

# Dover Park Master Plan

Community Design Event  
Tuesday, May 22, 5 – 7 pm



# Agenda

- |                                 |            |
|---------------------------------|------------|
| I. Introduction / Overview      | 20 minutes |
| II. Small Group Design Activity | 60 minutes |
| III. Small Group Report Out     | 30 minutes |
| IV. Conclusion / Next Steps     | 10 minutes |

# Project Purpose

Develop a Master Plan for Dover Park to guide:

- Programming
- Phased development
- Sustainable maintenance
- Budgeting / funding



**The goal of the Dover Park Master Plan is to improve park and recreational services for Dover's east side, provide users a safe and enjoyable park experience, and ensure that the park is an asset that contributes to the overall vitality of the City of Dover**

# Timeline

Early April 2018

**Project Kick Off**



Early May

**Existing Conditions Review**



May 16

**Kick Off Open House**



May 22

**Community Design Event 1**

May 23

**Community Design Event 2**

May 24

**Community Design Event 3**

August 2018

**Master Plan Finalization**

# This Week's Objectives:

Translate vision / goals / concerns into a conceptual plan for Dover Park

Meeting 1 (Tuesday): prioritize and develop draft plan alternatives

Meeting 2 (Wednesday): design team refines draft plan alternatives

Meeting 3 (Thursday): discuss and vote on preferred plan

# Before we begin...

- Where did you love to play as a child?
- Where would you go to be alone? To be with friends?
- What games do you invent?
- What is your favorite space to be in when you are outside?
- What is the best activity you and your kids share?





Dover Park Master Plan

# Introduction / Overview





# Project Context

Within 1 mile radius of Dover Park:

~2,900 housing units

~5,000 residents

(source: 2010 Census, through FirstMap)

Census tracts east of US13:

- ~50% of households have 1 vehicle or fewer (~12% have no vehicle available, consistent with city-wide rates)
- Higher concentrations of young people directly surrounding and south of Dover Park



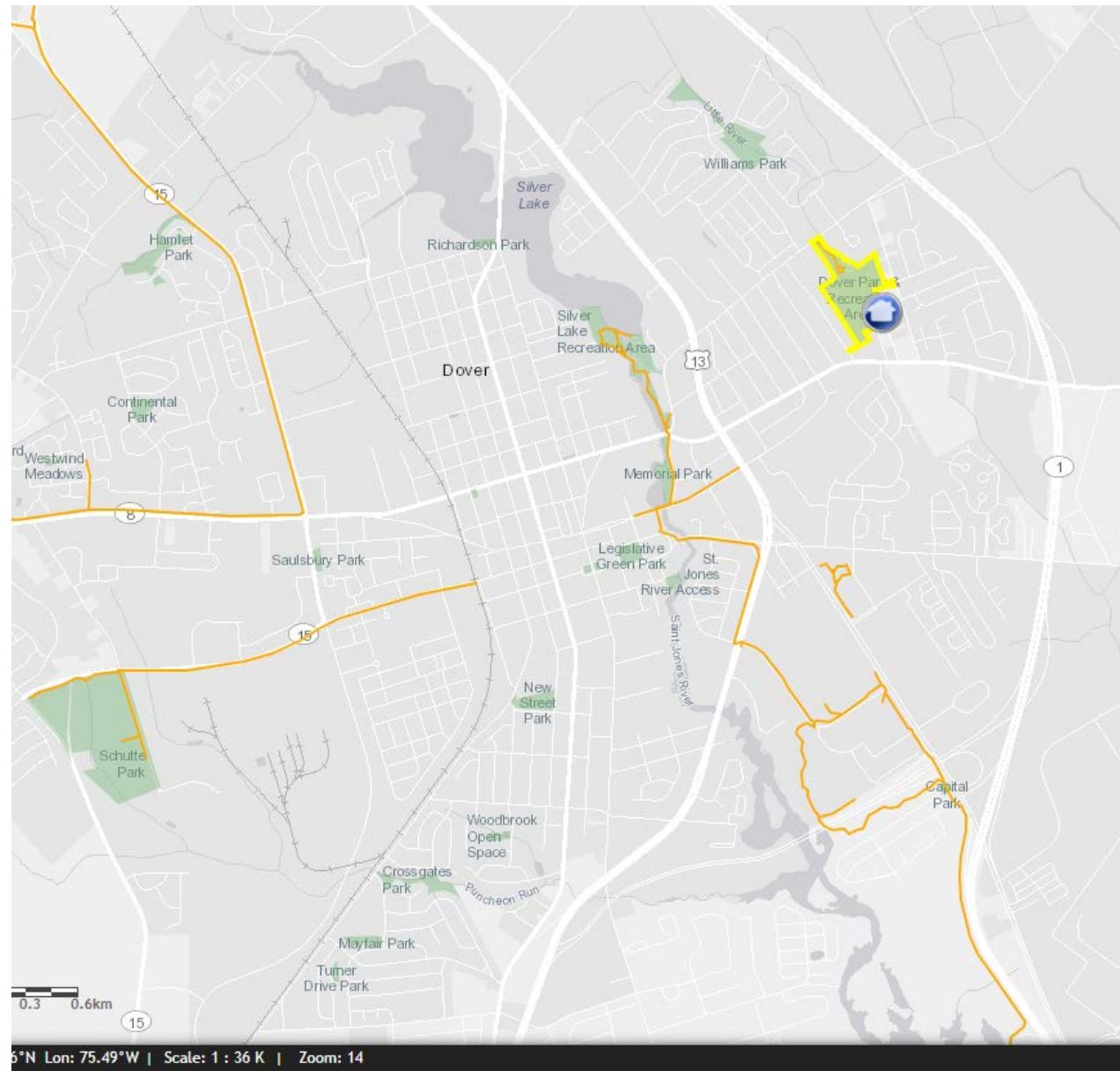
# Dover Park:

