



DOVER PARK MASTER PLAN

DOVER, KENT COUNTY, DELAWARE

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ACKNOWLEDGEMENTS

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PREFACE

BACKGROUND

Dover Park has served the recreational needs for east side residents and the wider city for nearly 50 years, providing a place to take a walk in the woods, do an aerobics class, attend YMCA summer youth programs, have a family picnic, play ball, and much more. The park facilities and its natural environment have evolved over time, much like the surrounding neighborhoods and wider city.

In 2013, the City's consideration and subsequent council vote to demolish the indoor recreation center, raised concern for provision of recreational resources and other services that were being provided by Dover Park. Interest grew for evaluating Dover Park and the City's wider system of parks and recreational resources, which resulted in an array of community discussions, the citywide Recreation Needs Assessment, and a separate East-Side Assessment Report. These efforts brought forth important questions, concerns, and ideas for helping the park transition to an up-to-date community facility with infrastructure and operations that match the needs and resources of the community and City. Consequently, the Dover Park Master Plan was undertaken.

PROJECT PURPOSE

The goal of the Master Plan for Dover Park is to improve park and recreational resources 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.

Parks, recreation, and open space are not simply amenities, they are vital components of a thriving community. The Master Plan for Dover Park will provide the City the tools needed to incrementally and sustainably develop Dover

Park and its facilities in consideration of the priorities identified through the community-driven planning process.

WHY A MASTER PLAN?

A park master plan is an important tool to help the City and the community leverage the full benefits the park has to offer, from providing wildlife habitat and first-time experiences in nature for young children, to hosting special events and sports leagues. The Master Plan provides an illustrative vision for the park that inspires action and support, and also a descriptive, phased implementation plan. Both are critical to long-term success and sustainability, that is, both are necessary to ensure the park is safe, well-used, attractive, and well-maintained into the future. As the overall guide for the design, programming, capital investment, maintenance and operations at the park, the Master Plan supports interagency coordination, budgeting and fiscal responsibility, transparency, accountability and benchmarking, and can also be used to generate support from outside organizations, including funding and other partnerships.

The master planning process is a critical element for realizing the community's vision, enabling a forum for open discussion about concerns and opportunities, vetting all ideas and grounding ideas and subsequent plans in the realities of available resources and other technical elements. Engaging stakeholders in defining what to include in the plan and how to achieve the vision also infuses a higher level of community interest and commitment that can last well into plan implementation and help sustain a love for parks.

Dover Park also functions as part of an entire

**PARKS, RECREATION, AND OPEN SPACE
ARE NOT SIMPLY AMENITIES, THEY ARE
VITAL COMPONENTS OF A THRIVING
COMMUNITY.**

system of parks and recreation facilities, providing a range of environments, equipment, and staffing support for residents and visitors to engage in recreational activities and experiences in nature and the outdoors. This individual park master plan and elements such as budgeting, maintenance, capital expenditures, and more, also must be considered in the context of the full Dover Park system. Doing so can lead to long-term sustainability and efficiencies for Dover Park and providing recreational resources for the City overall, which are interrelated.

I. EXECUTIVE SUMMARY



VISION FOR DOVER PARK

EXECUTIVE SUMMARY

The goal of the Master Plan for Dover Park is to improve park and recreational resources 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.

As a result of previous studies and public engagement events, the Dover Park Master Plan was created. A large portion of this master plan process was to involve the community in the vision for Dover Park. The public engagement efforts included the following:

- Project Team Meetings
- Primary Stakeholder Interviews
- Public Kick Off Open House
- Public Charette
- Online WikiMap
- City Council Presentation

The Dover Park Master Plan is the result of these planning efforts and is a guide for the City of Dover to use for both short-term and long-term improvement and maintenance efforts. The Master Plan reflects the integration of project principles and follows these goals:

- **Achieve comfortable, safe access and travel to / through Dover Park for walkers, bicyclists, and other modes, while balancing the needs of the various uses of the park**
- **Provide for the recreational needs of the surrounding neighborhoods (primary), while also supporting broader community/regional opportunities (secondary)**
- **Make beautiful and vibrant public spaces that create a positive identity and attract**

positive activity

- **Provide park spaces and equipment that are safe and perceived as safe (personal safety, traffic safety, and operational safety)**
- **Promote a healthy ecosystem and leverage environmental services**
- **Preserve park facilities and investments to maintain the benefits over the long-term and ensure the facilities remain safe, comfortable, and attractive**

The results from this planning effort are immediate and long-term strategies for the enhancement and development of Dover Park that addresses the recreational needs of community members, particularly residents east of U.S. Route 13.

This park master plan presents a conceptual guide. It does not intend to show the specific design details for any element, and it does not necessarily show locations of minor features such as benches, signs, or other smaller components. While the public was engaged in development of this park plan, the process of engaging park users and stakeholders will continue as elements of this plan move toward implementation. Opportunities will continue to arise for engaging stakeholders in guiding the specific physical changes and infrastructure details. These actions will proceed as capital funding becomes available.

The final master plan from this effort is shown on the next page.

DOVER PARK FINAL CONCEPT



II. BACKGROUND INFORMATION



INTRODUCTION

OVERVIEW OF DOVER PARK

Dover Park is located in the City of Dover, which is the county seat of Kent County and the capital of Delaware. The city is located on the St. Jones River in the Delaware River coastal plain. Dover Park is located on the east side of Dover and is the largest city park facility to the east of U.S. Route 13 (**Figure 1**).

Approximately 15 (53%) of the 28.2 total acres of parkland are wooded. Park facilities include playgrounds, a softball field, basketball courts, tennis courts, picnic pavilions, multi-purpose field and a disc golf course. A few groups use the park regularly for ball games and occasionally there are officially programmed activities and special events in the park.

The park's main entrance is located at White Oak Road and can be accessed by vehicles, bicyclists and pedestrians. By the entrance is a stormwater pond with thick vegetation and an existing sidewalk and driveway that lead into the park. Much of the park has a perimeter chain link fence. In some places the fence has been cut to provide access from nearby neighborhoods.

The northern section of the park has park facilities that include: playground equipment, benches, chess tables with chairs, pavilion, picnic tables, sidewalks and parking area for approximately 25 cars. This area is the former site of the indoor recreation center and remaining utility connections.

