



January 17, 2024

Department of Planning & Inspections
City of Dover
PO BOX 475
Dover, DE 19903

The Old Post is a mixed-use development that sits on the East side of the downtown Loockerman Corridor. The development will repurpose two 2,500 SF retail spaces, 2,000 SF business space within the original Retail portion of the former Dover Post. The rear warehouse portion of the former Dover Post structure will be razed to introduce a new three-story structure of 36 residential apartment units. The adaptive reuse of the structure will contribute to the growth of a vibrant Downtown Community. The proposed design is an adaptive reuse project that integrates old and new to create a structure that is cohesive with its historic built environment yet distinct in form and reflective of contemporary practice.

For over 50 years, 55 Loockerman Plaza was a hub and an institution within the Dover community. The 'new' Old Post celebrates this history in both function and form. The new residential and commercial programming will bring life and vibrancy to the streets of downtown. The proposed design retains much of the existing facade, while introducing modern elements to improve pedestrian connection to the Loockerman streetscape. We preserved the existing column and portico structure but increased the fenestration at the ground level to improve pedestrian engagement with the retail and outdoor seating component of the structure.



The New Construction portion of the building houses the multifamily residential area of the mixed-use development. The addition is set back to allow increased density while maintaining the light and open feel of Loockerman Plaza. The design of the apartments aims to complement the institutional fabric of the Capital Square Context of East Loockerman, while bringing in Pedestrian Scaled design elements of the West Loockerman Corridor. Our approach utilizes materiality and architectural order in a contemporary application to create its style. The exterior material palette reflects the surrounding architecture, consisting of red brick in a running bond pattern, a limestone-style EIFS, and painted accents and trim. We utilized architectural details typical to buildings of Downtown Dover, such as piers, cornices, and banding to create articulation on the façade. A secondary material at the ground level further breaks up the façade to engage the pedestrian and tenant with the building.

The former Dover Post was a vital spot in Downtown Dover that many in the community visited regularly throughout their life. The proposed adaptive reuse of the facility will once again provide a vibrant, welcoming place for Dover residents to gather and engage with fellow residents. We are excited to revitalize this significant site while preserving Dover's architectural fabric quilt of the Downtown area.

Sincerely,



G. Michael Glick
President