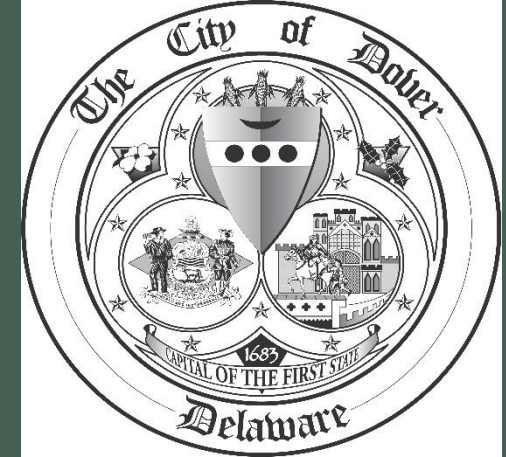


OPEN HOUSE EVENT FOR THE CITY OF DOVER COMPREHENSIVE PLAN



Thursday, August 23rd 3:00pm to 7:00pm
Dover Public Library, 35 Loockerman Plaza
Meeting Rooms A&B
Presentations at 3:30pm and 5:30pm

City of Dover, Delaware 2019 Comprehensive Plan



Planning for a
Bigger, Better Dover!

2019 Comprehensive Plan Project

- Overview
- Project Schedule
- Tasks to Date
- Engagement Activities
- Report on Survey
- Next Steps



What is the **COMPREHENSIVE PLAN**?

- Document of text and maps
- Policies on growth and development
- Sets framework for Zoning and Annexation
- Required by State Law

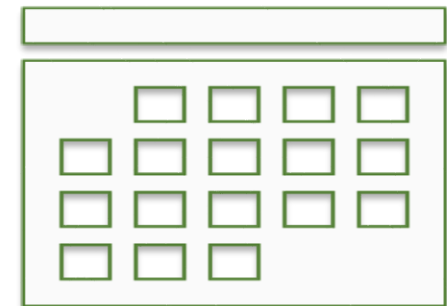
Overview of Approach to Project

- Current Plan:
 - 2008 Comprehensive Plan (as amended)
 - Adopted February 9, 2009
 - Series of Amendments (2009-2016)
- Requirements for Comprehensive Plans
 - *Delaware Code, Title 22 and 29*
 - State of Delaware Comprehensive Plan Checklist
- 2019 Comprehensive Plan Project
 - 2018-2019 Major Goal of Department of Planning & Inspections



Project Schedule

- Due Date: February 9, 2019
- Project Team:
 - Planning Staff
 - Resources
 - Participants
 - Reviewers



Information Gathering	<ul style="list-style-type: none"> • Data Gathering • Analysis of 2008 Plan • Pre-Update Review at PLUS • Meetings with Agencies, Stakeholders, etc. • Engagement Events 	February – September 2018
Plan & Map Development	<ul style="list-style-type: none"> • Chapter Writing • Review & Preparation of Map set • Development of Goals, Recommendations, & Actions 	July – September 2018
Consideration of Plan Recommendations	<ul style="list-style-type: none"> • Engagement Events • General Endorsement of DRAFT Plan by Planning Commission and City Council 	August - October 2018
Formal Review & Adoption Process	<ul style="list-style-type: none"> • PLUS Review/ PLUS Letter • Plan Revisions • Planning Commission Hearing & Action • City Council Hearing & Action • Plan Certification 	October 2018 – February 2019
Plan Implementation	<ul style="list-style-type: none"> • Final Publication • Implementation Work on Action Items 	February 2019 and ongoing

Information Gathering

- Data Gathering
 - Analysis of 2008 Plan
 - Pre-Update Review at PLUS
 - Meetings with Agencies, Stakeholders, etc.
 - Engagement Events
-
- February – September 2018

Plan & Map Development

- Chapter Writing
 - Review & Preparation of Map set
 - Development of Goals, Recommendations, & Actions (Updated/Revised/New)
-
- July – September 2018

Consideration of Plan Recommendations

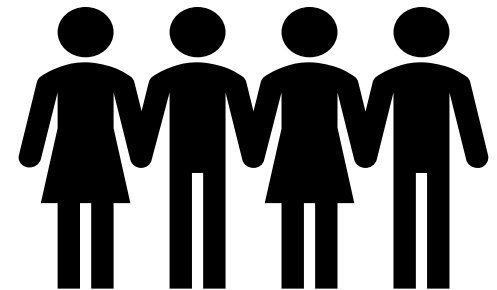
- Engagement Events – Review of Information
- General Endorsement of DRAFT Plan by Planning Commission and City Council
- August - October 2018

Tasks to Date

- Project Team Meetings
- *2008 Comprehensive Plan* documents and Review
- Pre-Update Review with PLUS
- Outreach to Resources
- Plan4Health: *Guidance for Incorporating Health into the City of Dover Comprehensive Plan*
- CLG Grant Application

Engagement Activities

- Evaluation of Goals & Recommendations from 2008 Plan by Planning Commission & Historic District Commission
- Topic Forum Events
- Survey Completed



Events & Activities

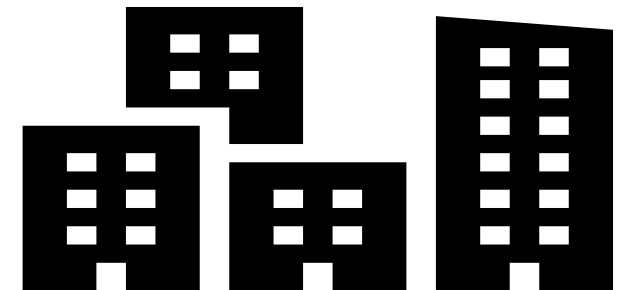
Dover Economic

Development Forum

An Economist Vision of
Dover

Wednesday, June 13, 2018
at Wilmington University –
Dover Campus

\$ \$ \$ \$ \$ \$ \$ \$



Dover Economic Development Forum

An Economist Vision of Dover

- Analytics – current and comparative data
- Jobs and training for future
- Community involvement and engagement
- Portraying a “college” environment and economy
- Non-traditional urban uses



Events & Activities

Understanding Housing Market Trends

Discussion with Realtors
and Homebuilders

Wednesday, July 11, 2018

*Economic Development
Committee Meeting*



Understanding Housing Market Trends

Discussion with Realtors and Homebuilders

- Residential market is not recovering as quickly as part of the economy
- Dover's Housing Market is flat in terms of styles, options, and prices
- Market still very much constrained by lending (mortgage) limitations

