

*Sussex County*  
**LAND TRUST**



## 2024 Projects and Progress

# Mission

Formed in 2001, the Sussex County Land Trust is a nonprofit conservation organization dedicated to protecting natural, cultural, agricultural and recreational resources through land preservation, stewardship and education

# History

Since its inception the SCLT has partnered with Sussex County Council, state government, federal agencies and other nonprofit conservation agencies on numerous projects to protect over 6000 of land in Sussex County.

# SCLT Properties

- Oyster Rocks - Ownership (In Fee) - Acquired 2003
- The Peninsula - Ownership (Conservation Easement) - Acquired 2003
- Bayside - Ownership (Conservation Easement) - Acquired 2003
- Wolfe House - Ownership (Curatorship) - Acquired in 2004
- Ickford Park - Ownership (In Fee) - Acquired 2008
- Delaware Botanic Gardens Lands - Ownership (In Fee) - Acquired 2008
- Stephen P. Hudson Park - Ownership (In Fee) - Acquired 2018
- Nanticoke Crossing Park - Ownership (In Fee) - Acquired 2021
- Hopkins Preserve - Ownership (Conservation Easement) - Acquired 2022
- Gills Neck Road Trail - Ownership (In Fee) - Acquired 2022
- Forest of the Broadkill - Ownership (Leasehold/Fee Simple) - Acquired 2023
- Ard Na Gréine - Under Contract

# Status of Park and Preserve Development

- Hudson Park
- Nanticoke Crossing Park
- Ickford Park – Litchford Williams
- Hopkins Preserve
- Forest of the Broadkill Preserve

