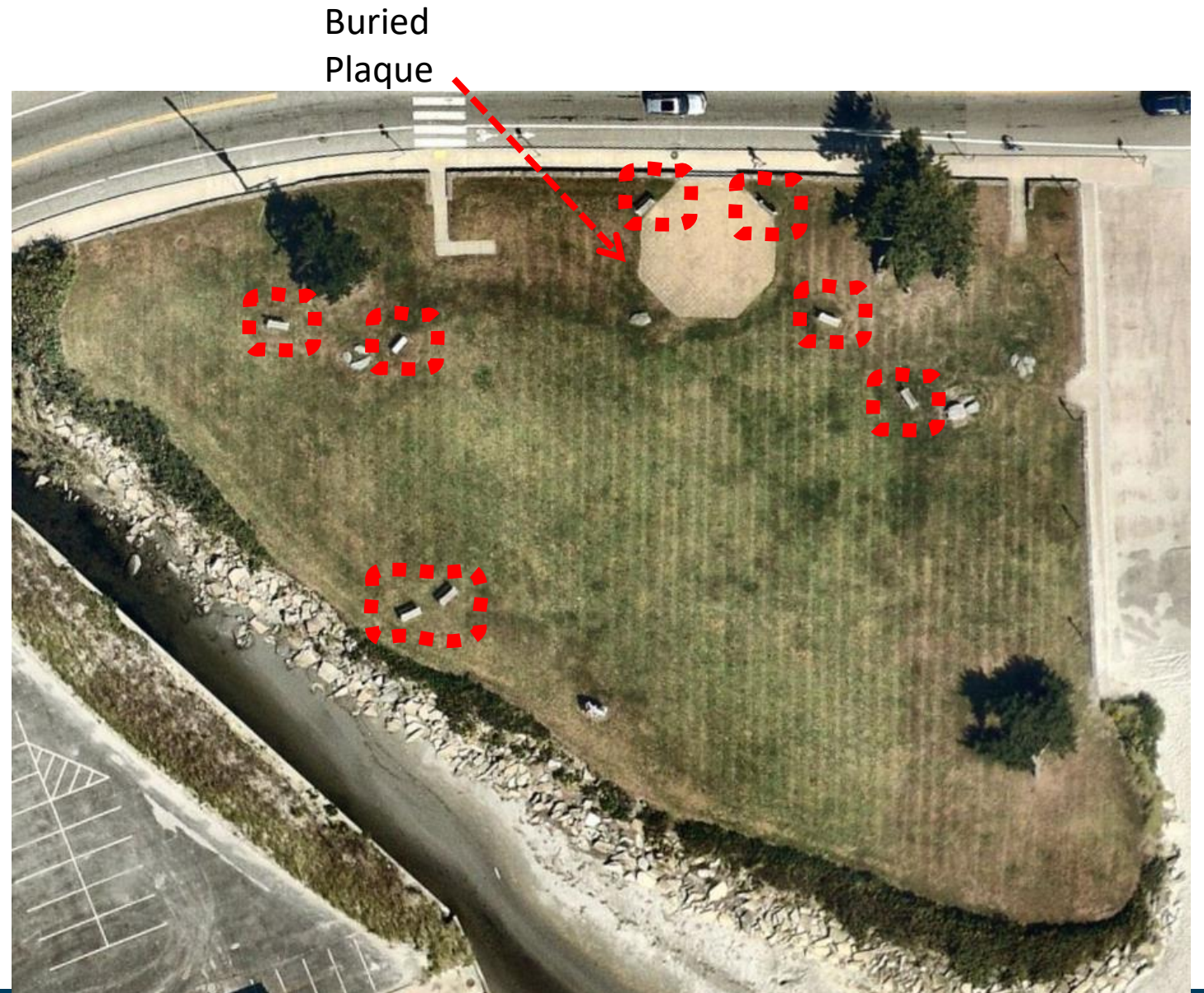


Older image with parking striping approx. 2019, since then parking curb stops have been removed

