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Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

December 3, 2025

City of Dover
15 Loockerman Plaza
Dover, DE 19901

Attn: Dawn Melson-Williams, AICP

RE: **Old Dover Post**
55 Loockerman Plaza
DBF #: 2916A036

Dear Mrs. Melson-Williams:

The following is the Parking Strategy for the proposed Old Post mixed use development located at 55 Lookerman Plaza:

The developer proposes to provide 1 space per bedroom for all of the apartments. This brings the total number of parking spaces necessary for the apartments to 65 spaces. For the restaurant, the developer is proposing to provide 1 space per 4 seats or 3 barstools for 56 necessary spaces. This brings the total necessary for the proposed site to 121 spaces.

The parking to be provided for the proposed site is as follows; 62 onsite parking spaces will be provided for use by the tenants of the apartment units. 29 parking spaces will be provided on that adjacent parcel directly to the west (Dover Library) through an existing easement with the City of Dover that is already in place to be used by the apartment tenants and patrons of the restaurant. And directly contiguous to the Old Dover Post there are approximately an additional 180 public parking spaces available to serve the patrons of the proposed restaurant use along Innovation Way, Loockerman Plaza and the Dover Library parking lot.

The tables below provide a detailed breakdown of the parking strategy.

NECESSARY PARKING				
UNIT TYPE	REQUIREMENT	NUMBER OF UNITS	FLOOR AREA	NUMBER OF SPACES
1 BEDROOM APARTMENT	1 SPACE	17		17
2 BEDROOM APARTMENT	2 SPACE	15		30
3 BEDROOM APARTMENT	3 SPACE	4		12
STUDIO APARTMENT	1 SPACE	6		6
				SUB-TOTAL: 65 SPACES
RESTAURANT	1 SPACE PER 4 SEATS/3 BAR STOOLS		4,560 S.F.	56
				SUB-TOTAL: 56 SPACES
				TOTAL: 121 SPACES

PROVIDED PARKING		
PARKING TYPE	USE	NUMBER OF SPACES
PROPOSED ONSITE	APARTMENTS	62
SHARED SPACES ON EXISTING EASEMENT WITH CITY OF DOVER ON ADJACENT PARCEL	APARTMENTS AND RESTAURANT	29
PUBLIC SPACES (LIBRARY LOT, INNOVATION WAY, LOOCKERMAN PLAZA)	RESTAURANT	180
		TOTAL: 271 SPACES

If you have any questions or require additional information, please do not hesitate to contact me at (302) 424-1441 or via email at csw@dbfinc.com.

Respectfully Submitted,
Davis, Bowen & Friedel, Inc.



Chad S. Warren, P.E.
Associate/Sr. Civil Engineer

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RE: **The Old Post**
55 Loockerman Plaza
DBF #: 2916A036

Dear Mrs. Melson-Williams:

On behalf of the developer, we are respectfully requesting an exemption from Appendix B, Zoning, Article 6, Section 5.3 of the City of Dover.

Appendix B, Zoning, Article 6, Section 5.3 of the City of Dover code is a supplementary parking regulation for multiple dwellings that states among other things, *"The parking of motor vehicles within 15 feet of any wall or portion thereof, is prohibited."* In order to provide an adequate amount of parking for the proposed 42 unit apartment building and the restaurant, the parking lot to the rear of the proposed building was designed to maximize the number of provided parking spaces. In doing so, we were subject to several restrictions, these being the minimum parking space size, minimum fire regulations fire lane widths, City of Dover minimum drive aisle widths, and above all preserving the original post office building that fronts Loockerman Street per the Historic District Zone and Architectural Review Certification requirements. With all of these design restrictions considered, we were forced to place the parking spaces, including 3 handicapped accessible parking spaces, less than 15 feet of the rear (northern) side of the building, while preserving the original post office building structure.

Under the Architectural Review Certification, Article 10, Section 3.25 states, *"An architectural review certificate may be issued if it is found that the architectural style, general design, height, bulk and setbacks, arrangement, location and materials and structures affecting the exterior appearance are generally in harmony with neighboring structures and complementary to the traditional architectural standards of the historic district as set forth in the historic district design guidelines and standards adopted by the planning commission and as set forth in the United States Secretary of the Interior's Standards for Rehabilitation."* Essentially leniency can be provided in the general design, height, bulk and setbacks in order to maintain the traditional architecture of the historic district. Specifically in our case, this provides the ability to allow exclusion from the minimum 15' distance between parking spaces and the proposed multifamily building.

Additionally, we have discussed this same proposal with the City Fire Marshal and they have agreed to allow these parking spaces within the 15 feet minimum of the building as this side of the building does not grant them access to any windows, balconies, etc. above the ground floor level. These potential emergency points of egress are located on the east and west side of the multifamily building. Only ground level entry doors and three windows withing the stairwell are provided at the rear of the building and parking is prohibited for a width of 9 feet in front of the entry door.

We do intend to adjust the drive aisle widths to maximize the distance between the building and the adjacent parking spaces, however we will not be able to reach the minimum separation distance. We appreciate your understanding of this matter and to provide convenience for the tenants and patrons of the apartments, restaurants, and offices, and to preserve a historic building of downtown Dover we respectfully request exemption from the minimum distance of 15' from parking space to a building as found in Article 6, Section 5.3 of the City of Dover zoning code.

If you have any questions or require additional information, please do not hesitate to contact me at (302) 424-1441 or via email at csw@dbfinc.com.

Respectfully Submitted,
Davis, Bowen & Friedel, Inc.

A handwritten signature in black ink, appearing to read 'Chad S. Warren', followed by a horizontal line extending to the right.

Chad S. Warren, P.E.
Associate/Sr. Civil Engineer

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Dear Mrs. Melson-Williams:

On behalf of the developer, we are writing this letter to detail the provided Active Recreation Area provided on the proposed Old Dover Post site.

The City of Dover code requires 75 s.f. or recreation area per dwelling unit with a minimum of 2,500 s.f. or spaces. For our proposed 42 units this totals 3,150 s.f. of required active recreational area.

The developer is proposing to provide two Zen Gardens and an indoor Gym on the proposed site. The Zen Garden on the west side of the building is 1,646 s.f. and provides patios, benches, shade trees, and shrubbery for tenants of the apartments to take advantage of. The Zen Garden to the east of the proposed apartments will provide patios, shade trees, benches, a walking path, and a yoga station as amenities for the apartment tenants. A 506 s.f. indoor gym is proposed on the second floor of the apartment building for tenant use. There were some questions about accessibility to the gym as the previous design called for a half flight of stairs to the gym which are not ADA accessible, however the architectural plans have been revised to provide an ADA accessible ramp in place of the half flight of stairs. In all the total provided Active Recreational Area is 4,576 s.f, well exceeding the space required by code.

If you have any questions or require additional information, please do not hesitate to contact me at (302) 424-1441 or via email at csw@dbfinc.com.

Thank you,
Davis, Bowen & Friedel, Inc.



Chad S. Warren, P.E.
Associate/Sr. Civil Engineer