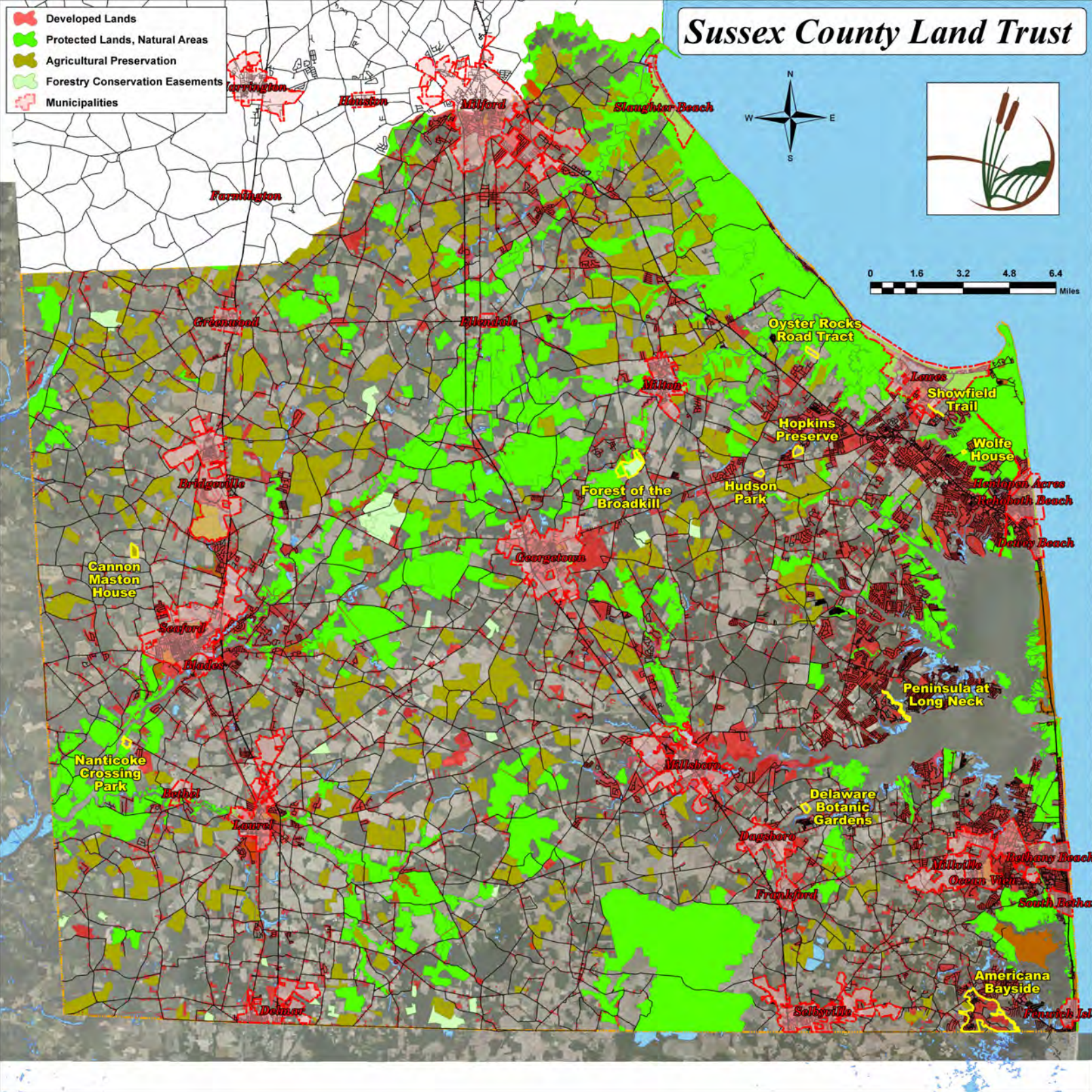


# Sussex County Land Trust

- Developed Lands
- Protected Lands, Natural Areas
- Agricultural Preservation
- Forestry Conservation Easements
- Municipalities



