



DATA SHEET FOR RECREATION PLAN REVIEW
Review of Active Recreation Area Plan

PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF September 9, 2025
Planning Commission Meeting of September 15, 2025

Plan Title: The Governor: Mixed-Use Building at 120 S. Governors Avenue, S-25-11

Plan Type: Site Development Plan: Active Recreation Area Plan

Location: On the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street in Dover, DE

Addresses: 120 S. Governors Avenue and 105, 111, and 115 S. New Street

Tax Parcel: ED-05-077.09-01-144.00-000
(Related Properties) ED-05-077.09-01-37.00-000, ED-05-077.09-01-42.00-000, ED-05-077.09-01-43.00-000

Owner: Downtown Dover Development Corporation c/o Downtown Dover Partnership and the City of Dover (Parcels at 105 and 115 S. New Street)

Property Area: 1.7622 acres +/- (main parcel)
1.9813 acres +/- (total of all parcels)

Proposed Use: Mixed-Use Commercial (Grocery, retail, restaurant, child day care center) and Multi-family Housing (Apartments – 120 units) and associated parking

Zoning: C-2 (Central Commercial Zone)
H (Historic District Zone)

I. Project Summary

The Governor: Mixed-Use Building at 120 S. Governors Avenue project will be reviewed as a Site Development Plan and for Architectural Review Certification by the Planning Commission. The Plan proposes construction of a mixed-use commercial and multi-family (apartment) building in Downtown Dover, to be located between South Governors Avenue and South New Street, midway between Reed Street and West Loockerman Street. The 1.7622+/- acre property is a vacant lot that was formerly an auto parts retail store and daycare center. The proposal includes a four-story, 139,306 SF mixed-use structure that includes space for retail, child day care, 120 residential apartments, and a roof-top courtyard, with 13 vehicle parking spaces and associated site improvements

II. Active Recreation Area Plan Summary:

As part of the Plan review process for this project, the applicant is required to provide open space and Active Recreation Area in accordance with the *Zoning Ordinance*, Article 5, Section 10.

Dover Code of Ordinances, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities (select excerpts).

Article 5 Section 10

Section 10. - Open space, recreation, and other public facilities.

The City of Dover shall require the reservation of open space, recreation, and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

10.1 Recreation areas.

10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

10.12 Dedication required. The commission shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

Because the project is located within the Downtown Redevelopment Target Area, it qualifies for an exemption under Article 5, §10.515 *Residential developments located within the Downtown Redevelopment Target Area as defined in Appendix C*. Under this provision, the applicant must provide 75 square feet of active recreation per dwelling unit with a minimum of 2,500 square feet provided on site. See code excerpt:

Article 5 §10.5 *Exemption to recreation area and open space dedication.*

10.51 Exemptions for small developments.

10.515 *Residential developments located within the Downtown Redevelopment Target Area as defined in Appendix C*. These developments shall be exempt from the area requirements set forth in section 10.16, but shall be required to provide 75 square feet of active recreation area per dwelling unit with a minimum of 2,500 square feet provided on site. If the commission determines that the construction of the entirety of the required active recreation area is not practical or desirable, the commission shall require a cash in lieu donation for the active recreation area determined as not practical or desirable. Cash in lieu shall be calculated in accordance with subsection 10.173 of this article.

The plan identifies a proposed 11,090 SF park area located on the three additional parcels along South New Street, to the northwest of the proposed building. This park would feature a dog park, playground area, and pollinator garden along with a variety of trees and shrubs. Although this

already exceeds the required active recreation square footage (9,000 SF), the plan also proposes a courtyard/wellness area (5,729 SF); fitness center (2,054 SF); and community space (2,995 SF) on the first floor of the building. In addition to first floor amenities, a rooftop courtyard is proposed on the second floor measuring 7,225 SF. The total proposed area of active recreation space for the proposed project is 29,093 SF.

This Active Recreation component must be reviewed by the Parks, Recreation, and Community Enhancement Committee for a recommendation prior to consideration of the Site Plan by Planning Commission.

The following table provides information from the submitted Plans and drawings for The Governor: Mixed-Use Building at 120 S. Governors Avenue project showing the Active Recreation Area plan. This focuses on the amenities specifically being developed with this project:

	Required	Provided on Plan
Active Recreation Area (Article 5 §10.515)	75 SF per dwelling unit or 2,500 SF, greater thereof 120 DU = 9,000 SF Requires 9,000 SF	5,729 SF Courtyard/Wellness Area 11,090 SF Park Area of playground area, dog run, connection walkway 2,054 SF Fitness Center 2,995 SF Community Space 7,225 SF Rooftop Courtyard 20 Interior Bicycle Parking Spaces 20 External Bicycle Parking Spaces Total: 29,093 SF
Active Recreation Amenities (Article 5 §10.15)	Accessible	Elevators are provided on each floor to access the rooftop courtyard. First floor active recreation amenities are accessible via a network of sidewalks with ramps to enter the building
Active Recreation Amenities (Article 5 §10.15)	Age Oriented to development	Amenities can be used by a variety of age groups.
	Parking	The entire site has 13 parking spaces to serve the residents with other parking nearby.
	Setbacks for equipment and game courts: 30 feet from residential lots and 25 feet from right-of-way for street	Most amenities are within or associated with the building and comply. The distance of the playground equipment from the street must be shown and placement may need to be adjusted for compliance.
	Landscaping	The Landscape Plan shows a variety of trees, shrubs, lawn spaces, and a pollinator garden.