Within the wooded midsection of the park there is an existing parking lot with 44 parking spaces, disc golf course, abandoned asphalt pathway, and municipal water tower. West of the wooded area is the large multi-purpose field and along the eastern edge of the northeast quadrant of the park is an open drainage ditch.

The southern section of the park has a softball

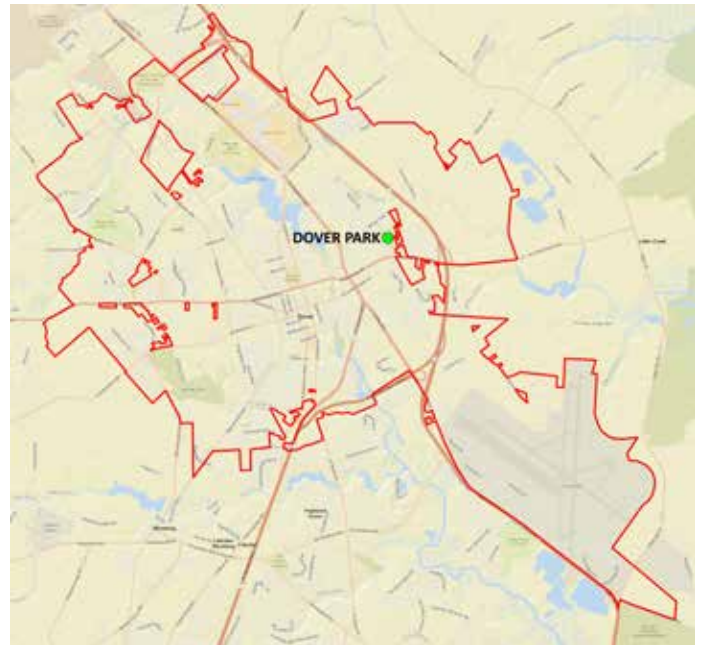


Figure 1: Dover Park Location in Dover, DE

field with lights, two basketball courts, three tennis courts that accommodate pickleball, portable toilets, and existing parking lot with approximately 64 parking spaces. There is an asphalt path that serves as non-motorized access at the southernmost end of the park from Willis Road. DART First State's bus route 108 stops along Willis Road, with a stop at the southern entrance to the park.

COMMUNITY PROFILE

The city has a population of approximately 37,400 residents, of which nearly 8,000 (21%) are under 18 (American Community Survey 5-year estimates, 2016). Within a one-mile radius of Dover Park, there are approximately 5,000 residents and 2,900 housing units (US Census, 2010). Those people living within one mile are considered the primary user group for the park.

According to Census data, approximately 15 to 20 percent of the census block group in which Dover Park is located is under 10 years (see



Data Source: American
Community Survey 2016, 5 year
(by Block Group)

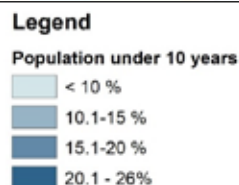


Figure 2: Percent of Population Under 10 Years Old

Figure 2). The data further suggests that the population in the areas to the north of the park are generally older and have a smaller proportion of the population under 10 years. Parks can and should provide recreational opportunities for people of all ages, including both active and passive experiences. Based on the quantitative and qualitative analysis, it is likely that Dover Park has a primary user group that comprises a large proportion of young families.

Approximately 4% of the population under 18 years has a disability, which is in line with the rates in the county and statewide. Of the population as a whole, approximately 13% (4,800 people) is living with a disability. The needs of different user groups, including those with either physical or other disabilities should be considered as park areas are developed and redeveloped to maximize accessibility for all. In some cases these considerations may be required, such as in the design of pathways and parking. Within 1 mile of

the park, approximately 12% of households have no vehicle available, consistent with rates for City of Dover (ACS 5 year estimates, 2016). Those with no access to a motor vehicle will need to rely on close to home recreation opportunities and/or will need to use public transit. Considerations of walking and bicycling access to the park is particularly important because many park users are too young to drive a vehicle and many park users also are seeking convenient opportunities.

The land use around Dover Park is primarily residential development. Apartment complexes are adjacent to the park on the northeast and west sides. These apartment complexes are Manchester Square, Baytree Apartment Homes, Mapleton Square and The Laurels. Single family homes are east and south of the park.

PARK CLASSIFICATION

Dover Park's land area classifies it as a Community Park based on classification standards of the National Recreation and Parks Association (NRPA). A community park is identified as being between 20 to 40 acres with a focus on meeting community-based recreational needs, that may also provide amenities that have a regional draw as well as preserving landscape and open space. Additionally, the NRPA recommends that a typical park and recreation agency should offer one park for every 2,144 residents, with 10.1 acres of parkland per 1,000 residents.

OTHER AREA PARKS

Dover Park is the third largest city owned public park within Dover. The City of Dover manages 27 parks that have a variety of active and passive recreation opportunities. **Table 1** lists each City owned park and provided facilities.

Existing park and recreation facilities east of U.S. Route 13 were inventoried to analyze the needs for residents in the area. **Figure 3** depicts

RECREATIONAL NEEDS ASSESSMENT

The City of Dover's 2015 Recreation Needs Assessment assessed and prioritized what Dover residents identified as their recreational needs. The Recreation Needs Assessment is intended to guide the City in making appropriate investments in their park system to ensure that capital investments support the identified needs of the community.

506 people completed the survey and 42% of respondents indicated that they use Dover Park. 239 respondents indicated that they use the park for walking/jogging, league activities and playground use. The assessment also identified the following amenities that should be evaluated as part of the master planning process: restrooms, indoor recreation center, paved loop trail system, fitness stations, skate park, splash pad and bicycle racks.

the public parks, public schools and private development facilities within a mile of Dover Park were identified, mapped and made available to the public at all community engagement events.

PARKS MAINTENANCE AND OPERATIONS

City of Dover Public Works is currently in charge of managing all City owned parkland in Dover. Public Works is also responsible for maintaining local roads and stormwater facilities within the City. Park maintenance and operations tasks include trash receptacle and general debris collection, setting up athletic fields, mowing lawns, and responding to resident calls for park maintenance requests.