Classification	Guidelines
Neighborhood park (and mini- or pocket park)	<ul style="list-style-type: none"><li>-recreation and social purpose</li><li>-emphasis on informal active and passive recreation</li><li>-1 to 5 acres typically</li><li>-1/4 to ½ mile service area uninterrupted by major roads or physical barriers</li></ul>
Community park	<ul style="list-style-type: none"><li>-emphasis on meeting recreational needs of surrounding community</li><li>-may also have a regional draw</li><li>-landscape and open space preservation</li><li>-20 to 40 acres</li></ul>
Regional athletic complex / facility	<ul style="list-style-type: none"><li>-consolidated fields/facilities</li><li>-for programmed adult and youth activity</li><li>-20 to 80 acres, serve community and region</li></ul>
Special use facility	<ul style="list-style-type: none"><li>-unique / single purpose facility</li><li>-can apply to a range of park types</li><li>Ex: nature center, aquatic, historic site, plaza</li></ul>

National Recreation and Park Association classifications (adapted)

# Dover Park:

- 1 of 3 anchor parks
- 28.2 acres
- Surrounded by residential
- Activities / facilities include:
  - Playground
  - Picnic pavilions
  - Frisbee golf
  - Various ball fields
  - Chess tables
  - Etc.

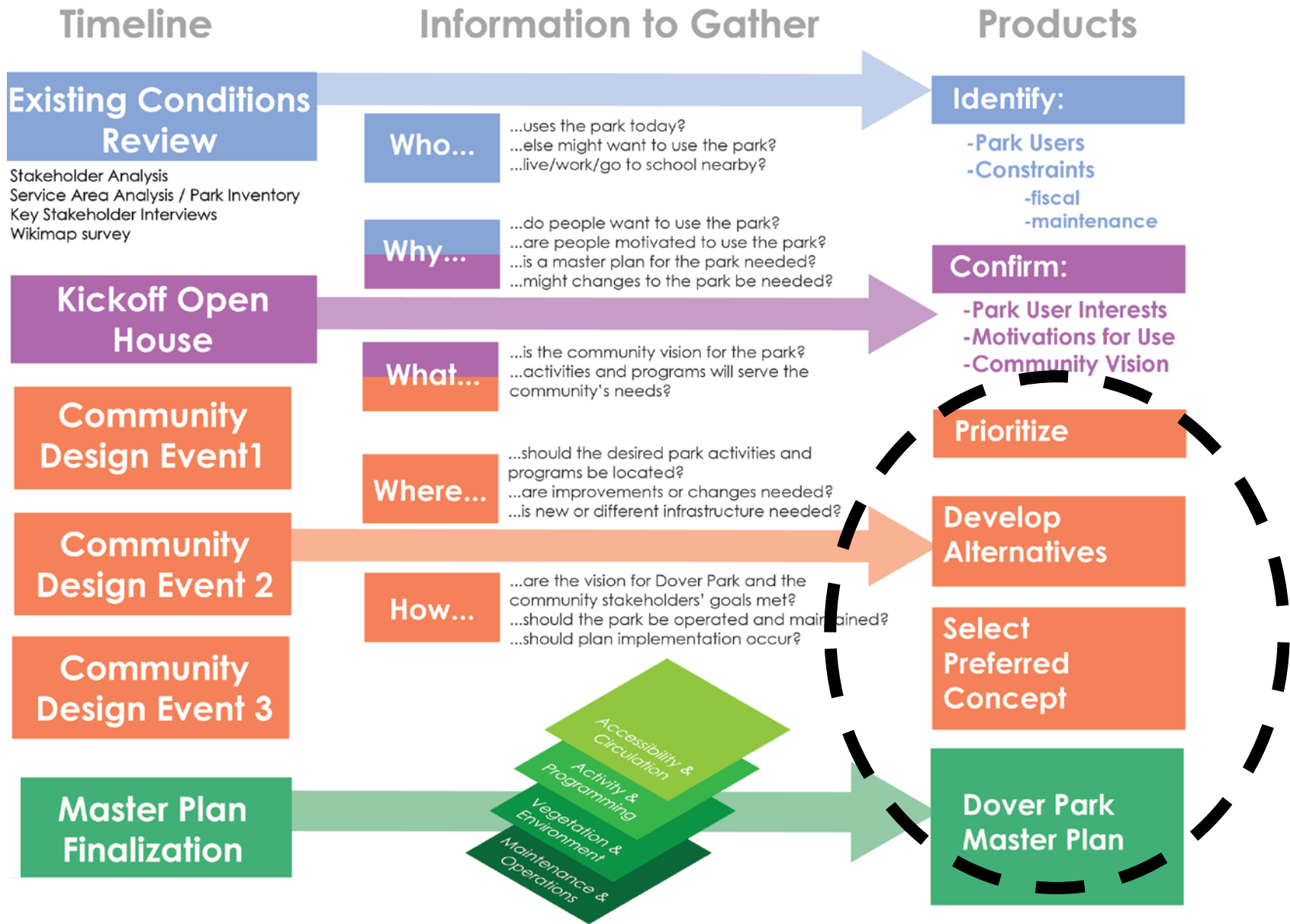


Source: playoutsIDE App (Delaware State Parks)

# Parameters

- Budget
  - \$644,000 for 5 years
  - capital costs AND operations/maintenance costs
- Safety/Security
- Property ownership (e.g. fences, vegetation, etc.)
- Park operating hours
  - For now all parks closed at dusk

