



FORT DUPONT

# Request for Expression of Interest for Redevelopment – Prequalification

Issued by the Fort DuPont Redevelopment and Preservation  
Corporation

April 2026

# Request for Expression of Interest for Redevelopment – Prequalification

## Vision Statement

South Field Vision: FDRPC seeks a development partner to advance a design competition for a context-sensitive, mixed-use neighborhood anchored by missing middle housing. The preferred housing program includes duplexes, triplexes, fourplexes, cottage courts, townhomes/rowhomes, small walk-up buildings, and/or live/work units at a scale that complements the Fort DuPont campus. Submissions should demonstrate how the housing strategy supports walkability, a strong public realm, and an implementable phasing plan that includes early adaptive reuse opportunities where feasible. FDRPC strongly prefers teams that include, or formally partner with, an experienced affordable housing entity to help structure and steward mixed-income outcomes (rental and/or ownership) and to preserve affordability over time. Proposals should include a targeted number of units affordable to households earning approximately 80%–120% of Area Median Income (AMI). Not all units are required to meet this range; however, submissions should clearly state the proposed unit count and the mechanism used to achieve and preserve affordability for the targeted units. Teams should also identify opportunities for adaptive reuse of historic buildings located within the South Field project area, integrating those assets into a walkable neighborhood framework and phasing strategy. The end goal is to have South Field substantially entitled and under active phased implementation by 2031, with measurable progress toward delivery of the planned mixed-use neighborhood.

*Definition – Missing Middle Housing: For purposes of this document, “missing middle housing” means house-scale, neighborhood-compatible multi-unit and attached housing types that fall between detached single-family homes and larger apartment buildings. Examples include duplexes, triplexes, fourplexes, cottage courts, townhomes/rowhomes, small walk-up buildings, and/or live/work units—typically 2–3 stories—with an emphasis on walkability and a strong public realm.*

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# 1. Introduction

## 1.1 General Description

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) invites responses from qualified development teams interested in participating in a design competition for the implementation of an approved Land Use Master Plan for Fort DuPont. This competition will focus on a key development area of the Fort DuPont campus known as the 'South Field' project area and is 15.82 +/- acres. South Field also includes historic building resources; proposals should consider adaptive reuse where feasible and integrate these buildings into the overall mixed-use neighborhood concept.

This submission will be the first step in a two-phase selection process. Information gathered through this initial submission will assist the FDRPC in identifying a short-list of firms who will be invited to participate in a design competition, where they will present preliminary concepts, credentials, and implementation approaches.

The team with the winning proposal will be asked to provide a turnkey proposal for site development in partnership with the FDRPC to execute the selected scheme.

FDRPC's competitive solicitation for a development partner for South Field is informed by proven models where public or mission-driven landowners use a structured competition process to generate feasible housing concepts—particularly missing middle and workforce-oriented housing—and then advance those concepts toward developer procurement and delivery. Precedents include public-sector infill efforts such as NYC HPD/AIA New York's "Big Ideas for Small Lots," Los Angeles' "Small Lots, Big Impacts," and broader competition-as-procurement frameworks like C40's Reinventing Cities, along with missing-middle initiatives such as the Chicago Architecture Center's Missing Middle Infill work. Additional precedent examples and references are provided in Appendix G (Precedents).

## 2. Site and Historic Context

### 2.1 Background and History

Located in Delaware City, Delaware, the historic Fort DuPont campus is a 215-acre former military installation undergoing a transformative redevelopment into a vibrant, mixed-use community. The Land Use Master Plan, developed through a collaborative process involving staff, board members, and the public, outlines a vision that balances historic preservation, economic development, environmental stewardship, and community revitalization.

South Field is an approximately 15.82-acre development area and the campus's largest remaining site for new construction, immediately adjacent to Fort DuPont's historic mixed-use core. It is physically framed by the established campus street network and transitions at its edges to the Light Industrial District to the west and environmentally sensitive open space to the south. The site's feasibility and design are shaped by two major constraints: Fort DuPont is bounded by the Branch Canal and the Delaware River, and much of the campus lies within FEMA flood zones, requiring resilient grading, stormwater, and flood-adaptation strategies; and the broader Fort DuPont property has been designated a brownfield, meaning environmental assessment—and potentially cleanup—may be required as part of development phasing.



South Field includes historic building resources that can serve as anchors for early activation and placemaking through adaptive reuse. Proposals should address how reuse and compatible infill work together; see Appendix C for building profiles.

In addition, portions of South Field are currently subject to federal 6(f)/6F protections that limit development. FDRPC anticipates these restrictions will be revised/removed to enable full build-out; however, this process will take time and may influence near-term phasing. The vision for South Field is a walkable, mixed-use district that complements the campus character and expands housing and economic opportunity for Delaware City.

### 2.2 Density and Zoning Baseline

To align expectations for South Field, FDRPC will evaluate proposals against Delaware City's zoning standards that regulate residential intensity through minimum lot area per dwelling/family for one- and two-family housing and dwelling-units-per-acre caps for multifamily. In general, these standards support

a range of missing middle densities (e.g., duplex and attached housing forms at higher densities than detached single-family), while final deliverable yield will be refined based on site design factors such as streets, stormwater, open space, and flood-resilient grading. A code-based density scenarios summary is provided in Appendix D.

## 2.3 Parcel Status and Boundary Definition

South Field is not yet a separate legal parcel. At present, the remainder of the Fort DuPont campus is held as one large parcel, and South Field is identified as a development area within that larger parcel. As the project advances, FDRPC expects to complete the parcel-out and boundary definition work (survey/legal description and any needed subdivision actions) in coordination with Delaware City and the selected development team. The final boundaries will be informed by due diligence and enabling steps, including 6(f) resolution, environmental assessment, and floodplain/stormwater planning. Respondents should assume a working project area of approximately 15.82 acres, subject to refinement through the parceling and entitlement process.

## 2.4 Existing Historic Buildings and Adaptive Reuse Opportunities

South Field includes a set of historic support structures that can serve as anchors for early activation and placemaking through adaptive reuse. Proposals should address how reuse and compatible infill work together, including how retained buildings help structure the public realm, define block edges, and support a walkable mixed-use district. Detailed building profiles, photos, and existing assessment excerpts are provided in Appendix C.

The structures identified for consideration include:

- **Building 064 – Coastal Artillery Corps Radio Tower / POW Guard Tower (Corner of Old Hospital Rd & Power Ln):** a highly evocative World War II-era resource that is currently threatened due to deferred maintenance; recommended for preservation/restoration and interpretive use.
- **Building 035 – Tool House (1916) (525 Engineer Rd):** a one-story wood frame support building in good condition with an open interior that should be retained in reuse planning.
- **Building 036 – Carpenter’s Quarters (1913) (1664 Maple Blvd):** a small wood-framed residence in good condition; recommended to be retained and continue as a single-family residence (or a compatible residential reuse).
- **Building 066 – Pontoon Repair Shed (prior to 1941) (503 Engineer Rd):** a small brick structure in good condition with limited reuse potential unless paired with nearby redevelopment; rehabilitation should return it to a more appropriate historic appearance and use.
- **Building 077 – Garage (c. 1941) (515 Engineer Rd):** a wood-framed support building in fair condition; recommended for retention with rehabilitation and further research into its historic appearance.
- **Building 081 – Fourteen Stall Garage (c. 1941) (519 Engineer Rd):** a one-story, six-bay building with stepped-gable masonry ends, wood siding, and multiple cargo doors. (No condition

assessment is currently available; summary information is drawn from the historic district nomination.)