III. STAFF RECOMMENDATIONS:

The following are comments and recommendations from Staff of the Department of Planning & Inspections and the Parks & Recreation Department following review of the Active Recreation Area proposed for The Governor: Mixed-Use Building at 120 S. Governors Avenue project.

1. The project plan is required to provide 9,000 SF of Active Recreation Area. The Plan shows a total of 29,093 SF of Active Recreation Area including a 5,729 SF Courtyard/Wellness Area; 2,054 SF Fitness Center; 2,995 SF Community Space; 11,090 SF Park with playground and dog run; and 7,225 SF Rooftop Courtyard.
 - a. Additionally, there is an indoor bike storage area that can store 20 bicycles and 20 exterior bicycle parking spaces.
2. Staff recommends approval of the proposed Active Recreation Area amenities, subject to review of the Active Recreation Plan sheet to confirm details. Staff also notes that this location in the Downtown is in a walkable area where the sidewalk system leads to open space areas like Mirror Lake Park, Silver Lake Park, the Legislative Mall area, and The Green, and to the Capital City Trail system.
3. The following items related to the recreation amenities:
 - a. For playground area provide the distance of equipment from the street right-of-way to ensure compliance with the setback requirements.
 - b. It is recommended that rules for usage of the dog-run area be posted along with any trash/waste disposal equipment.
 - c. Identify if the playground usage will be limited by operations of the child day care center.
 - d. Identify height and materials of the proposed fencing.
4. The applicant is reminded of the requirements for construction phasing of the recreation area associated with the development of the residential units. With all residential units in one building, the recreation amenities will have to be completed in conjunction with the building's construction and prior to issuance of a Final Certificate of Occupancy.

Article 5 §10.6 Construction Phasing. The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that one hundred (100) percent of the recreation and open space areas shall be completed prior to issuing building permits for the final twenty (20) percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

5. There shall be provisions which ensure that the common open space land (including active recreation area) shall continue as such and be properly managed and maintained. The developer shall either retain ownership and responsibility for maintenance of such open land; or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space i.e. a Homeowners Association. The organization shall be responsible for maintenance, insurance and taxes on the common open space.

IV. ADVISORY COMMENTS

1. In the event that major changes and revisions to the Site Plan occur in the finalization of the Site Plan, contact the Department of Planning and Inspections. Examples include reorientation of buildings, relocation of site components, and increases in building floor area. These changes may require resubmittal for review by the Development Advisory Committee, Historic District Commission, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
2. Clarify the status of ownership status of the parcels at 105 and 115 S. New Street as these is a specific process for the disposal of City owned properties.
3. The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

