"A Historic Past"

"A Bright Future"

CITY OF DELAWARE CITY
407 Clinton Street - P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

ORDINANCE 14-0915-01

AN ORDINANCE TO ADOPT AMENDED COMPREHENSIVE PLAN PENDING CERTIFICATION BY THE GOVERNOR

WHEREAS, the Mayor and Council of the City of Delaware City in association with the Delaware City Planning Commission and the City Manager have determined it necessary to update and modify and the City's comprehensive plan in order to expand its future annexation area and make necessary changes to allow for, among other things, the annexation and redevelopment of the Ft. DuPont complex and other lands.

WHEREAS, this Comprehensive Plan Update is intended to be the City of Delaware City's five (5) year update pursuant to 22 *Del. C.* § 702(e).

NOW THEREFORE, the Mayor and Council of the City of Delaware City herby ordain as follows:

SECTION 1: The Mayor and Council of the City of Delaware City hereby adopt the Comprehensive Plan Update dated December, 2014 (attached hereto) pending certification by the State of Delaware. The Comprehensive Plan Update will be in full force and effect upon certification.

SECTION 2: The Mayor and Council of the City of Delaware City hereby amend Section 47-11 of the Code of the City of Delaware City to include the following additional language:

> The Comprehensive Plan Update dated December, 2014, a copy of which is attached hereto as part of Appendix D and made part of this Article, is hereby adopted and shall amend the 2008 Comprehensive Plan where applicable. The 2008 Comprehensive Plan remains attached as Appendix D and shall remain in full force and effect except as modified by the 2008 Comprehensive Plan Update. The changes set forth in the Comprehensive Plan Update will be in full force and effect upon certification by the Governor.

SECTION 3: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Mayor and Council hereby declare that they would have passed this Ordinance and each section, subsection, sentence, clause or phrase irrespective of the fact that any one or more thereof is declared unconstitutional or invalid.

SECTION 4: Repealer. Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided that any such repeal shall not abate a right of action already accrued under any repealed ordinance.

SECTION 5: Effective Date: This Ordinance shall become effective immediately upon passage.

Signature Page Follows

ADOPTED BY THE MAYOR AND COUNCIL, this ___ day of _____, 2014.

ATTEST:

_____ _____

City Secretary Mayor

APPROVED AS TO FORM:

_____ _____

City Solicitor Councilmember

_____

Councilmember

_____

Councilmember

_____

Councilmember

_____

Councilmember

First Reading on: December 15, 2014

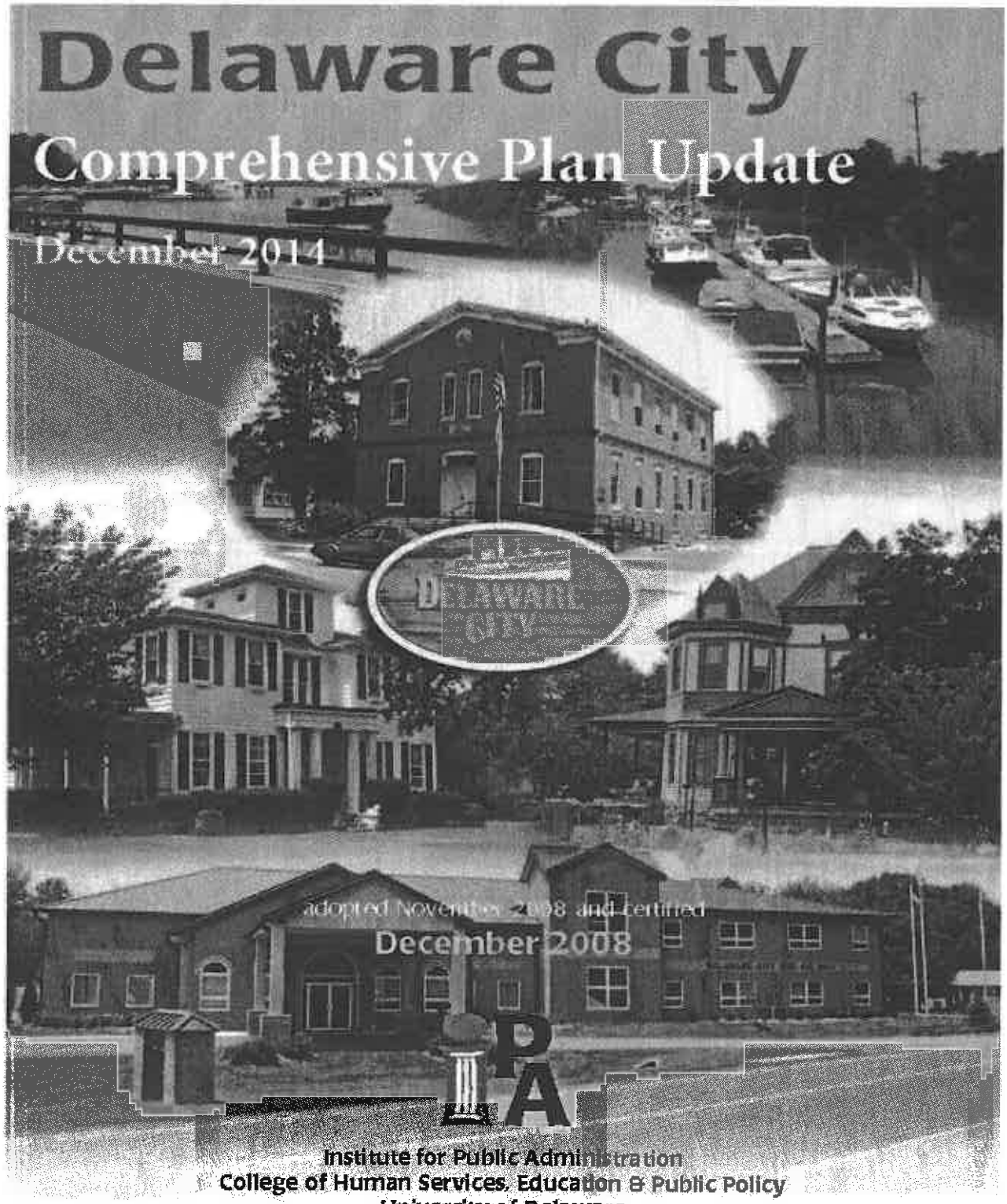
Date of Publication: November 26 & December 3, 2014

Second Reading, Public Hearing, and Final Passage on: _____.

Delaware City

Comprehensive Plan Update

December 2014



Institute for Public Administration
College of Human Services, Education & Public Policy
University of Delaware

www.ipa.udel.edu

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Delaware City

Comprehensive Plan Update
December 2014

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City, County, and State Officials

Delaware City

Mayor & Council
Stanley E. Green, Mayor
Paul H. Johnson, Vice Mayor
Beth Konkus, Council Member
John P. Buchheit, III, Council Member
Megan C. Titus, Council Member
Bob Malinowski, Council Member

Planning Commission
Tim Dilliplane, Chairman
David Batanese
Jill Snow
Christine (Lewis) Chura
Mishna Costango
John Long
Dana Renoll

City Staff
Richard C. Cathcart, City Manager
David Baylor, Chief of Police
Michelle Hartman, City Clerk/City Treasurer
Kathleen Clifton, Assistant City Clerk
Dawn K. Gwynn, City Secretary
Max B. Walton, City Solicitor

New Castle County
Thomas Gordon, County Executive
Chris Bullock, President, County Council
Bill Bell, County Council Member, District 12
Richard Killingsworth, Chairman, County Planning Board

State of Delaware
Jack Markell, Governor, State of Delaware
Valerie Longhurst, Representative
Nicole Poore, Senator
Constance Holland, AICP, State Planning Director

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Delaware City Comprehensive Plan Update – December 2014.

A. Introduction

Through the efforts of the City's Planning Commission, the University of Delaware's Institute of Public Administration, the City Council, and with the assistance of several government agencies, the City adopted its Comprehensive Development Plan in November of 2008 and received certification by the State in December 2008 ("2008 Comprehensive Plan"). Since that time, the 2008 Comprehensive Plan is and has been the basis for land use goals within the City.

Over the past few years, the Delaware Department of Natural Resources and Environmental Control ("DNREC"), along with other State agencies and the City, spearheaded an effort to revitalize Fort DuPont, which lies just outside City limits, and parts of which are included as a component of the future annexation area on the City's 2008 Comprehensive Plan's future land use map. In 2014, the General Assembly adopted House Bill 310 (as amended) which creates the Ft. DuPont Redevelopment and Preservation Corporation ("Corporation"), a State owned entity tasked with the redevelopment and preservation of Ft. DuPont's numerous untapped resources. The General Assembly has authorized the City to have four voting members of the Board of the Corporation and four additional members of the Advisory Council of the Corporation.

In this Comprehensive Plan update, the intent is for the City to: 1) expand its future annexation area of the City's Comprehensive Plan to, among other things, include all of the lands that comprise the Ft. DuPont area in Title 7, Chapter 47, Subchapter II; and 2) make necessary changes to the 2008 Comprehensive Plan to allow for the annexation and redevelopment of the Ft. DuPont complex and other lands ("Comprehensive Plan Update" or "2014 Comprehensive Plan").

While the primary purpose of this Comprehensive Plan Update is to slightly alter the future annexation area to encompass the entirety of the Ft. DuPont Complex, the Planning Commission is also taking the opportunity to update and revise certain components of the 2008 Comprehensive Plan to reflect current developments within the City and to revise certain development strategies as required. In addition, the City will authorize a new mixed use ("HPR") district that, upon adoption, will be applicable to the Ft. DuPont complex. At the same time, the City will endeavor to update zoning, building and permit application procedures for all districts – including the Ft. DuPont complex.

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B. Goals Of The 2014 Comprehensive Plan Update

One of the strategies of the City's 2008 Comprehensive Plan is to "Work with the state and the other stakeholders to preserve the historic character of the Ft. DuPont site while allowing the introduction of appropriate private or public uses." The purpose of this plan revision is to implement that goal and to amend the 2008 Comprehensive Plan as necessary for this strategy. With the implementation of the Ft. DuPont project into the City's Comprehensive Plan, the City also aspires to implement other land use goals, such as potentially updating healthcare opportunities for Delaware City residents, updating public infrastructure, creating a pedestrian friendly environment that integrates Ft. DuPont and Delaware City as a coordinated unit, while continuing the economic and community development goals.

To implement these goals, this 2014 Comprehensive Plan Update updates portions of Chapter 3 of the 2008 Comprehensive Plan (Land Use and Annexation), and updates Maps 3, 7, 9 and 10[1] of the 2008 Comprehensive Plan to allow for the inclusion of the entire Ft. DuPont complex and to incorporate updated existing land use, adjacent area zoning, FEMA, and future land use maps. If possible, when considering this Comprehensive Development Plan update, the City may also consider adoption of zoning, building, subdivision, property maintenance, stormwater, floodplain, and other amendments to the City Code, which will be used, in part, to implement the policies, procedures, and goals of the Comprehensive Plan revision contemplated herein for the Ft. DuPont complex.

C. This Comprehensive Plan Update Supersedes Contrary Statements In The 2008 Comprehensive Plan

As this 2014 Comprehensive Plan Update is intended to modify the 2008 Comprehensive Plan, to the extent there is a conflict between the revision and the 2008 Comprehensive Plan, this revision controls. To the extent possible, the specific intent and goals of the revision shall be deemed to supersede any conflicting representations or statements contained in the 2008 Comprehensive Plan.

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[1] Revised Maps 9 and 10 are not intended to alter or change the future land use classification of any parcel currently located within the City. The maps are updated only to show the area of the HPR district.

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New Comprehensive Plan Section 3-3.: Future Land Use and Annexation – Ft. DuPont Complex

As noted in the 2008 Comprehensive Plan, the City has, for some time, desired to annex significant tracts of land (including the Governor Bacon Complex) bordering the Delaware River. Title 7, Chapter 47, Subchapter II of the Delaware Code (appended to this Comprehensive Plan Update as Exhibit A) creates the Corporation and contemplates a mechanism for revitalization of Ft. DuPont by creating a mix of uses for the complex, while at the same time, preserving the historical and cultural resources of the area. To revitalize Ft. DuPont, the State commissioned a study of the area, which was performed by Sasaki and Associates, a world renowned redevelopment planning firm. A copy of the proposed redevelopment master plan developed by Sasaki is attached hereto as Exhibit B. The draft master plan, which is not intended to have the force of law, acts as a guide to redevelopment of the Ft. DuPont Complex, but is subject to change by the Corporation based upon site conditions, proposed uses, and future economic development and infrastructure opportunities.[2]

Delaware City shares the State's vision for redevelopment of Ft. DuPont as outlined in the Sasaki draft master plan and also recognizes the need and requirement to allow the Corporation flexibility to alter and change the master plan for the area to achieve historic preservation goals, foster economic development, accommodate for site conditions (including sea level rise), and to deal with other practical realities that may be identified as the Corporation studies, reviews, and implements a shared vision for Ft. DuPont.

A. Future Annexation Area Revision

While portions of the Ft. DuPont complex already lie within the City's Comprehensive Development Plan's future annexation area, the entire complex does not. Consequently, the future annexation area outlined in Map 10 of the 2008 Comprehensive Plan is altered to include the entire Ft. DuPont complex designated by Title 7, Chapter 47, Subchapter II, as well as two adjoining parcels bordering the Branch Canal and the Ft. DuPont complex. These additional adjoining parcels are owned by the United States Army Corps of Engineers and are not subject to municipal regulation. However, if the Army Corps, for whatever reason, no longer

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[2] The Sasaki draft master plan may be amended from time to time by the Corporation.

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owns or controls the lands and the lands are subject to annexation, the City desires to consider annexation of these parcels that are contiguous to Ft. DuPont.

The slight expansion of the future annexation area is a logical expansion of the future annexation area, as this proposed slight expansion will essentially allow annexation (if the land owners of the land to be annexed and Delaware City so choose) of most of the few remaining parcels of land between the Branch Canal and the Delaware River. If adopted, revised Map 10, which is attached hereto, will replace Map 10 of the City's 2008 Comprehensive Plan.

B. Future Land Use Map Revisions

If the parcels comprising the Ft. DuPont complex are annexed into the City, consistent with the Sasaki master plan, the City desires to annex the properties to a zoning classification which provides for historic, parkland, and mixed use redevelopment of the Ft. DuPont complex. Although this Comprehensive Plan Update does not change the zoning designation any parcel of land currently within the City, simultaneously with this revision, the City will endeavor to adopt a new land use designation, known as the "Historic Preservation and Redevelopment" ("HPR") zoning classification – which will be a zoning classification tailored to implement the Master Plan for Ft. DuPont as may be amended from time to time by the Corporation. Map 9 of the 2008 Comprehensive Plan, upon adoption of this revision, shall be amended to designate the Ft. DuPont complex as HPR zoning upon future annexation. The purpose of the HPR zone is to allow for the preservation of the historic structures on the Ft. DuPont site, while at the same time, allowing a mix of redevelopment uses at the site which compliment Delaware City, the historic character of the area, and allow for redevelopment and complimentary uses. The HPR district, as envisioned, may include the following non-exclusive permissible land uses in the district:

- Historic preservation uses
- Marina uses
- Open space
- Residential housing (including senior housing)
- Healthcare uses (including hospitals)
- Hotel/lodging accommodations (to, among other things, support ecotourism and other amenities)
- Conference facilities
- Campgrounds

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- Non-Dive Through Restaurants
- Visitor Centers
- Sports and recreational amenities
- Corporate and educational uses
- Office Buildings
- Retail/commercial uses
- Entertainment uses
- Uses as defined by the following NAICS Codes: 311811, 42 (except 4231, 4233, 4235, 4238, 4246, 4247), 441222, 442, 443, 444 (except 44411, 44419), 445, 446, 447, 448, 451, 452, 453 (except 45393), 487, 491, 492, 51, 52, 53 (except 5321, 5324), 54, 55, 56 (except 562), 61, 62 (except 624221), 71 (except 7132), 72 (except 72112), 81 (except 811), 92 (except 92214).

While the HPR district is envisioned to allow a mix of uses, all proposed uses must be compatible with the live-work-play objectives of the Corporation's master plan. As such, uses incompatible with the live-work-play objectives shall not be permitted – such as uses prohibited by the Coastal Zone Act, heavy industrial uses, power plants, trash to steam plants, concrete crushing, rock crushing, hot mix plants and other similar uses are not permitted in the district.

C. Update of Certain Other Land Use Maps In The 2008 Comprehensive Plan

Since the adoption of the City's 2008 Comprehensive Development Plan, the State has updated its state investment strategies map (Map 3), and FEMA has updated its floodplain maps. Maps 3 and Maps 7 of the City's Comprehensive Plan have been updated to incorporate these revisions.

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EXHIBIT A

TITLE 7

Conservation

Public Lands, Parks and Memorials

CHAPTER 47. STATE PARKS

Subchapter II. The Fort DuPont Redevelopment and Preservation Act

§ 4730 Short title.

This subchapter shall be known, and may be cited, as "The Fort DuPont Redevelopment and Preservation Act."

79 Del. Laws, c. 361, § 1.;

§ 4731 Declaration of purpose.

The General Assembly declares the following to be the policy and purpose of this subchapter:

(1) The Fort DuPont Complex, located along the Delaware River adjacent to Delaware City, is currently underutilized but has enormous potential as a sustainable, mixed-use community;

(2) To preserve and protect the historical and recreational amenities within the Fort DuPont Complex and to expand economic opportunities therein, additional capital will be required to improve infrastructure, renovate certain historic structures, and make additional improvements to said Complex;

(3) Redevelopment and renovation of the Fort DuPont Complex is both desirable and necessary, provided that:

a. The Fort DuPont Complex will remain a public destination, with its historic, natural, and recreational resources maintained for public enjoyment;

b. Fort DuPont's National Register status (where applicable) will be maintained, and historic building and landscape resources will be rehabilitated and reused to the extent possible;

c. Redevelopment and infill will be concentrated within several defined areas, and will be complementary to existing historic buildings and landscapes;

d. Fort DuPont and Delaware City will grow together as "one city" with strong physical and visual connections and complementary land uses;

e. Diverse land and building uses will be supported at Fort DuPont to achieve a shared vision for a "live-work-learn-play-and-visit" community; and

f. Community engagement will continue to be a key component for ongoing planning for Fort DuPont's future.

(4) In light of the foregoing, it is in the best interest of the State to enable the creation of an entity to manage, oversee, and implement the redevelopment and preservation of the Fort DuPont Complex in accordance with the Redevelopment Plan and the provisions of this subchapter.

79 Del. Laws, c. 361, § 1.;

§ 4732 Definitions.

When used in this subchapter:

(1) "Board" means the Board of Directors of the Fort DuPont Redevelopment and Preservation Corporation.

(2) "Corporation" means the Fort DuPont Redevelopment and Preservation Corporation to be established pursuant to § 4733 of this title.

(3) "Council" means the Advisory Council of the Fort DuPont Redevelopment and Preservation Corporation.

(4) "Department" means the Department of Natural Resources and Environmental Control.

(5) "Fort DuPont Complex" or "Fort DuPont" means such real property, as well as such facilities, personal property, buildings, and fixtures located thereon, owned by the State along the Delaware River bounded by the Chesapeake and Delaware Canal on the south, and a branch canal, currently separating it from Delaware City, on the north, which includes the Fort DuPont State Park, the Governor Bacon Health Center, and surrounding lands, tax parcel numbers 1202300020, 1202300021, 1203000001, and 1203000002.

(6) "Redevelopment plan" means the draft master plan for the redevelopment of the Fort DuPont complex dated October 2013, as may be amended from time to time by the Board, which is intended to guide the redevelopment of the Fort DuPont Complex.

79 Del. Laws, c. 361, § 1.;

§ 4733 Fort DuPont Redevelopment and Preservation Corporation.

(a) There shall be established within the Department a body corporate and politic, with corporate succession, constituting a public instrumentality of the State, and created for the purpose of exercising essential governmental functions, which is to be known as the Fort DuPont Redevelopment and Preservation Corporation. The Corporation shall be a membership corporation with the Department as the sole member and shall have a certificate of incorporation and bylaws consistent with this subchapter. The Secretary of the Department is hereby authorized to file a certificate of incorporation with the Secretary of State pursuant to Chapter 1 of Title 8. The certificate of incorporation of the Corporation shall provide for approval of the Delaware General Assembly in order to amend the certificate of incorporation or to effect a merger or dissolution of the Corporation.

(b) The powers and management of the Corporation shall be vested in a board of directors consisting of 11 members. Each member shall have general expertise relevant to the implementation of the Redevelopment Plan, which may include expertise in the fields of land use, historic preservation, economic development (including without limitation real estate, redevelopment, and real estate financing), environmental protection, parks and recreation, and tourism. The Board shall be comprised of the following members:

(1) One director appointed by the Governor to serve as Chair, who shall serve at the pleasure of the Governor;

(2) The Secretary of the Department of Natural Resources and Environmental Control;

(3) The Controller General;

(4) The Secretary of the Department of Health and Social Services;

(5) The Secretary of State;

(6) The Director of the Office of Management and Budget;

(7) The Director of the Office of State Planning Coordination; and

(8) Four directors appointed by the Mayor of the City of Delaware City and approved by City Council of Delaware City (2 for an initial term of 1 year, with the remaining directors serving initial terms of 2 years and 3 years, respectively), who shall be appointed within 30 days after the filing of the certificate of incorporation. Following the initial appointment terms, subsequent directors appointed hereunder shall serve 3-year terms.

Any person serving as a director of the Corporation pursuant to paragraphs (b)(2) through (7) of this section may appoint a designee to serve in his or her stead.

(c) All vacancies in Board membership shall be filled by the appointing authority that previously appointed such member. Any vacancy created by the resignation or early departure of a director shall be filled by the appointing authority for the remainder of the unexpired term.

(d) Six directors shall constitute a quorum of the Board, and all action by the Board shall require the affirmative vote of a majority of the directors present and voting.

(e) The Board shall adopt bylaws that provide for operating procedures such as election of officers, conflicts of interest, appointment of committees, conduct of meetings, and other matters that will promote the efficient operation of the Board in the performance of its duties under this subchapter.

79 Del. Laws, c. 361, § 1; 70 Del. Laws, c. 186, § 1.;

§ 4734 Advisory Council.

(a) The Council of the Corporation shall be established to assist and provide advice to the Board in carrying out its purposes under this subchapter. The Council shall act in a purely advisory capacity, and shall assist the Corporation in fulfilling its purposes and obligations hereunder as directed by the Board or the executive director. Such assistance may include but not be limited to:

(1) Developing plans to implement recommendations from the redevelopment plan and tracking ongoing implementation efforts;

(2) Reviewing and providing recommendations on proposals for the purchase, sale, lease or disposition of lands or buildings;

(3) Providing guidance on updates to the redevelopment plan upon request by the Board or the executive director;

(4) Providing recommendations on infrastructure improvement plans, budgets, or any other matters referred by the Board or the executive director;

(5) Recommending rules, regulations and policies to the Board; and

(6) Such other responsibilities and powers consistent with the Council's role as an advisory body as shall be determined from time to time.

(b) The Advisory Council shall be comprised of 13 members, none of whom shall be members of the Board of Directors, and such members shall be appointed as follows:

(1) A chair to be appointed by the Governor for a term of 3 years and who shall be eligible for re-appointment for terms of 3 years.

(2) Eight additional members appointed by the Governor who, to the extent possible, shall have expertise in 1 or more of the fields or areas set forth in § 4733(b) of this title;

(3) Four members appointed by the Mayor of the City of Delaware City and approved by the City Council of Delaware City. Appointments by Delaware City shall represent the interests of Delaware City and the Delaware Bayshore.

(c) Members of the Advisory Council shall serve for terms of 3 years each; provided, however, that the terms of the initial members shall be staggered as follows:

(1) Three initial members appointed by the Governor and 1 initial member appointed by Delaware City shall serve terms of 3 years each;

(2) Three initial members appointed by the Governor and 1 initial member appointed by Delaware City shall serve terms of 2 years each; and

(3) The remaining initial members shall serve terms of 1 year each.

(d) Each appointing authority shall appoint members of the Advisory Council no later than 60 days following the date of the filing of the certificate of incorporation of the Corporation.

79 Del. Laws, c. 361, § 1.;

§ 4735 Powers of the Corporation.

The Corporation shall have on July 23, 2014, and upon its creation as provided for herein the powers listed in this section. The Corporation shall be empowered, without limitation and notwithstanding any other laws to:

(1) Adopt bylaws, rules, regulations, and procedures;

(2) Act generally in a planning and development capacity, and in connection therewith, to hold, own, preserve, develop, improve, construct, rent, lease, sell, or otherwise acquire or dispose of any real property, including without limitation any real property comprising the Fort DuPont Complex or any portion thereof transferred to the Corporation;

(3) Employ an executive director and such deputies and assistants as may be necessary or desirable, and to retain by contract such legal counsel, engineers, advisors, and other providers of professional services;

(4) Borrow moneys or accept contributions, grants, or other financial assistance from the federal government, the State, any locality or political subdivision, any agency or instrumentality thereof, or any source, public or private, for or in aid of any project of the Corporation, and to these ends, to comply with such conditions and enter into such mortgages, trust indentures, leases, or other contracts and agreements as may be necessary or desirable;

(5) Have and exercise any and all powers available to a corporation organized pursuant to Chapter 1 of Title 8, the Delaware General Corporation Law;

(6) Take such other lawful actions that are consistent with the purposes of this subchapter as may be necessary or desirable to oversee, manage, and implement the redevelopment and preservation of the Fort DuPont Complex in accordance with the redevelopment plan and the provisions of this subchapter; and

(7) Recover costs for the use of, or the benefit derived from, the services or facilities provided, owned, operated, or financed by the Corporation benefiting property within the Fort DuPont Complex.

79 Del. Laws, c. 361, § 1.;

§ 4736 Powers and duties of executive director.

An executive director shall be selected by a majority vote of the Board. The executive director shall exercise such powers and duties relating to the Corporation as may be delegated to him or her by the Board. Compensation of the executive director shall be established by the Board, and the executive director shall serve at the pleasure of the Board.

79 Del. Laws, c. 361, § 1; 70 Del. Laws, c. 186, § 1.;

§ 4737 Initial duties of Corporation.

On or before June 30, 2015, the Corporation shall, at a minimum:

(1) Select and hire a qualified executive director;

(2) Perform or have performed such tests, studies, examinations, and evaluations upon the lands of the Fort DuPont Complex as may be desirable or necessary to permit such property to be transferred to the Corporation and to evaluate economic development opportunities and the historical and other resources to be preserved; and

(3) To develop such feasibility, sales, and marketing plans as may be required to preserve and redevelop the Fort DuPont Complex in accordance with this subchapter.

79 Del. Laws, c. 361, § 1.;

§ 4738 Liberal construction of subchapter.

This subchapter, being necessary for the prosperity and welfare of the State and its citizens, shall be liberally construed to effect the purposes hereof.

79 Del. Laws, c. 361, § 1.;

EXHIBIT B

FORT DUPONT

2013 MASTER PLAN

DELAWARE DEPARTMENT OF NATURAL
RESOURCES & ENVIRONMENTAL CONTROL

SASAKI

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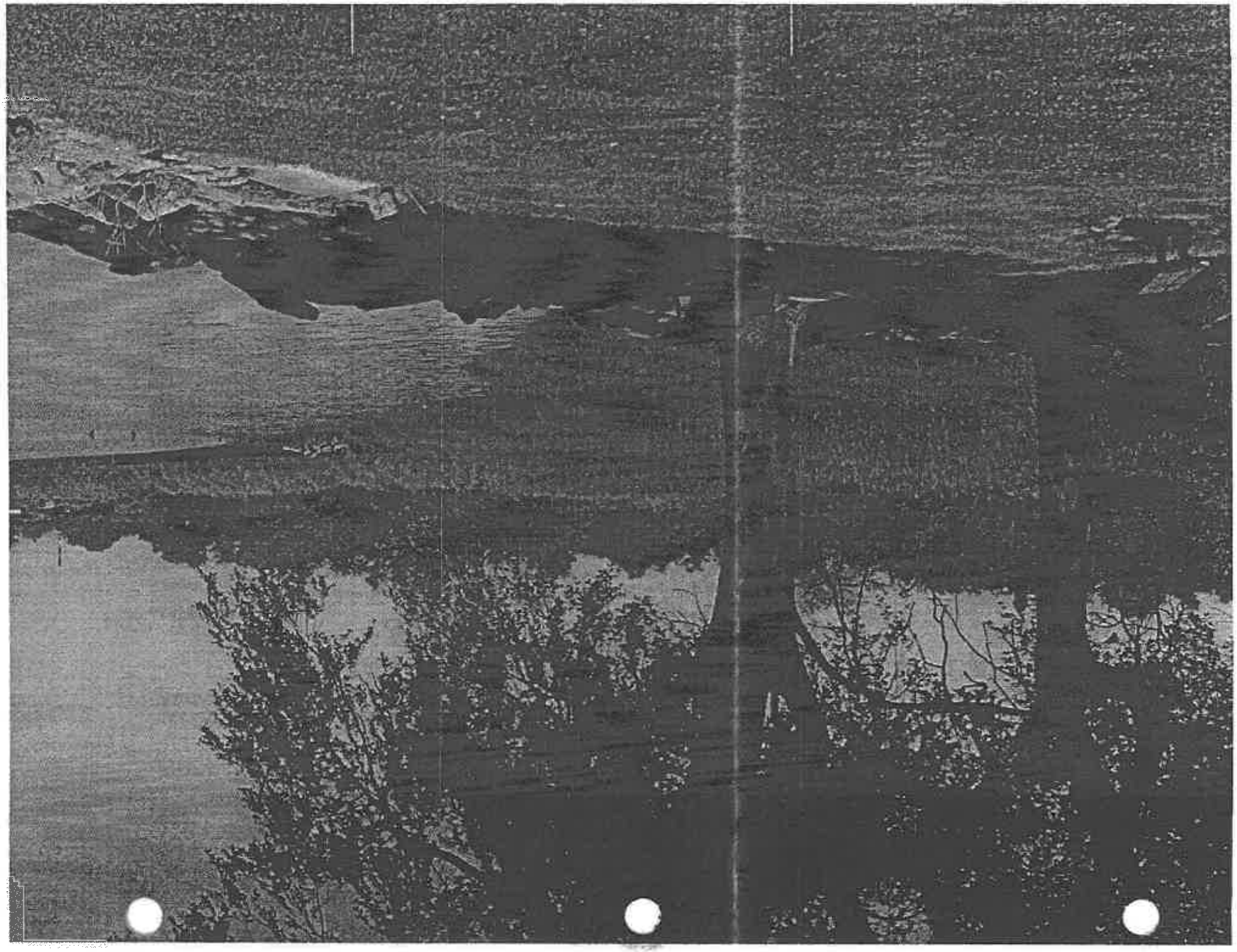
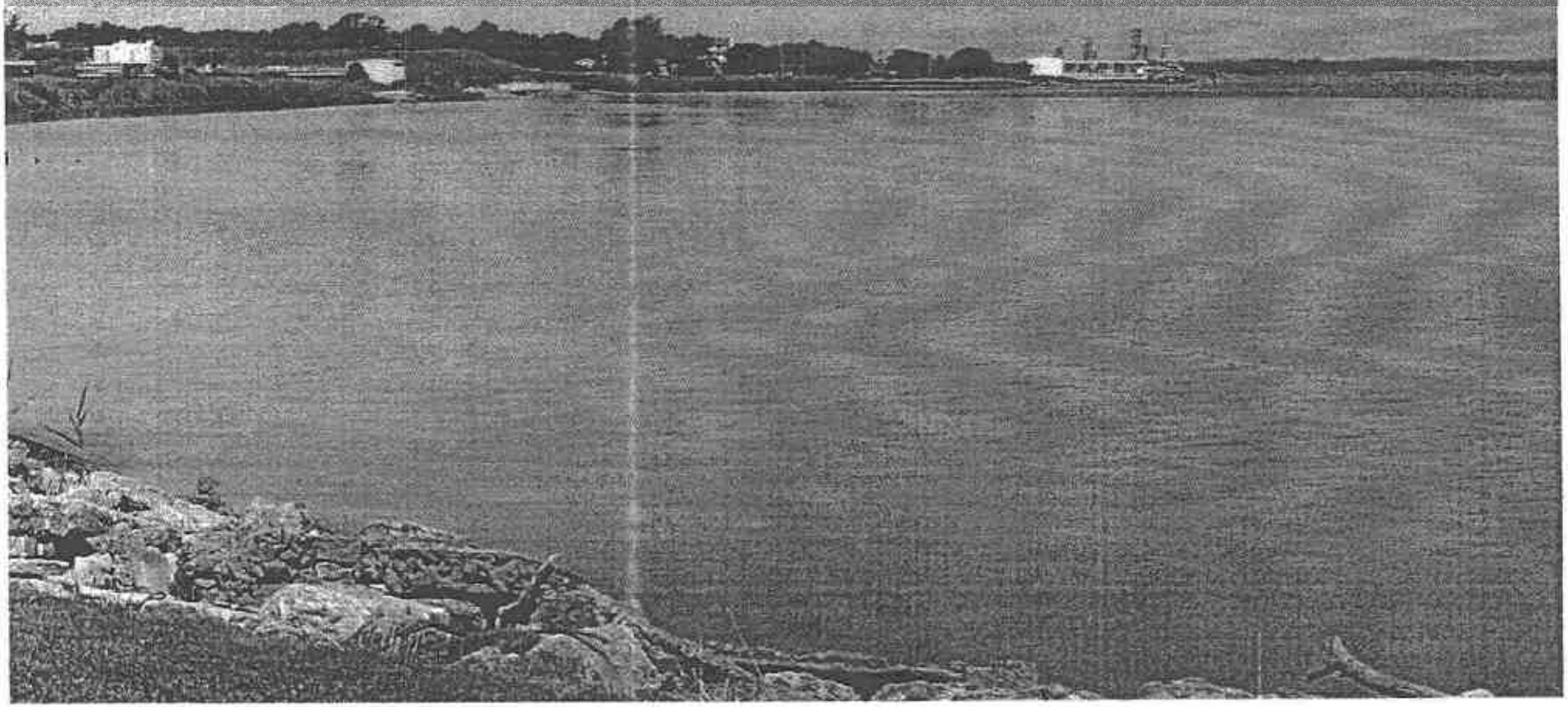


1. INTRODUCTION

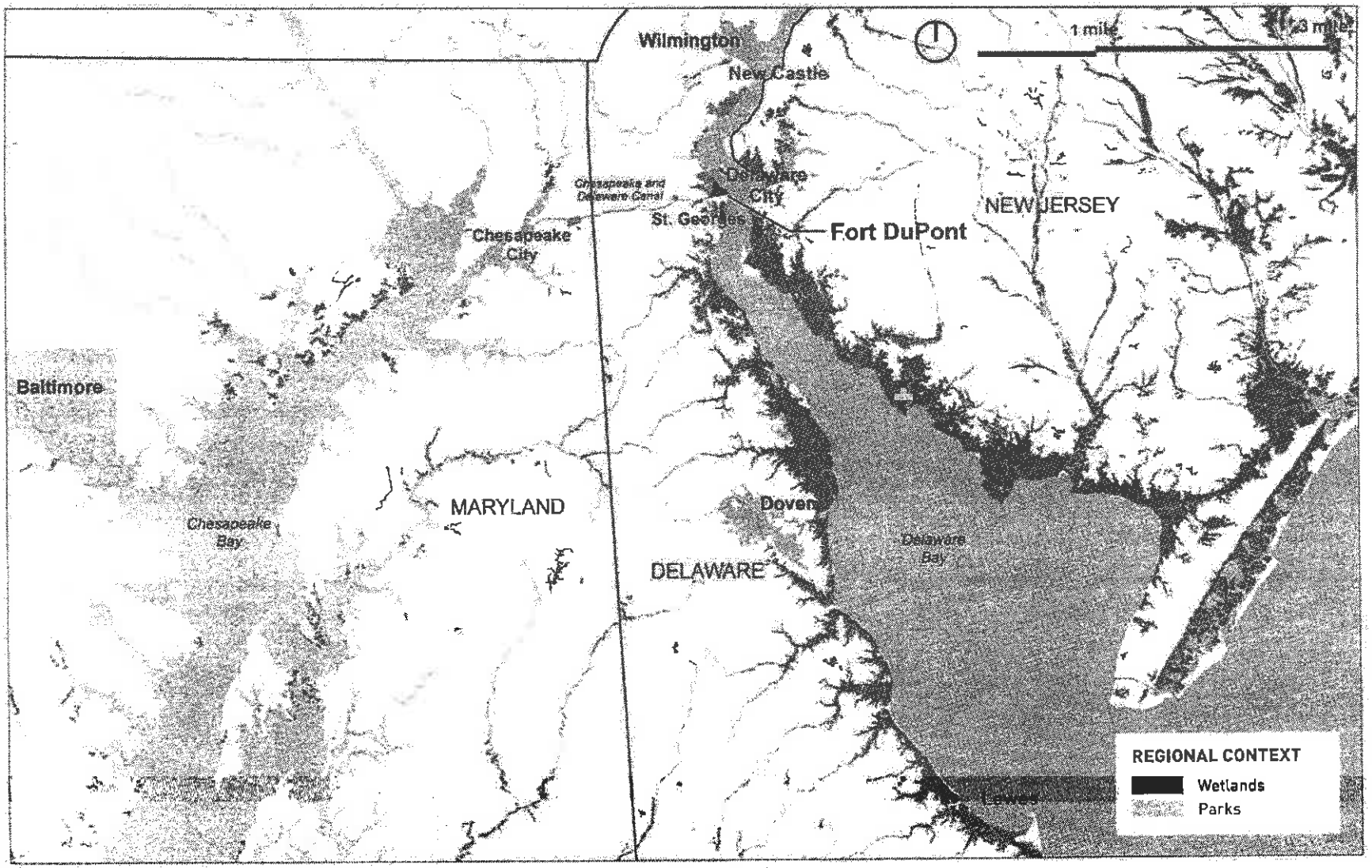


Introduction

The State of Delaware Department of Natural Resources and Environmental Control (DNREC), in collaboration with Delaware City, has led a master planning process to revitalize the Historic Fort DuPont Complex into a vibrant mixed-use community, fully integrated with the adjacent Delaware City.

