



## CITY OF DOVER PROPOSED ORDINANCE #2024-08

1 **BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN**  
 2 **COUNCIL MET:**

3  
 4 That Appendix C – Article II, Section 4 of the Dover Code relating to Downtown Redevelopment  
 5 be amended by inserting the text indicated in bold, blue, italics and deleting the text indicated in  
 6 red strikeout as follows:

7  
 8 **Section 4. – Target Area**  
 9

10 *Target area* shall mean that part of the city more particularly described as follows:

11  
 12 Beginning at a point at the intersection of the centerlines of Cecil and North State Streets,  
 13 then continuing on the centerline of North State Street in a southerly direction to the  
 14 intersection of the centerline of State Street and an extension of the centerline of Delaware  
 15 Avenue, then continuing on the centerline and an extension of the centerline of Delaware  
 16 Avenue in an easterly direction to the point of intersection of an extension of the centerline  
 17 of Delaware Avenue and the St. Jones River, then following the centerline of the St. Jones  
 18 River in a southerly direction to the point of intersection of the centerline of the St. Jones  
 19 River and the southerly property line of lands now or formerly of the Catholic Diocese of  
 20 Wilmington, being the site of Holy Cross Roman Catholic Church, then proceeding in a  
 21 westerly direction along said property line to the easterly right-of-way line of South State  
 22 Street (U.S. Route 13-A), then crossing the right-of-way line of South State Street in a  
 23 westerly direction and joining the centerline of Hope Street and proceeding in a westerly  
 24 direction to the centerlines of Hope Street and South Governors Avenue, then proceeding  
 25 in a southerly direction along the centerline of South Governors Avenue to the point of  
 26 intersection of the centerlines of South Governors Avenue and Dover Street, then  
 27 proceeding in a westerly direction along the centerline of Dover Street to the point of  
 28 intersection of the centerlines of Dover Street and Westview Terrace, then continuing in a  
 29 northerly direction on the centerline of Westview Terrace to the point of intersection of the  
 30 centerline of Westview Terrace and New Burton Road, then proceeding in a northeasterly  
 31 direction on the centerline of New Burton Road to the point of intersection of New Burton  
 32 Road and West Street, then continuing in a northerly direction along the westerly right-of-  
 33 way line of West Street to the point of intersection of the westerly side of the right-of-way  
 34 of West Street and the northerly property line of lands now or formerly of Dover Rent-All,  
 35 Inc., then continuing in a westerly direction along said property line to the point of  
 36 intersection of said property line and the lands of Conrail Railroad, then proceeding in a  
 37 northerly direction along the easterly right-of-way line of Conrail Railroad in a northerly  
 38 direction to the point of intersection of the centerline of West North Street and then  
 39 westerly along the centerline of West North Street to Clarence Street and north along the  
 40 center line of Clarence Street to Slaughter Street, and west along the center line of Slaughter

Street to Cherry Street and north along the center line of Cherry Street to the intersection with the center line of Lincoln Street to a point of intersection with an extension of the westerly property line of lands now or of late of Michael Nash, being the site of the former Diamond Ice Company, then proceeding in a northerly direction along the westerly property line of the Nash property and in a line extending to the intersection of the southerly property line of lands now or of late Paul T. and Aiko Moore, and then northwesterly and then northerly along the southern and western property line of the Moore property and extending north to an intersection with the centerline of Lincoln Street, and then easterly along the centerline of Lincoln Street to a point of intersection of an extension of the westerly property line of lands now or formerly of Frank Moore et al., and then northerly along the western property of Frank Moore et al. and extending to a point of intersection with the centerline of Forest Street, then easterly along the centerline of Forest Street to a point of intersection with an extension of the westerly property of the lands now or formerly of the Salvation Army, and then northerly and easterly along the western and north property line of the Salvation Army property to the point of intersection with lands now or of late Conrail Railroad, then northerly along the westerly property line of Conrail Railroad and extending to a point of intersection with the centerline of West Division Street, and then easterly along the centerline of East Division Street to the intersection of the easterly right-of-way line of Conrail Railroad, and then northerly along the easterly right-of-way line of Conrail Railroad to the intersection of the right-of-way of Conrail Railroad and the northerly property line of lands now or of late of Southern States Cooperative, Inc., then proceeding in an easterly direction a distance of 52.76 feet to the northeasterly corner of the lands now or of late of Southern States Cooperative, Inc., then proceeding in a southerly direction along the easterly property line of lands now or of late of Southern States Cooperative, Inc., to the point of intersection of said property and the centerline of Mary Street, then proceeding in an easterly direction along the centerline of Mary Street to the point of beginning, being the point of intersection of the centerline of Mary Street and North Governors Avenue, south along the centerline of North Governors Avenue to the intersection of North Governors Avenue and Cecil Street, and west along the center line of Cecil Street through the Wesley College Campus to the point of intersection of Cecil Street and North State Street.