National Recreation and Parks Association (NRPA) Park Classification		
Classification	Size	Guidelines
Neighborhood Park, Mini-Park / Pocket Park	1 to 5 acres, typically	<ul style="list-style-type: none"> • Recreation and social purpose • Emphasis on informal active and passive recreation • Serves area within approximately 1/4 to 1/2 mile radius uninterrupted by major roads or physical barriers (defined as Park Service Area)
Community Park (The term "Anchor Park" has been used to describe this type of park in Dover)	20 to 40 acres	<ul style="list-style-type: none"> • Emphasis on meeting recreational needs of surrounding community; may also have a regional draw • Often accommodate large groups of people • Often has a landscape and open space preservation purpose
Regional Athletic Complex / Facility	20 to 80 acres	<ul style="list-style-type: none"> • Consolidated fields/facilities • For programmed adult and youth activity • Serves the community and region
Special Use Facility	ranges in size	<ul style="list-style-type: none"> • Unique / single-purpose facility • Can apply to a range of park types <p>Examples: nature site, aquatic, historic site, plaza</p>

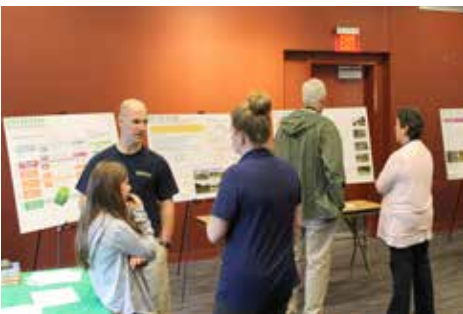
Table 1: Existing Parks and Facilities in Dover

City of Dover Parks & Facilities		Pavilions	Picnic Tables	Grills	Parking Lots	Playground Equip Ages 2-5	Playground Equip Ages 5-12	Swings	Passive Area	Walking/Jogging Path	Fitness Course	Cultural / Historical	Disc Golf Course	Horseshoe Pits	Shuffleboard Courts	Basketball Courts	Softball Fields	Multipurpose Fields	Tennis Courts	Pickle Ball Courts	Recreation Centers	Boating/ Boat Ramp	Fishing
Park Name	Acreage																						
City Hall Plaza 15 E Loockerman St.	.2								♦														
Constitution Park State & North Sts.	.2											♦											
Continental Park Independence Blvd.	2.95								♦														
Crossgates Park Blue Beach Rd.	5.66								♦														
Dover & New St Park Dover & New Sts.	4.42					♦	♦	♦	♦							♦	♦						
Dover Park 1210 White Oak Rd.	28.2	♦	♦		♦	♦	♦		♦				♦	♦	♦	♦	♦	♦	♦	♦			
Division & Kirkwood Park Division & Kirkwood Sts.	.76					♦	♦									♦							
Hamlet Park Old Forge Dr.	11.5					♦		♦	♦														
Heatherfield East Heatherfield Way	1.15								♦														
Kirkwood & Mary Park Kirkwood & Mary Sts.	.15					♦	♦	♦															
Mallard Pond Park Mallard Pond	6.07			♦					♦														
Mayfair Park Alder Rd.	2.6					♦	♦	♦								♦	♦	♦					
Memorial Park Park Dr.	4.6								♦			♦											
Millcreek Park Millcreek Dr.	1.864						♦		♦														
Orville Myers Park State & Division Sts.	.20476								♦														
Paul's Property St Jones River Greenway	14.2								♦														
Richardson Park Walker Rd. & State St.	1								♦														♦
Saulsbury Park Salisbury Rd.	2.7								♦														
Schutte Park Hazletville Rd. & Electric Ave.	71	♦	♦		♦	♦	♦			♦							♦	♦			♦		
Silver Lake Recreation Area Kings Hwy/Washington St.	182	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦											♦	♦
The Green South State St.	.7								♦			♦											
Turner Drive Park Turner Dr.	1.004								♦														
Westfield Park Sweetgum Dr.	1.4								♦														
Westwind Meadows Westview Meadows	.62								♦														
Williams Park Nimitz Rd.	8.88				♦		♦	♦	♦							♦	♦	♦					
Woodbrook Westview Terrace	8.6								♦														



Figure 3: Existing Facilities East of US 13

III. PLANNING AND PUBLIC ENGAGEMENT



PROJECT OVERVIEW

OVERVIEW AND TIMELINE

This Dover Park Master Plan project was initiated through the attention and efforts of a variety of community stakeholders and City staff dating back to 2013 and earlier. Those efforts include the City's Recreation Needs Assessment, East-Side Assessment Report#, and City Council/Committee discussion, and other community conversations. These efforts brought forth important preliminary questions, concerns, and ideas for helping the park transition to an up-to-date community facility with infrastructure and operations that match the needs and resources of the community. This master planning process and engagement approach was structured to build on those previous efforts.

It is important to involve the public and stakeholders throughout the master planning process because they understand the needs, interests, and concerns of users. Additionally, the public engagement process allows the design team to gather ideas from all activities and transform them into graphical plans that are grounded in reality and feasible.

The entire master planning process and documentation lasted five months, beginning in April 2018. The public was engaged throughout the planning and design process effort. The design team divided the process into four tasks to be completed in a compressed timeframe. The timeline below identifies the four tasks and lists the objectives and actions for each. Identifying the who, why, what, where and how through existing conditions analysis, public engagement and master plan development informed the design team to create and refine a master plan for the City to implement at Dover Park.



COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES

Public engagement events informed participants about the park, planning process and gathered the public's desires, comments and feedback. The engagement strategies were selected to provide opportunities for everyone to participate, from the resident who was unaware Dover Park existed to highly involved community members. Some engagement strategies provided quick and easy access to participate, while others required more time and discussion within a group. Engagement opportunities were offered on different days and times to allow for more community members to participate. The following are descriptions of each public engagement strategy and include a summary of how they were conducted and engaged participants. The public engagement efforts included the following:

- Project Team Meetings
- Primary Stakeholder Interviews
- Public Kick Off Open House
- Public Charette
- Online WikiMap
- City Council Presentation

Project Team Meetings

The project team kickoff meeting that was made up of the design team and City staff was held at the start of the project to identify key goals, constraints, strategies for public engagement and logistics for the master planning process. Regularly scheduled weekly phone calls were held throughout April and May to discuss project progress and public engagement logistics. Check-ins were scheduled approximately once a month for June through August to discuss public engagement feedback, final concept refinement, cost estimate for proposed improvements, master plan report development and logistics for

the final presentation to city council.