The 325 acre complex, designated as a National Historic District, is located along the Delaware River and is bounded by the Chesapeake and Delaware Canal on the south and the Branch Canal, currently separating it from Delaware City, on the north. It includes Fort DuPont State Park, Governor Bacon Health Center, and a complex of state-owned buildings and residences. Fort Delaware State Park sits across from the property on Pea Patch Island in the Delaware Bay. The 2013 Master Plan focuses on reuse and redevelopment strategies for the portion of the Fort DuPont Complex located northeast of Route 9.

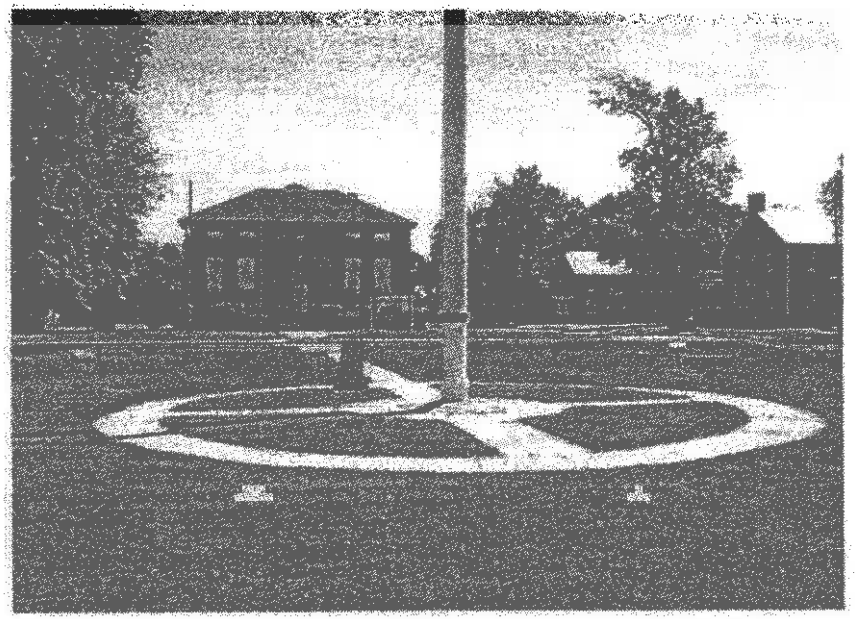
The Fort DuPont property is distinguished by its extraordinary waterfront location, network of riverside trails, recreational amenities, and historic buildings and landscapes. It occupies a strategic location within the state and region as the northern gateway to the Delaware Bayshore, which is an ecological resource of national significance.



Fort DuPont is strategically located within the state and region as the northern gateway to the Delaware Bayshore.

The Delaware Bay's coastal marshes, shoreline, agricultural lands, and forests provide habitat for many species, including migratory shorebirds, which attract birders and biologists from around the world. Following Delaware's landmark Coastal Zone Act of 1971, more than half of the Bayshore remains protected as state and federal wildlife lands.

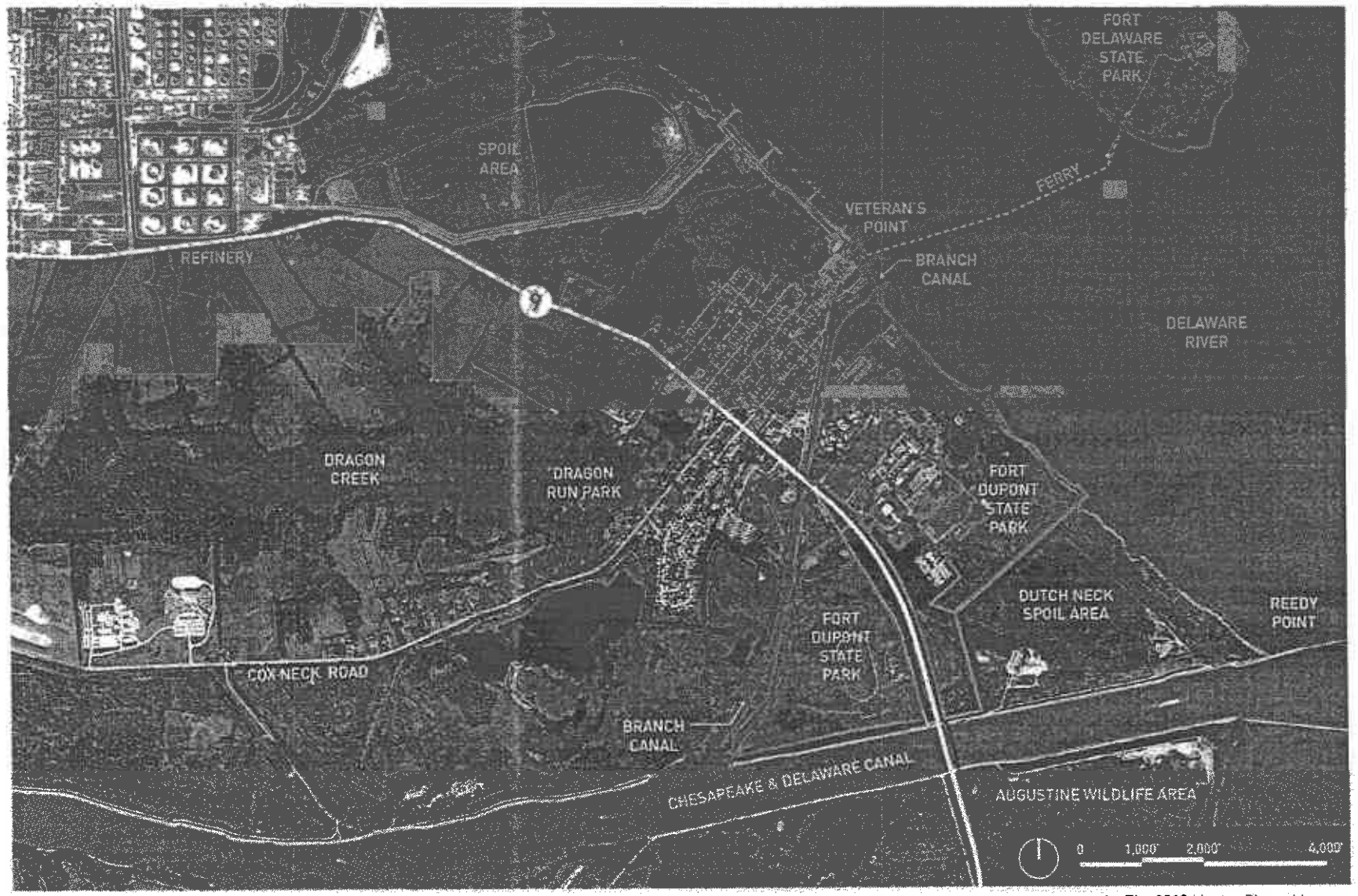
Under the leadership of DNREC, a diverse group of state and local stakeholders and community members have worked together to develop this Master Plan for the Fort DuPont Complex which aims to preserve the site's historic buildings and landscapes while accommodating new private sector and institutional uses to enliven the site and promote economic progress for current and future generations. The Master Plan establishes a shared community vision and implementation strategy to evolve Fort DuPont into a model "live-work-learn-play and visit" community. This long-term vision for the reuse of Fort DuPont builds upon the site's National Historic District status, the existing assets of the State Park, and the area's extraordinary cultural, natural, and recreational amenities. As Governor Markell has stated, "Fort DuPont's rich history, distinctive architecture, and abundant natural resources serve as a solid foundation for the site's rebirth."



Fort DuPont is distinguished by its historic buildings and landscapes, such as the Post Exchange Building and the Parade Ground.

Fort DuPont's rich history, distinctive architecture, and abundant natural resources serve as a solid foundation for the site's rebirth.

- Governor Markell



The Fort DuPont Complex, which includes the State Park, is framed by Delaware City to the west, the Delaware River to the east, and the C&D Canal to the south. The 2013 Master Plan addresses reuse and redevelopment strategies for the portion of the Fort DuPont Complex outlined in orange.

Goals & Approach

The Governor, DNREC, and community stakeholders established the ambitious goal for Fort DuPont to "come alive again as a sustainable, mixed-use community—producing jobs, revenue, housing choices, and other amenities while preserving its historic character." The 2012 Bond Bill set out the goal to "develop a plan for the redesign and redevelopment of the Fort DuPont complex in Delaware City that encourages economic development that is compatible with current historic structures and recreational purposes."

In the fall of 2012, DNREC, in cooperation with Delaware City, kicked off this ambitious master planning process for the reuse and redevelopment of Fort DuPont. Sasaki Associates was retained by DNREC as lead consultant for the Master Plan (planning and urban design), in partnership with HR&A Advisors (economics), Heritage Strategies (historic preservation), TetraTech (engineering), and MindMixer (online community engagement).

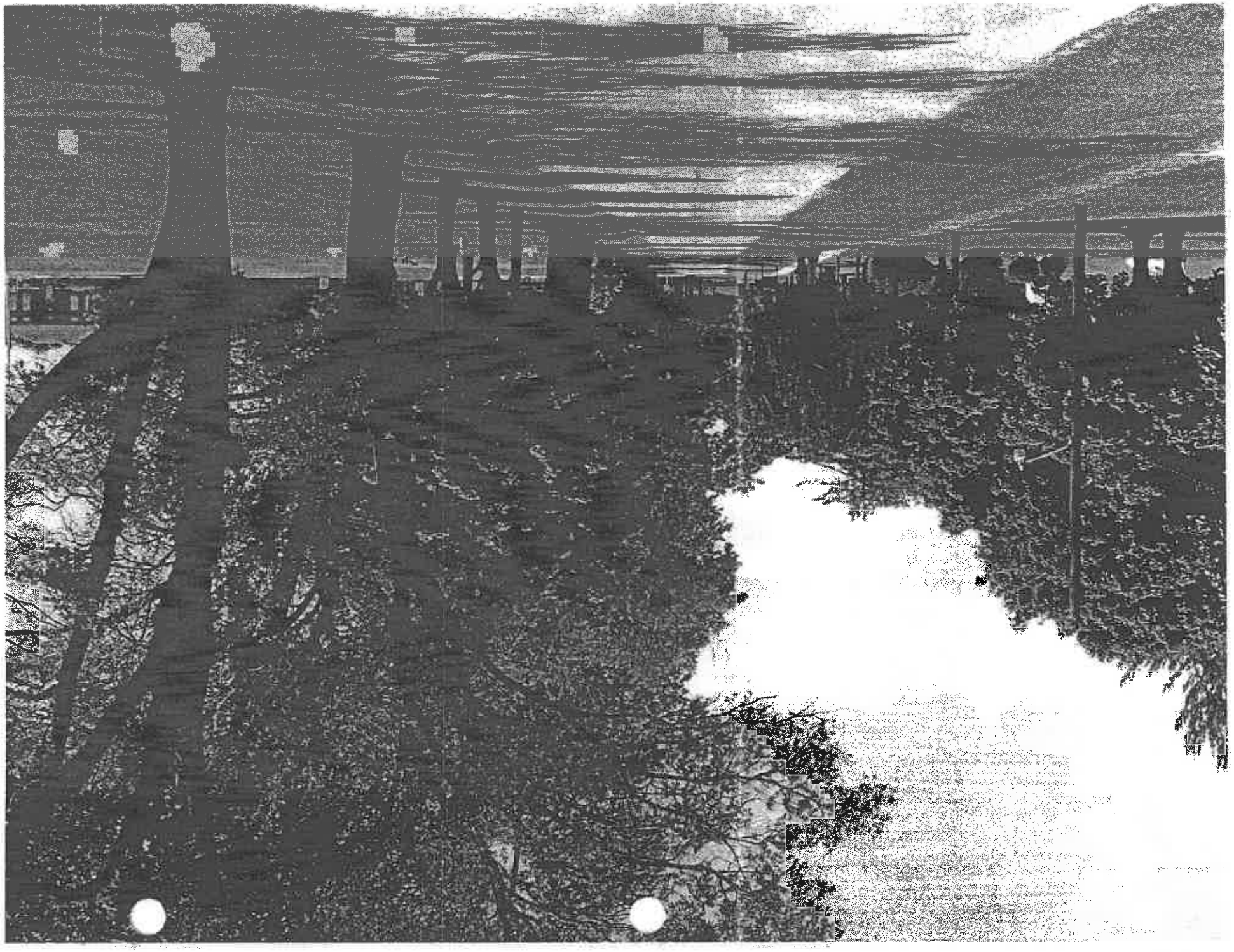
The purpose of the Master Plan is to assist DNREC and Delaware City in identifying specific strategies for the redevelopment of Fort DuPont, including:

- Identify and analyze an appropriate range of potential uses for the property and its historic buildings;
- Establish a long-term master plan vision for reuse and redevelopment; and
- Define a governance and implementation strategy to realize the State's and community's goals and aspirations for the property.

The Master Plan supports the goals of Delaware City, as outlined in its Comprehensive Plan, to "preserve the historic character of the Fort DuPont site while allowing the introduction of appropriate private or public-private uses."

The Master Plan approach began with a program of stakeholder and community interviews and meetings to establish a set of guiding principles. An analysis of existing conditions was then carried out, including: a real estate market "scan" to assess supply and demand drivers for potential uses; a historic building assessment; a preliminary site infrastructure study of existing roads and utilities; and a site survey to delineate topography and key environmental resources. Master Plan concepts were then developed based upon the community goals, guiding principles, and analysis findings. In summary, the steps undertaken for the Master Plan include the following:

- Establish/confirm goals and guiding principles;
- Analyze existing conditions (i.e. land, buildings, and infrastructure);
- Conduct a "market scan" and identify potential uses/reuses;
- Develop/assess physical master plan concepts;
- Prepare a synthesis master plan vision for Fort DuPont; and
- Identify governance and implementation recommendations.



Master Plan Common Denominators

1. Fort DuPont will remain a public destination, with its historic, natural, and recreational resources maintained for public enjoyment.

2. Fort DuPont's National Register status will be maintained and historic building and landscape resources will be rehabilitated and reused.

3. Redevelopment and infill will be concentrated within several defined areas and will be complementary to the existing historic buildings and landscapes.

4. Fort DuPont and Delaware City will grow together as "one town" with strong physical and visual connections and complementary land uses.

5. Diverse land and building uses will be supported at Fort DuPont to achieve the shared vision for a "live-work-learn-play and visit" community.

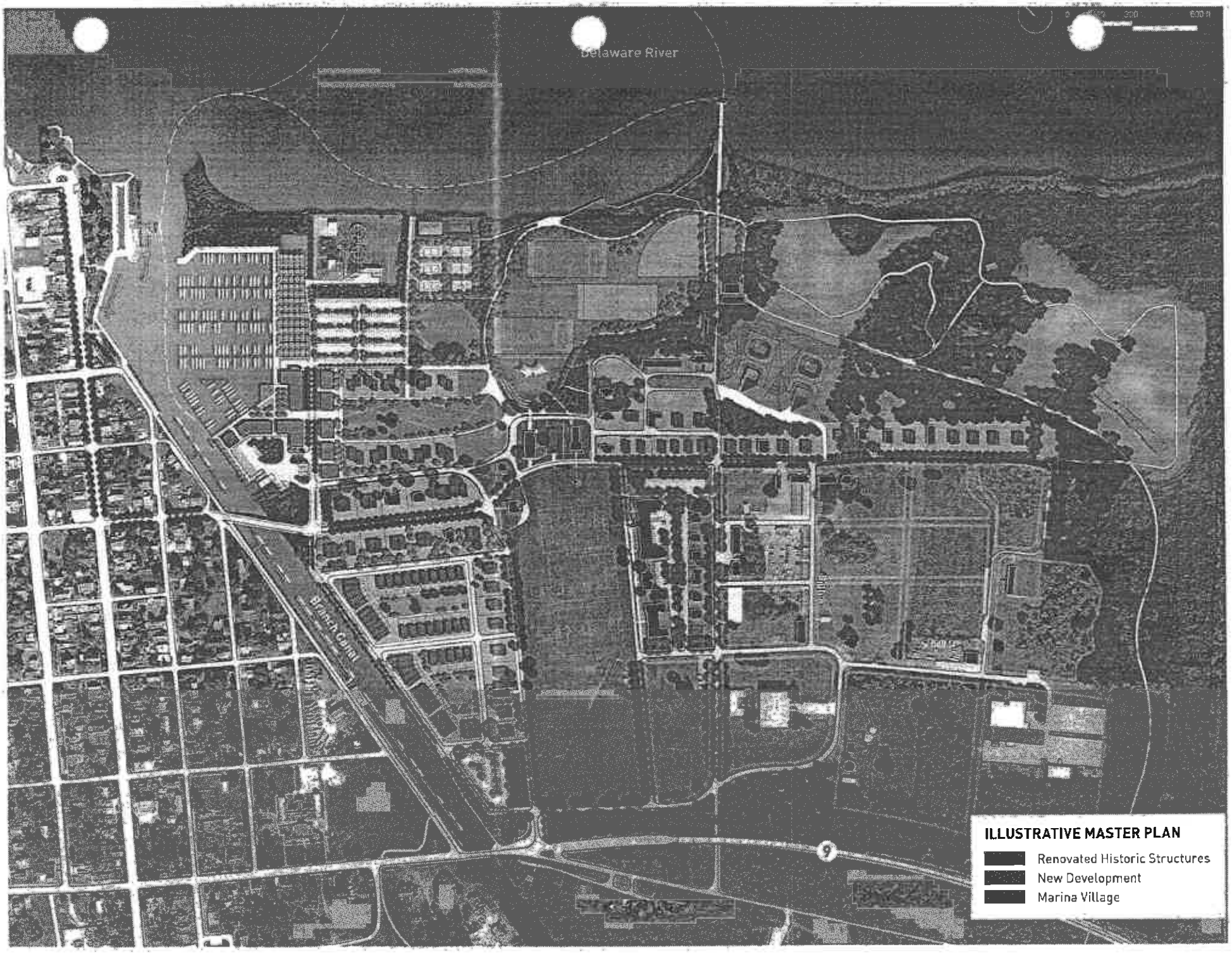
6. As the "Gateway to Delaware's Bayshore," Fort DuPont and its open space and natural habitats will be preserved, restored, and enhanced.

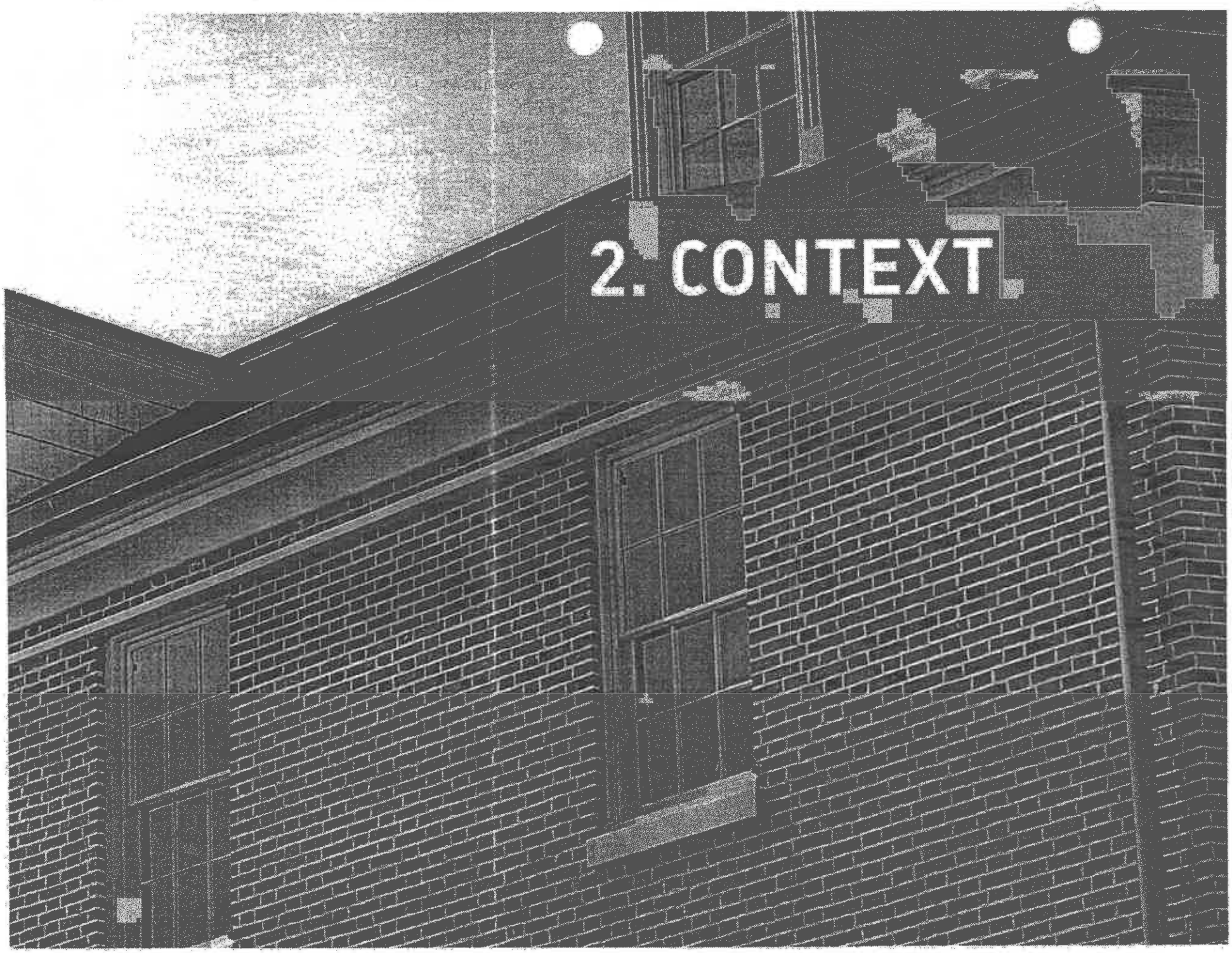
7. Fort DuPont will promote walking and biking within the property, to Delaware City, and to surrounding natural resources and ecotourism amenities.

8. Opportunities for public access to the water will be expanded through new and enhanced piers, boat launches, and waterfront promenades.

9. A governance entity will be identified to ensure that activation and redevelopment of Fort DuPont aligns with the community's goals established through the master planning process.

10. Community engagement will continue to be a key component of ongoing planning for Fort DuPont's future.


Delaware River
Branch Canal
9
ILLUSTRATIVE MASTER PLAN
Renovated Historic Structures
New Development
Marina Village



2. CONTEXT

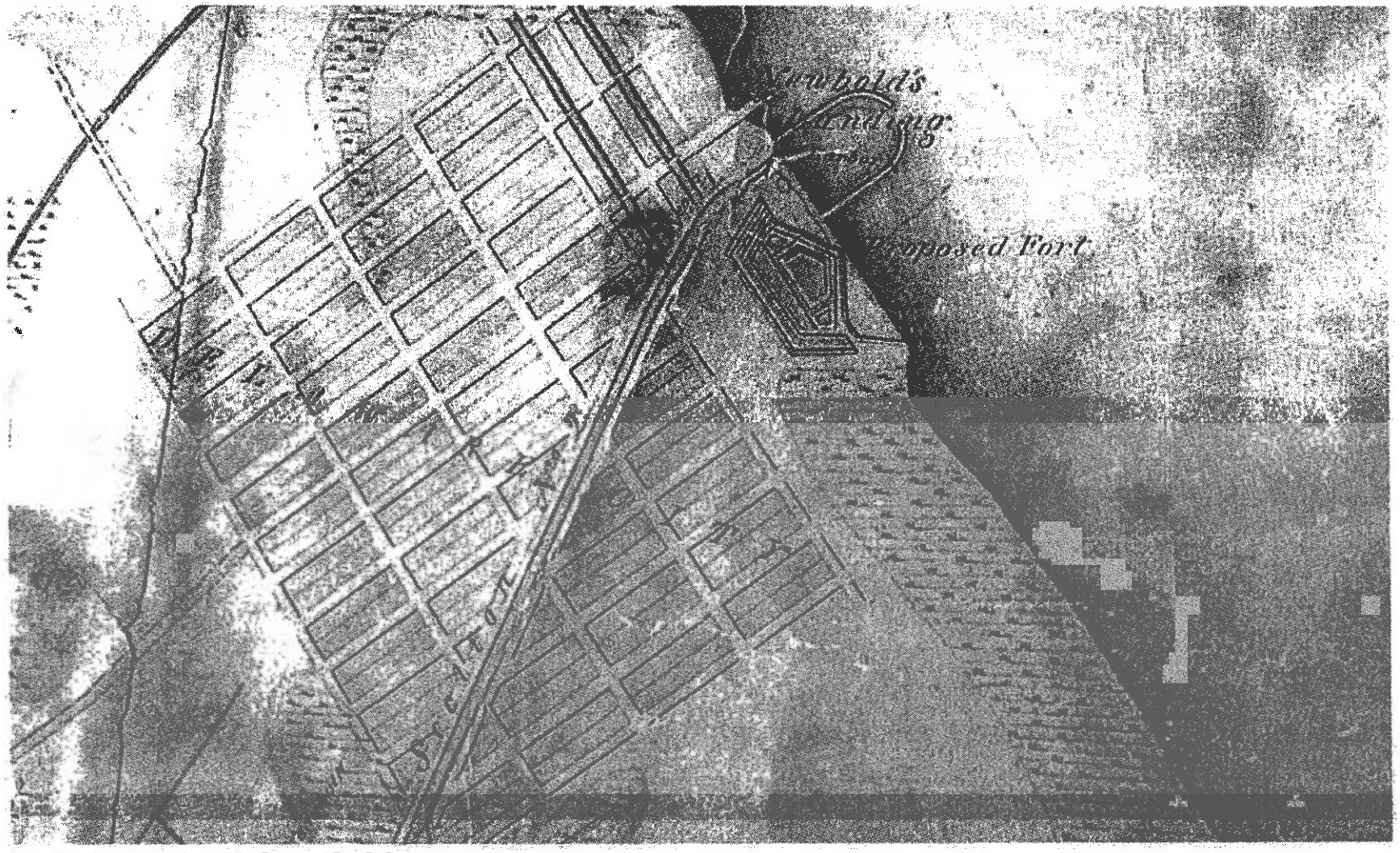
Historic Overview

Fort DuPont was commissioned in 1899 as part of the nation's coastal defense system tasked with defending the Delaware River, Wilmington, and Philadelphia from naval attack. Located near Reedy Point just south of Delaware City and the Chesapeake and Delaware Canal, the Fort is significant as part of the Endicott Period of coastal defenses that featured revolutionary advances in long range artillery.

The manpower and facilities required to support this revolutionary new weaponry resulted in the establishment of an extensive military base at Fort DuPont. Largely constructed between 1899 and 1915 in accordance with established military standards, the base consisted of fortifications, a wharf and railroad supply system, parade ground, road network, residences, administrative buildings, warehouses, workshops, stables, utilities, and other support facilities.

Following Fort DuPont's decommissioning as a coastal defense fortification in 1922, the base served as headquarters for the army's First Engineer's Regiment until 1939, at which time it transitioned into a training facility supporting the nation's war effort during World War II. The State of Delaware acquired the site in 1947 and transformed it into the Governor Bacon Health Center, envisioned as a state-of-the-art mental health facility.

Today, the Governor Bacon Health Center still operates at Fort DuPont as a long-term care facility; changes in health care philosophy and the construction of new facilities elsewhere have greatly reduced utilization of the site. Many of the buildings sit vacant. A portion of the site has become a State Park, and other areas are used by the state's Surplus Property Division.



1829 Map of Delaware City and the Proposed Fort DuPont

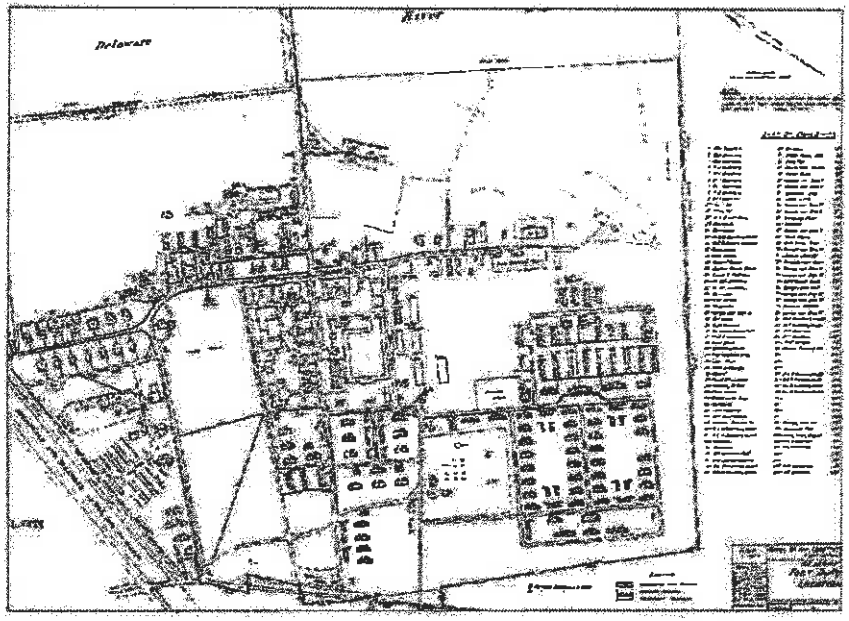
Building Assessment

As part of the Master Plan, an assessment of the existing condition of historic resources at Fort DuPont was carried out. The Historic Building Assessment documented the existing condition of the remaining historic buildings and structures and provides guidance for the rehabilitation and adaptive reuse of individual buildings as the plan is implemented.

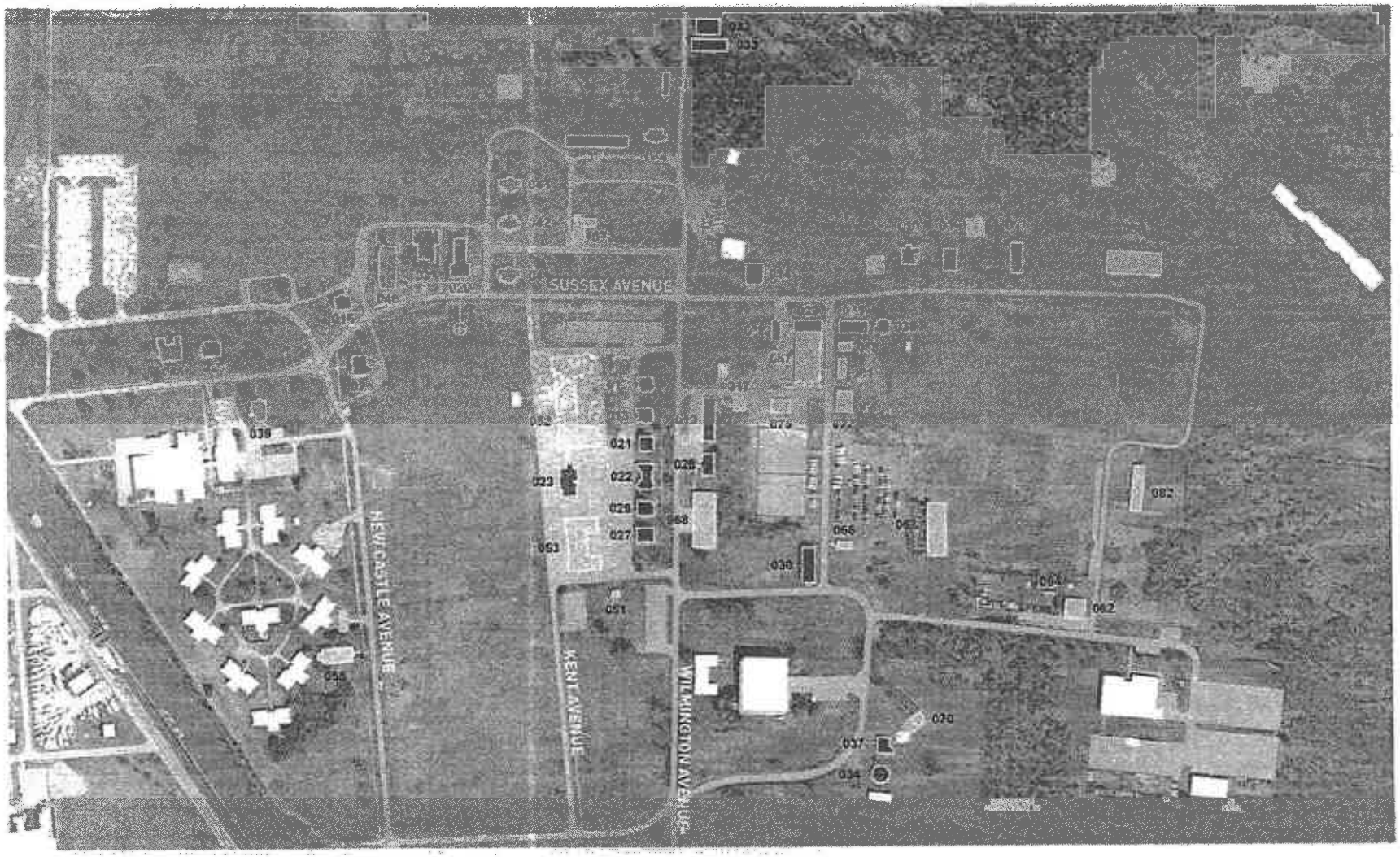
The 1943 plan of Fort DuPont lists 136 permanent structures on the site and shows an additional 137 temporary structures for a total of approximately 273 structures existing at that time. Not including the fortifications and archeological sites, the National Register nomination for Fort DuPont lists 74 contributing historic structures remaining in 1999. That is a loss of 199 structures from those shown on the 1943 plan. Since 1999, an additional 9 structures have been demolished and 2 more are in ruin. In total, 63 contributing structures remain at Fort DuPont. The structures that survive are from all periods of the Fort's history, including:

- 29 of the surviving structures (46%) are from the Coastal Defense periods of Fort DuPont's history spanning 1898 through 1922;
- 10 structures (16%) survive from the Engineering Corps periods from 1922 through 1939; and
- 24 structures (38%) survive from the World War II period from 1939 through 1945.

The current condition of buildings at Fort DuPont is described in four categories: good, fair, threatened, and ruin. Two buildings, the Service Club (031) and Pontoon Shed (067), are shown as ruins. Fifteen buildings and structures (not including the historic fortifications) are "threatened" and require emergency stabilization and repair of their roofs if they are to be saved. Eight buildings are in "fair" condition. These buildings are vacant, not maintained, but not in imminent danger. Threatened buildings include viable and important structures such as the Barracks (053), Bakery (028), and eight Officer's and NCO Quarters (012, 013, 021, 022, 025, 026, 027, 039, and 045).



