

NARRATIVE FOR APPLICATION TO HISTORIC DISTRICT REVIEW COMMISSION

120 SOUTH GOVERNORS' AVENUE DOVER, DELAWARE

This application seeks an Architectural Review Certificate of 120 S. Governors Avenue, a property within the Dover's (Historic District Zone) for which the applicant is requesting demolition.

Existing 120 S. Governors Avenue Street Building/Property

- See Photo Gallery for series/description of property and views (ATTACHMENTS 1-6)

Context for Demolition Request

While the applicant acknowledges the need to consider the historic value of properties within the Historic District Zone, this property is located within the block of S. New Street, an area severely challenged by chronic crime, vagrancy, drug-use, and prostitution. Despite the property being appropriately occupied with qualified, sustainable tenants over many years' time, and despite ongoing policing of the neighborhood and appropriate upkeep of the building and site for tenants and customers, the challenges that continue to increase within the block and encroach into the property have caused the neighborhood and particularly the property and building to deteriorate. It is time for a full redevelopment of the property to infuse new residential and appropriate commercial/retail occupancy that will revitalize the block and inject new life into this severely blighted area. Thus, demolition of the current building is necessary.

To accomplish this goal, this redevelopment project has been identified as a priority within the Capital City 2030: Transforming Downtown Dover! master plan, now

underway in downtown Dover. The plan has set the stage for a strong sustainable future for the downtown business district and neighboring communities of Dover for years to come. (ATTACHMENT 7)

Anticipated Scope of Demolition

At this writing, an Information to Bid (ITB) or Request for Proposal (RFP) has not been released for the demolition of this structure.

An Environment Assessment Asbestos Containing Materials Phase I Survey has been completed and approximately 220 square feet of Category I Non-Friable ACM has been identified at the Site. This material will be removed by a Delaware Certified Asbestos Abatement Contractor will be initiated prior to any demolition activities that could impact these materials.

For this structure, we anticipate responses to any Information to Bid or Request for Proposal, to propose a traditional demolition to the structure utilizing an excavator and skid steer working from the top to the bottom of the structure, and from the front to the rear. Disposing of the resulting work debris would be off-site to DSWA (Sandtown), using a Rolloff truck with containers removing concrete as required. The Rolloff truck containers will also dispose of all vegetation and overgrowth on the lot.

The demolition will include the installation of clean sand and gravel in the demolished area, compacted every 6 to 12 inches. A barricade fence is currently in place and will remain enhanced as the City of Dover permit might require. That fence will be removed once approved by the City of Dover.

We anticipate the construction of the replacement structure to commence as soon as possible after our participation in the required reviews and approvals.

In Consideration of Dover's Historic District Guidelines

The *Design Standards and Guidelines for the City of Dover, Historic District Zone*, in Chapter 4 entitled "*New Construction, Additions, Demolition, and Relocation, starting at Page 10 entitled "Demolition* "provided the DDP with guidelines regarding the criteria to be thoughtfully considered prior to the demolition of any structure, for any purpose in the City of Dover Historic District.

After a thorough review of the above guidelines, and coupled with the overall impact to the citizens of the City of Dover, we offer the following to support a proposed authorization to proceed with the demolition of 120 S. Governors Avenue, Dover Delaware:

- The 120 S. Governors Avenue property is not being demolished because of catastrophic damage or neglect. Now vacated, it is subject to loitering and vagrancy, and is a threat to public safety.
- The DDPs demolition of this vacant property, provides a critical component of the *Capital City 2030: Transforming Downtown Dover! Master plan* ("the Plan"). This plan was resoundingly supported by the State of Delaware, as reflected by a recent award of \$25M by Governor Carney to fund a Mult-Purpose Transportation Hub, and to partially fund the predevelopment costs associated with the replacement structure at the 120 S. Governors Avenue location. (\$15M ARPA;10M Bond Bill)

