

120 S GOVERNORS AVENUE **MIXED USE**

DOVER, KENT COUNTY, DELAWARE

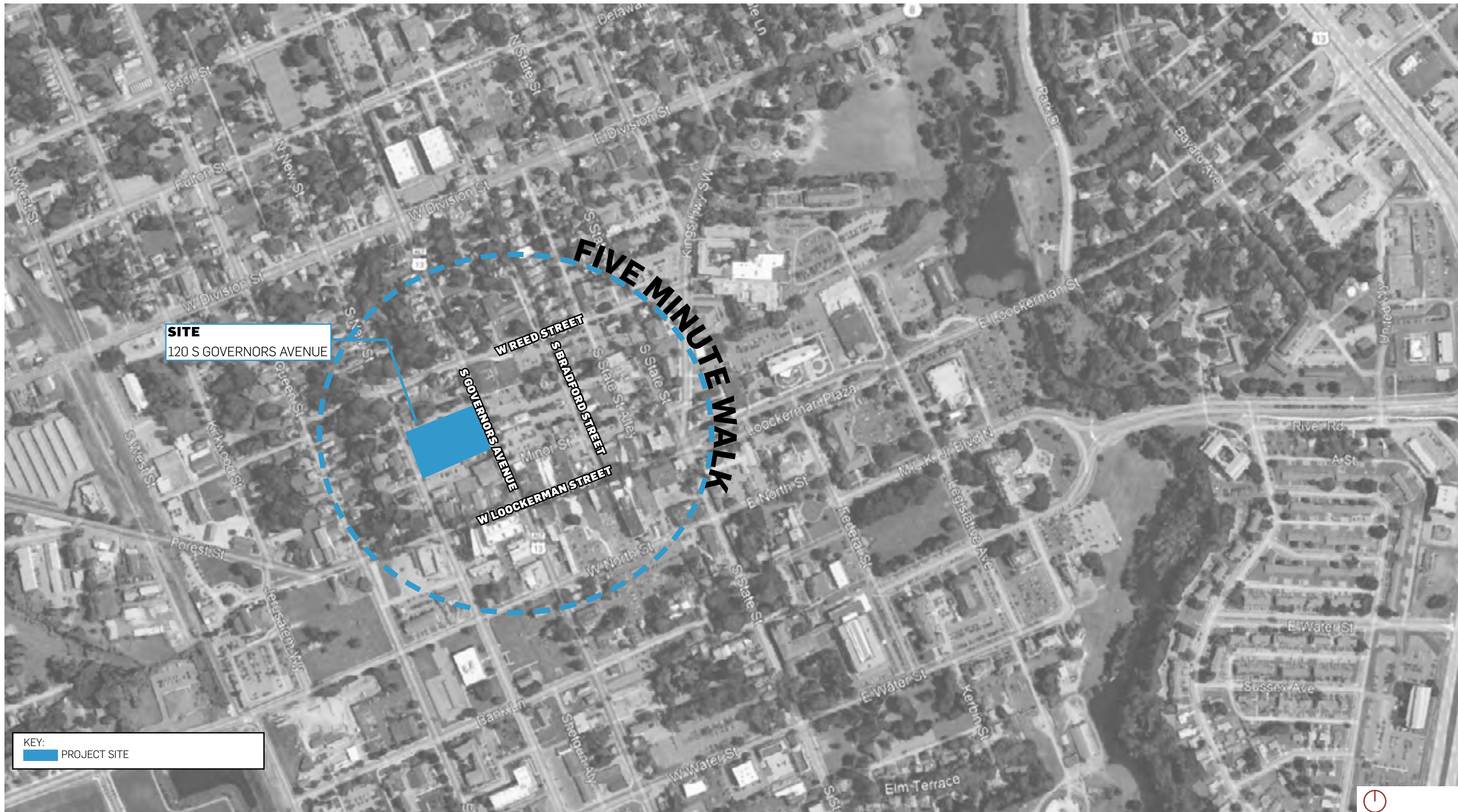
PLANNING COMMISSION PRESENTATION



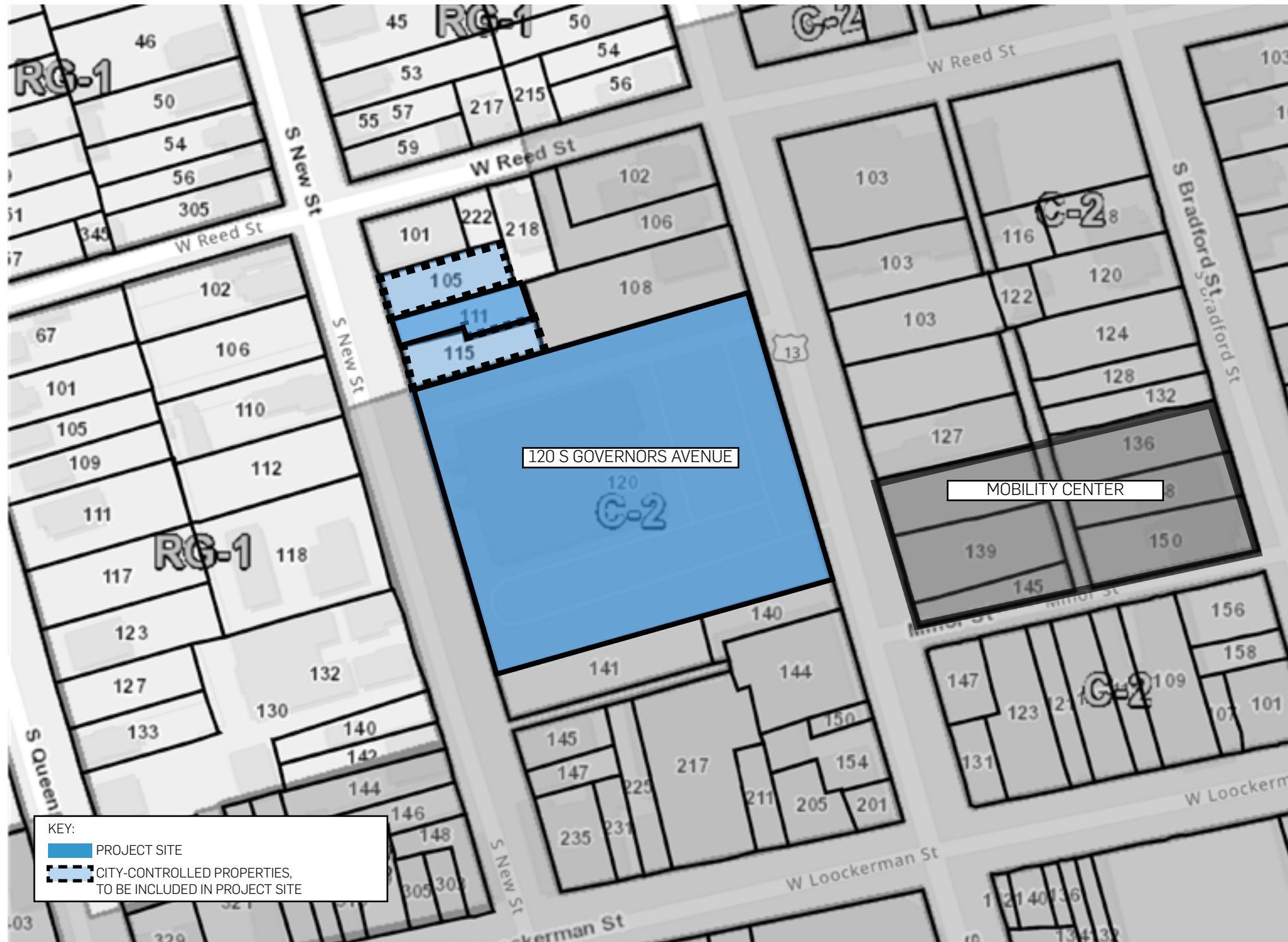
CORE STATES

PLANNING COMMISSION PRESENTATION | 15 SEPTEMBER 2025

DOWNTOWN DOVER PARTNERSHIP | MOSAIC DEVELOPMENT PARTNERS JV + COLONIAL PARKING



SITE SELECTIONS AND CONSIDERATION



SOURCE: ESRI COMMUNITY MAPS, CITY OF DOVER

DEVELOPMENT GOALS

- Additional residential will add vibrancy to downtown corridor, increasing foot traffic and business activity.
- Zoning was changed because of masterplan ideals, this project is realizing the goals embodied by this plan.

