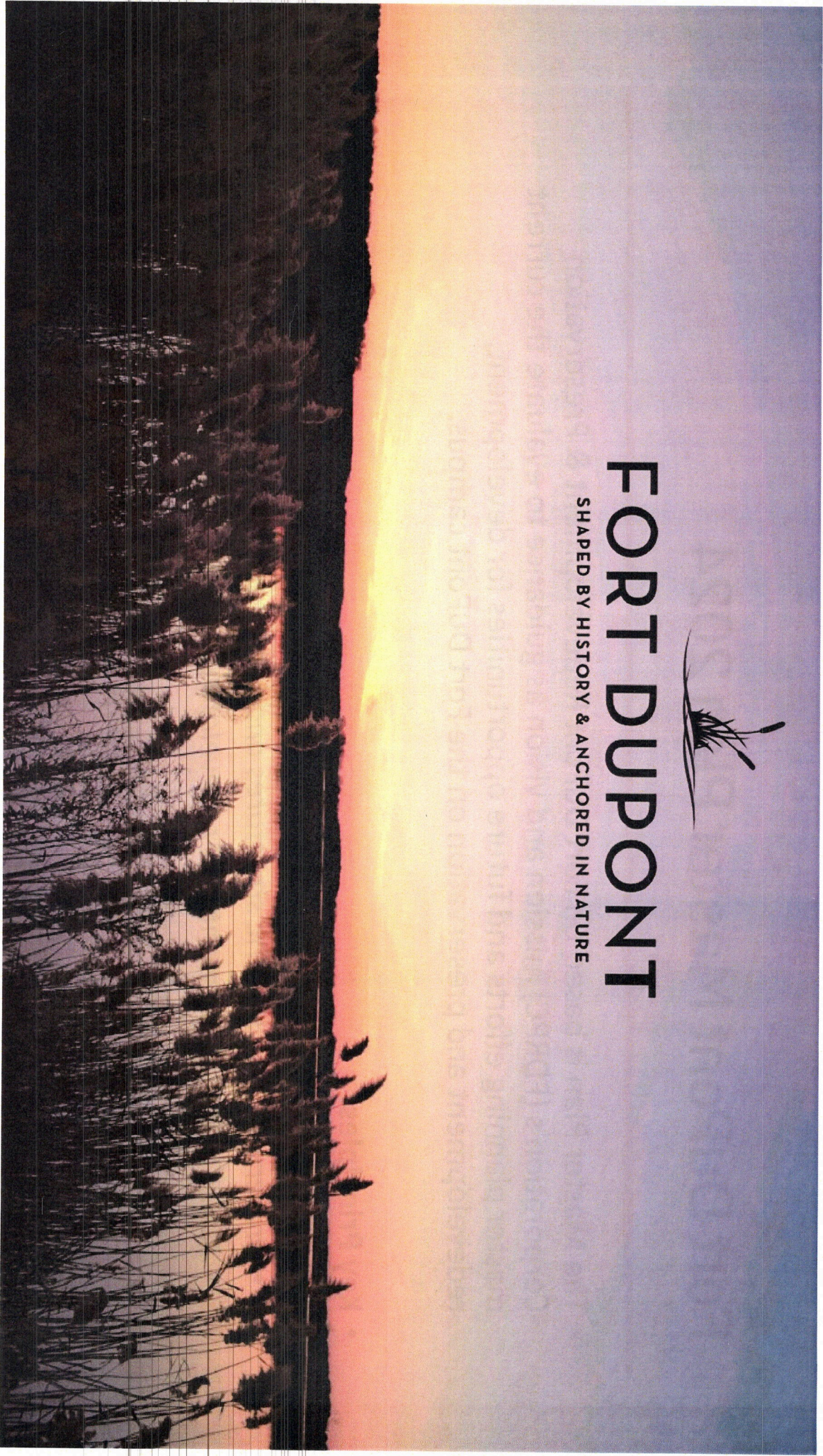




FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE



Fort DuPont Master Plan 2024

- The Master Plan is based on Fort DuPont Redevelopment & Preservation Corporation's (FDRPC) mission and vision as guidance to evaluate the current master planning efforts and future opportunities for development, redevelopment and preservation on the Fort DuPont campus.

