



REQUEST FOR ALLEY ABANDONMENT
Public Hearing before the Dover Planning Commission
December 16, 2024

Applicants: Downtown Dover Partnership

Properties and Property Owners Adjacent to Alley Segment:

133 S. Governors Avenue	Downtown Dover Development Corporation (Downtown Dover Partnership)
139 S. Governors Avenue	The Downtown Dover Development Corp. - Dover Parking Authority (Downtown Dover Partnership)
145 S. Governors Avenue	City of Dover
136 S. Bradford Street	City of Dover
148 S. Bradford Street	Capital City Transformation Alliance Inc.
150 S. Bradford Street	CEI Properties, LLC

Location: Portion of the Improved Alley located between South Governors Avenue and South Bradford Street and extending approximately 132 feet north of the Minor Street Alley
See Plan Diagram for Detailed Location

Abandonment Area: ~1,550 square feet

Tax Parcel ID #: No Tax Parcel Numbers – All public right-of-way or alley is part of adjacent parcel

Present Use: Public Alley

Proposed Use: Integration into Adjacent Parcels

Reason for Request: To abandon and integrate the Alley area into the six parcels of land proposed to be consolidated for a redevelopment project for the Dover Mobility Center (Parking) Garage

File Number: MI-24-10

I. REQUEST SUMMARY
Alley Abandonment Request:

The Downtown Dover Partnership has requested that the City abandon portions of the Alley between S. Governors Avenue and S. Bradford Street, Dover DE. This request is being made as part of the project proposal for the redevelopment of a series of six parcels to the north of the

Minor Street Alley for the Dover Mobility Center Garage (Parking Garage). This Request focuses on the process for Alley Abandonment only as the redevelopment project will be subject to separate Site Development Plan applications and reviews.

Existing Area:

The subject area consists of a public alley, owned and maintained by the City of Dover. Recent property surveys have shown this Alley to be located within right-of-way and also traversing portions of several of the adjacent parcels. The Alley requested for abandonment is adjacent on both sides to properties held in the ownership of multiple properties. See Table below and attached Plan submission diagrams:

Address	Tax Parcel Number	Current Property Owner
133 S. Governors Avenue	ED-05-077.09-02-10.00-000	Downtown Dover Development Corporation (Downtown Dover Partnership)
139 S. Governors Avenue	ED-05-077.09-02-09.00-000	The Downtown Dover Development Corp. - Dover Parking Authority (Downtown Dover Partnership)
145 S. Governors Avenue	ED-05-077.09-02-08.00-000	City of Dover
136 S. Bradford Street	ED-05-077.00-02-24.00-000	City of Dover
148 S, Bradford Street	ED-05-077.00-02-25.00-000	Capital City Transformation Alliance Inc
150 S. Bradford Street	ED-05-077.00-02-27.00-000	CEI Properties, LLC

It is noted that under separate proceedings the City Manager's Office has presented to Dover City Council a proposal for the transfer of City owned property to the Downtown Dover Partnership entity for this redevelopment project. The redevelopment project known as the Dover Mobility Center (Parking) Garage is identified as a priority project in the *Transforming Downtown Dover: Capital City 2030 Plan*.

II. RECOMMENDATION OF THE PLANNING STAFF:

The Planning Staff notes the redevelopment efforts associated with the *Transforming Downtown Dover: Capital City 2030 Plan* which focuses on efforts to revitalize and redevelop Downtown Dover. To the extent that long-term abandonment of the subject Alley area will help accomplish this objective, staff supports the conceptual request. Staff believes that the requested Alley Abandonment should be conditioned on abandonment coinciding with appropriate planning for the relocation of any utility infrastructure in the Alley as associated with future site development plans.

III. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

The Request for Alley Abandonment is to be considered by the Planning Commission. The Planning Commission as part of their public hearing and review process will provide a

recommendation on the Alley Abandonment to the Utility Committee (a City Council Committee of the Whole Subcommittee).

IV. ADVISORY COMMENTS TO THE APPLICANT:

1. The Planning Commission's role is to make a recommendation to the City Council on the matter. City Council has ultimate authority on the request for abandonment.
2. Staff notes that abandonment of the public alley will require relocations or easements for existing utilities in the area. If the request for abandonment is successful additional coordination with various City Departments will be necessary to address utility infrastructure access, the need to maintain emergency access, and the development (and approval) of a Record Plan documenting a transfer of ownership and any associated infrastructure easements.
3. Abandonment of public alleys does not constitute approval for physical alteration of such alleys. Any modification or ground-disturbing activity must be reviewed through the appropriate site plan process and receive all requisite approvals by regulatory agencies.



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: NOVEMBER 27, 2024



APPLICATION: Request for Alley Abandonment: Part of Alley Between S
Governors Avenue and S Bradford Street

FILE #: MI-24-10

REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater

CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL: jlyon@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

SANITATION / STREETS / STORMWATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed alley abandonment.

WATER

1. The alley proposed for abandonment contains a water main. Our office requires that a public utility easement be provided in order to maintain proper service to our customers. The easement may not contain any structures or signage as per the Water / Wastewater Handbook. It is our understanding that adjacent parcels are to be redeveloped and lot lines will be re-recorded. As utility locations are to be redesigned at that time the public utilities easement is to be re-evaluated by the Department of Water & Wastewater with revisions made as appropriate at that time as well.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WASTEWATER / GENERAL

1. None

WATER

1. If the future development proposes to build on top of the aforementioned water main location, the developer shall relocate the water main to the satisfaction of the Department of Water & Wastewater. The cost of this relocation shall be the sole expense of the developer.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: Nov 27, 2024

APPLICATION:	Request for Alley Abandonment, Part of Alley between S. Governors Avenue and S. Bradford Street
FILE #:	MI-24-10
REVIEWING AGENCY:	City of Dover Electric Department
CONTACT PERSON:	Shawn Burgett, Engineering Services & System Ops Superintendent
CONTACT PHONE #:	302-674-7568
CONTACT EMAIL #:	sburgett@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. The Electric Department has no objections to the abandonment of a portion of the improved alley, located between South Governors Avenue and South Bradford Street.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

1. None

ADVISORY COMMENTS TO THE APPLICANT

1. None

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

MI-24-10

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 11/27/24

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APPLICATION: Request for Alley Abandonment Part of Alley between S Governors Ave and S. Bradford St

FILE #: MI-24-10

REVIEWING AGENCY: City of Dover, Office of the Fire Marshal

CONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.us

PHONE #: (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposal is a request for abandonment of a portion of the improved alley. This office has no objections

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

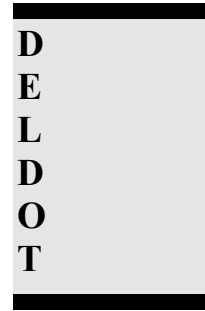
1. N/A

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

*If you have any questions or need to discuss any of the above comments, please call the above contact person listed.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



APPLICATION: Request for Alley Abandonment

FILE#: MI-24-10

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams

PHONE#: 302-760-2141

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. DelDOT has no objections.



KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

**CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
DECEMBER 2024**

APPLICATION: Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street

FILE #: MI-24-10

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Cullen Baker

PHONE: (302) 608 – 5370

EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

Kent Conservation District has no objection to the Alley Abandonment.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 12/4/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street

FILE # MI-24-10

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission
Alley Abandonment Review

MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street

Dover Kent MPO does not have any objections to the alley abandonment. Further comments will be given when the site is developed.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