**Expectations for respondents (concept level):** Teams should propose plausible reuse program(s) for the identified buildings, describe a high-level approach to rehabilitation and code/flood-resilience implications, and show how reuse elements integrate with the overall site framework and any phasing/sequencing concept (without requiring a detailed timeline).

## 2.5 FDRPC's Role

FDRPC was created by the Delaware Legislature to advance the redevelopment and long-term stewardship of the Fort DuPont Complex as a sustainable, mixed-use community of statewide significance. The General Assembly expressly recognized that Fort DuPont is an underutilized public asset with exceptional historic, natural, recreational, and economic potential, and that realizing this potential requires substantial capital investment, adaptive reuse of historic resources, and coordinated planning. Accordingly, the statutory purpose of FDRPC balances redevelopment with clear public obligations: preservation of National Register–eligible resources, maintenance of Fort DuPont as a public destination, concentration of redevelopment in defined areas compatible with historic landscapes, integration with the City of Delaware City, support for diverse “live-work-learn-play-and-visit” uses, and sustained community engagement.

To carry out this mission, FDRPC has been granted broad statutory authority to act in a planning and development capacity, including the power to acquire, hold, improve, lease, convey, and otherwise manage real property interests. This authority enables FDRPC to assume a wide range of roles in land development transactions, with substantial flexibility in structuring partnerships and allocating responsibilities. Depending on project needs and market conditions, FDRPC may act as landowner, master developer, co-developer, ground lessor, facilitator, or other participant, and may consider varied deal structures involving long-term leases, phased development, joint ventures, or other arrangements. All development activity remains subject to applicable Delaware environmental laws and local land use approvals, as the Fort DuPont campus has been annexed into Delaware City and is governed by municipal land use ordinances. Within this framework, FDRPC seeks innovative proposals that leverage its statutory flexibility to achieve financially viable projects aligned with Fort DuPont’s public purpose, preservation goals, and shared long-term vision.

- **Flexible Deal Structures:** Proposers are encouraged to present creative development and financing structures, including (but not limited to) long-term ground leases, phased development agreements, joint ventures, master development arrangements, or other public–private partnership models tailored to project objectives and market conditions.
- **Variable FDRPC Roles:** Depending on the proposal, Fort DuPont Redevelopment and Preservation Corporation may serve as landowner, lessor, co-developer, master developer, or facilitator, allowing responsibilities for capital investment, development, ownership, and operations to be allocated in ways that best support project feasibility and public outcomes.

- **Project-Specific Negotiation:** FDRPC anticipates negotiating transaction terms on a project-by-project basis, enabling alignment between financial viability, historic preservation requirements, infrastructure needs, and long-term stewardship of the Fort DuPont campus.
- **Regulatory Context:** While FDRPC has broad statutory authority, all proposals must comply with applicable State of Delaware environmental requirements and local land use approvals administered by the City of Delaware City. Proposers should demonstrate familiarity with and capacity to navigate these regulatory processes.
- **Alignment with Public Purpose:** Proposals should clearly articulate how the proposed development advances Fort DuPont's statutory goals, including preservation of historic resources, maintenance of public access, complementary infill development, integration with Delaware City, and realization of a diverse, mixed-use community.

## 3. Scope of the Project

### 3.1 Purpose

The purpose of this prequalification process is to identify development teams capable of delivering implementable, high-quality missing middle housing in the South Field project area—housing types that fit between detached single-family and larger apartment buildings, such as duplexes, triplexes, fourplexes, cottage courts, townhomes, small walk-up multifamily, and live/work units. FDRPC seeks teams with demonstrated experience implementing campus-scale master plans and delivering mixed-use, mixed-income communities in complex settings, including floodplain and brownfield conditions. Respondents should demonstrate how design, urbanism, and financial feasibility will be integrated to produce a realistic path from concept to delivery, consistent with Fort DuPont’s historic character and design standards.

### 3.2 Goals and Objectives

1. Translate the Land Use Master Plan’s principles into a context-sensitive, forward-looking concept for the South Field area.
2. Deliver a clear missing middle housing strategy (e.g., duplexes, triplexes, fourplexes, cottage courts, townhomes, small walk-ups, and/or live/work) that fits the historic campus scale and supports walkability.
3. Advance a mixed-income / workforce approach and identify a credible method to preserve affordability over time (e.g., deed restrictions, shared equity, nonprofit ownership/management, or ground lease stewardship).
4. Evaluate reuse of identified buildings and show how reuse anchors the public realm and phasing.
5. Respect and integrate the site’s historic, cultural, and ecological significance and reinforce public access and public realm quality.
6. Propose realistic strategies for phasing, infrastructure integration, and implementation (including a path from concept to deliverable project).
7. Demonstrate how the proposal supports FDRPC’s broader mission to revitalize Fort DuPont as a model for adaptive reuse and economic development.

## 4. Submission Requirements and Selection Criteria

### 4.1 Information Requested

FDRPC requests the following information from interested firms. Please tell the committee how the proposed team would be the best fit for the goals of this redevelopment project.

Responses should not exceed 20 pages (excluding appendices).

- A. **Cover Letter** – Expression of interest and summary of the firm’s suitability
- B. **Firm/Team Overview** – Legal name, structure, areas of expertise, and key partnerships and personnel.
- C. **Relevant Experience** – Up to five representative projects with brief descriptions and outcomes.
- D. **Project Approach** – Narrative of design philosophy; approach to missing middle housing and mixed-income outcomes; financing options (including affordability tools where proposed); and stakeholder engagement.
  - a. **Missing Middle + Affordability Deliverability** – Provide a brief (1–2 page) **concept-level** feasibility snapshot (**order-of-magnitude assumptions; detailed pro forma not required**), identifies the mechanism to preserve affordability over time, and specifies a targeted number of units affordable to households earning approximately 80%–120% AMI (including the proposed unit count and how affordability will be achieved and maintained for those units). Include a simple unit count table (or matrix) showing proposed unit counts by housing typology and by affordability band (including the number of units targeted for 80%–120% AMI).
  - b. **Affordable Housing Partner (strong preference)** – Identify any affordable housing partner (nonprofit or mission-aligned) and describe their role (e.g., developer, structuring, compliance, tenant/buyer qualification, long-term stewardship, or ownership).
  - c. **Adaptive Reuse Approach** – Provide a brief (1–2 pages) description of proposed use(s) for each identified building, high-level scope/strategy, and how reuse integrates with the site plan and phasing.
- E. **Team Composition** – Key team members and their roles.
- F. **References** – At least three recent client references with current contact information.

### 4.2 Instructions for Submission

- Responses must be submitted electronically as a PDF (maximum 20 pages) via email to:  
**southfields@fortdupont.org**

- Please compress all PDF formats to maintain the most efficient file size possible.
- Questions regarding this RFI must be submitted in writing by **May 8, 2026**, to the same email address.
- Responses are due at the close of business **May 29, 2026**.

