



# MEMORANDUM

City of Dover, Delaware  
Department of Planning & Inspections  
P.O. Box 475 Dover, Delaware 19903  
Phone: 302.736.7196 Fax: 302.736.4217

**DATE:** August 28, 2025  
**TO:** Applicants and Interested Parties  
**FROM:** Planning Office  
**SUBJECT:** Meeting Announcement for  
Applicant D.A.C. Meeting of Wednesday, September 03, 2025

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The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, September 03, 2025 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of September 15, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, September 03, 2025 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room at 15 Lookerman Plaza, Dover DE and as a Virtual Meeting using Webex, an audio/video conferencing system. Regular DAC member participants will receive a specific invitation to attend meeting as a Panelist; see email for participation information.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment on the Applications will not be accepted. The opportunity for public comment will be available at the Planning Commission Meeting.

**Public Participation Information To Attend City of Dover  
Applicant Development Advisory Committee (D.A.C.) Meeting of September 03, 2025**

Join by Phone: 1-650-479-3208  
Access code: 253 506 46906 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC09032025>  
Webinar Number: 2535 064 6906  
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Applications to our Department and Agency reviewers and the Applications are on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on August 29, 2025.

## APPLICATIONS FOR REVIEW:

1. SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision):  
Conceptual Subdivision Plan - Review of a Conceptual Subdivision Plan to create five (5) lots and one residual lot from 2 existing parcels totaling 4.5754 acres to be known as Ekaman Subdivision. The proposed subdivision is to consist of five residential lots with the residual for stormwater management area. The proposal includes the extension and addition of a cul-de-sac to the existing street right-of-way of Jefferson Terrace. The larger parcel is zoned R-10 (One Family Residence Zone), and the additional parcel is zoned R-8 (One Family Residence Zone) with both being located

south of but not adjacent to Wyoming Avenue and west of Monroe Terrace. Property Address: unaddressed on Jefferson Terrace extension (part of which is referenced as 3.8904 acres of Wyoming Avenue Rear). Property Owners: Wyoming, LLC and Functional Properties, LLC. Tax Parcels: ED-05-077.17-06-02.01-000 & ED-05-077.17-06-13.00-000. Council District 2. *Waiver Requested: Percentage of Lots on a cul-de-sac. This property was reviewed in 2013-2015 as SB-13-06 Jefferson Terrace Subdivision; however, the plan was never finalized. Application for Conceptual Subdivision Plan SB-23-01C was conditionally approved by the Planning Commission in March 2023; previous waiver requests were unsuccessful, and the plan expired. The properties were examined again under Conceptual Subdivision Plan SB-24-01 and were denied by the Planning Commission on August 19, 2024.*

2. S-25-01 Revised Dover Mobility Center Garage at 133 S. Governors Avenue – Review of a Revised Site Development Plan Application, Parcel Consolidation Plan, and associated Revised Architectural Review Certification for construction of a four story, multi-purpose parking garage structure to be known as the Dover Mobility Center Garage. The structure is revised to consist of 329 parking spaces, welcome and retail space, a management office, and retail and storage spaces. There have been architectural changes as designed, including the removal of the S Bradford Street garage entrance. The subject site involves a series of parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance, and Main Street – Dover Inc. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, 150 S. Bradford Street, and 132 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-00, ED-05-077.09-02-27.00-000, and ED-05-077.09-02-23.00-000. Council District 4. *Previously Approved: Tree Mitigation Plan. For Consideration: Revised Parking Strategy Statement. This Revised project was the subject of HI-24-09 Revised for Historic District Commission Review and Recommendation on the Architectural Review Certification on August 21, 2025. The project is also associated with MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street.*
3. S-25-11 The Governor: Mixed Use Building at 120 S. Governors Avenue – Review of a Site Development Plan Application, Parcel Consolidation Plan and Architectural Review Certification for the construction of a four story, 169,080 SF Mixed Use Building including a grocery, retail and restaurant spaces, a child day care, 120 apartment units, and a roof-top courtyard with site improvements of a parking lot, a courtyard, and landscaping. The main parcel contains 1.70 +/- acres. The property is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the west side of South Governors Avenue and halfway between Reed Street and West Loockerman Street. The owners of record are Downtown Dover Development Corporation c/o Downtown Dover Partnership and The City of Dover. Property Addresses: 120 S. Governors Avenue, 105 S. New Street, 111 S. New Street, and 115 S. New Street. Dover. Tax Parcels: ED-05-077.09-01-44.00-000, ED-05-077.09-01-37.00-000, ED-05-077.09-01-42.00-000, and ED-05-077.09-01-43.00-000. Council District 4. *Waiver Requested: Opaque Barrier – Fence Component. For Consolidation: Parking Strategy Statement. This project was the subject of HI-25-02 for Historic District Commission Review and Recommendation on the Architectural Review Certification on July 17, 2025.*

4. S-25-12 Blue Hen Corporate Center Pad Sites Master Plan - Review of a Site Development Master Plan application for three parcels of land with frontage on Bay Road consisting of a total of 23.61 acres ±. The properties are zoned SC-2 (Community Shopping Center Zone) and with certain areas subject to the SWPOZ (Source Water Protection Overlay Zone Tier 3 – Excellent Recharge Areas). The proposed project would set the sites for four 8,000 SF buildings (Buildings 1 – 4) and associated 450 parking spaces to be placed on the pad sites located at the Blue Hen Corporate Center. Development is proposed in no specific phase order because it will be built to suit as tenants approach the developer. The property is located on the east side of Bay Road and south of Blue Hen Boulevard. The owners of record are Blue Hen CC, LLC, and Blue Hen Mall, LLC. Property Addresses: 631 Bay Road and 655 Bay Road and another listed as 655 Bay Road (S-10). Tax Parcels: ED-05-077.00-01-19.08-000, ED-05-077.00-01-19.04-000, and ED-05-077.00-01-19.05-000. Council District 2. *Waiver Requested: Partial Elimination of Upright Curbing.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on Monday, September 15, 2025 at 6:00 PM with participation information to be released in the future. Please note the earlier start time for the Planning Commission Meeting.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report. The Meeting Agenda and Packet will be posted on the City's website <https://www.cityofdover.gov> one week prior to the meeting.

CC to Applicants:

Emmanuel Ehize, Wyoming, LLC and Functional Properties, LLC  
Troy Adams, PE Mountain Engineering Services, LLC  
Michael Riemann, PE Becker Morgan Group  
Michael Henry, Becker Morgan Group  
J D Bartlett, EDiS Company  
Diane Laird, Downtown Dover Partnership  
and Capital City Transformation Alliance, Inc.  
Ken Anderson, Downtown Dover Partnership  
Todd Stonesifer, Downtown Dover Partnership  
Michael Caine, CoreStates Group  
Jed Hatfield, Mosaic-Colonial Associates, LLC  
David S. Hugg III, City of Dover  
Candice Schuster, AIA CoreStates Group  
Meagan Whetstone, Mosaic Development Partners  
Andrea Finerosky, Blue Hen CC, LLC and Blue Hen Mall, LLC  
Jonathan D. Richard, PE Becker Morgan Group