0 1.6 3.2 4.8 6.4 Miles





# Hudson Park



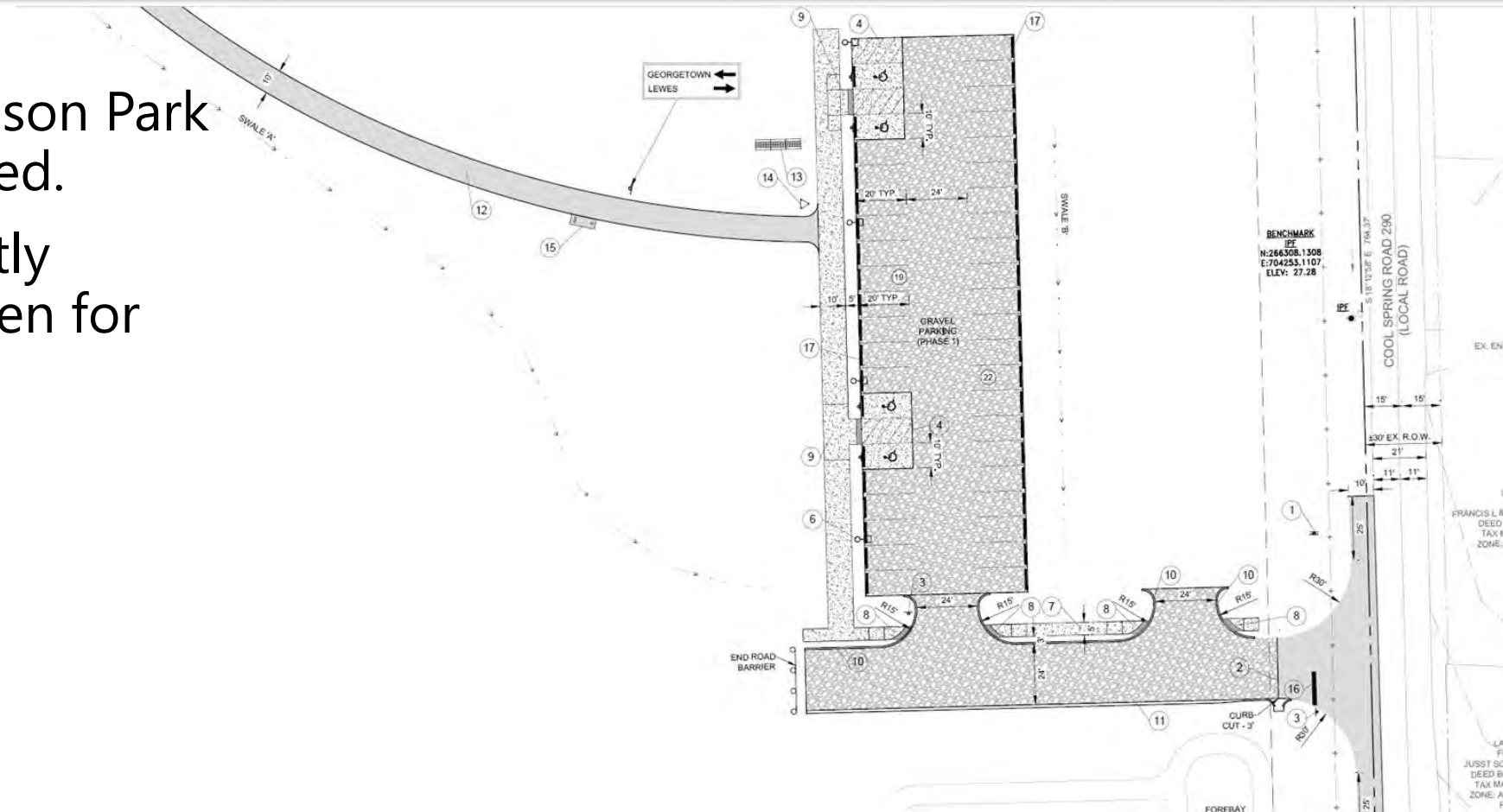
# Hudson Park Master Plan





# Hudson Park – Phase 1 Spring 2023

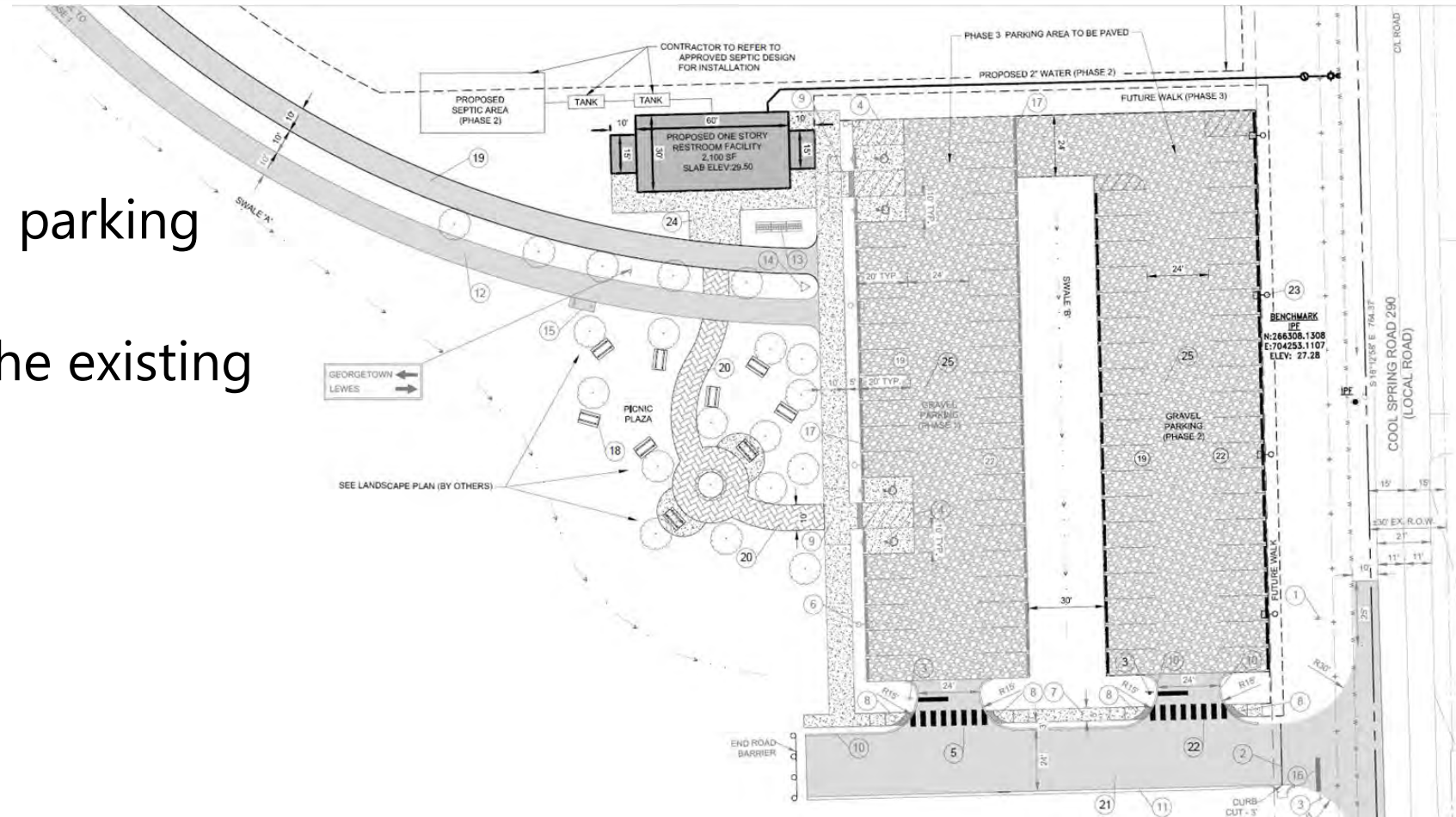
- First phase of Hudson Park has been completed.
- The park is currently operating, and open for public use.