- **Key Principles:**

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

Land Use Areas

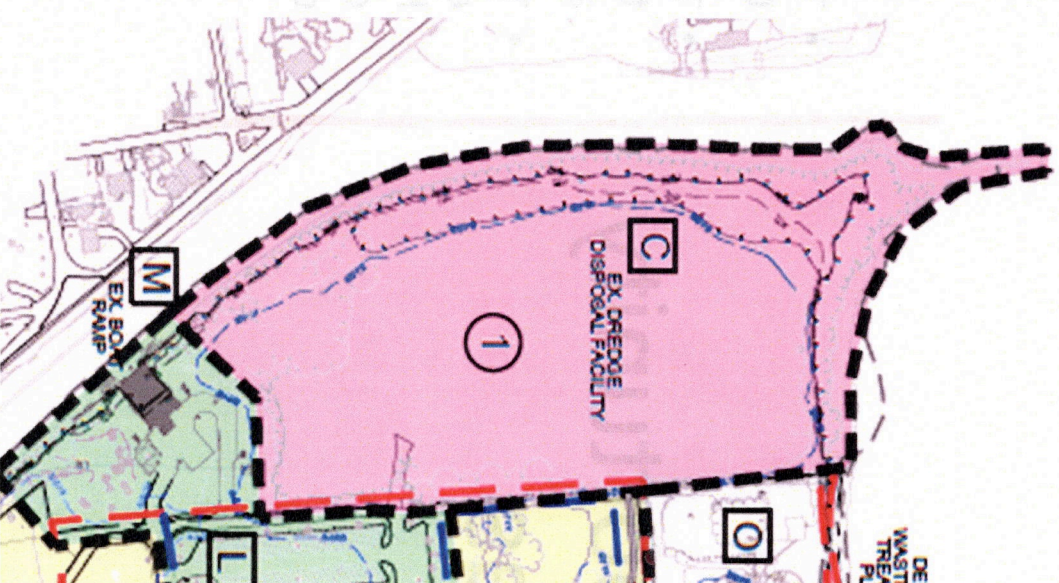
- **Marine Mixed-Use Area:** Commercial, residential, hospitality and other uses that provide access to and views of the Branch Canal and the Delaware River.
- **Residential Area:** Mostly residential land uses, including single-family detached, townhomes, multi-family units, such as apartments or any combination.
- **Active Recreation Area:** Active and passive recreation areas for parks and other recreational amenities.
- **Open Space/Recreation Area:** Preserve and protect sensitive environmental features on campus. Enable access and use of these areas for recreation. Protect the continuous use of more formal recreational open space areas.
- **Mixed Use Area:** Adaptive re-use and infill development in the core of the campus. Preserve historic structures. New development on in-fill sites. Uses include: residential, commercial, institutional, recreational, and active “maker” spaces.
- **Light Industrial Area:** Uses include: warehousing, storage, very light manufacturing, and public and private utilities.