IDEAL LOCATION

- Site aligns with masterplan goals of adding density and residential proximity to commercial corridor of Lookerman Street.

SITE STATUS

The DDP owns both 120 and 111, and has made capital investments to be a proactive steward of the downtown district. actions taken include improving the 120 site by making it environmentally sound and reduce nuisance activity by adding fencing.

SITE CONTEXT

- Site located one block north of Lookerman Street.
- Walkable link to downtown businesses.

ENVIRONMENTAL CONSIDERATIONS

- Project Phase 1 and Phase 2 complete.
- No known concerns

ADDRESSES AND PARCEL ID

120 S. Governors Ave

Parcel ID: ED05-077.09-01-44.00

115 S. New Street (City Owned)

Parcel ID: ED05-077.09-01-43.00

111 S. New Street (DDP Owned)

Parcel ID: ED05-077.09-01-42.00

105 S. New Street (City Owned)

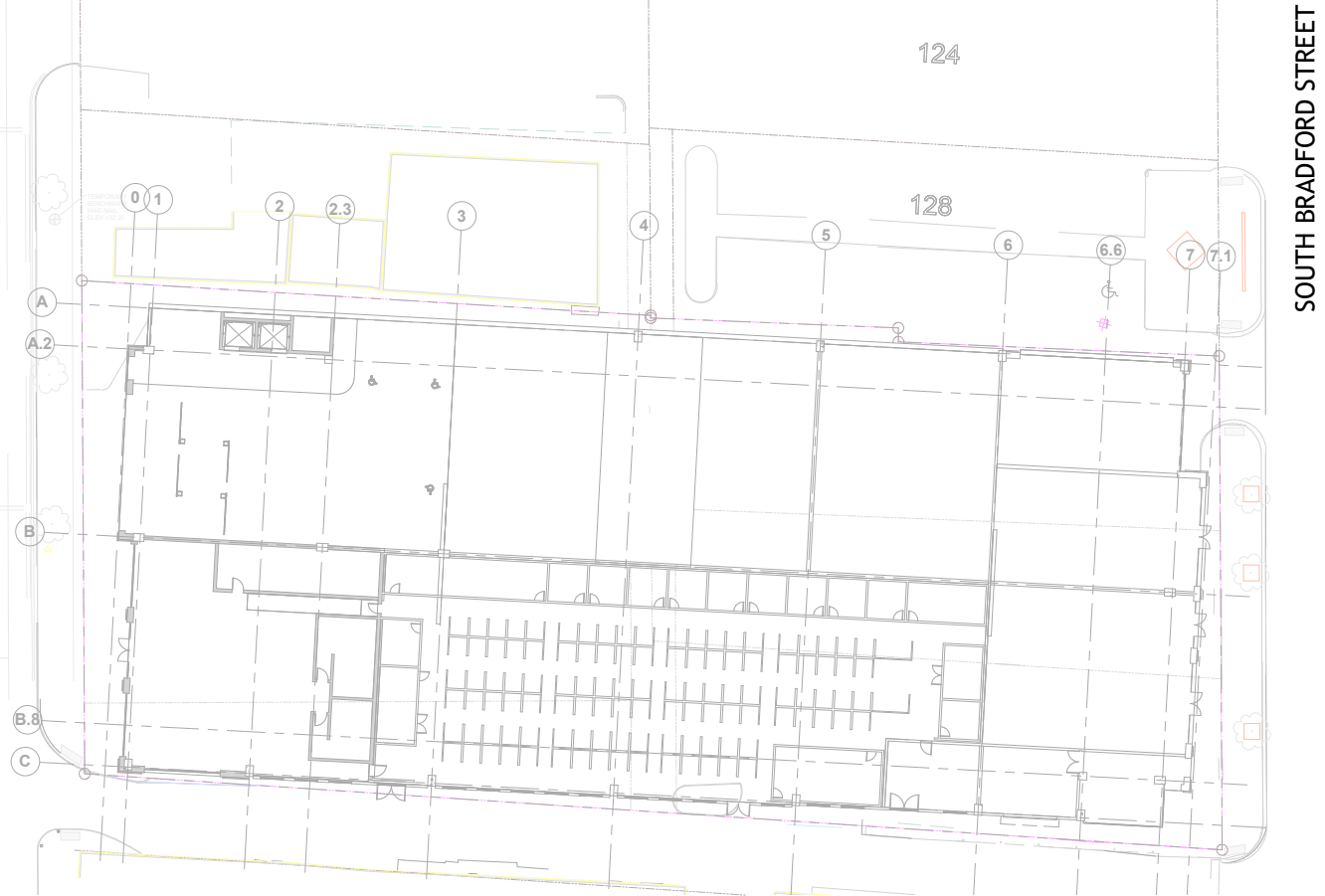
Parcel ID: ED05-077.09-01-37.00

GROUND FLOOR PLAN

Total Building Area in SF:		169,080
Total Development Site Area from assemblage below:		85,377
120 S. Governors Ave Parcel ID: ED05-077.09-01-44.00		74,052