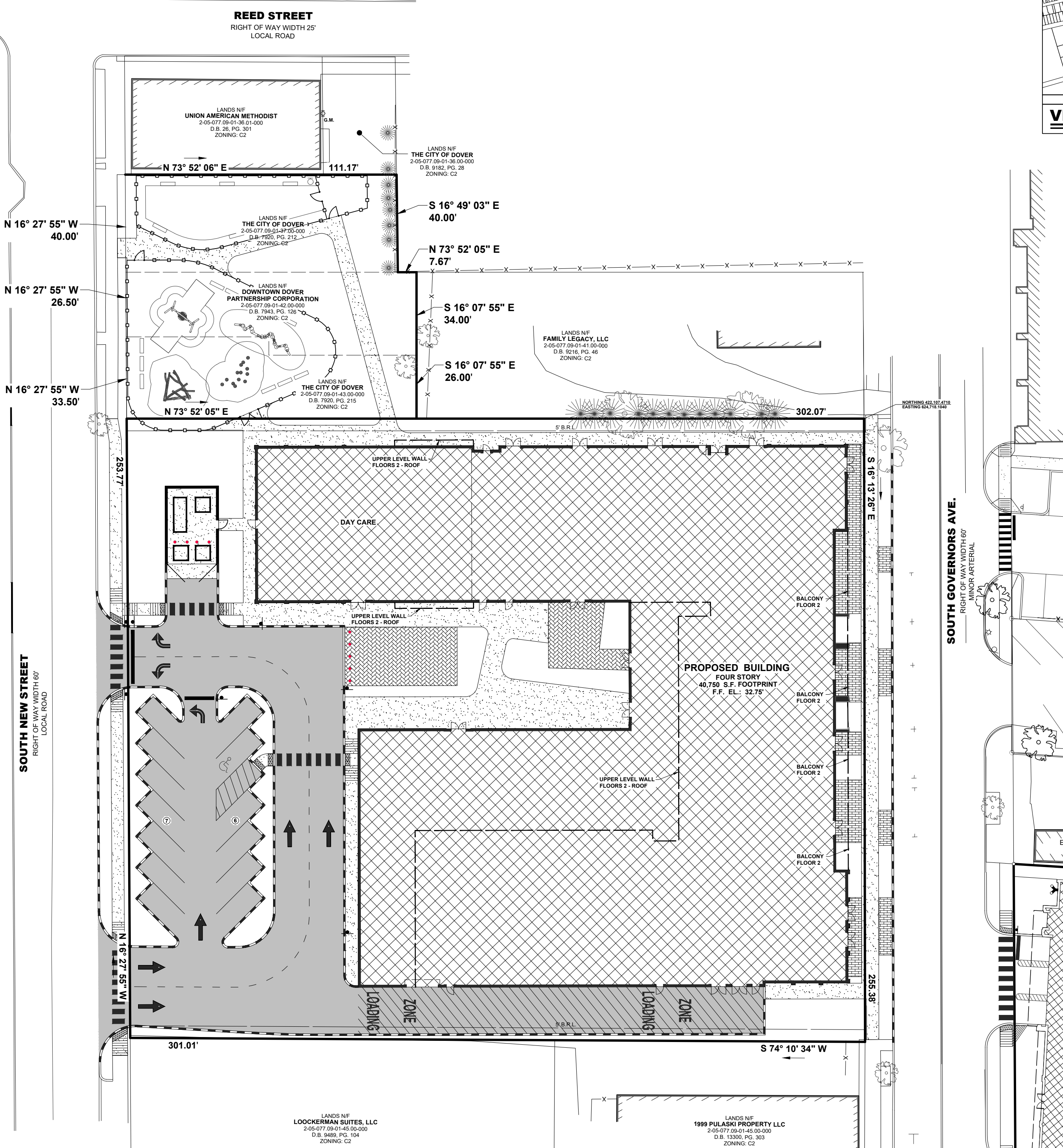
Attachments:

- Select Pages from S-25-11 Plan Set:
 - Cover Sheet and Overall Site Plan (C-001), Active Recreation Plan (C-202), and Landscape Plan Sheet (Z-100) dated August 2025
- Select Floor Plans from the Planning Board Presentation: Ground Floor Plan, Second Floor Plan
- Select Building Renderings for view of site from S. Governors Avenue and S. New Street

Note: This review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.

NOTE:
PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF
MATERIALS, THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY
LOCATOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN
THE PROJECT EXTENTS AS WELL AS VERIFYING ELEVATIONS OF ALL
UTILITIES TO BE CROSSED WITH NEW IMPROVEMENTS. CONTRACTOR
SHALL REPORT CONFLICTS/ISSUES TO THE ENGINEER.

LEGEND			
ITEM	EXISTING	PROPOSED	
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER MANHOLE (S.S.M.H.)
INDIVIDUAL TREE OR BUSH		N/A	SANITARY SEWER CLEANOUT (C.O.)
WIRE FENCE			WATER MAIN & SIZE
CHAINLINK FENCE			FIRE HYDRANT (F.H.)
STOCKADE FENCE			WATER VALVE (W.V.) OR METER (W.M.)
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP, RCP, HDPE)
WETLAND BOUNDARY LINE		N/A	CATCH BASIN (C.B.)
CONTOUR			UTILITY POLE W/ OVERHEAD SERVICE (T.E.)
ELEVATION SPOT SHOT			UNDERGROUND ELECTRIC (U.E.)
BENCH MARK			— U.T. —
PROPERTY OR RIGHT-OF-WAY LINE		N/A	— EX. 2" G —
CENTERLINE			
LIGHT POLE			



SITE DATA

1. OWNER OF RECORD:

DOWNTOWN DOVER DEVELOPMENT CORPORATION
101 W LOCKERMAN ST, SUITE 2B
DOVER, DE, 19004
(302) 678-2940 - EMAIL: diane@downtowndoverpartnership.com

2. ENGINEER / SURVEYOR:

BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE.
DOVER, DE, 19004
(302) 734-7950 - EMAIL: mherny@beckermorgan.com

3. PROPERTY MAP NUMBERS:
(ADDITIONAL PROJECT PARCELS)

2-05-07709-01-4400-00001
2-05-07709-01-4300-00001
2-05-07709-01-4200-00001
2-05-07709-01-3700-00001

4. PROPERTY ADDRESS:
(ADDITIONAL PROJECT PARCELS)

PARCEL 44.00 120 S. GOVERNORS AVE. DOVER, DE 19004
PARCEL 43.00 115 S. NEW ST. DOVER, DE 19004
PARCEL 42.00 111 S. NEW ST. DOVER, DE 19004
PARCEL 37.00 105 S. NEW ST. DOVER, DE 19004

