

The redevelopment of Historic Fort DuPont Complex



Request for proposals:
March 30, 2012



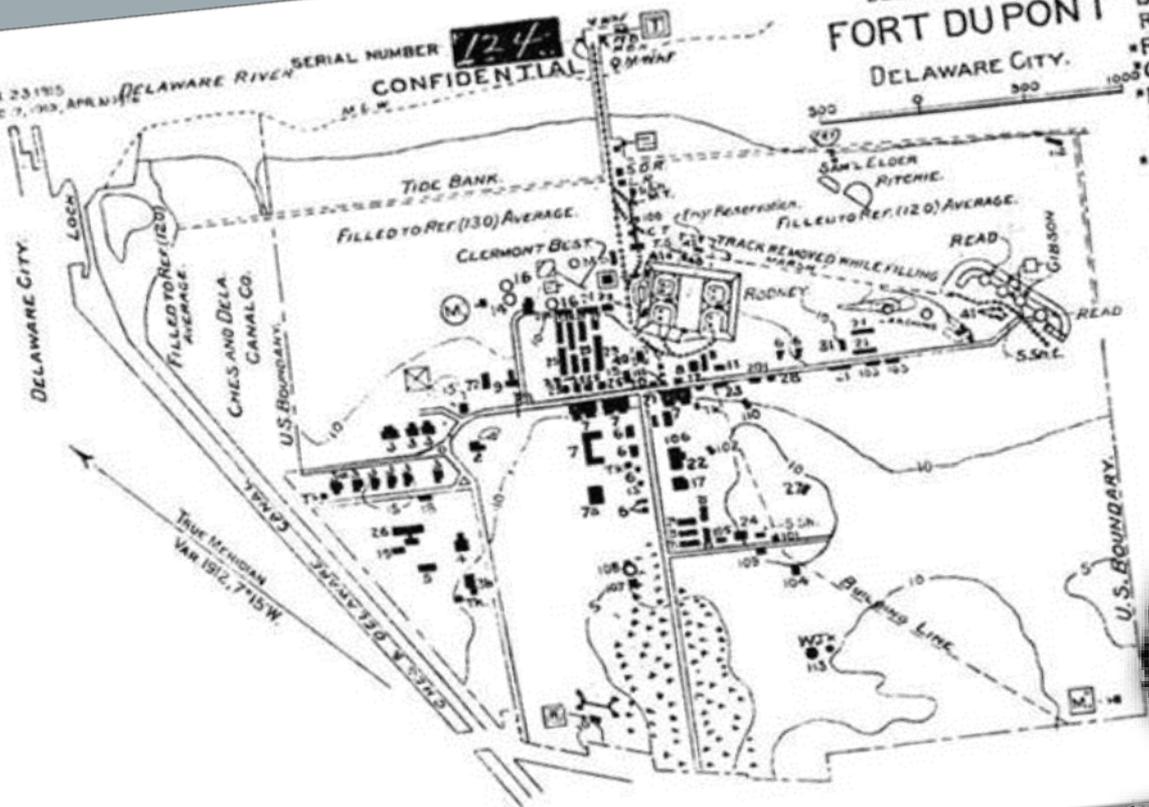
Blue and green areas total 443 acres

LEGEND.

- ADMINISTRATION BLDG.
- SPANDANTS QUARTERS
- OFFICERS QRS.
- LD OFFICER'S QRS.
- CHIEF QRS.
- SPIRAL.
- SPIRAL STW'S QRS.
- OFFICERS' QRS.
- BRACKS.
- NO QUARTERS.
- WARD HOUSE.
- ST EXCHANGE.
- TY. ENGR OFFICE.
- ST HQ.
- RE STATION.
- SEAMAN'S QUARTERS.
- SERVOIR (CONCRETE 500 GALLONS)
- RE APP. HOUSE.
- ITESIAN WELLS.
- WIKERY.
- BRIDGE.
- ICEHOUSE.
- FOREHOUSE (TEMP.)
- POD SHED.
- L. HOUSE.
- JAL SHED.
- SEMINARY.
- AGON SHED.
- SALE.
- M STOREHOUSE.
- M SUBSISTENCE BLDG.
- M WORKSHOP.
- M STABLE.
- RONANCE ST. HOUSE
- ENGINEER ST. HOUSE
- SCHOOLHOUSE.
- M.C.A.

