

Narrative to Accompany Application

Requested Comprehensive Plan Map Change: From Office Use to Mixed Use

Property Orientation:

The subject property is 5.04± acres at the end of Silver Lake Boulevard on the westerly side of Silver Lake in the City of Dover, Delaware. The property has shoreline access to the upper end of Silver Lake where the incoming Fork Branch stream marshes widen into more open waters of the lake. The property is currently undeveloped with a treed shoreline and the bulk of the land being maintained as an open mowed field. The existing Silver Lake Boulevard cul-de-sac bulb right-of-way is shaped to provide a vehicular entrance into the southwest corner of the property, with concrete curbing and sidewalks along the site frontage within the right-of-way.



Figure 1: Oblique Aerial View (Looking North)

Property Analysis:

The surrounding development on adjacent properties are currently described as:

To the north is Silver Lake (Comp. Plan: Water Bodies. R7 Zone)

To the west is the Complete Care at Silver Lake senior facility (Comp. Plan: Institutional. IO Zone).

To the east is the Dover Federal Credit Union corporate office building (Comp. Plan: Office. CPO Zone).

To the southwest are the Representative Lane townhouses (Comp. Plan: Residential Med. Density. RM-1 Zone).

To the southeast are additional townhouses (Comp. Plan: Residential Med. Density. RG-3 Zone).

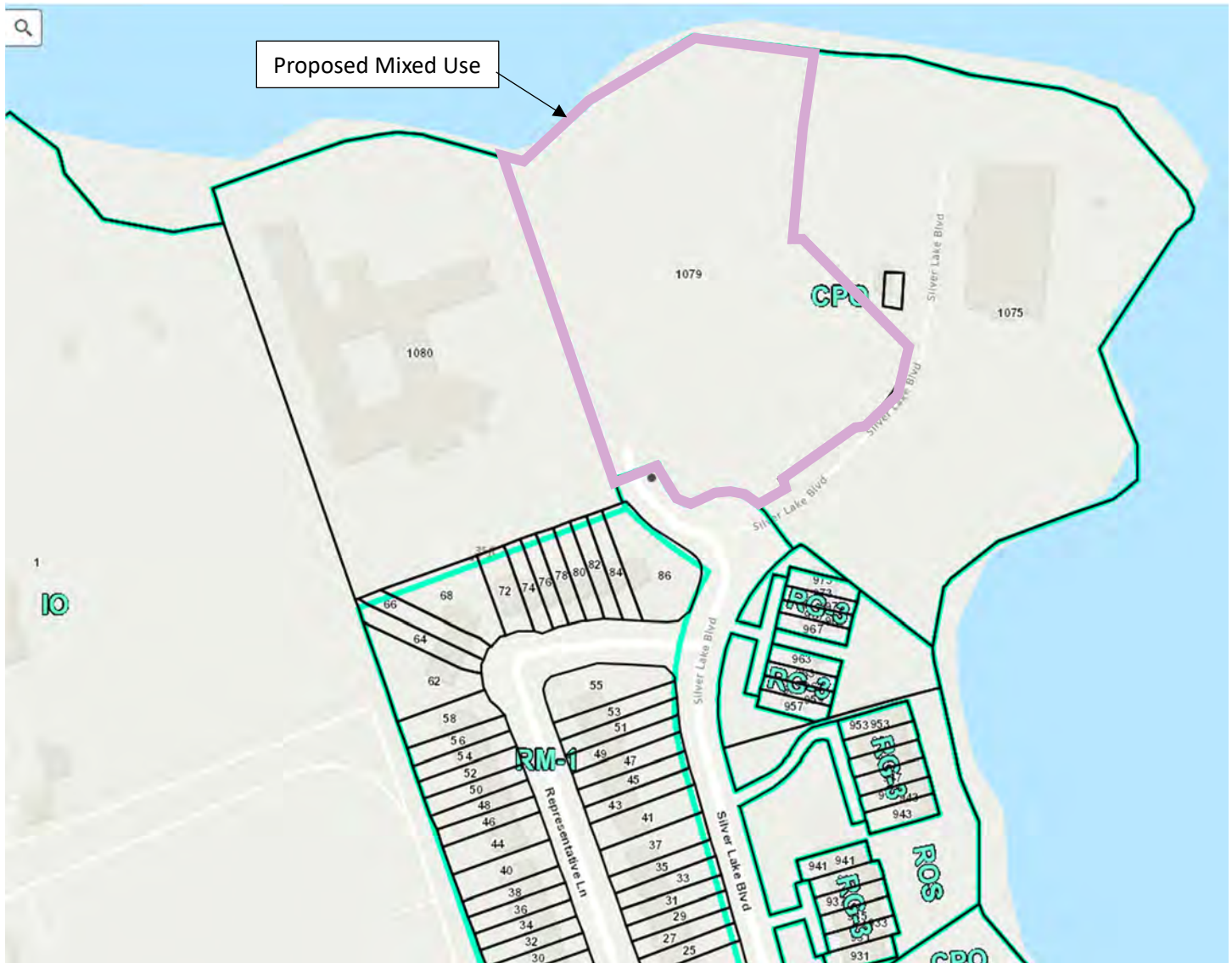
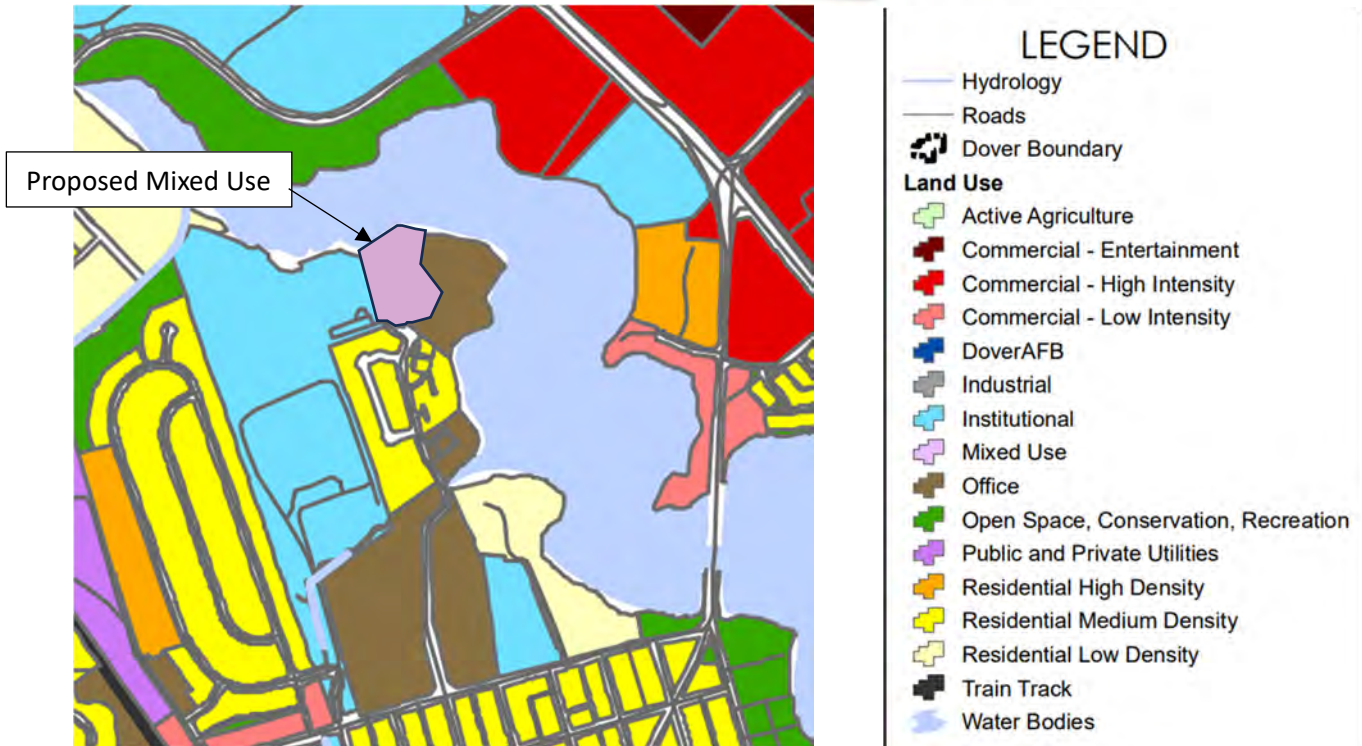