5. PROPERTY LOCATION:

LATITUDE N39° 09' 32.28" - NAD83 (2011)
LONGITUDE W75° 31' 39.25" - NAD83 (2011)

6. ZONING CLASSIFICATION:

EXISTING: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT
PROPOSED: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT

7. DEED REFERENCE :
(ADDITIONAL PROJECT PARCELS)

DEED BOOK D 4620/342 (PARCEL 44.00)
DEED BOOK D 7920/215 (PARCEL 43.00)
DEED BOOK D 7943/126 (PARCEL 42.00)
DEED BOOK D 7920/212 (PARCEL 37.00)

8. PRESENT USE:
PROPOSED USE:

PARKING LOT (FORMERLY PARKING LOT, RETAIL, DAYCARE)
RETAIL, DAYCARE, RESIDENTIAL APARTMENTS

9. PROPERTY AREA:

PARCEL 44.00 76,762 S.F. (1.7622 ACRES)

10. PROJECT AREA:
(ADDITIONAL PROJECT PARCELS)

PARCEL 44.00 76,762 S.F. (1.7622 ACRES)
PARCEL 43.00 3,562 S.F. (0.0818 ACRES)
PARCEL 42.00 3,653 S.F. (0.0838 ACRES)
PARCEL 37.00 2,330 S.F. (0.0535 ACRES)

PROJECT AREA TOTAL:

86,307 S.F. (1.9813 ACRES)

11. IMPERVIOUS (LOT) COVERAGE:

MAXIMUM ALLOWED: 100%
EXISTING: 74,661 S.F.
PROPOSED: 69,402 S.F. = 78.6%

12. BULK STANDARDS:

C-2 - CENTRAL COMMERCIAL
LOT AREA (MIN.): N/A
LOT WIDTH (MIN.): N/A
LOT DEPTH (MIN.): 70 FT.
FRONT SETBACK: 0 FT.
SIDE SETBACK: 0 FT.
REAR SETBACK: 5 FT.
SIDE/REAR ADJ. RESIDENTIAL: 15 FT.

13. BUILDINGS:

EXISTING: 0 S.F.
PROPOSED: 40,735 S.F. (1ST FLOOR)
32,857 S.F. (2ND FLOOR)
32,857 S.F. (3RD FLOOR)
32,857 S.F. (4TH FLOOR)

TOTAL S.F. AT COMPLETION:

139,308 S.F.

HEIGHT:

125 FT. (MAX.) 54'-3"

STORIES:

10 (MAX.) 4

FLOOR AREA RATIO:

5.0 (MAX.) 1.81

NFPA CONSTRUCTION TYPE:

TYPE II

14. UTILITIES:

DWELLING UNITS 120
WATER: CITY OF DOVER
SEWER: CITY OF DOVER
GAS: CHESAPEAKE UTILITIES
ELECTRIC: CITY OF DOVER

15. PARKING CALCULATIONS:

C-2 ZONING (NO REQUIREMENT)
REQUIRED: 0
PROVIDED: 13 (SEE PARKING STATEMENT)
HANDICAPPED PARKING REQUIRED: 1
HANDICAPPED PARKING PROVIDED: 1
BICYCLE PARKING REQUIRED: 1
BICYCLE PARKING PROVIDED: 20
TOTAL PROVIDED: 40

16. LOADING CALCULATIONS:

LOADING BERTHS REQUIRED: 2
LOADING BERTHS PROVIDED: 2

17. DUMPSTER CALCULATIONS:

DUMPSTERS REQUIRED: 7
DUMPSTERS PROVIDED: 2

18. TREE PRESERVATION:

EX. WOODLAND AREA: 0 S.F.
WOODLANDS TO BE CLEARED: 0 S.F. (0%)
TOTAL WOODLANDS REMAINING: 0 S.F. (0%)
TOTAL NON-WOODLAND PROJECT AREA: 86,307 S.F.
86,307 S.F. / 3,000 S.F. / TREE = 28.8 = 29
EXISTING TREES TO BE RETAINED: 29
PROPOSED TREES: 28
TOTAL TREES: 35

19. SIGNAGE:

FUTURE PERMIT SUBMISSION

20. OUTDOOR LIGHTING:

LIGHTING SHALL BE 1.5 FOOT CANDLES (MINIMUM) AT GRADE

21. SURVEY DATUM:

NGS MONUMENT:
VERTICAL: NAVD88
HORIZONTAL: NAD 83 (2011 DSP)