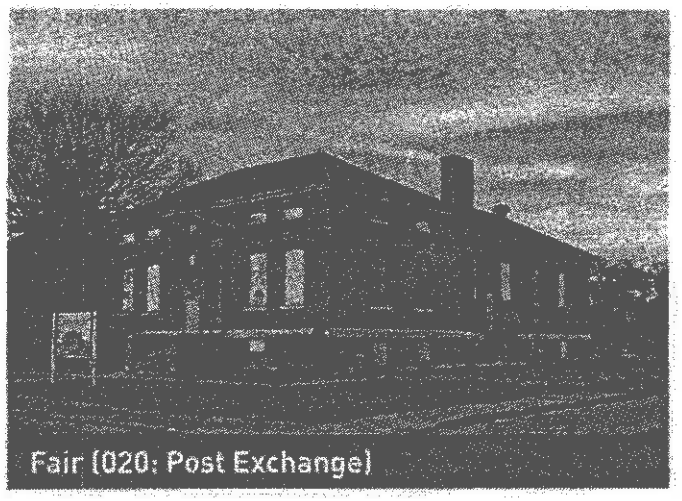
1943 Fort DuPont Plan

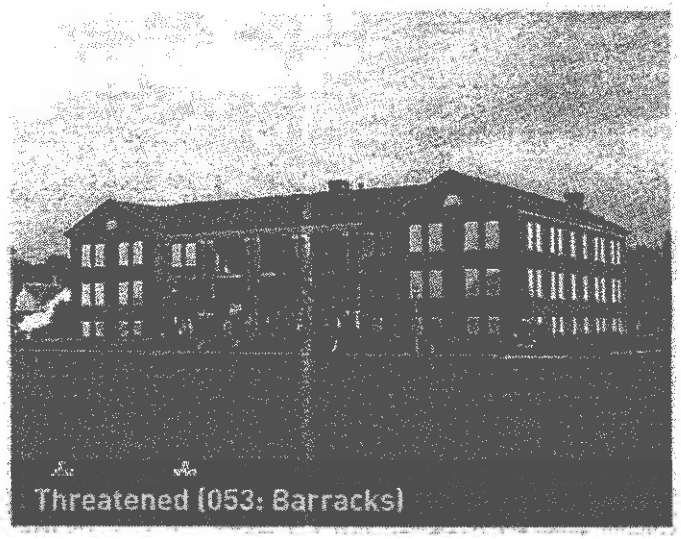


HISTORICAL PERIODS

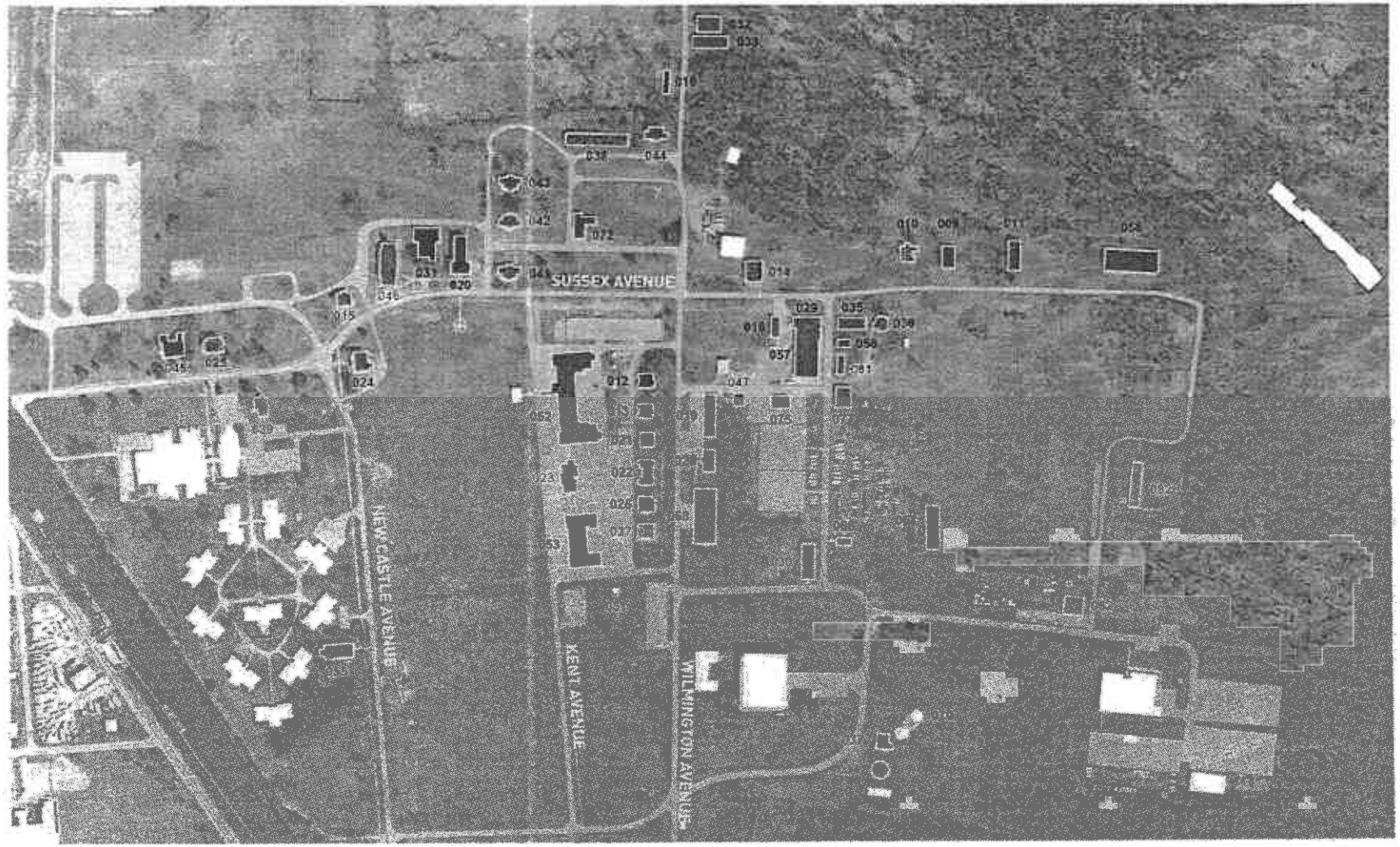
- Coastal Defense (1898-1905)
- Coastal Defense Expansion (1906-1922)
- Engineering Corps (1923-1930)
- Engineering Corps-WPA (1931-1945)
- WWII (1939-45)

Good (046: Theater)


Fair (020: Post Exchange)


Threatened (053: Barracks)

Ruin (031: Service Club)



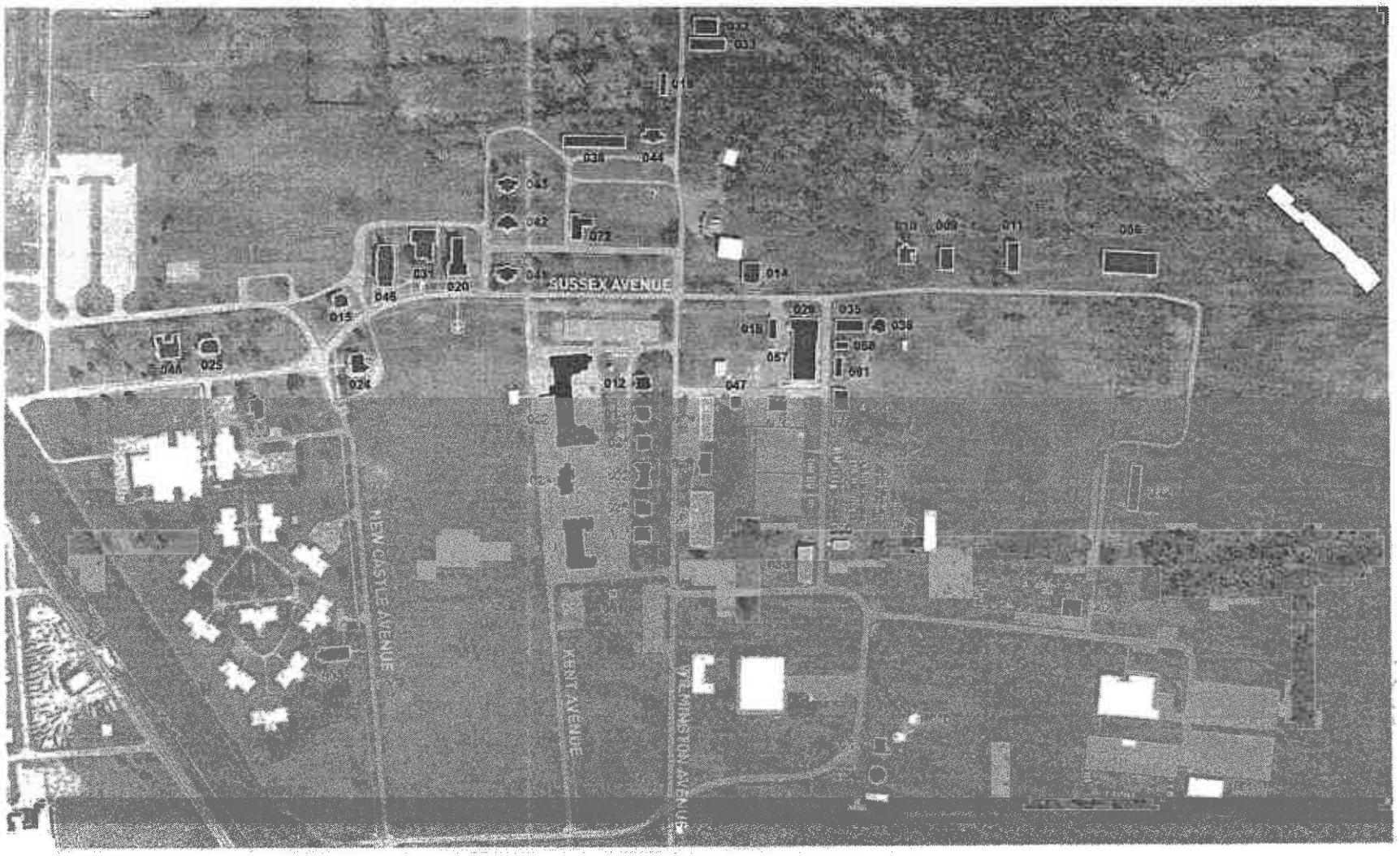
BUILDING CONDITION

- Good
- Fair
- Threatened
- Ruin

Building Responsibility & Use

Several state agencies are responsible for the buildings at Fort DuPont. DNREC is responsible for 22 buildings as well as the fortifications and other structures within the boundaries of Fort DuPont State Park. These include the three buildings (020, 042, & 072) which are leased to non-profit organizations. The Department of Health and Social Services (DHSS) has responsibility for 26 buildings as well as other structures, including the two large barracks (052 & 053). Delaware Surplus Services, a division of the Office of Management and Budget (OMB), has responsibility for 4 historic buildings on the site. Surplus Services also uses several of the open fields in the vicinity of 030 and 066 for the storage of surplus vehicles. Both Surplus Services and DHSS have constructed new buildings on the property.

Surviving historic buildings are used for a variety of purposes, including housing, administration, support, and storage. What is most notable is the number of buildings that are vacant. Of the 52 historic buildings remaining at Fort DuPont, 23 (44%) are vacant. Of these, 12 are residences.

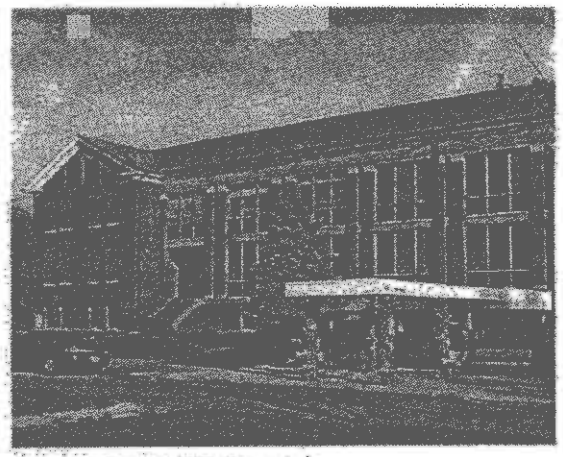


BUILDING RESPONSIBILITY

- DNREC
- DHSS
- OMB
- Non-profit

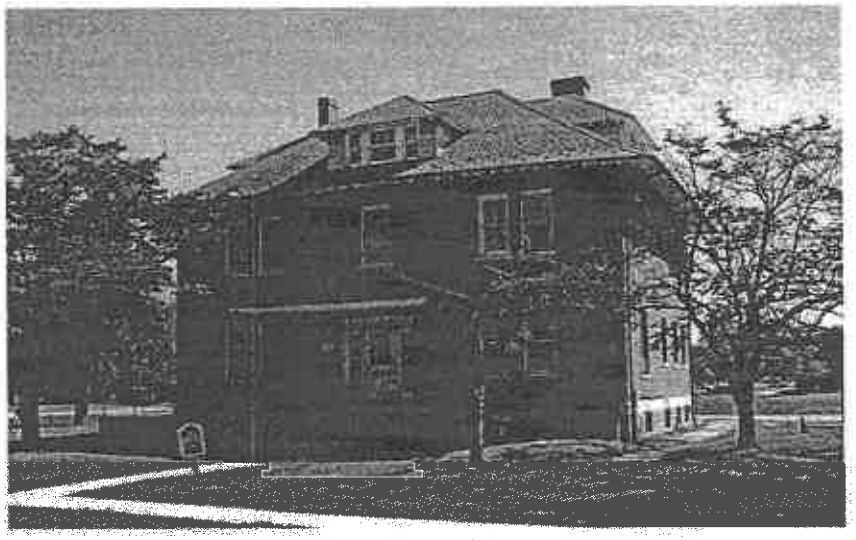
Single/Duplex Residential (044: NCO Quarters)

Vacant (045: Officer's Quarters)

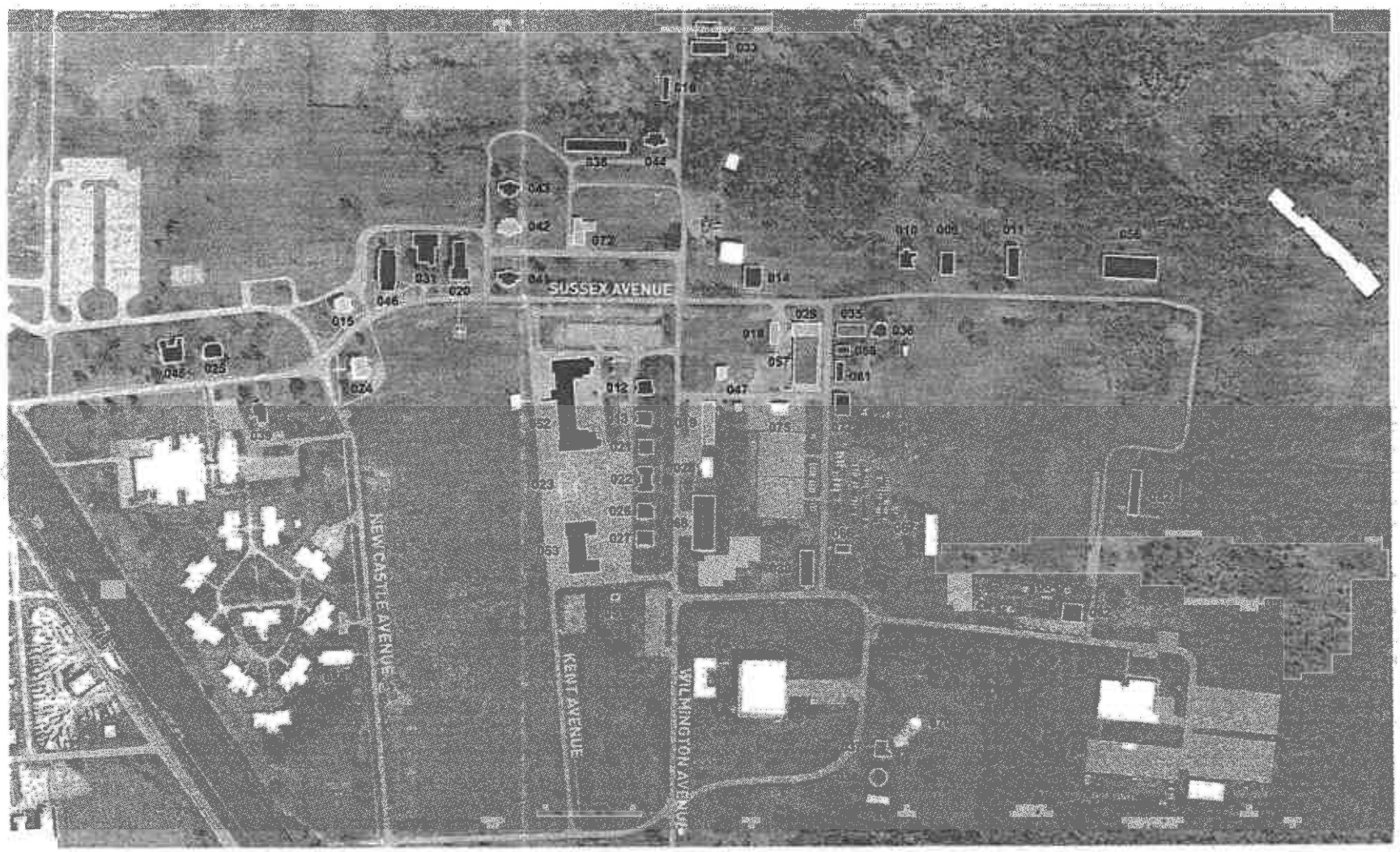


Group Residential (052: Barracks)

Storage (019: Quartermaster's Storehouse)



Administration (024: Commanding Officer's Quarters)

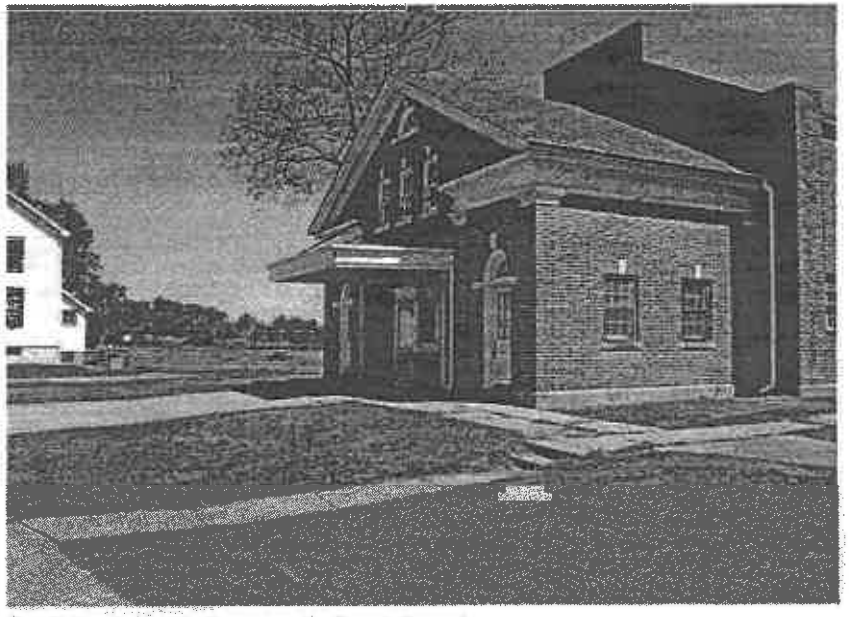


CURRENT USE

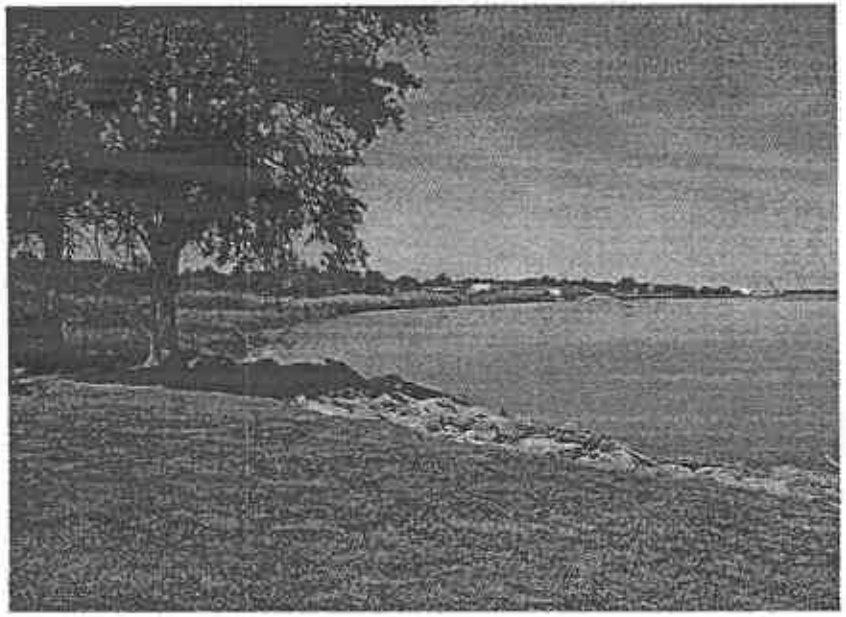
- Single/Duplex Residential
- Group Residential (Nursing Home)
- Administration
- Support
- Storage
- Vacant

Site Characteristics

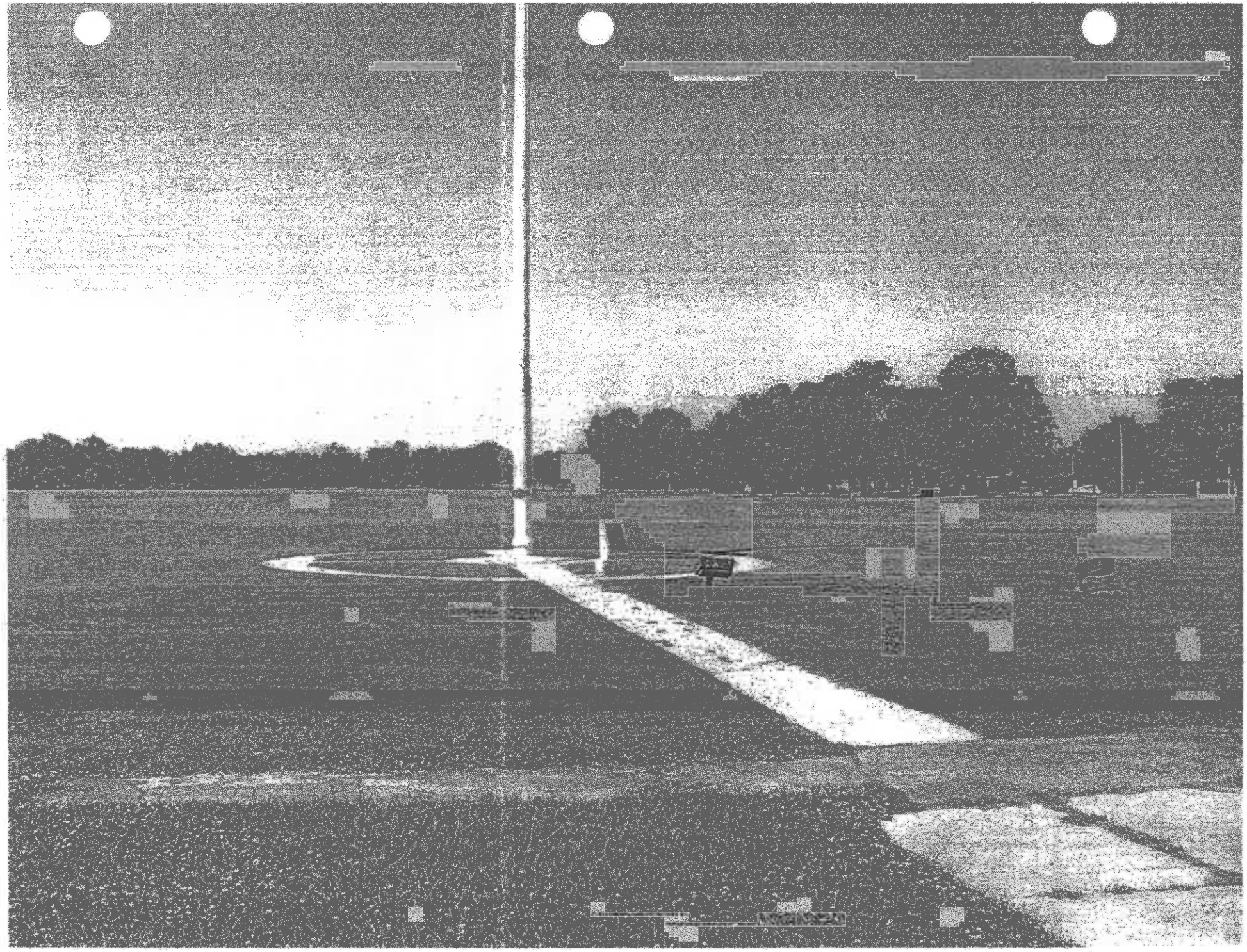
Fort DuPont's historic building resources are complemented by its diverse natural, recreational, and cultural landscapes. Natural resources include a distinctive shoreline landscape, wetlands, and woodland vegetation and associated wildlife. Recreational resources include significant open spaces for formal and informal field sports, a network of trails, spaces for camping and picnicking, and water access for boating and fishing. The property features extraordinary visual and physical access to its framing water bodies, the Delaware River and Branch Canal. The C&D Canal Trail, when complete, will provide connection to a vast array of recreational and natural amenities. The Parade Ground, Fort DuPont's iconic historic landscape, offers recreational opportunities for large field sports, such as soccer, in addition to providing a space for historic and interpretive programming.



Fort DuPont's historic theater on the Parade Ground



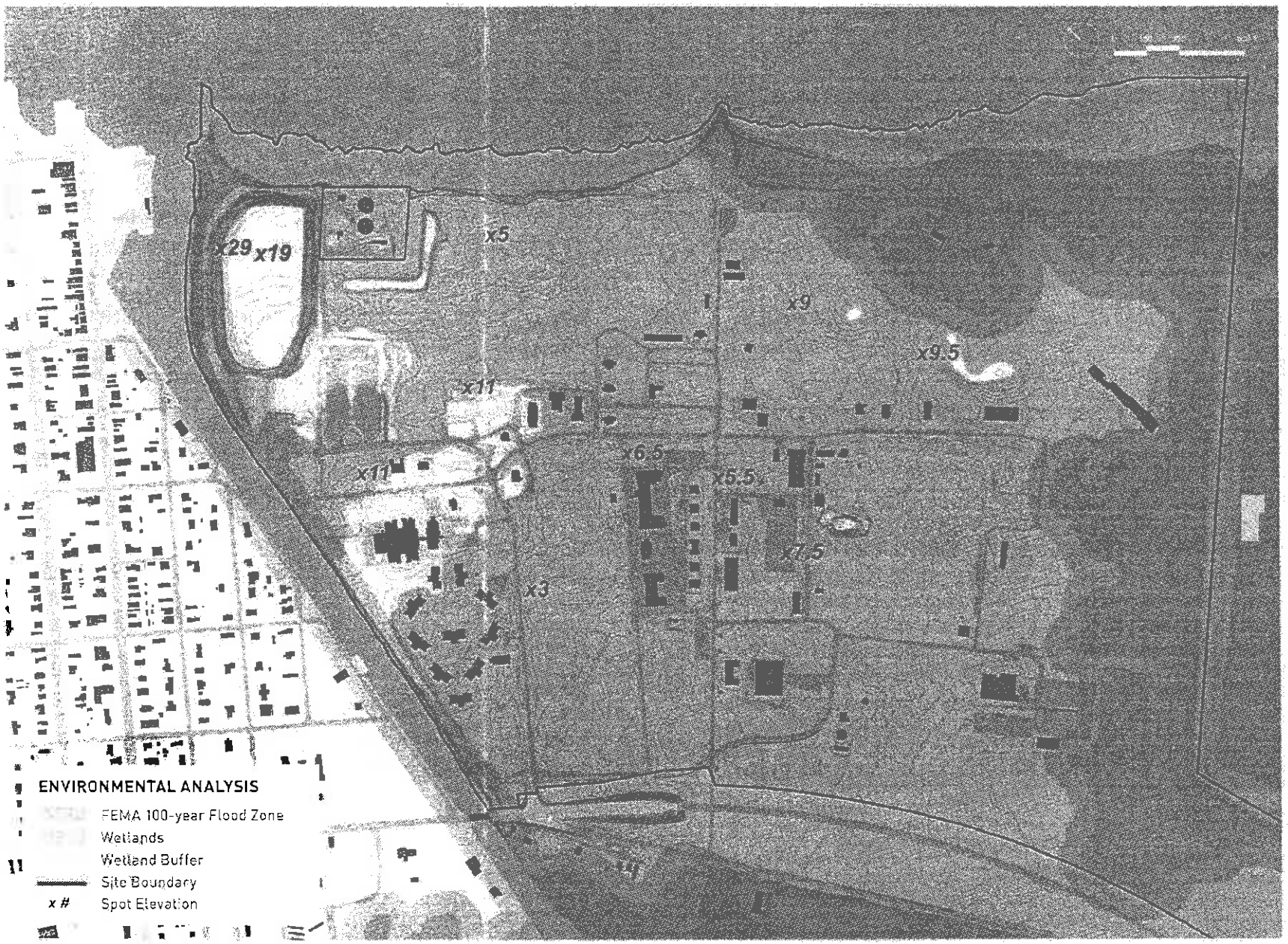
The Delaware River shoreline facing north toward Delaware City



While Fort DuPont offers significant opportunities for redevelopment by virtue of its historic, cultural, and natural features, the site also poses several challenges, including the following:

- The Army landfill on site has the potential to limit or delay new recreational and redevelopment opportunities at Fort DuPont. The EPA is currently advancing its study of the landfill, including test-pit sampling of wetland and upland areas to determine the extent of the landfill and the composition of hazardous materials.
- The existing site transportation and utility infrastructure is in fair condition for its current use and will require improvements to serve redevelopment as it occurs at Fort DuPont.
- Some of the present uses on the site are incompatible with Fort DuPont's National Register status and the community's vision for mixed-use redevelopment. For example, the Gateway Foundation Alcohol & Drug Treatment Center is located within a complex of single-story concrete block structures on a key site along the Branch Canal. This site offers potential for high-quality redevelopment which would take advantage of both water views and access. The Center provides valuable services to those in need and should be relocated to a suitable site which supports its mission.

The majority of the site (approximately 300 acres) is located within the Federal Emergency Management Agency's (FEMA) designated 100-year floodplain. The property's adjacency to the Delaware River combined with its low overall site elevation creates a condition of heightened flood risk with respect to storms and sea level rise. Fort DuPont's location will require compliance with FEMA regulations throughout all phases of historic restoration and new development. State and FEMA regulations allow certain exemptions for historic structures where compliance with flood mitigation code may threaten a structure's historic character or designation. Any reuse or redevelopment project at Fort DuPont will require close review of the most recent state and federal flood mitigation regulations prior to design and construction.


x29
x19
x5
x9
x9.5
x11
x11
x6.5
x5.5
x4.5
x3
ENVIRONMENTAL ANALYSIS
FEMA 100-year Flood Zone
Wetlands
Wetland Buffer
Site Boundary
x #
Spot Elevation

Real Estate Market Scan

In order to understand land use from a real estate market perspective, an assessment (i.e. "market scan") of potential uses, ranging from programmatic interventions to full-fledged land development, was carried out as part of the Master Plan. The real estate market scan analyzed a range of uses for their environmental and economic development goals, and for their congruence with successful approaches at similar sites elsewhere. The findings of this analysis have been informed by interviews with stakeholders and industry experts, high level market research, review of existing facilities, review of current initiatives being led by the State and other organizations, and analysis of comparable sites, facilities, and planned developments elsewhere around the country.

The market scan's starting point was a set of goals—articulated by the State, stakeholders, and the community—for the reuse and redevelopment of Fort DuPont:

- Support additional activity at Fort DuPont;
- Leverage the success of the State of Delaware's conservation efforts to balance access to and protection of natural resources;
- Support the economic development of Delaware City; and
- Strive to achieve on-site financial sustainability by developing sources of on- and off-site revenue.

Summary of Findings

The potential market feasibility of a variety of real estate development product types and programmatic activities that might be pursued at Fort DuPont was assessed. These uses, and their implications for Fort DuPont, include:

Marina

Occupancy at the Delaware City Marina is high and there are few full-service marinas with direct access to the Delaware River in the geographic region. An expanded Delaware City Marina or new complementary facility has the potential to attract a wide variety of recreational boating users from the Mid-Atlantic. Additionally, a marina could serve as an amenity for upland development, while upland development could similarly generate demand for additional marina uses and slips. There is also an opportunity for the marina to serve as a host venue for waterborne activities such as fishing tournaments and other events, which would bring additional visitors to Fort DuPont and further raise interest in the property.

The existing Delaware City Marina is the only marina offering permanent wet slips within a 90 mile stretch along the Delaware Bay and River: the nearest facility to the south is 60 miles away in Milford, and the nearest facility to the north is 30 miles away in Essington, PA. Facilities elsewhere along this portion of Delaware Bay and riverfront provide dry storage facilities only. As of May 2013, the Delaware City Marina is at 97% permanent slip occupancy.

Further down the Delaware coastline in Lewes, the Indian River Marina has 274 slips and is a popular amenity to the Delaware beaches, with 66% wet slip capacity and 97% of dry storage capacity as of May 2013. The Delaware beaches attract millions of visitors annually; expanded waterborne connections from Fort DuPont to the beaches may be an opportunity to expand market awareness of the property to a broader geographic region and demographic base. Additionally, Fort DuPont's convenient location to Maryland, Pennsylvania, New Jersey, and the broader Mid-Atlantic suggests that the potential market for transient and permanent slip users may also include the overall Mid-Atlantic region, which has also experienced an increase in vessel registrations over the past decade.

Senior Housing

Demand for a wide range of senior housing options, including active adult communities and independent living, assisted living, and full-care facilities, is steadily increasing throughout the Mid-Atlantic region. Delaware is particularly attractive due to its proximity to major population centers and relative affordability. Fort DuPont's proximity to the Delaware River and other natural resources provides a desirable amenity that is attractive to operators and developers of senior housing facilities. In addition to providing housing options for seniors, these facilities employ healthcare professionals and a variety of support staff who would contribute to local employment growth and demand for services.

Healthcare

The local area's small population and the existence of several healthcare facilities within reasonably close geographic proximity to Fort DuPont limit the potential for an urgent care or full-service facility at the site. However, the existing Governor Bacon long-term care facility's licensing and accreditation may be an attractive asset to a long-term care operator. Such an operator may be interested in providing expanded long-term care options to complement senior housing facilities that might be developed at Fort DuPont.

Ecotourism

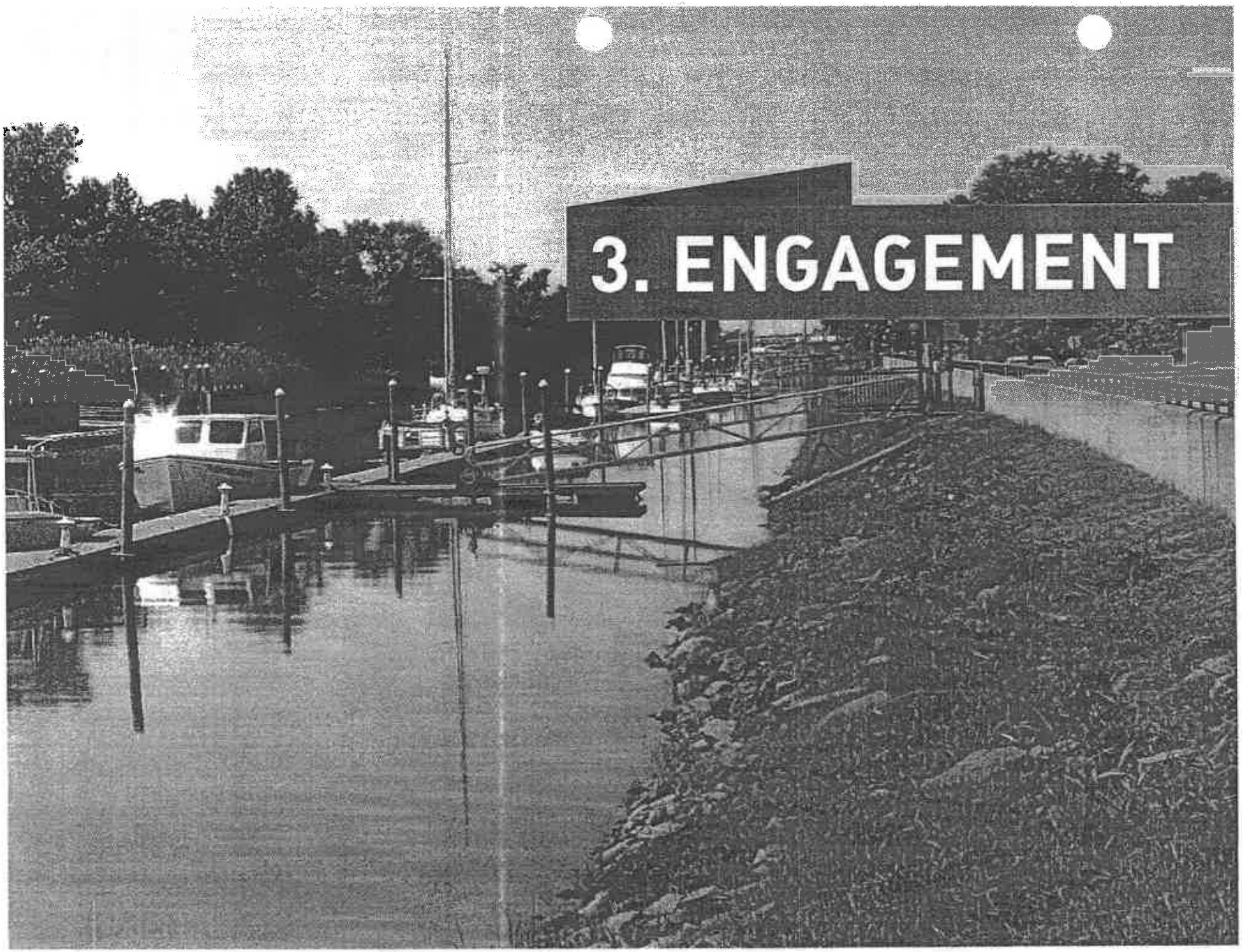
Given Fort DuPont's natural resources and a demonstrated demand for wildlife activities and ecotourism throughout Delaware, there may be an opportunity to leverage and advance statewide ecotourism to attract visitors to the property. Fort DuPont is geographically located at the northern border of more than 3,000 square miles of protected Delaware Bayshore ranging from Pea Patch Island to Lewes, and the property has the potential to serve as a northern "gateway" to the activities available within the Bayshore region. Real estate uses at Fort DuPont that would leverage and support ecotourism activities could include lodging, such as a hotel, conference facility and/or campsites. Additionally, there are several opportunities to develop infrastructure—such as observation decks for bird watching, piers, walking trails, kayak and boat launches, and other supportive structures—that would activate Fort DuPont and enable frequent programmed and passive use of its natural resources to attract additional visitors.

Sports and Recreation

A sports and recreation facility could be complementary to outdoor uses and bring periodic activity to Fort DuPont but is unlikely to be a consistent draw without an anchor tenant. Existing soccer and field hockey facilities within close proximity to Fort DuPont further limit the feasibility of such uses on the property. Absent sufficient regional demand for an additional large recreational facility, smaller and more passive recreational infrastructure could be developed as an amenity integrated into residential development or other real estate uses for which there is independent demand.