- The highly anticipated mixed-Use redevelopment project at 120 S. Governors Avenue is a principal priority of the *Capital City 2030: Transforming Downtown Dover! Masterplan* (ATTACHMENT 8)
- The 120 S. Governors Avenue site, although within the Downtown Dover District, is vacant, and not a noteworthy source of revenue to the City of Dover.
- The projected redevelopment of 120 S. Governors Avenue is a mixed-use redevelopment project which, as of this writing, has identified sources for seventy-three (73%) of its required funding.
- Although this property is not listed on the *National Historic Registrar of Historical Properties*, if necessary, the DDP will facilitate the recordation of archival photographs of the property, prior to demolition.
- Upon receiving approval to demolish the 120 S. Governors Avenue parcel, and upon acquiring a Contractor for demolition through a formal solicitation process, for a menagerie of environmental, development and safety reasons, we will expeditiously permit for the demolition of the structure and begin the process for approvals for the replacement structure. A portion of the funding received from the State of Delaware has been targeted for this location, and those funds require allocation by the end of 2024 and fully expended by the end 2026.

The applicants appreciate the thoughtful consideration of the members of Dover's Historic District Review process and look forward to working with the Commission to ensure our combined goals will support Dover's sustainable and exciting future.

ATTACHMENTS 1-6

PHOTO GALLERY 120 SOUTH GOVERNORS AVENUE



Front of Property from Governors Ave.

S. Governors Ave
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Left Side of Property from Governors Ave.



South-Facing Side of Property



Back of Property from New St.



Back of Property (New St.) from parking lot.



North-Facing Side of Property

ATTACHMENT 7

(MASTER PLAN)

Capital City 2030: Transforming Downtown Dover!

For additional information on the Plan:

[DOVER Masterplan Presentation 1.31.23.pdf- Google Drive](#)

