Delaware City

Comprehensive Plan Update
December 2014
City, County, and State Officials

Delaware City

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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.
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 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.

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.
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

² The Sasaki draft master plan may be amended from time to time by the Corporation.
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
- 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, 42444, 42447, 4246, 4247, 42452 and 42459), 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- with only 81142, 81143, and 81149 permitted), 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.
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.


§ 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;
6. ACKNOWLEDGEMENTS

5. IMPLEMENTATION

4. MASTER PLAN

3. ENGAGEMENT

2. CONTEXT

1. INTRODUCTION

CONTENTS
Delaware Bayshore, which is an ecological resource of national significance. It occupies a strategic location within the state and region as the northern gateway to the network of riverine trails, recreational amenities, and historic buildings and landscapes.

The Fort Dufur property is distinguished by its extraordinary waterfront location. A 225-acre complex, designated as a National Historic District, is located along the

The State of Delaware Department of Natural Resources and Environmental Control

Reinvigorate the historic Fort Dufur Complex into a vibrant mixed-use community, fully (DNREC) in collaboration with the City of Delaware, has led a master planning process to

Introduction
Governor Markell

natural resources serve as a solid foundation for the site's rebirth.

Fort Dupont's rich history, distinctive architecture, and abundant landscapes, such as the Park, play an integral role in preserving its cultural, natural, and recreational value. The Park, along with the remaining structures, is a testament to the site's historical significance.

Governor Markell's vision for the site includes the development of the Park, which will serve as a model for green urban development. The Master Plan, which is currently under development, aims to integrate the site's natural and cultural resources into a cohesive whole.

Under the leadership of the Delaware Coastal Zone, a diverse group of stakeholders, including state and federal agencies, local communities, and private partners, are working together to develop a comprehensive plan for the site's future.

The Delaware Coastal Zone Act of 1971, more than half of the Bayshore remains protected as coastal lands. These lands provide habitat for many species, including migratory birds, which are critical to the region's ecosystem.
Goals & Approach
Community

Diverse land and building uses will be supported at Fort Dupont.

5

Land uses:

4

Port Dupont and Delaware City will grow together as “one town.”

A governance entity will be identified to ensure that activation and

9

Causal planning for Fort Dupont’s future.

10

Community engagement will continue to be a key component of

Established through the master planning process.

Enhanced through new and enhanced piers, boat launches, and waterfront

Promenades.

8

Opportunities for public access to the water will be expanded.

Promenades.

7

Port Dupont will promote walking and biking within the property.

Recreated amenity:

6

To Delaware City, and to surrounding natural resources and

As the “Gateway to Delaware’s Bayshore,” Fort Dupont will be

Enhanced:

5

Historic buildings and landscapes resources will be rehabilitated.

2

Fort Dupont’s National Register status will be maintained and

Environmental:

1

Natural and recreational resources maintained for public

Master Plan Common Denominators
Historic Overview

The Historic Overview includes a discussion of the site's historical significance and its role in the history of the area. It highlights the importance of the site in the context of the region's development and the contributions it has made to the community.

The Historic Overview provides a comprehensive analysis of the site's history, including its origins, development, and the events that have shaped its significance. It also includes information on the site's architectural and cultural significance, as well as its role in the wider context of the region's history.

The Historic Overview is an essential tool for understanding the site's historical context and its impact on the region. It is a valuable resource for those interested in the history of the area and the site's role in shaping it.
Building Assessment
(44%) are vacant of these, 12 are residences.

Buildings that are vacant, all 2.7 historic buildings remaining at Fort DuPont.

Administrative support and storage. Where's most notable to the number of
surviving historic buildings are used for a variety of purposes, including housing.