Corporate/Educational Campus

The Master Plan identifies several parcels of significant acreage that could be planned flexibly to accommodate a large building and/or series of buildings in a campus-like setting, which could be attractive to corporate and/or educational users. Potential benefits of such a use include significant job creation and demand for ancillary uses such as daytime retail at Fort DuPont and in Delaware City.



3. ENGAGEMENT

Community Planning Process

Community engagement has been a critical element of the planning process, which has featured public workshops, stakeholder interviews, and an interactive open forum website to provide ongoing engagement with local, regional, and state stakeholders.

The following overarching goals have guided community engagement for the Fort DuPont Master Plan:

- Engage, inform, and learn from the community and stakeholders;
- Explore ideas, principles, and goals for planning and design; and
- Build consensus for moving toward a shared vision for the future of Fort DuPont.

The master planning process featured three community workshops in Delaware City. The first of these workshops, in November 2012, was attended by more than 120 participants who were asked to answer four questions: (1) What are your greatest aspirations for Fort DuPont?; (2) What are your greatest concerns for Fort DuPont?; (3) What other places/towns/neighborhoods do you like?; and (4) In one sentence, describe your vision for Fort DuPont in...2, 5, and 10 years. Building upon this community input, the second community workshop, held in February 2013, provided further refinement to the vision and planning principles for Fort DuPont. During this meeting, approximately 100 community members worked in teams to create their preferred land use plans for Fort DuPont, using a deck of "playing cards" which featured potential land uses including: institution, housing, marina, health hub, and sports and recreation. Drawing from the community's land use recommendations, at the third workshop in April 2013, the draft master plan was presented, and discussion tables were set up to allow public comment on the proposed planning, preservation, and real estate strategies.

FOR OFFICIAL USE ONLY

COMMUNITY PLANNING EXERCISE: WHAT DID WE LEARN?

14/14
Groups want to see an educational facility at Fort DuPont

10/14
Groups want to see a marina built at the mouth of the Branch Canal

9/14
Groups want to see housing at the Gateway Center site

12/14
Groups want to see a ped-only or a vehicular & pedestrian bridge

13/14
Groups support planning for health care related uses at Fort DuPont

A compilation of community input from the interactive planning exercise shows significant agreement regarding the organization of future land uses at Fort DuPont.

Community planning exercise "playing cards"

To complement the community workshops, an interactive Master Plan website was established for the Master Plan (www.fortdupontideas.com). The website was designed to facilitate broad community engagement and allow residents and stakeholders to submit ideas, discuss the ideas of others, and prioritize public goals and initiatives. In total, 137 active participants contributed to the Fort DuPont Master Plan website, with more than 1,000 overall visitors. Over the course of the planning process, a series of open topics, polls, and survey questions were posted to the site. These questions addressed a range of community, environmental, and economic issues.

In addition to the community workshops and Master Plan website, the planning process featured individual and group stakeholder interviews. Locally, these conversations included area businesses, institutions, property owners, developers, restaurateurs, and retailers, among others. State agencies which participated in the stakeholder interviews included DNREC, the Department of Health and Social Services, the State Housing Authority, the Economic Development Office, the Department of Transportation, and the Office of Management and Budget.

FORT DUPONT

MASTER PLAN WEBSITE

community participation at fortdupontideas.com

137 participants

48 ideas

50 comments

over **1,000** visitors

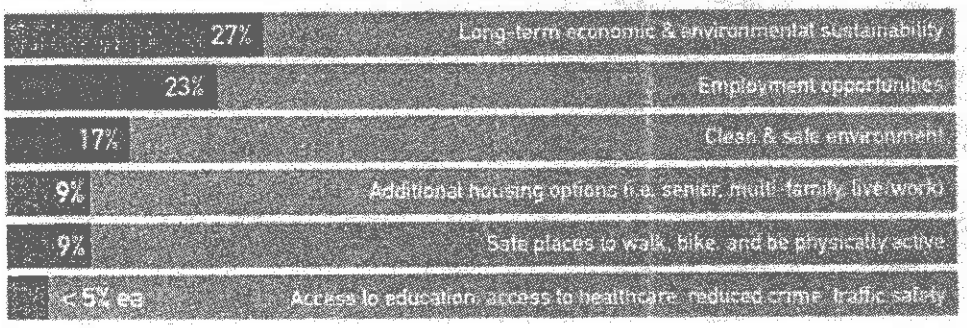
average age **46**

49% men

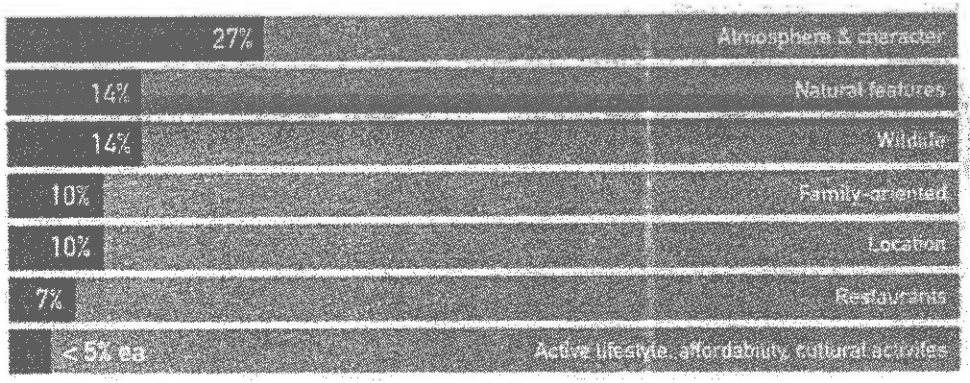
51% women

user surveys

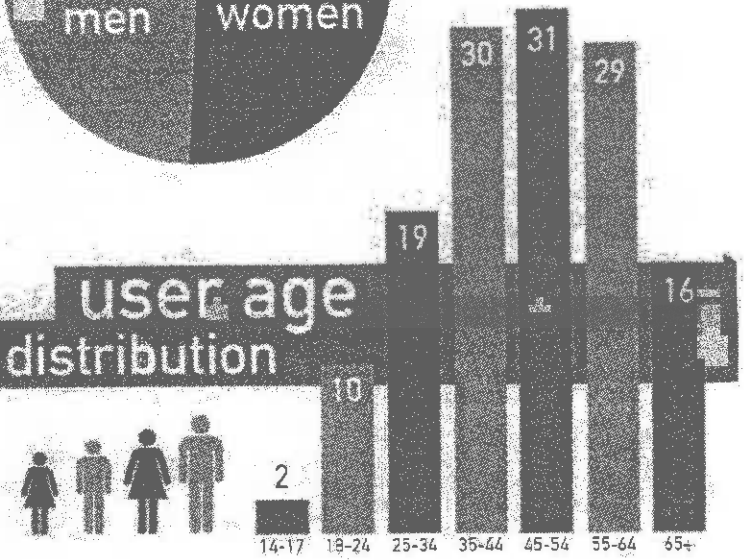
From your perspective, what are the priority issues in your community?



What are your top reasons for living in Delaware City and the Bayshore Region?

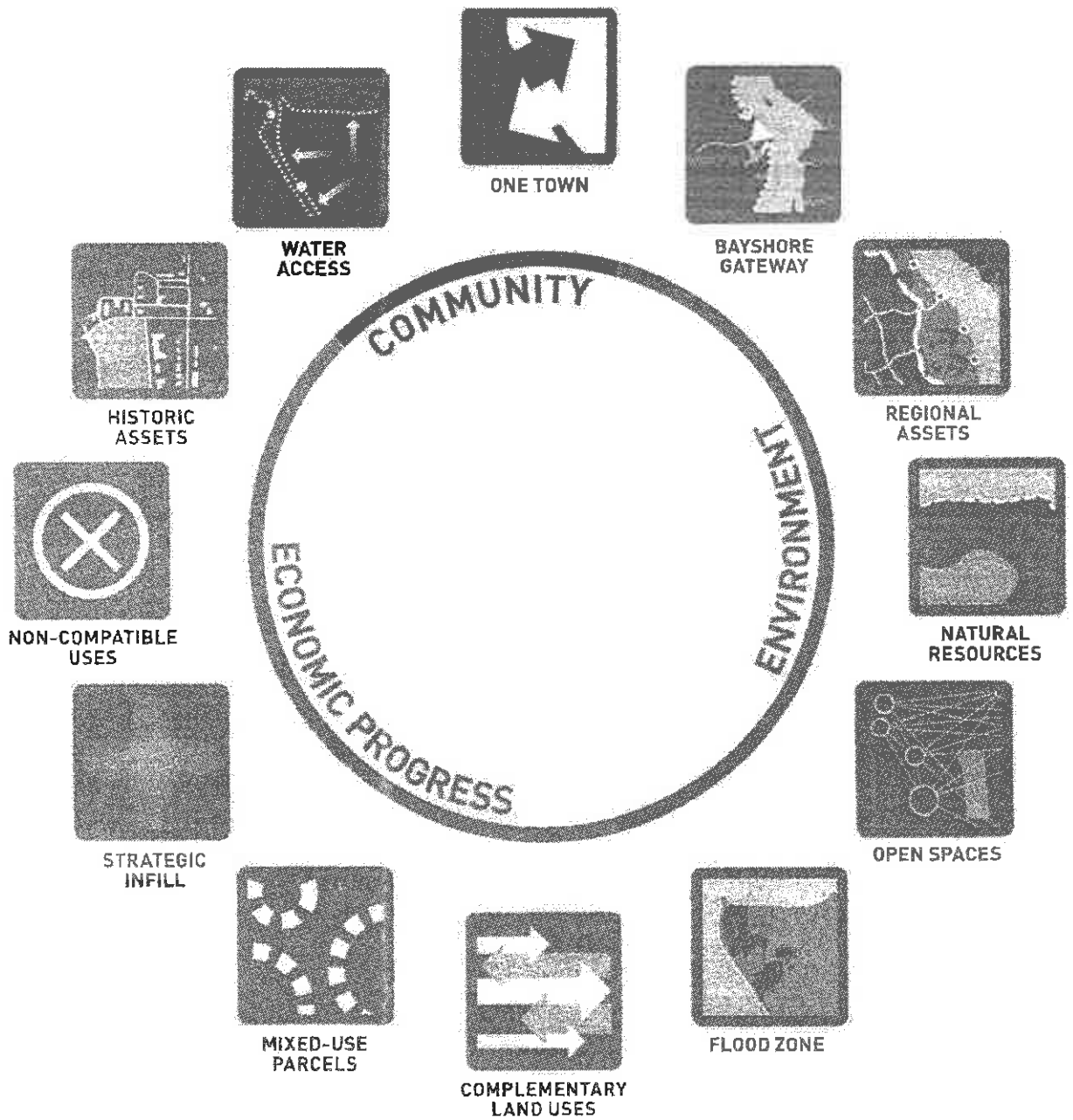


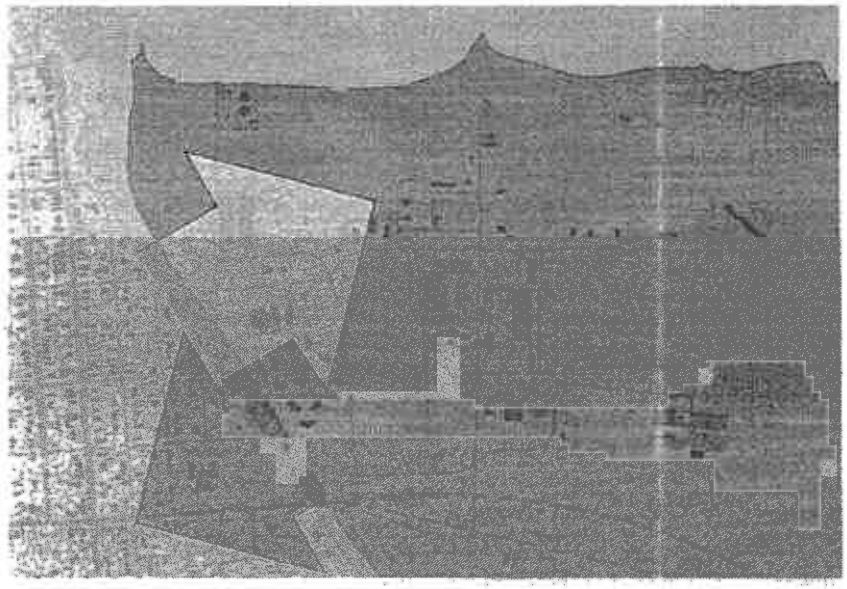
user age distribution



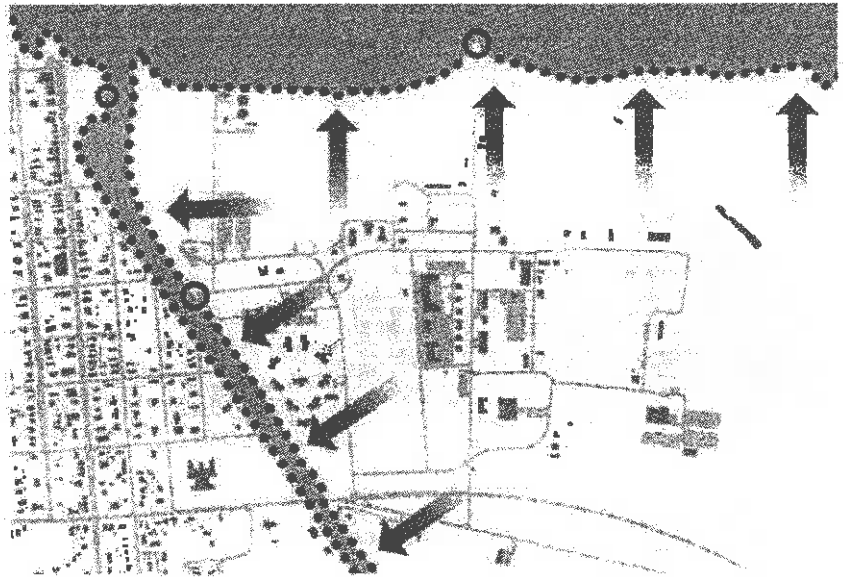
Master Plan Guiding Principles

Guiding principles for the Fort DuPont Master Plan were derived from community input during the public workshops held in Delaware City, ideas contributed to the master plan website, and the comprehensive program of stakeholder interviews. The principles are organized under the primary categories of Community, Environment, and Economic Progress, and provide a framework for evaluating future reuse and redevelopment scenarios at Fort DuPont.

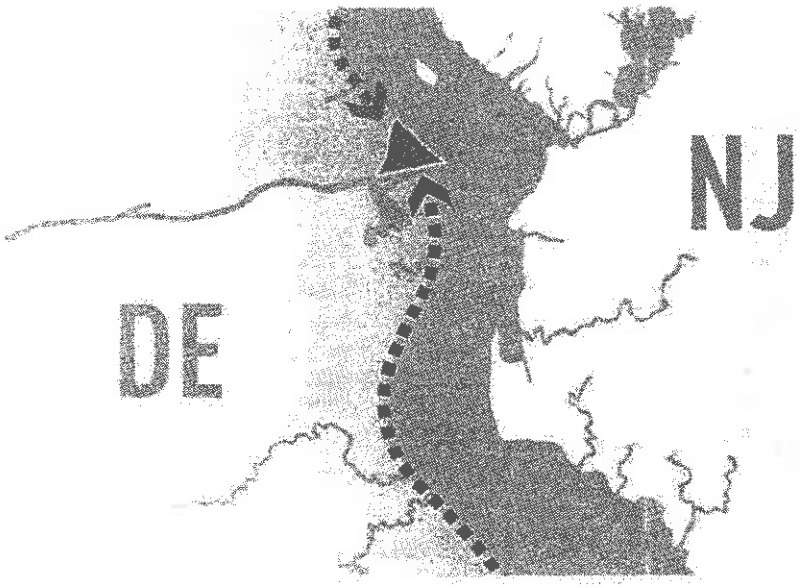

COMMUNITY
ENVIRONMENT
ECONOMIC PROGRESS
ONE TOWN
BAYSHORE GATEWAY
REGIONAL ASSETS
NATURAL RESOURCES
OPEN SPACES
FLOOD ZONE
COMPLEMENTARY LAND USES
MIXED-USE PARCELS
STRATEGIC INFILL
NON-COMPATIBLE USES
HISTORIC ASSETS
WATER ACCESS



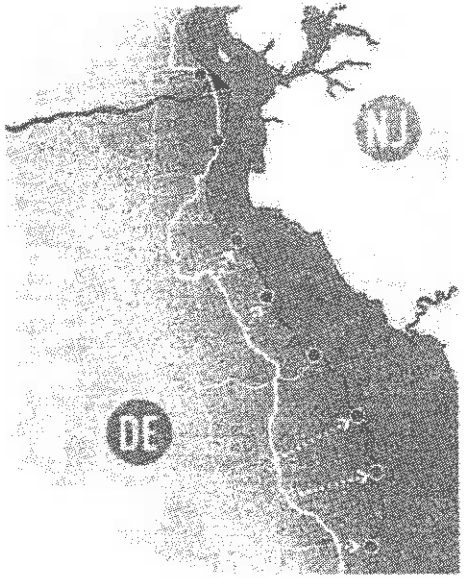
1. One Town: Connect Fort DuPont & Delaware City



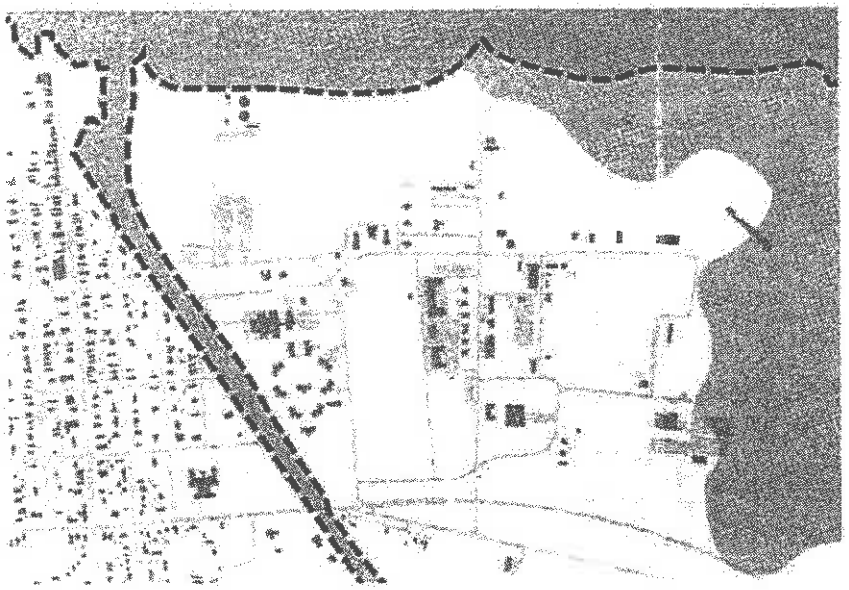
2. Expand water access



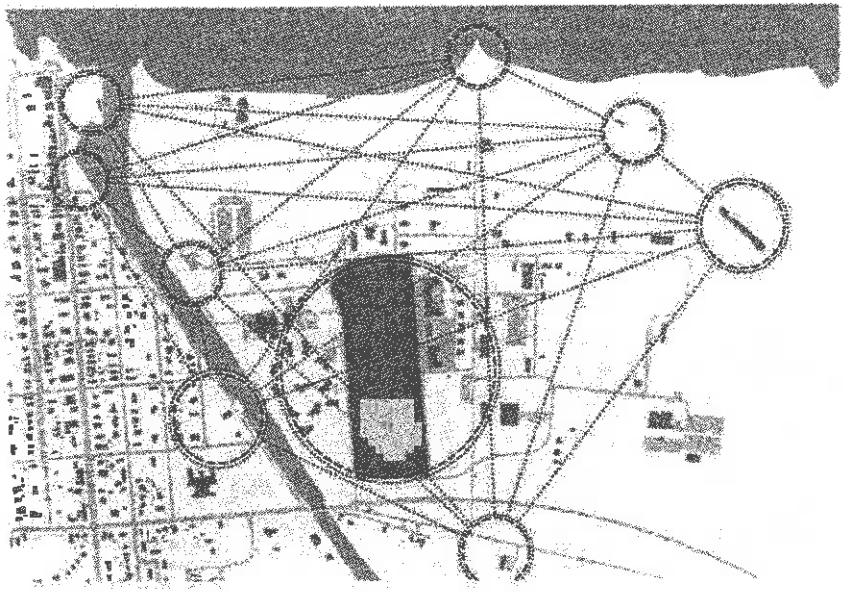
3. Define the northern gateway to the Bayshore



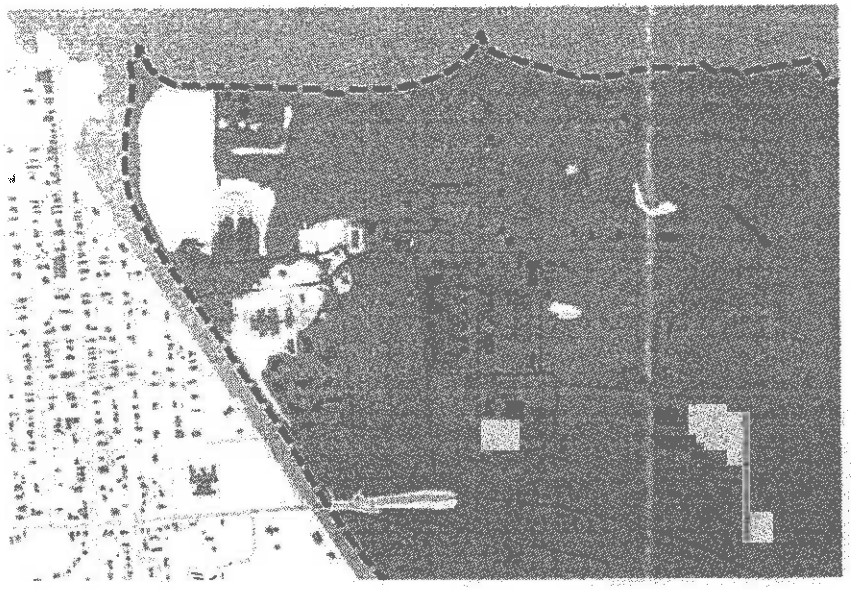
4. Connect to regional ecotourism assets



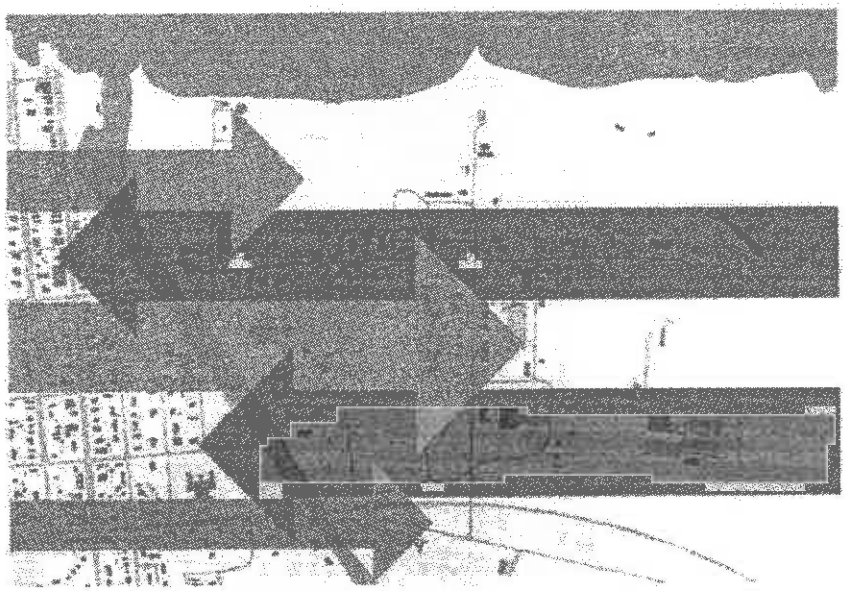
5. Protect & enhance natural resources



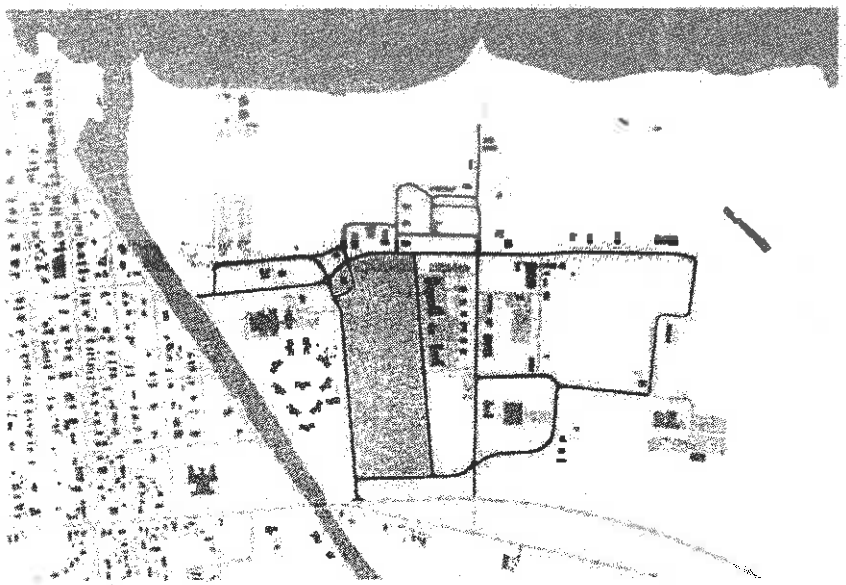
6. Amenitize, activate & link open spaces



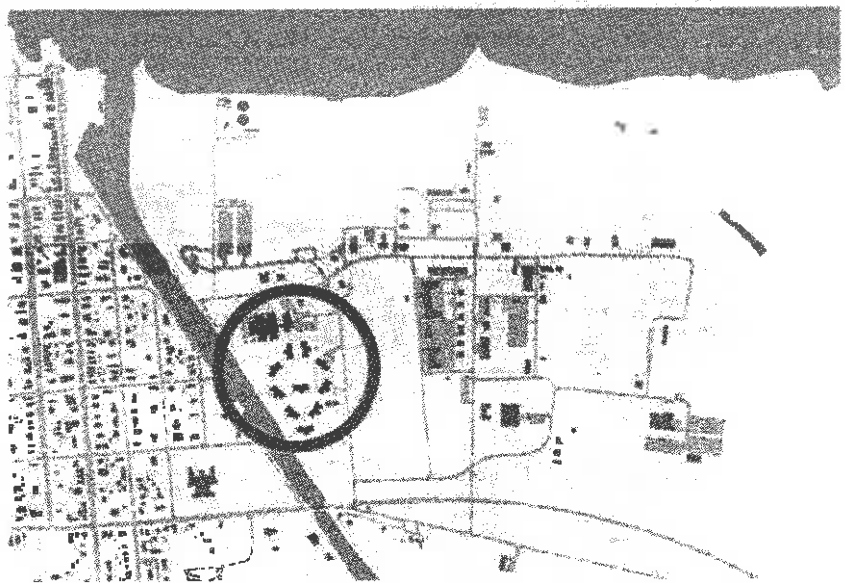
7. Address flood constraints with appropriate redevelopment strategies



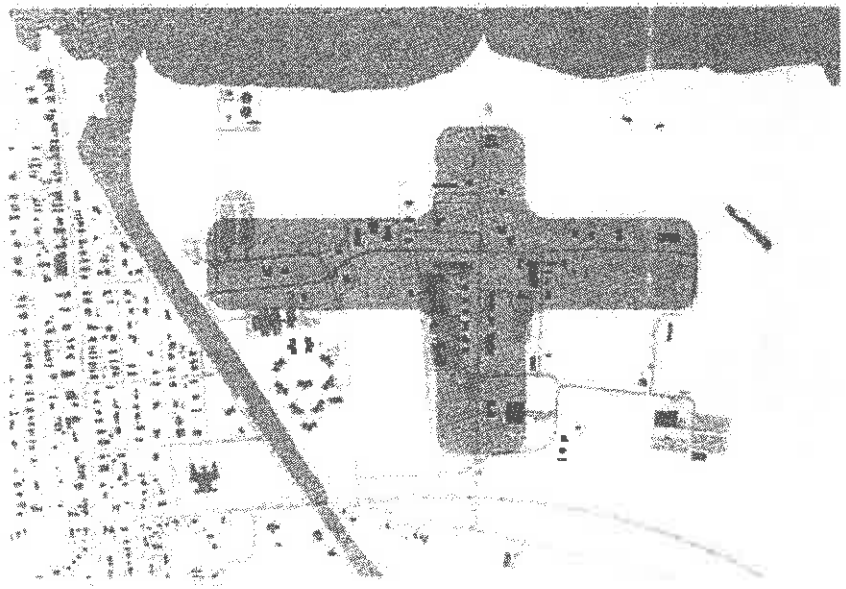
8. Establish complementary land uses



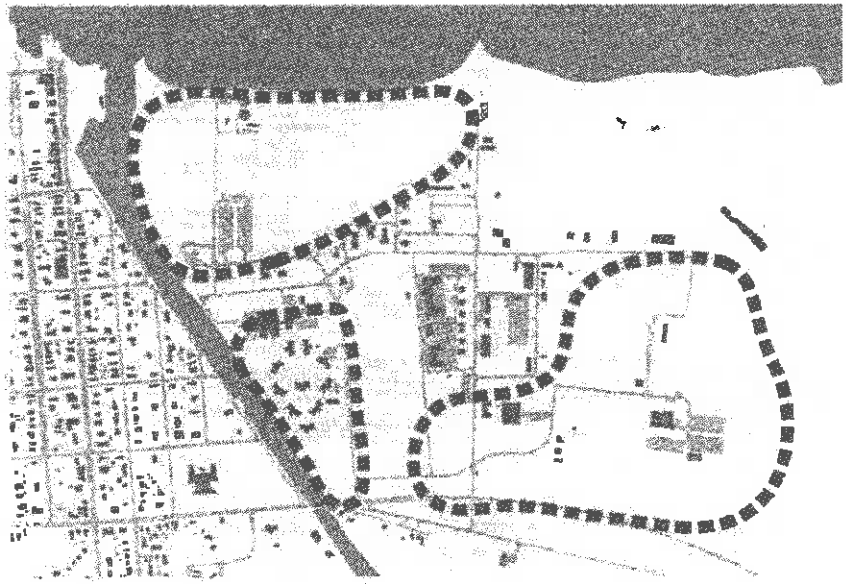
9. Stabilize & reuse historic assets



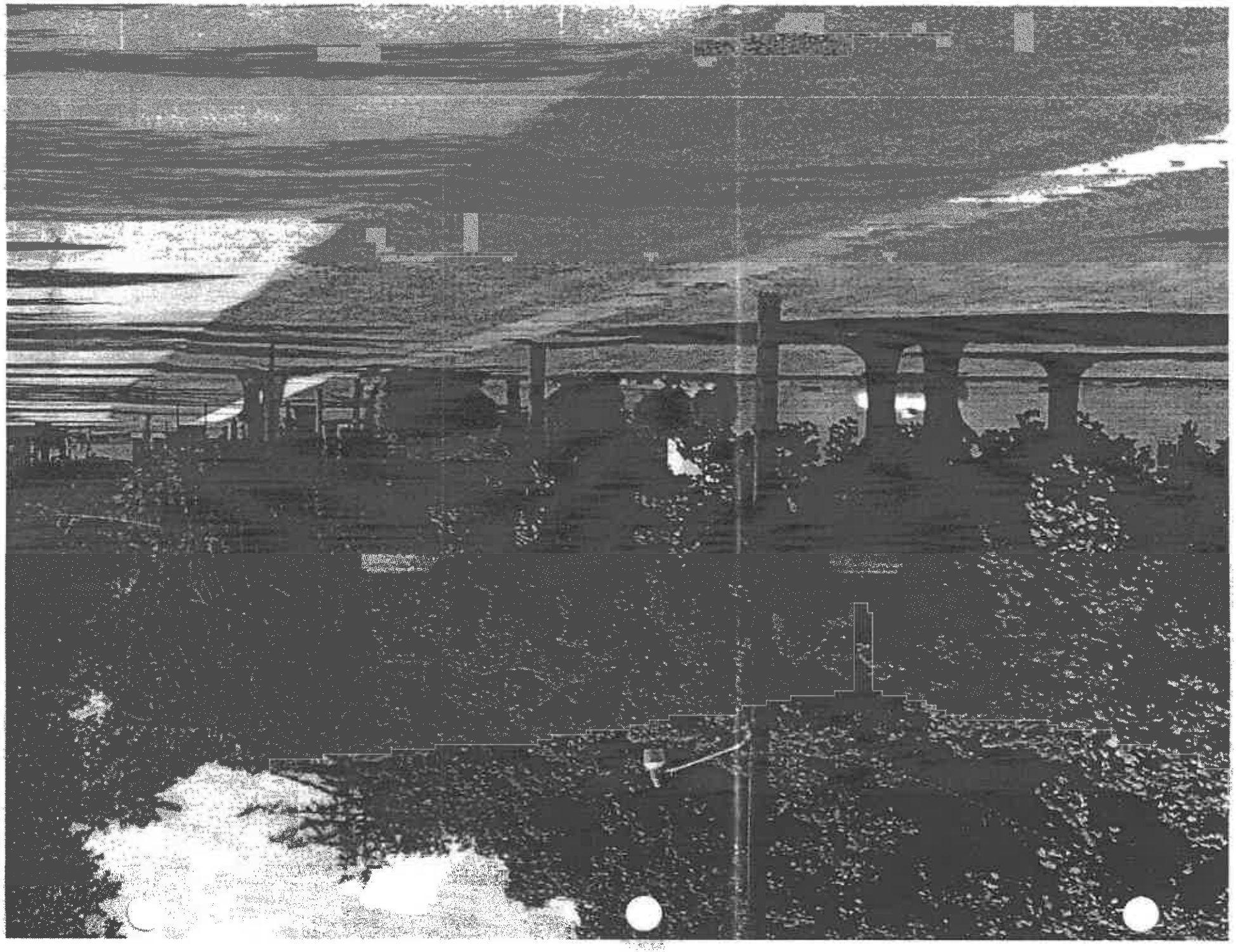
10. Identify non-compatible uses and buildings



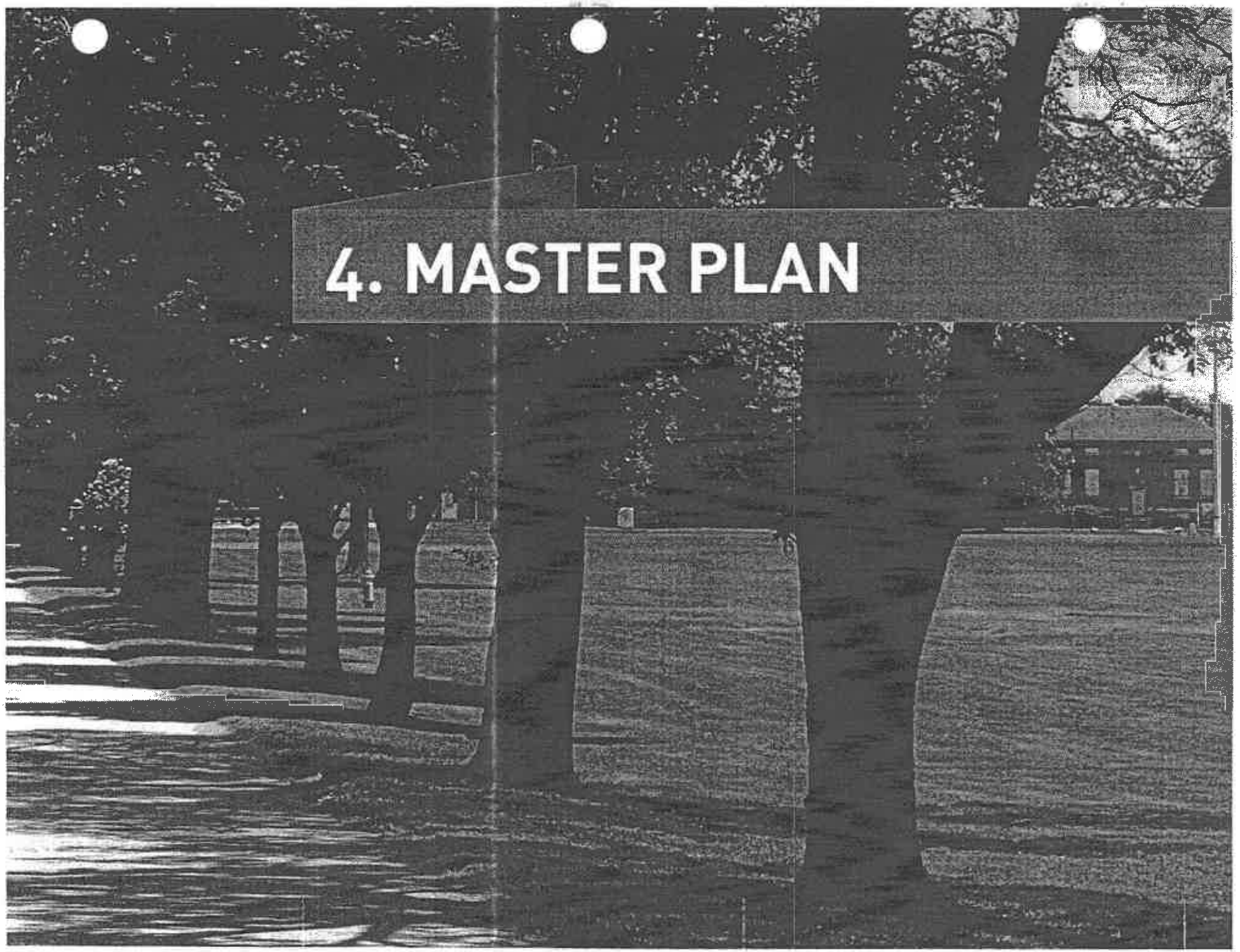
11. Capitalize on strategic core infill opportunities