22. MONUMENTATION:

3 FOOT / 0 SET

23. SOILS ON SITE:

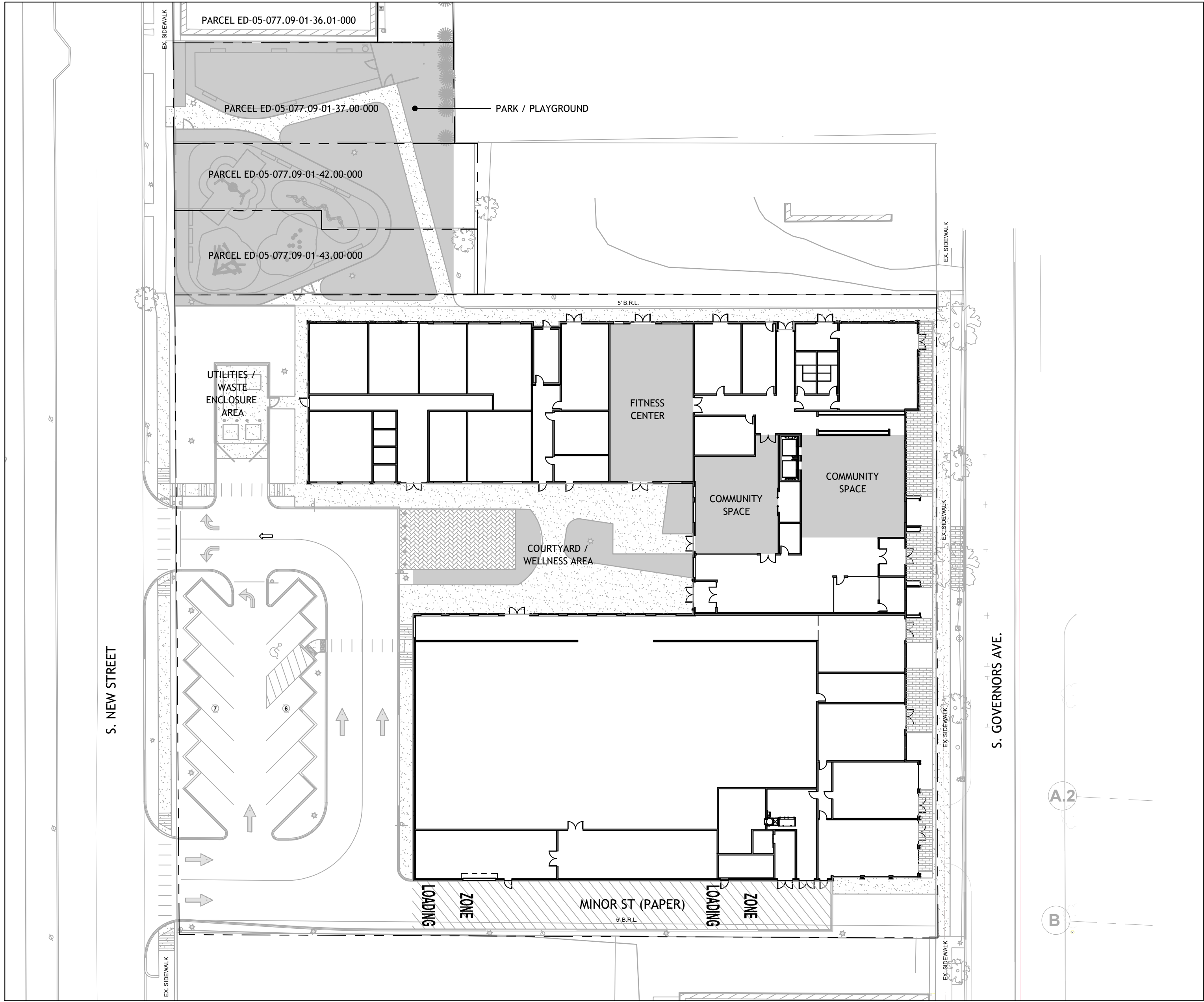
H&B - HAMBOURK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES (ENTIRE SITE)

24. WETLAND AREA:

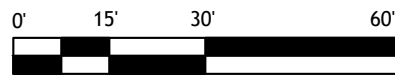
0.00 ACRES

OWNERS CERTIFICATION	
WE, DOWNTOWN DOVER PARTNERSHIP, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
_____ DOWNTOWN DOVER DEVELOPMENT CORPORATION	_____ DATE

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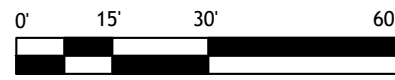
1 1ST FLOOR SITE PLAN
SCALE: 1" = 30'-0"



120 SOUTH GOVERNORS AVENUE						
ACTIVE RECREATION TABULATIONS (SQUARE FEET)						
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	PERCENTAGE	TOTAL (SF)
COURTYARD/WELLNESS AREA	5,729	-	-	-	19.7%	5,729
FITNESS CENTER	2,054	-	-	-	7.1%	2,054
COMMUNITY SPACE	2,995	-	-	-	10.3%	2,995
PARK	11,090	-	-	-	38.1%	11,090
ROOFTOP COURTYARD	-	7,225	-	-	24.8%	7,225
TOTAL ACTIVE RECREATION SQUARE FOOTAGE REQUIRED (75 SF PER UNIT - TOTAL UNITS = 120)						9,000
TOTAL ACTIVE RECREATION SQUARE FOOTAGE PROVIDED						29,093