# Hudson Park – Phase 2 Summer 2024

## Phase 2 Includes:

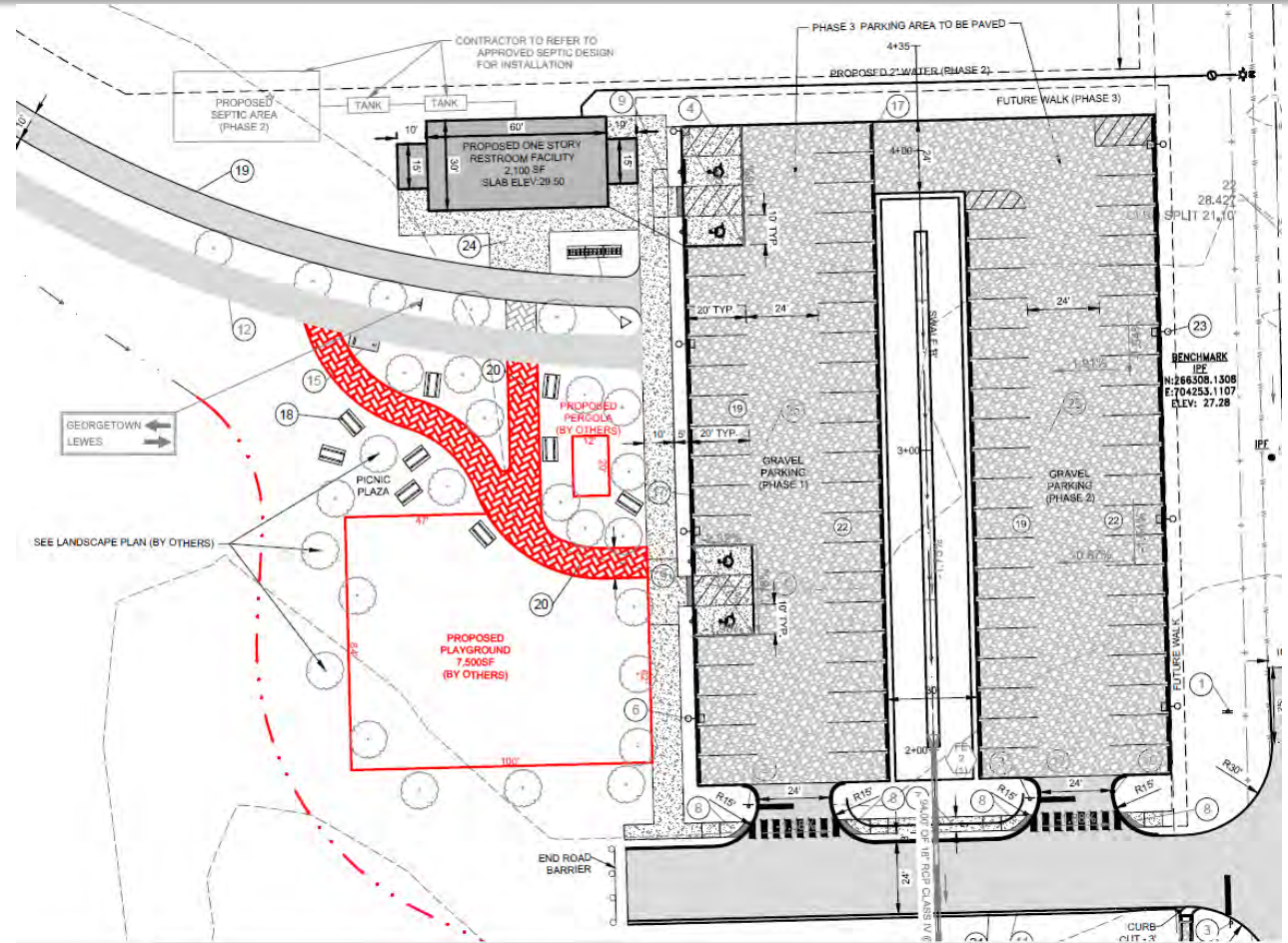
- Paving of the existing parking area.
- Reforestation along the existing tree line.



# Hudson Park – Phase 3 2025

## Phase 3 Includes:

- Expanding the parking area.
- Building a bath house.
- Creating new site amenities for the proposed Can-Do Playground.





# Nanticoke Crossing Park



# Master Plan

## NANTICOKE CROSSING PARK CONCEPTUAL MASTER PLAN

- ① DOT AVENUE ENTRY
- ② GRAVEL PARKING AREA (15 SPACES)
- ③ WELCOME AREA + RESTROOMS
- ④ 9 HOLE DISC GOLF COURSE
- ⑤ FLEXIBLE OPEN SPACE
- ⑥ ACCESSIBLE PARKING (3 SPACES)
- ⑦ HILLTOP SHELTERED OVERLOOK
- ⑧ WETLAND BOARDWALK TRAIL
- ⑨ LAGOON + SHORELINE RESTORATION
- ⑩ NANTICOKE RIVER OUTLOOK
- ⑪ KAYAK LAUNCH
- ⑫ PLANTED RESIDENTIAL BUFFER
- ⑬ TRAILHEAD
- ⑭ WOODLAND TRAILS
- ⑮ PERIMETER TRAIL + SEATING BUMPOUTS
- ⑯ MEDITATION MEADOW
- ⑰ INSECT HABITAT + SELECTIVE VEGETATIVE THINNING
- ⑱ PLANTED PROPERTY LINE BUFFERS



# Project Update

- The SCLT completed their master plan for Nanticoke Crossing.
- The plan is currently being reviewed by project partners.
- Moving forward, the SCLT will be focused on opening the park for public use.



