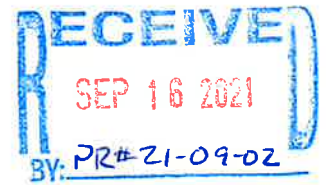




LANG
DEVELOPMENT GROUP

100 Dean Drive, Newark, DE 19711
302-731-1340



September 15, 2021

Mary Ellen Gray
Director of Planning and Development
City Of Newark
220 South Main Street
Newark, DE 19711

Re: 318 South College Avenue

Dear Mary Ellen

As we have discussed we would like to formally request a meeting with City Council to amend the subdivision agreement dated August 31, 2005, for our property at 318 South College Avenue. We would like Council to agree to amend paragraph 7a of the subdivision agreement which required the owner to maintain the remaining portions of the original "Press of Kells" building façade and battlement roof lines. This modification will allow us to demolish the entire existing building and build a new state of art medical building for Christiana Care or another medical user of similar type. We believe that the benefit of such a use of the property far outweighs the architectural value of the present building facade.

Over the recent years, we have been dealing with many maintenance issues of the building due to its overall age, poor design as well as its functional obsolescence. It was constructed with many additions over its history and due to this evolution, it has many different roof lines, utility concerns and HVAC facilities that all are in varying states of disrepair. The University has recently vacated the property and now is the time to fix these long-term problems by creating a new state-of-the-art building. As you will see on the attached site plans, the new proposed building will actually have a smaller footprint and will be two stories throughout allowing for ADA compliance to the entire structure along with more green space

for the site and the community. The present structure is built 3 feet above grade and has two distinct second floor area neither of which are handicap accessible.

A new building will also be more energy efficient due to the new code criteria, and the new design will fit more with the community versus the present building which has many architectural features which conflict with each other. The new building will also provide a nice gateway for this important corner in our city.

The new proposed use is a tremendous benefit to our community and its aging population. We will be keeping one of our long-time primary care doctors (Dr. Gary Beste) in town along with bringing other medical services to our community. The existing building and its structural and design limitations will not be able to accommodate the needs of medical users. Thus, we are requesting this modification to allow for an orderly redevelopment of this important corner in our town to a new medical office that will benefit our community for years to come!

Thanks for your consideration and we appreciate your efforts in getting us scheduled as soon as possible.

Sincerely,



Jeffrey Lang

Lang Development Group