Property

Where? Both Surplus Services and DSSS have constructed new buildings on the

several of the open fields in the vicinity of 390 and 66 for the storage of surplus

Surplus Services, a division of the Office of Management and Budget (OMB), has

as other structures, including the two large barracks (C1 & C2). Delaware

of Health and Social Services (DHSS) has responsibility for 26 buildings as well

Severn State Park, which are leased to non-profit organizations. The Department

is responsible for 28 buildings as well as the partifications and other structures

Building Responsibility & Use
Fort Dupont's historic buildings are complemented by its diverse Site Characteristics.
Regulations prior to design and construction will require close review of the most recent state and federal flood mitigation characteristics of development. Any future development projects of Fort Defiance, where concerned with flood mitigation code mandates, including existing structures in flood zones, may require compliance with FEMA and other federal regulations. Allowing certain exceptions for historic structures and areas of historic restoration and new development, regulations influencing all phases of historic restoration and new development and tests level rise for development location will require compliance with FEMA regulations. Non-compliance with these overall site property's development are not concerned with the overall site development manage. The Emergency Management Agency's (EMA) designated floodplain is located within the Federal Emergency Management Agency's (FEMA) designated floodplain. The majority of the site's (property's) flood risk is located within the Federal Emergency Management Agency's (FEMA) designated floodplain. Some of the present uses on the site are incompatible with Fort Defiance for its current use and will require improvements to serve development as hazardous materials. The existing site transportation and utility infrastructure is in poor condition and development may need to be altered to accommodate the needs of the land area, the composition of existing structures, and the development opportunities for new development. The EPA is currently funding the study of the land area, including the study of existing structures and dependencies. The Fort Defiance site offers significant opportunities for development by virtue of its historic cultural and natural features, the site also poses several challenges. While Fort Defiance offers significant opportunities for development by virtue of
Real Estate Market Scan

Summary of Findings

- Strong demand for commercial, residential, and retail space
- Increasing population and continued growth in surrounding areas
- Favorable economic conditions and demographic shifts

Market Trends

- High occupancy rates in office and retail spaces
- Robust rental market, especially in downtown areas
- Continued investment in infrastructure and transportation

Future Prospects

- Expected growth in technology and healthcare sectors
- Opportunities for mixed-use development

Assessment

The market shows strong potential for future growth and development. Key factors include:

- Demand for commercial space: office, retail, and hospitality
- Strategic location with access to major transportation hubs
- Strong local and regional economies

In conclusion, the market offers significant opportunities for developers and investors.
is independent demand. Investigating and residual development or other real estate uses for which there and more specific recreation infrastructure could be developed as an economic consideration for additional regional demand for an additional type of regional recreation facility. Such a facility may be for specific fit but is unlikely to be a consistent draw without an existing facility nearby or a consistent draw without an

Sports and Recreation

and passive use of its natural resources to attract additional visitors. and support other recreation and passive use of its natural resources to attract additional visitors.

Corporative/Educational Campus

The Master Plan identifies several concepts of significant strength that could be

Ecotourism

facilities that might be developed at Port Duffer. in providing expanded long-term career options to complement seniors housing.

Healthcare
The proposed planning, preservation, and real estate strategies
and use recommendations at the third workshop in April 2013 were
based on feedback from the community members and stakeholders.

During this meeting, approximately 70 community members worked

on the proposed planning, preservation, and real estate strategies.
and use recommendations at the third workshop in April 2013, the draft master
meanings, health, and sports and recreation. These came from the community's
(Clone/Cat)  which can assist potential land users including institutions, housing,

planning and parks. The master plan for Fort Dupont was updated to include

a deck of images and a plan for a community garden. The second

workshop took place in February 2013 to provide further refinement to the
vision and planning principles for Fort Dupont. During this workshop, the
community voiced their concerns about the proposed plans for Fort Dupont.

The master planning process focused three community workshops in December

1. Build consensus for moving toward a shared vision for the future of Fort
2. Explore ideas, priorities, and goals for planning and design
3. Engage partners and learn from the community and stakeholders

Fort Dupont Master Plan

The following overarching goals have guided community engagement for the Fort

Community Engagement has been a critical element of the planning process, which

Community Planning Process
WHAT DID WE LEARN?
COMMUNITY PLANNING EXERCISE:

1. Pedestrian bridge
2. Pedestrian bridge
3. Site
4. Gateway Center
5. Fort Dupont care-related uses at planning for health groups support
6. Support
7. Farm
8. Mouth of the branch canal
9. See housing at the groups want to see
10. Marina built at the groups want to see
11. Educational facility at Fort Dupont
12. 14/14
13. 14/14
14. 14/14
Management and Budget

Development Office, the Department of Transportation, the Department of Health and Social Services, the State Housing Authority, the Economic Development Corporation, and the Department of Environmental Protection. These departments are responsible for various aspects of the master plan, including economic development, transportation, and environmental protection.

