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November 13, 2024

Ms. Andria L. Bennett
City Clerk
City of Dover
15 East Loockerman Street, City Hall
Dover, Delaware 19901

RE: **Alley Abandonment Request**
DOVER MOBILITY CENTER GARAGE
Dover, Delaware
2024314.00

Dear Ms. Bennett:

On behalf of our client, Downtown Dover Partnership, please accept this letter as a formal request for the City of Dover to begin the process to abandon the alley within the existing City of Dover parking lot located between Governors Ave and Bradford Street. The alley runs to the north from Minor Street through the parking lot to the southern boundary of Robbins Hose Company No. 1 of Dover's property. We are seeking to vacate the portion of the alley that runs through the project's boundaries. The areas included in this request are depicted on the following enclosures to this application:

1. An aerial map, entitled "Alley Abandonment – Aerial Exhibit, Dover Mobility Center Garage". This map identifies the section of the alley being requested to be vacated and the adjacent property owners, and roads over the current aerial photography.
2. A smaller scaled drawing exhibit entitled "Alley Abandonment Exhibit, Dover Mobility Center Garage". This exhibit identifies the section of the portion of the alley requested to be vacated as well as the tax parcels involved, parcel owners and topography.
3. A legal description of the portion of the alley included in this request.

This request is being made to allow for the consolidation of the six (6) parcels involved in the project into one parcel, as well as the construction of the garage facility, as the garage will span from Governors Ave. to Bradford Street. Additionally, a parcel consolidation plan showing the consolidation of all six (6) parcels and the alley into one parcel will be prepared and submitted to the City's Planning Department with the site development plans.

The portion of the alley included in this request is exclusively within the project's property boundaries and several of the properties extend to the centerline of the alley currently. Under Section 27 of the Dover Charter, it allows the City Council to authorize the solicitation of bids for the sale of the land or street being vacated or abandoned. The portion of the alley proposed for abandonment is located entirely within the project's outer property boundaries and given that The Downtown Dover Development Corp. is the owner of the six (6) parcels that make up the project boundary, we request that Council not offer them for public or private sale and that it be allowed to be consolidated in the overall parcel for the project.

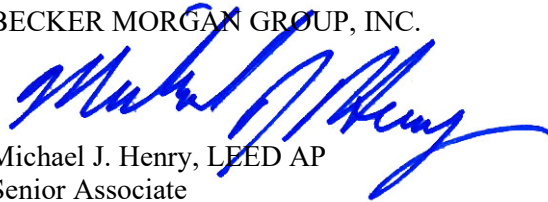
Based on previous discussions, it is our understanding that the abandonment procedure begins with a formal request to your office. From there the request is added to the Development

Advisory Committee and Planning Commission agendas. After being discussed at the Planning Commission, their recommendation will be forwarded to the Utility Committee and then Council for discussion. If the Council feels the abandonment request is appropriate, it can then be scheduled for a public hearing for the next Council meeting. The Council will then make a decision on the abandonment after the public hearing.

Please include this request on the Development Advisory Committee agenda and Planning Commission agenda for December 16, 2024 and feel free to contact us with any questions or concerns with this request.

Sincerely,

BECKER MORGAN GROUP, INC.



Michael J. Henry, LEED AP
Senior Associate

MJH/

Enclosures

Cc: Dawn Melson-Williams, City of Dover Planning Department

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