# FORT DUPONT

## MASTER PLAN 2024

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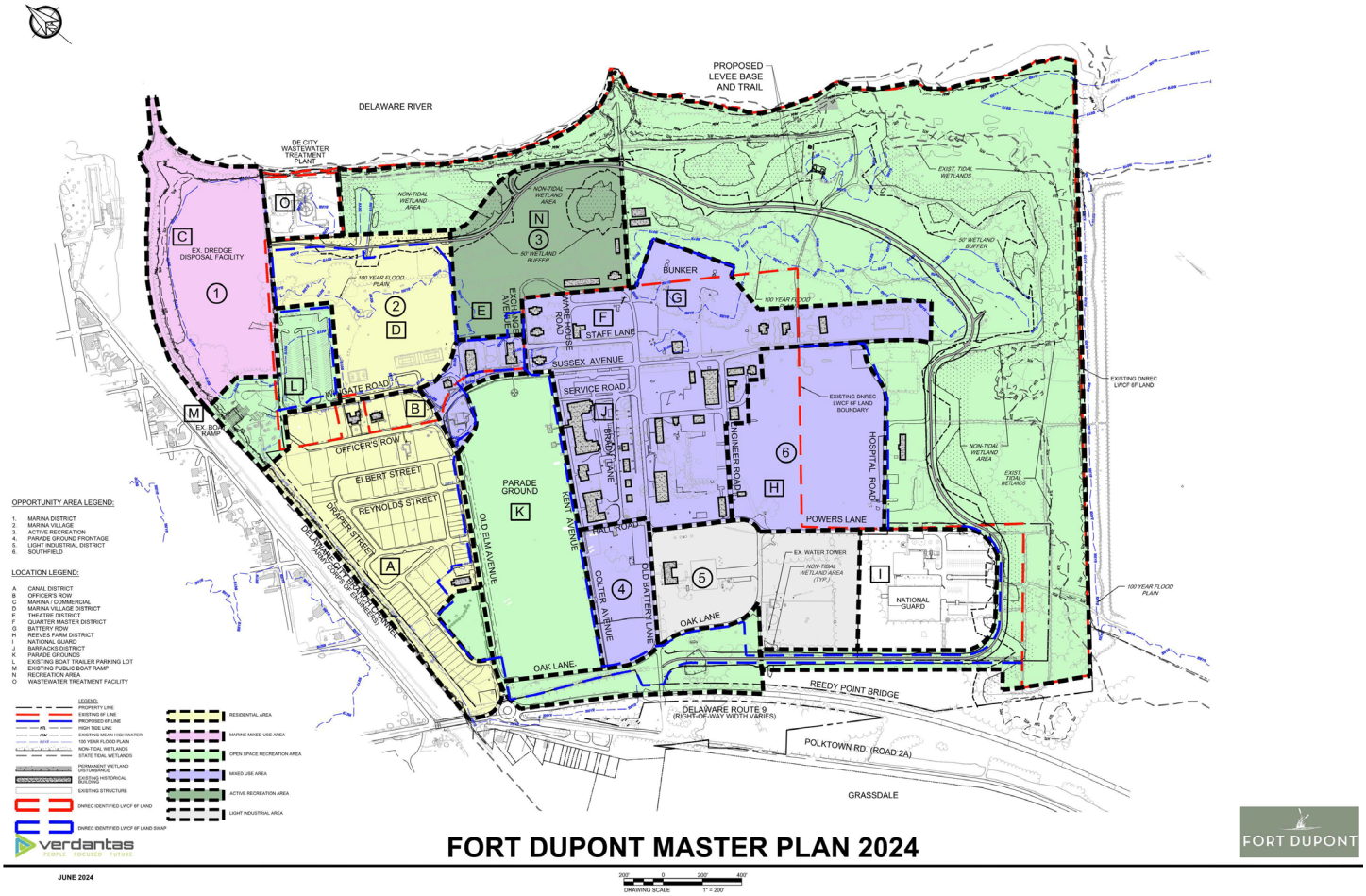


## PREPARED BY:

**Fort DuPont Redevelopment and Preservation Corporation**
**Land Use Planning Committee**
August 2024

# Fort DuPont Redevelopment and Preservation Corporation Board of Directors and Land Use Planning Committee

## BOARD OF DIRECTORS

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**Hon. Shawn Garvin** – Secretary, Department of Natural Resources and Enviornmental Control (DNREC)

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**Michael Graci** – Fort DuPont resident; Appointed by Hon. John Carney, Governor

**Wendy Rogers** – Fort DuPont resident; Appointed by Hon. Peter Schwartzkopf, Speaker of the House of Representatives

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**Tim Konkus** – Delaware City resident

**Wendy Rodgers** – Fort DuPont resident

**Cecily Bedwell** – Delaware City resident

**Michael Lutz** – Delaware City resident

# Background: 2024 Master Planning Activities

## SINCE THE 19TH CENTURY FORT DUPONT, THE FORT DUPONT COMMUNITY HAS SERVED AS A BUSTLING MILITARY SITE ON THE MAJESTIC DELAWARE RIVER.

Now we have the rare opportunity of creating a new lifestyle-based community that builds on its historical roots, designed around the water and great outdoors. In addition to the restoration of historic homes and commercial buildings, Fort Dupont will include new residential construction, and recreation and park amenities.