Existing Park Access



Memorial Benches



Placed Rocks



Planting

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



Image: Kenneth C. Zirkel

Existing Channel



Existing Channel



2014



2015



2016



2018



2019



2021



2022



2024

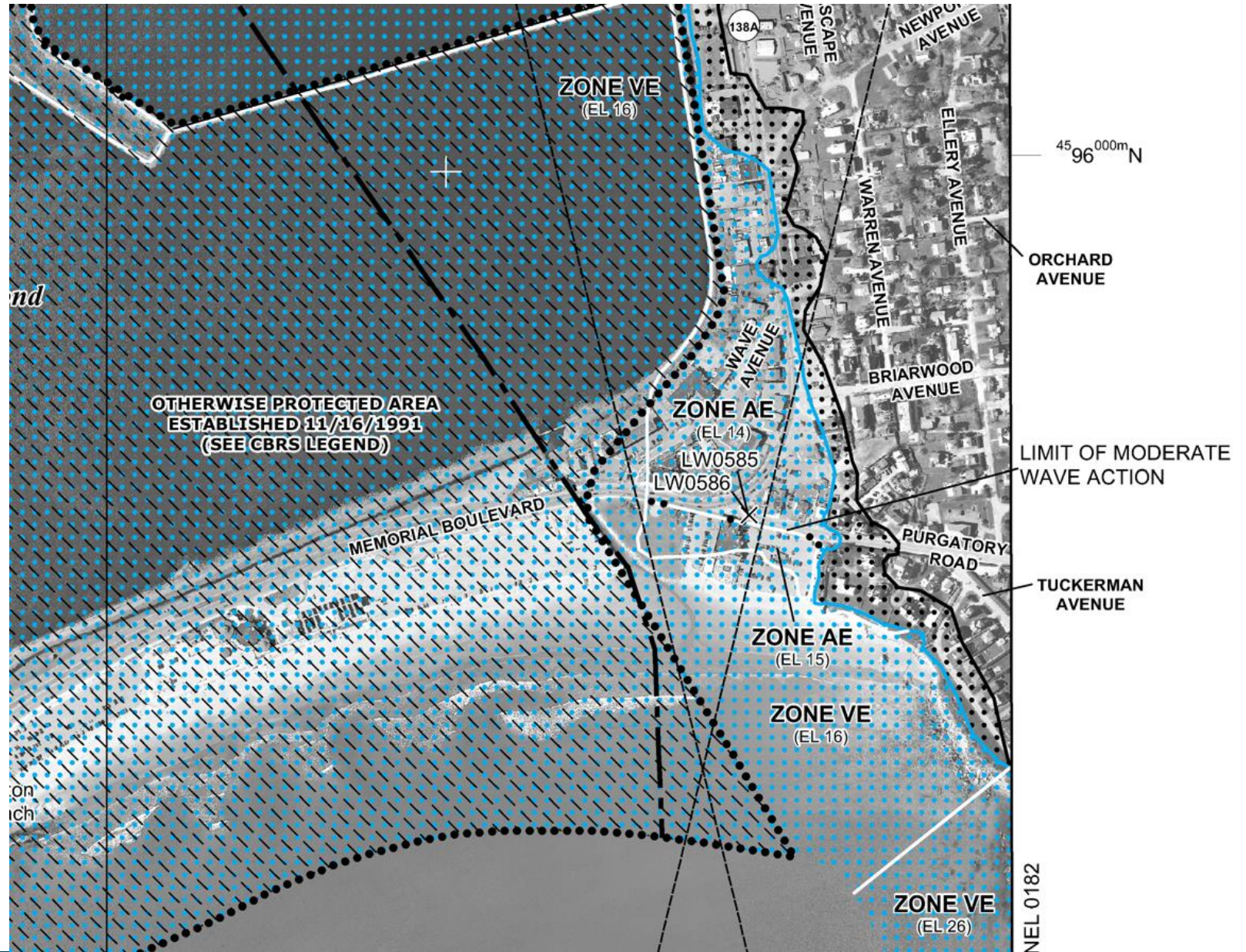
FEMA Flooding

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.