### 4.3 Evaluation and Short-Listing

An internal working group composed of architects, planners, board members, and community representatives will evaluate submissions based on the following criteria:

- Quality and relevance of past experience.
- Strength and qualifications of key team members (including any affordable housing partner, if applicable).
- Demonstrated understanding of South Field and the Fort DuPont context, including opportunities and constraints.
- Alignment of design philosophy with FDRPC's goals, including missing middle housing and neighborhood-scale placemaking.
- Credibility of the mixed-income/affordability strategy and approach to long-term affordability preservation.
- Quality and feasibility of the adaptive reuse concept(s) and integration with overall plan.
- Team capacity and project delivery approach, including feasibility and implementable phasing.
- Experience in adaptive reuse and navigating approvals and stakeholder processes.

### 4.4 Reservation of Rights

FDRPC reserves the right to amend, cancel, or withdraw this request at any time; to reject any or all submissions; and to proceed or not proceed with the design competition at its sole discretion.

## 5. Schedule and Next Steps

### 5.1 Next Steps: Design Competition Phase

Following review of the Prequalification responses, FDRPC anticipates inviting 3–5 firms to participate in a design competition. Short-listed firms will receive a Design Brief with detailed site data, programmatic goals, and submission requirements. Each invited team will prepare a conceptual proposal and present their vision to the selection panel. A stipend will be offered to each team to help to defray the costs of developing the proposal.

### 5.2 Anticipated Schedule

The anticipated schedule for this process is as follows:

- Prequalification Release: April 7, 2026
- Non-mandatory Site Conference: April 27 – May 1, 2026
- Deadline for Questions: May 8, 2026
- Submissions Due: May 29, 2026
- Short-List Notification: June 12, 2026
- Design Competition Phase: July 3 – September 4, 2026
- Final Selection: September 11, 2026

## 6. Appendices

Appendix A – South Field Site and Utility Maps

Appendix B – Site Context and Constraints

Appendix C – Existing Historic Buildings & Adaptive Reuse Opportunities

Appendix D – Zoning and Regulatory Overview

Appendix E — South Field Density Scenarios

Appendix F – Housing Need and Market Rationale

Appendix G – Affordable Housing Funding Programs

Appendix H – Precedents for Deliverable Missing Middle Housing

Appendix I – 2024 Land Use Master Plan Executive Summary

Appendix A — South Field Site and Utility Maps

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MAPLE BLVD

MAPLE BLVD

GARAGE ROAD

OLD BATTERY LANE

POWERS LANE

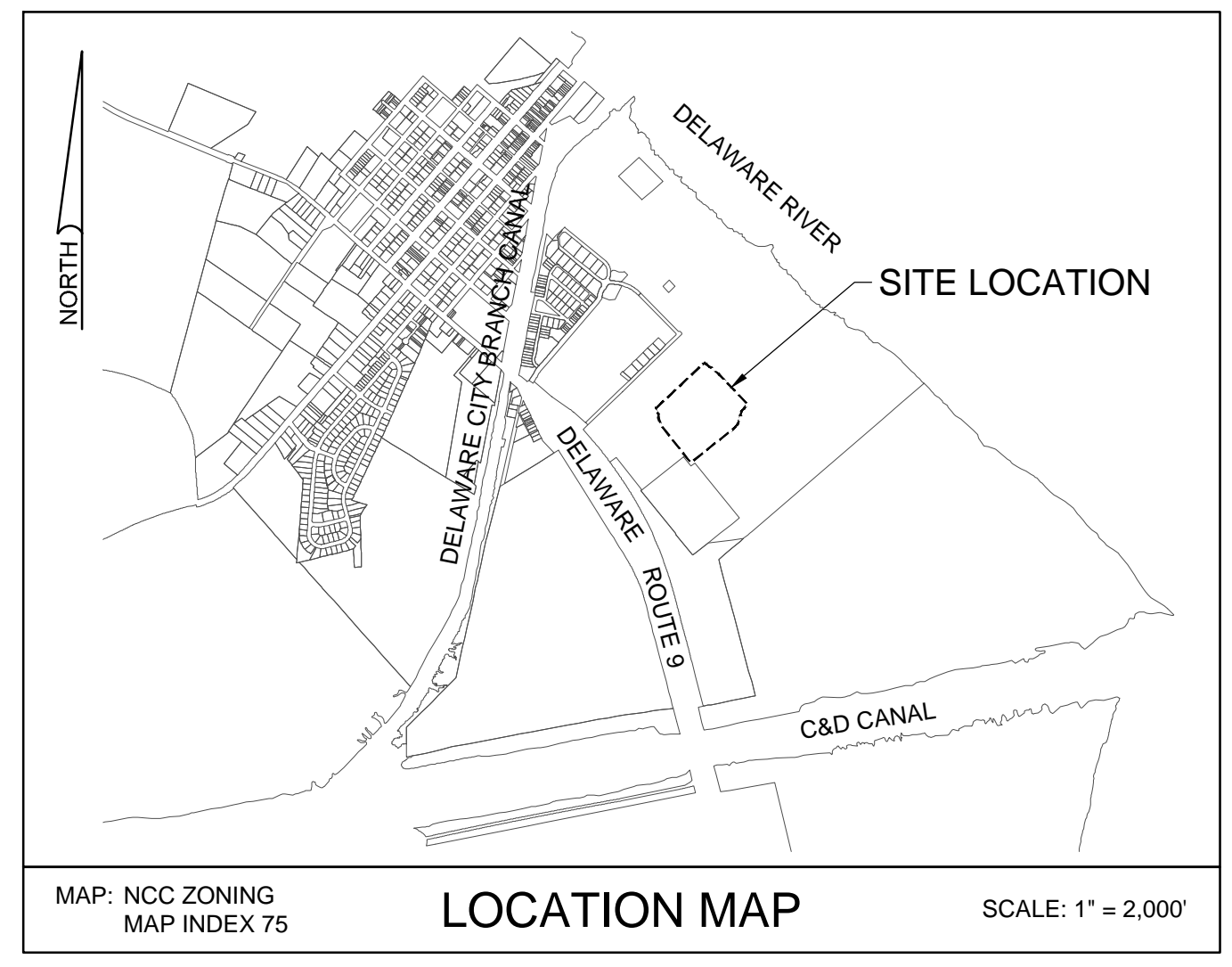
OAK LANE

SOUTH FIELD  
15.82± ACRES

ENGINEER ROAD

HOSPITAL ROAD

POWERS LANE



MAP: NCC ZONING  
MAP INDEX 75

LOCATION MAP

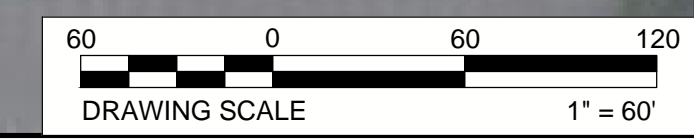
SCALE: 1" = 2,000'