In 2014, the Delaware General Assembly created the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) for the purpose of preserving the Fort's historic assets and revitalizing the campus through new development and adaptive reuse. All of the real estate associated with Fort DuPont was transferred from the State of Delaware to the Fort DuPont Redevelopment and Preservation Corporation (FDRPC).

A master planning effort was kicked off in the fall of 2012 and included broad community and stakeholder input. The result was the first master plan for Fort DuPont, which was known as the "Sasaki Plan" after the consultant that prepared it. This plan guided the development and preservation of the campus and its infrastructure for almost a decade. The master plan was frequently changed through a series of rolling amendments during this time reacting to changing market conditions and other opportunities.

In June of 2023, the FDRPC Board determined that it was time to reevaluate the master plan and reconsider some of the original assumptions for redevelopment based on current market conditions. The Board formed the Land Use Planning Committee and charged it with updating the master plan. The Committee met between September of 2023 and June 2024. They considered progress on the campus since the inception of the FDRPC, environmental conditions, climate resiliency, market conditions and future opportunities for redevelopment and preservation on the campus. The resulting plan is detailed in this document and the attached maps.

The Fort DuPont Master Plan 2024 was presented to the Delaware City Planning Commission on July 1, 2024, then shared with the Delaware City, City Council on July 15, 2024. A public workshop was held for the community on July 24, 2024. After considering comments received and revising the plan accordingly the FDRPC Board approved the Fort DuPont Master Plan 2024 at their regular meeting of August 14, 2024.

# Mission, Vision and Key Principals

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) prepared a Strategic Plan in 2023 with the assistance of the Delaware Alliance for Nonprofit Advancement (DANA). The process took many months and involved extensive stakeholder and community engagement. As a result of this planning process, the FDRPC has adopted the following mission and vision statements:

## MISSION:

Building a vibrant legacy: Fort DuPont Redevelopment and Preservation Corporation is dedicated to revitalizing the Fort DuPont Campus with a focus on preserving our shared history, healing the environment, developing residential and recreational spaces, and providing economic opportunities. Together, we aim to enhance our community's charm, prosperity, and quality of life.

## VISION:

Fort DuPont Redevelopment and Preservation Corporation contributes to making Delaware City a dynamic destination, captivating new businesses, residents, and historical and cultural tourists. With a vibrant community and historical heritage, our city thrives along Delaware's scenic byway, offering prosperity, inclusivity, and enriching experiences for all.

This land use planning effort uses the FDRPC's mission and vision as guidance to evaluate the current master planning efforts and future opportunities for development, redevelopment and preservation on the Fort DuPont campus. The Land Use Planning Committee developed some Key Principals through the 2023-2024 efforts to re-envision the campus master plan. These Key Principals should guide future preservation, redevelopment and development on the campus:

## KEY PRINCIPALS:

- Environmental stewardship and climate resiliency.
- Preservation of historic structures and landscapes through adaptive re-use.
- Mixed use development and redevelopment of historic core of the campus.
- Enhance access to the water.
- Preserve and enhance view-sheds from the campus to the water.

# Environment and Climate Resiliency

## OVERVIEW OF CAMPUS LOCATION AND ENVIRONMENTAL FEATURES.

The location of the Fort DuPont campus is located in Delaware City, DE, and is bounded by the Branch Canal and the Delaware River. Prominent natural features campus location and environmental features include:
1) River and canal shoreline on two sides of the property;
2) Woodlands covering the majority of the shoreline on the southside and the south eastern property line; and
3) Wetlands, including both tidal and non-tidal wetlands which are present along the southern shoreline and the southeaster property line. Both tidal and non-tidal wetlands are protected under the Delaware Wetlands Act (7 Del. Code, Chapter 66) and the state's Wetlands Regulations (7 DE Admin. Code 7502). A 50 ft wetlands protection buffer surrounds these areas. In addition, roughly 90 percent of the campus is located in the Federal Emergency Management Agency (FEMA) flood zone. Portions of the campus around the shoreline are in the 100-year floodplain zone, as well.

## BROWNFIELDS.

Another major environmental factor concerning the campus is the presence of brownfields. As defined by the Environmental Protection Agency (EPA), a brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The entire Fort DuPont site has been deemed a brownfield, thus requiring assessment at a minimum, followed by possible cleanup, if so determined to be necessary.

Currently, the Fort has been utilizing brownfields funds provided through the Delaware Department of Natural Resources and Environmental Control (DNREC) for remediation of the camps. One of the first steps in the brownfields process is identifying the 'operable units' on the site. Brownfields sites are divided into a number of distinct areas depending on the complexity of the problems associated with the site. These areas, referred to as 'Operable Units' (OUs), may address geographic areas of the site, specific site problems, or areas where a specific action is required. An example of a typical OU could include removal of drums and tanks from the surface of a site.

Under the DNREC funding, there are 12 OUs on the Fort DuPont campus. These cover roughly 40 percent of the campus. Three of these OUs have received their Certificate of Completion of Remedy and are therefore fully cleared for any possible development. The Marina District is of particular note, as it is undergoing further hot spot delineation to determine levels of arsenic in the soil. The remaining OUs are at various stages of remediation.
To date, FDRPC has received $700,000 from DNREC's Brownfields funding. Because there is still a large portion of the campus that has not been cleared of possible contamination, FDRPC is exploring funding opportunities for remediation for the remediation of the remaining campus through the U.S. Environmental Protection Agency (EPA).