EDITION OF APR 23 1915
 REVISIONS: DEC 7, 1913, APR 11, 1914,
 MARCH 21, 1918,
 MAR. 29, 1921.

SERIAL NUMBER **124**
CONFIDENTIAL



DELAWARE RIVER
FORT DUPONT
 DELAWARE CITY.

- BATTERIES.**
- BEST.....4-12" M
 - RODNEY.....4-12" M
 - READ.....2-12" N I
 - GIBSON.....2-8" D I
 - RITCHIE.....2-5" P
 - ELDER.....2-5" P
- * NO GUNS NOR CARRIAGE
- Location*10 2 AAGU

- LEGEND.**
- 300 GARAGE.
 - 201 TOOLHOUSE.
 - 25 QM CANTONMENT B
 - 26 ISOLATION WARD BOILER ROOM, TEM
 - 27 PIGEON HOUSE.
 - 28 POST CARPENTER.
 - 29 CEMENT SHED.
 - 107 ENGINE HOUSE
 - 108 MOTOR CONTROL
 - 109 MEN'S QRS

A brief history of Fort DuPont

Admiral Samuel Francis DuPont



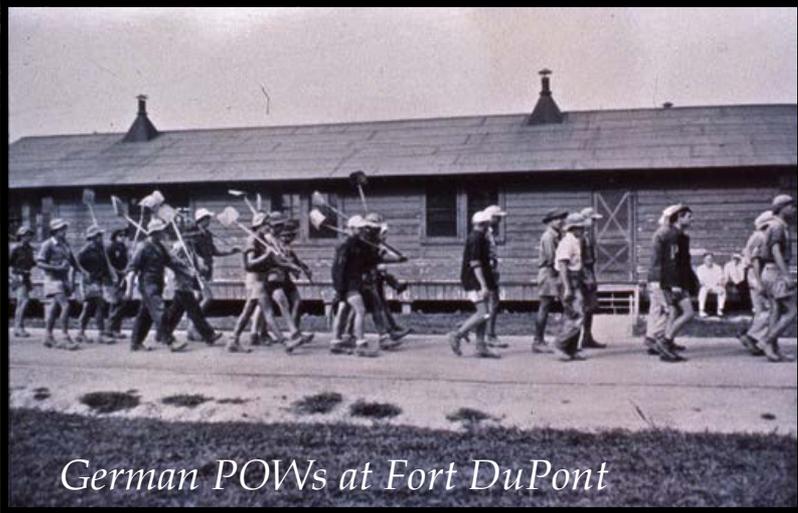
1863: Created as an auxiliary site to Fort Delaware

1899: Renamed for Real Admiral Samuel F. Du Pont during Spanish-American War

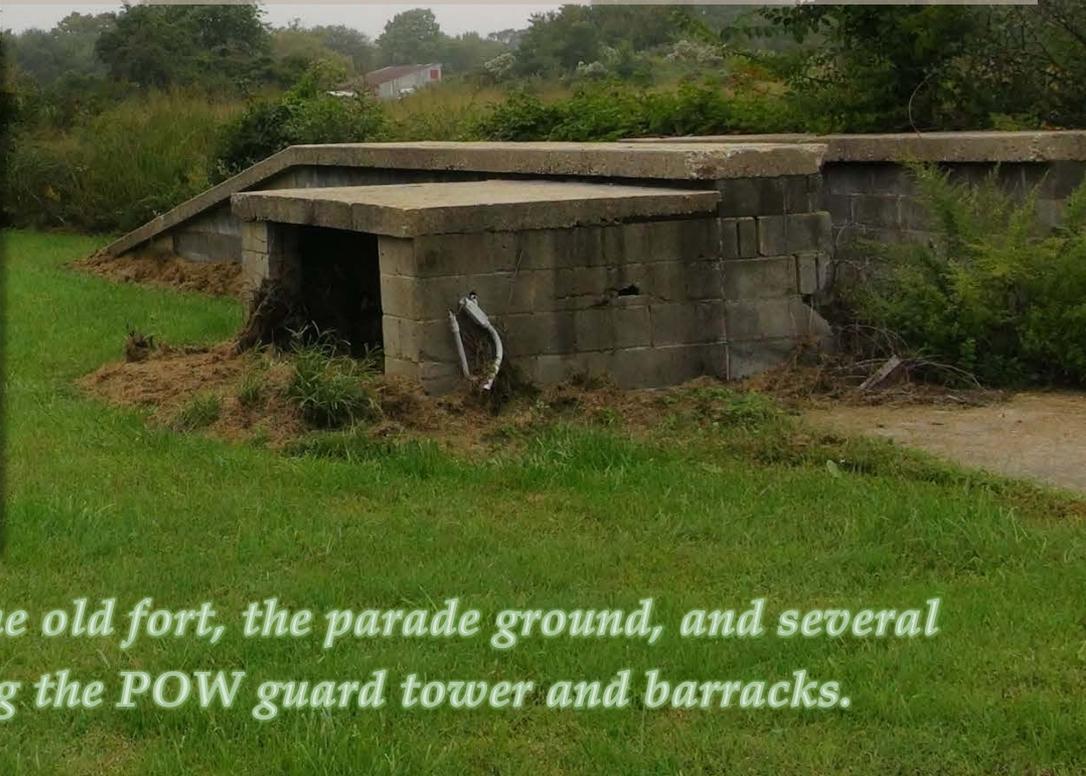
During World War II the fort housed prisoners of war from the German Afrika Corps