2 SECOND FLOOR PLAN
SCALE: 1" = 30'-0"



ARCHITECTURE
ENGINEERING

Delaware

Dover

302.734.7950

Newark

302.369.3700

Maryland

Salisbury

410.546.9100

North Carolina

Charlotte

980.270.9100

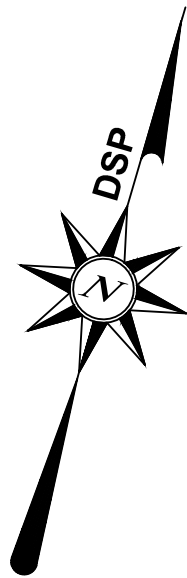
Raleigh

919.243.1332

Wilmington

910.341.7600

www.beckermorgan.com



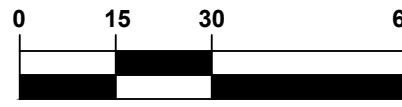
PROJECT TITLE

**DOWNTOWN
DOVER
DEVELOPMENT
CORPORATION
'THE GOVERNOR'**

120 S. GOVERNORS AVE.
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

**ACTIVE
RECREATION PLAN**



SCALE: 1" = 30'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER STATE: Rec Plan

PROJECT NO.: 2025041.00

DATE: 8-1-25

SCALE: 1" = 30'

DRAWN BY: CS PROJ. MGR.: M.J.H.

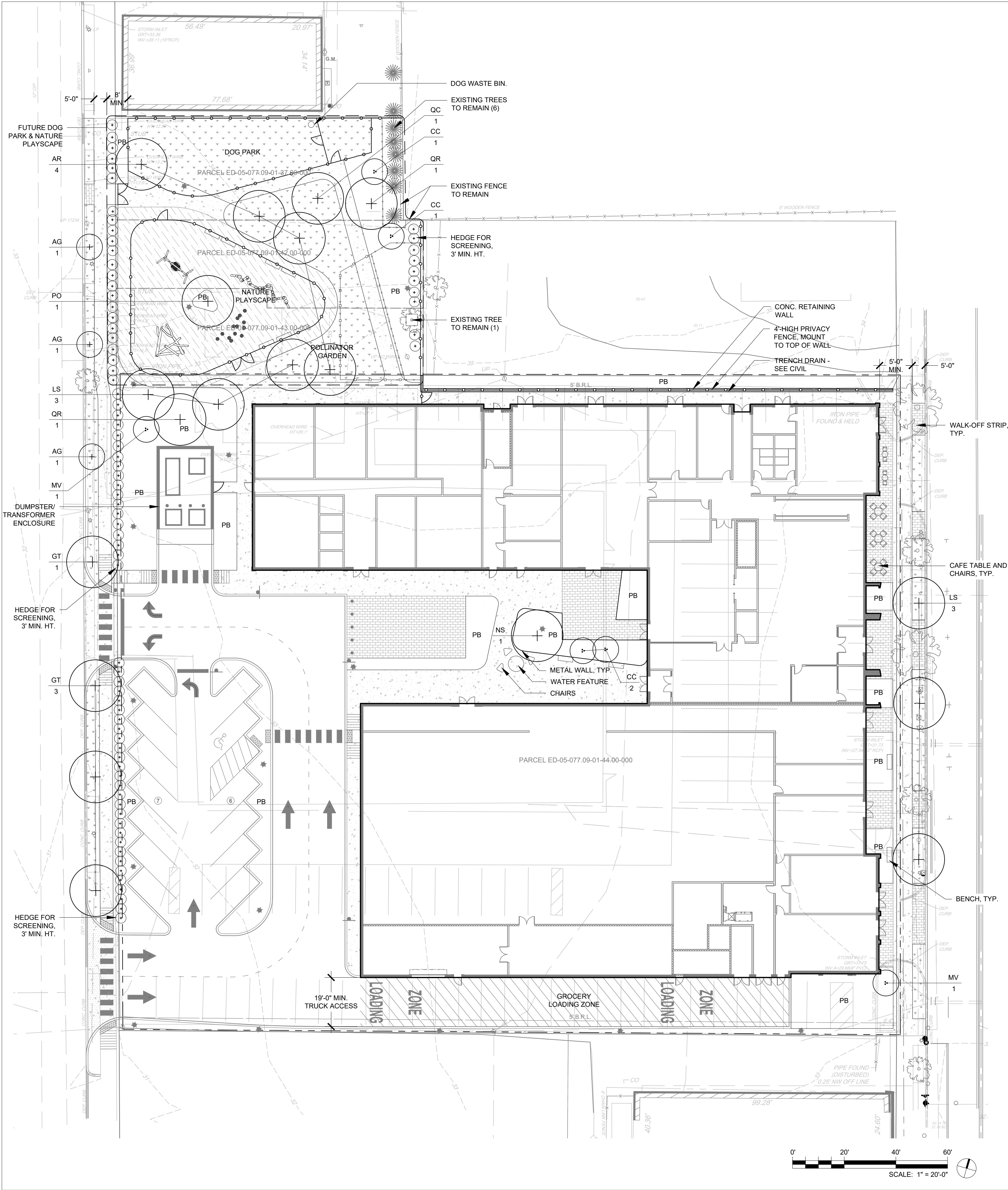
SHEET

C-202

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DRAWING BY CORE STATES GROUP