Opportunity Areas

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

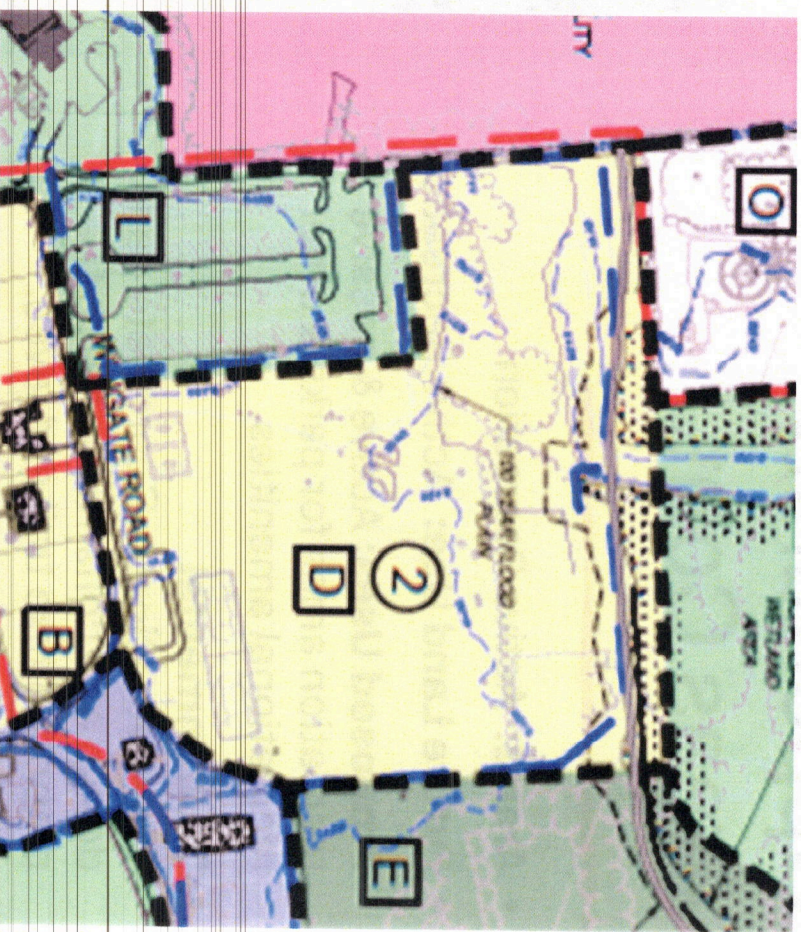
Opportunity Areas Cont.

- **Area 1:** Marina District
- **Future Land Use:** Marine Mixed-Use
- **Potential Uses:** Commercial, residential, hospitality & other uses providing water/view access.
- **Environmental Considerations:** Relocate dredge spoil site. Spoil material must be relocated to allow for site grading and new construction.



Opportunity Areas Cont.

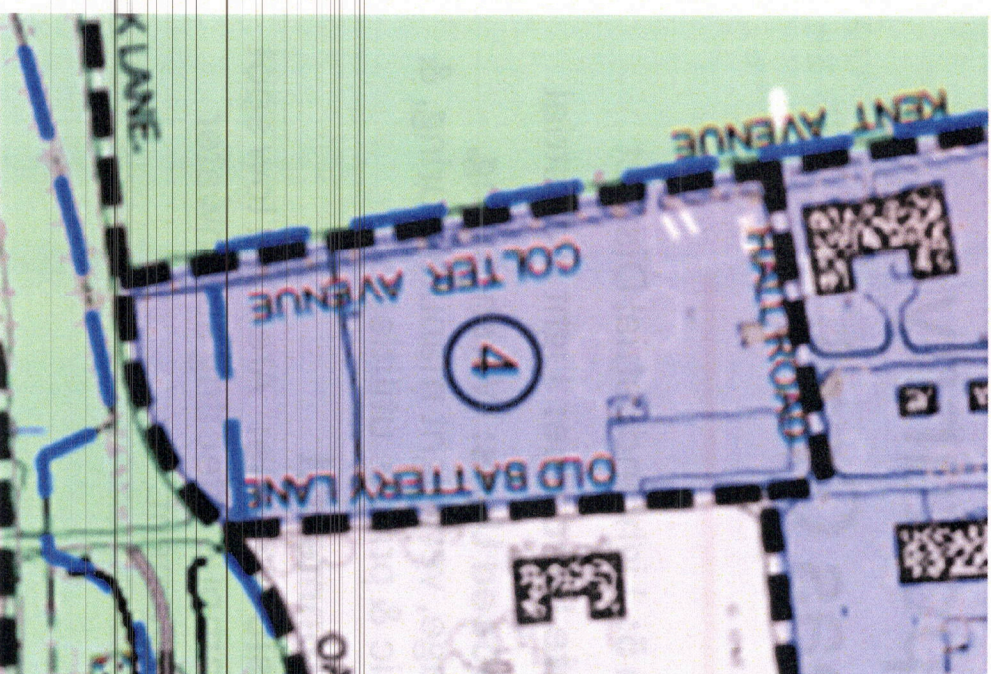
- **Area 2:** Marina Village
- **Future Land Use:** Residential
- **Proposed Uses:** Single-family detached, townhomes, multi-family units (e.g. apartments or any combination).
- **Environmental Considerations:** Federal 6F protections; Brownfield environmental mediation; and “charging” the site to bring the grade above floodplain.