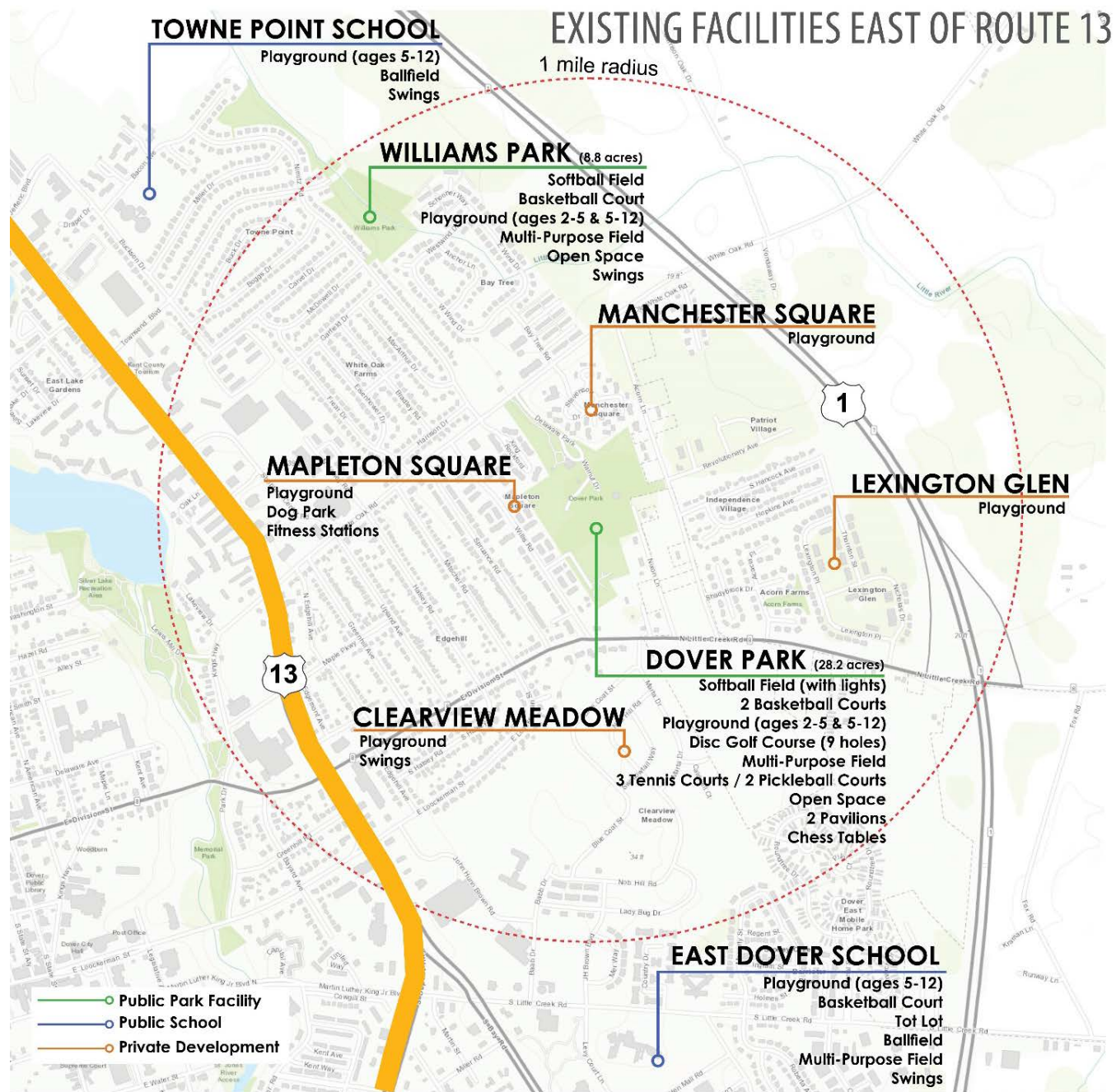
# Planning Process





# Existing Conditions: Activity and Programming

- Dover Park the primary park on east side of Route 13
- Multi-purpose field used for pick-up soccer games
- Adult leagues use baseball field
- Only disc golf in the city
- Few walking/jogging paths and fitness courses





# Existing Conditions: Access and Circulation

- Single vehicle access point (north end)
- driveway entrance gated (2 locations)
- No walking path all the way through the park
- No formal entrance on east
- Informal entrances (broken fence) throughout





# Existing Conditions: Vegetation and Environment

- No critical environmental features
- Drainage ditch across northeast quadrant
- Stormwater pond at northwest (straddles adjacent property)
- Undergrowth and invasives along fence line and in forested areas
- Specimen trees (near playground)
- Evergreen forest



