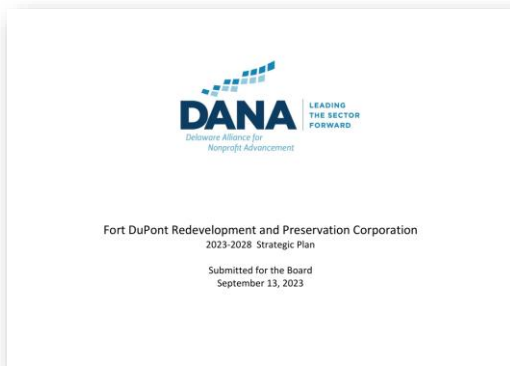




1



FDRPC Strategic Plan
2023-2028



FDRPC Master Plan 2024

2

Progress-to-Date: Canal District

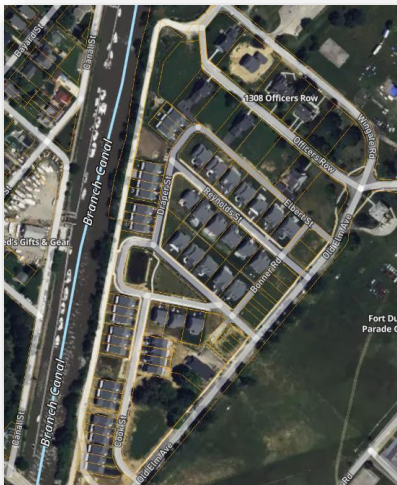
- The subdivision of Canal District and Officer's Row are completed, including flood mitigation measures.
- Residential Real Estate:
 - New construction: 54 units
 - Restored historic properties: 10 units
 - Residential in private ownership (unbuilt): 6 lots




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Progress-to-Date: Canal District




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4

Progress-to-Date: Historic Preserv.

- 11 historic structures have been saved and put back into use.
- Includes a mixture of residential and office/institutional.




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Progress-to-Date: Historic Preserv.



Before



After


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6

Progress-to-Date: Other Structures

- Stabilization of 13 historic structures through US Department of the Interior Standards for mothballing of historic properties.




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Progress-to-Date Continued

- Assessed real estate values of more than \$34M added to NCC and DE City tax roles for new construction and rehab of existing structures.
- Completion of safety improvement to entranceway of existing structures at Rt. 9 (roundabout).
- Completion of new stormwater management system in Canal District and Officers Row, including installation of 5 bio basins.
- Design approved of DE City Branch Canal bank revetment project and FEMA grant approval.


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Progress-to-Date Continued



Fully Completed Bio Basin



Completed Rt. 9 Roundabout



Infrastructure & Maintenance



FY 2025 vs FY 2026

	FY 2025	FY 2026	
	Appropriated	Requested	
Infrastructure and Maintenance	2,225,000	2,750,000	
Canal Bank Project			
Canal Bank Revetment & Ped/Bike			
Canal Trail		375,000	Shovel ready
Energy & Environment			
Stormwater Management		150,000	Pump Station replacement
Electric meters		30,000	
Solar installation		0	Energize Delaware partnership
Brownfield Testing and			
Remediation		0	EPA Grant
Total	2,225,000	3,305,000	



11

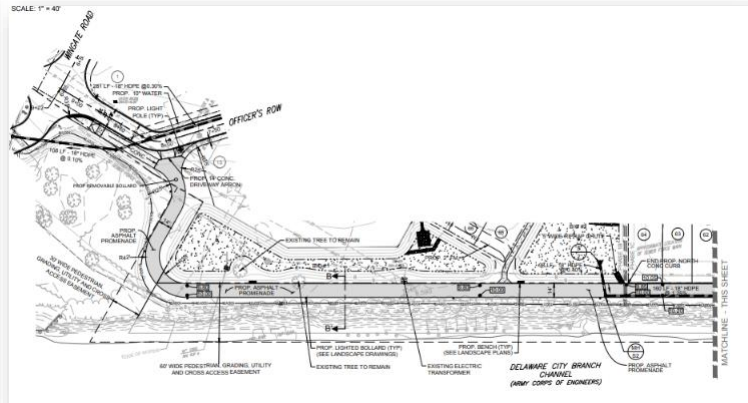
Canal Bank Revetment & Trail

- **\$375,000** requested to stabilize the south side of the Branch Canal bank.
- **\$1.6M** confirmed match from FEMA.
- Will address deferred maintenance issues which have resulted in the erosion, invasive species, and stormwater management issues.
- Upon completion of the project, a bike and pedestrian path will be built to ensure connectivity along Rt. 9 along the canal to the DNREC boat ramp.
- **Project is shovel ready.**



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Canal Bank Revetment & Trail



13

Pump Station

- **\$150,000** is requested for replacement of the campus' only pump station.
- Aging infrastructure, covering majority of campus.
- Major drainage issues and flood mitigation needed.
- DEMA grant application for pump re-design complete.



14

Electric Meters

- **\$30,000** is requested for energy solution for electric meters, based on Energize DE recommendations.
- All buildings on campus are on a single feed, excluding the Canal District.
- FDPRC is responsible for distribution of electricity to separate buildings on campus from this feed.




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Housing Initiatives


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Governor Bacon Hospital Re-Use

- Former Gov. Bacon Hospital closed pre-COVID and remains vacant.
- FDRPC acquired in 2021. Responsible for all utilities and upkeep.
- Approx. 56,327 sq. Ft.
- Adaptive Re-Use for FY26 Senior Housing LIHTC Project (50 units)
- Housing Project request = **\$3.5M** for full architectural design drawings.
Funds to be leveraged for total project budget of **\$17-18M**.



17

Southfields RFP Process

- Southfields represents the largest potential site for new development left on campus.
- Roughly 15.5 acres.
- Located in the heart of the campus.
- Land use = Mixed Use
- Housing Project request = **\$50K** for Request for Proposal (RFP) for design competition.



18

Community Reinvestment Fund (CRF) Projects



19

War Department Theater

- FDRPC has secured Tevebaugh Architectures to complete a conceptual design study of the theater.
- Estimated total project budget = \$3.5M
- CRF request = approx. \$200,000 for construction documents.



20

Campus Chapel

- FDRPC has construction documents in-hand.
- Grant application for Chapel preservation to the National Park Service = \$496,000
- Total project budget = \$913,960
- CRF request = approx. \$357,250 for construction costs only.

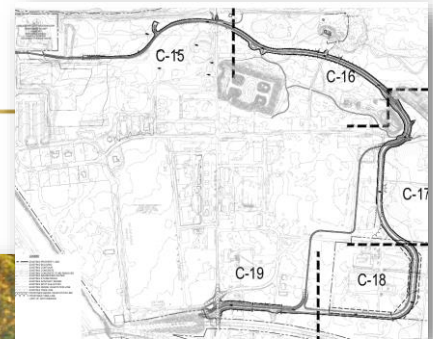


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Pedestrian/Bike Trail

- Proposed berm/elevated bike and pedestrian trail encircling majority of the campus (7,000 linear feet in length).
- Flood projection berm consisting of one continuous 4 to 5 ft (+/-) berm and roughly 10ft wide.
- 75% design completion.
- CRF Request = \$200K for design and permitting.



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Other Recreational Amenities

- Park amenities will be open to the public, including active recreation (pickleball, basketball, and tennis courts), a playground, activities course for young people, and dog park.
- Also includes passive recreation.
- CRF request = \$100,000 for design and permitting.