MATERIALS LEGEND

- CONC. PAVEMENT, PEDESTRIAN
- CONC. PAVEMENT, VEHICULAR - SEE CIVIL
- UNIT PAVEMENT, PEDESTRIAN
- UNIT PAVEMENT, VEHICULAR - SEE CIVIL
- ASPHALT PAVEMENT, VEHICULAR - SEE CIVIL
- CARPENTRY PAVEMENT
- PERMEABLE ENGINEERED WOOD FIBER SAFETY SURFACE

PLANTING LEGEND

- LAWN
- CANOPY TREE
- UNDERSTORY TREE, MULTI-STEM
- UNDERSTORY TREE, SINGLE-STEM
- SHRUB

TREE PROTECTION LEGEND

- TREE PROTECTION FENCE, NON-MOVEABLE
- TREE PROTECTION FENCE, MOVEABLE
- TRUNK PROTECTION

PB PLANTING BED

PROJECT INFORMATION

- PROJECT NAME: MIXED-USE BUILDING AT 120 S GOVERNORS AVENUE, HI-25-02
- ZONING CLASSIFICATION: EXISTING: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT PROPOSED: C-2 - CENTRAL COMMERCIAL, HISTORIC DISTRICT
- PARCEL NUMBERS: ED-05-077.09-01-44.00-000 (MAIN PARCEL) ED-05-077.09-01-43.00-000 ED-05-077.09-01-42.00-000 ED-05-077.09-01-37.00-000
- TOTAL ACREAGE: ED-05-077.09-01-44.00-000: 1.7622 ACRES (MAIN PARCEL) ED-05-077.09-01-43.00-000: 0.0818 ACRES ED-05-077.09-01-42.00-000: 0.0838 ACRES ED-05-077.09-01-37.00-000: 0.0535 ACRES PROJECT AREA TOTAL: 1.9813 ACRES

SETBACKS & YARD AREAS

	REQUIRED	ACHIEVED
FRONT SETBACK	0'	5.8'
SIDE YARD	NONE REQUIRED BUT 5' 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

SENSITIVE HABITAT INFORMATION

- SURVEY PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC ON 4/4/25
- WETLANDS PRESENT ON SURVEY: NONE
- WOODLANDS PRESENT ON SURVEY: NONE

TREE PRESERVATION

- EXISTING WOODLAND AREA: 0 SF
- WOODLANDS TO BE CLEARED: 0 SF (0%)
- TOTAL WOODLANDS REMAINING: 0 SF (0%)
- TOTAL NON-WOODLAND PROJECT AREA: 86,307 SF
- 86,307 SF / 3,000 SF / TREE = 28.8 = 29: 29 TREES REQUIRED
- EXISTING TREES TO BE RETAINED: 7
- PROPOSED TREES: 28
- TOTAL TREES: 35 (ALL TREES SHALL HAVE A 1-YEAR REPLACEMENT GUARANTEE)

TREE PROTECTION

- LOTS IN NON-WOODLAND AREAS EXPECTED TO RETAIN EXISTING TREES TO MEET TREE DENSITY REQUIREMENTS: ED-05-077.09-01-43.00-000 ED-05-077.09-01-37.00-000
- TREE PROTECTION SHALL BE INSTALLED AROUND EACH INDIVIDUAL OR GROUP OF PROXIMATE TREES TO BE PROTECTED.
- TREE PROTECTION AREAS SHALL BE PROTECTED BY FENCING AND SILT SOCKS SITUATED TO COINCIDE WITH THE DRIPLINES OF THE TREE OR GROUP OF TREES TO BE PRESERVED.
- PROTECTION MEASURES SHALL BE ERCTED PRIOR TO CONSTRUCTION AND MUST REMAIN UNTIL THE FINAL LANDSCAPE IS INSTALLED.
- TEMPORARILY MOVEABLE SECTIONS OF FENCING MAY BE CONSIDERED FOR LIMITED AREAS WHERE LANDSCAPE CONSTRUCTION MAY OCCUR, SUCH AS PAVEMENT IN A FILL CONDITION. NO EXCAVATION SHALL OCCUR IN THESE AREAS.

EROSION & SEDIMENTATION CONTROL

- TREE PROTECTION FENCING AND SILT SOCKS SHALL BE INSTALLED TO AVOID SEDIMENTATION INTRUSIONS AND EROSION IN TREE PROTECTION AREAS.
- SEE CIVIL FOR ADDITIONAL E&S INFORMATION.