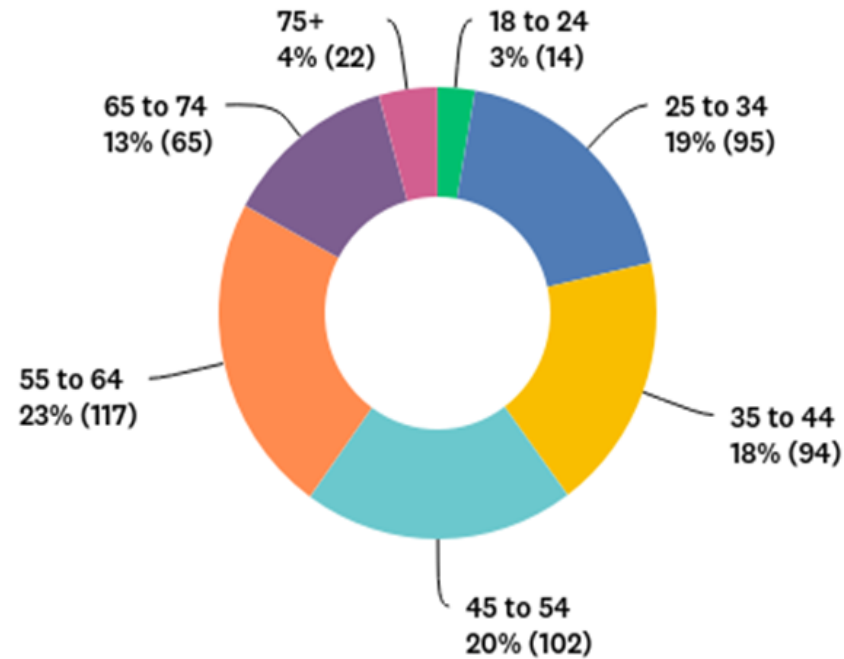


Survey Results

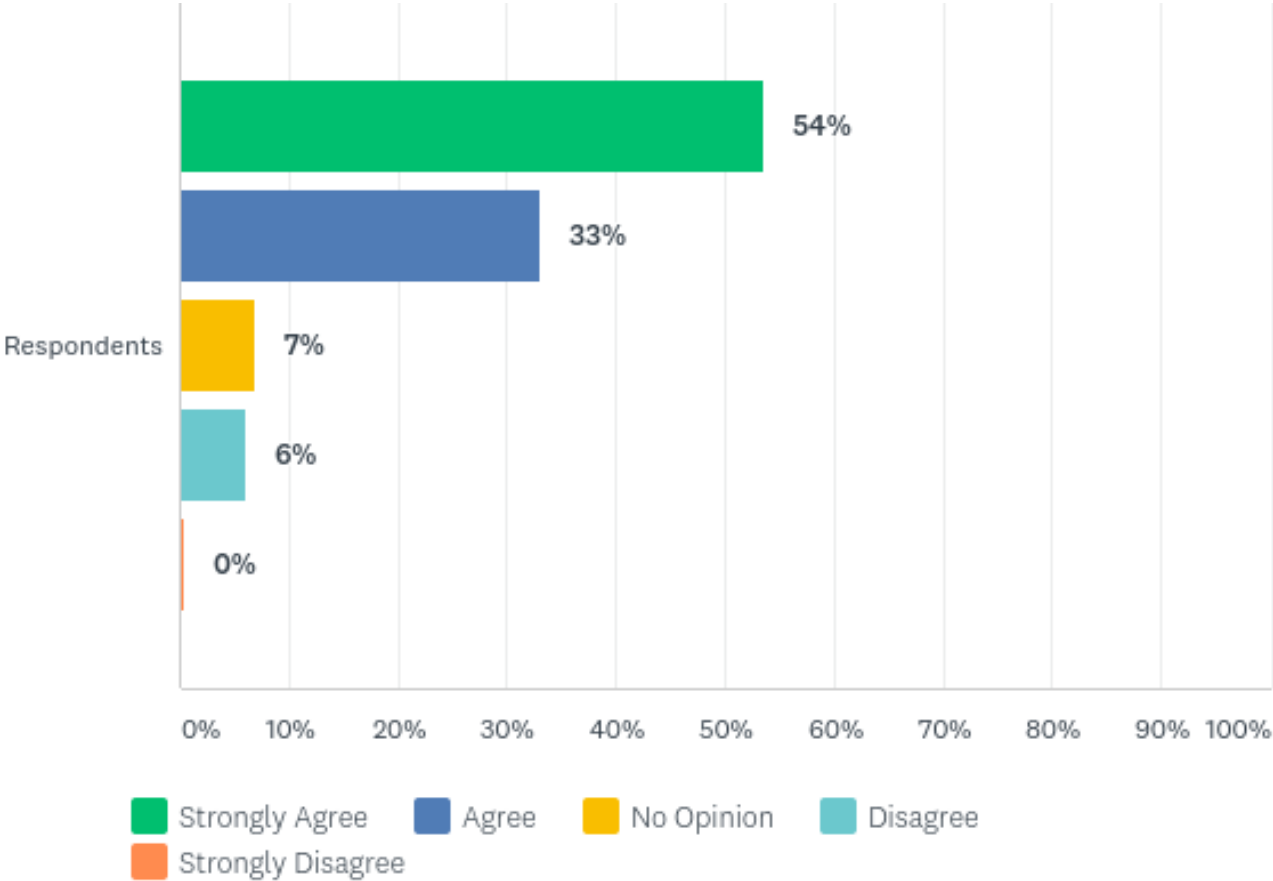
***Thank you to all those who
participated!
We learned a lot!***

What have we learned from the Survey?

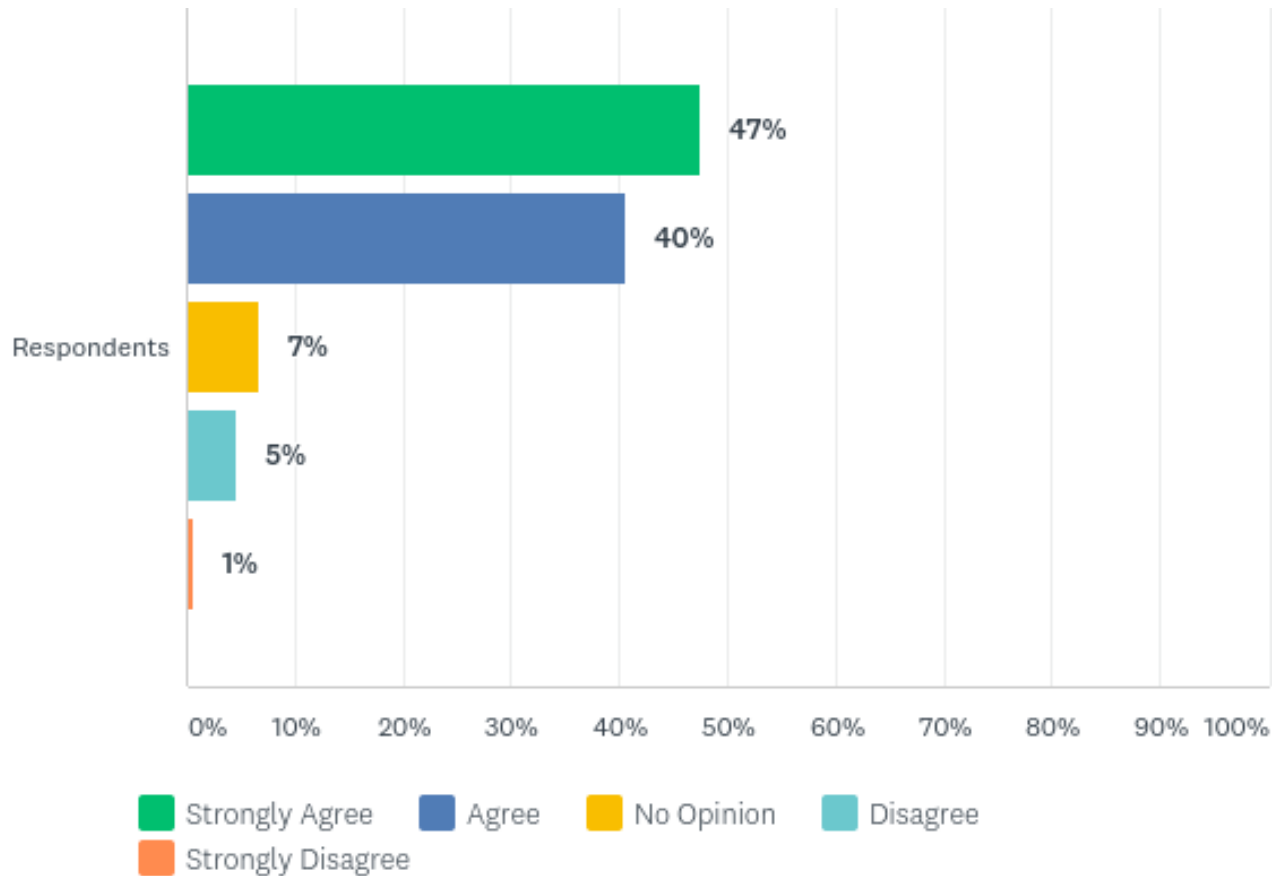
- ▶ We had 511 respondents!
- ▶ The graph at right shows the age mix of who participated