## CLIMATE RESILIENCY.

Coastal communities and ecosystems around the world are expected to face increasing threats from coastal flooding events over the coming decades. This is of particular concern along the Delaware Bay coastline, which occupies a region of rapid relative sea level rise (RSLR) and is expected to experience more frequent and severe coastal storm events. At Fort DuPont numerous efforts are being made to address climate-related challenges. In regards to construction, all residential development, either new-construction of rehabilitation of existing structures must be elevated above the floodplain. Any commercial development must require appropriate flood management plans and upgrades.

FDRPC is also making efforts to improve stormwater management on the campus. The current system is in need of system upgrades. FDRPC has contracted with Verdantas, the Fort's engineering firm, to undergo an examination of the stormwater management system and explore possible federal funding sources for the necessary improvements. Another unique design feature under considering is the inclusion of an elevated bike and pedestrian path encircling the majority the campus. Although, the proposed trail will not meet FEMA levee standards, it could provide added protection against flooding and other natural disasters. Design considerations are being made due to construction costs and the presence of the National Guard on the campus and a need to circumvent their property.

Being that carbon emissions are the number one contributor to climate change, FDRPC is also committed to exploring energy efficiency strategies. For example, FDRPC has been approached by Energize Delaware to study the possibility of becoming its own electric microgrid. An electric microgrid is a small, self-contained energy system that can operate independently from the main power grid. It's made up of interconnected loads and distributed energy resources that act as a single controllable entity with respect to the grid. Microgrids can connect and disconnect from the grid to operate in either grid-connected or island mode. FDRPC, along with Energize Delaware, will analyze the ability to fit both solar and/or wind on campus.

## LANDSCAPING AND OTHER COMMUNITY FEATURES.

FDRPC has implemented a number of new, land management tactics. This includes a focus on planting only native plants and trees, a tree replacement planting policy of two plantings for every one removal, and the use of pollinator gardens.

Lastly, FDRPC offers a community garden on-site to residents of the campus to reduce food costs and car emissions for traveling to purchase fresh food. Currently, there are no supermarkets and any commercial stores to purchase fresh produce in Delaware City. Therefore, FDRPC saw an opportunity with a variety of benefits in offering a community garden. The purpose of the community garden is not only to allow residents to grow their own food, but also to help create a sense of community among neighbors. Plans to expand the community garden are being developed.

# Master Plan Overview

The original master plan for the Fort DuPont campus envisioned a mixed-use community including new development as well as the preservation and adaptive re-use of historic structures. The plan sought to revitalize the historic core of the fort with commercial, residential, and light industrial uses that included some infill development designed to fit in with the architecture and character of the Fort's historic fabric.

## PROGRESS SINCE 2014

**Officers Row** – subdivided into 14 lots. Six housing units have been restored by FDRPC and 4 single-family new construction units have been developed. One lot is still for purchase. All new construction must meet Fort DuPont design and historical preservation design guidelines and standards.

**Administration Building** – building has been restored and repurposed and is currently utilized as the FDRPC's administration office. .

**Canal District** – consisting of 62 lots, with 21 single-family homes and 41 townhomes. All lots have been developed and sold.

**The Chapel** – representing one of the most valuable buildings on campus. The chapel has received a new roof, restoration of windows, landscaping and a paved parking lot. Plans are to finish repurposing the chapel as a community center for meetings, weddings and special events.

**Theater District** – includes two of the most prominent buildings on campus, the theater and the post exchange. These two buildings have undergone minor facade improvements with long-term plans for redevelopment and re-use.

**Quartermaster District** – four high-quality brick duplexes have been renovated and modernized for residential use. All four of these units have current tenants.

**Old Battery Lane** –two duplexes have been redeveloped for residential use. Currently, the sites are undergoing land improvements. Upon completion, these units would be marketed as rental units. Opportunities to redevelop an additional set of duplexes exist. The reuse of the bakery and quartermaster's storehouse are in discussion. The storehouse would be repurposed for condo units and the bakery for a commercial project.

**Barracks District** – the Paynter building, Tildon building, and Band Barracks have had minor building improvements. The promenade has been fully remediated, with a 'meadow' feature to allow for native plant growth.

**Marina Village** – the proposed Marina Village residential project is in due diligence and approvals. A special use permit was granted by the Delaware City Council. Additional approvals are needed from a variety of sources. Brownfield remediation needs to be concluded, as well.

**Entranceway Project Completed** – a major capital project at the entranceway to the Fort DuPont campus was completed in March 2023.

A variety of other buildings on campus have received minor building improvements. The campus footprint has also shrunk from its original acreage, roughly by 136 ac +/- due to the sale of a piece of property. As of this writing, this property sale is in active litigation in the Delaware courts.

## UTILITY INFRASTRUCTURE

On campus, sewer services are provided by New Castle County (NCC). The pump stations are located on-site and are maintained by NCC. Generated backups are located on campus, as well. The campus also features a waste water treatment plant, owned by NCC. The plant is located on the eastern edge of campus. Currently, it is assumed that the plant will remain at this location.