<https://tinyurl.com/CapitalCity2030>

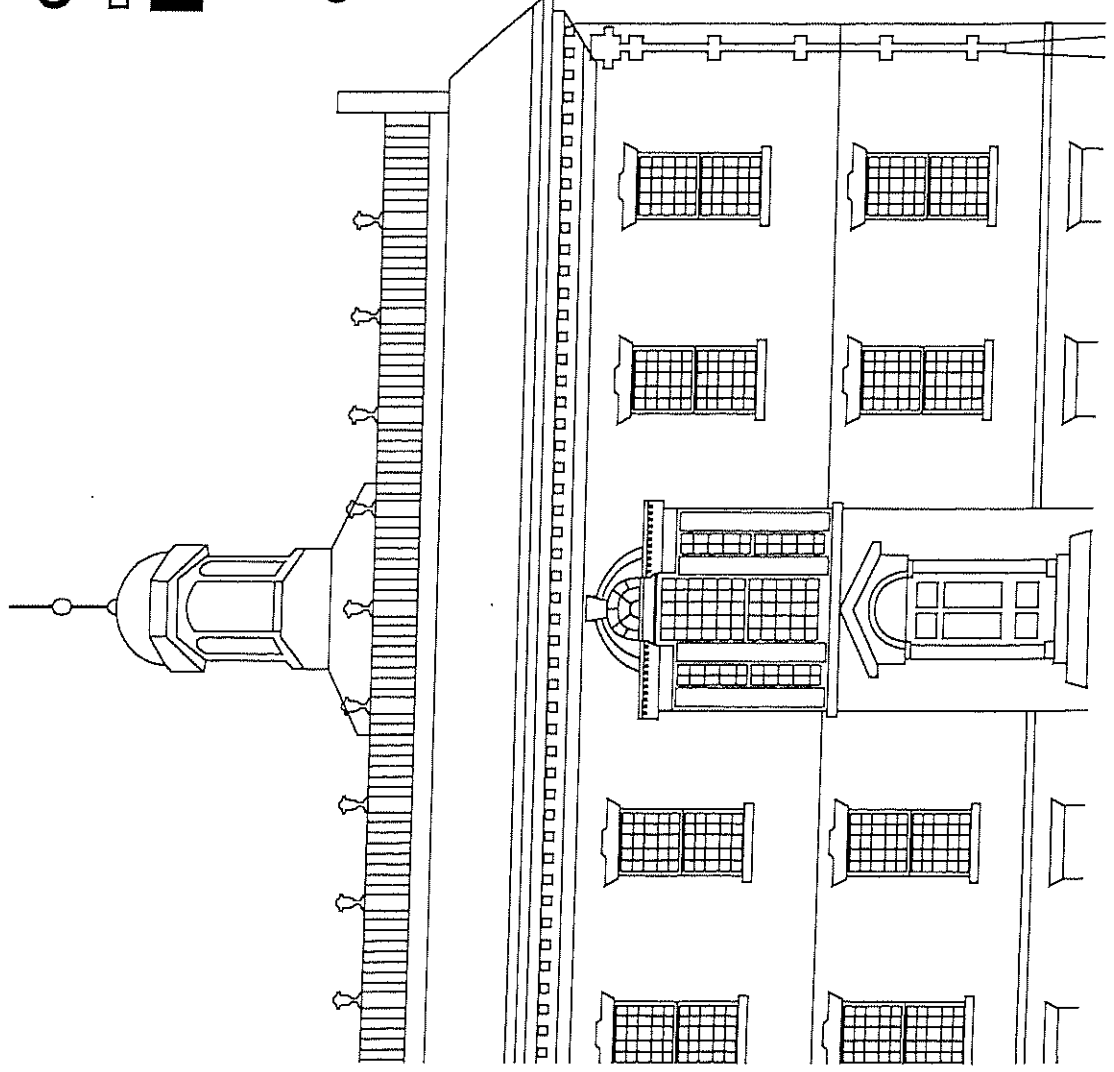
Transforming Downtown Dover

Capital City 2030

DOVER, KENT COUNTY, DELAWARE

January 2023

Executive Summary



Transforming Downtown Dover:

CAPITAL CITY 2030

TRANSFORMING DOWNTOWN DOVER: CAPITAL CITY 2030 provides a fresh and integrated approach to transform Downtown Dover and the surrounding area into a vibrant, thriving community and regional destination. With the support of the public, the business community and public officials, this document is intended to spur public and private investment to realize this vision.

The team engaged in an intensive listening process, reaching more than 800 residents, business owners, property owners, elected officials, and public and private stakeholders. The team then dissected key issues, needs and concerns to identify opportunities for meaningful growth.

They focused on a range of physical and programmatic solutions to jump start Downtown Dover and augment its already historic and bucolic setting. The areas of focus included key destination points, business attraction and connection, public financial support tools, architectural strategies, ground floor activation, multi modal transportation, public space, permits and zoning and new residential density.

The plan puts people first, with a focus on the customer who may be an employee, a resident, a student, a soldier, a nurse and artist, or a public servant. DDP's plan respects cars but is not constrained by them. The plan welcomes those who walk, cycle, use a scooter, take a bus or drive. We prioritize how streets interact with residents and visitors to increase

connection and improve the overall experience on the ground. Specifically, we reimagined the future Loockerman Street to again serve as the spine for the downtown district, having wider sidewalks, better tree infrastructure, brighter store fronts, more food and retail options, outdoor seating and traffic calming strategies.

The central premise of a reignited downtown district calls for density and connection to become the engines that drive change. The future requires new developments that activate ground floor spaces, adding nearly 1000 new residential units, a boutique hotel, centralized parking, more contemporary architecture, upgraded existing building structures, restaurants with outdoor seating, authentic retail, programmed public spaces, streamlined government approvals and government assisted financial incentives.

Our plan recommends incentives for building owners and businesses to stay or come to Downtown Dover. To attract and keep businesses, we recommend continued public investments in infrastructure, creating new financial tools such as TIFs to spur economic development, and an expedited path to approval for projects that align with the DDP plan.

By working with our existing key anchors, we start from a position of strength. These anchors are located within minutes of the downtown district, and include government entities, healthcare, and education. Delaware's state capital, its government agencies, Bayhealth, Delaware State University, and Dover Air Force Base are all longtime investors who could create synergy and directly benefit from a revitalized community.

These anchors employ and/or house thousands of people who currently are not fully engaged with downtown. This plan will build stronger connections through initiatives such as safe and convenient pathways from the anchor sites to downtown, quality residential housing and amenities and other programming that directly supports these anchors.