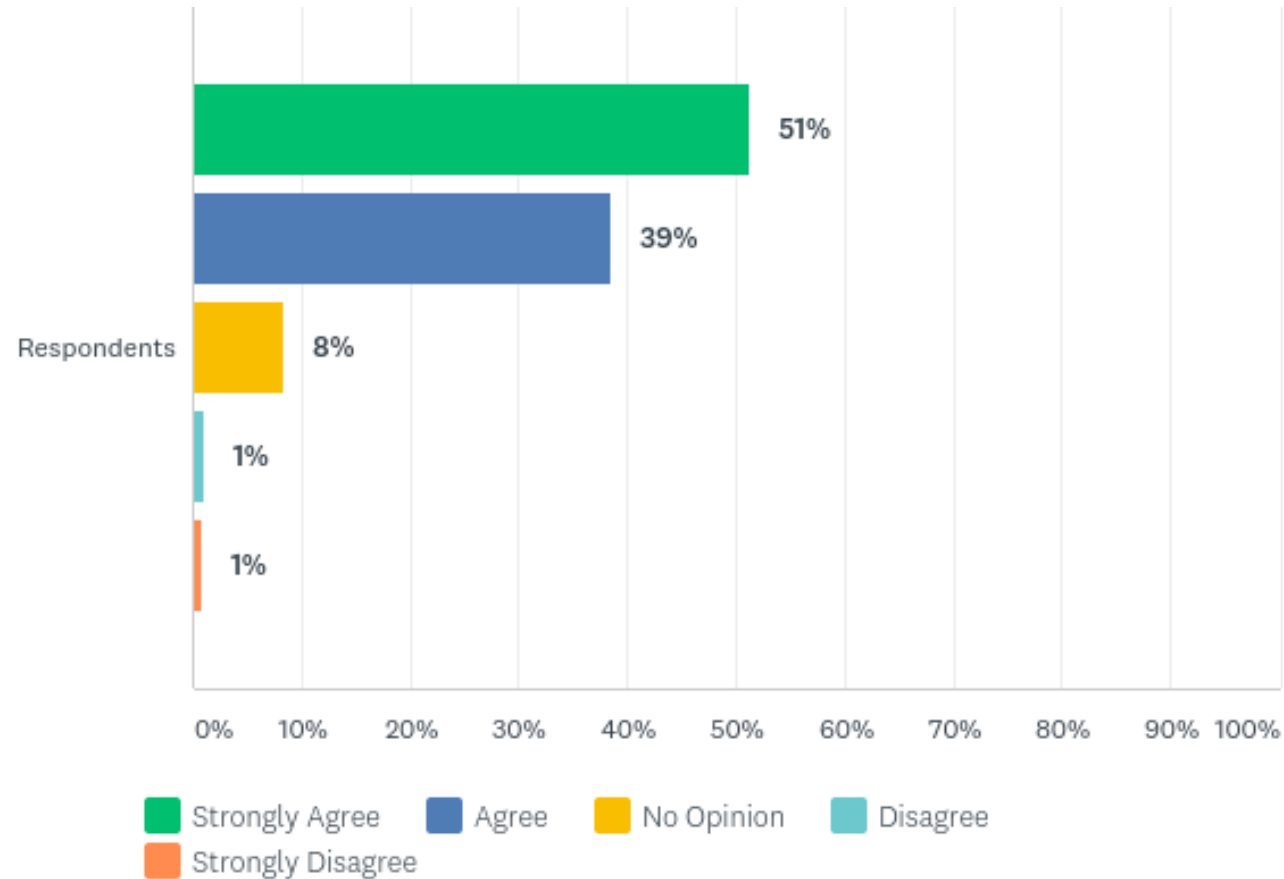
The City should work with Dover’s institutions of higher education to promote the City as a center for higher education and encourage greater involvement of college students in the local economy.



Dover should prioritize the creation of more skilled labor and trade jobs to improve our economy and provide opportunities for our youth

