



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: November 18, 2025
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, November 26, 2025

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, November 26, 2025** at **9:00 AM** will be held both In-Person in the City Council Chambers of City Hall, 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.

Public Participation Information
To Attend City of Dover Staff Development Advisory Committee (D.A.C.) Meeting
of November 26, 2025

Join by Phone: 1-650-479-3208
Access code: 253 333 78551 (Password: 36837782)

Join Online: <https://bit.ly/StaffDAC11262025>

Webinar Number: 2533 337 8551
Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Application to our Department and Agency reviewers (by paper copy and/or electronic copy) for technical review. Comments should be submitted electronically to the Planning Office via email directly to dmelson@dover.de.us or to compplan@dover.de.us.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and a Virtual Meeting on **TUESDAY, December 2, 2025** with participation information to be released in the future. Please note this change is meeting day. This Application is anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, December 15, 2025.

APPLICATION FOR REVIEW:

1. S-25-07 Revised The Old Post at 55 Lookerman Plaza – Review of a Revised Site Development Plan Application and associated Revised Architectural Review Certification for redevelopment of the Old Dover Post Office property consisting of 1.267 acres for a mixed-use project known as The Old Post. The project involves the demolition of the rear warehouse portion of the existing building and adaptive re-use of part of the front 4,560 SF portion of the building for restaurant, commercial retail or business space and apartment units. In this

Revisions are proposed increases in apartment unit count from 36 to 42 units and architectural changes consisting of a second-floor addition to the front wings of the building and a four-story 43,092 SF building addition proposed for a total forty-two (42) residential apartment units and with parking and other site improvements. The property is zoned C-2 (Central Commercial Zone), subject to the SWPOZ (Source Water Protection Overlay Zone), and subject to the H (Historic District Zone). The property is located on the north side of Loockerman Plaza and adjacent to Innovation Way. The owner of record is Old Post, LLC. Property Address: 55 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000. Council District 4. *For Consideration: Revised Parking Strategy Statement and Active Recreation Area Plan. This Revised project is the subject of HI-25-01 Revised The Old Post for Historic District Commission Review and Recommendation on the Architectural Review Certification on November 20, 2025.*

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon

Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
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Brian Williams Jr.
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Rachel Yocum
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