**verdantas**  
 5400 LIMESTONE ROAD  
 WILMINGTON, DE 19808  
 TEL: 302-239-6654

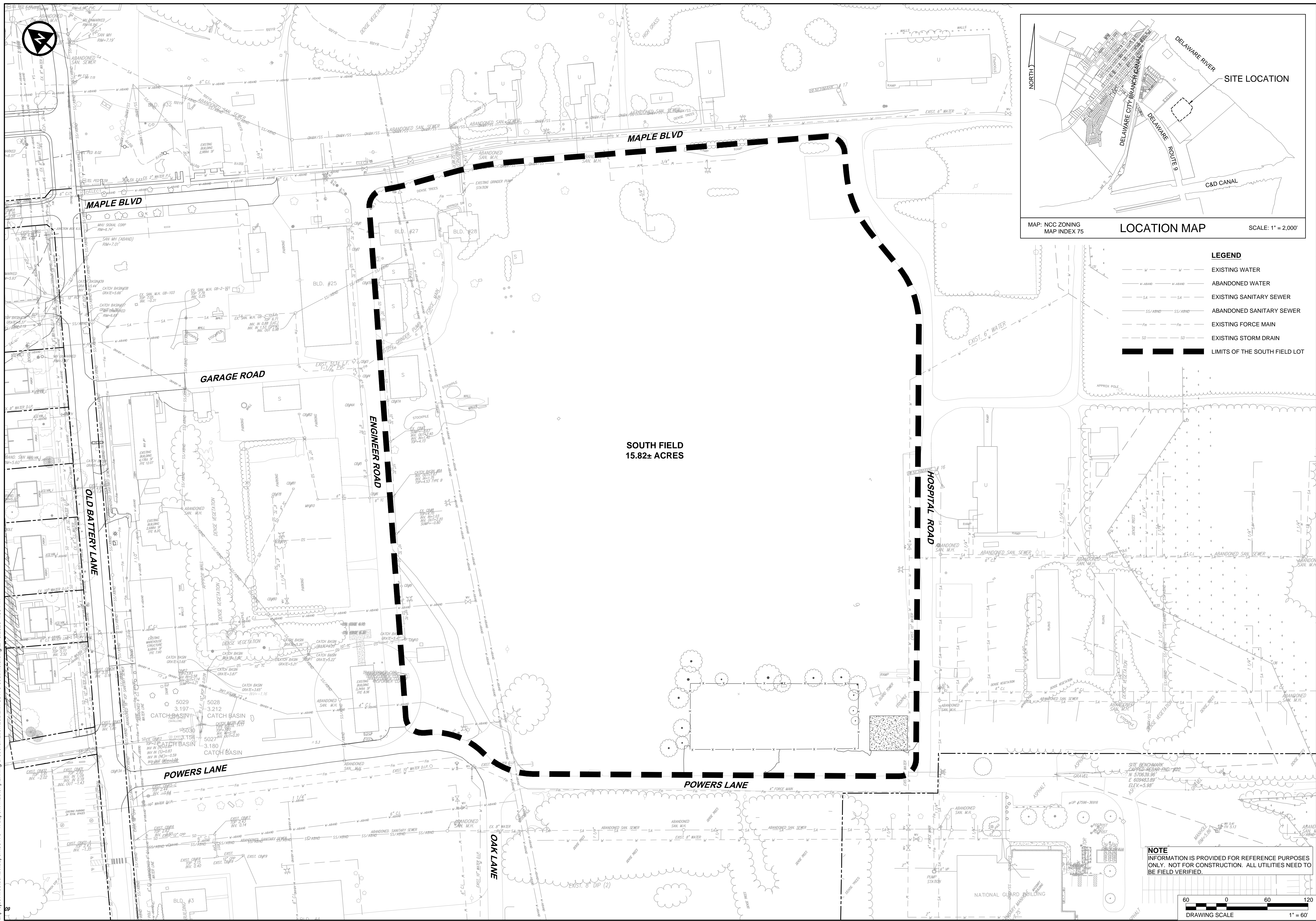
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	DATE		
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CHECKED BY			
PROJECT NO.			

**FORT DUPONT**  
**SOUTH FIELD LOT EXHIBIT**

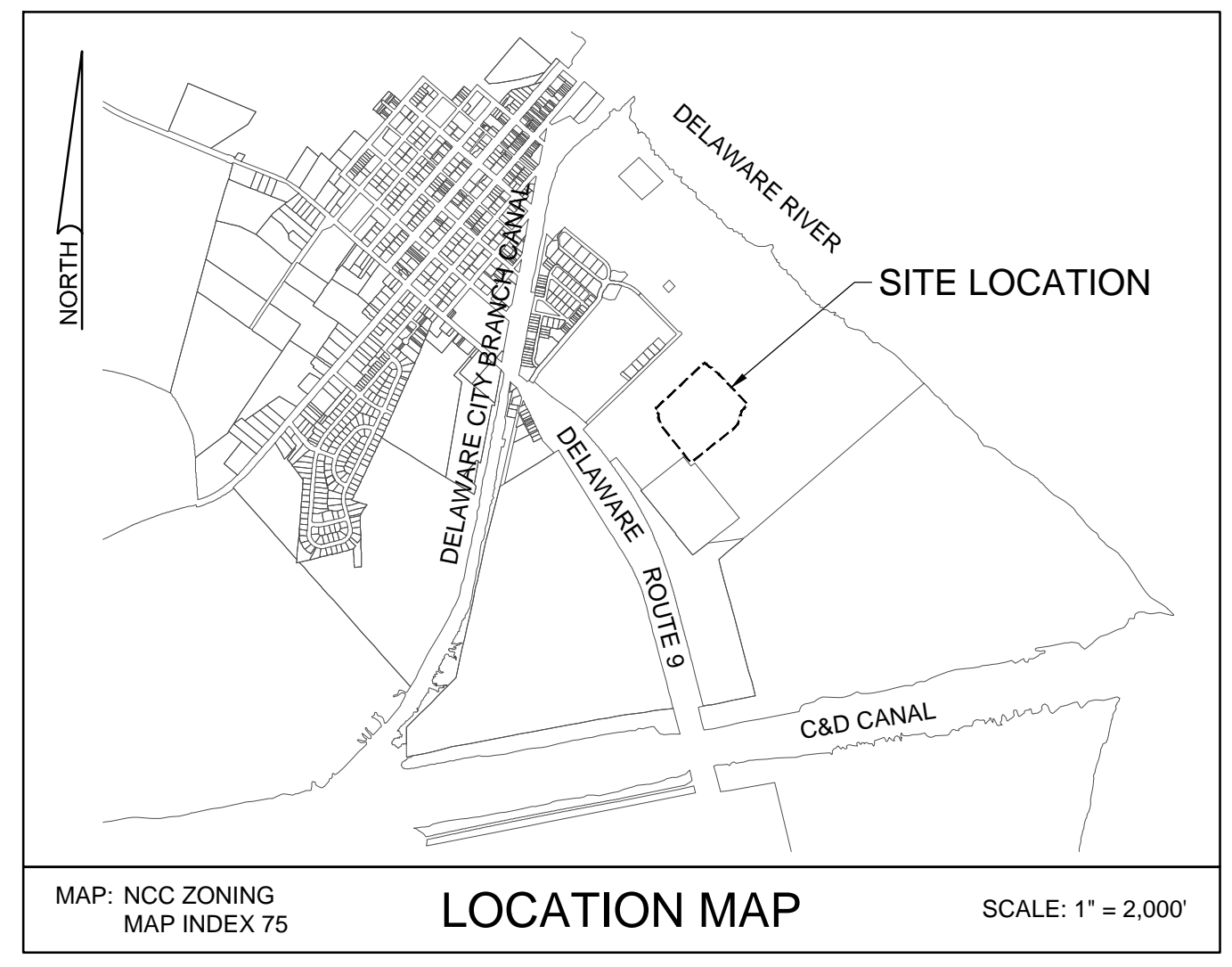
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SOUTH FIELD  
15.82± ACRES