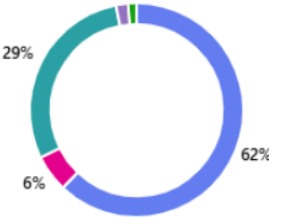


Community Survey Key Takeaways

- 170 responses
- Most visitors engage in walking and enjoying beach views, with peak activity during the summer.
- Limited parking and a lack of amenities were the most frequently cited challenges.
- There is strong interest in enhanced seating, seasonal programming, and nature-based improvements (e.g., native plantings, coastal dune protection).
- Respondents overwhelmingly support preserving the park’s natural character and prioritizing environmental sustainability.
- Sentiment was mixed regarding making the park more tourist friendly.

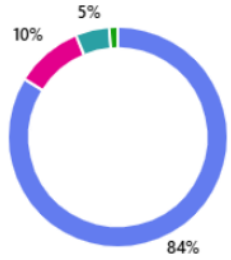
What is your relationship to Dunlap Wheeler Park?

• I live nearby and visit regularly year-round	100
• I work nearby / Own a local business	9
• I live nearby but mostly visit during the summer	47
• I am a seasonal visitor (e.g., tourist or part-time resident)	3
• I am visiting for the first time	2



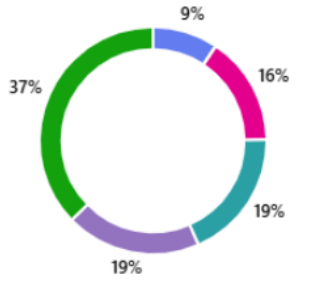
How important is environmental preservation (e.g., dune protection, native plantings) in the park’s design and maintenance?

• Very important	135
• Important	16
• Neutral	8
• Not very important	0
• Not important at all	2