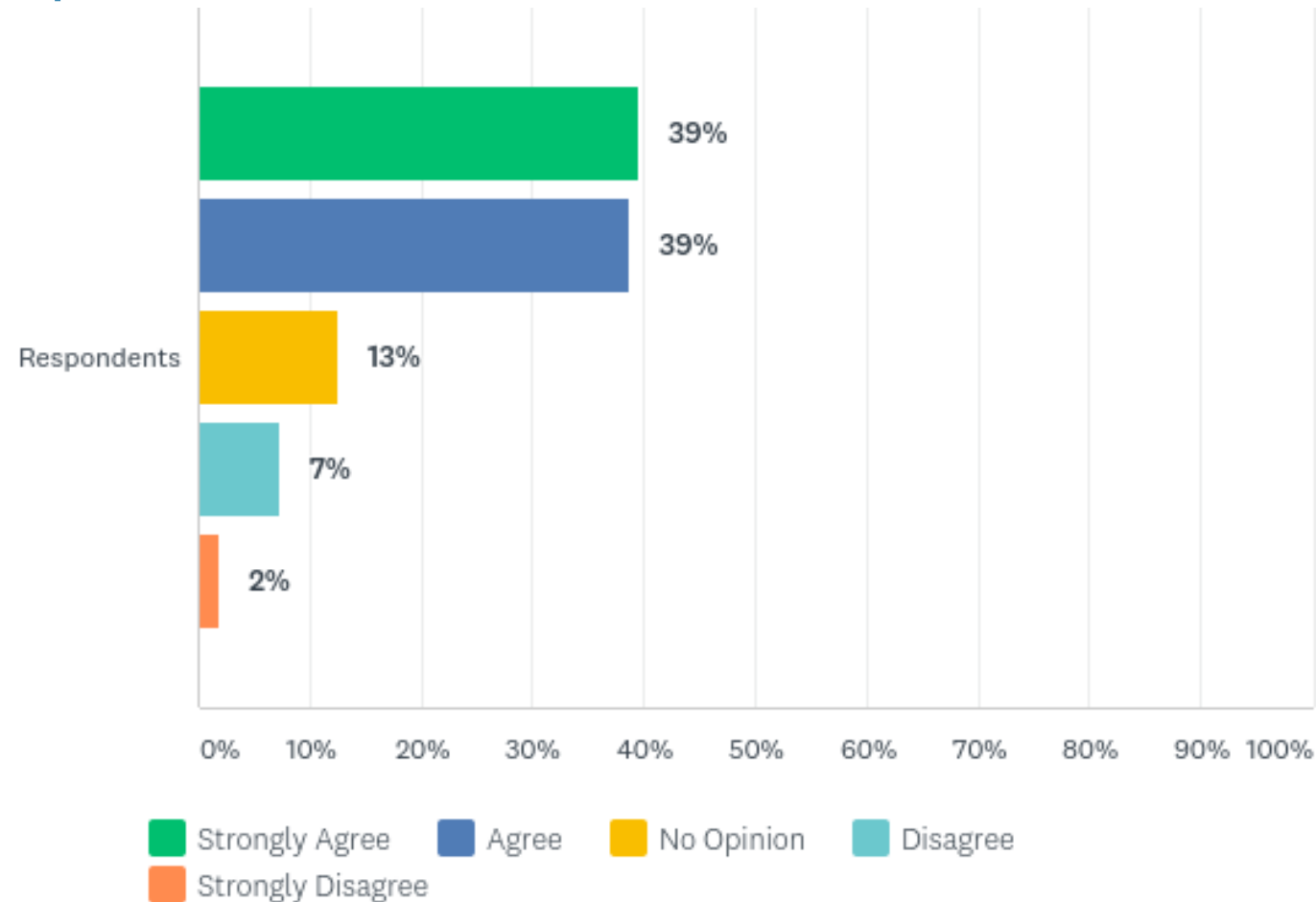


Dover should actively promote tourism, the arts, recreation, cultural resources, natural resources, and entertainment as key components of maintaining a high quality of life.

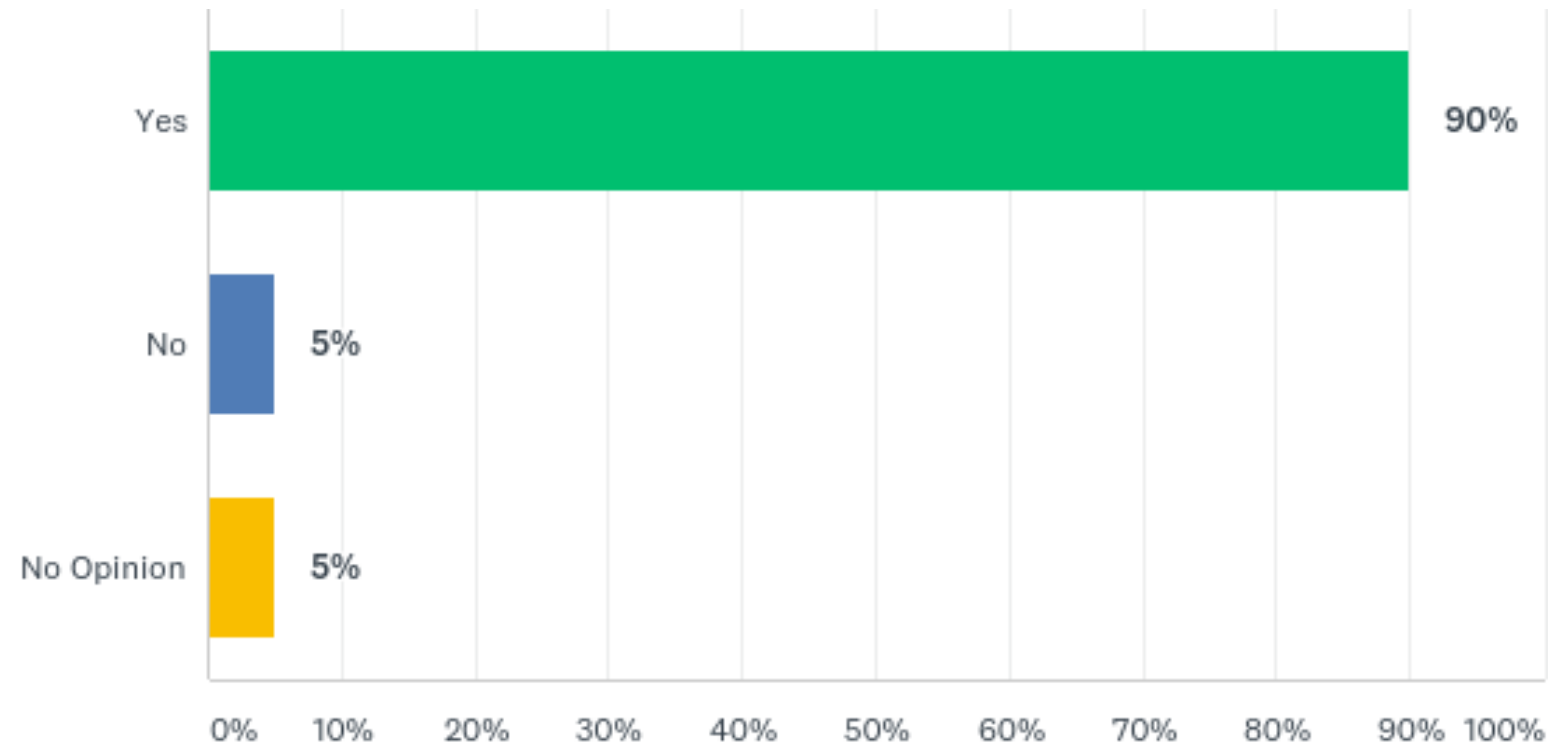


The Schwartz Center, Dover

Several studies have proposed a major mixed-use redevelopment of the western end of Loockerman Street and the Forest Street gateway into the City. The City should implement these studies



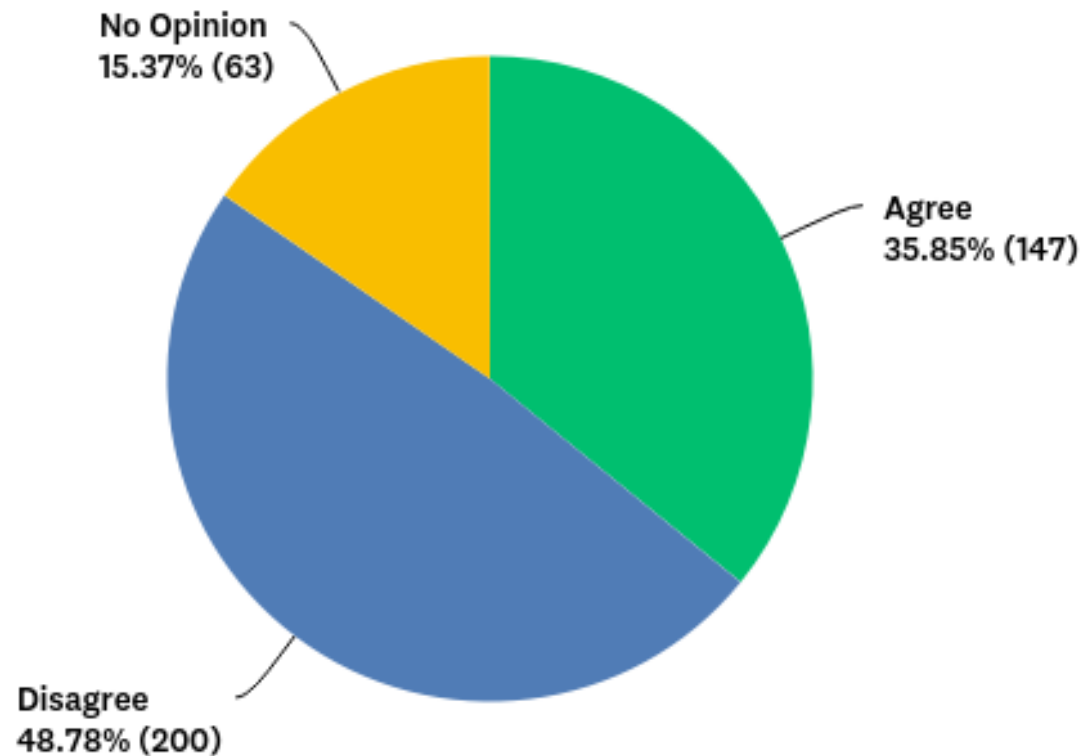
Do you support the continuation of City policies that encourage Downtown revitalization?