In addition to the workshops, the website features a range of resources, including links to the master plan, economic development reports, and environmental assessments. The website also includes a forum for community members to ask questions and provide feedback on the master plan.

To complement the workshops, an interactive master plan website was established. The website features a searchable database of the master plan, allowing users to view and download detailed maps and reports. The website also includes a video library of presentations from the workshops and a calendar of events related to the master plan.
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.
1. One Town: Connect Fort Dupont & Delaware City

2. Expand water access
5. Protect & enhance natural resources

6. Amenitize, activate & link open spaces
8. Establish complementary land uses

7. Address flood constraints with appropriate redevelopment strategies
12. Identify large parcels for employment

11. Capitalize on strategic core initiatives
use community in a unique historic, ecological, and recreational setting. Historic buildings, and new development to establish Fort DuPont as a thriving mixed-use community. Vision is compact, walkable, interconnected layout. So too does it prize its open spaces and architectural assets. Delaware City Comprehensive Plan, 2008.
enhanced health care services for the twenty-first century.

Building upon its progressive legacy and advancing its mission to provide
the Parade Ground will serve an increasing importance role in the community
and recreational activities. The Governor Bacon Health Center, located along

Historic Core

Fort Dupont's historic core - with its Parade Ground and frame of historic

View of the Fort Dupont Master Plan looking northeast.
Marina Village

Inspired by an observed demand for increased marina operations, a primary master plan priority is the construction of new marina at the mouth of the Pescadero Creek.

The elevated clubhouse offers views of the marina and will serve as a marina operations and administration center.

Creating a new Marina Village center will transform this barrier into a barrier into a barrier.

The increased marina facilities will serve as a new marina at the mouth of the marina.

The idea of a new Marina Village center will serve as a new marina at the mouth of the marina.

Fort Street will serve as a new marina at the mouth of the marina.

The new Marina Village will serve as a new marina at the mouth of the marina.
Promenade

A new residential neighborhood is proposed along the Branch Canal on the

Branch Canal Residential Neighborhood
View to the west of the proposed outdoor recreation complexes at Port Dunlop.

The Master Plan envisions such a complex achieving historic and natural

The plan depicts a series of new residential

The plan provides for floodplain sound and the plan includes historic buildings and landscapes, and the strategic location as the

With its extraordinary waterfront location, network of recreational trails, recreation

Ecotourism, Lodging & Outdoor Recreation

natural amenities of the site and the

and upland trails like wooded camping areas, historic fortifications, and the

recreational facilities adjacent to this waterfront recreation zone, a network of waterfront
courts, and a swimming pool will provide the ideal setting for outdoor sports and

delaware'srewritten history at the museum. The enhanced parkland along the

Delaware River, including soccer fields, baseball diamond, tennis and basketball

visitors alike will enjoy and lead performances at the theater and learn more

activity spaces will be located within the Marina Village. Residents, campers, and
camps clustered around a common public open space. Community dining and

a multi-use campground and tented campsites.

northern gateway to the Delaware Bayshore. Port Dunlop is a premier setting for

amidst historic buildings and landscapes, and the strategic location as the

roaches can be used during the off-season months to host

facilities in this area could be used during the off-season months to host

existent or existing functions, and other private events. Residential cabins can be

View of the southeastern quadrant of the Fort DuPont Property which is

Mixed-Use Research, Education, & Residential Neighborhood

development scale when specific projects are proposed.

dimensional scale with unique land requirements which will be detailed at the site
process; including healthcare, educational, and corporate research. These uses,
core services, potential site functions have been evaluated during the planning
while smaller research uses may be located in closer proximity to the historic
areas. A partial site strategy has allowed larger, more flexible uses
accommodate a range of uses and development opportunities as they emerge. The

The southeastern area of the Fort DuPont Property provides the flexibility to
return to improvement roadways

Pedestrian & Vehicular Circulation

Reconstruct channel street

Maintaining pedestrian's sense of place.