- **Environmental**

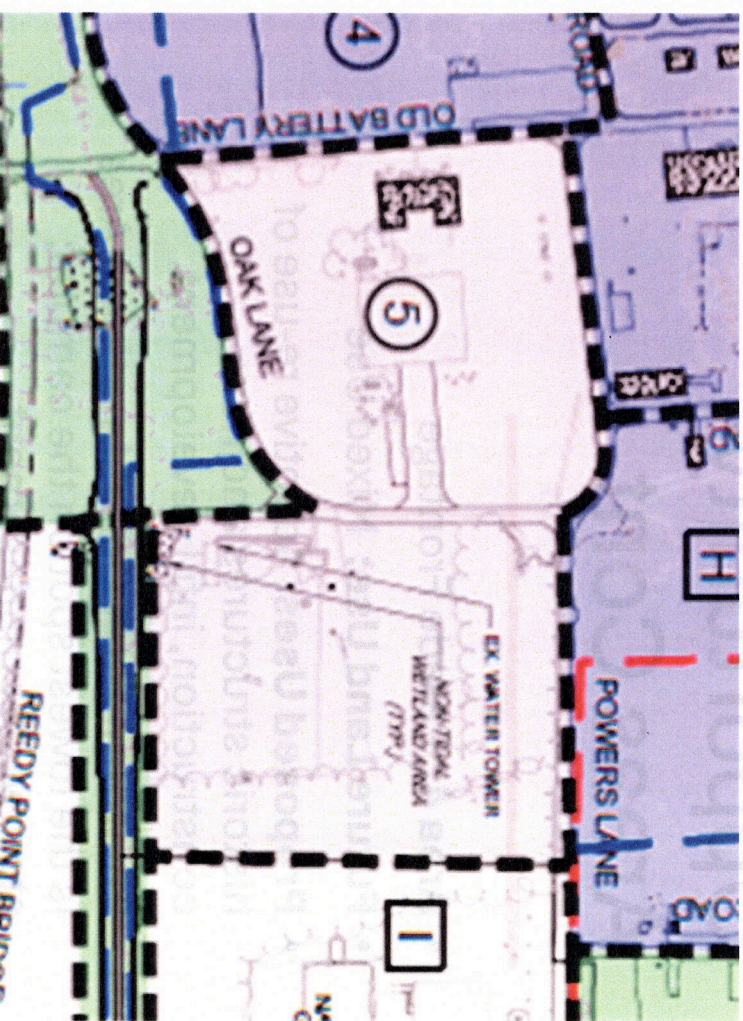
Opportunity Areas Cont.

- **Area 4:** Parade Frontage
- **Future Land Use:** Mixed Use
- **Proposed Uses:** Adaptive re-use of historic structures and new construction, infill development.
- **Environmental Considerations:** Area is the lowest spot on the campus; stormwater management infrastructure must be complete prior to any new construction.



Opportunity Areas Cont.

- **Area 5:** Light Industrial District
- **Future Land Use:** Light Industrial
- **Proposed Uses:** Warehousing, storage, very light manufacturing, & public & private utilities.
- **Environmental Considerations:** Area is a low spot on campus affecting stormwater management.



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