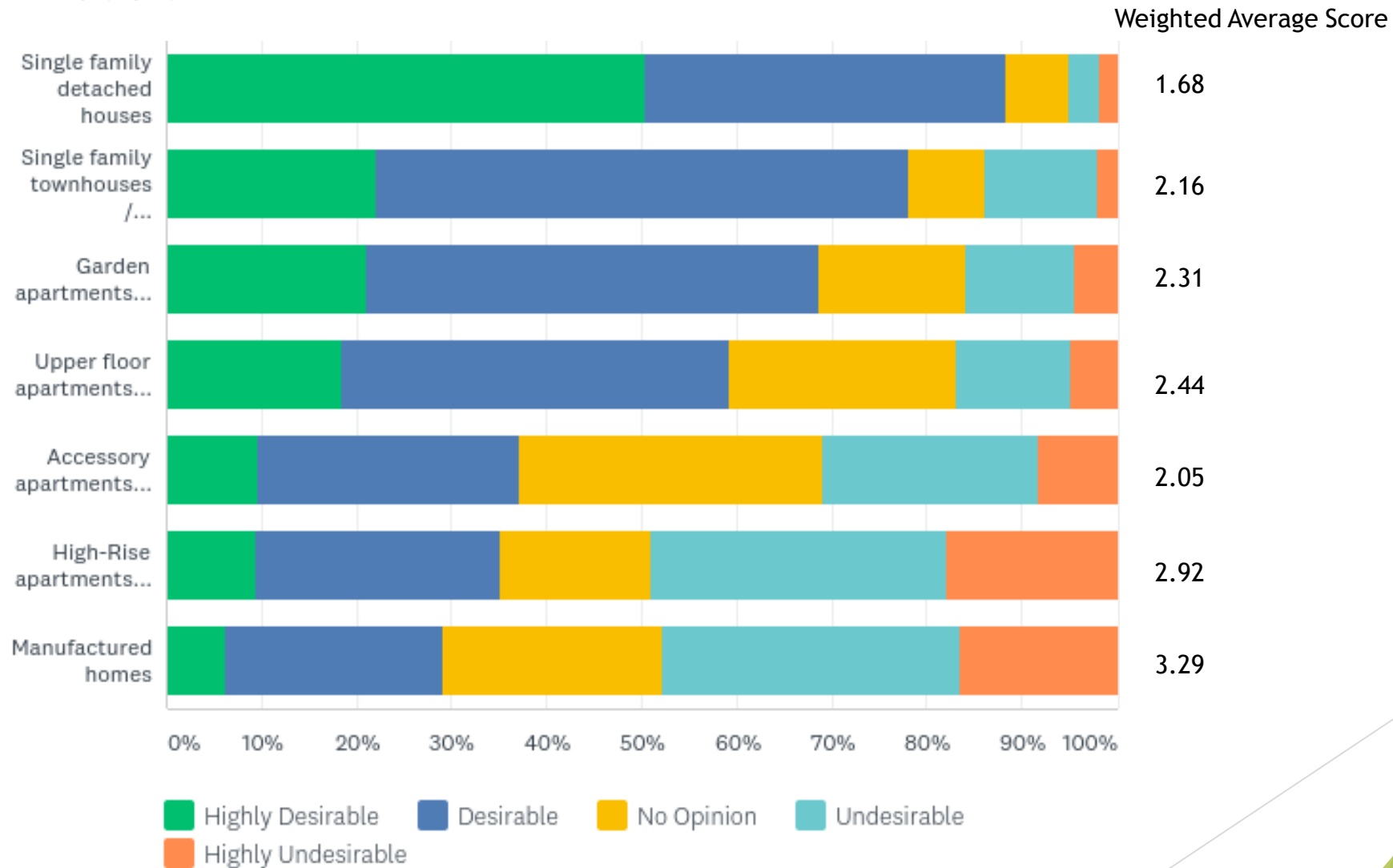
The following issues have been identified as important challenges for Downtown Dover. Are these issues still important? Please rate them:



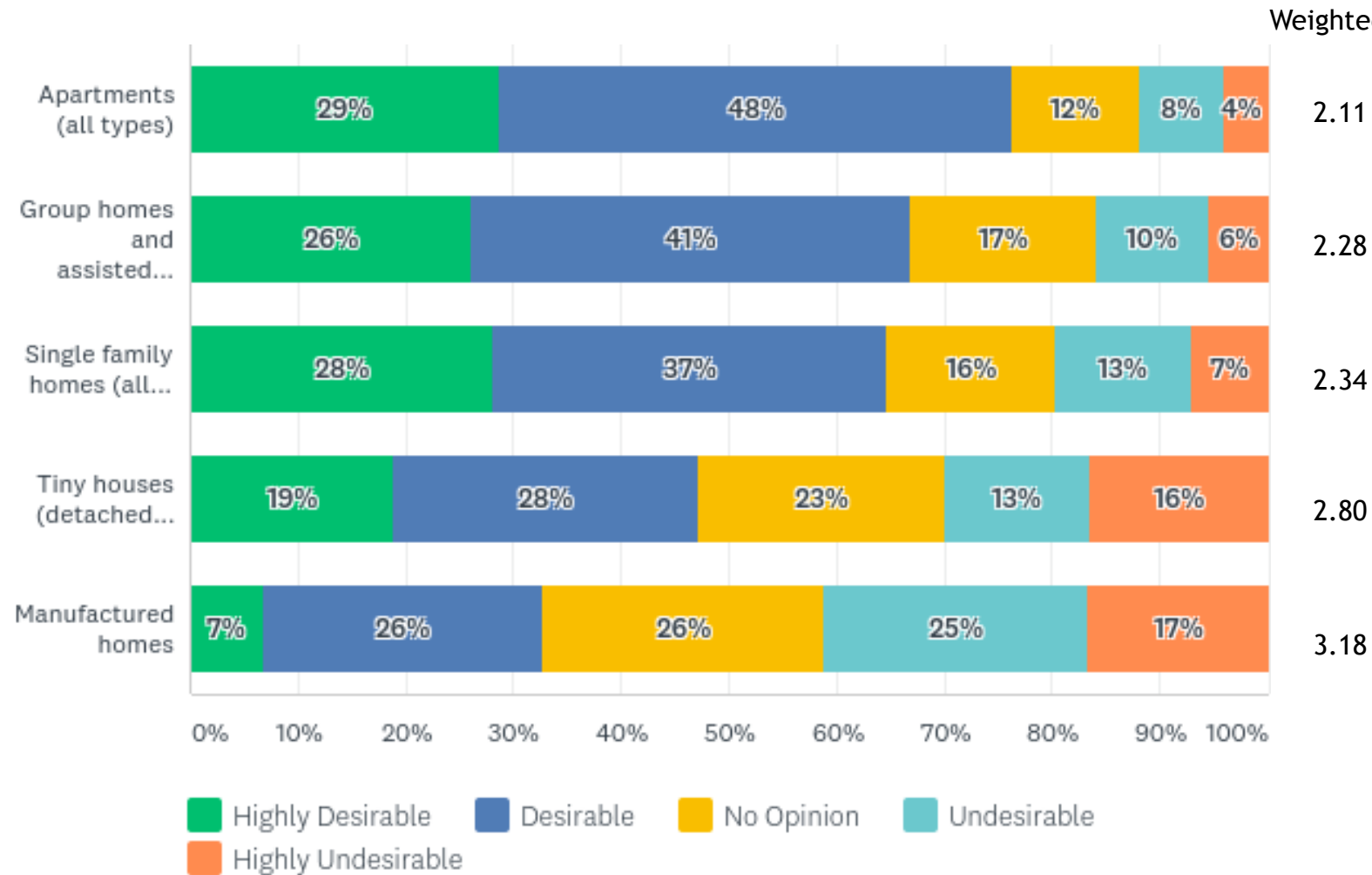
There is an adequate supply of housing in Dover for people of all ages, family styles, and economic classes.



