

From: Gabriel Cheung, NCARB, LEED-AP, ALEP
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To: Department of Planning & Inspections
City of Dover
PO BOX 475
Dover, DE 19903

Date: June 5, 2026

Re: **Legislative Hall – West Entrance ADA Ramp**
Revision to Legislative Hall Building Addition Project HI 24-08

The current accessible entrance to Legislative Hall is located at the east entrance. This entrance will be closed for an estimated two-year period during construction of the proposed addition. The original project approach contemplated the construction of a temporary accessible entrance at the west entrance, which would remain in service throughout construction and be removed upon completion of the addition. However, the project team was asked to evaluate the feasibility of constructing a permanent accessible ramp that would satisfy accessibility requirements during construction while also serving as a long-term accessible entrance after the addition is complete.

West Entrance Accessible Ramp

Reference SK-A.1 for the general layout of the proposed accessibility improvements surrounding Legislative Hall.

Accessible Route #1 will serve as the only accessible route during construction of the addition. With the closure of the existing east entrance, Legislative Hall's current accessible public entrance will be unavailable for the duration of construction. New ADA-accessible parking spaces will be provided along Martin Luther King Jr. Boulevard South in an area currently utilized for assigned parking. From these spaces, users will proceed west toward Legislative Avenue and connect to a new brick-paved accessible route that replaces an existing stepped condition. The route will continue to the west side of the building, where a new accessible ramp adjacent to the west entrance will provide access to the building.

The proposed ramp is approximately 160 feet in length and provides access to a new accessible entrance created within the existing west façade. Construction of the ramp will impact two existing trees and adjacent landscaping. To create the entrance, an existing window will be removed and the exterior masonry wall modified to provide a new door opening at floor level. The wall area above the new opening will be infilled to match the surrounding construction. This new entrance is required because the existing west entrance contains interior steps that prevent direct accessible access from the existing exterior landing.

Alternate Accessible Routes

Upon completion of the addition, several additional accessible routes will be available to building occupants and visitors:

- Accessible Route #2: From the ADA parking spaces along Martin Luther King Jr. Boulevard South one can traverse east towards the new plaza and take the accessible ramps that flank the

new monumental stairs to the main public entrance.

- Accessible Route #3: From the Legislative Hall Parking Garage, across Martin Luther King Jr. Boulevard via the pedestrian crosswalk, and the same route as Accessible Route #2 to the main public entrance.
- Accessible Route #4: From the Legislative Hall Parking Garage through the existing tunnel beneath Martin Luther King Jr. Boulevard. This route is restricted access and provides direct entry into the Legislative Hall addition.

Materials and Architectural Character

The proposed ramp will be constructed of masonry and concrete designed to complement the historic character of Legislative Hall. Exterior-facing surfaces will utilize brick masonry matching the existing building in color, texture, and bond pattern. Ramp and landing surfaces will consist of concrete slabs incorporating a snow-melt system for year-round accessibility and safety.

Guardrails and handrails will feature a wrought-iron design consistent with the architectural character of the Legislative Mall and Capitol Complex and City of Dover historic district standards. The new accessible entrance door will be a solid wood door matching the existing west entrance doors and will be framed with a cast stone surround consistent with other exterior openings throughout the building.

Associated walkways will utilize the same brick paving materials found throughout the Legislative Complex, including a herringbone brick pattern with contrasting brick borders to maintain visual continuity with the surrounding site improvements.

Temporary Ramp Option

SK-A.1 illustrates an option (outlined in blue) for a temporary ADA-compliant ramp constructed out of aluminum that would be installed only for the duration of the Addition construction. This option also includes modifications to an existing window opening to provide a temporary accessible entrance into the building. Upon completion of construction, all temporary ramps will be removed, and the affected landscaping will be restored. The temporary entrance will also be removed, and the opening will be restored to its original window configuration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Cheung', with a long, sweeping underline.

Gabriel Cheung, NCARB, LEED-AP, ALEP