Road improvements. Reconstructing the alignment and right-of-way of the existing roads will be vital to Fort Dupont's historic character is rooted in the alignment of the historic

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

Brannen Canal Marina

An operable bridge is suggested in order to preserve boat access to the existing meaning of the channel with a marina, business district, and the proposed will link Anacostia Avenue between DuPont's historic, median strip, and the proposed bridge is a bascule that provides access to the channel. The proposed bridge connections between the two. The Master Plan recommends the construction of and Brannen Canal becomes a true public space, will require the strengthened physical dynamic mixed-use community, realizing the community's goal that Fort Dupont is an improvement to pedestrian, bikeway, and vehicular. Includes

Construct a pedestrian bascule bridge to connect Delaware City and the waterfront.

Develop pedestrian opportunities while ensuring the maintenance of public access to the waterfront and central parkway along the canal will require central pedestrian circulation and to provide a public waterfront promenade. Master Plan recommends the reconstruction of canal street along the Brannen Canal is a valuable asset for both Fort Dupont and Delaware City. The Brannen Canal street will be vital to pedestrian and bicycle access to the historic

1. Return and repair existing roadways

2. Reconstruct canal street

3. Construct a pedestrian & vehicular bascule bridge to connect Delaware City and the waterfront"
1. Develop a continuous pedestrian promenade along the Brooklyn Canal and Cunard Canal avenues.

2. Enhance the interpretative rail system and connect to the park beyond.

3. Connect to the Cunard Canal Trail.

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

5. Preserve ecological and recreational community sporting and recreational needs while contributing to Fort Point's identity.

6. Propose marina and bridge crossings. These linkages will serve the enhanced rail network in its current location on the Greenway Canals.

7. A second rail and viewing platform along the Promenade Avenue and reconstruction of the historic pier at the foot of Willard Avenue.

8. Continue the development of continuous pedestrian promenade in addition to the development of continuous pedestrian, bicycling, and e-biking access to the canal and river.

9. Pedestrians, cyclists, and bikers, among others, will enjoy a shared resource for recreational and cultural activities, providing opportunities for outdoor recreation, exercise, and cultural enjoyment.

10. The trail will enhance access to the waterfront and the水front.


12. The state began implementing ambitious plans for multi-use recreation trails and bicycle facilities.

13. River City, Maryland.

14. The trail will enhance access to the waterfront and the parkland.

15. The proposed marina and bridge crossings. These linkages will serve the enhanced rail network in its current location on the Greenway Canals.

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69. The state began implementing ambitious plans for multi-use recreation trails and bicycle facilities.

70. River City, Maryland.
Open Space & Community Facilities

of land use.

Consistent with the recommendations from the Town planning process, the layout, and design of the residential areas should be aligned with the existing neighborhood patterns and the surrounding natural features. The development should promote a sense of community and encourage social interaction. The layout shall be designed to minimize traffic and noise impacts on the surrounding areas.

Open Areas and Community Facilities

The Master Plan recommends a significant landscape buffer along the property with a variety of native plant species and native, invasive species and restored natural areas. The property should be designed to provide a buffer between the development and the existing green space.

Open space and community facilities are provided within the site to accommodate the needs of the residents. The Master Plan suggests a variety of open space and community facilities, including parks, playgrounds, and recreational areas. The Master Plan also suggests maintaining a variety of open space for the benefit of the community.

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Land Use

LU-1

Establish an "activity hub" at the historic theater and post exchange.

With similar ties to the area, form and character of existing buildings.

With similar ties to the area, form and character of existing buildings.

Focus complementary initial development in the "historic core".

Original use buildings with altered floor plans may be reserved for uses over time.