115 S. New Street Parcel ID: ED05-077.09-01-43.00		3,484
111 S. New Street Parcel ID: ED05-077.09-01-42.00		3,485
105 S. New Street Parcel ID: ED05-077.09-01-37.00		4,356
C-2 Allowable FAR per DRAFT Proposed Ordinance 2024-01 C-2 Zone Revisions		5.0
Proposed FAR		2.0

NOTE:
FURTHER REVIEW WITH THE FIRE MARSHAL IS REQUIRED TO ENSURE COMPLIANCE AND ACCESS TO PROTECT LIFE SAFETY.

BUILDING SETBACKS	REQUIRED	ACHIEVED
FRONT SETBACK	0'-0"	5'8"
SIDE YARD	NONE REQUIRED BUT 5'-0" MIN. IF PROVIDED	10' ON THE NORTH 22' ON THE SOUTH
REAR YARD	20' ABOVE GROUND FLOOR. AT GROUND FLOOR 5' REQUIRED.	37' GROUND FLOOR 54' ABOVE GROUND FLOOR



GROUND FLOOR PLAN

S. NEW STREET

S. GOVERNORS AVE.



SECOND FLOOR PLAN



LEVELS	L01	L02	L03	L04	TOTAL	MIX
DELTA	0	11	11	11	33	28%
ALPHA	0	21	21	21	63	53%
BETA	0	7	7	7	21	18%
GAMMA	0	1	1	1	3	3%
SUBTOTALS	0	40	40	40	120	100%

THIRD - FOURTH FLOOR



LEVELS	L01	L02	L03	L04	TOTAL	MIX
DELTA	0	11	11	11	33	28%
ALPHA	0	21	21	21	63	53%
BETA	0	7	7	7	21	18%
GAMMA	0	1	1	1	3	3%
SUBTOTALS	0	40	40	40	120	100%