Please rate how appropriate the following housing styles are for Dover.

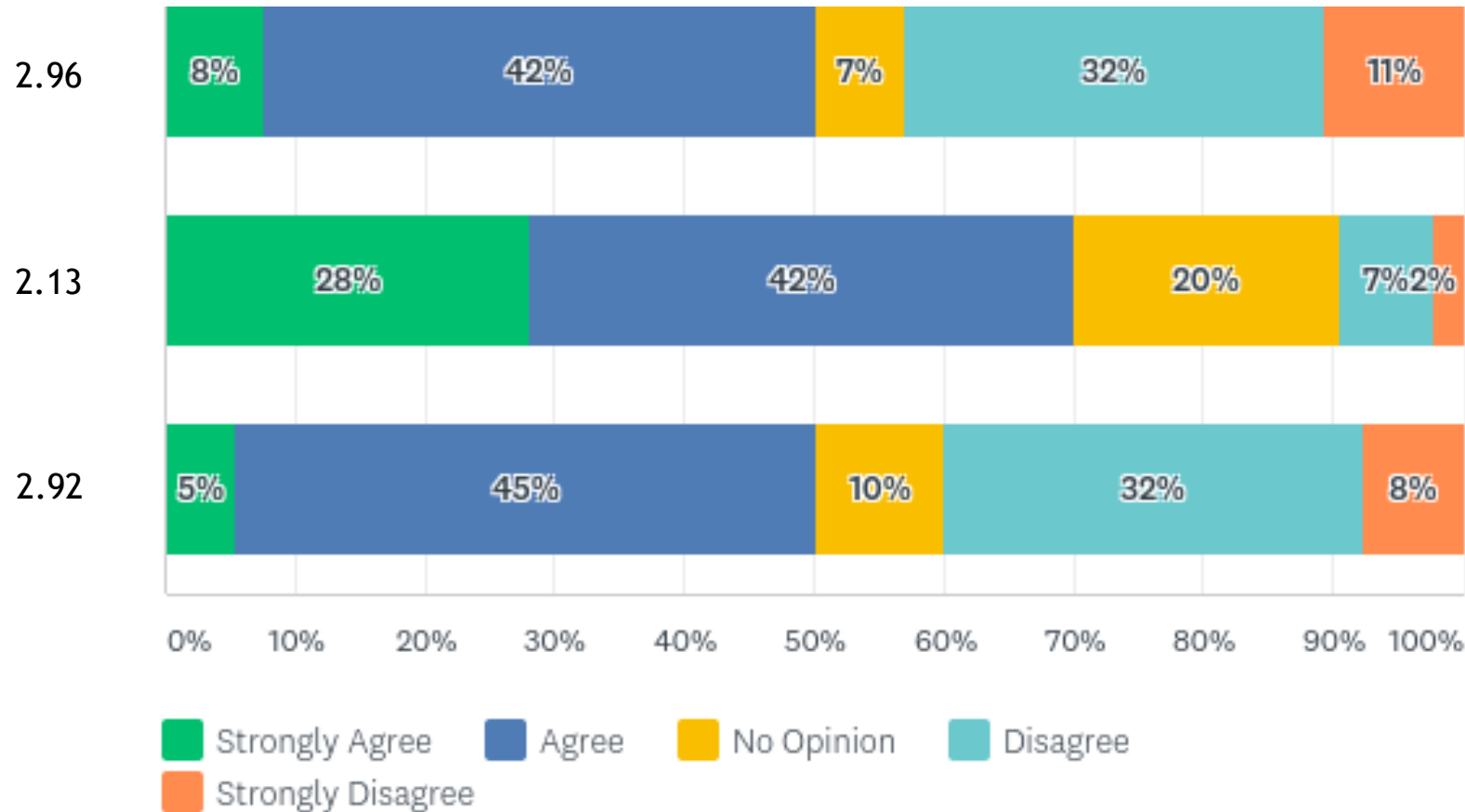


How appropriate are the following housing types for providing affordable housing to the City's neediest members:



How much do you agree with the following statements:

Weighted
Average



Route 8 and Route 15 are adequate to handle the daily traffic present on the road

POW-MIA Parkway (the West Dover Connector) has improved traffic flow on the west side of Dover since its construction

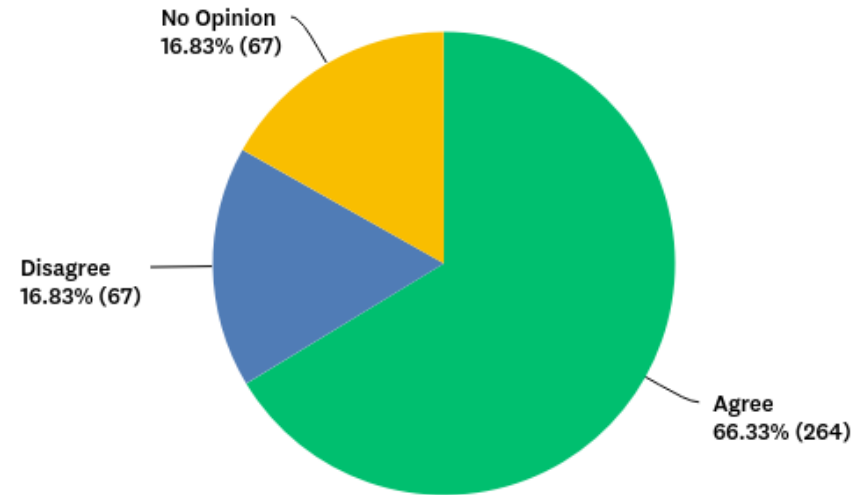
Nighborhood streets (all streets other than main roads) are well maintained

Transportation

- ▶ The most requested improvement to DART was to have:
 - ▶ 1st: Longer Bus hours
 - ▶ 2nd: More Frequent Stops
 - ▶ 3rd: More Bus Shelters