# Ickford Park – Litchford Williams



# Ickford Park – Litchford Williams



- Undergoing restoration to restore the home back to its early 1900's state.
- House will be furnished to period of interpretation mid 1930's- timing of electrification to that area of count
- The SCLT plans to open the house in Fall 2024 for event use.



# Ickford Park – Cannon-Maston



- The Cannon Maston house is currently in the final review stages from SHPO for Historic Tax Credit Approval.
- The SCLT has completed design work, and begun the bidding process for the first phase of construction.
- Construction is anticipated to begin once final approval is received from the state.



# Hopkins Preserve

## HOPKINS PRESERVE MASTER PLAN

- 1 BIKE TRAIL ENTRY
- 2 SWEETBRIAR ROAD ENTRY  
WELCOME AREA + RESTROOMS
- 3 HERITAGE HILL
- 4 POND + BRIDGE OVERLOOK
- 5 PEDESTRIAN TRAILS
- 6 HOPKINS MULTI-USE LOOP TRAIL
- 7 MEADOW
- 8 EPHEMERAL WETLAND +  
FOOTBRIDGE
- 9 TRANSITIONAL SHRUBLAND
- 10 REFORESTATION
- 11 11-ACRE WOOD + TRAIL
- 12 GATHERING SPACE
- 13 OPEN LAWN + PARKING  
OVERFLOW
- 14 STORMWATER MANAGEMENT
- 15 ROADWAY ALLEE





# Hopkins Preserve

- The Sussex County Council provided the necessary funding to complete the first phase of construction at Hopkins Preserve.
- The SCLT is currently waiting on final DELDOT approval for the Preserve. Once that is obtained, the SCLT will submit the project for final sign off from Sussex Conservation District.
- The SCLT will also start the bidding process in the coming month and expects to start construction in fall 2024.
- The SCLT plans to open the park for public access in spring 2025.



# Forest of the Broadkill Preserve

- Sussex County Council provided funding to the SCLT to purchase three parcels that comprise the Forest of the Broadkill Preserve.
- The SCLT has completed trail renovations and is currently working on the master plan and forestry management plan for the project.
- The SCLT is working on their opening plan for the park and hopes to have public access in Fall 2024.

# Site Aerials





# Site Photos





# Site Photos



# On the Horizon – SCLT's Most Ambitious Project

## Ard na Greine Preserve



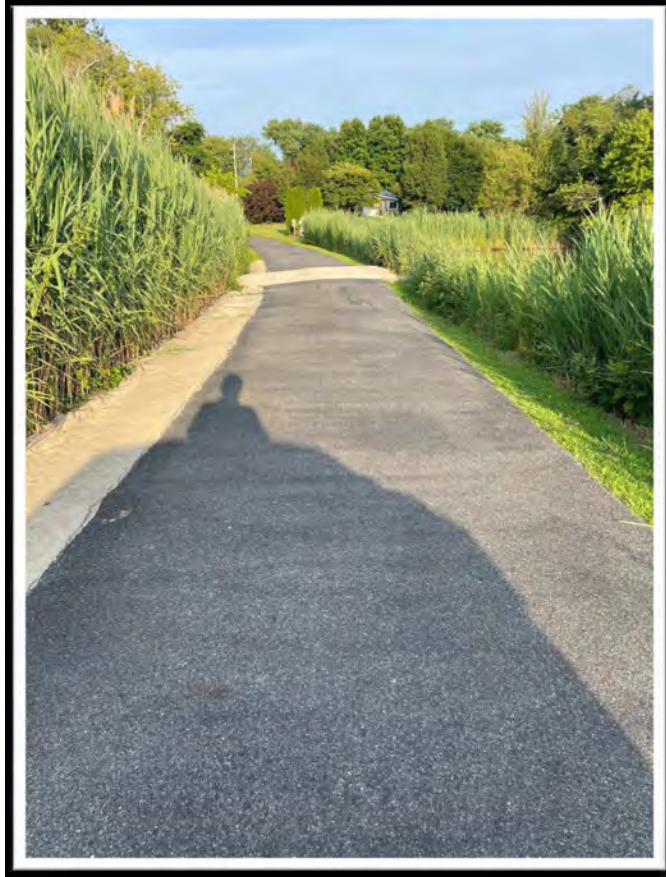
# Ard na Greine Property



- The Ard na Greine Property is an 89-acre parcel located off New Road, adjacent to the Lewes City limits.
- This parcel is prime for habitat preservation, rehabilitation, and creation. It currently includes existing agriculture, forest, and marshland.



# Ard na Greine Property



# Ard na Greine Property





# Ard na Greine Property





# Acquisition Timeline and Financing Strategy

- The purchase price for the Ard na Greine property is \$8,500,000.
- A community campaign has been launched to raise funding for acquisition, master planning, trail development, and endowment.