12. Identify large parcels for employment, institutional, residential, & recreational uses



4. MASTER PLAN

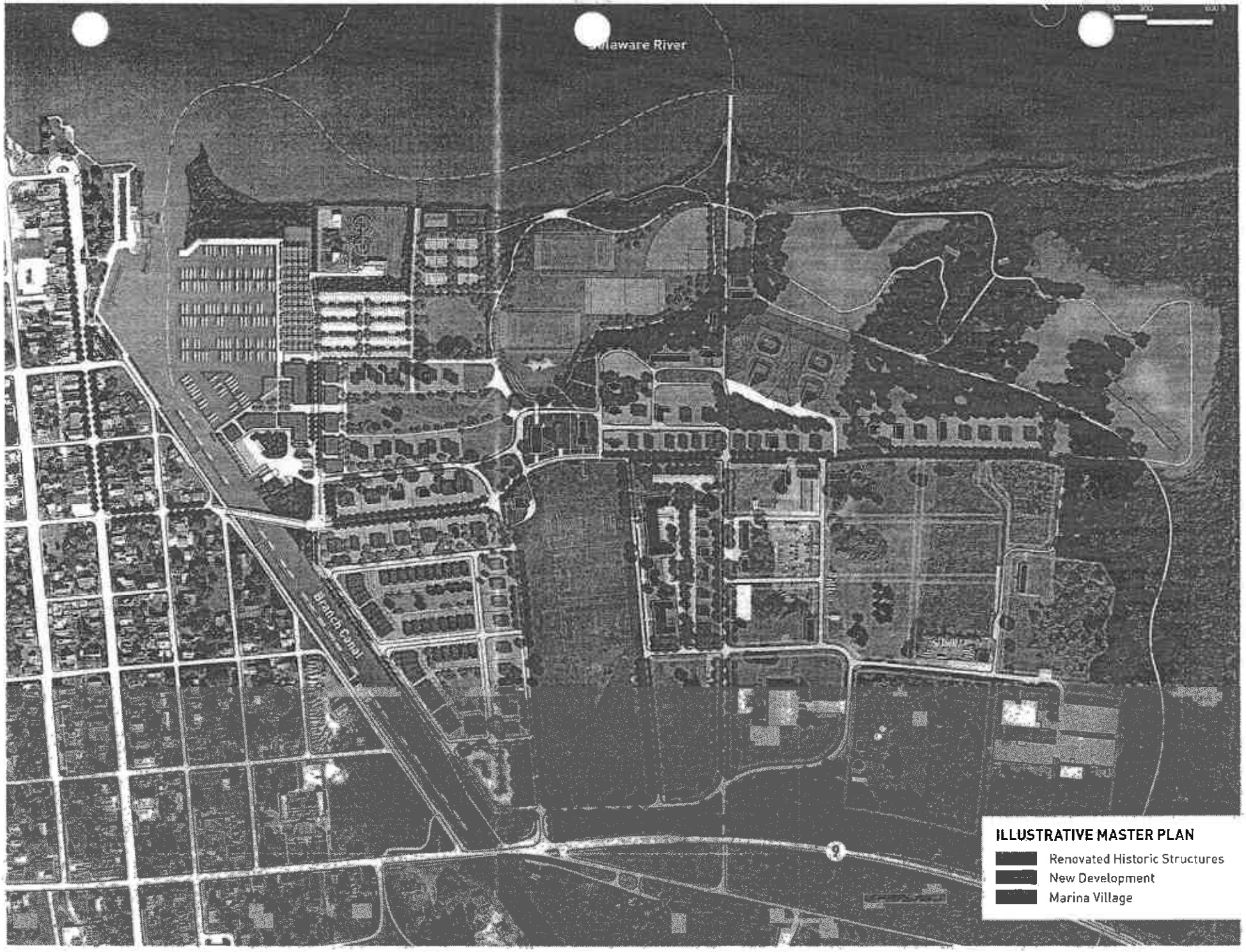


Master Plan Vision

> The community values its compact, walkable, interconnected layout. So too does it prize its open spaces and architectural assets.
>
> - Delaware City Comprehensive Plan, 2008

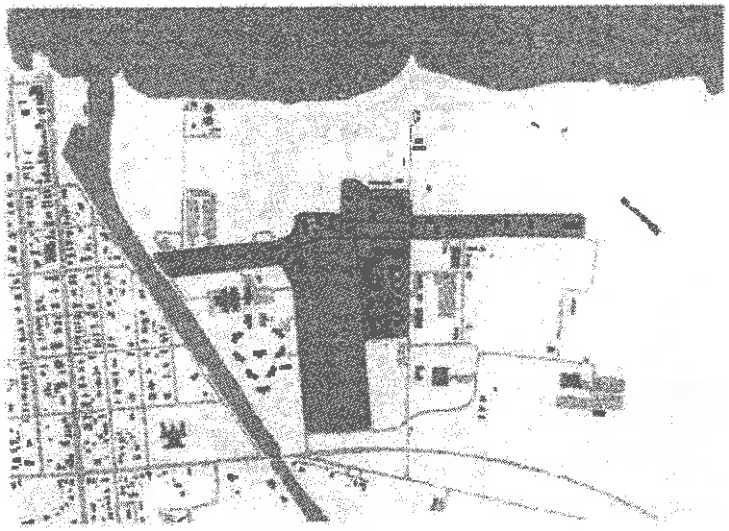
The 2013 Master Plan provides a flexible framework to realize State, Delaware City, and community goals for Fort DuPont. The framework provides a long-term vision and strategic recommendations for investment in public spaces, community facilities, historic buildings, and new development to establish Fort DuPont as a thriving mixed-use community in a unique historic, ecological, and recreational setting.

The Master Plan identifies several on-site anchors which may drive demand for other uses at Fort DuPont and throughout Delaware City. The vision for Fort DuPont includes a new marina at the mouth of the Branch Canal, a bridge crossing of the canal connecting the Fort to downtown Delaware City, diverse housing opportunities, restoration of historic buildings and complementary infill development, expanded outdoor recreation opportunities, environmental restoration, and opportunities for development of new research, office, and education uses.

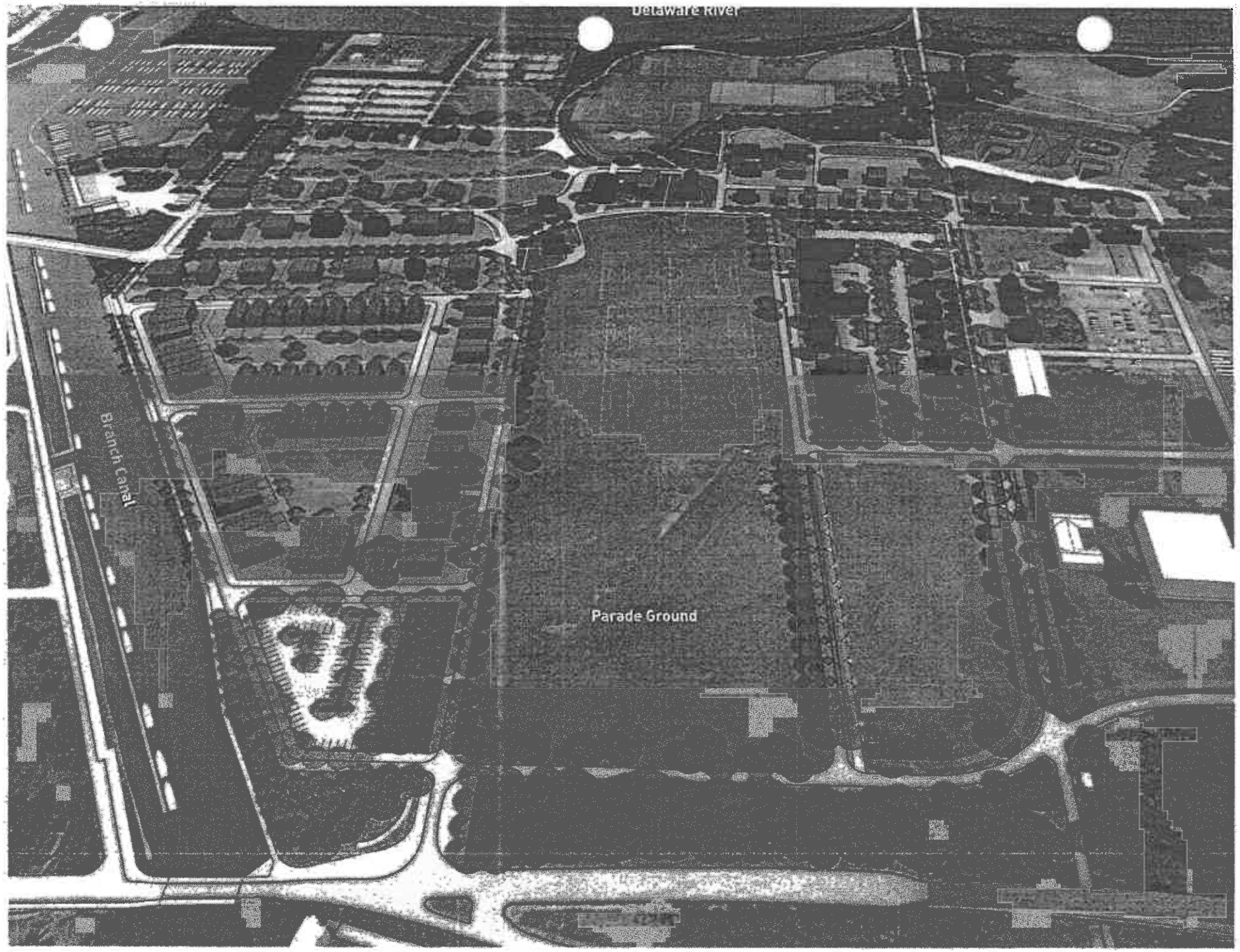

Delaware River
Bradech Canal
9
ILLUSTRATIVE MASTER PLAN
Renovated Historic Structures
New Development
Marina Village

Historic Core

Fort DuPont's "historic core," with its Parade Ground and frame of historic buildings, is the heart of the community. Within this core, historic structures will be stabilized and adaptively reused. Vacant parcels, especially along Sussex Avenue and Officer's Row, will be redeveloped with complementary new single family and duplex residential buildings, producing a consistent scale and rhythm of development. Revitalized streets will retain their historic alignments while comfortably accommodating walkers, cyclists, and vehicles. The Parade Ground itself will be maintained as a significant open space for large scale community and recreational activities. The Governor Bacon Health Center, located along the Parade Ground, will serve an increasingly important role in the community, building upon its progressive legacy and advancing its mission to provide enhanced health care services for the twenty-first century.



View of the Fort DuPont Master Plan looking northeast

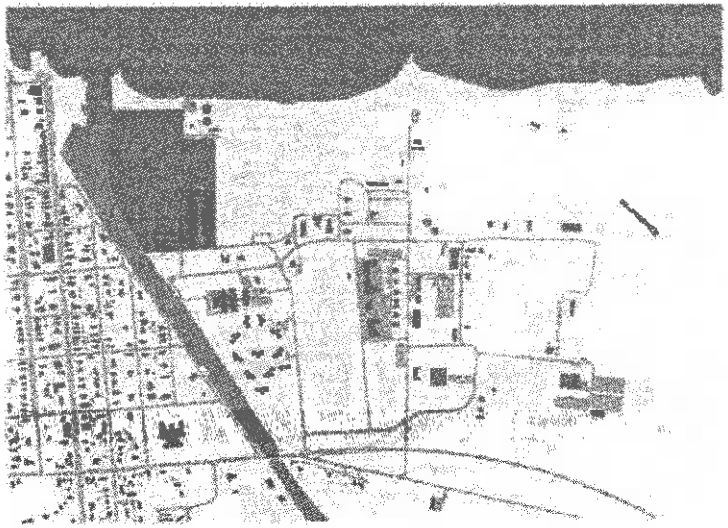

Delaware River
Branch Canal
Parade Ground

Marina Village

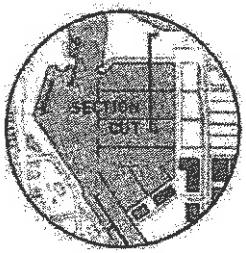
Inspired by an observed demand for increased marina operations, a primary Master Plan priority is the construction of a new marina at the mouth of the Branch Canal. The elevated dredge spoils site (owned by the Army Corps of Engineers) currently creates a visual barrier separating Fort DuPont from downtown Delaware City. The proposed marina will transform this barrier into a 150-slip, natural-edge marina, creating a new "front door" and icon for both the City and Fort.

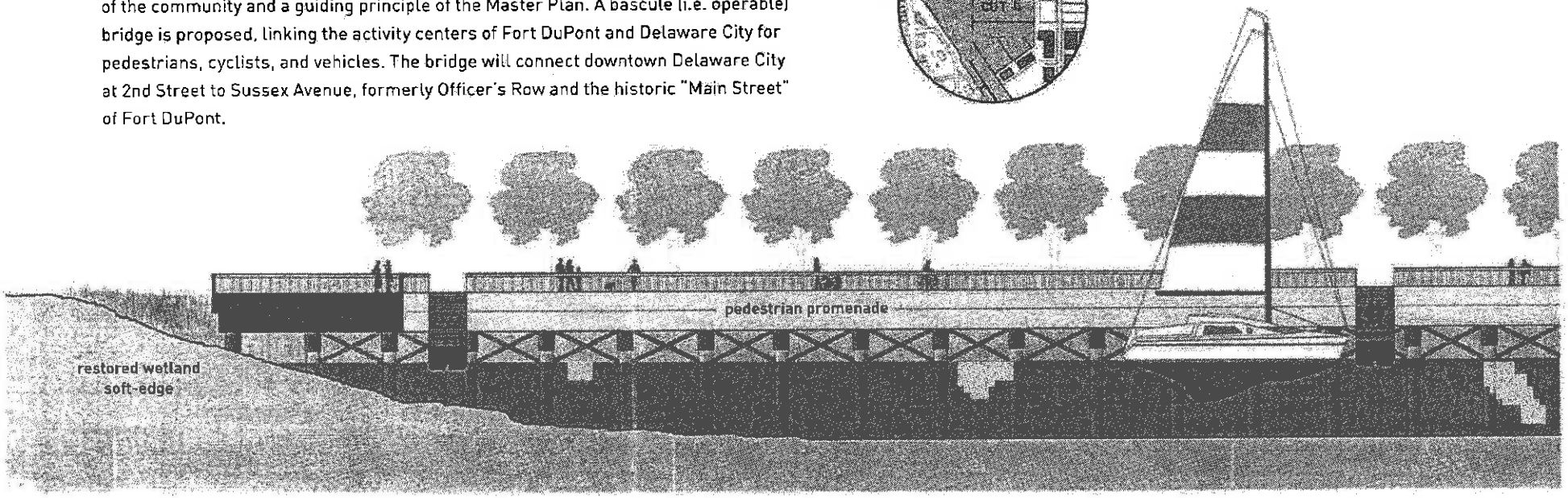
The new marina, as envisioned, will play a central role in the early stages of Fort DuPont's redevelopment, signaling growing activity and a commitment to investment at the site. A compact, pedestrian-scale Marina Village will support the marina and community, hosting marina-related facilities such as the harbormaster, boat maintenance center, and commercial spaces for suppliers. The village will be further defined by a boutique hotel with waterfront dining and a café. An ecotourism welcome center and outfitters will provide the information and equipment necessary for any resident or visitor to embark on a tour of the site, its surroundings, or the world-class ecological resources of the Delaware Bayshore. Delaware City, the marina, and the marina village will be linked by a network of walkable streets and waterfront pedestrian promenades.

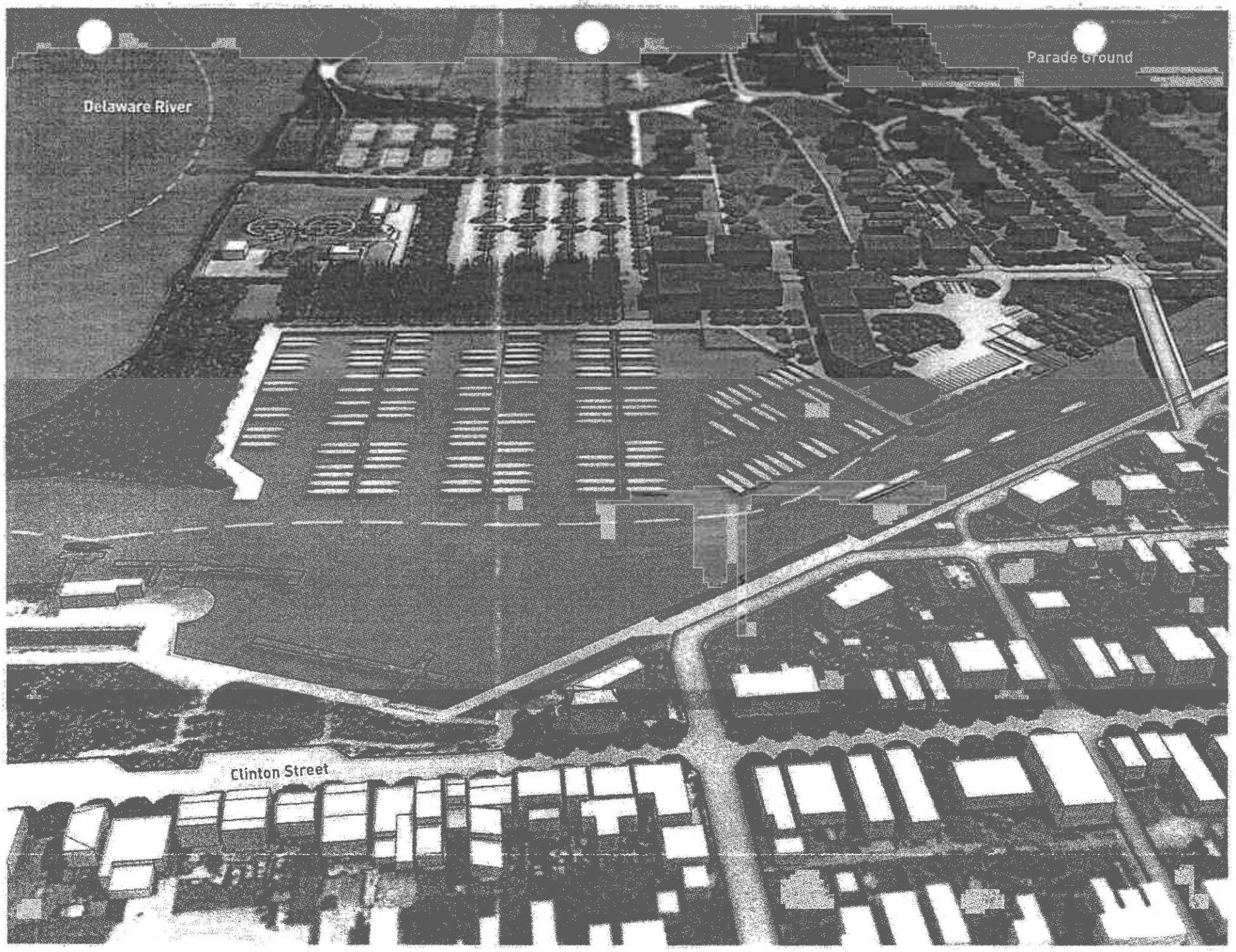
Strengthening the connection between Delaware City and Fort DuPont is a top priority of the community and a guiding principle of the Master Plan. A bascule (i.e. operable) bridge is proposed, linking the activity centers of Fort DuPont and Delaware City for pedestrians, cyclists, and vehicles. The bridge will connect downtown Delaware City at 2nd Street to Sussex Avenue, formerly Officer's Row and the historic "Main Street" of Fort DuPont.



View of the proposed marina and Marina Village with downtown Delaware City in the foreground

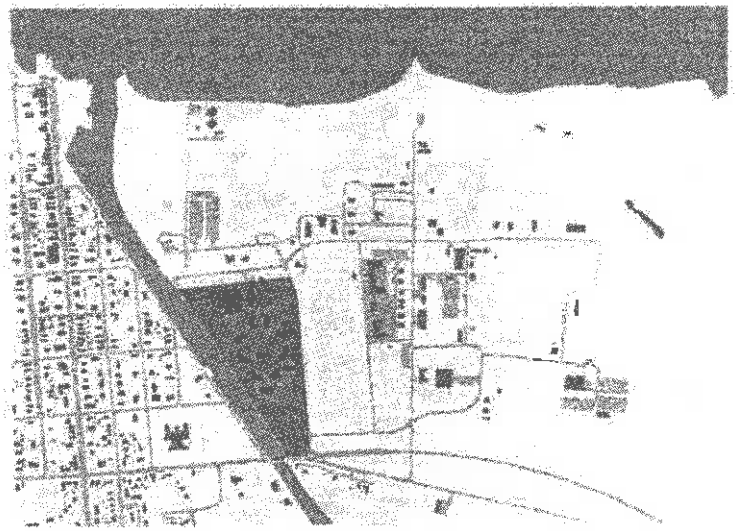




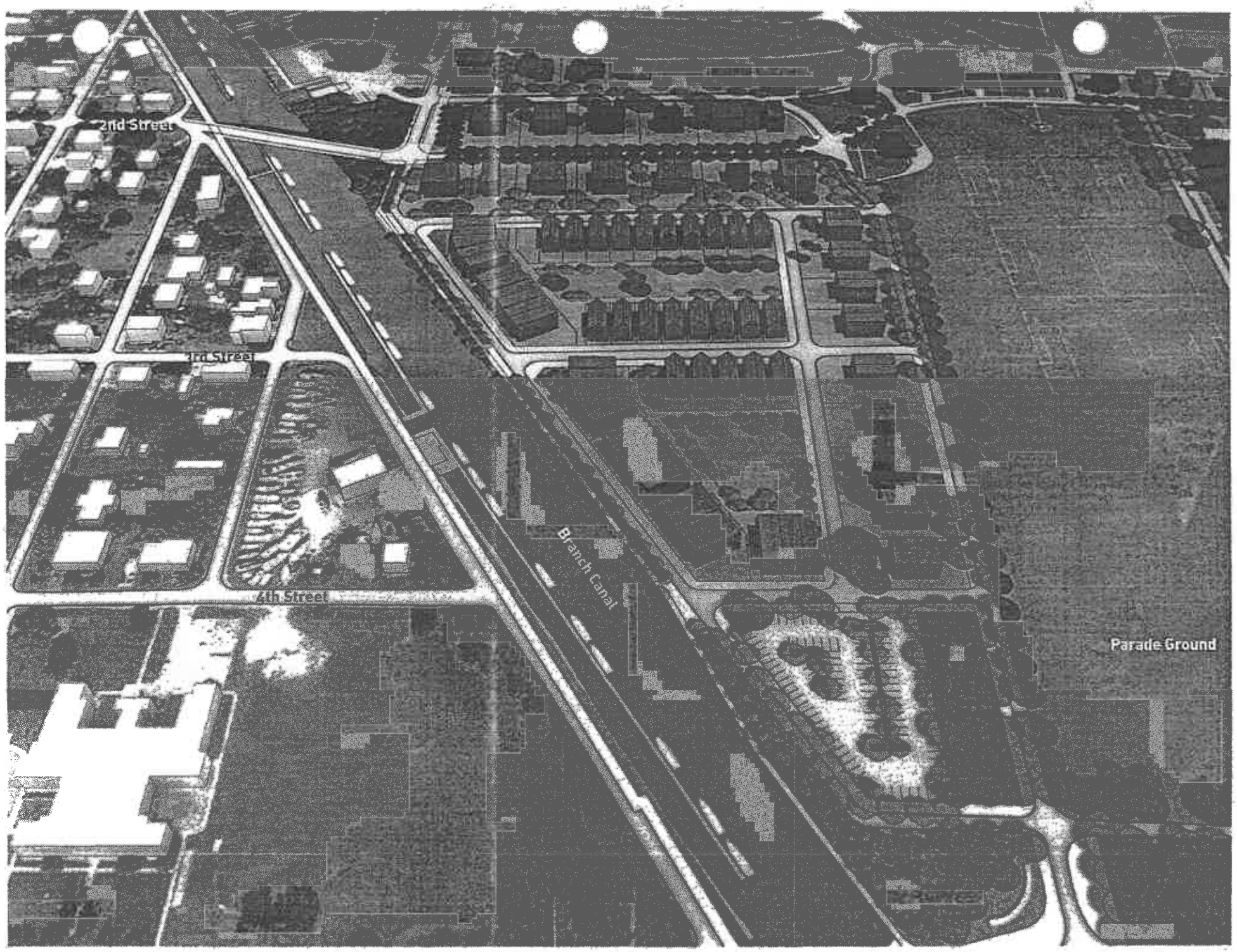

Delaware River
Parade Ground
Clinton Street

Branch Canal Residential Neighborhood

A new residential neighborhood is proposed along the Branch Canal on the current site of the Gateway Alcohol & Drug Treatment Center. The neighborhood, framed by Officer's Row and the Parade Ground, will feature a variety of housing types organized in a network of walkable streets that responds to the existing street pattern of downtown Delaware City. Small-lot single family homes will be clustered around shared community greens. Larger single family and duplex homes, which derive their form and architectural quality from the Officer's Row typology, will face the Parade Ground. Higher density townhouses will face the Branch Canal along the restored Canal Street and waterfront pedestrian promenade.



View of the proposed new residential neighborhood and pedestrian promenade along the Branch Canal

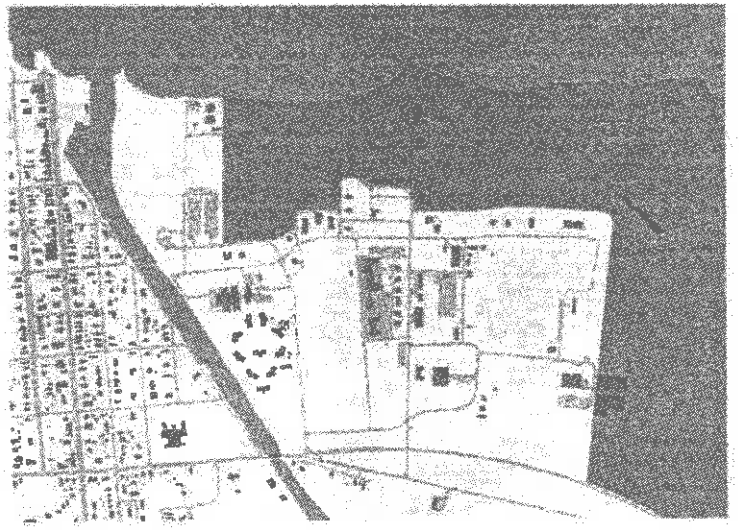

2nd Street
3rd Street
4th Street
Branch Canal
Parade Ground

Ecotourism, Lodging & Outdoor Recreation

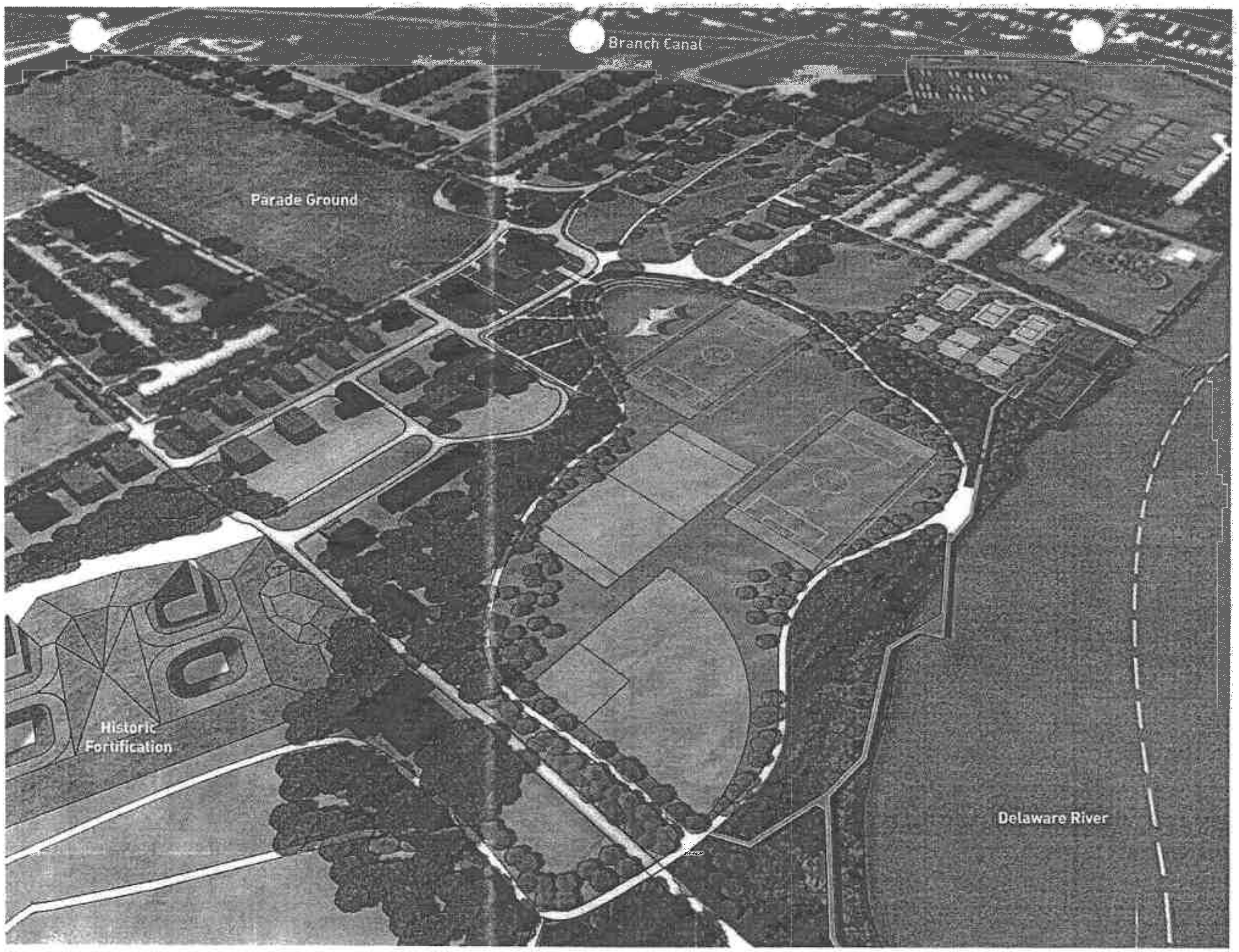
With its extraordinary waterfront location, network of riverside trails, recreational amenities, historic buildings and landscapes, and its strategic location as the northern gateway to the Delaware Bayshore, Fort DuPont is a premier setting for a multi-use campground and retreat complex.

The Master Plan envisions such a complex activating historic and natural amenities at Fort DuPont year round. The plan depicts a series of new residential cabins clustered around a common public open space. Community dining and activity spaces will be located within the Marina Village. Residents, campers, and visitors alike will enjoy and lead performances at the Theater and learn about Delaware's military history at the Museum. The enhanced parkland along the Delaware River, including soccer fields, a baseball diamond, tennis and basketball courts, and a swimming pool, will provide the ideal setting for outdoor sports and recreation. Adjacent to this waterfront recreation zone, a network of waterfront and upland trails links wooded camping areas, historic fortifications, and the natural amenities of the State Park.

Facilities in this area could be used during the off-season months to host corporate retreats, functions, and other private events. Residential cabins can be rented to eco-tourists embarking on tours of the Bayshore.

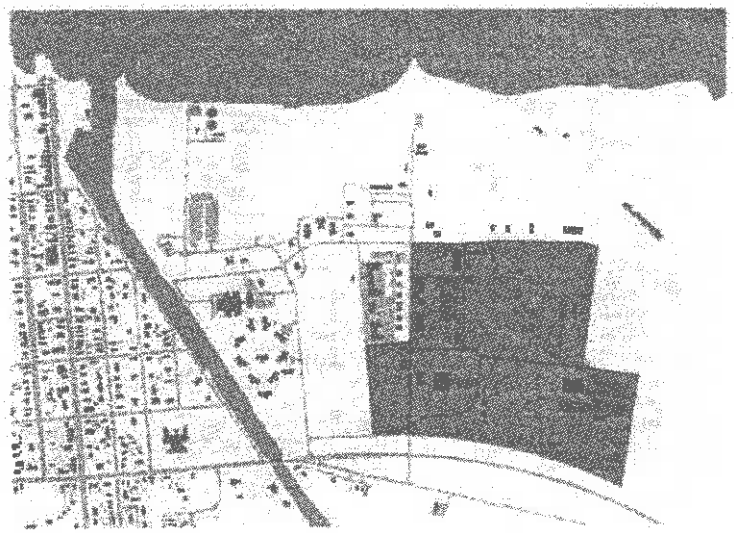


View to the west of the proposed outdoor recreation complex at Fort DuPont

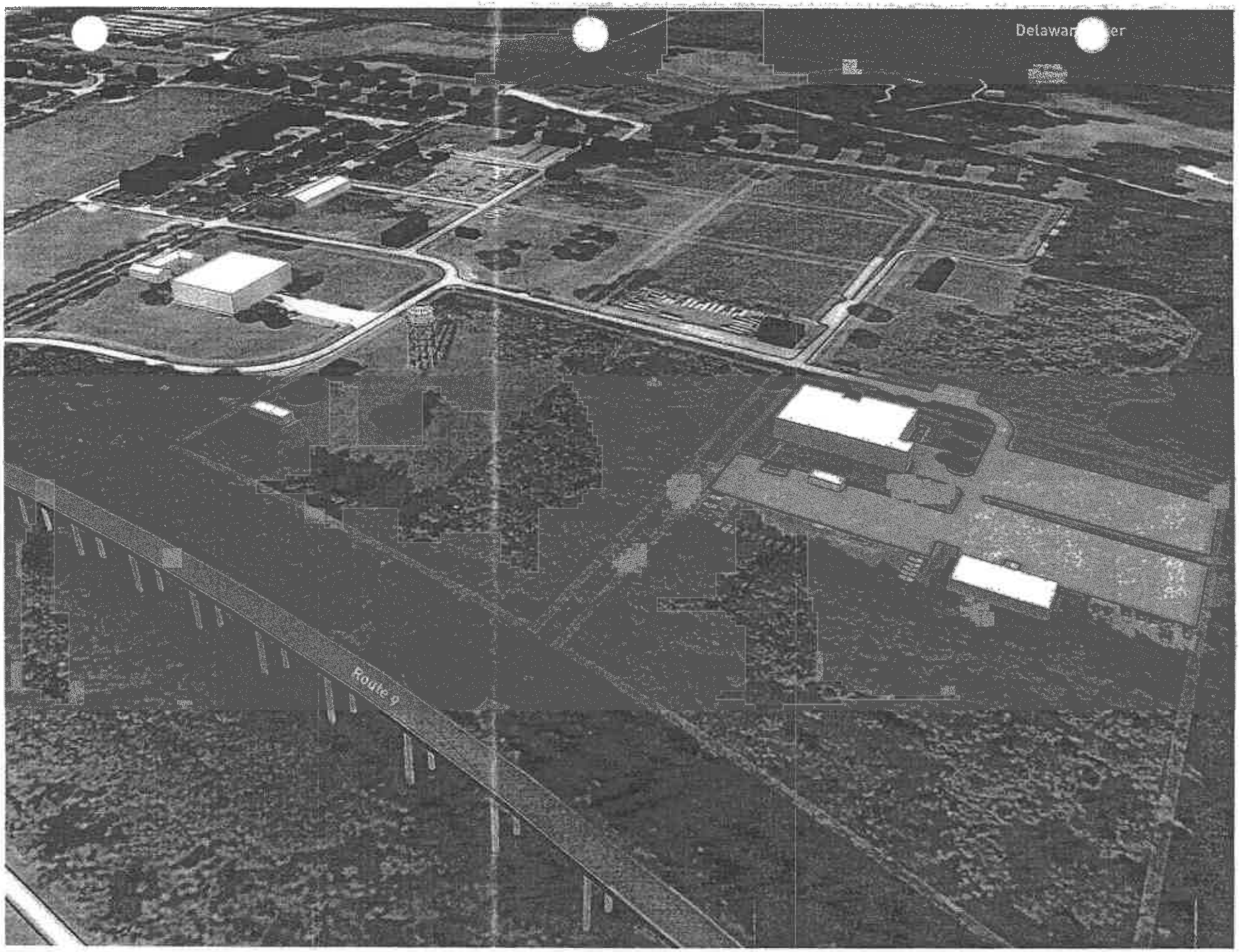

Branch Canal
Parade Ground
Historic
Fortification
Delaware River

Mixed-Use Research, Education & Residential Neighborhood

The southeastern area of the Fort DuPont property provides the flexibility to accommodate a range of uses and development opportunities as they emerge. The Master Plan suggests a parcelization strategy which locates larger footprint users along the perimeter of the site, framed by woodlands and protected wetlands, while smaller footprint users may be located in closer proximity to the historic core. Several potential site "anchors" have been evaluated during the planning process, including healthcare, educational, and corporate facilities. These uses, among others, have unique land requirements which will be defined at the site development scale when specific projects are proposed.