MAP: NCC ZONING MAP INDEX 75 LOCATION MAP SCALE: 1" = 2,000'

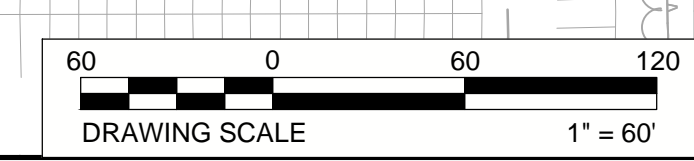
**LEGEND**

---	EXISTING WATER
- - - -	ABANDONED WATER
- - - -	EXISTING SANITARY SEWER
- - - -	ABANDONED SANITARY SEWER
- - - -	EXISTING FORCE MAIN
- - - -	EXISTING STORM DRAIN
---	LIMITS OF THE SOUTH FIELD LOT

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DRAWN BY	JAL
CHECKED BY	VMD
PROJECT NO.	38173
CHK'D BY	
DATE	
REVISION	
	<b>PRELIMINARY NOT FOR CONSTRUCTION</b>
No.	

**FORT DUPONT  
SOUTH FIELD UTILITY EXHIBIT**

**NOTE**  
INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. NOT FOR CONSTRUCTION. ALL UTILITIES NEED TO BE FIELD VERIFIED.



DATE	02/10/2026
SCALE	1" = 60'
SHEET	

# Appendix B — Fort DuPont Historic & Campus Context

## Summary

### Fort DuPont: Historic and Campus Context

Fort DuPont was developed between 1899–1915 as part of the U.S. coastal defense system and later served as a World War II Army training facility beginning in 1939. The property was transferred from the federal government to the State of Delaware in 1947. Fort DuPont is listed on the National Register of Historic Places (1999) for its military significance and its planned coastal fortification character.

Today, Fort DuPont is an approximately 215-acre campus within Delaware City, framed by the Delaware River and the Delaware City Branch Canal, with Route 9 to the west and adjacent federal lands to the south. The campus includes Fort DuPont State Park, historic building districts, former state facilities, private residences, state-leased buildings, and a network of natural areas and trails. FDRPC was created in 2014 to lead redevelopment and stewardship of the campus and Fort DuPont was annexed into Delaware City in 2016.

All new work at Fort DuPont is guided by the Fort DuPont Standards and Guidelines, which are intended to protect the campus's historic integrity while enabling rehabilitation, adaptive reuse, and compatible new construction.

### Campus-Wide Development Constraints

Development feasibility at Fort DuPont is shaped by site-wide environmental and infrastructure conditions that must be addressed through resilient planning and phased implementation:

- **Floodplain and water proximity:** The campus is bounded by major water bodies and a canal system, and much of the campus lies within FEMA flood zones (including areas within the 100-year floodplain). This drives requirements for flood-resilient grading/elevation, stormwater strategy, and coordinated infrastructure planning.
- **Wetlands and buffers:** Shoreline and wetland resources and associated buffers constrain the developable envelope and influence open space and stormwater design.
- **Stormwater and infrastructure capacity:** Stormwater management is a first-order determinant of net developable area. Road alignments, utilities, and resilient infrastructure upgrades will shape block structure, phasing, and costs.

### South Field: Site Setting and Opportunity

South Field is an approximately 15.82-acre development area and represents the campus's largest remaining opportunity for new construction, immediately adjacent to Fort DuPont's historic mixed-use core. The site is framed by the campus street network and transitions at its edges to the Light Industrial District to the west and environmentally sensitive open space to the south. The intended outcome is a

walkable mixed-use district that complements the historic campus character while expanding housing choice and economic opportunity for Delaware City.

## South Field Constraints and Implementation Sequencing

South Field is feasible, but its delivery depends on a practical sequencing strategy that accounts for the following:

1. **6(f) enabling action (assumed resolved for full build-out).** Portions of South Field are currently subject to federal 6(f) protections. FDRPC anticipates these restrictions will be revised/removed, enabling full build-out consistent with the Master Plan. Teams should recognize that timing may influence early phasing, but proposals should plan for ultimate development of the full site area.
2. **Brownfield assessment and remediation timeline.** Fort DuPont is identified as a brownfield. Development is expected to follow a stepwise process:
  - a. **Assessment first:** Phase I and, if warranted, Phase II environmental assessment to confirm conditions and define any required response actions. FDRPC is actively pursuing funding to complete this assessment work.
  - b. **Cleanup, if needed:** If contaminants of concern are identified, cleanup planning and remediation would follow as part of development phasing. To date, redevelopment activity at Fort DuPont has required limited cleanup, but teams should plan for assessment sequencing and the potential for targeted remediation.
3. **Flood resilience and stormwater as yield determinants.** Floodplain conditions and stormwater design will influence net developable acreage, roadway placement, grading strategy, and construction sequencing. Teams should assume that “theoretical” yields will be reduced by practical site planning needs (stormwater facilities, open space, utilities, and resilient grading).
4. **Parcel status and boundary definition.** South Field is not yet a separate legal parcel. The remainder of the Fort DuPont campus is currently held as one large parcel, and South Field is identified as a development area within it. As the project advances, FDRPC expects to complete the parcel-out and boundary definition work (survey/legal description and any needed subdivision actions) in coordination with Delaware City and the selected development team. Final boundaries will be informed by due diligence and enabling steps (including 6(f) action, assessment outcomes, and floodplain/stormwater planning). Respondents should assume a working project area of approximately 15.82 acres, subject to refinement through the parceling and entitlement process.

## Appendix C – Existing Historic Buildings and Adaptive Reuse Opportunities

South Field includes historic building resources that can serve as anchors for early activation and placemaking through adaptive reuse. Respondents should address how reuse and compatible infill work together, including how retained buildings support the public realm, block structure, and an implementable phasing approach. The summaries below are intentionally high level; more detailed information is provided in the attached source materials.

### Building 064 – Coastal Artillery Corps Radio Tower / POW Guard Tower - Corner of Old Hospital Rd and Powers Ln, Delaware City, DE

Survey #: N-1499-064 | Date: prior to 1941 | Type: steel frame w/ concrete panels | Size: 81 sf deck (144 sf base) | Condition: Threatened | Current use: vacant

#### Assessment highlights

- Unique WWII-era resource associated with the former POW area; high interpretive value.
- Threatened due to deferred maintenance; stabilization and corrosion control are priority needs.

#### Adaptive reuse prompts (concept-level)

- Interpretive overlook/heritage destination integrated into open space/public realm.
- Early activation via signage, walking routes, and small gathering space.



### Building 035 – Tool House – 525 Engineer Rd, Delaware City, DE

Survey #: N-1499-035 | Inventory #: 61 | Date: 1916 | Type: wood frame | Size: 2,460 sf | Condition: Good | Current use: shop/support

#### Assessment highlights

- Recommended for retention and rehabilitation as part of the support-building complex.
- Open plan should remain; restore original wood siding where feasible.