Primary Stakeholder Interviews

Primary stakeholder interviews were completed during the public engagement process. The project team chose stakeholders that represented the City, had specific knowledge about the park's maintenance and operations, understood recreational needs, and/or held special interest in the park. The stakeholders that responded for an interview included the following:

- Current and Former City Council Representatives
- Dover Housing Authority
- Police and Emergency Services
- Public Works
- Dover Parks and Recreation
- City of Dover Staff
- Capital School District Personnel
- Kent County Planning
- Kent County Conservancy
- YMCA

Key findings were included on the public open house boards and were used in the development of the master plan.

Public Open House

A public open house meeting was held at the Dover Public Library on May 16, 2018 and was attended by approximately 40 individuals, most whom were Dover residents. The meeting had eight stations with boards that provided information ranging from the park's existing conditions, background information, previous study findings, neighborhood demographics, proposed project principles, and what the design team heard so far from stakeholder interviews and project team meetings. Most of the boards were interactive and allowed participants to attach their comments to gain public input and build on the vision for the park. A portion of the interactive boards represented the following



Station at the Public Kickoff Open House with upcoming events list, exit surveys, and an aerial map of the park



Design team member having a discussion with public open house participants



Visual preference survey boards at the first day of Design Week



Participants working together to create a vision for Dover Park

proposed project principles:

- Accessibility and Circulation
- Activity and Programming
- Design/Aesthetics
- Safety
- Vegetation and Environment
- Maintenance and Operations

The other interactive boards were the Community Vision Wall with open ended questions that allowed for community response. Detail board comments and responses can be found in **Appendix B**. After going through these stations, participants were asked to fill out a short survey. Fourteen participants filled out a survey. Survey results have been included in **Appendix A**.

Design Week – Charrette

The most intensive public engagement effort was a 3-day design charrette that was held at Maranatha Church during May 22-23, 2018. The project team used the charrette process to advance the stakeholder and public input from previous public engagement strategies to generate two concept plan alternatives for Dover Park.

The first day of the charrette allowed the public to participate in hands on activities to develop plan concepts. Upon entering the space, participants were able to respond to multiple visual preference surveys. From there, two groups of 7-9 participants that included community members, stakeholders and a facilitator worked together to create a potential concept design for the park. Each group was provided with an aerial map and programming packet to build their potential park. The packets included string to make pathways of varying lengths and materials, athletic field cutouts, and colored paper with $\frac{1}{4}$ and $\frac{1}{2}$ acre circles with a list of community desired programs that could be provided in those spaces. The group members used the provided materials and worked together to place park improvements on the park aerial. After discussion and designing was

complete by the group, the facilitator introduced the city's short-term budget and did a rough cost estimate for the site improvements that were selected for the design. The teams were able to modify their park plans to fit the city's short-term budget. This exercise gave the participants the idea of a budget and how much the city can afford and maintain in the short-term and beyond.

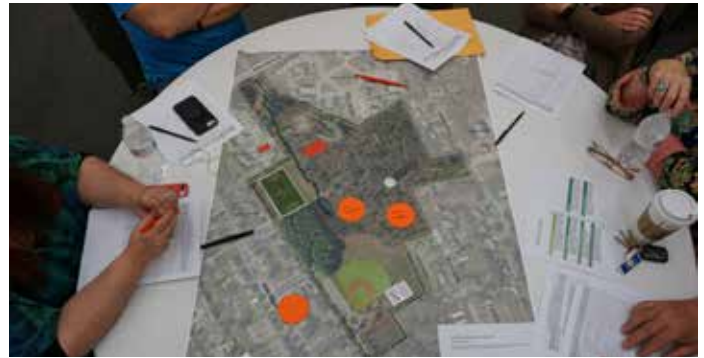
Previous public input and the plans created by the two teams were used by the design team to advance the concepts during the open design studio. This all-day event was a working studio that allowed community members and stakeholders to drop by and ask questions or provide input on the design. The two concept alternatives were presented on the following evening to the public. Participants were able to view both concepts, cost estimates and phasing schedules. A short survey was made available for input and design team was on hand to answer any questions.

Online WikiMap

WikiMap was utilized to collect feedback from community members for the vision of Dover Park. The tool allowed participants to access an online survey and aerial map of Dover Park. The survey posed similar questions to the survey at the public open house. Participants were also able to add comments directly on an aerial map in the form of strengths, weaknesses and opportunities within Dover Park. Twenty (20) individuals filled out the online survey and comments were made on the aerial map. See **Appendix A** for full results.

City Council Presentation

In August 2018, the final concept plan was presented to the city council for approval.



Participants placing and discussing programmed spaces for Dover Park at Day 1 of Design Week



City staff members discussing the two concept alternatives



Community members discussing the elements in Concept 1 at the public meeting

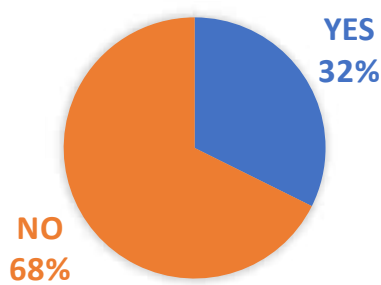


Reserved for photo of Final Dover Park Master Plan being presented to city council for approval

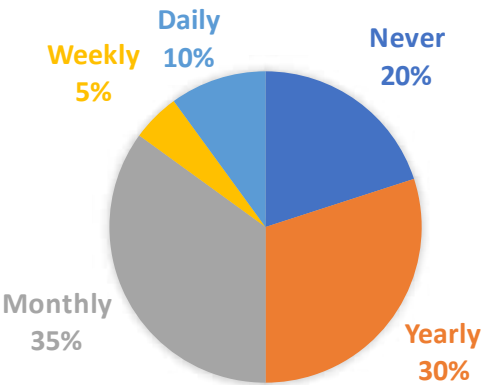
Public Feedback

Below are example public feedback results that were gathered from Public Kickoff Open House and online WikiMap survey. Public participation and feedback informed the project team in the master planning process for programming Dover Park. See **Appendices** for public feedback compilation.