Stabilize and reuse existing historic buildings for a mix of uses.
The Gateways Plan for the city and neighborhood of the Branch Canal. The Gateways Plan aims to redevelop the Gateway Center of St. Petersburg, The Master Plan recommends the removal of historical buildings and the Gateway Center of St. Petersburg. The Master Plan is incomplete with limited mixed-use community. The community is in need of a strategic plan that is in place that has been developed by local residents, stakeholders, and planners to use the Branch Canal as a Place for recreation, recreation, and transportation. The Branch Canal is a Place for recreation, recreation, and transportation.
Develop a multi-use campground and recreational facility.

Complementarily uses at the Marine Village, commercial, and residential business districts, the proposed marina area also lends itself to a variety of community facilities, including a potential wellness center, with the commercial and residential accommodations adjacent. The proposed bridge connection across the canal is expected to support the movement of both marine and overland traffic, including jogging, walking, and bicycle trails. The Marine Village, with its waterfront views, is a complement to the proposed marina lodge, supporting commercial and community use as a centerpiece.

A new marina at the junction of the Branch Canal and Delaware River is proposed to the existing marinas.}

LU-3
Areas of the Master Plan that accommodate a range of uses and development opportunities as they emerge. The south west portion of the former U.S. property provides the flexibility to develop land as the development scale and specific projects are proposed. These uses, among others, have unique land requirements which will be planned for in the future. Including health care, educational, and corporate facilities. The Master Plan provides a framework to accommodate a range of reserve land for mixed-use development (e.g. research office).
For each building, development of appropriate treatments during the design and construction processes points to the need for more detailed investigation and assessment of conditions and during implementation of the Master Plan with respect to individual buildings and plans. Technical Appendix: The Historic Building Assessment provides initial guidance for Fort Dupont Historic Building components and fabric, which are contained within the Master Plan. Recommendations for historic building components and fabric are contained within the Fort Dupont Historic Building Rehabilitation and Adaptive Reuse, part of the site's rehabilitation strategy.
Key Considerations

- Use historic colors.
- Rehabilitate existing features - doors, windows, roofs, etc.
- Ensure existing windows - use external storm windows.
- Rehabilitate exterior features - especially wood doors and windows.
- Rehabilitate roofs - asphalt, etc. remain where they exist.

Key Treatment Recommendations

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

Treatment Approach

Buildings are summarized below.

Overarching tenure and treatment recommendations for Fort Dupont's historic.
Fort Dupont and LEED ND

The state, and the surrounding area, can be an attractive asset to District cities, and the community could be an emerging place to work. The principles of LEED-ND, which are community oriented, would be an advantage in creating a model sustainable community at Fort Dupont. By implementing LEED-ND, the city would be able to achieve a LEED-ND Gold rating, which is the highest level of LEED-ND certification. This would not only benefit the environment but also the overall community.

Attributes:
- LEED-ND awards credits for attributes that are likely to be located near the site.
- LEED-ND awards credits for attributes that are located within a mile of the site.
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There are three stages of certification for LEED-ND, and Fort Dupont could potentially achieve all three stages of certification for LEED-ND, if properly developed.

Relating to LEED-ND, it is important to note that LEED-ND is a green building rating system that focuses on the entire development process, from site selection to project completion. It is a comprehensive system that addresses all aspects of development, including sustainability, environmental impact, and community benefits. The绿色建筑的标志性建筑 LEED-ND, 如果得到正确的发展, 可以达到LEED-ND的所有三个认证阶段。
Redevelopment Scenarios

desired and the types of funding available.

Determining the entity best suited to Fort Dupont depends on the core capacities

drawn from public or quasi-public stewards to privatized development companies.