# Open Space Corridor Planning

## Open Space Corridor Planning





**LEGEND**

**DESIGNATED BYWAY**



**STATE BIKE ROUTE**



**REGIONAL BIKE ROUTE**



**LOCAL BIKE ROUTE**



**LIMIT OF TID**



**TOWN/CITY BOUNDARY**



**PROTECTED LANDS**



**UNDER NEGOTIATION**



**POTENTIAL ACQUISITION TARGETS**



**UNDER AGRICULTURAL PROTECTION**



**PARCEL DATA**

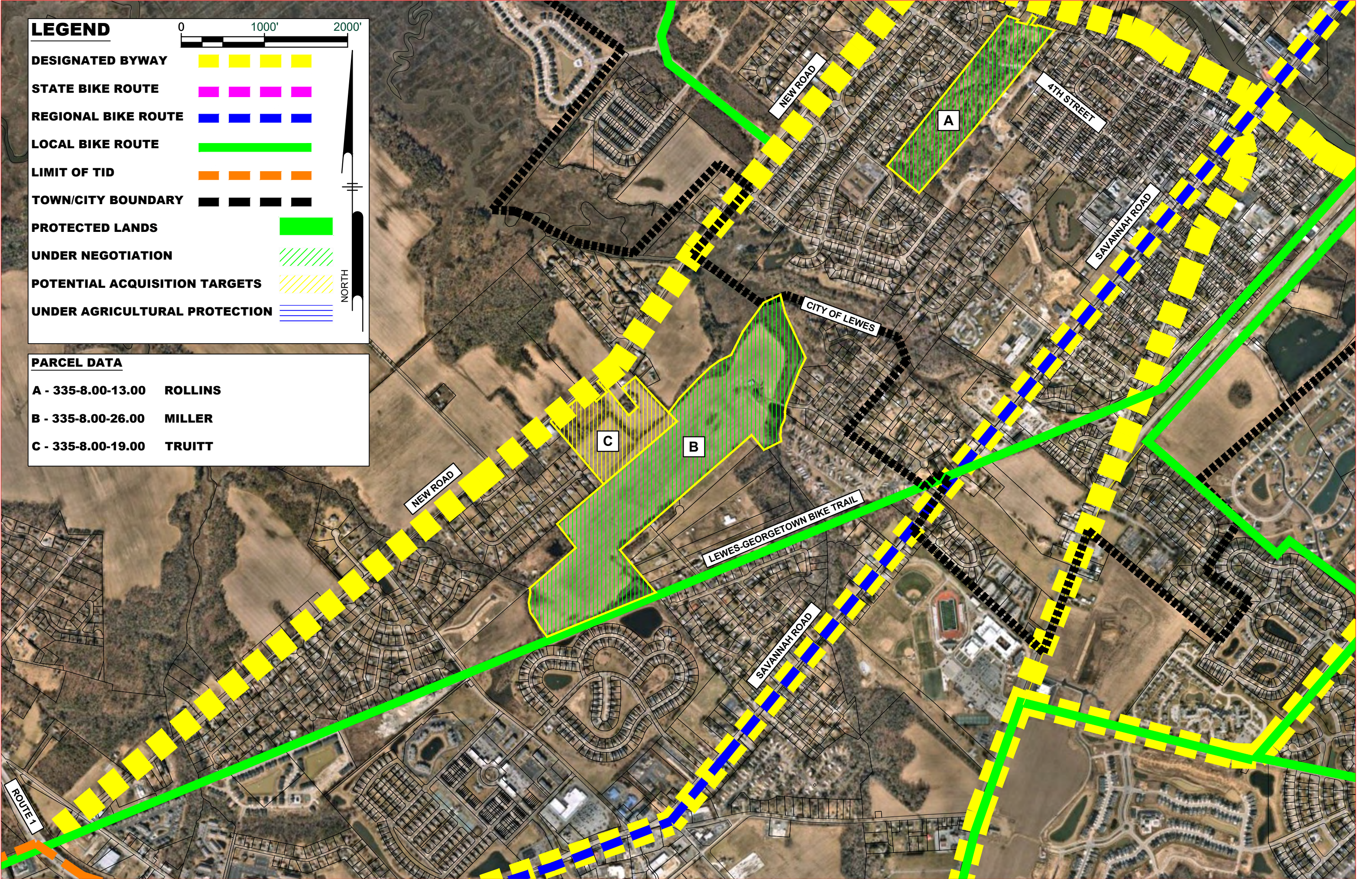
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**B - 335-8.00-26.00    MILLER**