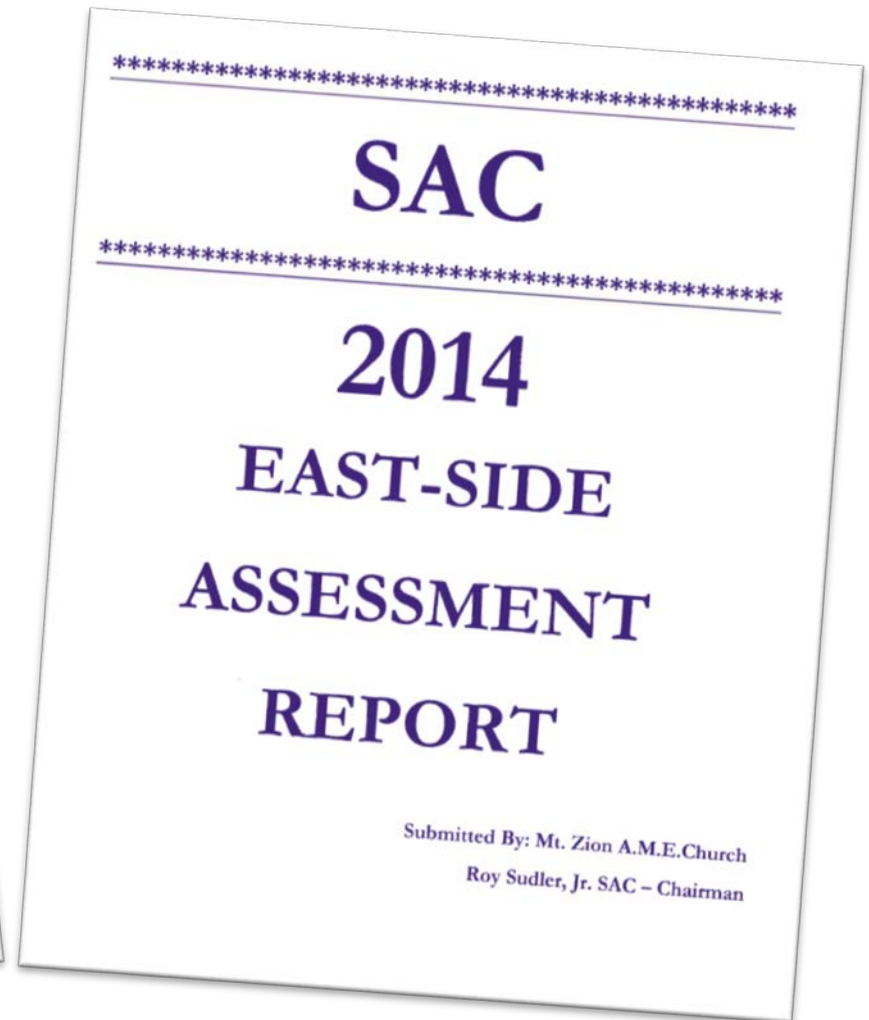