#### Adaptive reuse prompts (concept-level)

- Workshop/maker space, campus operations hub, or flexible community-support use.
- Potential Phase 1 reuse candidate due to condition and simple form.



## Building 036 – Carpenter’s Quarters – 1664 Maple Blvd, Delaware City, DE

Survey #: N-1499-036 | Inventory #: 122 | Date: 1913 | Type: wood frame | Size: 1,540 sf | Condition: Good |  
Current use: single-family residence

### Assessment highlights

- Recommended for retention and continued residential use (or compatible residential reuse).
- Roof nearing end of life; replace as needed; restore original wood siding where feasible.

### Adaptive reuse prompts (concept-level)

- Continue as residential; alternatively, small office/residential hybrid consistent with character.
- Could support early-phase on-site staffing/operations if appropriate.



## Building 066 – Pontoon Repair Shed - 503 Engineer Rd, Delaware City, DE

Survey #: N-1499-066 | Inventory #: T-184 | Date: prior to 1941 | Type: brick w/ metal roof | Size: 800 sf |  
Condition: Good | Current use: storage/cold storage

### Assessment highlights

- Relatively good condition; rehabilitation should restore more appropriate historic appearance.
- Address painted brick, lintel/brick movement, and openings/doors/windows as research supports.

### Adaptive reuse prompts (concept-level)

- Small amenity/commercial support (bike/paddle support, kiosk/micro-retail) or project-support space.
- Most viable when paired with adjacent redevelopment and foot traffic.



## Building 077 – Garage – 515 Engineer Rd, Delaware City, DE

Survey #: N-1499-077 | Date: c. 1941 | Type: wood frame w/ metal roof | Size: 2,422 sf | Condition: Fair |  
Current use: storage

### Assessment highlights

- Recommended for retention and rehabilitation; additional research needed to guide historic restoration.
- Maintenance priorities include roof/siding repair, rust treatment, priming/painting, and securing panels.

### Adaptive reuse prompts (concept-level)

- Flexible operations/maker/storage use; potential evolution to community-serving reuse as buildout occurs.



## Building 081 – Fourteen Stall Garage – 519 Engineer Rd, Delaware City, DE

Survey #: N-1499.081 | Date: 1941 | Type: concrete foundation; stepped-gable masonry ends; wood siding; asphalt paper roof | Bays: six | Openings: five cargo doors + one passage door; no windows |  
Condition: Not assessed

### Assessment highlights

- No building assessment currently available; summary description drawn from the historic district nomination form.
- Assume additional due diligence will be required to confirm condition, structure, envelope, and code implications.

### Adaptive reuse prompts (concept-level)

- Garage/utility-support reuse (storage, maintenance, fleet) or adaptable operations/maker space depending on verified condition.



# Appendix D — Zoning & Regulatory Overview

## 1) Delaware City Land Use Controls (Zoning + Subdivision)

- **Zoning & land use:** Delaware City’s zoning regulations are in City Code Chapter 46 (Zoning).
- **Subdivision/land development:** Delaware City’s subdivision regulations are in City Code Chapter 54.
- **Related overlays/chapters (as applicable by location):**
  - **Floodplain regulations:** Chapter 48 (NFIP-based floodplain ordinance).
  - **Historic District restrictions:** Chapter 49 may apply depending on parcel location.
- **Official Zoning Map:** The City maintains an official zoning map (updated to reflect annexation and boundary changes, including Fort DuPont). Final zoning district(s) must be confirmed for the subject parcel(s).

## 2) Floodplain Ordinance

- Delaware City has a floodplain ordinance and participates in the National Flood Insurance Program (NFIP).
- **Applicability:** Floodplain rules apply to all special flood hazard areas within Delaware City.
- **Mapping basis:** The ordinance references FEMA Flood Insurance Study/FIRM for New Castle County and incorporated areas (and subsequent amendments/revisions).
- **Key implication:** Projects in mapped flood hazard areas typically require a floodplain permit and must meet elevation/floodproofing and related flood damage reduction standards.

## 3) Building Code, Permitting, and Certificates of Occupancy

- Delaware City has adopted the International Building Code and related ICC codes with local amendments; Delaware City’s Building Regulations are codified in Chapter 23.
- Chapter 23 includes adoption of ICC codes such as the International Existing Building Code (2012 edition) and references compliance pathways tied to the International Building Code.
- General requirement: Construction and substantial alterations require appropriate City permits and inspection/CO processes administered under the City’s building inspection/code enforcement framework.

## 4) Fort DuPont Standards and Guidelines

In addition to Delaware City code compliance, development within the Fort DuPont Complex is subject to FDRPC’s Fort DuPont Standards and Guidelines and review by the Design & Historic Preservation (DHP) Committee:

- **Design review authority:** The Guidelines state the DHP Committee is designated to receive, review, and rule on design/development/architectural requests for lots within the Fort DuPont Complex for consistency with DHP Guidelines and development regulations.

- **Written approvals required:** Property owners are required to submit details in writing for exterior improvements, and approvals are issued in writing.
- **Compatibility expectations:** New construction/infill must be compatible with the historic environment (typical controls include scale, massing, materials, color, and overall design), with district-specific standards.
- **Master Plan linkage:** The Fort DuPont Master Plan emphasizes that all new construction must meet Fort DuPont design and historic preservation design guidelines and standards.

## 5) Stricter Standard Governs

Where the City of Delaware City's zoning and development regulations and the Fort DuPont design standards and guidelines both apply to a proposed improvement, the project shall comply with the more restrictive requirement. In the event of a conflict between standards, the stricter standard will govern.

## Appendix E — South Field Density Scenarios

Planning-Level Disclaimer (Not a Commitment): The density scenarios and unit-yield ranges presented in this appendix are conceptual, order-of-magnitude estimates prepared for planning and proposal development purposes only. They do not constitute a guarantee of developable acreage, allowable density, unit count, entitlements, infrastructure capacity, or project feasibility, and they do not obligate FDRPC to approve or deliver any specific program. Final yield and phasing will be determined through detailed due diligence, site engineering and stormwater design, environmental assessment (and any required remediation), floodplain compliance, parceling/subdivision actions, and applicable City approvals and Fort DuPont design standards.

### Key assumptions and constraints

- 6(f) status (assumption): FDRPC anticipates that federal 6(f) constraints affecting South Field will be revised/removed. Timing may affect phasing, but this yield study assumes full build-out is ultimately achievable.
- Deliverable yield will be lower than theoretical zoning yield due to site planning requirements (roads/blocks, stormwater, open space), flood-resilient grading, utilities, and environmental sequencing.

### Delaware City code basis for density

Delaware City regulates residential intensity through:

1. **Minimum lot area per family/dwelling** for one- and two-family housing (which can be expressed as a theoretical units-per-acre equivalent), and
2. **Dwelling units per gross acre caps** for multifamily/garden apartments.

### Theoretical density equivalents from minimum lot area per family (for reference):

- One-family detached: **6,000 sf per unit** (~7.3 du/ac)
- One-family attached (townhouse): **2,000 sf per unit** (~21.8 du/ac)
- Two-family detached (duplex): **3,000 sf per family** (~14.5 du/ac)
- Two-family attached: **1,750 sf per family** (~24.9 du/ac)
- Multifamily/garden apartments: **20 du/gross ac** (≤3 stories) and up to **40 du/gross ac** (>3 stories with elevator), with additional standards.