Water services are provided by Artesian. There is a physical water tower located in the 'Light Industrial District' of the campus. Although FDRPC owns the land the water tower is located on, the actual tower is owned by Artesian. However, there may be an opportunity to consider updating the physical appearance of the water tower (e.g. painting, logo placement, American flag display, etc).

The historic core of the campus operates on a legacy stormwater management system, developed in the 1940-50s. There is an extensive underground stormwater management system, featuring a pump house, that is vitality important to the flood-prone campus. Water from the pump house is pumped across the promenade to the Branch Canal. However, as noted earlier in the document, this system is in need of substantial upgrades.

In the Canal District, a new stormwater management system was engineered and installed during construction. The district now features a variety of new stormwater management, including bioretention basins. Bioretention basins are landscaped depressions or shallow basins used to slow and treat on-site stormwater runoff. Five (5) are planned on campus and range in completion status.

**Bioretention Basin 3 – Early Stages**

**Bioretention Basin 2 – Partial Completion**

**Bioretention Basin 1 – Fully Completed**

Electricity infrastructure varies by district on the campus. In the Canal District, all residents are individually metered to Delmarva Power. However, the remainer of the campus is only on one meter. FDRPC must individually bill each user every month, expending extensive staff time doing monthly readings. This current system has a lot to be desired. Therefore, FDRPC is exploring options with Energize Delaware to determine if the campus would be an appropriate site for an electric microgrid system, as previously discussed in this document.

# Fort DuPont Master Plan 2024

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## KEY PRINCIPLES:

- Environmental stewardship and climate resiliency.
- Preservation of historic structures and landscapes through adaptive re-use.
- Mixed use development and redevelopment of historic core of the campus.
- Enhance access to the water.
- Preserve and enhance view-sheds from the campus to the water.

## FUTURE LAND USE AREAS

The following future land use areas were developed to provide guidance to the Board and others regarding development and redevelopment on the campus.

**Residential Area:** This land use category is to be comprised of mostly residential land uses, including single-family detached, townhomes, multi-family units such as apartments or any combination. The Master Plan places the Canal District of new single family detached and townhomes in the Residential Area. Also included is the Marina Village Opportunity Area, which is currently vacant land but proposed to be a new residential development. Officers Row, comprised of a combination of revitalized historic homes as well as new infill residential housing is also included. Finally, the Residential Area contains vacant townhome lots along Old Elm Avenue which can be developed in the future.

**Marine Mixed-Use Area:** This land use category is to encourage commercial, residential, hospitality and other uses while providing access to and views of the Branch Canal and the Delaware River. Marinas and water access are encouraged in this land use category. The Master Plan assigns this area to the Marina District Opportunity Area. See the next section for more details.

**Open Space/Recreation Area:** The intent of this land use area is to preserve and protect sensitive environmental features on the campus, including shorelines, woodlands and wetlands, while also enabling the access to and use of these areas for recreational purposes. This land use category is also assigned to more formal recreational open space areas on the campus to signal their protection and continuous use as open space features. The Master Plan assigns this category of land use to the Parade Grounds and the existing boat ramp, as well as to the large areas of shorelines, wetlands, woodlands and floodplains on the campus along the Delaware River and along the southern portion of the campus.

**Mixed Use Area:** The mixed-use area is intended to encourage adaptive re-use and infill development in the core of the campus. Historic structures should be preserved. New development should be constructed on in-fill sites in compliance with architectural standards so that it is compatible with the character of the historic areas of the campus. A variety of land uses are expected, including residential, commercial, institutional, recreational, and active "maker" spaces such as art galleries and studios and the like. The goal is a diverse, walkable urban campus environment that provides employment and services for residents and visitors. The central core of the campus is assigned this land use. There are also two significant Opportunity Areas in this category, the Parade Ground Frontage and South Field. See the next section for more details.

**Active Recreation Area:** This land use category is intended to reflect an area where active and passive parks and recreational amenities can be located. These amenities may include facilities and fields for sports and active play, and also facilities like lawns, gazebos and amphitheaters. The Master Plan identifies this land use for one Opportunity Area in the central part of the campus near the Delaware River, see the next section for more details.

**Light Industrial Area:** This area is suitable for light industrial uses such as warehousing, storage, very light manufacturing, and public and private utilities. The Master Plan assigns this land use category to one Opportunity Area including the existing cold storage warehouse and some adjacent lands, see the next section for more details.

**Please note:** All new construction on campus must adhere to the Fort DuPont Design and Historic Preservation Guidelines and Standards. These guidelines are available on the Fort DuPont website at: http://fortdupont.org/residents.

# Opportunity Areas

The master planning effort identified six Opportunity Areas. These areas are defined as portions of the campus that have future opportunities for development and redevelopment. The Land Use Planning Committee focused its efforts on discussing the future of these areas and how they should be developed in the future to enhance the campus and create a true mixed-use community where one can live, work and play. Below is a discussion of each area.

## AREA 1: MARINA DISTRICT
### FUTURE LAND USE: MARINE MIXED-USE

**Narrative:** Currently these lands are the site of a dredge spoil pile owned by the US Army Corps of Engineers. FDRPC is working to acquire this parcel. Should this parcel be acquired the future use will be mixed use and water access. The previous master plan envisioned this as a full-service marina and commercial district with water access and views. While the original vision may prove to be infeasible due to costs and other factors, the FDRPC should explore alternative methods to provide water access and some marina facilities that will serve as a community amenity and a catalyst for new commercial activities on the site such as restaurants, retail, and possibly lodging. Some residential uses, such as condos above retail, should also be explored in this area. This area should be designed around water access, both physical and visual, and contain amenities that draw residents and visitors to enjoy the water views. A riverwalk and other public amenities have been proposed.