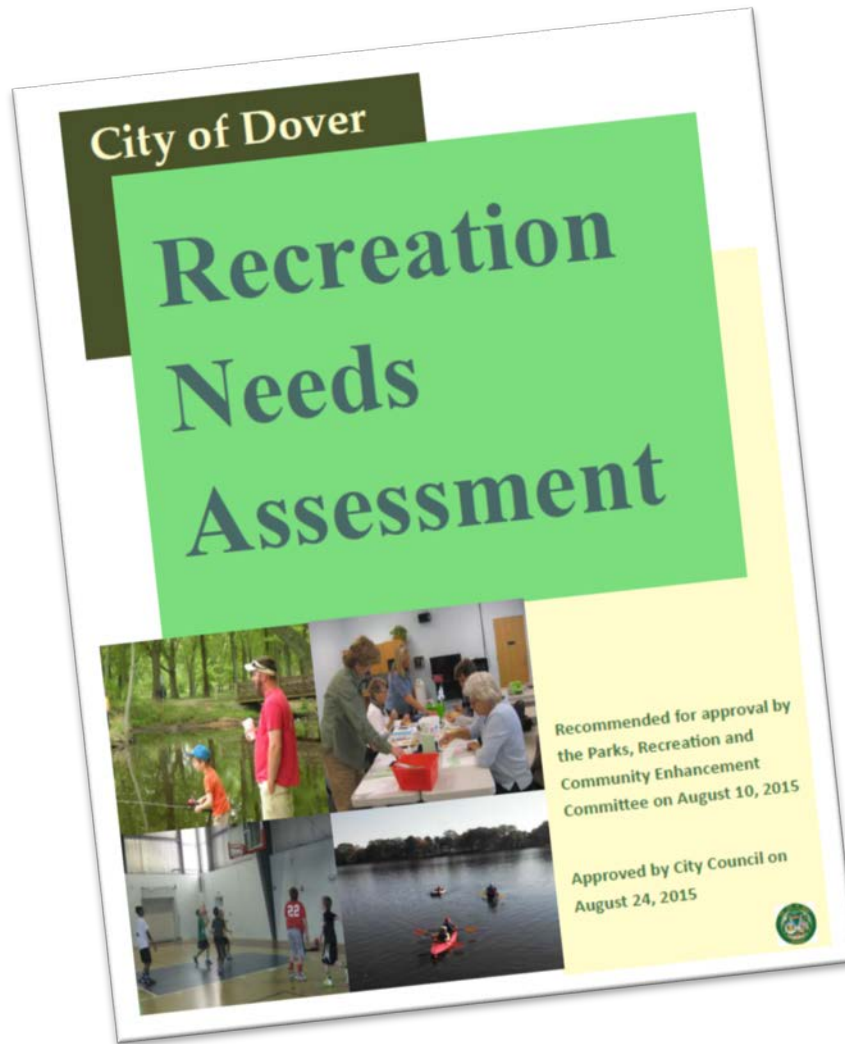