After the war, the property was declared surplus and the land turned over to the state.

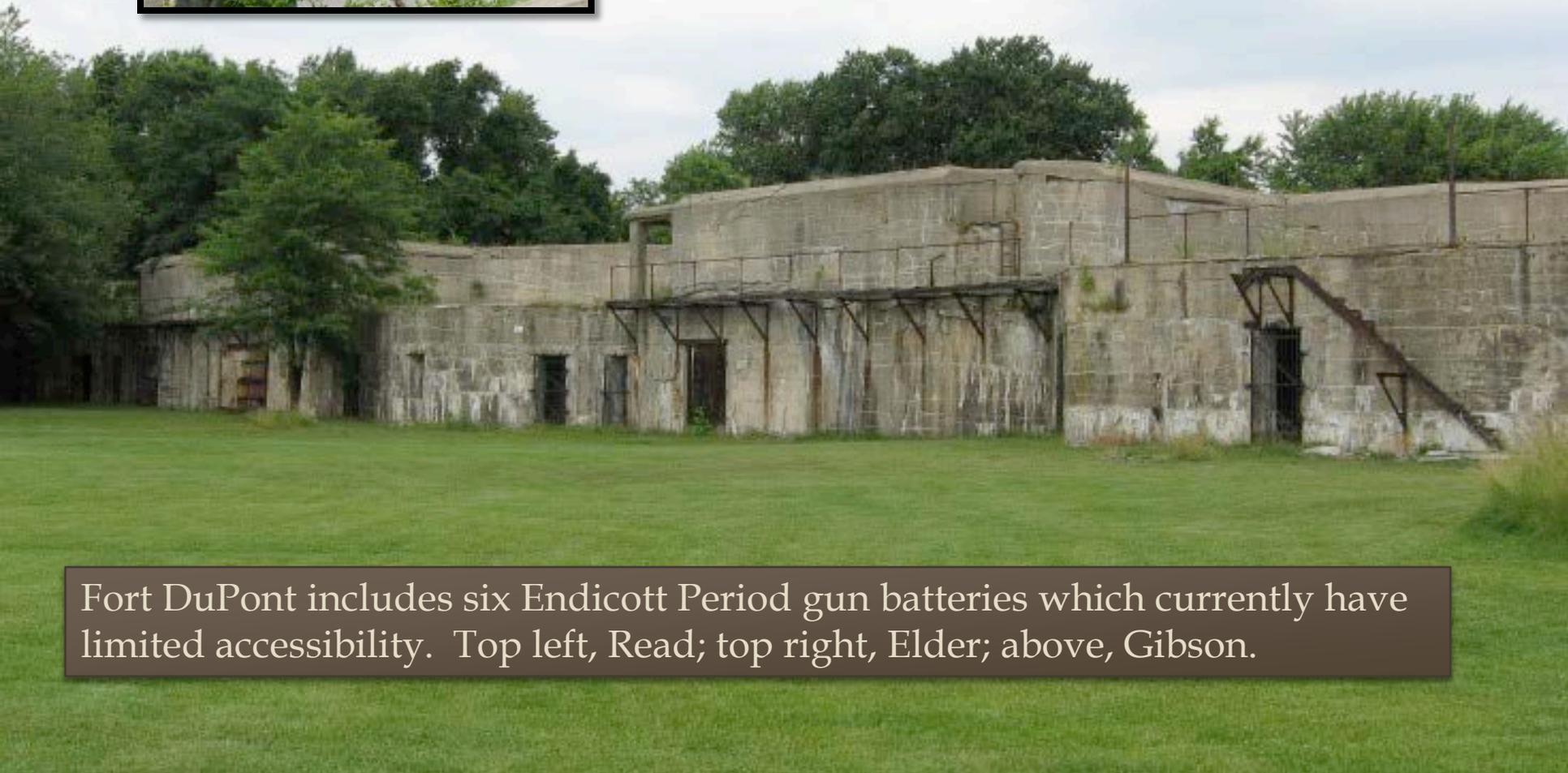
1948: Governor Bacon Health Center dedicated