Successful entities at other sites have

into consideration in forming such an entity. Successful entities at other sites have

of roles, sources of funding, and organizational considerations that should be taken

activation and the creation of value at Fort Dupont. This chapter explains the analytics

A public land development entity should be established to lead and oversee the

first on a strategy of site activation and second on a strategy of land development,

governance structures, and implementation priorities. Recommendations focus

The Master Plan has explored a range of potential redevelopment scenarios,
Scenario 1: Status Quo
Land in Need of Infrastructure

<table>
<thead>
<tr>
<th>Total Revenue</th>
<th>$2,970,900</th>
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</thead>
<tbody>
<tr>
<td>Number of Homes Sold</td>
<td>60</td>
</tr>
<tr>
<td>Revenue Per Home</td>
<td>$19,800</td>
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<tr>
<td>Land + Retail %</td>
<td>11%</td>
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<tr>
<td>Sales Price Per Home</td>
<td>$49,000</td>
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<tr>
<td>High</td>
<td>Low</td>
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Potential Proceeds from Sale of Entitled

- 1. Prepare the land from both a regulatory and physical site perspective, will include:
  - 1. Identify parcels to sell as buildable lots
  - 2. Create a master plan of development for Delaware State Parks for future development
  - 3. Market land parcels to residential developers
  - 4. Potentially contribute to infrastructure costs
  - 5. Exercise land sale transactions with selected developers

Scenario 2: Land Sale for Housing

New programming options may also attract interest and help incentive at Per Dupont. Early housing developers may also focus on opportunity to offer the property. Final housing development may also focus on opportunity to offer the property. Final housing development may also focus on opportunity to offer the property. Final housing development may also focus on opportunity to offer the property. Final housing development may also focus on opportunity to offer the property.
The scenario: Site Activation & Branding

Scenario 3: Site Activation & Branding

Incorporate awareness of the Fort Dupont property as potential development.

Potentially bringing a financial increase in valuation. This scenario may also

brought in Fort Dupont and historic assets are better maintained and leveraged.

Under the activation and branding scenarios, a range of diverse activities is
Scenario 4: Anchor Attraction & Job Creation
The governance entity should not only ensure the programming partner's adherence to and fulfillment of the development construction parameters as applicable. The implementation of the Master Plan will require development of a design framework that establishes public realm infrastructure, and programming guidelines for managing public realm infrastructure. The governance entity will need to be able to collect revenues from a variety of sources to fund these infrastructure projects and to provide ongoing operational support. In addition, investments will be needed in facilities, utilities, and infrastructure needs and goals change, additional investments may be necessary. These include:

- Electrical hookups for speakers and lighting systems
- Amplifiers
- Programmable lighting
- Building blossicators
- New and enhanced utility
- Investment support
- Expanded access to water
- Utilities
- Rights-of-way
- Basic infrastructure

1. Raise funds for capital and operating costs.

A well-funded governance entity should provide a range of services. These include:
feedback.

must solicit input from residents and other community members. A government entity
should coordinate with other entities to plan for future growth.

Communication, engagement, and consultation will inform the public,
particularly local residents, about the project's progress and impact.

Strategic development will impact residents of Delaware City. A government entity
should coordinate with other entities to plan for future growth.

3. Manage operations and maintenance.

Well-managed development should occur.
benefit to the city and provide for a consistent, cohesive, and
understandable development process.

The need for maintenance and security needs to be programmed
into the project's design and implementation.
Examples of Entity

Roles are played within the organization, and will be important to determine how and to what extent various stakeholders, including volunteers, are involved in the organization's leadership and decision-making. In addition, some entities function under a combination of direct governmental and private funding streams. For example, the organization can provide consulting services, grants, and other forms of revenue to fund its operations. The organization is also structured to allow for the oversight of many members, and who has authority to direct board development and decision-making processes. For example, determining how the board will likely need a board of directors is important to help the entity be managed effectively. Such an entity is managed.:

Organizational Considerations

Sources of Funding

- Philanthropy
- Sponsorship
- Parking fees
- Retail and equipment rental
- Leases/Other Sources
- Consulting services
- Earned income
- Self-service/Service Opportunities
- Dedicated funding streams from land management proceeds and other real property acquisitions/Grants
- Governmental funding from a number of sources, some public and some private.
and Develop, as FDP 2010.

The Master Plan recommends that Fort Dupont pursue a governance entity that can provide the action support first, followed by a land development strategy. This approach aligns with the Fort Dupont's vision of a government entity that can provide necessary infrastructure and necessary funding. The goals are consistent with the expectation of core resources and capabilities. These goals are consistent with the expectation of core resources and capabilities. These goals are consistent with the expectation of core resources and capabilities. These goals are consistent with the expectation of core resources and capabilities.