**Other Considerations:** The property must be acquired by FDRPC from the Army Corps of Engineers.

The dredge spoil site use must be relocated. In other words, a new location for dredge spoils must be identified.

The spoil materials currently on the site must be relocated to allow for site grading and construction of new marine and commercial uses.

## AREA 2: MARINA VILLAGE
### FUTURE LAND USE: RESIDENTIAL

**Narrative: T**his site is proposed to be a future residential development containing 160 stacked townhouses. The FDRPC is under contract with a developer for this project, and is seeking to obtain the necessary approvals and entitlements to complete the sale and allow the development to proceed. In order to continue in good faith as per the contract the future land use will be residential and the approval process will continue. However, there are some challenges with gaining approvals from various federal, state and local agencies. Should the currently proposed plan fail to obtain approvals the FDRPC should carefully evaluate assumptions and expectations about the site. A different residential proposal may be appropriate to consider at that time, or the FDRPC can consider other uses and revise the master plan accordingly. Any future residential, or other, development should focus on urban and landscape design that prioritizes community open space and view sheds to the river.

**Other Considerations:** Good faith efforts to obtain approvals will continue.

Federal 6F protections on the land must be altered prior to any future use of these lands other than recreation or open space.

Environmental remediation of brownfields and “charging” the site to bring the grade above floodplain are necessary to make this a developable site.

Should the current proposal not come to fruition, ensure new design includes community open space and views to the river.

## AREA 3: ACTIVE RECREATION
### FUTURE LAND USE: ACTIVE RECREATION

**Narrative: T**his portion of the campus is centrally located between the historic mixed-use core and the more natural open spaces areas along the Delaware River and the southern portions of the campus. It has been identified in the previous master plan as a location for active recreational amenities and a more structured outdoor recreational space. There have been some plans already created which envision a community gathering space and recreational area with pavilions, sports courts, more structured trails and sitting areas among other amenities. This area also includes the lands behind the theater and PX buildings, an area that may lend itself to a larger amphitheater and/or a flexible open space capable of hosting a variety of events and performances. This area also can serve as a trail head with access to the proposed bicycle trail and other trails through the campus's natural areas.

**Other Considerations** Revisit and finalize the park planning study that has been started. Engage the community to determine which alternative plan and amenities are desired.

Coordinate park design and construction with the proposed bike trail and levee.

## AREA 4: PARADE FRONTAGE
### FUTURE LAND USE: MIXED USE

**Narrative:** This parcel is approximately 18.5 ac +/- that fronts on the parade ground. This site is large enough to construct a new building or buildings that mimic the three-story Paynter building in mass and square footage. The architectural design and massing of any new building(s) will be an important consideration because of the prominent location fronting on the parade ground, which is the campus's signature open space and defining feature. The use any future building will depend on market conditions at the time, so this master plan identifies these lands as mixed use. In keeping with the pattern of the historic core of the campus, the uses may include residential, office, or commercial uses and possibly all three in the same structure. It is also noted that this area is the low spot on the campus and that stormwater management infrastructure is present that will need to be preserved and enhanced as a part of the site design for new construction.

**Other Considerations** Architectural design and massing will be very important.

Complete stormwater management design and possibly even construction before considering new building design and location. In other words, ensure that there is enough room on the site for stormwater management first and then design the buildings accordingly.

## AREA 5: LIGHT INDUSTRIAL DISTRICT
### FUTURE LAND USE: LIGHT INDUSTRIAL

**Narrative:** This area of the campus currently includes a variety of light industrial uses. The northern most of the two parcels contains an office building and cold storage warehouse. These structures are currently used by the State of Delaware Government Support Services, but that organization will soon vacate these structures once their new facilities are available. The southernmost parcel includes a water tower owned by Artesian (and used for the campus water supply) and several small structures used for storage. The intent for this area is the continue the light industrial uses that are currently in place, notably the cold storage warehouse. The FDRPC intends to maintain that structure as-is and lease it once GSS vacates it. This will provide an important income stream for FDRPC. In addition, there is enough available land in this area to support the construction of additional small-scale light industrial or storage related land uses. This may provide additional income streams for the FDRPC and provide the possibility of some employment on the campus. This area is adjacent to the Delaware National Guard facility, which will remain. Light industrial and storage land uses will be compatible with that facility and the location in the southwest corner of the site will concentrate truck traffic in this area.

**Other Considerations** This area is in a low spot on the campus and as such stormwater management should be considered as a part of any plans to build additional structures.

Only light industrial uses should be considered for this site. The location of this area is near the mixed-use core of the campus which includes residential uses. As such, only uses which do not have significant traffic, noise, dust and emissions should be considered. Warehousing and storage are obvious examples of the type of light industrial

uses acceptable. Small scale manufacturing, workshops, repair, or contractors' establishments may be acceptable as well.

Design guidelines should be applied to any new development so that light industrial structures are compatible with the architecture of the site.