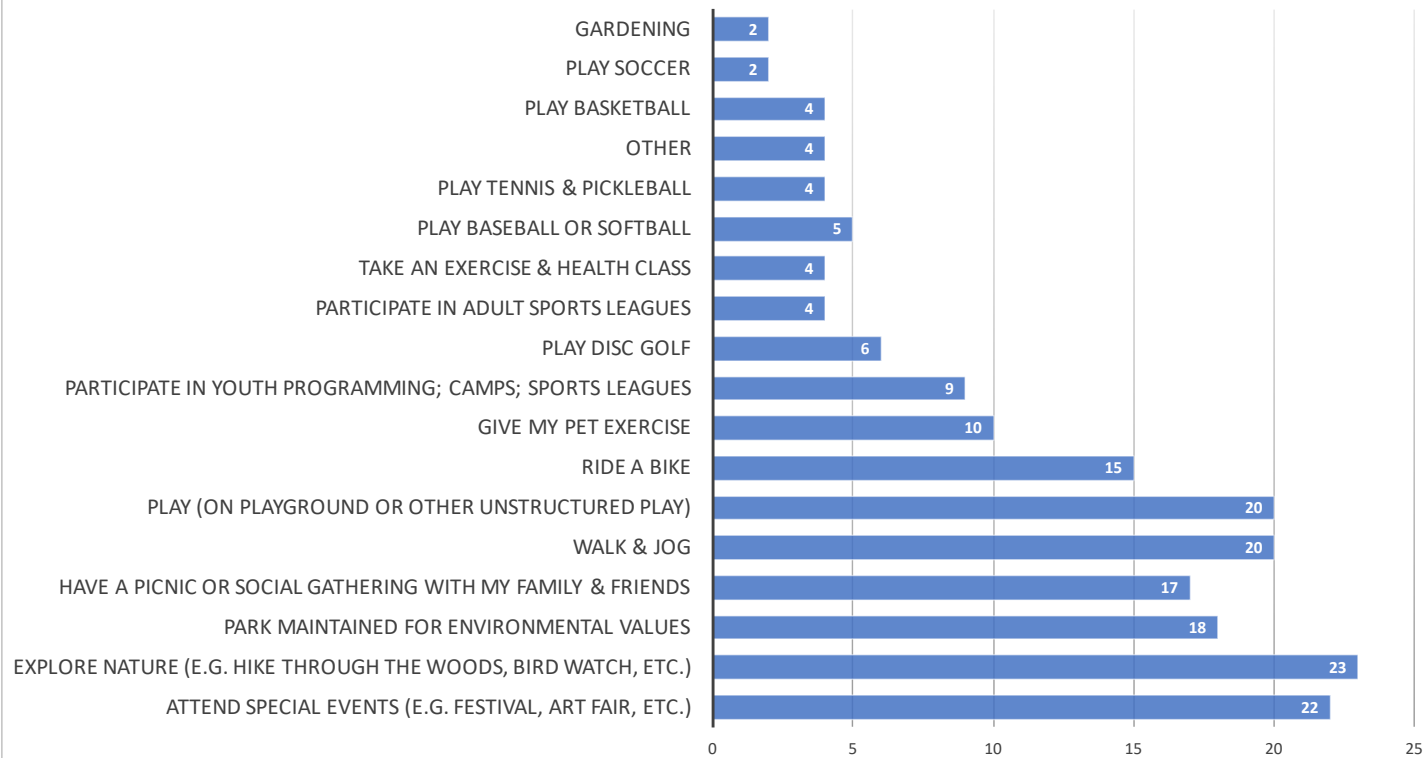
IS THERE ANYTHING THAT PREVENTS YOU OR A MEMBER OF YOUR HOUSEHOLD FROM USING DOVER PARK?



HOW OFTEN DO YOU VISIT DOVER PARK?



Please identify up to 5 types of activities that you would like to be able to do (or continue to do) in Dover Park:



PROJECT PRINCIPLES

Analyzing the information gathered from the stakeholder interviews, meetings with city officials, public engagement strategies, site visits and desktop research, the six proposed project principles were finalized by the project team to guide the vision and design development for Dover Park. The six principles and goals are listed in **Table 2**.

Table 2: Dover Park Project Principles	
Project Principle	Goal
Accessibility and Circulation	Achieve comfortable, safe access and travel to / through Dover Park for walkers, bicyclists, and other modes, while balancing the needs of the various uses of the park
Activities and Programming	Provide for the recreational needs of the surrounding neighborhoods (primary), while also supporting broader community/regional opportunities (secondary)
Design/Aesthetics	Make beautiful and vibrant public spaces that create a positive identity and attract positive activity
Safety	Provide park spaces and equipment that are safe and perceived as safe (personal safety, traffic safety, and operational safety)
Vegetation and Environment	Promote a healthy ecosystem and leverage environmental services
Maintenance and Operations	Preserve park facilities and investments to maintain the benefits over the long-term and ensure the facilities remain safe, comfortable, and attractive

IV. EXISTING CONDITIONS AND ANALYSIS



SITE INVENTORY

EXISTING PARK ELEMENTS AND CONDITIONS

The design team conducted an inventory of Dover Park's elements and their condition in the spring of 2018. Overall, the park appeared in good condition. Notably, multiple City staff were encountered addressing maintenance and monitoring issues during park visits.

The full range of park elements were evaluated including the woodlands, play equipment, and other infrastructure. The detailed list of park elements and their condition are presented in **Table 3**. Photos of existing elements were taken during the site visit are on pages 33 and 34. Based on conditions of the park during field visits, most of the park's individual elements were in good or fair condition. Elements in poor condition were: park entrances; fencing (including vegetative overgrowth); the cable access barrier that extends along the tree line roughly midway through the park (just south of the playground and its parking area); and benches. The elements that were labeled as poor needed the most attention by maintenance staff to improve the view of the park like the entrances and fencing (vegetation overgrowth and areas cut for access). Others were unusable or a potential hazards like the cable access barrier and the benches in the woods.