German POWs at Fort DuPont



Today, historic features include the old fort, the parade ground, and several structures from the 1940s including the POW guard tower and barracks.



Fort DuPont includes six Endicott Period gun batteries which currently have limited accessibility. Top left, Read; top right, Elder; above, Gibson.



Strategic goals

This underutilized property has enormous potential to come alive again as a sustainable, mixed-use community - producing jobs, revenue, housing choices, recreational and other amenities while preserving its historic character.

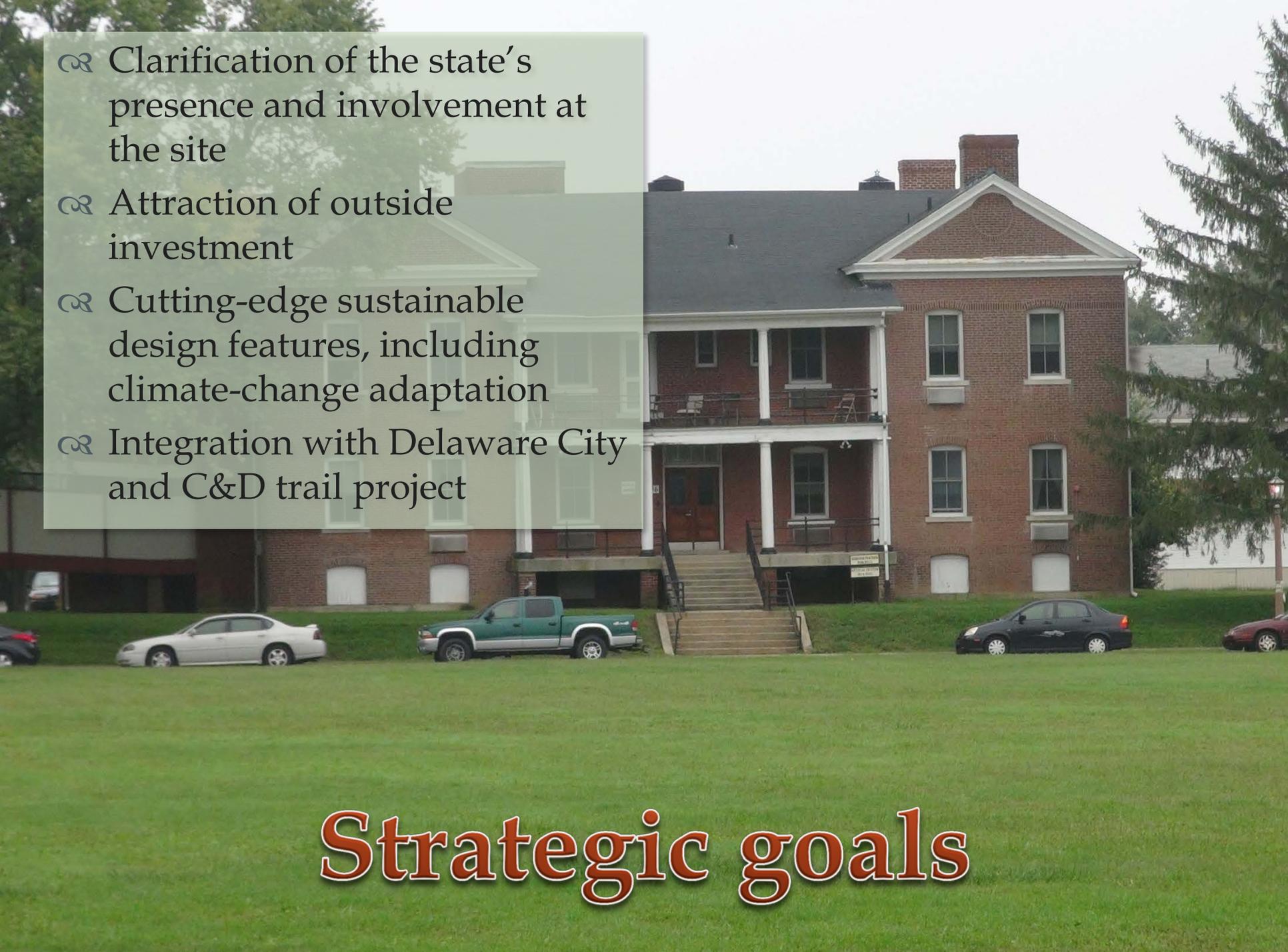
Strategic goals

- ⌘ Preservation of historic architecture and heritage (National Historic District)
- ⌘ Economic redevelopment (commercial, housing, educational, institutional)
