

MEDIA RELEASE
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**REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQP)
FOR PROFESSIONAL ENVIRONMENTAL SERVICES,
DOWNTOWN DOVER PARTNERSHIP CAPITAL CITY 2030 MASTERPLAN BROWNFIELD CLEANUP**

In 2024, the Downtown Dover Partnership (DDP) was awarded a federal Brownfields Multipurpose Grant from the U.S. Environmental Protection Agency (EPA) to address legacy contamination and Environmental Justice (EJ) issues to help achieve its vision for a thriving downtown, in support of the DDP's *Transforming Downtown Dover Capital City 2023 master plan*.

Among many active priorities of the DDP's Capital City 2030 Masterplan, is an active and very public process of remediation and demolition of selected sites that directly support targeted new development, consisting of a 430-space Downtown Dover Mobility Center, and a planned 160 Residential Unit Mixed-Use structure, at what used to be known as the "Old Acme Center" at 120 South Governor's Avenue.

To facilitate this new construction, the DDP has demolished buildings at 120 South Governors Avenue, 148 South Bradford Street, and on March 17, 2025, will begin to remediate for demolition the structure at 150 South Bradford Street.

The recently awarded \$1 million Brownfields Multipurpose Grant will allow the DDP to continue to remediate DDP and other properties, buildings, and vacant lots, for the sole purpose of increasing the vibrancy and energy, not only in Downtown Dover, but throughout the Downtown Development District.

This RFQP will solicit responses from Qualified Environmental Professionals (QEP), capable and qualified to support the DDP in these objectives and requirements as described in the RFQP.

"The EPA grant will allow us to continue to advance the objectives of the master plan by remediating identified brownfield site conditions, and or critical parcels to the master plan, that because of their location may have experienced a release of vinyl ethylene carbonate or other chemicals at some point during their history. This RFQP will help us identify qualified environmental professionals to help the DDP address these issues," says Ken Anderson, the

DDP Property Development Director who has overseen the remediation and site preparations efforts to date.

DDP Executive Director Diane Laird commented, “This RFQP represents the end of one phase and the beginning of another important phase of our master plan implementation, and Ken’s work has been vital to move these redevelopment projects forward”.

The design/build team, which includes Mosaic Development Partners, Colonial Parking, Inc, and EDiS, is now finalizing architectural drawings and site plans for the Downtown Dover Mobility Center.

“The DDP targets substantial completion by December 31, 2026, alongside the start of construction of the 160 planned residential unit mixed-use project that will also include a grocery store, café, micro-retail, and both wellness and day care centers.

We look forward to receiving responsive proposals.”

The RFQP will be released and can be found at the Downtown Partnership website: <https://DowntownDoverPartnership.com>, on March 18, 2025.

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The Downtown Dover Partnership is committed to driving an improved quality of life for the residents and visitors of Dover, Delaware, through collective collaboration, economic development, and promotion of downtown Dover’s unique historic properties. Call 302-678-2940 or visit: DowntownDover.com.

Two images follow...



Former Acme (then Auto Parts Auto Plus retailer) - above, top image.

Site after demolition above, bottom image.



Downtown Dover Mobility Center (January 2025 rendering)

View from S. Governors Ave.