View of the southeastern quadrant of the Fort DuPont property which is well-suited to a mix of research, education, and residential uses


Delawar er
Route 9

Pedestrian & Vehicular Circulation

Road Improvements

1 Retain and repair existing roadways

Fort DuPont's historic character is rooted in the alignment of its historic roadways. Retaining this alignment and upgrading existing roads will be vital to maintaining Fort DuPont's sense of place.

2 Reconstruct Canal Street

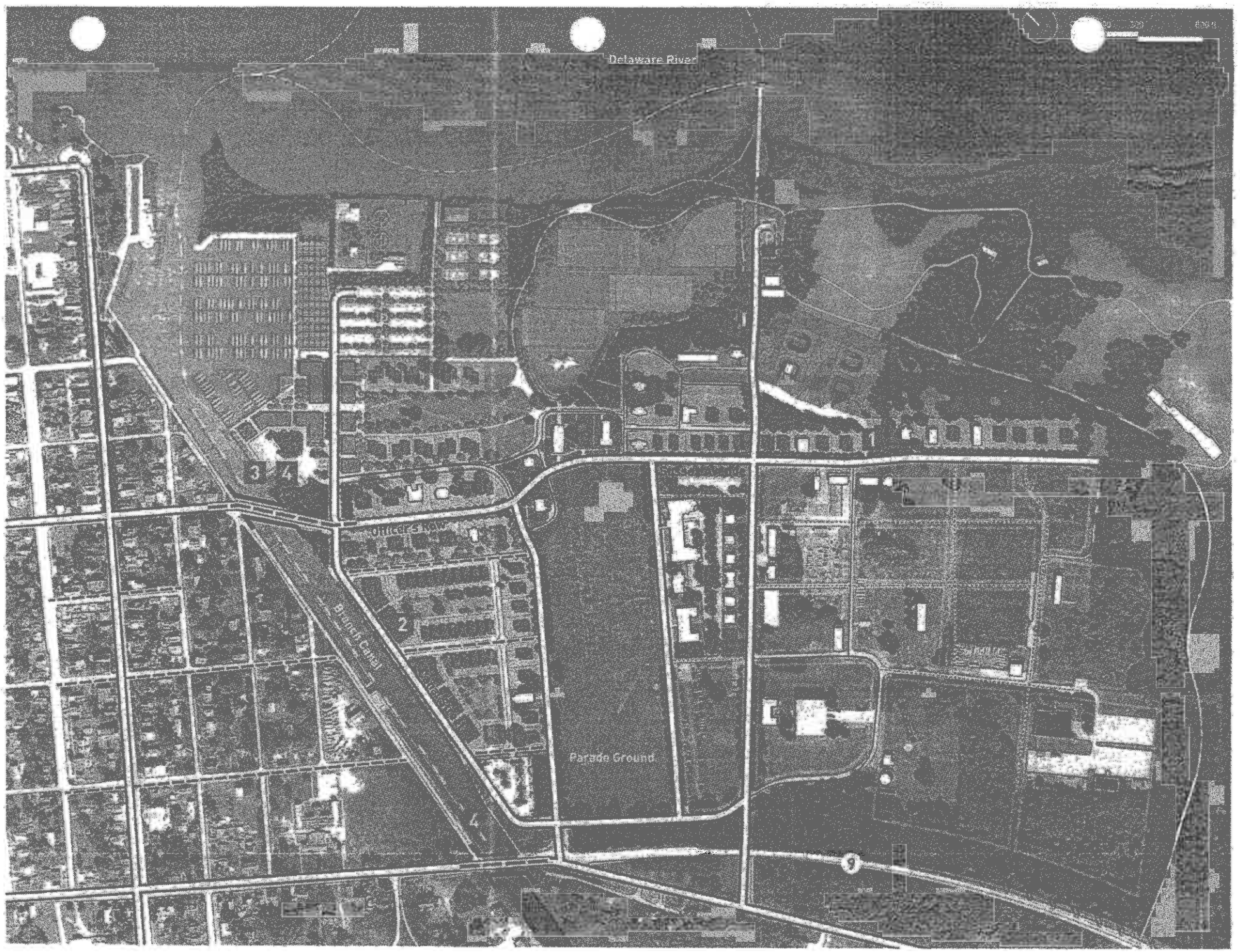
The Branch Canal is a valuable asset for both Fort DuPont and Delaware City. The Master Plan recommends the reconstruction of Canal Street along the Branch Canal for vehicular circulation and to provide a public waterfront promenade for pedestrians and cyclists. A public right of way along the canal will frame redevelopment opportunities while ensuring the maintenance of public access to the waterfront.

3 Construct a pedestrian & vehicular bascule bridge to connect Delaware City and Fort DuPont at Officers' Row

Improving access to Fort DuPont for pedestrians, bicycles, and vehicles (including public safety access) is an important component of the site's renaissance as a dynamic mixed-use community. Realizing the community's goal that Fort DuPont and Delaware City become "one place" will require strengthened physical connections between the two. The Master Plan recommends the construction of a bascule (i.e., operable) bridge across the Branch Canal. The proposed bridge will link Sussex Avenue (Fort DuPont's historic "Main Street") and the proposed Marina at the mouth of the Branch Canal with Delaware City's business district. An operable bridge is suggested in order to preserve boat access to the existing Branch Canal Marina.

4 Provide a minimum 10' wide pedestrian and bicycle zone on all bridges

A minimum 10' wide pedestrian and bicycle zone should be provided on all bridge crossings of the Branch Canal in order to encourage pedestrian and bicycle connectivity between Delaware City and Fort DuPont. This recommendation is applicable to the proposed new bridge as well as future renovation of the existing Route 9 crossing of the canal.


Delaware River
Officers Row
Branch Canal
Parade Ground
3
4
2
1

Pedestrian Circulation Improvements

1 Develop a continuous pedestrian promenade along the Branch Canal and Delaware River

Connecting residents and visitors to the water is a guiding principle of the Master Plan and a key component of creating a pedestrian-friendly community at Fort DuPont. The Master Plan recommends the development of a continuous pedestrian promenade along the Branch Canal and Delaware River, linking existing/proposed segments of the C&D Canal Trail and existing woodland trails at Fort DuPont. In addition to connecting existing natural and cultural community assets, a continuous pedestrian network will support and link opportunities for outdoor recreation, waterfront dining, and ecotourism as a continuous "Delaware City & Fort DuPont experience."

2 Enhance the interpretive trail system and connect to the park beyond Route 9

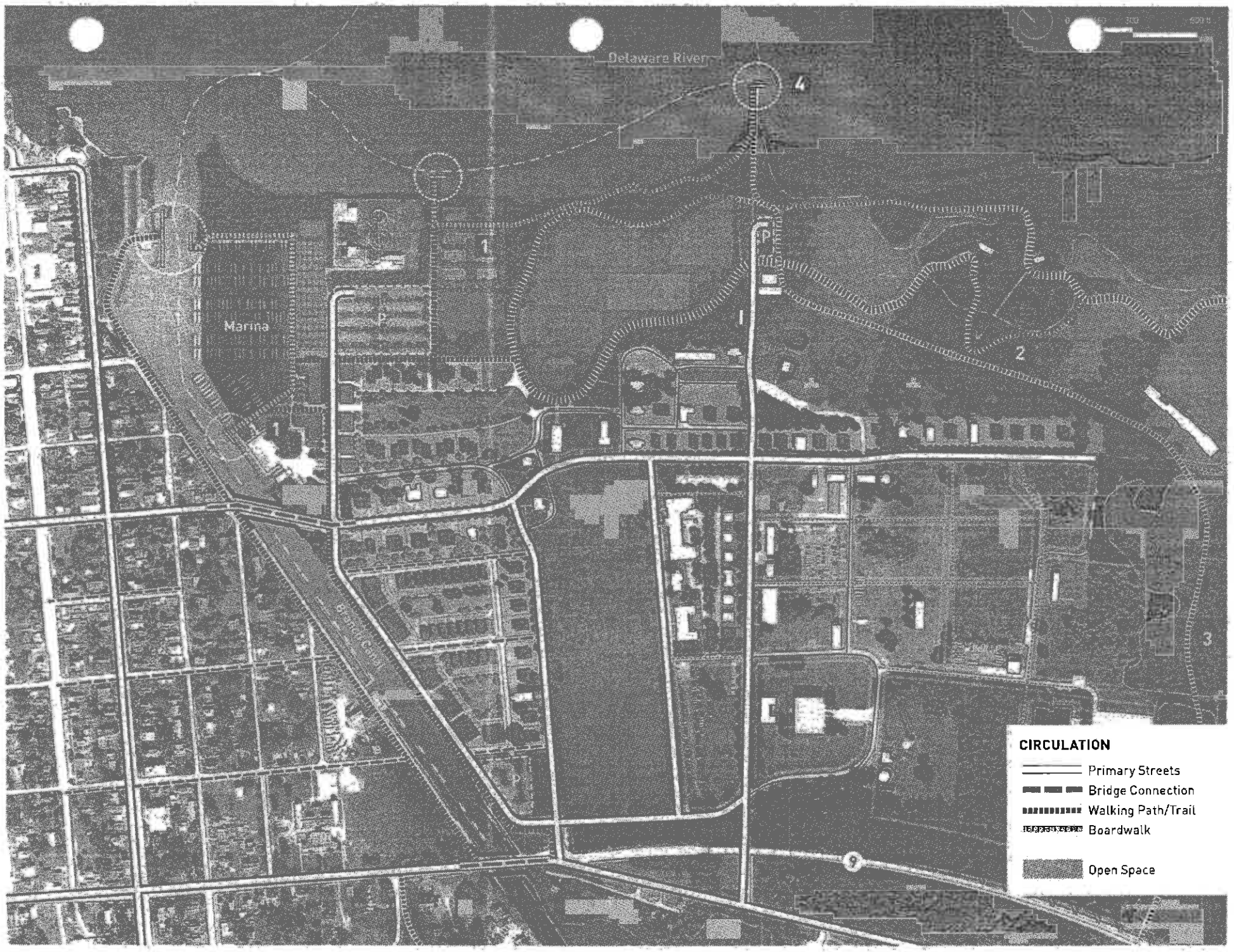
Fort DuPont's cultural landscapes and natural environment are integral to the Fort's identity and are valuable resources to the local, regional, and state-wide communities. Enhancing and expanding the existing woodland trail system will allow more residents and visitors to explore these environments. Connecting existing and proposed woodland trails with the broader network of open spaces, historic structures, and natural and recreational amenities at Fort DuPont, including State Park lands west of Route 9, will promote a coordinated visitor experience at Fort DuPont. Enhancements to the interpretive trail system also provide an opportunity to further define Fort DuPont as the northern gateway to the Delaware Bayshore and its significant ecological resources.

3 Connect to the C&D Canal Trail

In 2012, the state began implementing its ambitious plans for a multi-use recreational trail along the C&D Canal. When complete, the C&D Canal Trail will extend sixteen miles, connecting Delaware City and Fort DuPont to Chesapeake City, Maryland. The trail will enhance access to the region's extraordinary ecotourism assets and provide a shared resource for pedestrians, cyclists, and birders, among others.

4 Expand access to the water through boat launches, piers, and pedestrian promenades

Fort DuPont's proximity and relationship to the water is a defining element of its history and future growth. Expanding access to the canal and river for boating, fishing, and other recreational activities is a priority of the community. In addition to the development of a continuous pedestrian promenade and trail network, the Master Plan recommends the reconstruction of the historic pier at the terminus of Wilmington Avenue, a second pier and viewing platform along the Delaware River, and an enhanced boat launch in its current location on the Branch Canal between the proposed marina and bridge crossing. These facilities will serve the sporting and recreational needs while contributing to Fort DuPont's identity as an ecological and recreational community.


Delaware River
Marina
1
2
3
4
CIRCULATION
Primary Streets
Bridge Connection
Walking Path/Trail
Boardwalk
Open Space

Open Space & Community Facilities

1 Protect wetlands

As part of the Master Plan analysis, a detailed site analysis of existing conditions was performed. Wetlands have been mapped, and are to be protected from adverse impact in any future redevelopment scenario.

2 Provide a significant landscape buffer along the Delaware River

The Master Plan recommends a significant landscape buffer along the Delaware River. This landscape zone includes a range of low impact uses including playfields and outdoor recreation, informal parkland, woodland, trails, and historic fortifications, and is intended to feature best practices in landscape management. Adaptive reuse and infill development are focused within the historic core of the property around the Parade Ground.

3 Remove invasive plant species and restore the shoreline

Over the years, a highly disturbed vegetative plant community has established itself on the property. The landscape should be rehabilitated with native plant communities appropriate to the riverside ecology. Rehabilitated landscapes should be managed for wildlife habitats.

4 Preserve fortifications and reestablish key views

Fort DuPont began its role in American military defense history over one hundred years ago. The Endicott Era fortifications at Fort DuPont were constructed in 1899. These fortifications remain today and should be preserved, conserved, and interpreted. Key views to Fort Delaware and downriver should be maintained and enhanced for interpretive purposes.

5 Protect the archaeological site along the Branch Canal

A brick house, known as "Wingate House," was constructed c1830-37 along the canal. State historians believe it was owned by an abolitionist doctor residing elsewhere and may have been used by the Underground Railroad. The house was incorporated into the fort, is visible on the 1943 Fort DuPont plan, and was demolished in 1970. The Wingate House site should be protected while its archaeological significance is further defined.

6 Preserve the Parade Ground as an open lawn for recreational use

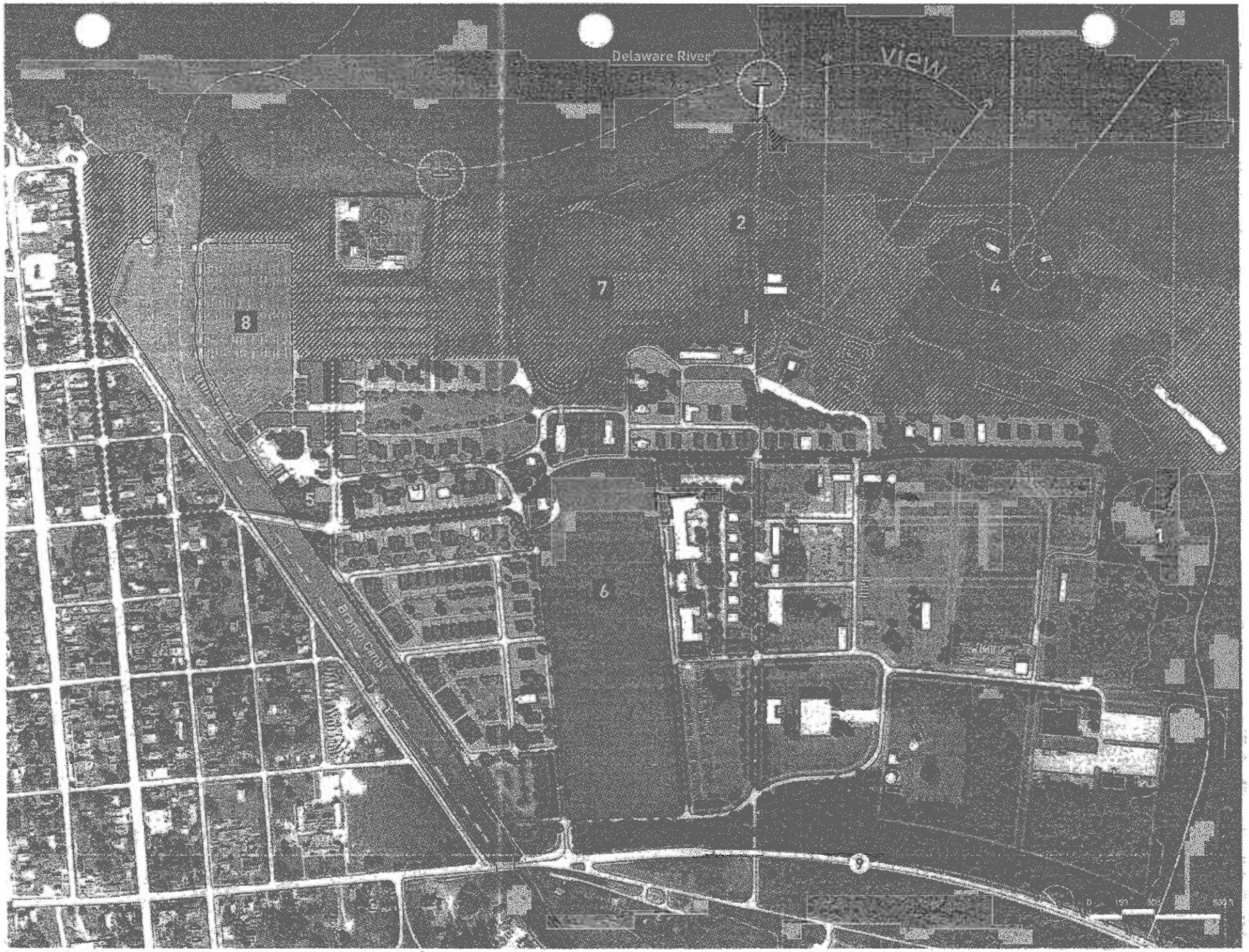
The large rectangular Parade Ground should be preserved as open lawn within its bordering roadways. Passive and active recreational uses that can be performed on the lawn without permanent structures are appropriate future uses for the space. In addition to its role as the keystone anchoring Fort DuPont's historic street network and building layout, the Parade Ground currently serves local and regional communities as a recreational activity center.

7 Create a multi-use recreational field area along the Delaware River

A major component of Fort DuPont's future will be the activation of the site for recreational and sports use. The Master Plan recommends that the large open field area along the Delaware River be used for a mix of outdoor recreational uses. The plan depicts a complex of multi-use fields, tennis courts, and other open areas which may accommodate a range of activities, programming, and events. The recreational field area supports the plan's goal of maintaining a landscape of public uses and access along with water.

8 Construct a new marina at the mouth of the Branch Canal

Market demand for an expanded marina at Fort DuPont/Delaware City is strong. The Master Plan recommends the construction of a new marina at the mouth of the Branch Canal, a site which the community and stakeholders enthusiastically supported during the master planning process. The new marina will supplement the existing marina operation along the Branch Canal, further define Delaware City and Fort DuPont as a regional boating destination, and serve as an anchor for related commercial, residential, and recreational activity. The proposed site is controlled by the Army Corps of Engineers and utilized by Delaware City for disposal of dredge spoils. Additional study will be required to address environmental, land transfer, and operational issues related to the change of land use.


Delaware River
View
1
2
4
5
6
7
8
9

Land Use

LU-1

Stabilize and reuse existing historic buildings for a mix of uses

The most critical need for Fort DuPont's historic buildings is short term stabilization. Maintaining the historic character of Fort DuPont is critical to the property's renaissance as a vibrant live/work/learn/play community. The Master Plan includes a comprehensive assessment of the condition, significance, and reuse suitability of Fort DuPont's historic buildings. While many buildings may be rehabilitated to their original use, buildings with flexible floor plans may take on new uses over time.

Focus complementary infill development in the "historic core"

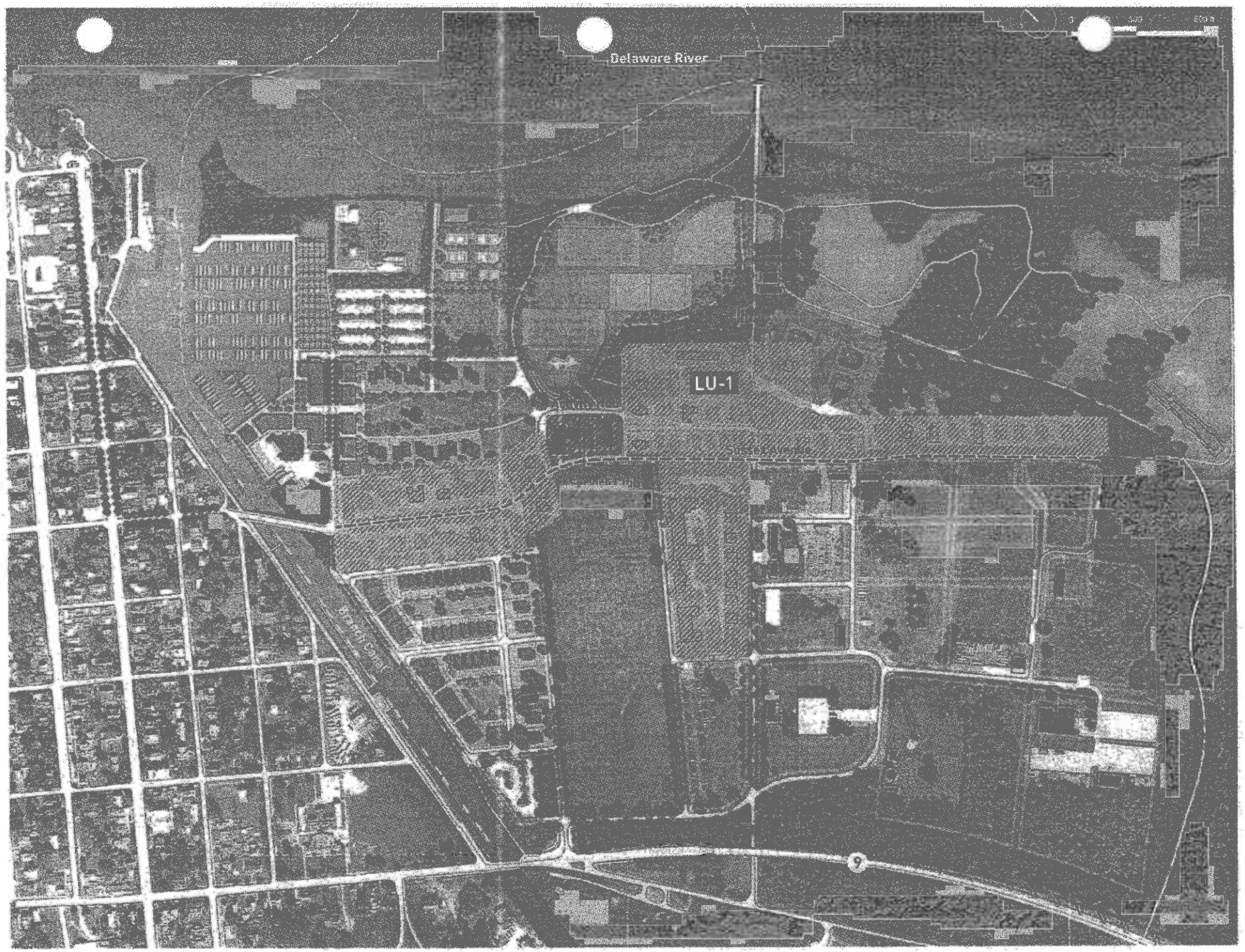
The Master Plan recommends the strategic introduction of new pedestrian scaled buildings along key streets in this historic core of Fort DuPont. To reinforce and restore the fabric of the site, infill should be concentrated primarily along Sussex, Wilmington, and New Castle Avenues. New structures in this area should be designed with sensitivity to the scale, form, and character of existing buildings.

Establish an "activity hub" at the historic Theater and Post Exchange

Several aspects of Fort DuPont's renewal will be inspired by its historic development patterns and uses. The Theater and Post Exchange (PX), for example, are iconic buildings at the head of the Parade Ground which contribute to Fort DuPont's unique identity and sense of place. Their reuse as a contemporary "activity hub" is a priority of the community. The PX is part of a proposal by the Delaware Military Heritage & Education Foundation to create a Delaware Military Museum at Fort DuPont.

Remove the deteriorated Service Club

The Master Plan assessment of Fort DuPont's historic structures identified the Service Club, between the Theater and Post Exchange, as a "ruin." The lightly constructed, wood framed building's roof, walls, and floors are collapsing and cannot be salvaged without complete dismantlement. The building should be documented before its removal (the Master Plan building assessment may suffice). The site would be suitable for a new building, which could be wood and scaled similarly to the Service Club, or a new contemporary building could be introduced with character and use compatible with the Theater and PX.


Delaware River
LU-1

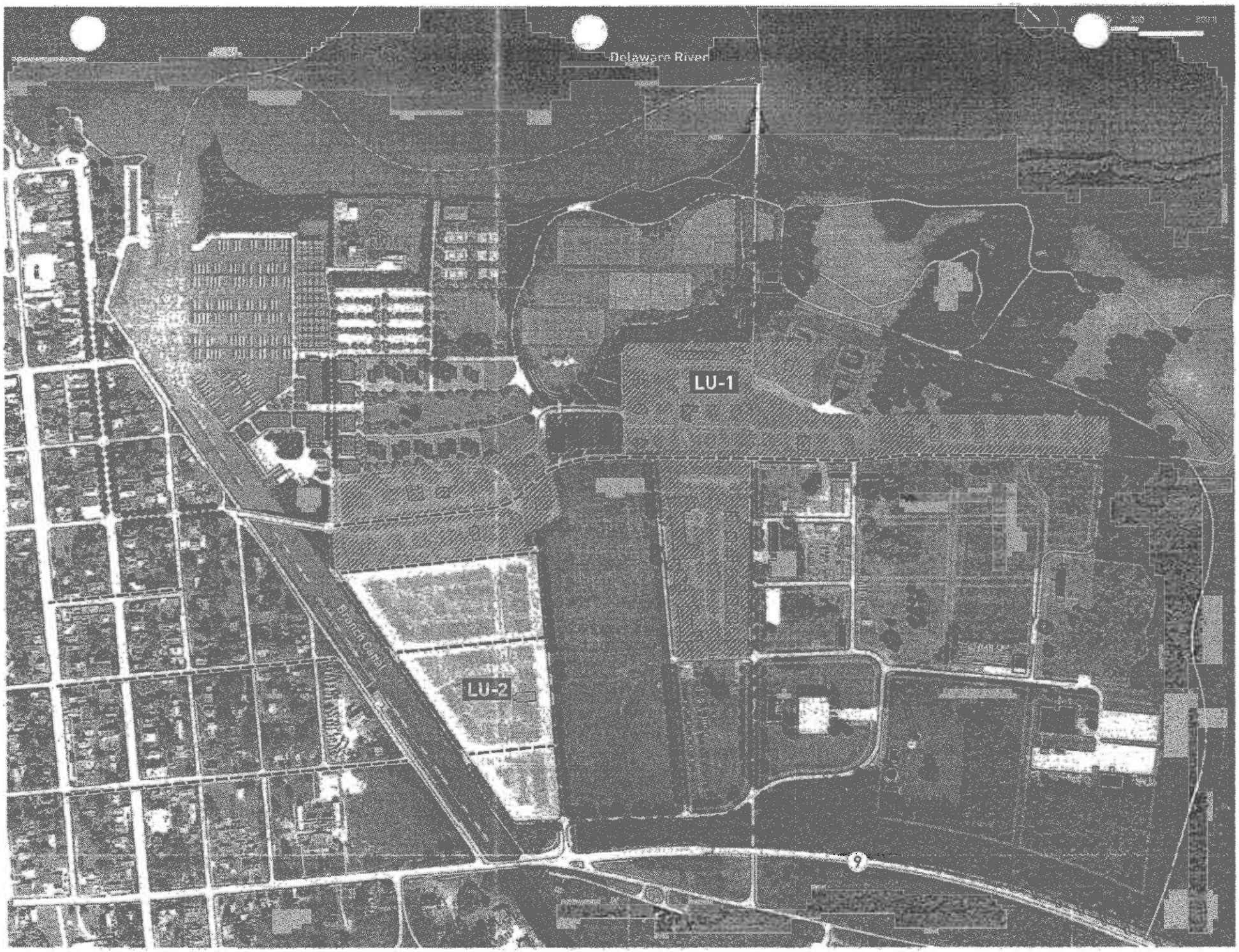
LU-2

Remove non-compatible uses and buildings

The Gateway Foundation Alcohol & Drug Treatment Center along the Branch Canal has been identified by local residents, stakeholders, and planners as a use that is incompatible with Fort DuPont's National Register status and the community's goal for Fort DuPont to become a vibrant mixed-use community. The Master Plan recommends the relocation of the Gateway Center off-site, the removal of its existing buildings, and the redevelopment of this valuable waterfront property for a public promenade along the Branch Canal and a mix of neighborhood uses.

"Extend the grid" of Delaware City to create a new Branch Canal residential neighborhood

The historic 1829 map of the proposed Fort DuPont shows a unified grid of streets connecting the Fort and City physically and visually across the Branch Canal. One of the community's guiding principles for the Master Plan is the consideration of Fort DuPont and Delaware City as a single, integrated place with complementary uses. The Master Plan recommends that the street grid and residential land use of Delaware City be reflected across the canal at Fort DuPont, establishing an organizational framework for future redevelopment which speaks to the "original plan" for the city and reinforces the physical and visual connections across the canal.


Delaware River
LU-1
LU-2
Branch Canal
9

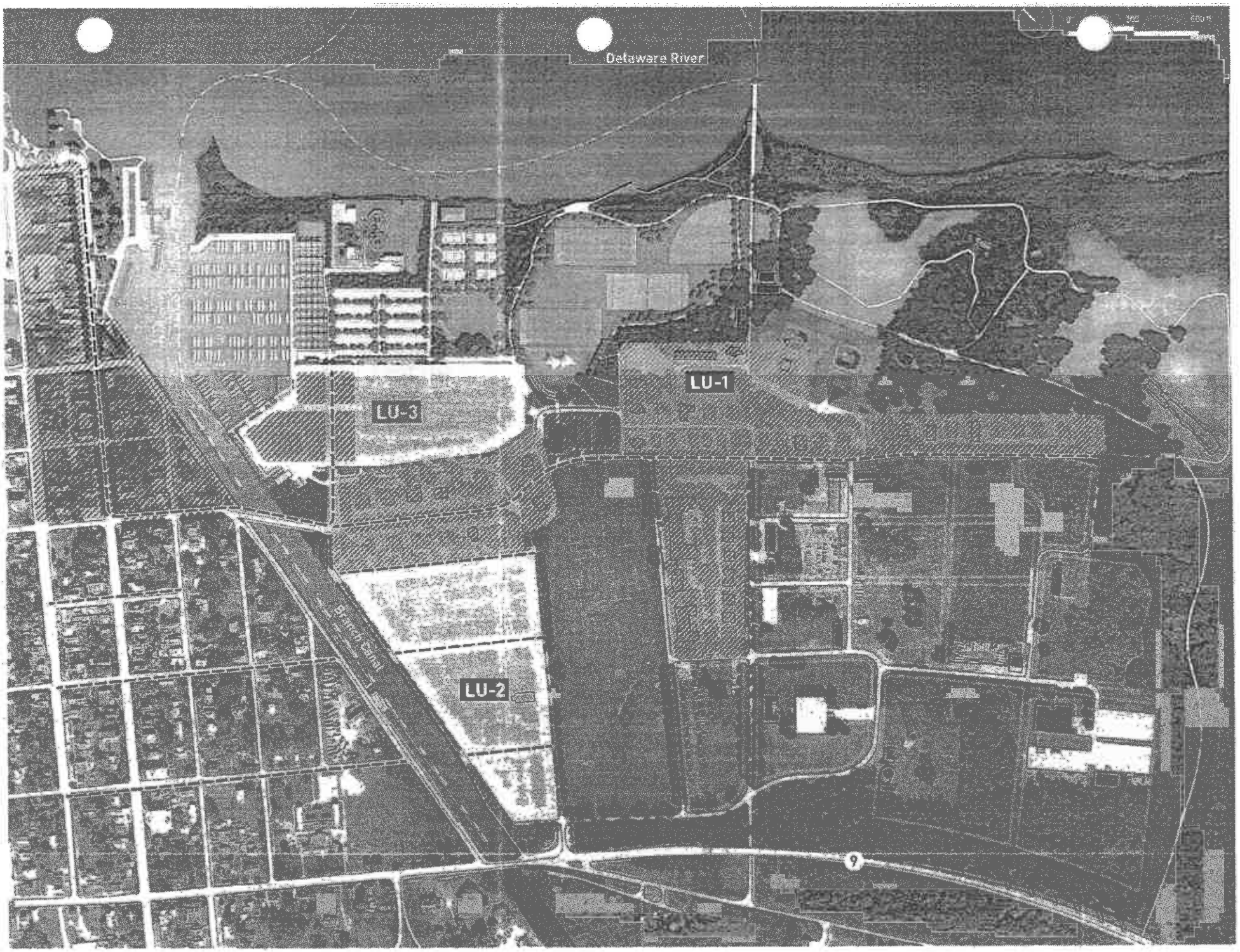
LU-3

Develop a Marina Village with lodging, restaurant(s), and outfitters to support the emerging ecotourism hub.

A new marina at the junction of the Branch Canal and Delaware River is proposed as the first "big move" of the plan, complementing the ecotourism assets of the site and catalyzing broad interest in its redevelopment. The Master Plan recommends focusing supporting commercial and community uses in a compact, walkable "Marina Village" adjacent to the waterfront. The Marina Village may accommodate a range of uses, including lodging, waterfront dining, and outfitters to support the marina and the emerging ecotourism activities, and a variety of community facilities, including a potential visitors center. With the proposed bridge connection across the canal, an "activity loop" is created which connects Delaware City's central business district, the proposed marina, and the complementary uses at the Marina Village.

Develop a multi-use campground and retreat/conference facility

Fort DuPont is an ideal setting for a multi-use campground and retreat complex. Such a complex can be operated year round and make use of the recreational fields and sports venues, water access, and natural areas on site for a variety of outdoor activities. Facilities could be used during the off-season months to host corporate retreats, picnics, functions, conferences, conventions, and other private events. Cabins could remain open throughout temperate months and be rented to tourists/families embarking on tours of the Delaware Bayshore. The campground and retreat facilities may be constructed in a manner that is "light on the land" in keeping with their location proximate to the Delaware River.

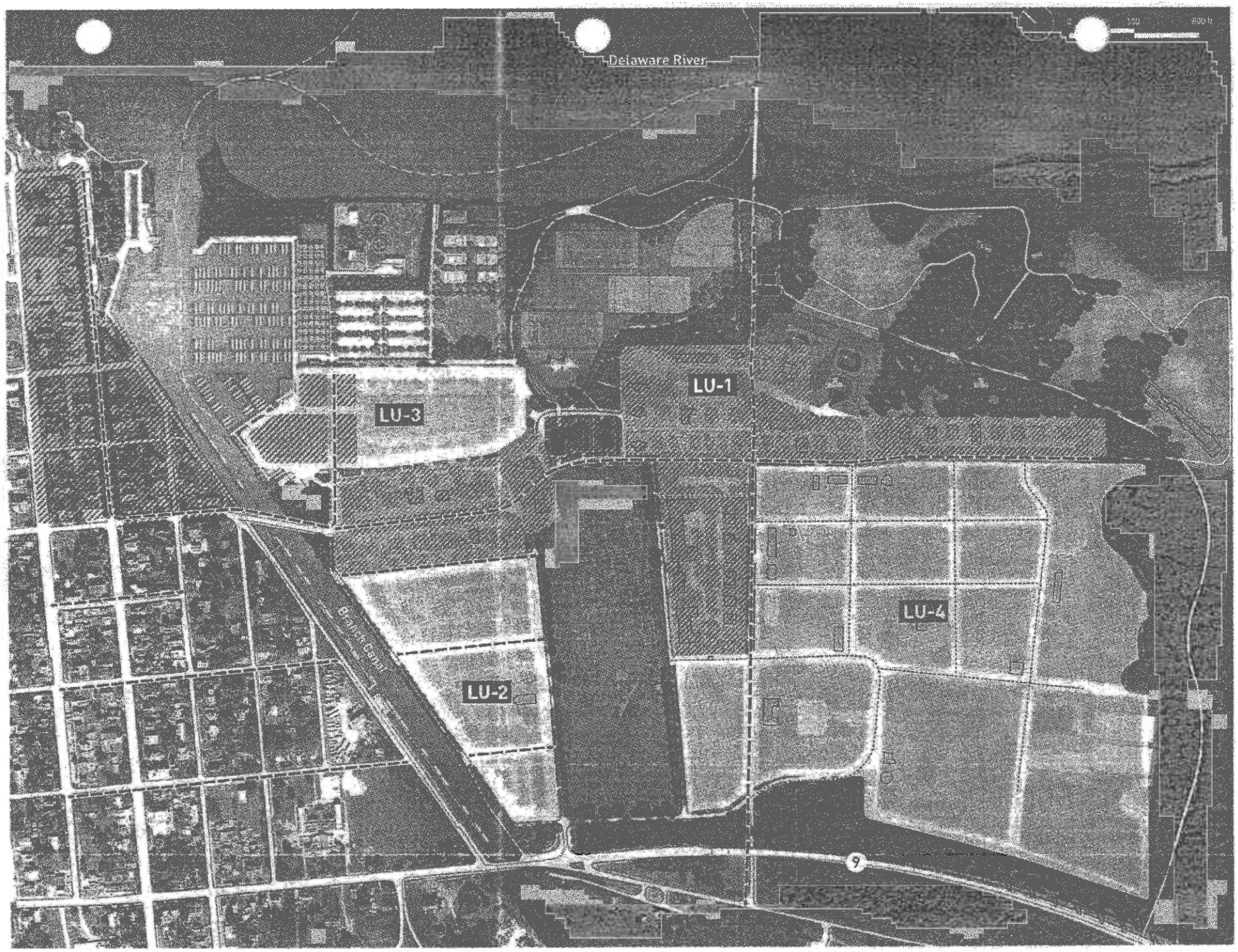

Delaware River
LU-1
LU-3
LU-2
Elizabeth Canal
9

LU-4

Reserve land for future mixed-use development (e.g. research, office, education, housing, etc.)