- ⌘ Outdoor recreation and restoring habitat
- ⌘ Innovative housing choices that meet changing market demands

Former post exchange and gymnasium



- ☞ Clarification of the state's presence and involvement at the site
- ☞ Attraction of outside investment
- ☞ Cutting-edge sustainable design features, including climate-change adaptation
- ☞ Integration with Delaware City and C&D trail project



Strategic goals



Vision must
integrate with plans
for Delaware City,
Fort Delaware and
C&D Canal Trail

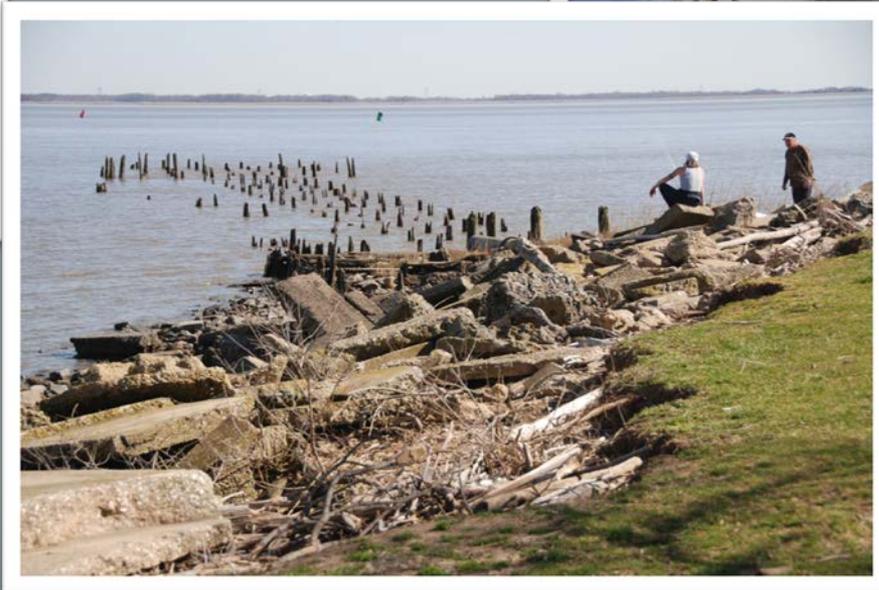
Sterling Hotel, Delaware City



Clockwise, from left: 398-seat theater opened in 1933. State-owned boat launch into Branch Canal. Waterfront on Delaware Bay. Church was dedicated in 1941.