# Existing Conditions: Maintenance and Operations

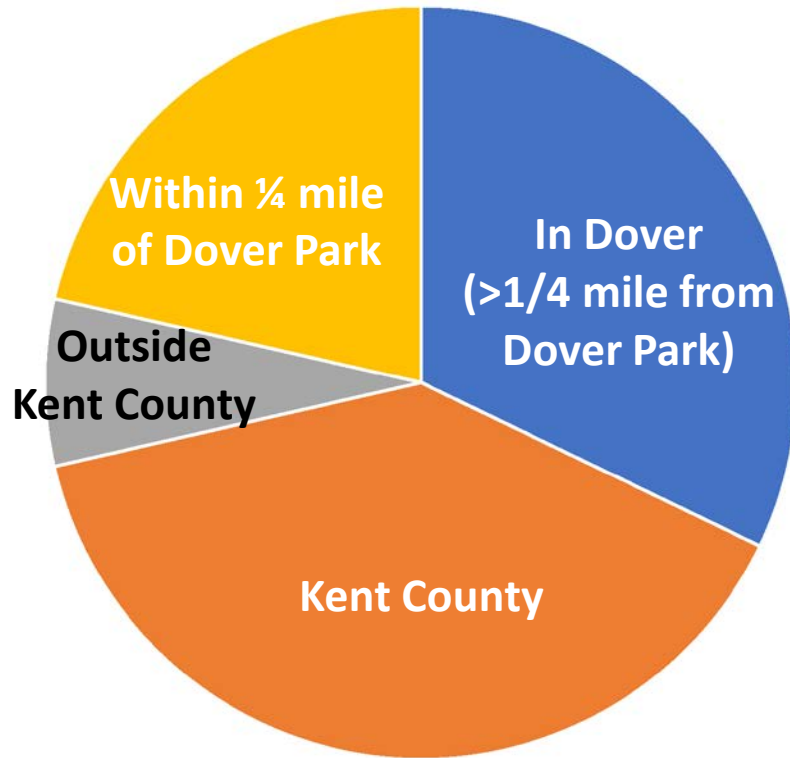
- Maintenance primarily on as-needed / as-requested (mowing fields and trash collection is regular)
- Invasives/undergrowth and storm impacts are a maintenance challenge
- Growth on perimeter fences and in woods limit sightlines
- Police open / shut vehicle access gates daily



# Input to date—previous studies



# Input to date— recent surveys



Things that prevent me from using the park:

- Safety
- Undesirable behavior
- Accessibility



## Most desired activities:

20 - Explore nature

19 - Playground / unstructured play area

18 - Festivals / events

16 (and 10) – Walk and jog / ride a bike

14 – Maintain for environmental values

# Summary of Input

- Bring back a staff presence
- Emphasize serving youth and children, the neighborhoods next to the park
- Preserve the natural elements and natural feel of the park
- Selectively maintain perimeter fence around park
- Remove overgrown vegetation from fences, forest
- Improve visibility of all major park areas (safety)
- Continue and enhance security measures (periodic checks by police, keep gates, add cameras, improve lighting)
- Enhance park entrances
- Develop/manage Dover Park as part of a system of parks
- Regularly scheduled events/programs



# Key Principles

## Accessibility / Circulation

Achieve comfortable, safe access and travel to/through Dover Park for walkers, bicyclists, and other modes, while balancing the needs of the various users of the park

## Activity / Programming

Provide for the recreational needs of the surrounding neighborhoods (primary), while also supporting the broader community/regional opportunities (secondary)

## Vegetation / Environmental Services

Promote a healthy ecosystem, provide exposure to nature, and leverage environmental services

## Sustainable Maintenance and Operations

Preserve park facilities and investments to maintain the benefits over the long-term and ensure facilities remain safe, comfortable, and attractive

## Safety

Provide park spaces and equipment that are safe and perceived as safe (personal safety, traffic safety, and operational safety)

## Design / Aesthetics

Make beautiful and vibrant public spaces that create a positive identity and attract positive activity