## AREA 6: SOUTH FIELD
## FUTURE LAND USE: MIXED USE

**Narrative:** The South Field is perhaps the largest potential site for new development left on the campus. It is similar in size to the Marina Village area. It is directly adjacent to the historic structures that make up the mixed-use core, and bordered by the Light Industrial District to the west and environmentally sensitive open space areas to the south. More than half of the South Field is currently protected by the Federal 6F protections, which limit the land use to open space and recreation. The current proposal for a revised 6F boundary still impacts roughly a third of the developable area of the site. The Land Use Planning Committee considered a number of potential uses for this site, including exclusively residential (similar to Marina Village) and light industrial (consistent with the original master plan). The committee felt that the best future use will be a mixed-use plan that contains a variety of commercial and residential uses, designed to mimic and enhance the historic mixed-use core of the campus. This approach will be harder to market and require a more creative development approach. However, the committee feels that this is the best chance to enhance the quality of the campus core and lead to a campus filled with unique and diverse uses.

**Other Considerations** In order to ensure that new development on the South Field contributes to the historic character of the campus's mixed-use core, careful urban design and architectural design will be important.

A design charrette and market study to consider infill opportunities in the core and new development opportunities on the South Field would enhance the marketability of the campus.

The current 6F protections will limit new development to a very small portion of the South Field. Revising the 6F protection areas on the campus will be a prerequisite to marketing the site for development.

# Conclusion and Next Steps

The 2024 update to the Fort DuPont Master Plan was developed by the Land Use Planning Committee and is guided by a set of key principals. The master plan implements these Key Principals by:

**Environmental stewardship and climate resiliency.** The Master Plan identifies and protects core open space areas and amenities including the Parade Ground and the boat ramp. The plan also protects the shoreline of the Delaware River and the associated woodlands and wetlands along the eastern and southern portions of the campus. The plan also addresses climate resiliency efforts, including the elevated bicycle trail, stormwater management improvements and future consideration of renewable solar energy for the campus.

**Preservation of historic structures and landscapes through adaptive re-use, and mixed-use development and redevelopment of historic core of the campus.** Throughout the master planning process the campus's historic buildings and landscapes were identified as among its most important assets which identifies its sense of place. The Master Plan identifies the central core of the campus and the buildings in it for preservation and adaptive re-use. It is recognized that the historic structures provide tremendous opportunities for redevelopment because of their character, but that they also present challenges based on their age, condition, and original configuration. The plan addresses this by encouraging a mixture of uses in a compact, walkable setting in the core of the campus enabling flexibility when responding to the market for new uses. Historic structures throughout the campus are to be similarly preserved and redeveloped, and infill development is to be architecturally consistent with the historic character of the campus.

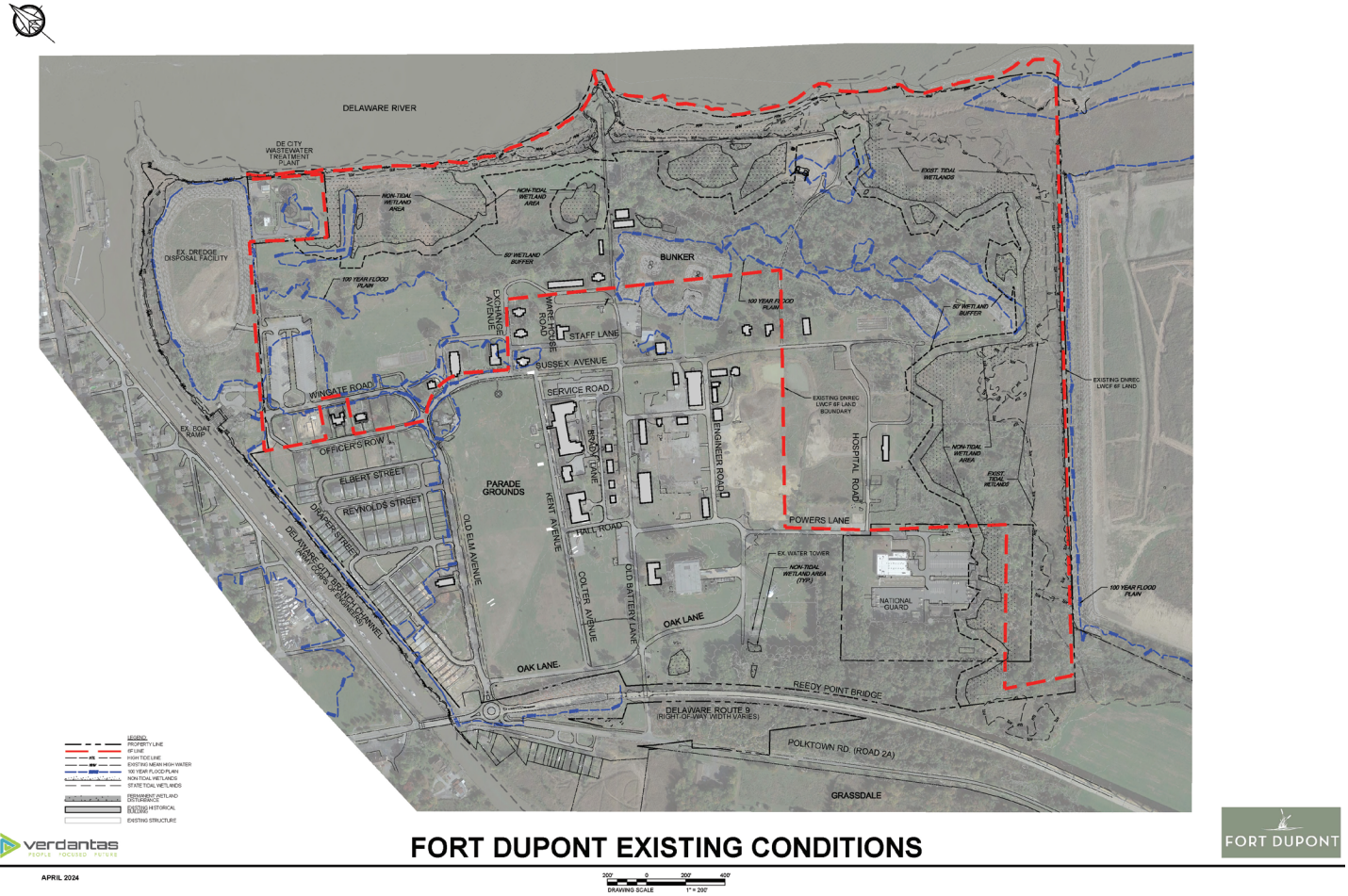
**Enhance access to the water and preserve and enhance view-sheds from the campus to the water.** The Land Use Planning Committee identified access to the water as one of the greatest unrealized opportunities on the campus. The campus is situated with the Branch Canal to the north and the Delaware River to the east, and although it contains a boat ramp there is no direct access to the water. The master plan identifies the Marina District as an important opportunity to provide marina amenities and public open space to allow access to the Branch Canal as well as the Delaware River. In addition, the centrally located Active Recreation area will serve as a trail head and provide access to the trail system and shoreline access along the Delaware River. Views to the river were also important to the committee, and the master plan encourages urban design strategies that allow views of the water. This is particularly important in the design of the Marina Village area and in any redesign of residential uses in the Marina Village area. In addition, the elevated bicycle and pedestrian trail is expected to provide some views of the water.