The Master Plan provides a flexible framework to accommodate a range of potential uses. Several potential site "anchors" have been evaluated during the planning process, including healthcare, educational, and corporate facilities. These uses, among others, have unique land requirements which will be defined at the site development scale when specific projects are proposed.

The southeastern portion of the Fort DuPont property provides the flexibility to accommodate a range of uses and development opportunities as they emerge. The Master Plan suggests a parcelization strategy which locates larger footprint users along the perimeter of the site, framed by woodlands and protected wetlands, while smaller footprint users may be located in closer proximity to the historic core. A range of uses, from employment to education and senior housing are appropriate in this area.


Delaware River
LU-1
LU-2
LU-3
LU-4
Bridge Canal
9

Historic Building Rehabilitation

Recommendations for rehabilitation and adaptive reuse, and treatment recommendations for historic building components and fabric, are contained within the Fort DuPont Historic Building Assessment, 2013, which is part of the Master Plan Technical Appendix. The Historic Building Assessment provides initial guidance during implementation of the Master Plan with respect to individual buildings and points to the need for more detailed investigation and assessment of conditions and development of appropriate treatments during the design and construction processes for each building.

The most critical need at Fort DuPont related to historic buildings is for short-term, ongoing maintenance so that more buildings are not lost. Most of the buildings at Fort DuPont were very well constructed. Vacant buildings have survived because of the quality of their construction. The master planning process is intended to put Fort DuPont on a path to renewed vibrancy, and the reuse and appropriate treatment of historic buildings at Fort DuPont will be an important part of the site's rehabilitation strategy.

Fort DuPont's iconic barracks along the Parade Ground

Overarching reuse and treatment recommendations for Fort DuPont's historic buildings are summarized below.

Treatment Approach

- Identify compatible uses;
- Rehabilitate interiors to accommodate new uses retaining as much historic fabric as possible;
- Rehabilitate exteriors to historic conditions; and
- Restore exterior features in select cases.

Key Treatment Recommendations

- Retain slate roofs – asphalt roofs remain where they exist;
- Rehabilitate exterior features – especially wood eaves and porches;
- Retain existing windows – use exterior storm windows;
- Rehabilitate existing features – porches; and
- Use historic colors.

Key Considerations

- Fortifications are key assets in poor condition;
- Special and unique buildings require creative uses;
- Possible building removal includes garages and warehouses that are not adaptable;
- Need for emergency stabilization, notably the roofs of threatened buildings;
- Treatment guidelines for existing buildings should be developed; and
- Design guidelines for new construction should be developed.

Fort DuPont and LEED ND

Fort DuPont has the potential to become Delaware's first LEED for Neighborhood Development (LEED-ND) community. Aiming for LEED-ND may attract real estate developers experienced in sustainable development and building practices. LEED-ND is a relatively new LEED rating system that takes into account the entire context of a residential, commercial, or mixed use development project and its relationship to its natural surroundings and the existing built environment.

There are three stages of certification for LEED-ND, and Fort DuPont could achieve one or all three of them:

- Conditional Approval. Optional for any projects at any point before the entitlement process begins, or when no more than 50% of a project's total new and/or renovated square footage has land-use entitlements to use property for the specific types and quantities of residential and non-residential land uses proposed. Basically, the design is being certified.
- Pre-certified LEED-ND Plan. Available after 100% of the project's total new and/or renovated building square footage has been fully entitled by public authorities; no more than 75% of the total square footage can be constructed.
- LEED-ND Certified Neighborhood Development. Occurs when the project can submit documentation for all prerequisites and attempted credits, and when certificates of occupancy for buildings and acceptance of infrastructure have been issued by public authorities.

The potential for Fort DuPont to earn LEED-ND certification assumes that the new crossing of the Branch Canal will remain an integral part of the plan going forward. LEED-ND requires a certain level of density (the prerequisite in this case is 7 units per acre) and connectivity (number of intersections per square mile). Also, points are awarded for proximity to diverse uses, which already exist in Delaware City.

Fort DuPont meets very critical LEED-ND criteria for being an "infill" site. This designation is a fast track to many more LEED-ND credits. For example, an infill site that is also a previously developed site earns 5 points under the Preferred Locations credit category.

Based on the Master Plan, the site also meets prerequisites for the protection of ecological communities and wetlands/water bodies. LEED-ND allows construction in a floodplain if the project is an infill or previously developed site, provided that National Flood Insurance Program and FEMA guidelines are met, particularly for construction of any "critical facility" such as a hospital, sewage treatment facility, or police station.

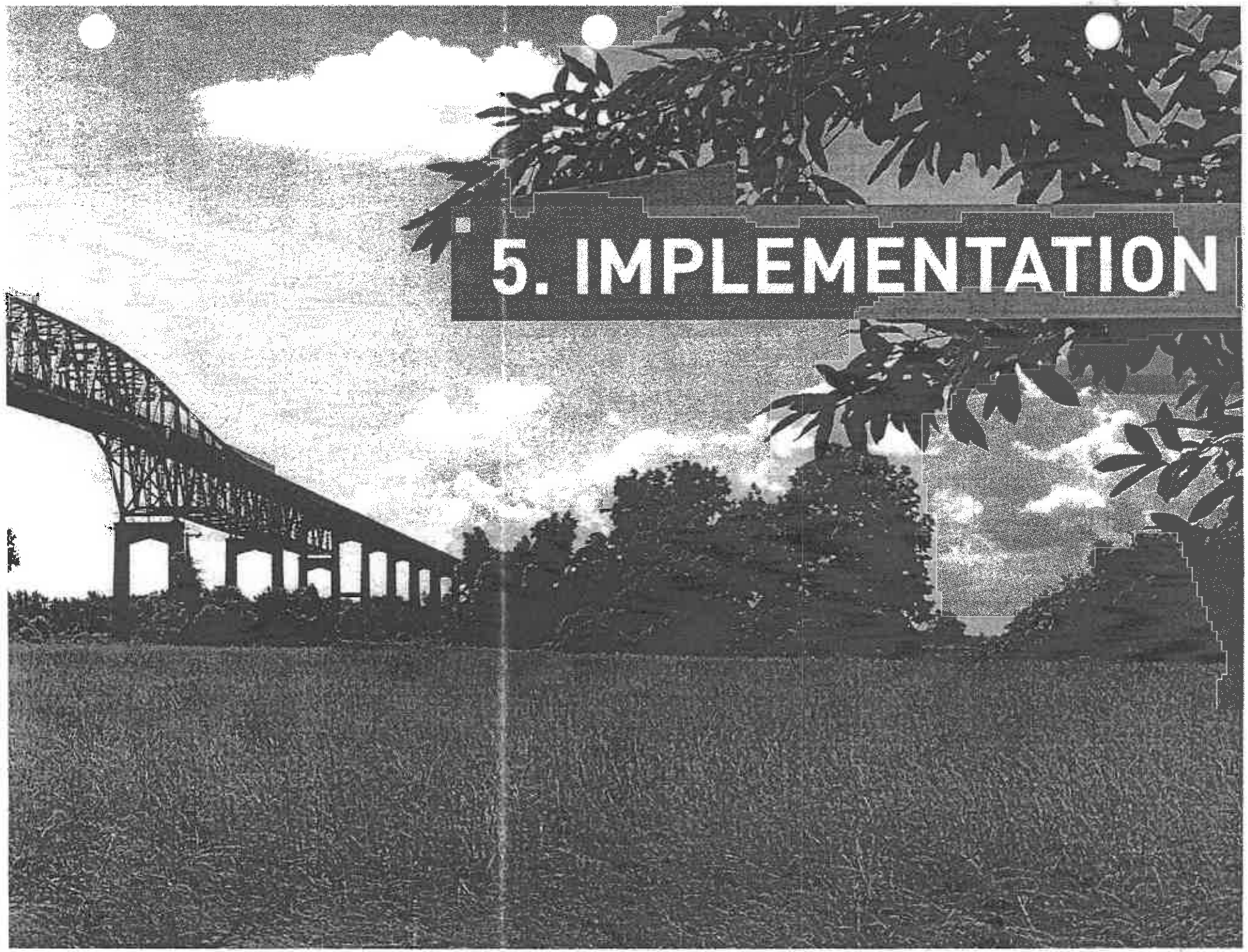
LEED-ND awards credits for other attributes that are likely to be located near the residential portion of the project: bicycle networks, walkable streets, mixed-use neighborhood centers, brownfields redevelopment, access to civic and public spaces, access to recreational facilities, existing building reuse, historic resource preservation and adaptive use, and tree-lined and shaded streets, among other attributes.

With planning and attention to the LEED-ND rating system, other sustainable practices and credits could be achieved at Fort DuPont, such as: local food production, heat island reduction, on-site renewable energy, solar orientation, and light pollution reduction. Forty points are required to earn basic LEED-ND certification; fifty points are required for Silver; 60 points are required for Gold; and 80 points are required for Platinum.

Delaware could create a model sustainable community at Fort DuPont by committing to the principles of LEED-ND. Such a community would be an attractive asset to Delaware City and the surrounding area and a landmark within the state.

Bird's eye view of Fort DuPont and Delaware City in 2013

5. IMPLEMENTATION



Redevelopment Scenarios

The Master Plan has explored a range of potential redevelopment scenarios, governance structures, and implementation priorities. Recommendations focus first on a strategy of site activation and second on a strategy of land development. A public land development entity should be established to lead and oversee site activation and the creation of value at Fort DuPont. This chapter explains the analysis of roles, sources of funding, and organizational considerations that should be taken into consideration in forming such an entity. Successful entities at other sites have ranged from public or quasi-public stewards to privatized development companies. Determining the entity best suited to Fort DuPont depends on the core capacities desired and the types of funding available.

Given the findings of the market scan and governance considerations, four potential scenarios have been identified for the redevelopment of Fort DuPont:

1. Status quo
2. Land sale for housing
3. Site activation and branding
4. Anchor attraction and job creation

REDEVELOPMENT SCENARIO 1 STATUS QUO

REDEVELOPMENT SCENARIO 2 LAND SALE FOR HOUSING

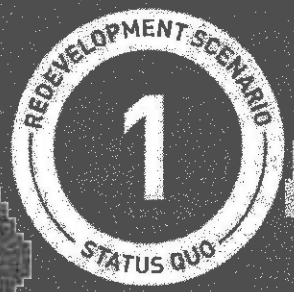
REDEVELOPMENT SCENARIO 3 SITE ACTIVATION & BRANDING

REDEVELOPMENT SCENARIO 4 ANCHOR ATTRACTION & JOB CREATION

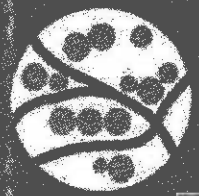
Scenario 1: Status Quo

Under the "status quo" scenario, no new facilities construction, land development, or programming are carried out at Fort DuPont.

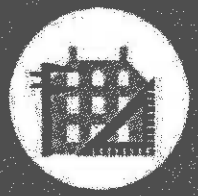
Currently, the State funds the approximately $450,000 annual budget for Fort Delaware, Fort DuPont, and Port Penn. Of this, $325,000 is allocated to Fort Delaware, $80,000 to Fort DuPont, and $45,000 to Port Penn. This funding is used for maintenance and programming. Under the current operating and capital budget, visitation at Fort DuPont is low and many facilities are in need of repair. While Fort DuPont is focusing most of its budget on maintaining open space and providing educational programming, the property is encumbered by deteriorating structures, minimal access to historic buildings, invasive flora, and minimal wayfinding or infrastructure for activities (aside from the walking trails and gun battery tours, which are self-guided). This situation is unlikely to change without some intervention, and there will likely be no new net economic benefit to either the State or Delaware City.



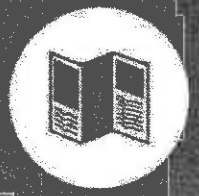
OPEN SPACE MAINTENANCE



WALKING TRAIL MAINTENANCE



HISTORIC STRUCTURE MAINTENANCE



EDUCATIONAL PROGRAMMING

Scenario 2: Land Sale for Housing

Under this scenario, strategic portions of land are developed with residential development as a first step toward site activation.

Land sale for residential development in general can be a challenging prospect, and this is particularly evident at Fort DuPont. The value of land increases with the amount of upfront investment in the land by the current landowner/seller. Preparing land at Fort DuPont for residential disposition will likely involve the following steps:

1. Identify parcels to sell as buildable lots;
2. Enable transfer of land ownership from Delaware State Parks for individual homeownership;
3. Market land parcels to residential developers;
4. Potentially contribute to infrastructure costs; and
5. Execute land sale transaction with selected developer.

Preparing the land from both a regulatory and physical site perspective will require, at a minimum, permits and approvals from appropriate regulatory bodies, commissioning of design, selection of contractors, and management of a closeout process. All of this will likely take two to three years, a timeframe which, in and of itself, will reduce the State's return. At the end of this process, the Fort DuPont property will emerge into an uncertain market. The alternative is to attempt to sell the land unimproved, at lower risk but much lower return.

Residential development at Fort DuPont will compete with sites that are both closer to employment centers and offer more amenities. Further, if development were to be successful, a potential land sale may not generate a significant amount of revenue to the State; assuming the land is entitled, but not yet "shovel ready" and still in need of infrastructure hookups, land in Delaware typically retails for 11% of home sale value.

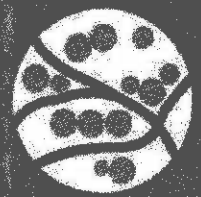
For entitled land without infrastructure, the State may expect to earn $1.2 million to $3.0 million in revenue, or the equivalent of 2-6 years of current operating costs of Fort DuPont, Fort Delaware, and Port Penn.

Finally, housing development as a first step may not produce the levels of activity and the natural constituency necessary to generate activity and bring attention to the property. Early housing development may also forgo an opportunity to offer new programming options or anchor attraction and job creation at Fort DuPont.

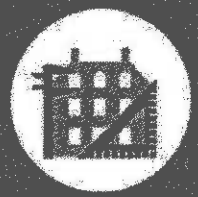
Potential Proceeds from Sale of Entitled Land in Need of Infrastructure

	Low	High
Sales price	$180,000	$450,000
Land retail %	11%	11%
Revenue per sale	$19,800	$49,500
Number of homes sold	60	60
Total revenue	**$1,188,000**	**$2,970,000**

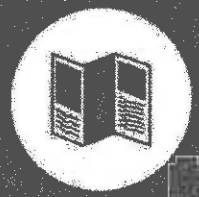
OPEN SPACE MAINTENANCE



WALKING TRAIL MAINTENANCE



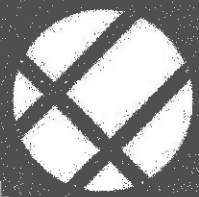
HISTORIC STRUCTURE MAINTENANCE



EDUCATIONAL PROGRAMMING

PARCELIZATION OF LAND FOR SALE

PERMITS & APPROVALS



INFRASTRUCTURE

HOUSING DEVELOPMENT

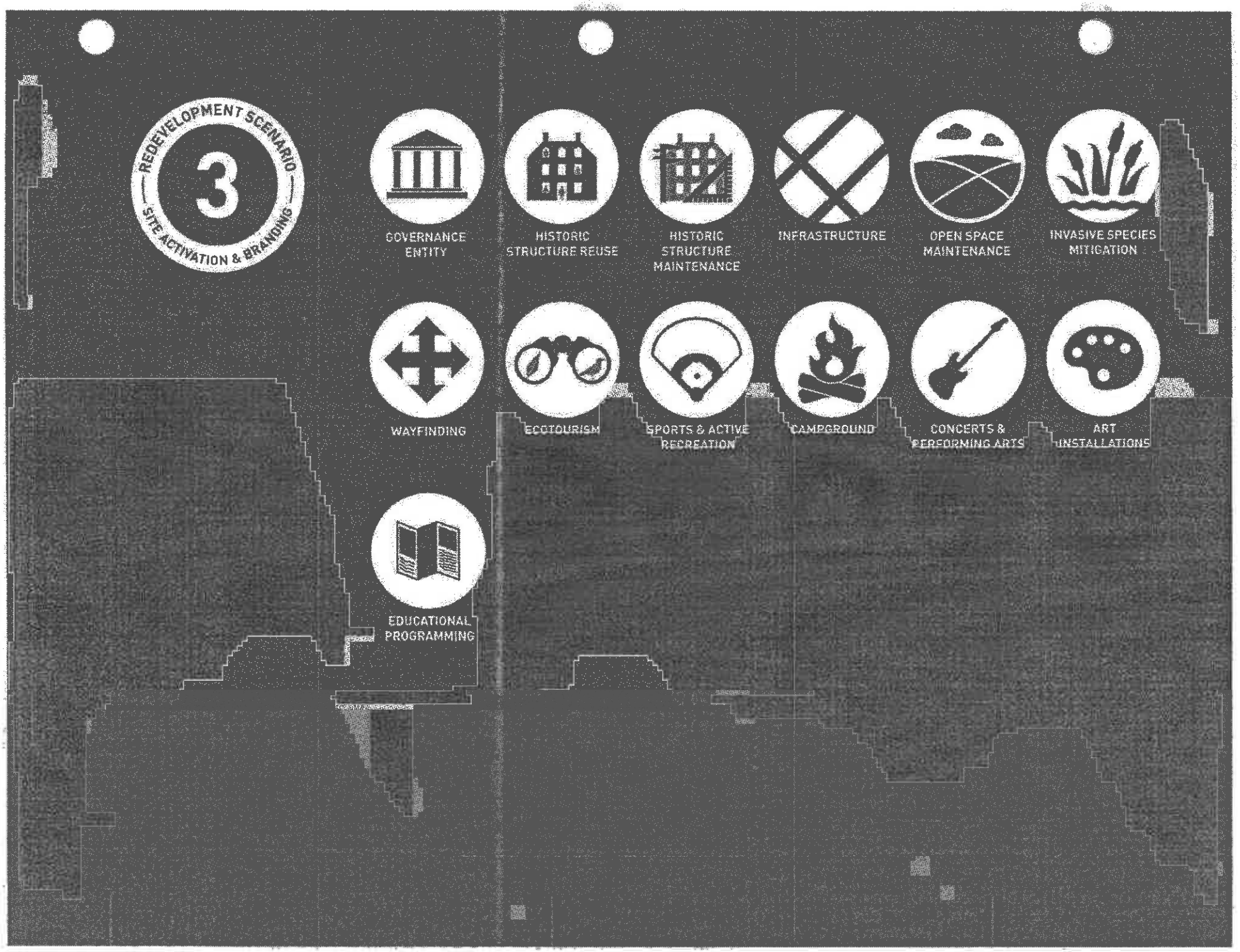
Scenario 3: Site Activation & Branding

Under the site activation and branding scenario, a range of diverse activities is brought to Fort DuPont, and historic assets are better maintained and leveraged, potentially bringing a dramatic increase in visitation. This scenario may also increase awareness of the Fort DuPont property as a potential development opportunity.

Site activation is a broad term to describe programming, activities, and events that may take place on the site. Ecotourism, for example, is a strong potential use for the area, should the right investments be made in amenities and facilities. Other activities could include campgrounds, festival grounds, concert and performing arts venues, sporting events, and temporary and/or permanent art installations.

The site activation approach would require the guidance of a governance entity that is capable of both developing and implementing programming and activities, as well as soliciting and managing operations and maintenance funding from various sources. This will also likely require an entity capable of building and maintaining basic activity-related infrastructure—such as grounds and stages—as well as supplementing the existing State Park's operations and maintenance needs. There is also a possibility that the basic infrastructure necessary will be a State investment.

With an entity in place bringing in diverse and consistent activity to Fort DuPont, greater awareness of the property can be generated, and the potential for land development—both for housing and anchor development—may be bolstered significantly.

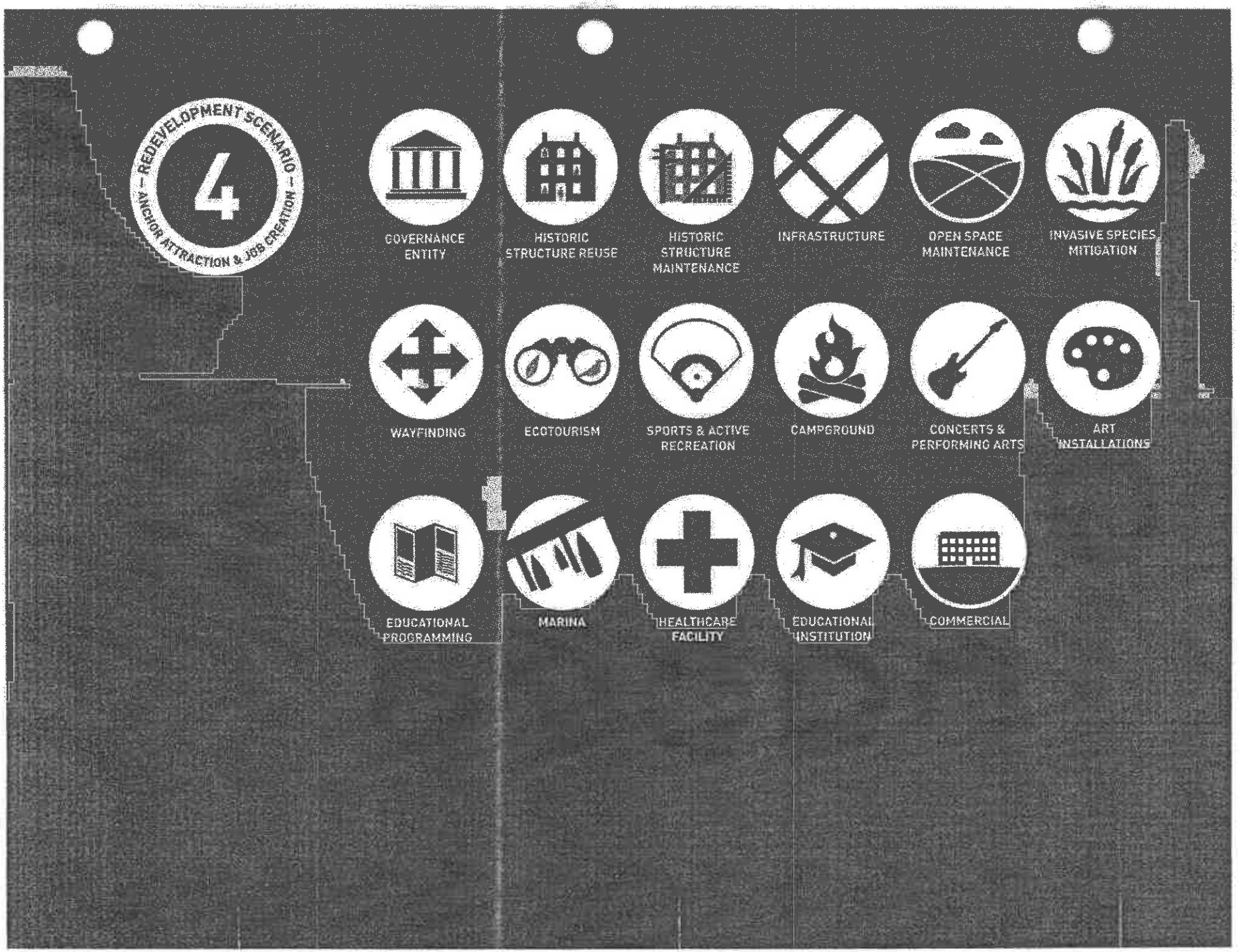

REDEVELOPMENT SCENARIO
3
SITE ACTIVATION & BRANDING
GOVERNANCE ENTITY
HISTORIC STRUCTURE REUSE
HISTORIC STRUCTURE MAINTENANCE
INFRASTRUCTURE
OPEN SPACE MAINTENANCE
INVASIVE SPECIES MITIGATION
WAYFINDING
ECOTOURISM
SPORTS & ACTIVE RECREATION
CAMPGROUND
CONCERTS & PERFORMING ARTS
ART INSTALLATIONS
EDUCATIONAL PROGRAMMING

Scenario 4: Anchor Attraction & Job Creation

In this scenario, a major anchor is attracted to Fort DuPont and generates significant economic and land development.

Several potential anchors have been explored as part of the Master Plan, including a marina, healthcare facility, corporate/educational campus, and sports facility. In addition, a government entity(ies) could locate at Fort DuPont if it met institutional and Master Plan goals. Each of these potential uses comes with its own benefits and challenges, though many are unlikely without first pursuing a site activation strategy.

The anchor attraction strategy also requires a development entity capable of attracting an anchor, parceling land, marketing the site, contracting and negotiating with designers and developers, and providing for community and government involvement and advocacy. This requires an entity capable of securing and managing capital funding, and managing potential large, complex development projects.


REDEVELOPMENT SCENARIO
4
ANCHOR ATTRACTION & JOB CREATION
GOVERNANCE ENTITY
HISTORIC STRUCTURE REUSE
HISTORIC STRUCTURE MAINTENANCE
INFRASTRUCTURE
OPEN SPACE MAINTENANCE
INVASIVE SPECIES MITIGATION
WAYFINDING
ECOTOURISM
SPORTS & ACTIVE RECREATION
CAMPGROUND
CONCERTS & PERFORMING ARTS
ART INSTALLATIONS
EDUCATIONAL PROGRAMMING
MARINA
HEALTHCARE FACILITY
EDUCATIONAL INSTITUTION
COMMERCIAL

Governance

Core Capabilities of Governance Entity

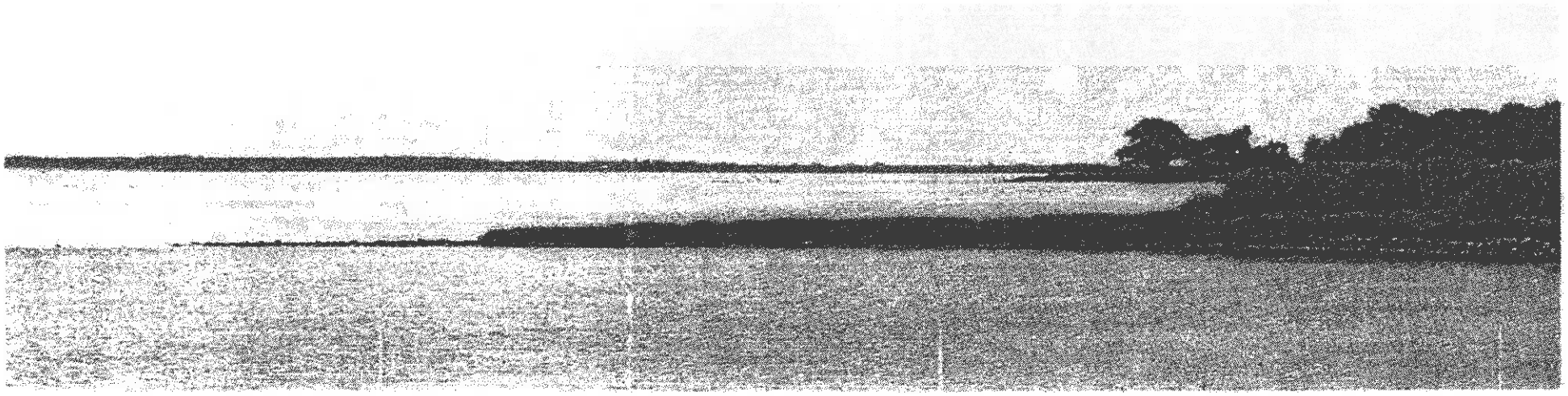
A qualified governance entity should provide a range of services. These include:

1. **Raise funds for capital and operating costs.**
   Fort DuPont will require a range of infrastructure investments, the specifics of which will change depending on the property's "maturity," and the goals of the State and other stakeholders. Any intervention likely will require a basic set of infrastructure investments, and as programming and development needs and goals change, additional investments as necessary. These include:

   - Basic infrastructure
     - » Rights-of-way
     - » Utilities
     - » Expanded access to water
     - » Invasive species mitigation
     - » New and enhanced trails
     - » Building stabilization
   - Program-specific site activation infrastructure
     - » Amphitheaters
     - » Electrical hookups for speakers and lighting systems
     - » Campgrounds and utilities
     - » Bathroom/shower structures
     - » Maintenance warehouses
   - Land development-specific infrastructure
     - » Flood mitigation
     - » Enhanced utilities
     - » Enhanced rights-of-way
     - » Other investments needed to make buildings buildable and operational

   The governance entity will need to be able to collect revenues from a variety of sources to fund/finance these up front capital costs and to provide ongoing operations and maintenance. The investments under "basic infrastructure" may also need upfront State assistance.

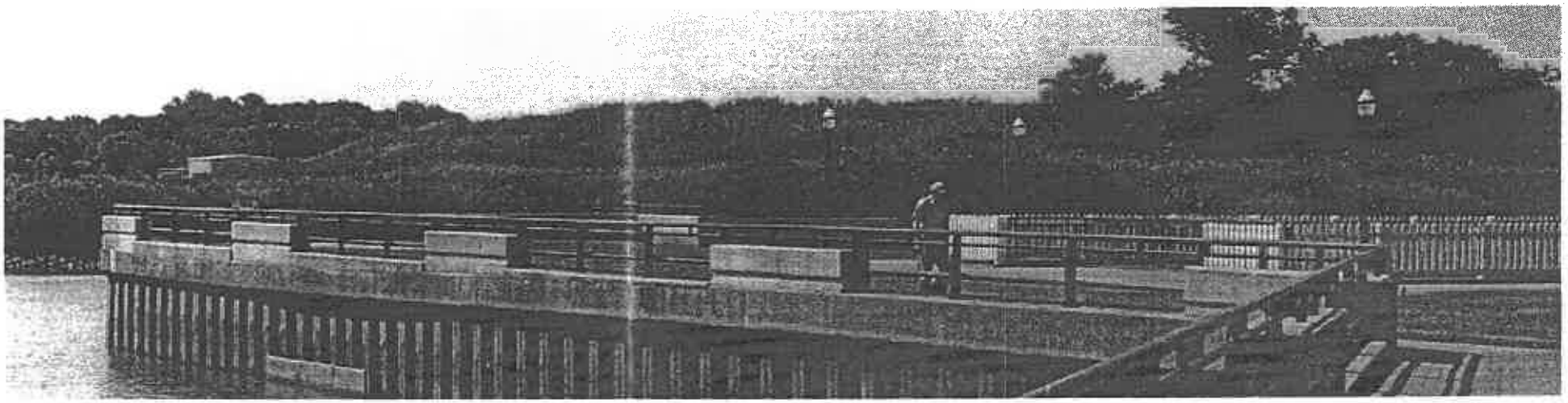
2. **Manage design and construction.**
   Implementation of the Master Plan will require development of design and programming guidelines that establish public realm, infrastructure, and vertical development construction parameters as applicable. The governance entity should not only ensure that programming partners adhere



to programming guidelines, and builders adhere to the design guidelines, but also that guidelines are adaptable to shifting market dynamics. This applies equally to the construction of site activation infrastructure and facilities, as well as more permanent development should it occur.

3. **Manage operations and maintenance.**
There will be a range of maintenance and security needs as programming and development unfold at Fort DuPont. A government entity must coordinate those efforts with the State and relevant entities and utilities. Once programming and/or development is in place, a governance entity must secure the property's attractiveness to event coordinators, promoters, the arts community, businesses, consumers, and residents through continued branding, marketing, and programming. Specific activities that must be undertaken and that will evolve over time include:

- *Manage programming of large and small scale events.* There is significant land available to program a wide variety of events. The solicitation and management of events—art, retail, concerts, etc.—will attract visitors, generate income, and enhance the visibility of Fort DuPont to the public and potential development partners.
- *Creation and management of concessions and other commercial uses within the park.* To bolster programming, generate additional revenue, and potentially attract a steadier stream of users to Fort DuPont, concessions and other commercial uses should be fostered, established, and managed. This will ensure that activity is present on both sides of the Branch Canal, even if no major activities are taking place at Fort DuPont. In particular, concessions serving ecotourism—equipment rental, lodging facilities, etc.—have the potential to enhance the property's natural offerings.
- *Communication, engagement, and consensus building with City residents, State government, and other entities.* Fort DuPont's activation and development will impact residents of Delaware City. A governance entity must solicit, facilitate, collect, and analyze community, State, and other feedback.



Sources of Funding

The development entity(ies) established for Fort DuPont can secure capital and operational funding from a number of sources, some public and some private. These may include, but are not limited to:

- Government appropriations/grants
- Dedicated funding streams from land/marina proceeds and/or other real estate disposition opportunities
- Earned income
  - » Concessions
  - » Events/promotions
  - » Facility and equipment rental
  - » Parking fees
  - » Sponsorship
  - » Philanthropy

Public-private entities have the greatest capacity to collect funds from the entire spectrum of available sources. In addition, initial funding sources used to establish the entity may differ significantly from a more long-term funding model. For example, dedicated revenue streams from public funding, philanthropy, and certain types of activity generators may help generate revenue early on. As the entity supports further activation and possibly land development, it then can increase the variety of sources from which it pulls.

Organizational Considerations

Consideration also should be given to how the entity is managed. Such an entity will likely need a board of directors, for example, and determining how that board is composed, of how many members, and who has the authority to elect board members will determine ultimately what types of expertise the organization can readily draw upon, and who has the authority to steer the organization's direction. In addition, some entities function under a combination of direct governmental (executive) and board oversight. Finally, the internal organization (e.g. directors, operating officers, staff, volunteers, etc.) of the potential entity is also of utmost importance, and it will be important to determine how and to what extent various roles are played within the organization.

Examples of Entity

The table to the right summarizes approaches taken at Governor's Island and Prospect Park in New York, administered by the Trust for Governor's Island and Prospect Park Alliance, respectively. The Prospect Park Alliance functions as a site activation entity, providing and funding a wide range of programming. The Trust for Governor's Island does the same, but also is structured to administer land sales and design review for future real estate development.

Location	Governor's Island	Prospect Park
City	New York	New York
Entity Name	Trust for Governor's Island	Prospect Park Alliance
Type	City-founded nonprofit development entity	Independent nonprofit steward
Roles	• Activation • Marketing • Capital improvements • Maintenance • Outreach • Real estate development	• Activation • Marketing • Capital improvements • Maintenance • Outreach
Revenue Generation	• Primarily government grants and philanthropic contributions • Permits and fees make up small portion • Development is pending, therefore no revenues have yet been generated	• Primarily contributions from individuals and government appropriations • Significant revenue also generated by facilities rentals and permit fees • Some investment income
Revenue Uses	• Facilities management, operation, and maintenance • Capital investments	• Park and facilities maintenance • Facilities construction • Event hosting (e.g. NY Philharmonic)
Community Engagement	• Focused community outreach • Educational programs • Cultural programs • Fundraising • Developer outreach	• Focused community outreach • Educational programs • Cultural programs • Fundraising

Implications for Fort DuPont

Demand for particular forms of real estate development may not be sufficient for activation of the site immediately. Therefore, the governance entity should focus on and be structured to foster site activation as a necessary step toward meeting a broader range of State goals—which may, in turn, lead to land development.

Site activation and land development require an entity with a specific set of roles and capabilities. These roles are consistent with the exploration of core capabilities in this chapter, and not every core capability need be met to satisfy either site activation or land development. These specific roles are:

1. **Site Activation: Roles for Governance Entity**
   - Attract consistent, quality programming;
   - Manage and market the Fort DuPont site;
   - Provide necessary infrastructure; and
   - Manage fundraising and sponsorships for capital costs and operations/ maintenance.

2. **Land Development: Roles for Governance Entity**
   - Parcel land;
   - Contract with designers and developers;
   - Access and manage capital funding; and
   - Project management and design review.

Fort DuPont may benefit from either a singular entity evolving over time to meet these various needs, or two separate entities may be established. In either case, the Master Plan recommends that Fort DuPont pursue a governance entity that can provide site activation support first, followed by a land development strategy.

Bird's eye view of Fort DuPont and Delaware City in 2013

Recommendations & Priorities

The Master Plan recommends pursuing a site activation strategy first through a public or quasi-public governance entity, and then pursuing a land development strategy with either an evolved or a separate entity as appropriate. This recommendation is offered for the following reasons:

- Real estate market dynamics for residential and senior housing do appear viable, but it is not clear at this time that Fort DuPont itself is well positioned—both from a physical and a market standpoint—to attract competitive development products or sufficient development to produce ongoing, significant revenues to support the remaining parkland and support economic development goals.
- The Fort DuPont property's historical significance, ample landmass, and proximity to natural resources are opportunities for highly effective marketing, hosting large events, and drawing people to nature.
- Sufficient activation can bring increased attention to Fort DuPont, increasing its marketability and the desires of both the development community and a potential anchor tenant to locate on the property.

The Master plan recommends the following implementation priorities:

1 The State of Delaware should invest in "basic" infrastructure.

Though not implausible, it is unlikely and would place significant onus on a young governance entity to assume responsibility for "basic infrastructure" items. These items may include rights of way, utilities, expanded access to water, invasive species mitigation, new and enhanced trails, and building stabilization. Attempting to develop these very necessary investments in a timely manner such that Fort DuPont can be activated in the short term would require a major effort on behalf of the new entity to secure necessary funding. Therefore, the State of Delaware should assume responsibility for investing in this initial site preparation and infrastructure.

2 The State of Delaware should immediately establish a governance entity.

Simultaneously, the State should work toward forming the governance entity. With this approach, Fort DuPont can be activated early on. The entity can begin overseeing programmatic initiatives and securing funding for ongoing operations, maintenance, and capital investments which promote the vision of the Master Plan as it relates to real estate and economic development, design, and community goals.