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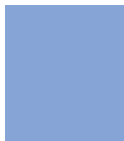
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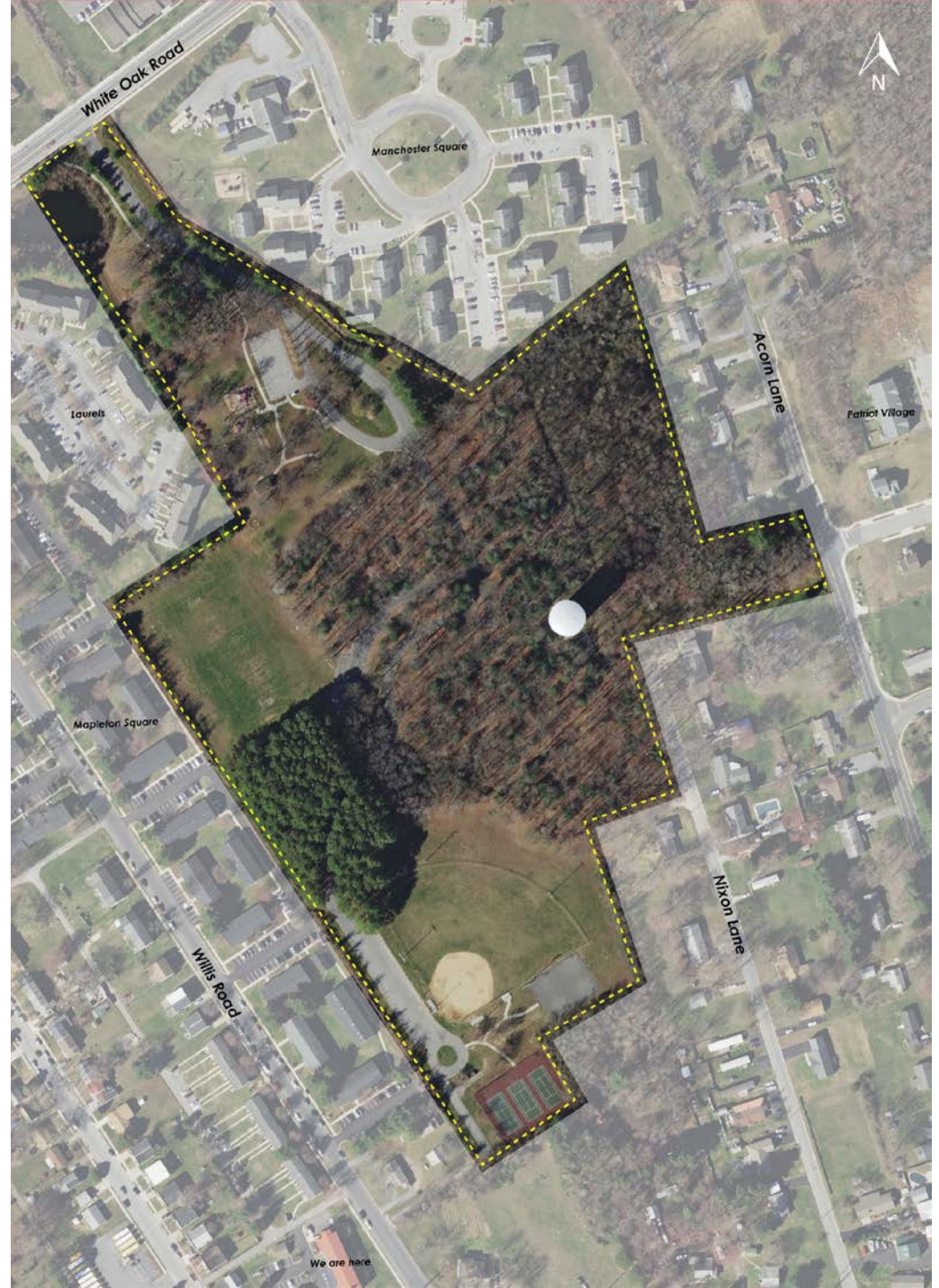
# Small Group Design Activity



Small groups (~8 people)  
will:

Review guiding principles,  
discuss priorities, concerns,  
opportunities and

1. Place objects on map,  
add notes, to develop  
a concept plan  
(take a photo)
2. Rearrange objects to  
create a second  
concept plan  
(take a photo)