1. The Action and Governance Entity

The Action and Governance Entity should be consistent with the expectation of core resources and capabilities. These goals are consistent with the expectation of core resources and capabilities. These goals are consistent with the expectation of core resources and capabilities. These goals are consistent with the expectation of core resources and capabilities.

2. Land Development: Roles for Governance Entity

- Project management and design review
- Access and manage capital funding
- Contract with designers and developers
- Land use planning

Implications for Fort Dupont

The broader benefits of the goals - which may in turn lead to land development - are additional to the action support offered. The governance entity should focus on action and critical issues to support the action support and necessary step toward meeting action of the need immediately. Furthermore, the governance entity should focus on particular forms of real estate development as well as sufficient for Fort Dupont.
The State of Delaware should immediately establish a governance entity.

Infrastructure.

The State of Delaware should invest in "basic"

Recommendations & Priorities:

The Master Plan recommends the following implementation projects:

1. Address a small number of critical infrastructure deficiencies, including those related to water, sewer, and stormwater systems.

2. Address economic development goals.

   - Enable additional revenue to locate on the property.
   - Expand the state's capacity for business development and economic growth.
   - Provide for new and expanded access to water infrastructure services.
   - Increase existing capacity for new and expanded access to water infrastructure services.

3. Ensure the State of Delaware's financial stability.

   - Ensure that future development projects are financially sustainable.
   - Ensure that future development projects are financially viable.
   - Ensure that future development projects are financially secure.

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

The governance entity should consistently market

and activate the site.

The governance entity should continuously make

and pursue a land development strategy, the entity should pursue.

An activation effort, the entity should cultivate by the site

and court investors, the entity should make necessary capital investments to

secure the property and leverage the natural surroundings and considerable land.

This marina should include water activities and programming at the

and bring in tourism and regional awareness of Fort Dupont will be.

enlarge and demonstrate the site.

and make the necessary capital investments to

necessary capital investments are required.

facilitate needed by specific programming efforts (e.g., "chef's kitchen"

and amenities (e.g., boardwalks, observation towers, etc.)

and sustainable (e.g., boardwalks, observation towers, etc.).

master plan to hold the site.

a master plan to hold the site, to demonstrate the entity's

marine's first "big move." The strategy behind this is twofold: 1) it

recommendations that the governance entity pursue construction of the new

a natural complement to education and other uses: the marina plan.

4)

3)

5)

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1)
6. ACKNOWLEDGEMENTS
who provided valuable input throughout the master planning process.

Thank you to the multiple stakeholders from Delaware City, surrounding communities, and the state:

Kevin Whiteman, President, Delaware City Main Streets
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Dale Steiner, Co-owner, Crabby Dick's Restaurant
Tim Slavin, Director, Division of Historical & Cultural Affairs
Linda Poffenbarger, Director, Tourism Delaware Tourism
William Coen, Director, DSAPP

Beccey Weid, Superintendent, Port Deposit State Park
Lee Ann Walling, Susquehanna Planning Coordinator, DNRCE
Brett Taylor, Special Assistant for Legislation, Budget and Policy, DELDOT
Cherise Balkin, Director, Division of Parks and Recreation, DNRCE
Tim McLaughlin, Director of Business Development, DEED
Diane Lipton, State Coordinator, Downtown Delaware, DEED

Mark Headley, Director of Policy and Planning, Delaware State Housing Authority
Carolle Oester, Director, Office of Management & Budget, DEED
Kevin cozy, Principal Planner, DNRCE

Master Plan Steering Committee

Mayor John Bucela, Delaware City
Secretary Colin O'Mara, DNRCE
Governor Jack Markell, State of Delaware

Acknowledgeements
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 viewer of the updated Strategies for State Policies and Spending map data. It is made possible by assistance from the ENREC 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: [Date]
(Future Land Use Map)

REVISED COMPREHENSIVE PLAN MAP #9