Figure 2: Dover GIS Zoning Map



**Figures 3 & 4: Portion of Dover 2019 Comprehensive Plan & Legend:
Map 12-1 Proposed Land Development Plan**

Statement of Consistency with the Goals of the Comprehensive Plan:

The subject property has more potential than an Office Use can deliver. A Mixed Use designation will allow for development flexibility that will provide far more local community benefits for at least the residents living along Silver Lake Boulevard, as well as for the commuters to the office complexes. The vision for this application is to develop apartments above ground-level commercial spaces plus indoor/outdoor active recreation facilities. The details are in the works, and the first step for making it viable is changing to Mixed Use in concert with the Comprehensive Plan.

The guidance of the Dover 2019 Comprehensive Plan, Chapter 12 Land Development Plan starts with land development principles that include:

- Encourage infill and redevelopment.
- Encourage a mix of housing styles within new residential developments.
- Ensure that new development meets high standards for site design and architectural design.
- Provide appropriate areas for commercial development through master-planned business zones.
- Ensure that environmental standards are enforced when reviewing construction projects.
- Enhance public utilities and infrastructure that will meet the needs of the community by providing quality community services.

The proposed Mixed Use development allows for added housing, lakeside trails, green roof infrastructure, and commercial development in service to the local community. The goals of the Mixed Use provision of the Comprehensive Plan encourages the creation of neighborhood centers. Currently there is no neighborhood center on the Silver Lake Boulevard corridor, but that is what is intended with the proposed development. Meetings with the neighborhood are planned to steer the commercial spaces towards what is most needed, and most desirable. The proposed development will encourage a walkable community backdropped by Silver Lake views.