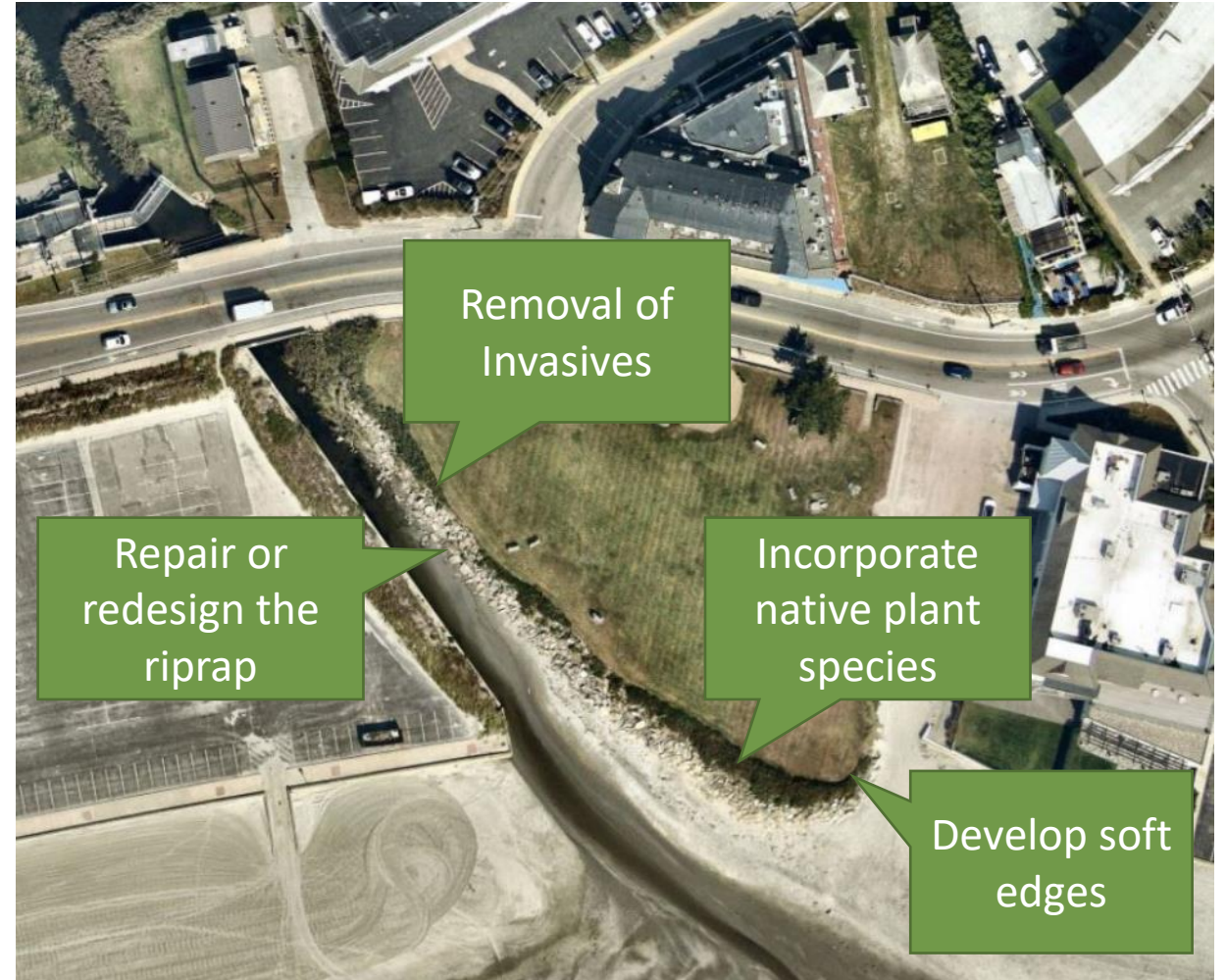
Would you support adding amenities and other elements that make the park more attractive to tourists?

• Strongly support	15
• Somewhat support	25
• Neutral	30
• Somewhat oppose	31
• Strongly oppose	60



Potential Environmental Solutions

- Removal of invasive plant species
- Incorporate native plant species into the design.
- Develop soft edges where feasible.
- Repair or redesign the riprap, integrating vegetation into the hard edge.



Removal of invasive plant species

Invasive plant species include:

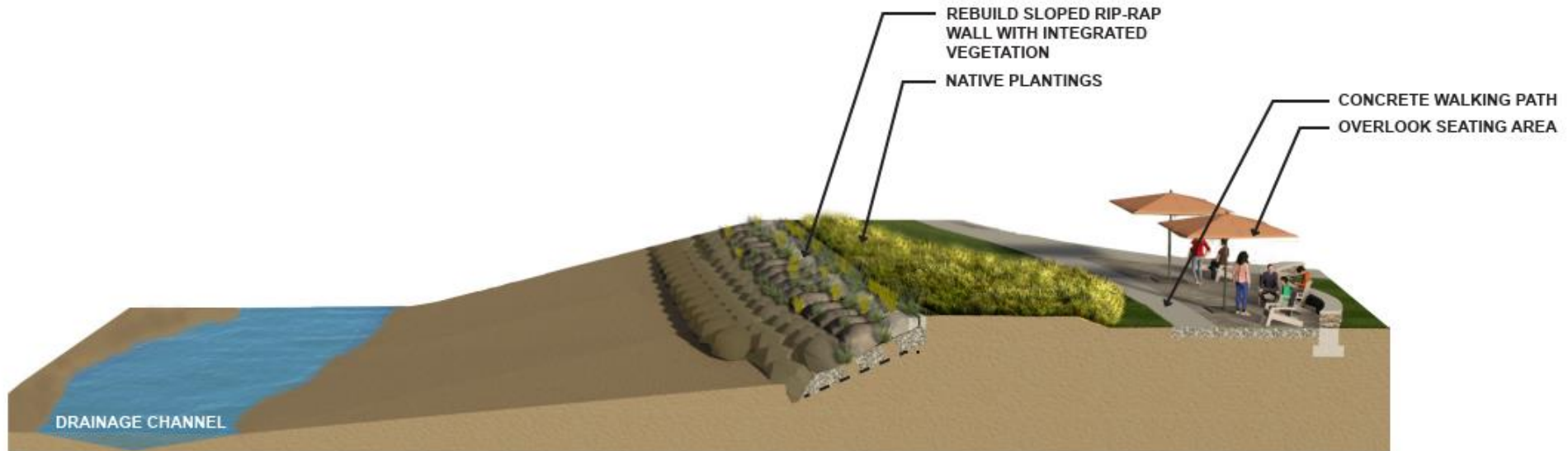
- Rugosa rose (*rosa rugosa*)
- Honeysuckles (*Lonicera* spp.)
- Multiflora rose (*rosa multiflora*)
- Phragmites (*Phragmites*)