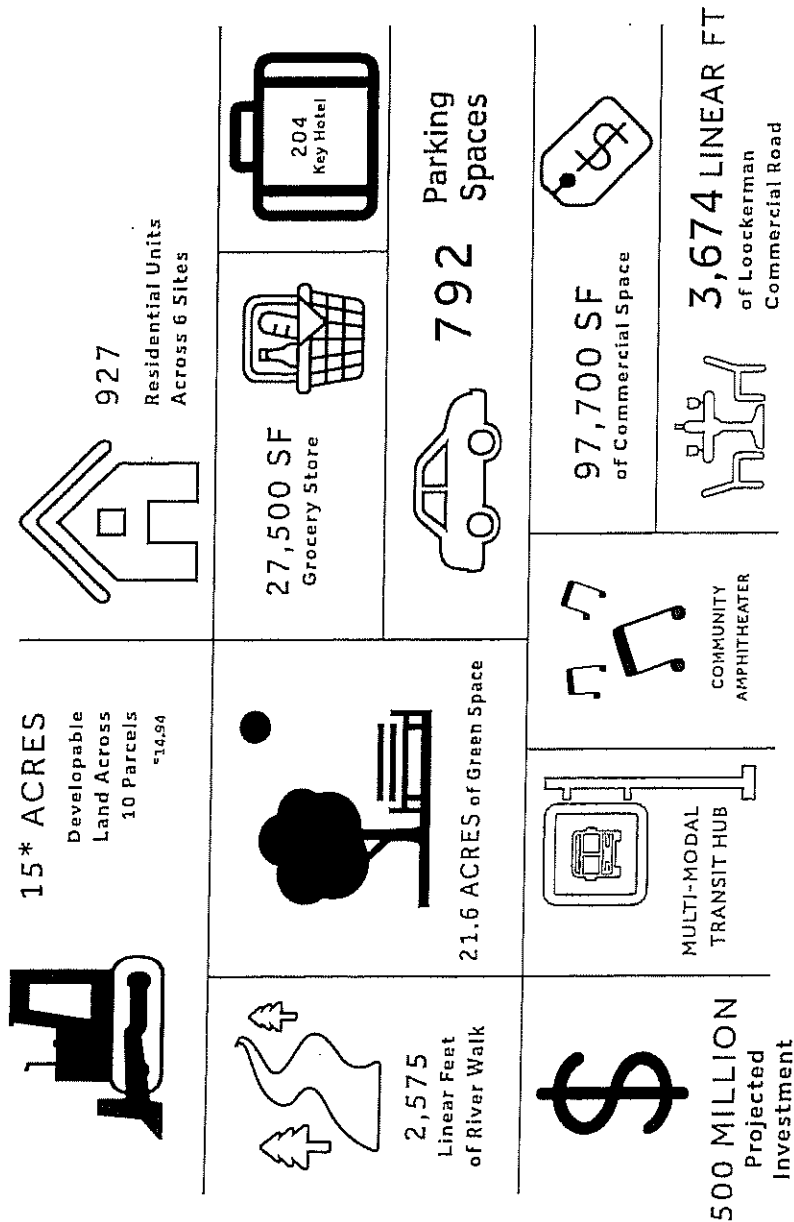
This plan was also built on the principles of equitable development. Building a more vibrant community also means including those who are traditionally left behind in the process. Dover has a large population of low- and moderate-income residents, many of whom need programmatic support to invest in job training, small business development, stabilized housing, and social support.

To help achieve that, we recommend attracting new businesses and training programs that emphasize local hiring, working closely with not-for-profits to leverage all investments, and working with established agencies to lessen the burden of homelessness, vagrancy, drug addiction and crime. The plan creates spaces for young people to learn, create and play, giving them new ways to enjoy the downtown.

To implement this plan, we recommend strengthening public-private cooperation. Leading this plan will be the Downtown Dover Partnership and its supporters. To assist them, we recommend adding a high-level development position to DDP to guide this project, convening a public-private Finance task force to investigate, implement, and manage financial incentives to bring investment to downtown, continue to outreach to the community to maintain support and engage the private sector directly in the development of DDP controlled sites.

Capital City 2030 will create a new downtown for the City of Dover. This will become a model community for people to live, work, and play. Working together, we can make the Capital of the First state of the nation a true destination worthy of its heritage.

