

Fort DuPont Redevelopment and Preservation Corporation
Design and Historic Preservation Committee Meeting

Wednesday, January 26, 2022
260 Old Elm Avenue, Delaware City, DE 19706
Via Zoom
4:00 p.m.

Meeting Minutes

Committee Members: Laura Lee (chair); Roberta DeLeo, Rob McPherson, Bilie Travalini

Staff: Jeff Randol, Peggy Thomas, Crystal Pini-McDaniel, Theresa Buchanan, Shane Martin

Members of the Public: Kim Petrei with Lennar, David Vasso with Lennar, Tom Imperato with Lennar, Tyler Bausinger, Chris Castagno

I. Approval of Minutes

N/A

II. Lennar Architectural Review

Mr. Randol gave the following update: The Lennar project for the Marina Village is being reviewed. It will be presented in February 2022 to the city council then to the board and finally brought before the planning commission. The hope is for site work to begin early summer 2022 which will include bringing in dirt for grading, giving it approximately four to six months to settle; a test area is currently underway. The building designs and market analysis are currently under review with Lennar.

Ms. Petrei with Lennar gave the following update as well as showing a PowerPoint. Currently Lennar is in the stages of product and market analysis looking at current communities and what has been a success. Ms. Petrei showed the PowerPoint with examples of the homes but stressed there may be tweaks along the way.

- Slide 2: Twin product (1 slide), two homes side by side, including height, roof pitch, siding type, etc.
- Slides 3, 4, 5: Stacked product (3 slides) which is a two-unit dwelling with two doors in front. All units have outdoor living with a balcony; balconies are on the front and back. Adjustments have been made to have the roof height and dormer style match the rest of the site.
- Slide 6: Exterior color palates (1 slide) to include brick, siding, and roof. Due to supply chain issues the manufacturer is subject to change.

Questions:

Mr. Randol showed an added slide (Exhibit C, exterior colors) with the board approved siding colors. The challenge for the Canal District and Officers row has been roof shingles. The shingle specified in the guidelines is no longer being produced and there's less to choose from. On some of the roofs like the Chapel we've used black charcoal similar to the slide Ms. Petrei showed.

Ms. Lee asked why brick veneer was being used. Ms. Petrei stated it's easier to do the water barrier behind, it's a more commonly used product throughout the industry, and it

saves in weight. It's half of a brick, not painted on, every piece is individual and installed one at a time.

Ms. DeLeo asked if there is a site plan showing where these are being built. Mr. Randol said yes, and he can share it; there are 130 units, 36 twins and 94 stacked.

Ms. DeLeo asked when the treatment plant is moved, what will be in that area. Mr. Randol stated the plan is going through with the assumption that it's not being relocated.

Ms. Lee asked if everything been shared with Lennar for our requirements for building. Mr. Randol stated they were reviewed by Lennar, the restrictions are less than Officers Row homes. All the products being used have been reviewed (dormers, roof pitch, siding, overhang, railing, etc.).

Ms. Thomas asked if the units have garages? Ms. Petrei stated yes, they're in the back and it's a rear-loaded product. Ms. Lee asked if there's a view, a slide showing the back. Ms. Petrei stated she will get something over to us.

Mr. McPherson asked who the manufacturer is for the siding. Ms. Petrei stated currently it's Ply Gem.

III. Debrief on Lennar's Presentation

Questions/Discussion:

How will the view from Officers Row change looking out towards the river? Mr. Randol showed the tentative site plan to show how the view would change as well as the layout of the homes.

Ms. Lee doesn't raised some concern about how close we're building to the historic buildings.

The seating capacity of performing arts venue on the site plan shows 9,000, but is actually closer to 4,000. A firm has been engaged (Hitchcock) for park & rec area who'll also help w/ performing arts venue.

Dirt will be moved from the marina area to build up the bike path / levy (which will also be used for storm water management).

It was asked if we have a grant writer available to us? Mr. Randol stated not currently, and Ms. Lee stated she can help the writer as someone who's written grants.

IV. POW Structure

Ms. Lee asked regarding the POW structure, if the committee is aware of our discussion? Mr. Randol said not yet. Ms. Lee stated the POW structure in the back is in need of a tenant. Ms. Lee stated it's being considered as a multi-use space for meeting space and has reached out to groups; some interest but nothing official has been received yet. Ms. Travalini said maybe a museum would be a good use for it.

V. Monument at Entrance

Mr. Randol showed a photo of the rendering for the entrance and monuments.

Questions:

Proposed height and dimensions of the wall? It was stated that it may make sense to mimic the dimensions of the bridge walls, so it matches. This is unknown but will be sent to the board.

What will be in the center of the round-a-bout? Can the watch tower be moved and put in the middle of round-a-bout? Currently nothing is planned for the center.

Will anything else be written on the sign or just Fort DuPont? No, just Fort DuPont so as to keep it simple. It was suggested to have concrete behind the Fort DuPont sign like the cannons.

Does Del-Dot have any say on this? No, not on Fort DuPont's private property.

There was discussion as to the direction of the cannon, whether it should be pointing up or down.

Overall consensus was positive on the design.

VI. Adjourn

Meeting adjourned at approximately 5 pm.