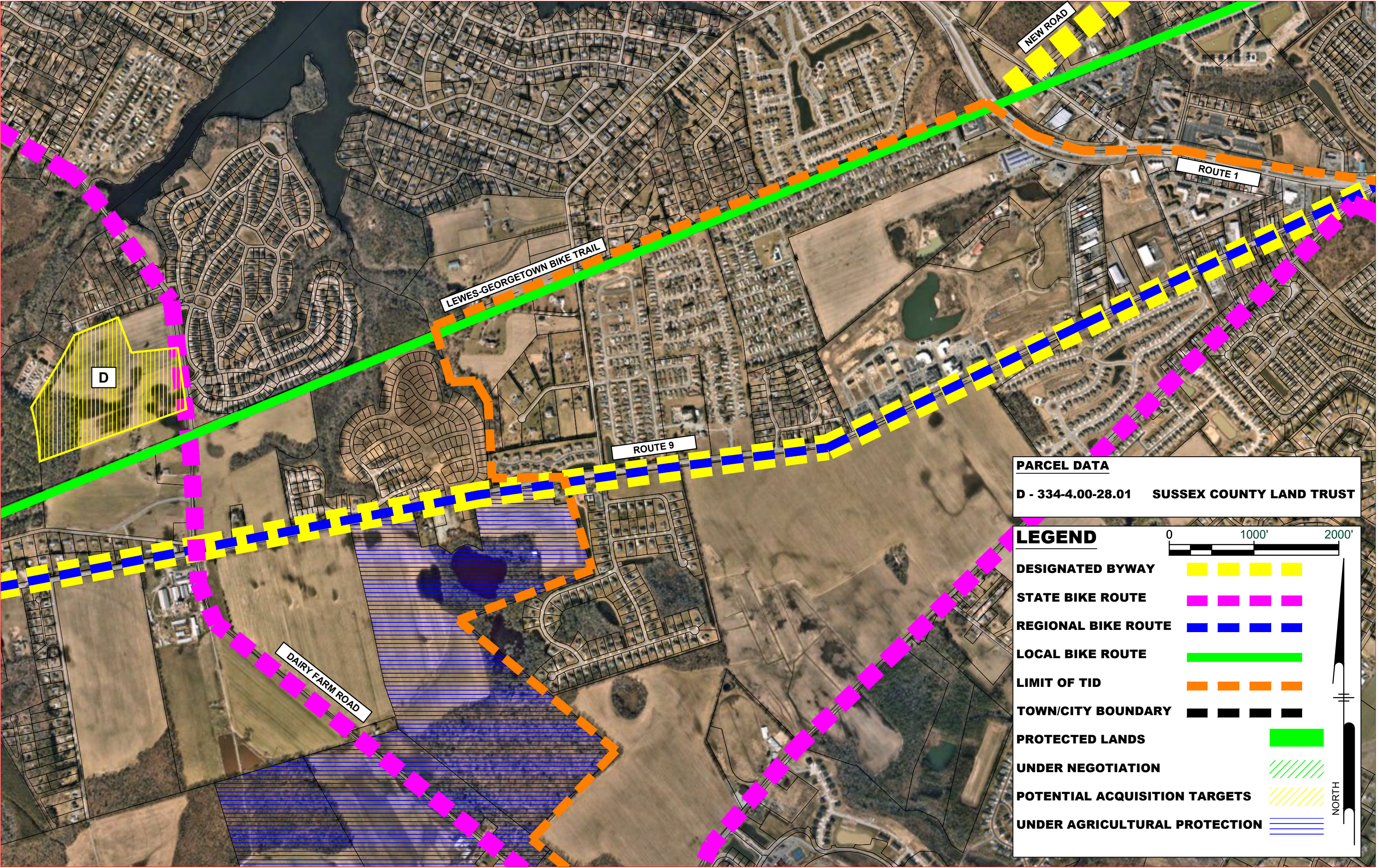
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0      1000'      2000'