Table 3: Dover Park Existing Elements and Conditions

Element	Condition	Description
Softball Field	Good	Utilized by adult softball league, the infield and outfield is currently maintained. Field lighting allows the games to be played at night.
Multi-Purpose Field	Good	Open space that is currently mowed with two soccer nets. Space is used for pickup soccer games and passive recreation.
Playground (Ages 2-5)	Good	Standard play equipment with slides, ladder, fireman's pole and stairs.
Playground (Ages 5-12)	Good	Standard play equipment with slides, monkey bars, ladders, fireman's pole and stairs. Metal caterpillar climber.
Chess Tables	Good	Small grouping of tables with four seats and chess board printed on tables. Wood on seats recently replaced.
Pavilions	Good	Two wooden pavilions on concrete slab that fit 6 picnic tables each.
Concrete Sidewalk	Good	Sidewalk in the southern area of the park connects the softball field, tennis courts, and basketball courts to parking. Sidewalk in the northern section of the park connect the main entrance, playground, parking and pavilion.
Driveway and Parking Lots	Good	Vehicular access from the main entrance to three parking areas throughout the park. There is a northern, central and southern parking lot.
Evergreen Forest	Good	Dense mature pine forest with little undergrowth
Park Vehicular Gates	Good	Two vehicular security gates: one at the main entrance and one located before the wooded parking area that are used to block vehicle access to the park at night.
Hardwood Forest	Fair	Dense mature hardwood forest with dense undergrowth vegetation
Basketball Courts	Fair	Two asphalt basketball courts for pickup games. Faded court lines on worn court surface and one slanted basketball net.
Tennis Courts	Fair	Three tennis courts with pickleball option. Worn court surface and failing perimeter fence.
Disc Golf Course	Fair	9 hole course placed centrally within the park. Tee marker signage fading and difficult to locate. Overgrowth of vegetation has created difficult playing conditions for many of the holes. Currently no map or signage in park for course.
Picnic Tables	Fair	Eight wooden picnic tables placed in the pavilions. During site visit, some were missing wood slab for seats.
Restrooms	Fair	Two portable toilets with fence around three sides.
Lighting	Fair	Street lighting fixtures along the driveway and parking areas throughout the park.
Park Entrances	Poor	Two formal entrances: Main north entrance with pedestrian and vehicular access. Southern entrance pedestrian only. Informal entrances from neighborhoods to the east and west of the park
Fence	Poor	Perimeter chain link fence. Many areas are compromised from vandalism for access or vegetation growth.
Cable Access Barrier	Poor	Low cable with wooden posts in central section of park.
Benches	Poor	Metal benches around the playground and broken unusable wood/metal benches in the woods.

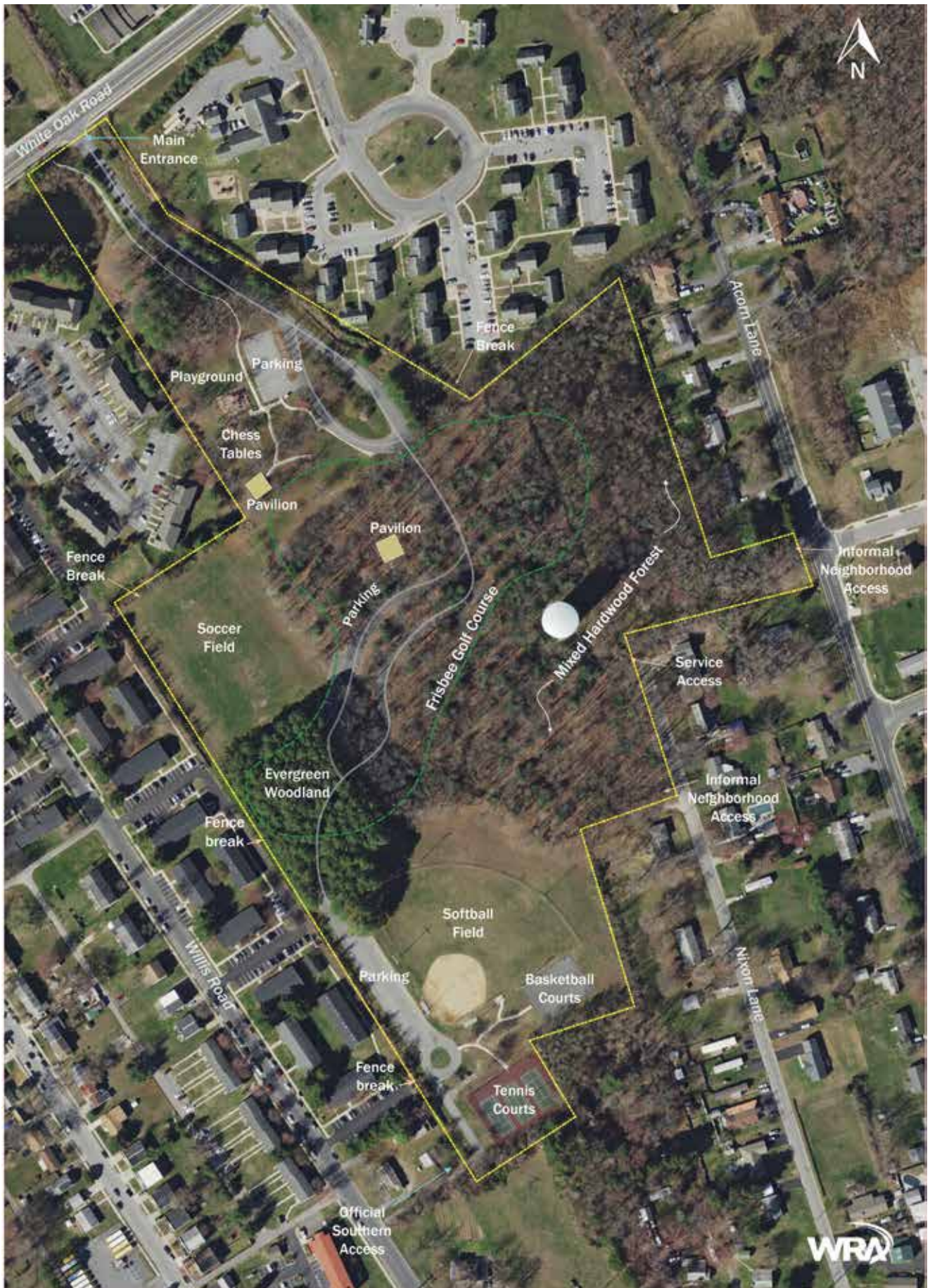


Figure 5: Dover Park Aerial and Existing Amenities



Existing softball field with field lighting



Existing basketball courts with faded court lines and leaning backboard



Pavilion near the playground with six picnic tables - some picnic tables missing parts



Existing tennis courts with worn surfaces



Disc golf course tee marker with faded signage



Existing playground equipment and benches



Disc golf basket within the evergreen forested area



Existing pavilion with one picnic table in the forested area



Existing chess tables with playground (ages 2-5) and bench in foreground.