3 The governance entity should consistently market and activate the site.

Bringing statewide and regional awareness of Fort DuPont will be an important step toward increasing demand for potential land development. This marketing should include varied activities and programming at the property that leverage its natural surroundings and considerable land area. The entity also should make the necessary capital investments to ensure that programming is successful, such as ecotourism infrastructure and amenities (e.g. boardwalks, observation towers, etc.) and those facilities needed by specific programming efforts (e.g. electrical hookups, temporary/semi-permanent amphitheaters, bathrooms, etc.).

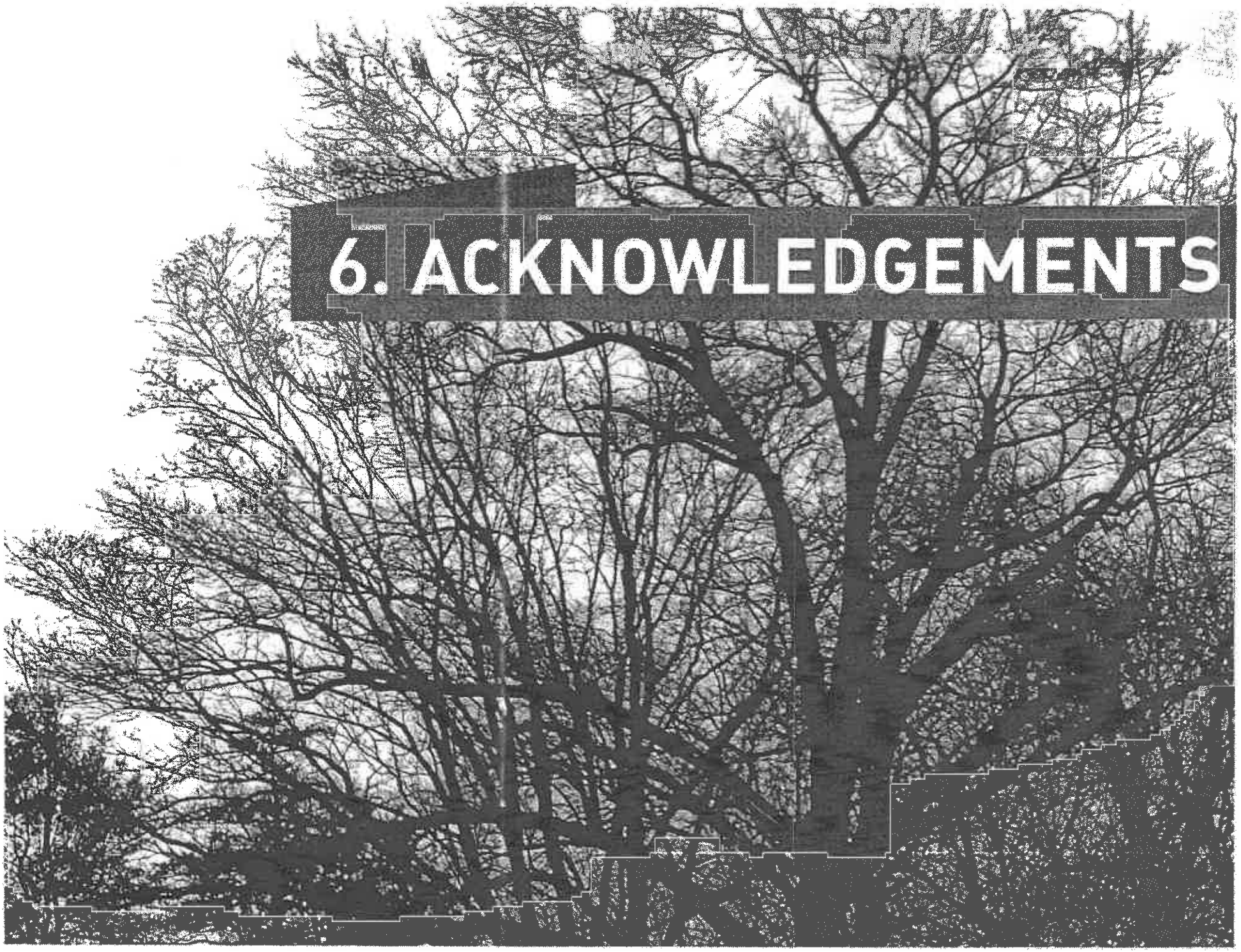
4 A marina should be pursued as the first "big move."

As a natural complement to ecotourism and other uses, the Master Plan recommends that the governance entity pursue construction of the new marina as its first "big move." The strategy behind this is threefold: 1) it signals growing activity at the site, 2) it demonstrates that the governance entity is willing to make major investments as necessary, and 3) the marina may provide a dedicated stream of revenue with which the entity can sustain both itself and its programmatic initiatives.

5 Should sufficient demand be catalyzed by the site activation efforts, the entity should pursue a land development strategy.

With growing awareness of Fort DuPont and its attractiveness to a wide range of users, the development entity may begin to pursue a land development strategy. The entity may pursue for example, a request for expressions of interest (RFEI) or request for proposals (RFP) to solicit developer interest in the property and to test various real estate market needs in pursuit of one of the anchor and land development options explored in the Master Plan.

6. ACKNOWLEDGEMENTS



Acknowledgements

Governor Jack Markell, State of Delaware

Secretary Collin O'Mara, DNREC

Mayor John Buccheit, Delaware City

Master Plan Steering Committee

Marco Boyce, Planning Supervisor, DelDOT
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Matt Chesser, Environmental Program Administrator, DNREC
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Becky Webb, Superintendent, Fort DuPont State Park

Stakeholder Participants

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Karen Bennett, Coordinator, Delaware Bayshore Initiative
Mark Chura, Managing Director, Delaware City Main Streets
Karen Horton, Principal Planner, Delaware State Housing Authority
John Janowski, Delaware Ornithological Society
Kay Keenan, President, Fort Delaware Society
Beth & Tim Konus, Marina Owners
Rita Landgraf, Secretary, DHSS
Bruce Lantz, Delaware Ornithological Society
Laura Lee, Interpretive Manager, Fort DuPont State Park
Alan Levin, Director, DEDO
Susan Love, Delaware Coastal Programs, DNREC
Debbie & John Martin, Friends of Fort DuPont
John Medkeff, President, Diamond State Baseball Club
William Love, Director, DSAAPD
Linda Parkowski, Director of Tourism, Delaware Tourism
Tim Slavin, Director, Division of Historical & Cultural Affairs
Dale Slotter, Co-Owner, Crabby Dick's Restaurant
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Kristen Thornton, Site Investigation and Remediation, DNREC
Andrea Trabelsi, Delaware Greenways
Kevin Whittaker, President, Delaware City Main Streets

Thank you to the multiple stakeholders from Delaware City, surrounding communities, and the State who provided valuable input throughout the master planning process.

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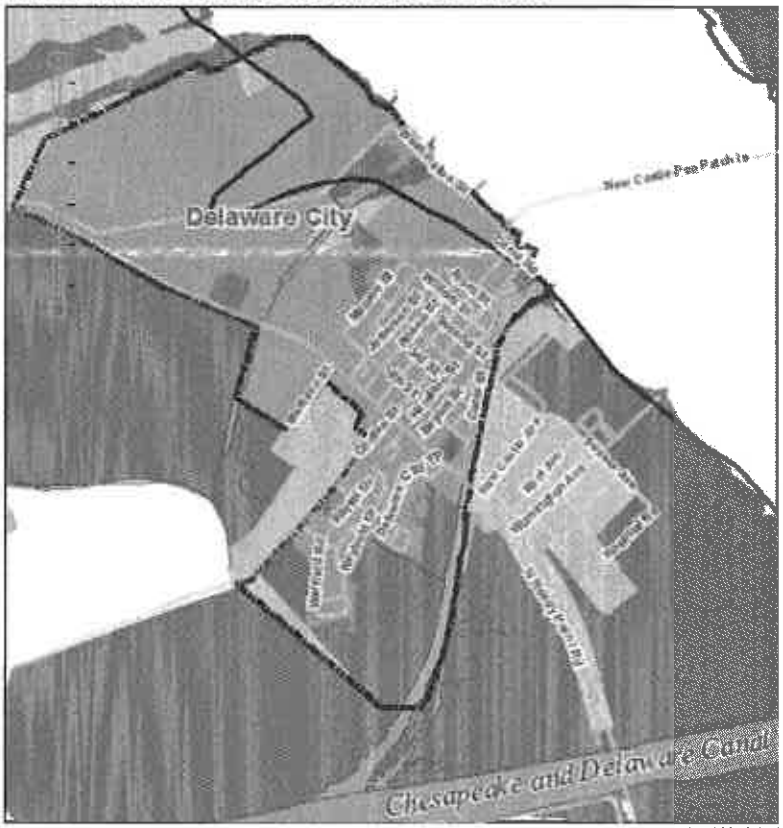
MindMixer

Steve Miller, AICP, Partnership Manager
Mike Lemon, Project Manager

REVISED COMPREHENSIVE PLAN MAP #3

(State Strategies Map)

THE STRATEGIES FOR STATE POLICIES AND SPENDING



Strategy Levels

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Map navigation using mouse:

Drag to pan
SHIFT + Click to recenter
SHIFT + Drag to zoom in
SHIFT + CTRL + Drag to zoom out
Mouse Scroll Forward to zoom in
Mouse Scroll Backward to zoom out
Use Arrow keys to pan
+ key to zoom in a level
- key to zoom out a level
Double Click to Center and Zoom in

About This Map

This is a web-map vewier of the updated Strategies for State Policies and Spending map data. It is made possible by assistance from the DNREC IT office. Investment strategy levels are indicated by map-color (see above). For further details on the strategies for each level, please refer to

Last Updated: Thursday, 26-Jun-2014 11:19:36 EDT

REVISED COMPREHENSIVE PLAN MAP #7

(FEMA Floodplain Map)

NOTES TO USERS

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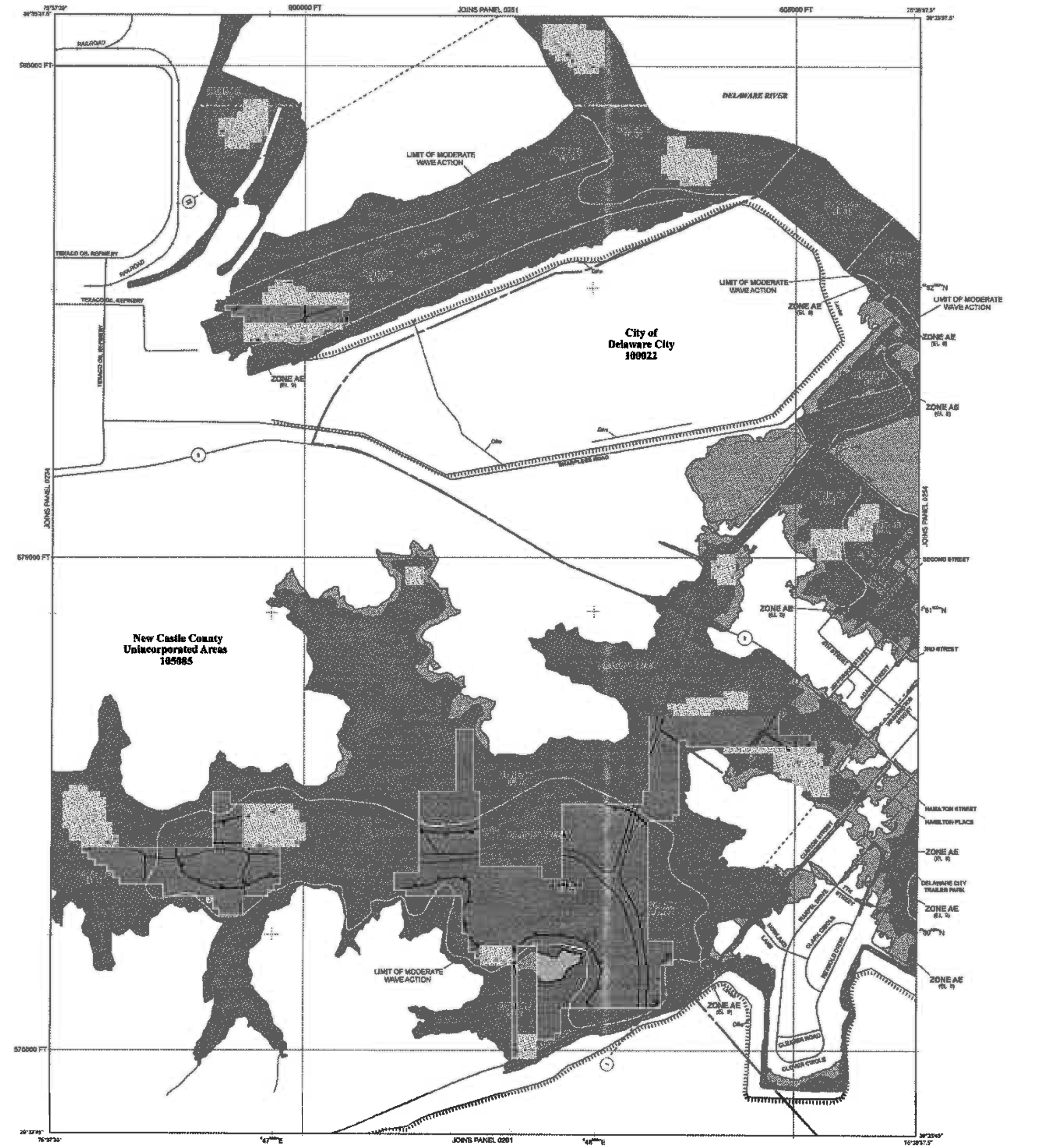

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood H include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-s elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); av depths determined. For areas of alluvial fan flooding, velocities determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual c flood by a flood control system that was subsequently decertified. Zo indicates that the former flood control system is being restored to p protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal protection system under construction; no Base Flood Elev determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kep of encroachment so that the 1% annual chance flood can be carried without substantial incr in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood average depths of less than 1 foot or with drainage areas less 1 square mile; and areas protected by levees from 1% annual chance f

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- ~~~ 513 ~~~ Base Flood Elevation line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- (A)—(A) Cross section line
- (23)—(23) Transect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North America Datum of 1983 (NAD 83), Western Hemisphere
- ⁴275⁰⁰⁰N 1000-meter Universal Transverse Mercator grid values, zone 18N
- 600000 FT 5000-foot grid values: Delaware State Plane coordinate sys (FIPSZONE 0700), Transverse Mercator projection
- DX5510 x Bench mark (see explanation in Notes to Users section of t FIRM panel)
- ● M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
See Notice to Users page in FIS Report.

For community map revision history prior to countywide mapping, refer to the Commu Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insu agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0253K

FIRM
FLOOD INSURANCE RATE

NEW CASTLE COUNTY, DELAWARE
AND INCORPORATED AREAS

PANEL 253 OF 475

(SEE MAP INDEX FOR FIRM PANEL LAY

CONTAINS:

COMMUNITY	NUMBER	PANEL
DELAWARE CITY, CITY OF	100022	0253
NEW CASTLE COUNTY	105085	0253

Notice to User: The Map Number shown below s used when placing map orders; the Community shown above should be used on insurance application subject community.

MAP NUM
10003C0

MAP REV
FEBRUARY 4,

Federal Emergency Management A

NOTES TO USERS

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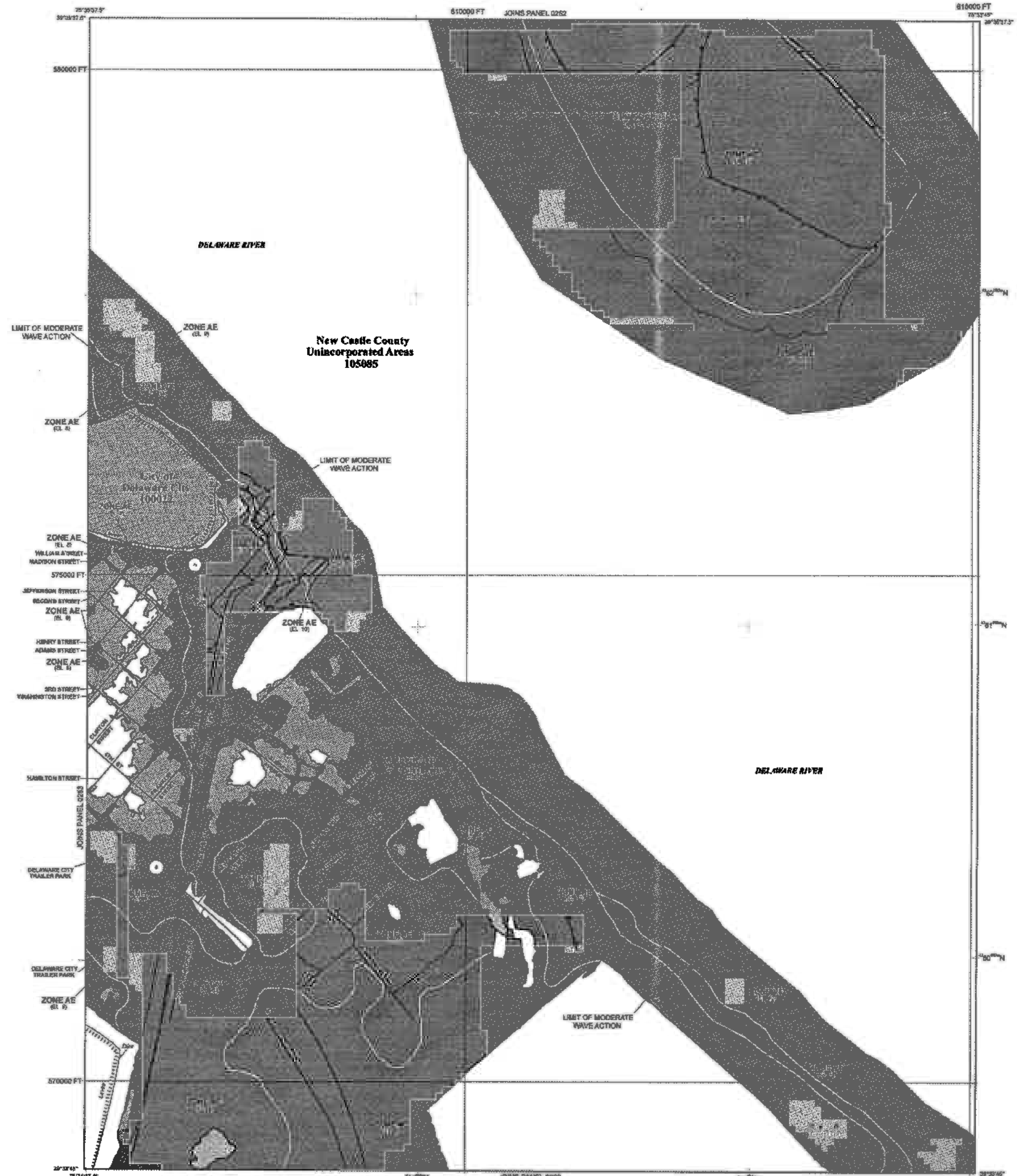

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

ZONE A
ZONE AE
ZONE AH
ZONE AO
ZONE AR
ZONE A99
ZONE V
ZONE VE

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X

OTHER AREAS

ZONE X
ZONE D

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

MAP SCALE 1" = 500'

PANEL 0264K

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

NEW CASTLE COUNTY, DELAWARE
AND INCORPORATED AREAS

PANEL 264 OF 475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

MAP NUMBER
10003C0...

MAP REVISED
FEBRUARY 4, ...

Federal Emergency Management Agency

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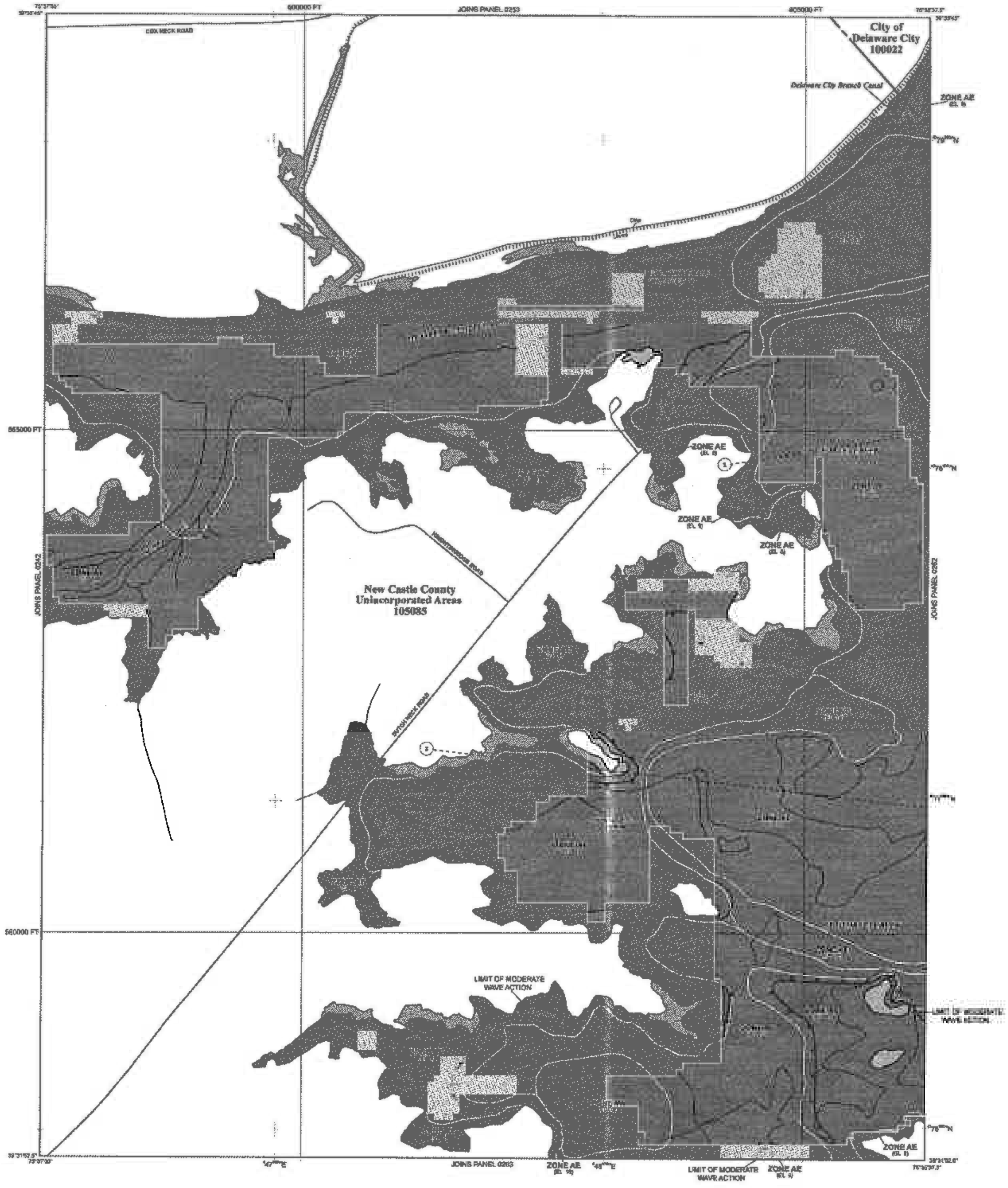

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ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

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OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

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OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Limit of Moderate Wave Action

~~~ 513 ~~~ Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

(A)—(A) Cross section line

(23)- - -(23) Transect line

87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

[4276000]N 1000-meter Universal Transverse Mercator grid values, zone 18N

600000 FT 5000-foot grid values: Delaware State Plane coordinate system (FIPSZONE 0700), Transverse Mercator projection

DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)

• M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
April 17, 1998

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
See Notice to Users page in FIS Report.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 600'

250 0 500 1000 FEET

100 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0261K

FIRM
FLOOD INSURANCE RATE MAP

NEW CASTLE COUNTY, DELAWARE
AND INCORPORATED AREAS

PANEL 261 OF 475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DELAWARE CITY, CITY OF	100022	0261	K
NEW CASTLE COUNTY	105085	0261	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
10003C0261K

MAP REVISED
FEBRUARY 4, 2015

Federal Emergency Management Agency
~~~

NOTES TO USERS

map is for use in administering the National Flood Insurance Program. It not necessarily identify all areas subject to flooding, particularly from local ge sources of small size. The community map repository should be lted for possible updated or additional flood hazard information.

tain more detailed information in areas where Base Flood Elevations and/or floodways have been determined, users are encouraged to consult lood Profiles and Floodway Data and/or Summary of Stillwater Elevations contained within the Flood Insurance Study (FIS) report that accompanies IRM. Users should be aware that BFEs shown on the FIRM represent ed whole-foot elevations. These BFEs are intended for flood insurance purposes only and should not be used as the sole source of flood tion information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of uction and/or floodplain management.

tal Base Flood Elevations shown on this map apply only landward of orth American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should ware that coastal flood elevations are also provided in the Summary of ater Elevations tables in the Flood Insurance Study report for this jurisdiction. tions shown in the Summary of Stillwater Elevations tables should be used for uction and/or floodplain management purposes when they are higher than evations shown on this FIRM.

daries of the floodways were computed at cross sections and interpolated en cross sections. The floodways were based on hydraulic considerations egard to requirements of the National Flood Insurance Program. Floodway s and other pertinent floodway data are provided in the Flood Insurance report for this jurisdiction.

in areas not in Special Flood Hazard Areas may be protected by flood rol structures. Refer to Section 2.4 "Flood Protection Measures" of the Insurance Study report for information on flood control structures for this iction.

projection used in the preparation of this map was State Plane Delaware (FIPSZONE 0700). The horizontal datum was NAD 83, GRS80 spheroid. ences in datum, spheroid, projection or State Plane zones used in the ction of FIRMs for adjacent jurisdictions may result in slight positional ences in map features across jurisdiction boundaries. These differences do fect the accuracy of information shown on this FIRM.

elevations on this map are referenced to the North American Vertical Datum 88. These flood elevations must be compared to structure and ground tions referenced to the same vertical datum. For information regarding rsion between the National Geodetic Vertical Datum of 1929 and the American Vertical Datum of 1988, visit the National Geodetic Survey te at http://www.ngs.noaa.gov or contact the National Geodetic Survey at llowing address:

Information Services
, N/NGS12
al Geodetic Survey
-3, #9202
East-West Highway
Spring, Maryland 20910-3282
713-3242

tain current elevation, description, and/or location information for bench s shown on this map, please contact the Information Services Branch e National Geodetic Survey at (301) 713-3242, or visit its website at www.ngs.noaa.gov.

map information shown on this FIRM for political boundaries and road tines were provided in digital format by New Castle County in 2013. The map features were compiled at a scale of 1:24,000 from aerial photography 2011.

map reflects more detailed and up-to-date stream channel configurations those shown on the previous FIRM for this jurisdiction. The floodplains and ways that were transferred from the previous FIRM may have been adjusted nform to these new stream channel configurations. As a result, the Flood s and Floodway Data tables in the Flood Insurance Study Report (which ins authoritative hydraulic data) may reflect stream channel distances that from what is shown on this map.

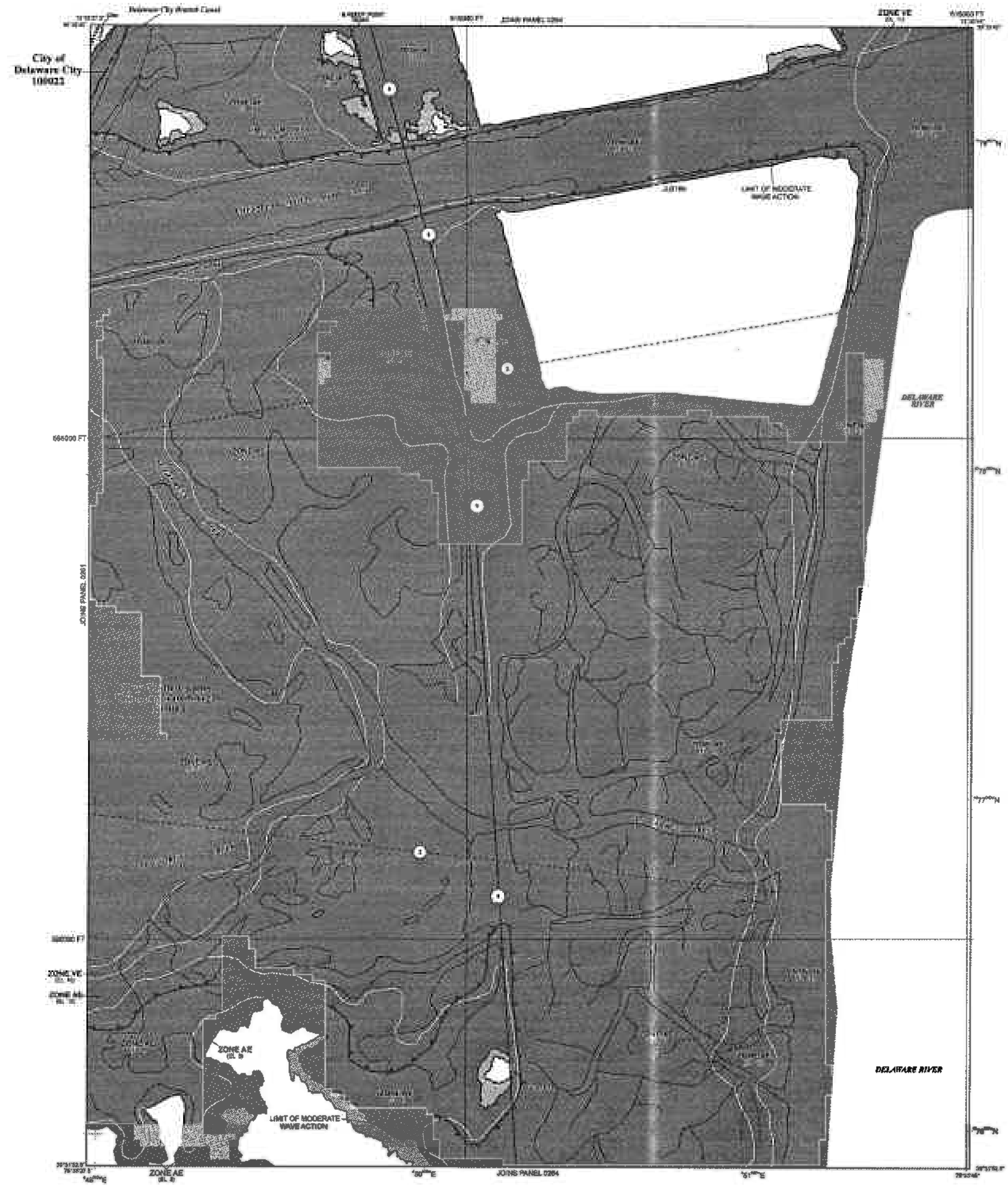
orate limits shown on this map are based on the best data available at the of publication. Because changes due to annexations or de-annexations may occurred after this map was published, map users should contact appropriate unity officials to verify current corporate limit locations.

e refer to the separately printed Map Index for an overview map of the y showing the layout of map panels; community map repository addresses; Listing of Communities table containing National Flood Insurance Program for each community as well as a listing of the panels on which each nunity is located.

VE Zone category has been divided by a Limit of Moderate Wave Action MA). The LiMWA represents the approximate landward limit of the 1.5-foot ing wave. The effects of wave hazards between the VE Zone and the LiMWA tween the shoreline and the LiMWA for areas where VE Zones are not fied) will be similar to, but less severe than those in the VE Zone.

ct the FEMA Map Information eXchange at 1-877-336-2627 for ation on available products associated with this FIRM. Available products include previously issued Letters of Map Change, a Flood Insurance Report, and/or digital versions of this map. The FEMA Map Information nge may also be reached by Fax at 1-800-358-9620 and their website //www.msc.fema.gov/.

have questions about this map or questions concerning the National Flood ance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or e FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- ~~~ 513 ~~~ Base Flood Elevation line and value; elevation in feet*
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* Referenced to the North American Vertical Datum of 1988

- (A)——(A) Cross section line
- (23)——(23) Transect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- $^{42}76^{000}$N 1000-meter Universal Transverse Mercator grid values, zone 18N
- 600000 FT 5000-foot grid values: Delaware State Plane coordinate system (FIPSZONE 0700), Transverse Mercator projection
- DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)
- ● M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
April 17, 1995

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
See Notice to Users page in FIS Report

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0262K

FIRM

FLOOD INSURANCE RATE

NEW CASTLE COUNTY, DELAWARE
AND INCORPORATED AREAS

PANEL 262 OF 475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL
DELAWARE CITY, CITY OF	100022	0262
NEW CASTLE COUNTY	105085	0262

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
10003C0

MAP REVISED
FEBRUARY 4,

Federal Emergency Management Agency

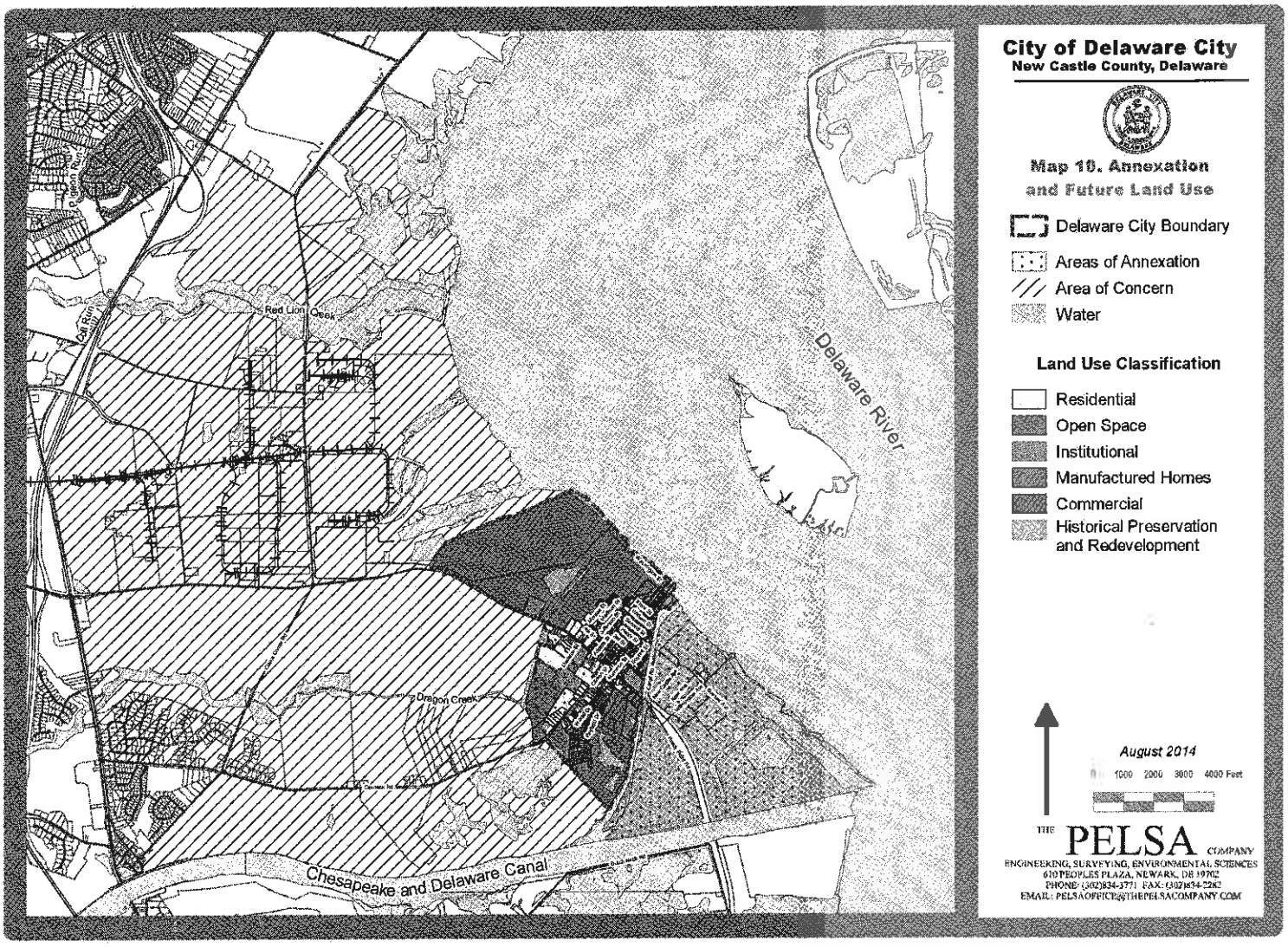
REVISED COMPREHENSIVE PLAN MAP #9

(Future Land Use Map)

City of Delaware City
New Castle County, Delaware
Map 9. Future Land Use
Land Use Classification
Residential
Open Space
Institutional
Manufactured Homes
Commercial
Historical Preservation and Redevelopment
Roads
Municipal Boundary
Parcel Boundaries
Railroads
Water
August 2014
0
1000
2000
3000 Feet
THE PELSA COMPANY
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-2282
EMAIL: PELSAOFFICE@THEPELSACOMPANY.COM
Delaware River
Chesapeake and Delaware Canal

REVISED COMPREHENSIVE PLAN MAP #10

(Annexation and Future Land Use Map)


City of Delaware City
New Castle County, Delaware
Map 10. Annexation and Future Land Use
Delaware City Boundary
Areas of Annexation
Area of Concern
Water
Land Use Classification
Residential
Open Space
Institutional
Manufactured Homes
Commercial
Historical Preservation and Redevelopment
August 2014
0 1000 2000 3000 4000 Feet
THE PELSA COMPANY
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EMAIL: PELSAOFFICE@THEPELSACOMPANY.COM
Red Lion Creek
Dragon Creek
Delaware River
Chesapeake and Delaware Canal