NORTH









LEGEND

DESIGNATED BYWAY



STATE BIKE ROUTE



REGIONAL BIKE ROUTE



LOCAL BIKE ROUTE



LIMIT OF TID



TOWN/CITY BOUNDARY



PROTECTED LANDS



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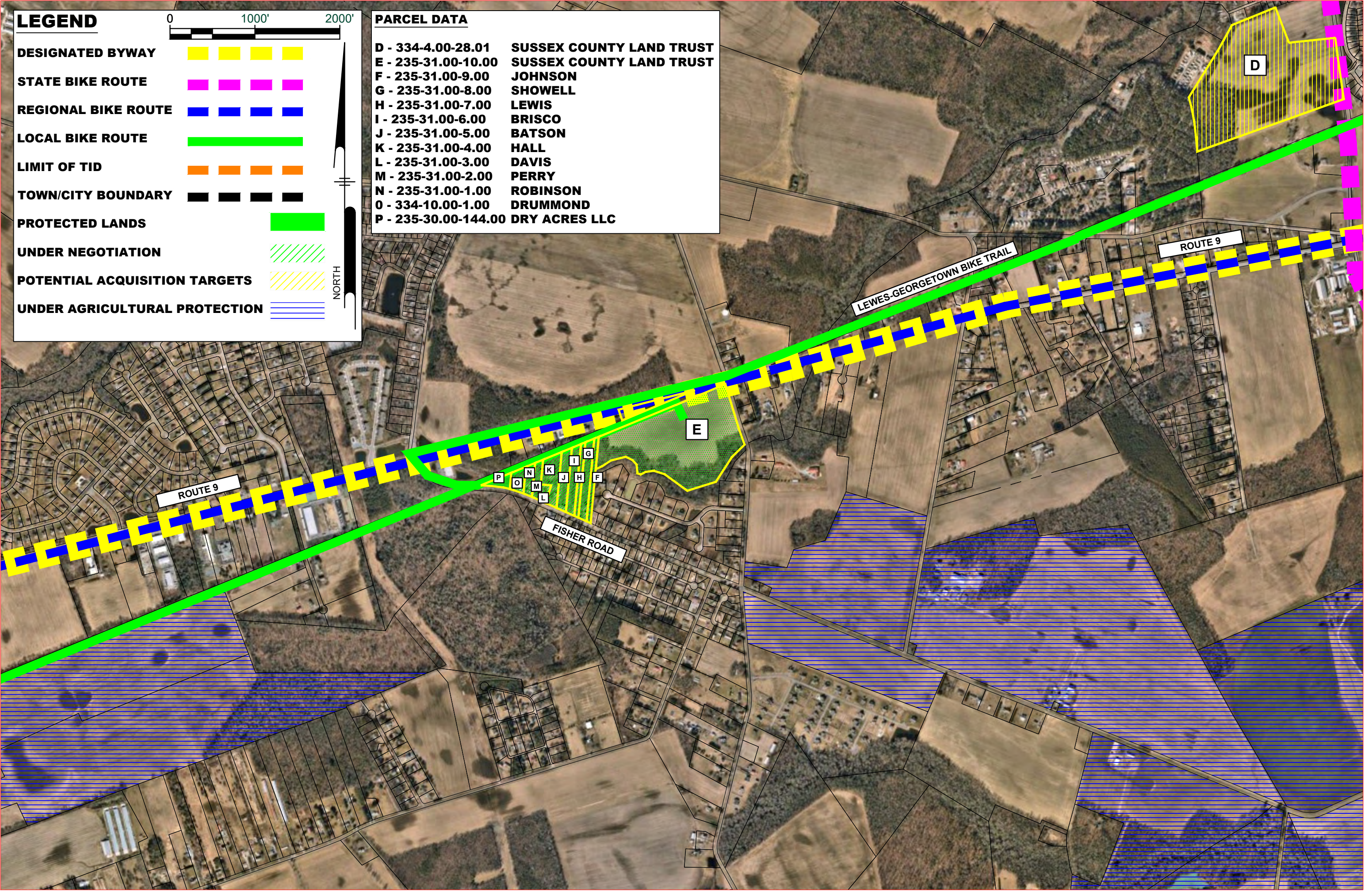


NORTH

PARCEL DATA

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M - 235-31.00-2.00  
N - 235-31.00-1.00  
O - 334-10.00-1.00  
P - 235-30.00-144.00

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JOHNSON  
SHOWELL  
LEWIS  
BRISCO  
BATSON  
HALL  
DAVIS  
PERRY  
ROBINSON  
DRUMMOND  
DRY ACRES LLC









# Open Space Corridor Planning

- Ard na Greine is the third parcel of the SCLT that will contribute to the goal of creating a continuous open space corridor from Lewes to Georgetown (16 Miles)
- The spine of the corridor is the Lewes to Georgetown rail-to-trail.
- The goals of this corridor are open space preservation, habitat preservation and enhancement, and public access.



# Community Support

- We have more work to do and need your help!
- Our most pressing need – **FUNDING!**

# Open Space Funding in Sussex County 2020 - 2023

- SCLT - \$3,125,500
  - Individual Donors - \$1,773,200
  - Business Donors - \$2,103,025
    - Schell Brothers - \$1,950,825
    - NV Homes- \$ 42,400 (of \$146,000 pledged)
    - Dogfish - \$ 63,275 plus additional In-Kind donations
    - Freeman Companies -\$ 46,525



# Open Space Funding in Sussex County 2020 - 2023

- Sussex County Council- \$11,200,000.00

# Open Space Funding in Sussex County 2020 - 2023

- State of Delaware

	Spent	Acres Protected
State Total	\$31,265,815.00	2,614.00
New Castle County	\$18,225,990.00	895.00
Kent County	\$6,012,525.00	932.00
Sussex County	\$7,027,300.00	770.00
Western Sussex	\$5,157,000.00	698.00
Eastern Sussex	\$1,870,300.00	72.00

- Over the last four years, Eastern Sussex has received 6% of available funds to the open space program, and the acres protected totaled 3% of all acres protected.



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## Contact

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