



MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
City Hall, 15 Loockerman Plaza
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: December 31, 2024
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, January 08, 2025

The Development Advisory Committee (D.A.C.) will hold an Applicant meeting on **Wednesday, January 8, 2025 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting of January 21, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, January 8, 2025 at 10:00 AM will be held both In-Person in the City Hall Conference Room at 15 Loockerman Plaza, Dover, DE and as a Virtual Meeting using Webex, an audio/visual conferencing platform. Regular DAC member participants will receive a specific invitation to attend the meeting as a Panelist; see email for participation information.

Participation in the D.A.C. Meeting is limited to agency reviewers and project applicants. While the public is welcome to attend to observe, formal public comments will not be taken. The opportunity for public comment will be available at the Planning Commission meetings as part of the public hearings on the application.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of January 8, 2025**

Join by Phone: 1-650-479-3208

Access code: 253 755 74662 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC1082025>

Webinar Number: 2537 557 4662

Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application to our Department and Agency reviewers and the Application is on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on January 3, 2025.

APPLICATION FOR REVIEW:

1. S-25-01 Dover Mobility Center Garage at 133 S. Governors Avenue – Review of a Site Development Plan Application, Parcel Consolidation Plan, and associated Architectural Review Certification for construction of a four/five story, multi-purpose parking garage structure to be known as the Dover Mobility Center Garage. The structure is to consist of 431 parking spaces, welcome space, a management office, and retail and storage spaces. The

subject site involves a series of parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance, and CEI Properties LLC. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, 150 S. Bradford Street, and 132 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-00, ED-05-077.09-02-27.00-000, and ED-05-077.09-02-23.00-000. Council District 4. *For Consideration: Tree Mitigation Plan and Parking Strategy Statement. This project was the subject of HI-24-09 for Historic District Commission Review and Recommendation on the Architectural Review Certification on December 19, 2024. The project is also associated with MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on Tuesday, January 21, 2025 at 7:00pm with participation information to be released in the future.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the item above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report. The Meeting Agenda and Packets will be posted on the City's website www.cityofdover.com one week prior to the meeting.

CC to Applicants:

Michael Reimann, PE Becker Morgan Group
Michael Henry, Becker Morgan Group
J D Bartlett, EDiS Company
Diane Laird, Downtown Dover Partnership and
Capital City Transformation Alliance, Inc.
Ken Anderson, Downtown Dover Partnership
Todd Stonesifer, Downtown Dover Partnership
Michael Caine, Core-States Group
Jed Hatfield, Mosaic-Colonial Associates, LLC