Projected OUTCOMES

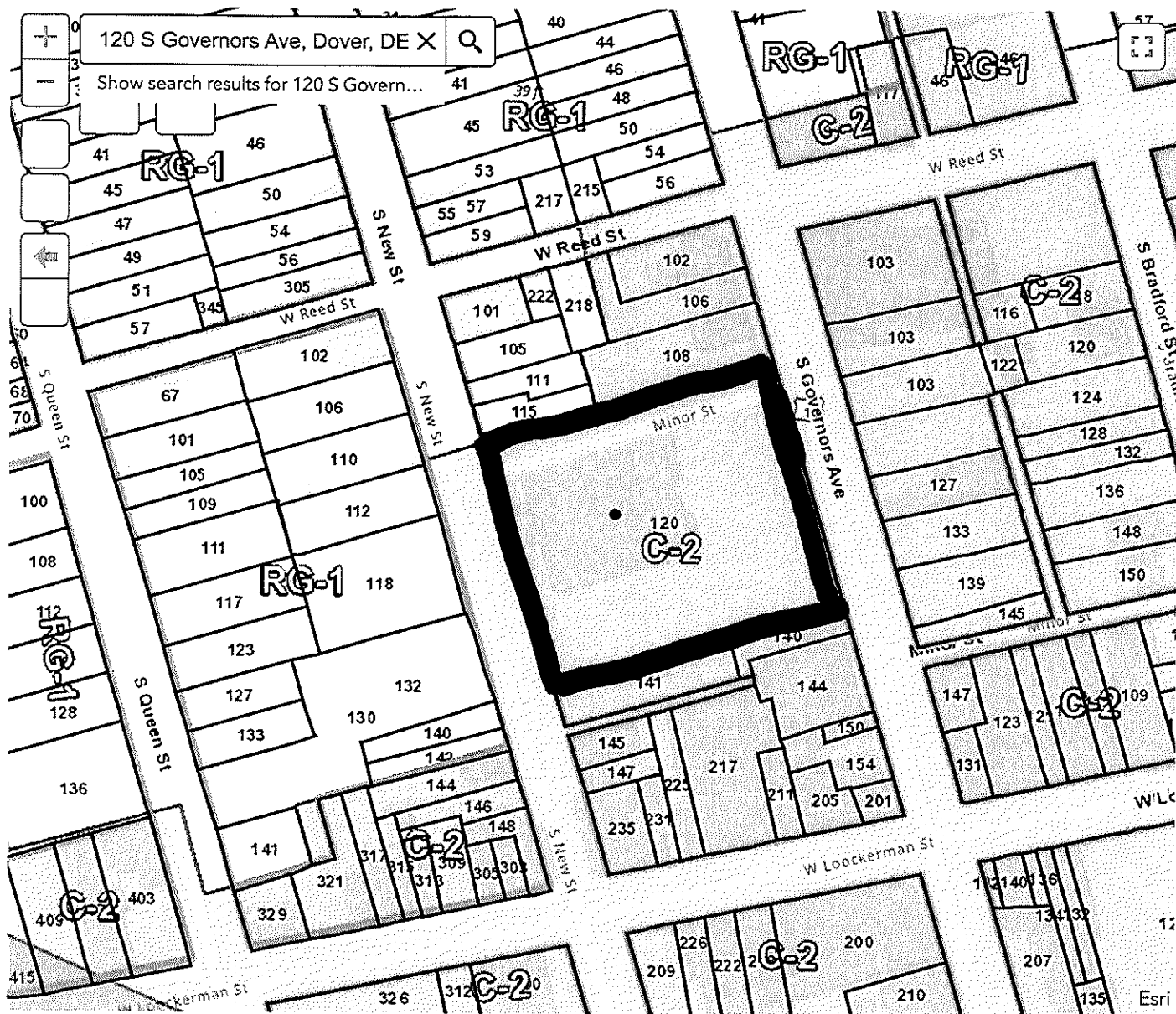




Dover Parcel and Zoning View

with Web AppBuilder for ArcGIS

Tax Assessor Database



ATTACHMENT 8

(MASTER PLAN)

**Mixed Use Redevelopment Project Capital City
2030: Transforming Downtown Dover!**

Your chance of being a victim of crime in Dover may be as high as 1 in 12 in the central neighborhoods, or as low as 1 in 43 in the southwest part of the city. See the section on interpreting the crime map, however, because comparing rates for crime or any other crime is not as intuitive as it may seem.

Dover Total Crime Map

The map below shows a simple count for crime in Dover, meaning it will closely resemble state population maps.