Canopy Trees

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	PERMIT NOTES
AR	4	<i>Acer rubrum</i> 'October Glory'	Red Maple	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species on City's Table of Trees Species on City's Table of Trees, but straight species preferred to listed cultivar due to increased height and shade of straight species
GT	4	<i>Gleditsia triacanthos</i> f. <i>inermis</i>	Thornless Honey Locust	2"-2.5" cal.	B&B	As shown		Species is not on City's Table of Trees but it is a DE native and performs well in urban environments
LS	6	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Sweet Gum	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	
NS	1	<i>Nyssa sylvatica</i>	Black Tupelo	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species on City's Table of Trees Species is not on City's Table of Trees but it is a DE native and the biggest tree to be protected on this site is this species
PO	1	<i>Platanus occidentalis</i>	Sycamore	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	
QC	1	<i>Quercus coccinea</i>	Scarlet Oak	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	Species on City's Table of Trees Genus is on City's Table of Trees but this DE-native species is more drought tolerant than most of the listed species
QR	2	<i>Quercus rubra</i>	Red Oak	2"-2.5" cal.	B&B	As shown	Fall Hazard species - do not dig in fall	
Total	19							

Understory Trees

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	PERMIT NOTES
AG	3	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Brilliance Serviceberry	8'-10' ht.	B&B	As shown		Species on City's Table of Trees
CC	4	<i>Cercis canadensis</i>	Eastern Redbud	6'-8' ht.	B&B	As shown	Multi-stem, 3 trunks minimum; Fall Hazard species - do not dig in fall	Species on City's Table of Trees Species on City's Table of Trees, but straight species preferred to listed cultivar due to decreased bushiness and increased wildlife benefits of stright species
MV	2	<i>Magnolia virginiana</i>	Sweetbay Magnolia	6'-8' ht.	B&B	As shown	Multi-stem, 3 trunks minimum	
Total	9							

studio
sustena

Landscape Architecture Reimagined

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED LANDSCAPE ARCHITECTS AND ENGINEERS. PRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PROJECT TEAM

OWNER OF RECORD:
DOWNTOWN DOVER DEVELOPMENT CORPORATION
101 W LOCKERMAN STREET
SUITE 2B
DOVER, DE, 19904

DEVELOPER:
MOSAIC DEVELOPMENT PARTNERS JV
3002 CECIL B. MOORE AVENUE
SUITE 202
PHILADELPHIA, PA 19121
215-921-8107

LANDSCAPE ARCHITECT:
STUDIO SUSTENA
4537 WAYNE AVENUE
SUITE 201
PHILADELPHIA, PA 19144
215-247-8784 | STUDIO-SUSTENA.COM

ARCHITECT:
CORE STATES GROUP
1315 WALNUT STREET
SUITE 600
PHILADELPHIA, PA 19107
215-609-4609

CIVIL ENGINEER:
BECKER MORGAN GROUP, INC.
309 S. GOVERNORS AVENUE
DOVER, DE 19904
302-734-7950

MIXED-USE
BUILDING

120 S GOVERNORS AVE.
DOVER, DE 19904

SEAL:

ISSUE BLOCK:

CHECKED BY:

LM

DRAWN BY:

XW/IM

SCALE:

AS NOTED

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

Z-100

120 S GOVERNORS AVENUE **MIXED USE**

DOVER, KENT COUNTY, DELAWARE
PLANNING BOARD PRESENTATION



CORE STATES

PLANNING BOARD PRESENTATION | 1 AUGUST 2025

DOWNTOWN DOVER PARTNERSHIP | MOSAIC DEVELOPMENT PARTNERS JV + COLONIAL PARKING

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



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%

PERSPECTIVE VIEW - S GOVERNORS AVE



2: VIEW FACING SOUTH WEST FROM S GOVERNORS AVENUE

CORE STATES GROUP | 1 AUGUST 2025

DOWNTOWN DOVER PARTNERSHIP | MOSAIC DEVELOPMENT PARTNERS JV + COLONIAL PARKING

120 S GOVERNORS AVENUE **MIXED USE**

PERSPECTIVE VIEW - S NEW STREET



3: VIEW FACING EAST FROM S NEW STREET

CORE STATES GROUP | 1 AUGUST 2025

DOWNTOWN DOVER PARTNERSHIP | MOSAIC DEVELOPMENT PARTNERS JV + COLONIAL PARKING

120 S GOVERNORS AVENUE **MIXED USE**

PERSPECTIVE VIEW - S NEW STREET



4: VIEW FACING NORTH EAST FROM S NEW STREET

CORE STATES GROUP | 1 AUGUST 2025

DOWNTOWN DOVER PARTNERSHIP | MOSAIC DEVELOPMENT PARTNERS JV + COLONIAL PARKING

120 S GOVERNORS AVENUE **MIXED USE**