Many unique assets



Also some unique challenges

NOTICE
FORT DUPONT
IS A FORMER
MILITARY SITE
FOR YOUR SAFETY
STAY ON
DESIGNATED TRAILS

- Subject to flooding and sea-level rise
- Currently a hodge-podge of uses
- Many buildings in disrepair
- Army landfill on site
- Secluded from, but near heavy industrial area



**Delaware's newest – and
least visited – state park**

Area is known for its
birding opportunities



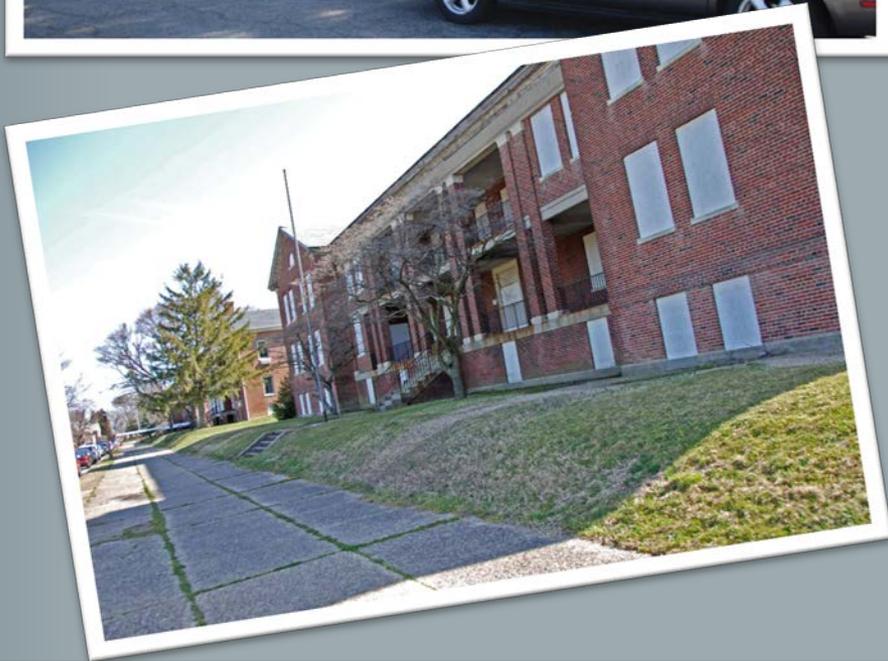
*Officers' Row,
unoccupied*

Building styles and conditions



Above: Guardhouse, then and now. Right, quartermaster storehouse, then and now. Top right, the Glass House was floated across the Delaware River from Fort Mott, NJ.

Building styles and conditions



Building styles and conditions

Clockwise, from above: Tilton Building, for residents; Paynter Building, vacant; Main Building; treatment currently provided under contract to state here

Building styles and conditions



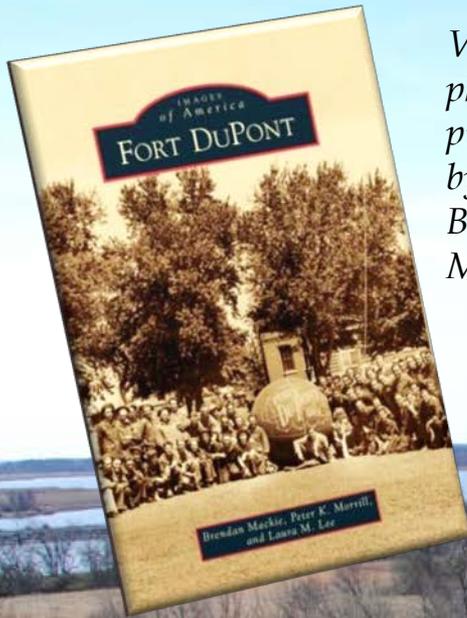
Above, four NCO duplexes were built in 1933. Left, the Commanding Officer's quarters is currently part of Governor Bacon hospital complex.

2012 Bond Bill:



“ . . . 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.”

WORKING GROUP: DNREC, DelDOT, DEDO, Historic and Cultural Affairs, State Housing Authority, State Planning Office, Delaware City



*Vintage
photos
provided
by author
Breandan
Mackie*

Proposals due April 30

RFP NAT12100-FDUP

Available on Delaware's Procurement
Website: <http://bids.delaware.gov>

View southwest from Reedy Point
Bridge: Grass Dale complex