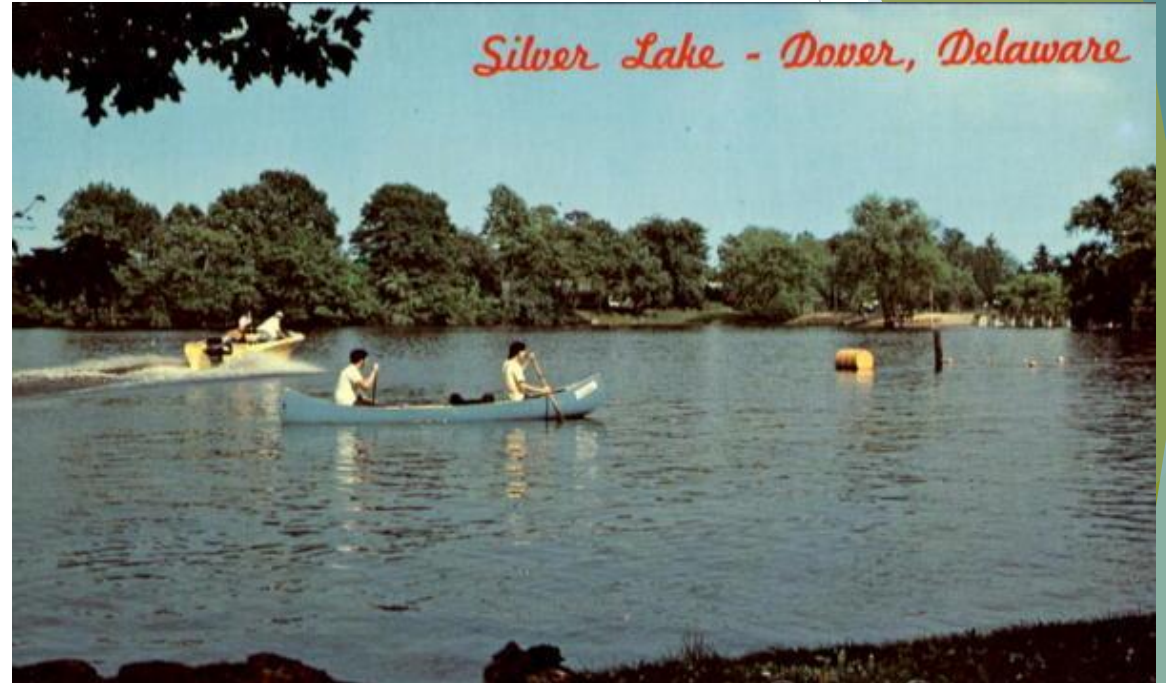
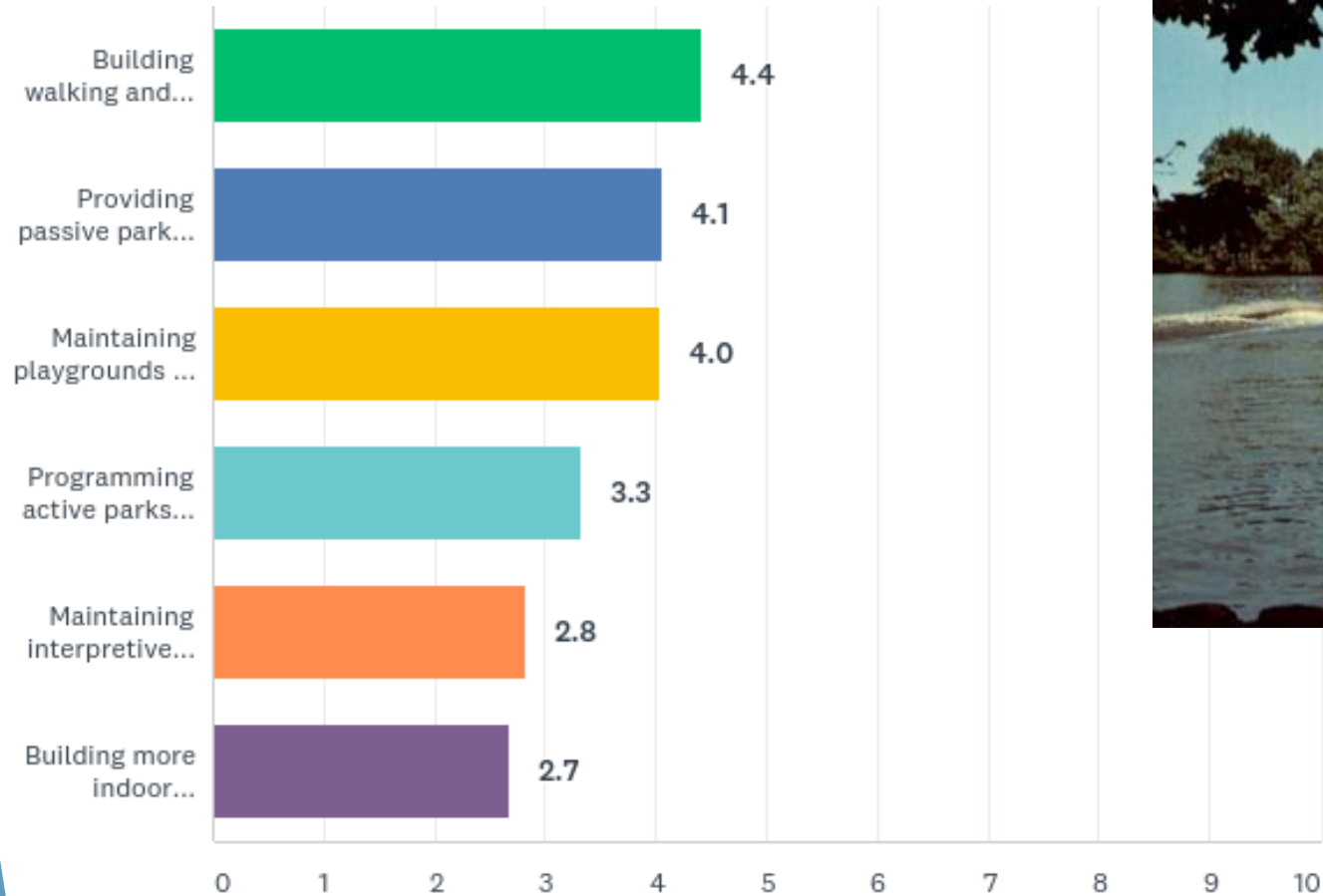


- ▶ Should Dover pursue policies to be friendlier to emerging transportation technology?

