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BECKER MORGAN GROUP, INC.

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August 1, 2025

City of Dover Planning Commission
c/o Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: **Parking Strategy Statement**
DOWNTOWN DOVER DEVELOPMENT CORP / THE GOVERNOR
Dover, Delaware
2025041.00

Dear Commission Members:

On behalf of our client, Downtown Dover Development Corporation, we are hereby submitting this parking strategy statement for your consideration for the project to be known as 'The Governor'.

The properties associated with the project are zoned C-2 - Central Commercial and H - Historic. There is no minimum parking requirement based on use for this zoning designation within the Downtown Redevelopment Target Area, however, this parking strategy statement is required for consideration to meet code requirements. While there is not a minimum parking requirement in general, the daycare use requires 1 space / 10 children and 1 space / adult attendant (adult attendants will park in the Mobility Center.)

The project site is currently vacant with the former building (which housed a day care and an auto parts store) having been demolished in anticipation of this project. The existing parking lot is still in place but will be demolished for this project. The lot formerly included 43 City of Dover permit parking spaces, however, these appear not be used anymore.

The proposed building will be a four-story, mixed-use building, which will include 120 apartments, grocery store, daycare and street-facing retail spaces. The apartments will consist of a mix of studio, one, two, and three bedroom units. The ground floor will house the grocery store, daycare, retail spaces, and shared amenity area for the apartment residents. The ground floor also includes a bike/scooter storage room for use by the building occupants. The upper three floors will house the apartments. The grocery store will have entrances on both sides of the building, thus allowing grocery users to park on Governors Ave. or in the mobility center across the street.

The proposed site will provide 13 short-term parking spaces in a parking lot along the New Street side of the property for pickup/drop off use by the day care and by the grocery store users. It is intended that the Downtown Dover Mobility Center, which will be located across Governors Avenue from the site, will provide the parking necessary for the apartment residents, employees of the uses located in the building,

and the majority of the customers of the retail units and grocery store. On-street 2-hour parking exists along Governors Ave and unlimited time parking is available on New St. as well. Pedestrian connections to the downtown sidewalk network from multiple points around the building are provided. The bike/scooter storage room will provide secure storage for the building occupants thereby encouraging bicycle/scooter use instead of a vehicle. Outdoor bike racks are also provided for users of the retail/grocery facilities, again encouraging transportation via other means than a vehicle.

Additionally, the Mobility Center will also provide options for multiple modes of transportation for the residents and users of the building. These include bicycle & scooter parking, a bus stop on Governors Ave. in front of the center (across the street from this building), rideshare & ride hail (Uber, Lyft, etc.) pickup/drop off, and possible future carshare/bikeshare opportunities. All of these options help to reduce the parking necessary for the building.

We believe 'The Governor' will be a great benefit to Downtown Dover. Please consider this statement as part of your review of the project.

Sincerely,

BECKER MORGAN GROUP, INC.



Michael J. Henry, LEED AP
Senior Associate

MJH/

August 1, 2025

City of Dover Planning Commission
c/o Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: Trash Strategy Statement

Downtown Dover Development Corp/The Governor
Dover, Delaware
2025041.00

Dear Commission Members:

On behalf of our client, Downtown Dover development Corporation, we hereby submit this trash strategy statement for your consideration for the project to be known as “The Governor”

Trash and recycling facilities are designed to serve the diverse operational needs of the residential units, ground-floor retail, grocery store, and daycare center, in accordance with all applicable municipal codes and best practices for sanitation control.

The properties associated with this project are zoned C- 2- Central Commercial and H – Historic. The zoning ordinances associated with these zones require two (2) dumpsters for the first forty-eight (48) units, and one (1) dumpster for every additional twenty-four (24) units or fraction thereof for the residential occupancy. It also requires two (2) dumpsters for any non-residential occupancy.

Residential Waste Management

- A dedicated Residential Trash Room is located on the ground floor, accessible via internal corridors.
- The room includes a compactor as well as bins sized for weekly waste and single-stream recycling for all residential units.
 - Per the zoning ordinance a compactor can substitute two (2) dumpsters, and there will be three (3) additional dumpsters to meet ordinance compliance.
- The space is enclosed, mechanically ventilated, and equipped with sealed, pest-resistant containers.
- Each residential floor will have a trash chute provided, for ease of waste maintenance for the residents. it will include a recycling bypass system to facilitate proper waste separation.
- Waste collection for the residential spaces will be managed by private haulers, with collection schedules, and coordinated by the building management.

Retail Waste Management

- Retail tenants have access to a separate, secured Retail Trash Room, with direct access to the loading/service area.
 - Providing one (1) dumpster for the retail occupancy.
- Waste collection for retail spaces will be managed by private haulers, with collection schedules coordinated to minimize conflicts with residential services.
- All materials will be stored in enclosed containers within the designated space until scheduled collection.