**Repair or redesign the riprap,
integrating vegetation into the hard
edge where possible.**



Existing Conditions



Incorporate native plant species / Develop soft edges where feasible

Common Name

Beach grass
Beach pea
Seaside goldenrod
Sandy sedge
Switchgrass
Beach heather
Bearberry
Bayberry
Beach Plum
Wild Rose

Latin Name

Ammophila brevigulata
Lathyrus japonicus
Solidago sempervirens
Carex silicea
Panicum virgatum
Hudsonia tomentosa
Arctostaphylos uva-ursi
Morella pensylvanica
Prunus maritima
Rosa virginiana





MAP 116NW LOT 42
29,820 SF
(0.68 AC)

MAP 116NW LOT 43
10,293 SF
(0.23 AC)

MAP 116NW
LOT 44
11,410 SF
(0.26 AC)

LIST OF POSSIBLE EN

STONE RETAINING WALL OVER PRO

PURGATORY ROAD
(VARIABLE 100TH PUBLIC RIGHT OF WAY)

AP 116NW LOT 51
N/P
NEWPORT BEACH HOUSE REAL ESTATE, LLC

AP 5 LOT 2
N/P
CITY OF NEWPORT



Prop. Park Entrance

Prop. Park Gateway

Memorial Boulevard
(With Proposed Improvements)

Bike Racks & Litter Bin

Seating Area

Ex. Japanese Black Pine

Interpretive Signage

Coastal Play Space

Seating Area

Ex. Japanese Black Pines

Relocated Stone Memorial Bench

Native Vegetation

Picnic Table Area

Native Veg. Buffer (15' min)

Existing Great Lawn

Interpretive Signage

Seating Area

Existing Parking Lot

Relocated Anne Slater Dunlap Plaque

Existing Newport Beach House

Existing Parking Lot

Drainage Channel

Rebuilt Hybrid Rip Rap Wall

Overlook Seating Area

Ex. Japanese Black Pine

Bike Racks & Litter Bin

Interpretive Signage

Existing Beach

Existing Flo's Clam Shack

Beach Hotel Newport Parking







Engineers' Opinion of Probable Costs

- \$1.6M Estimated Construction Cost
- Planning-level estimate based on the conceptual design
- Developed using recent construction bids and comparable park projects
- Costs will be refined during final design and permitting



Next Steps

- Review and incorporate Town Council input on the proposed park concept
- Advance the preferred concept through final design and permitting
- Identify potential funding sources (grants, capital funds, partnerships)
- Prepare construction documents and refined cost estimates
- Implement improvements as funding is secured

Listening and Discussion

Help us create a better park.

Let us know what matters to you.

Thank You