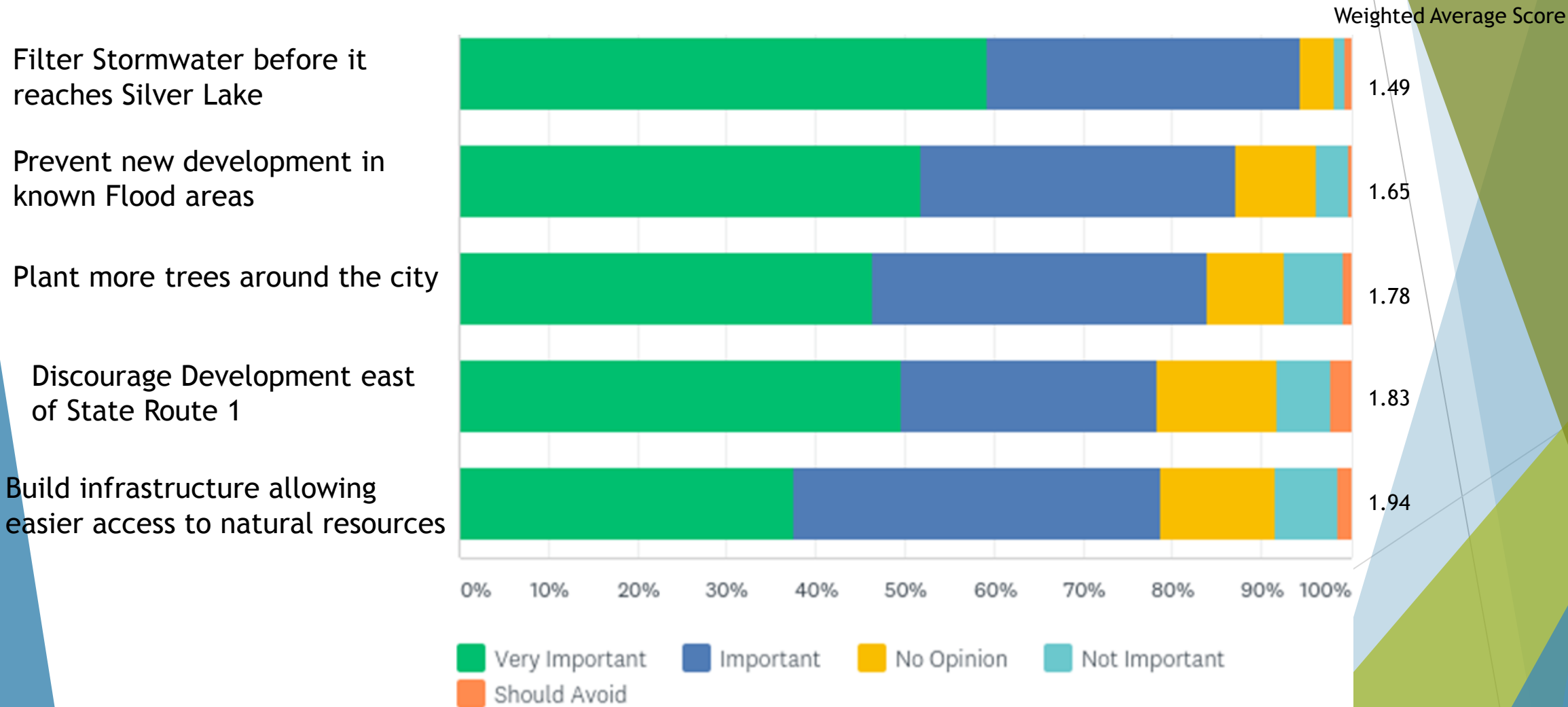


Parks & Recreation

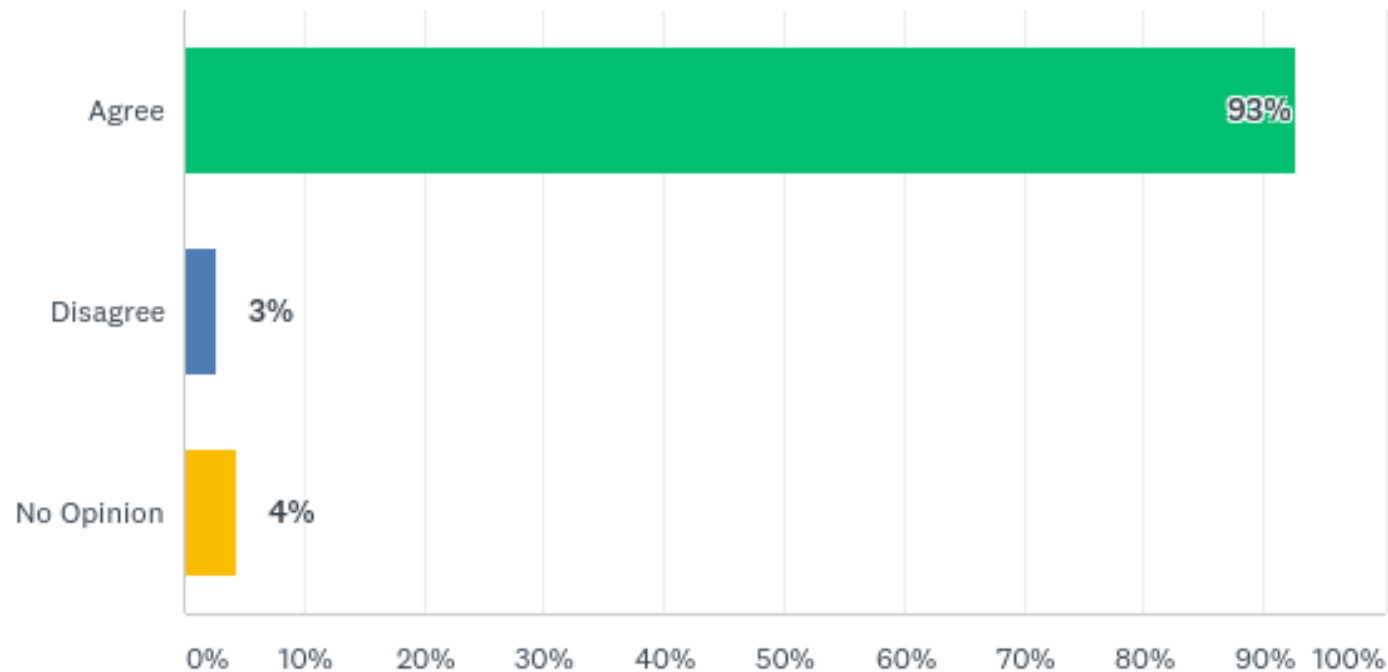
- ▶ What are the most important parks and recreation issues?



Rate the actions the City can take to improve and/or protect the natural environment in Dover



The City of Dover should actively seek to retain the base within the City by enacting policies that support its mission. The City should oppose any efforts or activities that may result in a future base closure.



Next Steps for Comprehensive Plan Project

Analyze!

Write!

Create Maps!

Review!

Consideration of Plan Recommendations

- Engagement Events – Review of Information
 - **Utilize Input to DRAFT Plan and Maps**
 - General Endorsement of DRAFT Plan by Planning Commission and City Council
-
- August - October 2018

Formal Review & Adoption Process

- PLUS Review/ PLUS Letter
 - Plan Revisions [to meet State requirements (if any)]
 - Planning Commission Hearing & Action
 - City Council Hearing & Action
 - Plan Certification (OSPC, CCSPI to Governor)
-
- October 2018 – February 2019

Plan Implementation

- Final Publication
 - Implementation Work on Action Items
-
- February 2019 and ongoing

2019 Comprehensive Plan Participation



Watch for Project Updates!
Talk with us!
Participate in Process!

2019 Comprehensive Plan Project

- Updates on the 2019 Comprehensive Plan Project
<https://www.cityofdover.com/2019-comprehensive-plan>
- Talk with Us!
Email: compplan@dover.de.us
Phone: Planning Office at 736-7196

2019 Comprehensive Plan Project

*Planning for a
Bigger, Better Dover!*

compplan@dover.de.us

Planning Office at 736-7196