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# Small Group Report Out





# Preference Survey Results

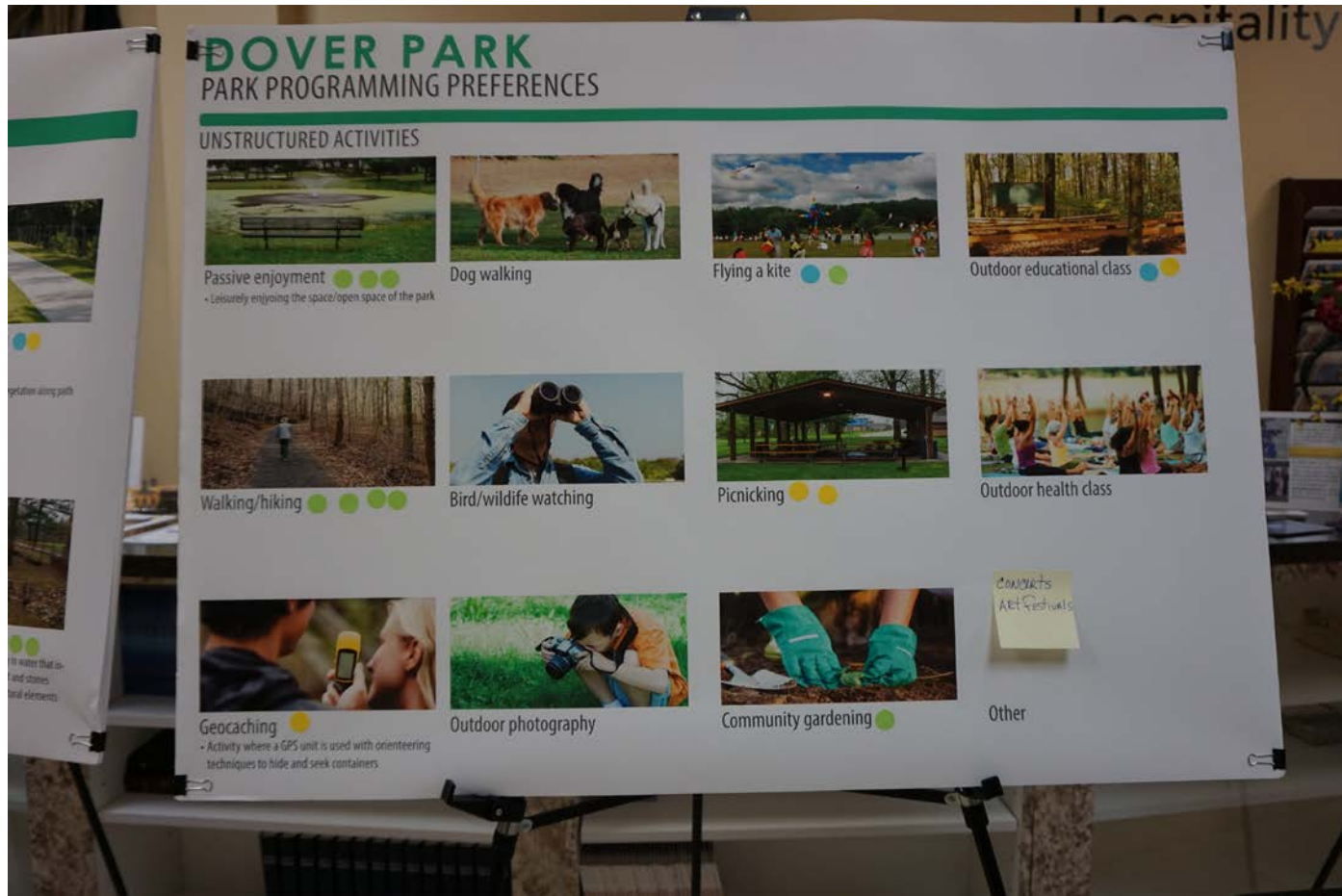


# Structured Activities



Tennis with 3 votes

# Unstructured and Passive Activities



### Walking/hiking with 4 votes

# Paths and Kids Spaces

**DOVER PARK**  
PREFERENCE SURVEY

## PATH FACILITIES



**Nature trail** ●

- less than 8 feet wide
- crushed stone, mulch, or grass surface (limited to hiking and mountain bike tires)



**Multi-use, nature** ●●●●●●●●

- 8 feet wide or greater
- asphalt (can accommodate bicycles, scooters, roller-skates, etc.)
- natural landscape (woods, native grasses, shrubs, etc.) along path



**Fitness track** ●●

- 8 feet or wider
- asphalt surface (can accommodate bicycles, scooters, roller-skates, etc.)
- fitness stations, signage



**Oval running track** ●●●

- 8 feet or wider
- asphalt surface
- mowed grass and limited vegetation along path

## KIDS SPACES



**Natural play structures** ●●●●●●●●

- Structures that are made of all natural materials instead of metal or plastic that blend in to the natural environment



**Splash pad** ●●●●●●●●

- Ground nozzles that spray water upwards with different pieces of equipment to play on



**Enclosed playground** ●●●●●●●●

- Traditional playground with jungle-gym type equipment that is enclosed in a fenced-in area



**Natural water play** ●●●●●●●●

- Space designed for children to play in water that includes natural components like dirt and stones
- May integrate with the existing natural elements of the park

Multi-use, nature trail 7 votes  
Splashpad, 4 votes

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# Conclusion / Next Steps



# Come back Wednesday/Thursday...

(11am to 4pm, drop in)

(5-7pm)