BRICK PATTERNING COORDINATED DESIGN



224 W. LOOKERMAN STREET



1 W. LOOKERMAN STREET



27 W. LOOKERMAN STREET



231 W. LOOKERMAN STREET

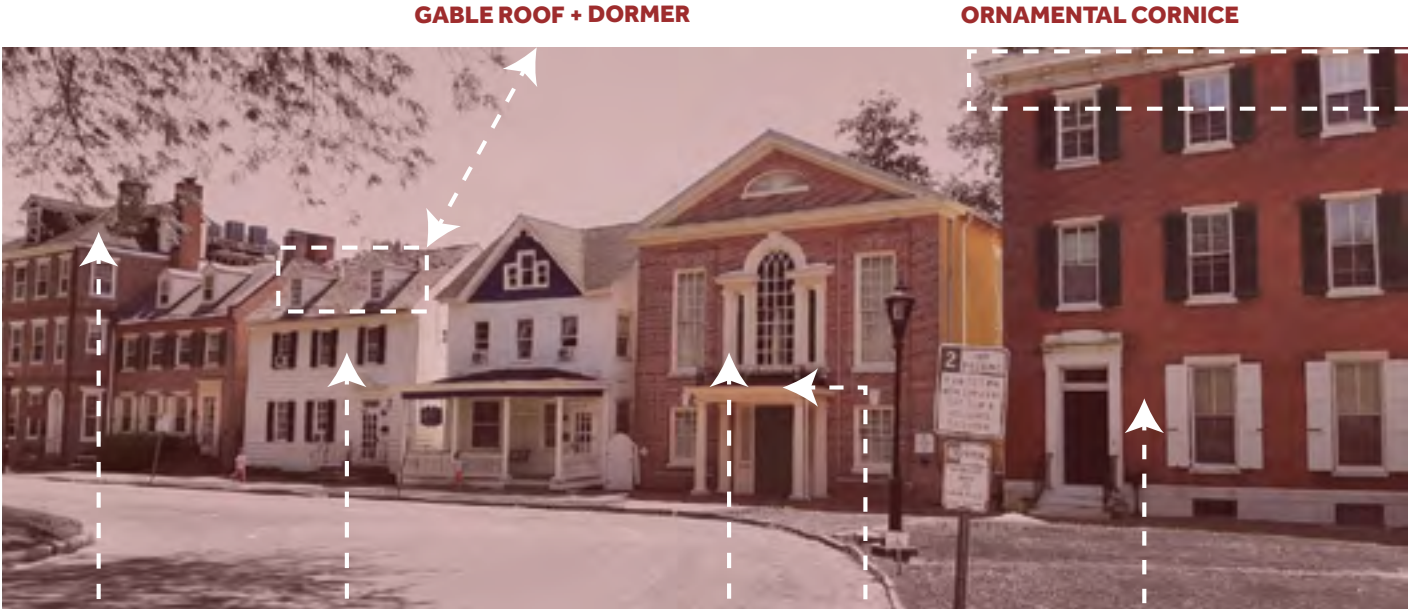
BRICK COLORING



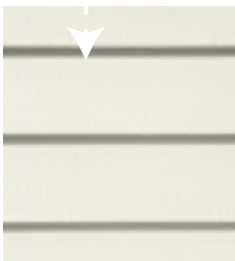
147 S. GOVERNORS AVENUE



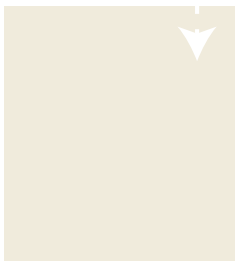
101 W. LOOKERMAN STREET



ASPHALT SHINGLE



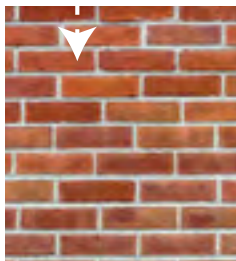
LAP SIDING



PAINT ACCENT



WROUGHT IRON



HISTORIC BRICK

HISTORIC PALETTE

MATERIAL PALETTE



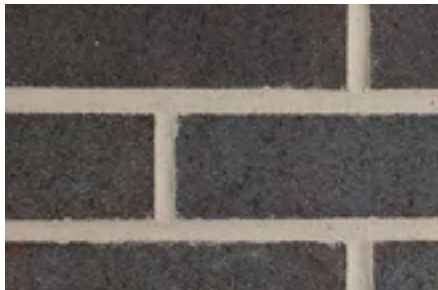
ANTIQUED BRICK



METAL ACCENT 1



FIBER CEMENT PANEL



DARK GRAY BRICK



METAL ACCENT 2



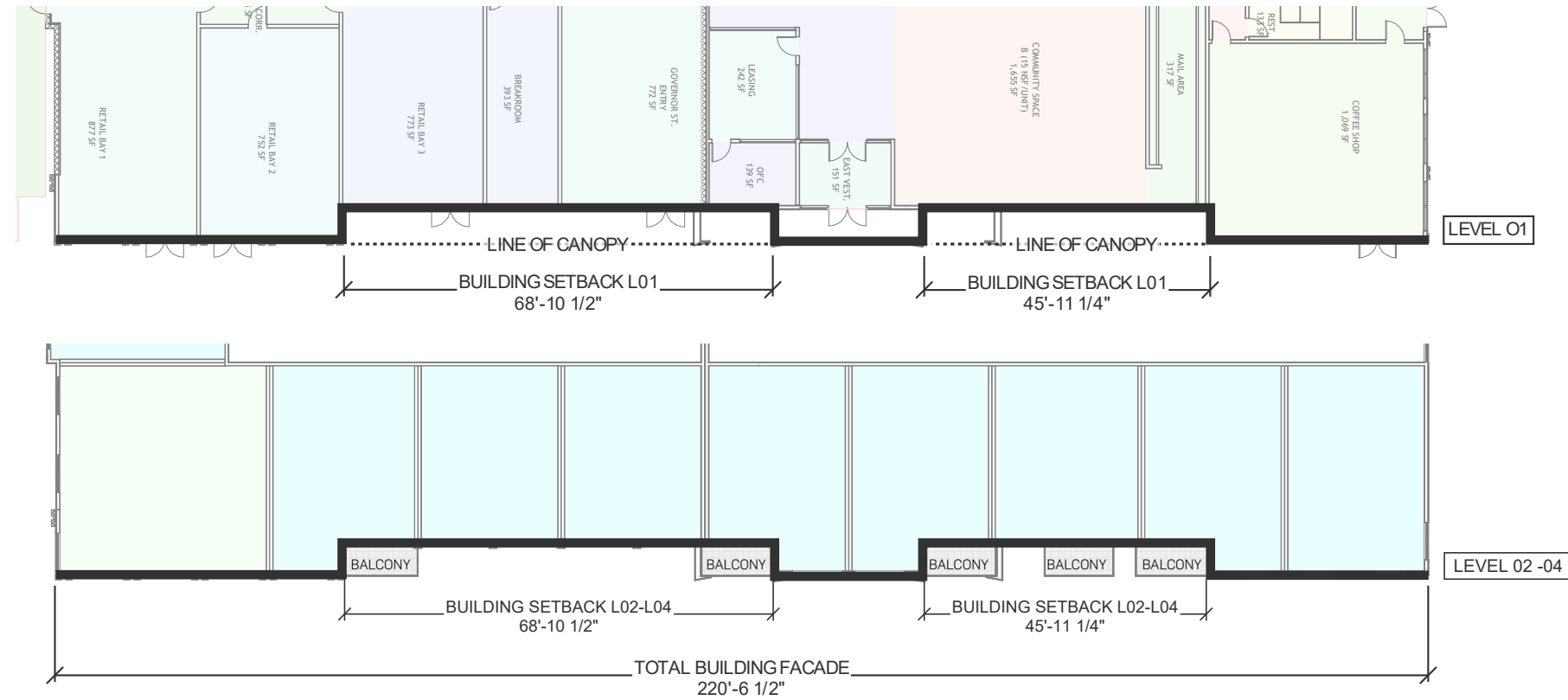
BURNISH FACE CMU

ZONING ANALYSIS

ARTICLE 3 SECTION 13 - CENTRAL COMMERCIAL ZONE (C-2) 13.52

*FOR BUILDING GREATER THAN 4 STORIES, THEN THE UPPER FLOORS SHALL STEP BACK

TOTAL BUILDING FRONTAGE | 220.5'
TOTAL BUILDING SETBACK 6' | 114.0'
SETBACK ACHIEVED | 51.7%



S, GOVERNORS AVE



ELEVATIONS



ELEVATIONS



S: SOUTH ELEVATION - MINOR STREET ALLEY



N: NORTH ELEVATION





S: SOUTH ELEVATION - ENTRANCE COURTYARD

N: NORTH ELEVATION - ENTRANCE COURTYARD





1: VIEW FACING WEST FROM S GOVERNORS AVENUE

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2: VIEW FACING SOUTH WEST FROM S GOVERNORS AVENUE

PERSPECTIVE VIEW - S NEW STREET



3: VIEW FACING EAST FROM S NEW STREET

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PERSPECTIVE VIEW - S NEW STREET



4: VIEW FACING NORTH EAST FROM S NEW STREET

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