*High Priority Target Area* shall mean that part of the city more particularly described as bounded by the street center lines as follows:

**(a) Original High Priority Target Area Designation:**

From the intersection of the centerlines of North Governors Avenue and Mary Street south to the intersection of the centerlines of North Governors Avenue and Fulton Street, east to the intersections of the center lines of Fulton Street and North State Street, south to the intersection of the center lines of South State Street and Loockerman Street, east 202 feet and then south 172 feet and then west 36 feet and south 73 feet, and west along the right-of-way of North Street for 136 feet, and then south 45 feet along the center line of State Street and then east 73 feet along the south right-of-way of North Street and then south 71 feet, and then west 11 feet and south six feet and west 20 feet and south 135 feet and west 8 feet and then south 22 feet, then west following the centerline of The Green to the south intersection of the center lines of South State Street and The Green, south to West Water Street and south 218 feet and west 205 feet and southwest 41 feet and west 246 feet and

north 102 feet and west 103 feet and northwest 3 feet and west 40 feet and southwest 9 feet and west 44 feet and north to the intersection of South Governors Avenue and the centerline of West Water Street and west to the intersection of the center lines of West Water Street and South Queen Street, south along the center line of South Queen Street 541.11 feet and then west to the center line of South West Street, and north to the intersection of the center lines of West North Street and South West Street, and west to the intersection of the center lines of West North Street and Clarence Street and north to the intersection of the center lines of Clarence Street and Slaughter Street, and west along the center line of Slaughter Street to Cherry Street and north along the center line of Cherry Street to the intersection with the center line of Lincoln Street, and east along the center line of Lincoln Street to the intersection of the center lines of Forest Street and South West Street, and north along the center line of South West Street to the intersection of the center lines of West Street and West Division Street, and west to the east property line of the Norfolk Southern railroad track, and north along this property line to the intersection with the center line of Mary Street, and west to the intersection of the center lines of Mary Street and North Governors Avenue.

**(b) Expanded boundary approved by the Cabinet Committee on State Planning Issues, effective February 1, 2024:**

**(1) Beginning at the intersection of S. State Street and Loockerman Street and then turning east 202 feet along the southern edge of Loockerman Plaza and then turning north 110 feet to the northern edge of Legislative Avenue and then following the northern edge of E. Loockerman Street 621 feet to the westerly edge of the bridge crossing the St. Jones River at Mirror Lake and then following the westerly edge of Mirror Lake to the boundary of lands of the State of Delaware and then turning west and following the southern boundary of said state lands until the intersection with Kings Highway and then west along the southern edge of E. Reed Street to the original target area boundary and co-located with that boundary south to the point of beginning.**

**(2) Being that the boundary extension encompassing 14 acres is approved by the Cabinet Committee on State Planning Issues.**

**(3) Subject to the condition that no rebates will be granted for expansion of the gross square footage of the building on parcel 2-05-07705-04-5200-00001 unless an eligible project(s) mitigates future flood risks and improves the resiliency of the site. Renovations to the existing building may be considered appropriate, at the discretion of the Office of State Planning Coordination (OSPC) and the Delaware State Housing Authority (DSHA).**

**(4) The boundary extension set forth above shall be incorporated into the City of Dover's GIS system as an amendment to the High Priority Target Area (a.k.a. the Downtown Development District).**

ADOPTED: \*

**SYNOPSIS**

This ordinance incorporates an addition of 14 acres to the City of Dover High Priority Target Area (a.k.a. the Downtown Development District) as approved by the Cabinet Committee on State Planning Issues (CCSPI) on February 1, 2024, by describing the physical boundary, the conditions approved by the CCSP, and amending the City of Dover GIS system map.

(SPONSORS: NEIL, ANDERSON)

Actions History (Most recent first)

04/22/2024 – Scheduled for Final Reading - Council

04/08/2024 – First Reading - Council

03/26/2024 - Introduction – Council Committee of the Whole/Legislative, Finance, and Administration