Multi-purpose field with evergreen trees in background



Existing vehicular access within the forested area



Existing sidewalk near main entrance with thick vegetation that creates poor user visibility

Among all the parks in the Dover City system, Dover Park is known and loved by many for its trees and woodlands. A majority of participants in the master planning process expressed their affinity for the natural feel of the park.

Stakeholders also strongly support enhancing the existing recreational facilities currently in Dover Park. Additionally, they desire to protect the environmental assets above infrastructure development that would heavily disturb or diminish these features. During the design team site visit and part of the site analysis and inventory effort, the elements that make up Dover Park were identified, inspected and an action to implement as part of the vision for Dover Park was assigned to each element.

CURRENT MAINTENANCE AND OPERATIONS

City of Dover Public Works is currently in charge of managing all City owned parkland in Dover. Public Works is also responsible for maintaining local roads and stormwater facilities within the City. Tasks at Dover Park include trash receptacle and general debris collection, setting up soccer nets, removing fallen tree limbs, mowing lawns, and responding to resident calls for park maintenance requests. Dover Police currently opens and closes the vehicular access gate and does a drive through the park. The City doesn't currently have an official maintenance plan for Dover Park.

OPPORTUNITIES AND CHALLENGES

INTRODUCTION

Through the park analysis completed by the design team and input from the public engagement strategies, opportunities and challenges were identified for each of the project principles. The following is a list of each project principle with a description of all identified opportunities and challenges.

ACCESSIBILITY/CIRCULATION

The goal of this project principle is to achieve comfortable, safe access to/through the park for walkers, bicyclists, and other modes, while balancing the needs of various users of the park.

OPPORTUNITIES

- **Improve access to the park from neighborhoods to the east**
- **Improve pedestrian circulation - create pathways that connect through the park**
- **Improve the access from Manchester Square**
- **Improve park entrances and signage - increase visibility of access points to the park and make more inviting**
- **Maintain vegetation to improve the accessibility and circulation of park**

CHALLENGES

- **Perception of fence – some perceive the fence as limiting access into the park and others perceive the fence as keeping undesirable activity contained and supports law enforcement**
- **Different entities own different sections of the perimeter fence and maintenance practices vary**

- **Park is closed from sundown to sunrise except for occasional scheduled events**
- **Unauthorized ATV use in open lawn areas**
- **Safe pedestrian and bicycle connections to the park – lack of crosswalks and/or sidewalks**
- **Users creating breaks in fence and informal pathways along the perimeter fence**
- **Site evaluation and improvements are limited to the park property boundary and access to the park from surrounding area is not part of this project**

Figure 6 depicting the existing accessibility and circulation in the park was created from the site visit finding and stakeholder interviews. It was presented on one of the presentation boards for the public open house and was on display throughout the design week charrette.



Pathway and gate that allow access to park from Manchester Square



Secondary vehicle access gate within the park



1 View of Dover Park entrance signage, driveway and sidewalk



2 Parking area in the middle of the park with limited visibility



3 Break in the fence near residential development on the west side of the park



4 Abandoned asphalt path with chain across path and "Do Not Enter" sign



5 Official southern pedestrian entrance with bollards to block

Figure 6: Existing Access and Circulation Overview

ACTIVITY/PROGRAMMING

The goal of this project principle is to provide for the recreational needs of the surrounding neighborhood (primary), while also supporting broader community and regional opportunities (secondary).

OPPORTUNITIES

- Dover Park is a 28.2 acre park and is an important recreation resources for the residents east of US13, particularly kids and youth
- Multi-purpose field is currently used for pickup soccer games - the large, open area

could be utilized for additional programs like concerts, pop-up play activities, and other small events

- Strong support for bringing back physical staff presence and programs
- Utilize environmental features to promote educational programming and exploration/enjoyment of nature
- Desire to preserve and enhance existing recreational facilities
- Use capital improvements to fund highly desirable, affordable and maintainable facilities and programs to the park
- Park provides areas for passive and active recreation
- Existing utility infrastructure can be utilized to implement new facilities like a restroom or water play area
- Building on existing collaborations within City departments (i.e. Tuesdays in the Park) and local organizations to provide children and adult programs

CHALLENGES

- Funding for desired recreational facilities and providing proper maintenance
- Low utilization of park due to public perception of safety and lack of programming park is currently underutilized
- Current park hours and lighting does not allow for daily extended hour use

DESIGN/AESTHETICS

The goal of this project principle is to make a beautiful and vibrant public space that creates a positive identity and attracts positive activity.

OPPORTUNITIES

- Create a space that compliments the natural environment features of the park
- Capital improvement funding has been allocated to make improvements to the park
- Enhance current park elements to attract

new users and retain positive users

CHALLENGES

- Current negative perception of the park
- Program and maintenance commitments by the City
- Deterring negative activity within the park

SAFETY

The goal of this project principle is to provide park spaces and equipment that are safe and perceived as safe (personal safety, traffic safety, and operational safety).

OPPORTUNITIES

- Vegetation and undergrowth can be managed to improve visibility
- Create and enhance existing spaces that are ADA accessible
- Implement programs and facilities into park to bring more eyes on the park
- Police Department funded security cameras can be installed and monitored by Dover Police
- Lighting could be upgraded under City's effort to upgrade street lighting in Dover

CHALLENGES

- Majority of the park is densely wooded with thick undergrowth making poor user visibility throughout
- Monitoring the park consistently by City staff for negative activity

VEGETATION AND ENVIRONMENT

The goal of this project principle is to promote a healthy ecosystem, provide exposure to nature, and leverage environmental services.