## NEXT STEPS

- Board approval of this Master Plan.
- Subdivision of the campus, to allow for sale or transfer of individual parcels and structures as opportunities for re-use and development arise.
- Continue to pursue critical infrastructure projects on the campus to ensure that the Opportunity Areas are ready for development, redevelopment and adaptive reuse. Important projects in the short to medium term are:
- Bicycle and pedestrian trail
- Stormwater management improvements
- Canal revetment
- Sewer infrastructure and road improvements, Old Battery Lane.
- Continue to seek new uses for historic structures and infill on vacant lots throughout the campus.

This master plan will be in effect at the discretion of the Board of Directors of the Fort DuPont Redevelopment and Preservation Corporation. This master plan may be changed or amended in the future by the Board.

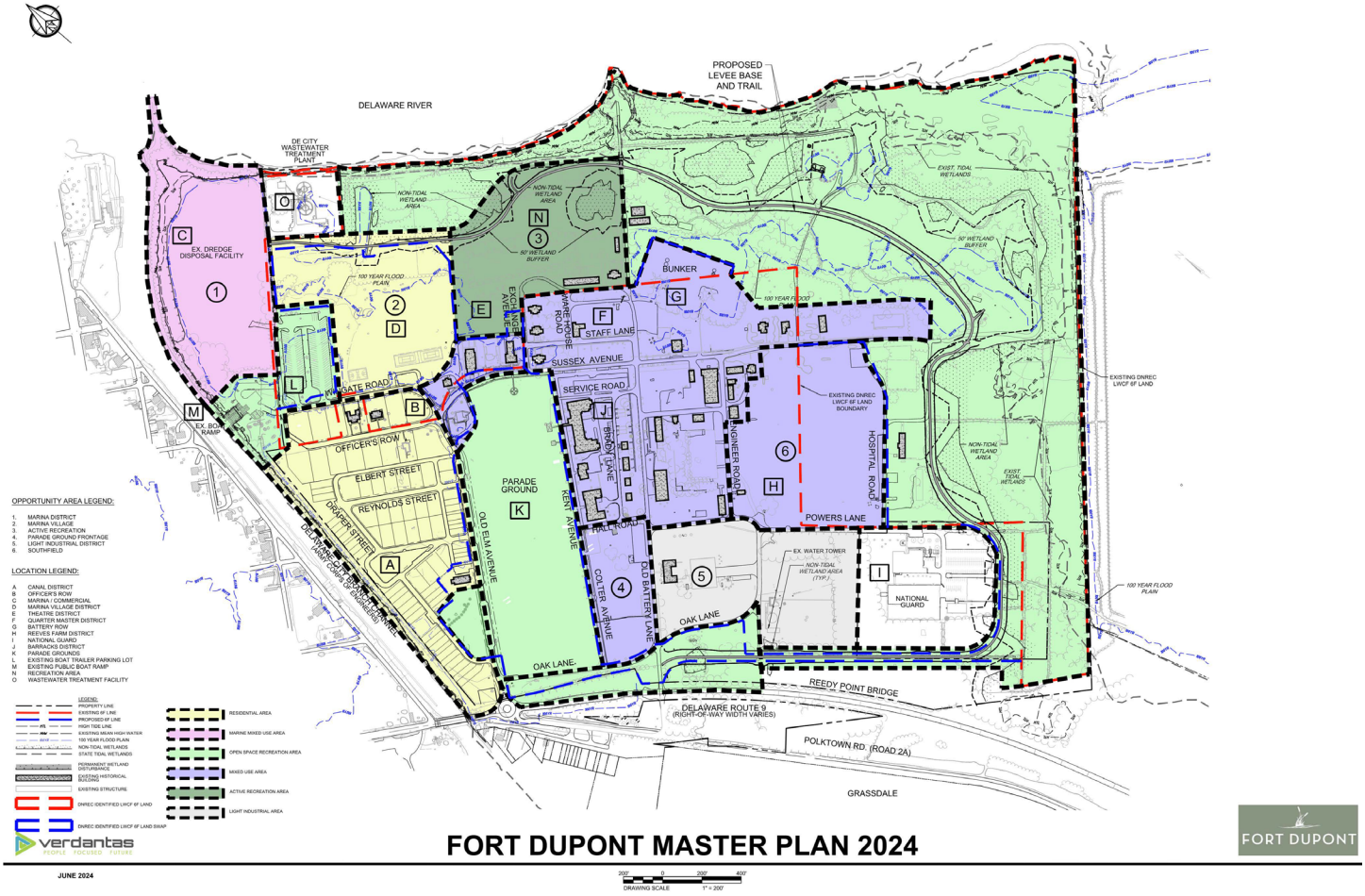
# EXISTING CONDITIONS MAP




## FORT DUPONT EXISTING CONDITIONS

APRIL 2024

DRAWING SCALE 1" = 200'


PROPOSED LEVEE BASE AND TRAIL
DELAWARE RIVER
DE CITY WASTEWATER TREATMENT PLANT
EX. DREDGE DISPOSAL FACILITY
NON-TIDAL WETLAND AREA
50' WETLAND BUFFER
100 YEAR FLOOD PLAIN
EXCHANGE AVENUE
WAREHOUSE ROAD
BUNKER
STAFF LANE
SUSSEX AVENUE
SERVICE ROAD
KINGGATE ROAD
OFFICER'S ROW
ELBERT STREET
REYNOLDS STREET
DRAPER STREET
BROWN LANE
PARADE GROUND
OLD ELM AVENUE
KENT AVENUE
ENGINEER ROAD
HOSPITAL ROAD
EXISTING DNREC LWCF 6F LAND BOUNDARY
EXIST. TIDAL WETLANDS
EXISTING DNREC LWCF 6F LAND
POWERS LANE
EX. WATER TOWER
NON-TIDAL WETLAND AREA (TYP.)
NATIONAL GUARD
OLD BATTERY LANE