Grocery Store Waste Management

- The grocery store has a designated Trash and Recycling Room located in the receiving area, appropriately sized to handle higher-volume waste including cardboard, packaging, and organic refuse.
- This room has direct access to the service/loading area to allow for frequent, unobstructed collection.
- Waste collection for the grocer will be managed by private haulers, with collection schedules coordinated to minimize conflicts with residential services.

Daycare Waste Management

- The daycare center is provided with a secure, exterior trash enclosure to manage daily sanitary waste.
 - Providing two (2) exterior, enclosed dumpsters to meet ordinance compliance.
- Diaper and childcare-related waste will be stored in sealed containers with odor control features.
- Collection will be scheduled regularly and efficiently in coordination with the additional building occupancies.

Cafe Waste Management

- The café includes a small internal trash room for temporary waste storage throughout the day.
- Café waste will be transferred to shared exterior dumpsters with the daycare located within a screened and secured outdoor enclosure.

Collection and Site Access

- The internal waste and recycling areas are located within the building envelope and not visible from public spaces, with appropriate ventilation, lighting, and pest control.
- The exterior dumpster enclosures are within its own exterior enclosure, screened and gated for controlled access.
- Trash rooms are accessible to staff only and located to minimize cross-traffic between building uses.
- A shared loading/service area is designed to accommodate collection vehicles with adequate clearance, and access per local regulations.
- On-site building management will coordinate all waste operations, ensure compliance with collection schedules, and maintain cleanliness of all waste areas.



Candice M. Schuster, AIA | Associate Director of Operations, Housing
CoreStates, Inc.

August 1, 2025
Date

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WAIVER REQUEST
DOWNTOWN DOVER DEVELOPMENT CORP. / 'THE GOVERNOR'
SITE PLAN
OPAQUE BARRIER REQUIREMENTS

REQUEST:

We request that the opaque barrier be eliminated and that only the continuous evergreen screen be required.

EXTENT OF THE REQUEST:

Article 5, section 7.2 states “Visual and sound screening shall be provided on a non-residential use when abutting a residential use, except in front yard areas. The screening shall be required to be installed on site as part of planning commission or administrative site plan approval. Where required, screening shall consist of an opaque barrier at least six feet in height, accompanied by landscaping.”

We are requesting a waiver to eliminate the opaque barrier portion of the buffer and to require only the continuous evergreen screen portion of the buffer along the entirety of the common property line with the parcel to the north which is currently used as residential.

BASIS FOR REQUEST:

Article 5, section 7.24 of the City of Dover Zoning Code states “The planning commission may waive the requirement for the opaque barrier (wood fence, masonry wall, or earthen berm) and require only landscaping as required by section 7.22—Landscaping options in cases where noise is not a concern and the vegetation alone is considered a desirable aesthetic alternative. *We believe that noise is not a concern for this area, as the doors exiting this area of the building are for electrical rooms, storage, stairwell, and a fitness area and thus the request to eliminate the opaque barrier.*

202504100ag-Waiver.docx

WAIVER REQUEST

DOWNTOWN DOVER DEVELOPMENT CORP. 'THE GOVERNOR'

TREE PLANTING REQUIREMENTS / TREE MITIGATION REQUEST

REQUEST: Due to the size and layout of the proposed improvements which will encompass the majority of the site, the Downtown Dover Development Corporation requests a waiver from the tree planting requirements of the zoning code for the subject site. We propose to plant the required number of trees to meet the zoning code requirements with a combination of on and off site plantings. The offsite plantings will be planted within the street right of way of both Governors Avenue and New Street as shown on the submitted landscape plan.

EXTENT OF THE REQUEST: By code, the property will be required to provide 29 trees on the subject site. The project will save 7 existing trees and provide 28 new trees for a total of 35 trees. 18 of the new trees will be planted within the property. We request to plant the additional 10 trees as street trees along both the Governors Avenue and New Street frontages as an enhancement to the streetscape for both streets.

BASIS FOR REQUEST: Article 5, section 16.91 states that The Planning Commission may waive the provisions of [sub]sections 16.52, 16.53, and 16.62, and require replacement planting for mitigation purposes should the planning commission determine, after demonstration by the applicant, that due to physical limitations of the land which would otherwise prohibit the reasonable use of the land, or for purposes of preserving, protecting and promoting the interest of public health, safety, welfare and/or public convenience. All tree mitigation plantings must occur within the corporate limits of the City of Dover. Tree mitigation may occur off-site in accordance with the provisions listed below in this ordinance:

- (a) If a waiver is sought from the provisions of § [subsection] 16.62, new tree plantings are required

at a rate of 1:1. All new tree plantings shall meet the minimum size at planting requirements of the City of Dover table of trees.

The proposed facility is a multi-story mixed use building with retail space, daycare and residential apartments. The building, parking, loading area, courtyard and fire lanes will encompass the majority of the site thus leaving little space for tree plantings on the property. For these reasons, we request that a waiver be granted allowing a portion of the proposed trees to be planted offsite within the street right of way of both Governors Avenue and New Street as an enhancement to the streetscapes which border the property.