By a simple count ignoring population, more crimes occur in the east parts of Dover, DE: about 602 per year. The southwest part of Dover has fewer cases of crime with only 42 in a typical year.

Inte

S. BRADFORD ST.



PHASE 2

MIXED USE BUILDING

PARKING STRUCTURE
(TARGET COMPLETION: 2026)

MOBILITY HUB

S. GOVERNORS AVE.

PHASE 1

COFFEE SHOP

RESIDENTIAL LOBBY

DAYCARE

FITNESS

GROCERY
(MULTIPLE FLOORS ABOVE
RESIDENTIAL ABOVE
GROUND FLOOR)

**SURFACE
PARKING**

LARGE SCALE PRIORITY #1



B. VIEW OF 120 GOVERNORS AVENUE ALONG SOUTH NEW STREET

120 Governor's Avenue

BRINGING BACK GROCERY AND RESIDENTS TO DOWNTOWN

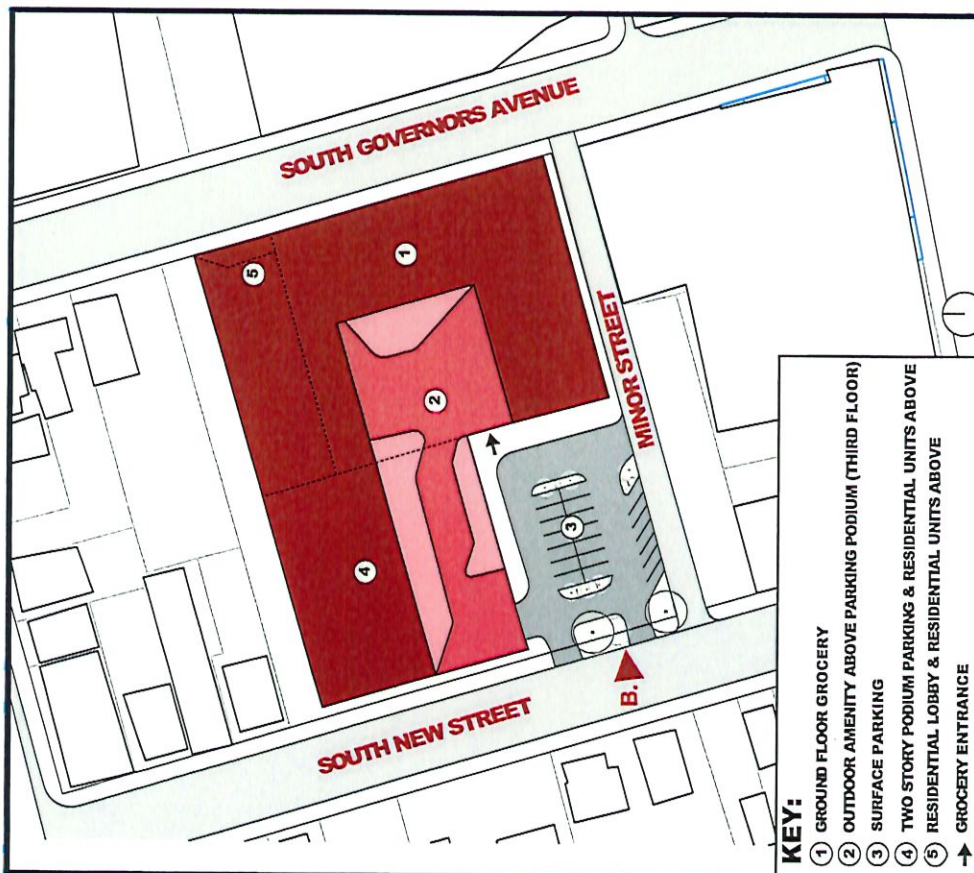
SITE METRICS

Acreage: 1.76 Acre

Building: 6 story Building (4-story Wood Construction over 2-story Steel Podium)

- Residential: 179,500 SF (196 units)
- Grocery: 27,500 SF
- Parking: (2-story Garage) 37,000 SF (113 Spaces)
- Outdoor Amenity: 16,300 (above Podium)
- Residential Support (Lobby, Amenity, etc.): 11,400 SF

Exterior Parking: 22 Spaces



*Plan/Design is conceptual