COLTER AVENUE
OAK LANE
REEDY POINT BRIDGE
DELAWARE ROUTE 9 (RIGHT-OF-WAY WIDTH VARIES)
POLKTOWN RD. (ROAD 2A)
GRASSDALE
OPPORTUNITY AREA LEGEND:
1. MARINA DISTRICT
2. MARINA VILLAGE
3. ACTIVE RECREATION
4. PARADE GROUND FRONTAGE
5. LIGHT INDUSTRIAL DISTRICT
6. SOUTHFIELD
LOCATION LEGEND:
A CANAL DISTRICT
B OFFICER'S ROW
C MARINA / COMMERCIAL
D MARINA VILLAGE DISTRICT
E THEATRE DISTRICT
F QUARTER MASTER DISTRICT
G BATTERY ROW
H REEVES FARM DISTRICT
I NATIONAL GUARD
J BARRACKS DISTRICT
K PARADE GROUNDS
L EXISTING BOAT TRAILER PARKING LOT
M EXISTING PUBLIC BOAT RAMP
N RECREATION AREA
O WASTEWATER TREATMENT FACILITY
LEGEND:
PROPERTY LINE
EXISTING 6F LINE
PROPOSED 6F LINE
HIGH TIDE LINE
EXISTING MEAN HIGH WATER
100 YEAR FLOOD PLAIN
NON-TIDAL WETLANDS
STATE TIDAL WETLANDS
PERMANENT WETLAND DISTURBANCE
EXISTING HISTORICAL BUILDING
EXISTING STRUCTURE
DNREC IDENTIFIED LWCF 6F LAND
DNREC IDENTIFIED LWCF 6F LAND SWAP
RESIDENTIAL AREA
MARINE MIXED USE AREA
OPEN SPACE RECREATION AREA
MIXED USE AREA
ACTIVE RECREATION AREA
LIGHT INDUSTRIAL AREA
verdantas
PEOPLE FOCUSED FUTURE
FORT DUPONT MASTER PLAN 2024
JUNE 2024
DRAWING SCALE
1" = 200'
FORT DUPONT

# Appendices

## LAND USE PLANNING COMMITTEE MINUTES

2024-5-23 Meeting Packet

2024-3-26 Meeting Packet

2024-2-27 Meeting Packet

2024-01-23 Meeting Packet

2023-10-24 Meeting Packet

2023-09-26 Meeting Agenda

## DELAWARE CITY PLANNING COMMISSION

2024-7-1 – Meeting Agenda

## DELAWARE CITY COUNCIL

2024-7-15 Meeting Packet

## FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION BOARD MINUTES

2024-08-14 Board approval of Fort DuPont Master Plan 2024