## Scenario structure

Because South Field’s final buildable envelope will be shaped by stormwater, flood resilience, infrastructure, and open space design, this study uses net developable acreage (NDA) cases to convert zoning-based theoretical densities into deliverable planning ranges.

### A. Net developable acreage (NDA) cases (illustrative)

- **Case A (Conservative):** NDA = **8.0 acres** (≈52% of gross)
- **Case B (Moderate):** NDA = **10.5 acres** (≈68% of gross)
- **Case C (Optimistic):** NDA = **12.5 acres** (≈81% of gross)
- 

### B. Density scenarios (grounded in Delaware City code benchmarks)

These scenarios use code-derived density equivalents as anchors and reflect common “missing middle” mixes.

- **Scenario 1 — Low / Detached-dominant:** ~7 du/ac net (anchored to one-family detached ~7.3 du/ac)
- **Scenario 2 — Medium / Duplex + Townhome mix:** ~14 du/ac net (anchored to duplex ~14.5 du/ac and semi-detached standards)
- **Scenario 3 — High / Townhome + small multifamily mix:** ~22 du/ac net (anchored to one-family attached ~21.8 du/ac)

Note: If a proposal includes multifamily/garden apartment components, Delaware City’s R-3 caps of 20 du/gross ac (≤3 stories) or up to 40 du/gross ac (>3 stories with elevator) may be relevant depending on zoning and building form.

## Conceptual yield table (units)

Scenario	Code anchor	Net Density (du/ac)	Units @ 8.0 NDA	Units @ 10.5 NDA	Units @ 12.5 NDA
1. Low	1-family detached	7	56	74	88
2. Medium	duplex / semi-detached	14	112	147	175
3. High	1-family attached	22	176	231	275

## Workforce affordability check (80–120% AMI)

FDRPC’s objective is that not all units must be in the workforce band, but proposals should identify a targeted number of units affordable to households earning approximately 80–120% AMI.

### Illustration: 20% of total units targeted to 80–120% AMI

Scenario Range	Total Units (from table)	20% Workforce Units
Low	56–88	11–18
Medium	112–175	22–35
High	176–275	35–55

## How respondents should use this appendix

Respondents should:

1. State which density scenario they are targeting and why it fits the Fort DuPont context and market.
2. Identify which NDA case they are assuming and explain the site-planning deductions (streets, stormwater, open space, flood-resilient grading).
3. Provide a simple unit-count table showing housing types and the targeted number of units affordable at 80–120% AMI, including the affordability mechanism and any nonprofit partner role.

# Appendix F — Housing Need & Market Rationale

## Why South Field now

South Field is positioned to help address a documented housing supply and affordability gap in New Castle County by delivering missing middle housing in a walkable, mixed-use format near the historic core. New Castle County is projected to need ~4,030 additional units by 2030 to keep pace with household growth. Delaware’s recent production has skewed heavily toward single-family detached homes, limiting attainable options for working households.

## Local context: Delaware City

Delaware City is a small community (approx. ~1,976 residents, ~734 housing units, ~694 households). Median household income is approximately \$78,333, and median owner-occupied home value is about \$245,500. In a small market, even modest increases in the supply of attainable units can materially improve local options for working households and support community stability.

## What “missing middle” means

For South Field, missing middle housing is house-scale, neighborhood-compatible housing between detached single-family homes and larger apartment buildings, including:

- **Duplexes, triplexes, fourplexes**
- **Small-footprint townhomes/rowhomes**
- **Small walk-up buildings / stacked flats**
- **Cottage courts**

These formats expand supply while keeping a compatible scale and supporting walkability.

## Evidence of need: affordability + supply mismatch

- Delaware has substantial numbers of cost-burdened households (renters and owners), indicating that existing housing costs are outpacing incomes for many households.
- “Missing middle” formats (duplexes and small multifamily) are associated with lower cost burden for moderate-income renters, yet they represent a relatively small share of the housing stock and new construction.
- Homeownership is challenging for many workforce households until roughly ~120% AMI, and the share of homes for sale that are affordable below that level is limited relative to the number of renters under that income threshold.

## Why an 80–120% AMI target is realistic and measurable

To align proposals with workforce needs, South Field will require a targeted number of units affordable to households earning ~80–120% AMI (not all units). This range aligns with common “workforce” definitions and creates a clear, testable unit goal.

**New Castle County (illustrative affordability benchmarks):**

- **80% AMI:** max affordable sales price ~**\$292,649**
- **120% AMI:** max affordable sales price ~**\$439,219**

**Implication:** Programs dominated by larger, detached product types are more likely to price above this band. Missing middle typologies reduce land-per-unit and unit size, improving feasibility for attainable/workforce price points.

## What South Field will require from respondents

To ensure deliverable outcomes, proposals should:

1. Make missing middle typologies a core housing strategy (not optional).
2. Commit to a specific unit count targeted to 80–120% AMI and explain how those units remain attainable.
3. Include an affordable housing partner (preferred) or demonstrate equivalent capacity to structure eligibility, compliance, and long-term affordability stewardship.

**Sources:** 2023 Delaware Housing Needs Assessment (Executive Summary); 2025 Housing Task Force Final Report (4/3/25); ACS 2023 (Delaware City profile tables).

## Appendix G — Affordable Housing Funding Programs

### A. New Castle County sources (local gap + federal pass-through)

- **New Castle County Affordable Housing Fund (AFH)** – County housing development funding, administered through a County application cycle.
- **HOME Investment Partnerships Program (HOME)** – HUD HOME funds administered by the County for eligible housing development activities (subject to HUD rules and County priorities).
- **New Castle County Housing Trust Fund (NCC Trust Fund)** – County-administered trust fund used in conjunction with other financing sources; typically part of the County’s housing application cycle.
- **CDBG / ESG (County cycle)** – HUD programs administered through the County’s public grants process; can support eligible housing-related activities depending on program rules.

### B. Delaware State Housing Authority (DSHA) development finance (statewide)

- **Low-Income Housing Tax Credit (LIHTC)** – DSHA allocates LIHTC through a competitive process governed by the QAP; primary equity source for income-restricted rental housing.
- **Homeownership Production and Preservation Grants (Housing Trust Fund)** – DSHA program supporting creation/preservation of affordable homeownership units (and related eligible activities).
- **Strong Neighborhoods Housing Fund (SNHF)** – DSHA program focused on transforming vacant/blighted properties into affordable housing; includes long-term affordability expectations and can support units up to **120% AMI** depending on program rules.
- **DSHA ARPA / SLFRF production tools** – DSHA administers multiple ARPA-funded programs (e.g., Catalyst Fund and others), with program-specific eligibility and affordability requirements.
- **Delaware Workforce Housing Program** – State capital program administered through DSHA (subject to appropriations and NOFA guidance).

### C. Bank-sponsored competitive grants (often strongest with a nonprofit sponsor)

- **Federal Home Loan Bank of Pittsburgh – Affordable Housing Program (AHP)** – Competitive grants/subsidized loans for affordable rental and owner-occupied housing; applications are submitted through an FHLBank member institution partnered with the developer/sponsor.
- **FHLBank Pittsburgh – Voluntary Housing Grant Initiative (VHGI)** – Additional competitive grant initiative (program rules and rounds vary by year).

