



DOWNTOWN DOVER STRATEGIC MASTER PLAN "ENVISION CAPITAL CITY DOVER 2030"



PROGRESS REPORT #1 (4-18-22)



The Team

- ***Bernardon*** – a full-service architecture, interior design, and landscape firm.
- ***KimleyHorn*** – a top firm in transportation planning
- ***Econsult Solutions*** – a leading economic analytical and consulting firm
- ***Connect the Dots*** – is a community and stakeholder engagement company.

COMPLETED WORK

Bernardon

- ❖ Reviewed all previous plans
- ❖ Built a map for development
- ❖ Identified several potential development opportunities
- ❖ Researching the potential for the sites

KimleyHorn

- ❖ Researched all existing conditions
- ❖ Summarizing the mobility network
- ❖ Met with Colonial Parking
- ❖ Reviewed transit opportunities
- ❖ Created a draft of existing conditions

Econsult Solutions

- ❖ Completed a comprehensive market overview
- ❖ Presented concrete examples of financing tools to support the plan
- ❖ Researching potential economic benefits

Mosaic

- ❖ Kickoff Meeting
- ❖ Manage team
- ❖ Leading Stakeholder Engagement
- ❖ Building the foundation of the plan

STAKEHOLDERS ENGAGED

- ❖ Property Owners
- ❖ Realtors and Real Estate Agents
- ❖ NCALL
- ❖ Habitat for Humanity
- ❖ Dover Interfaith Mission for Housing
- ❖ Bayhealth
- ❖ Dover Police Department
- ❖ Merchants
- ❖ Visit Delaware
- ❖ Axia Hotel Group
- ❖ Westin Wilmington
- ❖ Shaner Hotel Group
- ❖ Delaware Restaurant Association
- ❖ Dover Housing
- ❖ Biggs Museum
- ❖ Central Delaware Chamber of Commerce
- ❖ First State Heritage Park
- ❖ Kent County Tourism
- ❖ Dover City Council Members
- ❖ Kent County Commissioners
- ❖ Dover Air Force Base
- ❖ Dover Residents
- ❖ Delaware Department of Transportation
- ❖ State Planning Director
- ❖ Colonial Parking
- ❖ Becker Morgan Group
- ❖ Delaware State University

INITIAL IMPRESSIONS

❖ Amenities

- Anchors are concerned about the lack of attractions for their community
- Local economic development officials want a single entity to turn Dover around ie. sports, new theatre programming,
- Most are interested in supporting change that will lead to a vibrant downtown district
- Would like bike paths and walking trails
- Activate the river development
- Would like more restaurants, bars, and activities downtown

❖ Businesses

- Businesses are concerned about generating foot traffic and safety
- Local officials and business owners interested in ordinances that activate vacant properties

❖ Physical Conditions

- Property owners are concerned about renovating properties and the burden of upgrading spaces in older buildings
- Residents are concerned about parking
- State officials looking for new financing options to jumpstart downtown

INITIAL IMPRESSIONS

❖ Safety

- Businesses and visitors are concerned about vagrancy
- Perceptions of safety are real, even if exaggerated
- Safety perceptions limit downtown visitors
- Police are limited in what they can do combat vagrancy

❖ Housing

- Demand for good quality apartments
- Potential Housing need from 3 major anchors (DSU, DAFB, Bayhealth)
- Need more density

❖ Neighborhoods

- Most want Loockerman street to be vibrant again
- Nonprofits want to provide more affordability

NEXT STEPS

Community Outreach

- ❖ We are launching an online survey to capture feedback from the community
- ❖ We will supplement the online survey with in-person community meetings to reach as many as possible.

Design Charrettes

- ❖ We are holding an internal design charrette to vet design concepts
- ❖ We will hold a public design charrette in May to gain feedback from key leaders

Detailed Plan Development

- ❖ We are developing a future looking transportation plan to move people in and out of downtown
- ❖ We will begin the development of potential transformative concepts

Economic Analysis

- ❖ We will begin to analyze the economic impact of potential thrusts
- ❖ We will document potential support needed from local, county, state, and federal sources.



THANK YOU

For additional information

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