### D. Federal leverage tool (project-specific)

- **HUD Section 108 Loan Guarantee (CDBG-backed borrowing)** – Enables CDBG recipients to leverage future allocations for larger-scale housing, infrastructure, and redevelopment projects (requires local government participation and underwriting).

## Notes for respondents

- **Availability and requirements vary by funding round.** Teams should identify likely funding sources they would pursue and provide a **high-level path to financing** (e.g., anticipated programs, partner roles, and when key applications would occur), consistent with project phasing and known site constraints.
- **A nonprofit affordable-housing partner is strongly preferred** because these programs often require demonstrated capacity for income qualification, compliance reporting, long-term affordability stewardship, and (for rental) asset management.
- **Workforce targets (80–120% AMI):** Some sources are best suited for deeper affordability ( $\leq 80\%$  AMI), while others may support mixed-income or workforce units depending on program rules. Respondents should clearly state the targeted AMI bands by unit type and the proposed compliance approach.

# Appendix H — Precedents for Deliverable Missing Middle Housing

This design competition is modeled on proven approaches where public or mission-driven landowners use a competition or structured design challenge to generate feasible housing concepts and then advance them into developer procurement and delivery, especially for small-lot infill, missing middle typologies, and complex sites.

## A. Competition models that are designed to lead toward implementation

- **Big Ideas for Small Lots (NYC HPD + AIANY)** — Two-stage competition on city-owned infill lots intended to translate design concepts into development proposals for affordable housing.
- **Small Lots, Big Impacts (City of Los Angeles + cityLAB-UCLA)** — Competition + demonstration approach focused on converting small/vacant lots into attainable homeownership models and scalable infill prototypes.
- **C40 Reinventing Cities** — Global “competition-as-procurement” framework used by cities to select teams to redevelop real sites with resilience/low-carbon requirements (relevant to floodplain and brownfield contexts).

## B. Missing-middle competitions that create a usable prototype library

- **Chicago Architecture Center — Missing Middle Infill Housing** — Competition and catalog focused on modernizing Chicago’s two-/three-flat, rowhouse, and six-flat typologies; informs how missing-middle can stay compatible with neighborhood scale.
- **Whatcom Housing Alliance — Middle Housing Design Competition** — Produces a public **designer database** of middle-housing submissions (a model for building a pipeline of implementable prototypes and teams).
- **City of Chicago Missing Middle Program** — City program materials reference potential use of designs enabled by the CAC contest, showing a pathway from “design catalog” into implementation programs.

## C. Built proof that missing-middle / mixed-income housing can be delivered on complex legacy sites

- **Former Fort Ord (CA) — Manzanita Place (MidPen Housing)** — Built affordable rental community located on the former Fort Ord Army Base; demonstrates delivery in a base-reuse context with legacy constraints.
- **Fort Monroe (VA) — Fort Monroe Lofts (Fort Monroe Authority)** — Announced 78-unit housing project in a nationally significant historic fort landscape, illustrating redevelopment authority delivery within a historic context.

## D. Peer “redevelopment authority” analogs

- **Fort Ord Reuse Authority (FORA)** — Public reuse authority model; archived project listings document housing delivery within a complex reuse plan.
- **EPA Fort Ord redevelopment profile** — Federal documentation of early transfer/reuse authority role in cleanup and redevelopment sequencing (relevant to South Field’s brownfield realities).

How to use these precedents: Collectively, these examples show that (1) design competitions can be structured as a disciplined pre-procurement step, (2) missing-middle typologies can be advanced through prototype libraries + developer capacity, and (3) housing can be delivered in environments that, like South Field, involve historic context, infrastructure complexity, and environmental constraints.

# Appendix I — 2024 Land Use Master Plan Summary

The 2024 Land Use Master Plan guides preservation, redevelopment, and new development across the Fort DuPont campus, translating FDRPC’s mission into land use priorities and an implementable framework for phased investment.

## Mission and Vision

- **Mission:** Revitalize Fort DuPont by preserving shared history, healing the environment, developing residential and recreational spaces, and creating economic opportunities that enhance quality of life.
- **Vision:** Position Delaware City and Fort DuPont as a dynamic destination for residents, businesses, and cultural/historical visitors—grounded in heritage, inclusivity, and high-quality experiences.

## Guiding Principles

The Master Plan is organized around five core principles:

1. Environmental stewardship and climate resiliency
2. Preservation of historic structures and landscapes through adaptive reuse
3. Mixed-use development/redevelopment of the historic core
4. Enhanced access to the water
5. Preserved and enhanced viewsheds to the water

## Environmental and Site Constraints (Campus-Wide)

- **Water and wetlands:** The campus is bounded by the Branch Canal and Delaware River and includes extensive woodlands and wetlands (tidal and non-tidal), with wetland buffers influencing the developable envelope.
- **Floodplain:** Roughly 90% of the campus lies within FEMA flood zones, including areas in the 100-year floodplain—driving elevation, flood management, and resilient infrastructure requirements.
- **Brownfields sequencing:** The Fort DuPont property is identified as a brownfield. Redevelopment is expected to proceed in steps: **assessment first** (Phase I and, if warranted, Phase II), followed by **cleanup planning and any required remediation** if issues are identified. FDRPC is pursuing funding for assessment; to date, redevelopment has required limited cleanup, with emphasis on verification and risk management. Assessment should be assumed to precede final design/construction in affected areas and should be incorporated into phasing.

## Development Framework and Implementation Themes

- **Environmental stewardship & resiliency:** Protect core open spaces and shoreline resources; advance stormwater improvements and resiliency actions (including an elevated bicycle/pedestrian trail concept and exploration of renewable/solar and microgrid options).
- **Historic core + adaptive reuse:** Prioritize rehabilitation and adaptive reuse; reinforce a compact, walkable, mixed-use core with compatible infill that strengthens “sense of place.”
- **Water access + views:** Improve public access and shoreline experience through the Marina District and trail connections; protect and enhance key water viewsheds.

## South Field (Area 6 in Master Plan) — Strategic Redevelopment Opportunity

- **Role:** One of the campus’s largest remaining development areas, immediately adjacent to the historic mixed-use core, with edges transitioning to Light Industrial uses and environmentally sensitive open space.
- **Preferred future land use:** A **mixed-use** district (residential + commercial) intended to “mimic and enhance” the historic core—recognized as more complex to market but essential to creating a unique, active campus center.

## Infrastructure Considerations

- **Stormwater is a core enabling investment:** The historic core relies on a legacy system requiring substantial upgrades; newer areas incorporate modern green stormwater features (e.g., bioretention).
- **Utilities:** Wastewater ties to New Castle County facilities; water service is provided by Artesian; the campus is exploring energy strategies to improve efficiency and resilience.

## Relationship with Fort DuPont Design Standards

The Fort DuPont Standards and Guidelines are a central reference for design review. They require that rehabilitation and new construction be compatible with the campus’s historic character and aligned with the Secretary of the Interior’s Standards (treatment strategy: “rehabilitation”), and they are intended to guide new development to maintain architectural compatibility.