OPPORTUNITIES

- **Forested area is unique, unlike other parks or places in Dover**
- **Engage community members in some vegetation maintenance activities**
- **Park can be utilized by nearby youth to explore nature**
- **Utilize environmental features to promote educational programming and exploration/enjoyment of nature**
- **Strong desire by community to preserve environmental features**
- **Visitors enjoy using disc golf course within the forested area**
- **Space for wildlife enhancements (bird feeders, pollinator gardens, etc.)**

CHALLENGES

- **Controlling undergrowth of forest to improve site visibility and use of park**
- **Invasive plants growing on perimeter fence**
- **Current park hours and lighting does not allow for daily extended hour use**
- **Safety concern in densely wooded areas**
- **Identifying and removing dead and hazardous trees**
- **Clearing of fallen limbs in evergreen forest area after large storms**

Figure 7 was created from the site visit findings and desktop research. It was presented on one of the presentation boards for the public open house and was on display throughout the design week charrette.



Mature hardwood trees and understory vegetation around the existing abandoned asphalt driveway



Unique mature evergreen forest area in the park



Stormwater management pond with thick vegetation at entrance of the park



Ditch that connects to the Tributary to Little River



MAINTENANCE AND OPERATIONS

The goal of this project principle is to preserve park facilities and investments to maintain the benefits over long-term and ensure the facilities remain safe, comfortable and attractive.

OPPORTUNITIES

- **Desire to implement a vegetative management plan**
- **Improve park signage and entrances**
- **Funding is provided by Dover Police to install security cameras**
- **Utilize local schools, churches, organizations for community based volunteer groups for some of the vegetation management and clean up activities**

CHALLENGES

- **Budget and lack of current maintenance schedule**
- **Creating and maintaining visibility throughout the park**
- **Vandalism and graffiti**
- **Long held ideas and/or one negative experience may be creating negative perceptions**
- **Concerted law enforcement efforts are critical to sustainable/effective operations**
- **Different entities own different sections of the perimeter fence and maintenance practices vary**

Figure 8 was created from the site visit findings and stakeholder interviews. It was presented on one of the presentation boards for the public open house and was on display throughout the design week charrette.



Evergreen forest blocks views of different sections of park



Multi-purpose field is periodically mowed



Adequate trash receptacles that are periodically emptied can be found throughout the park



Fallen limbs in the evergreen forest after a winter storm

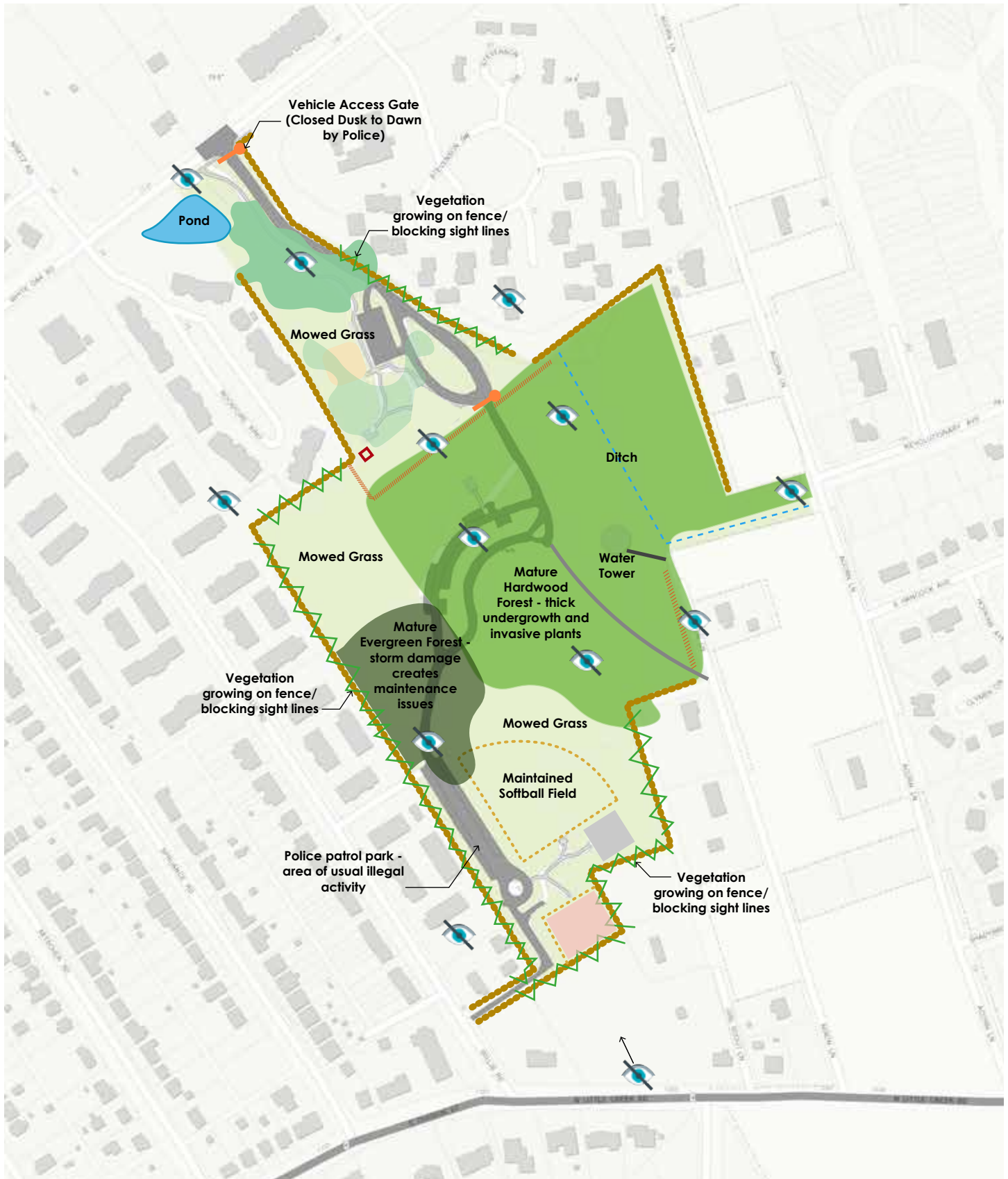


Figure 8: Existing Maintenance and Operations Overview

V. DESIGN DEVELOPMENT



PRELIMINARY ALTERNATIVE CONCEPTS

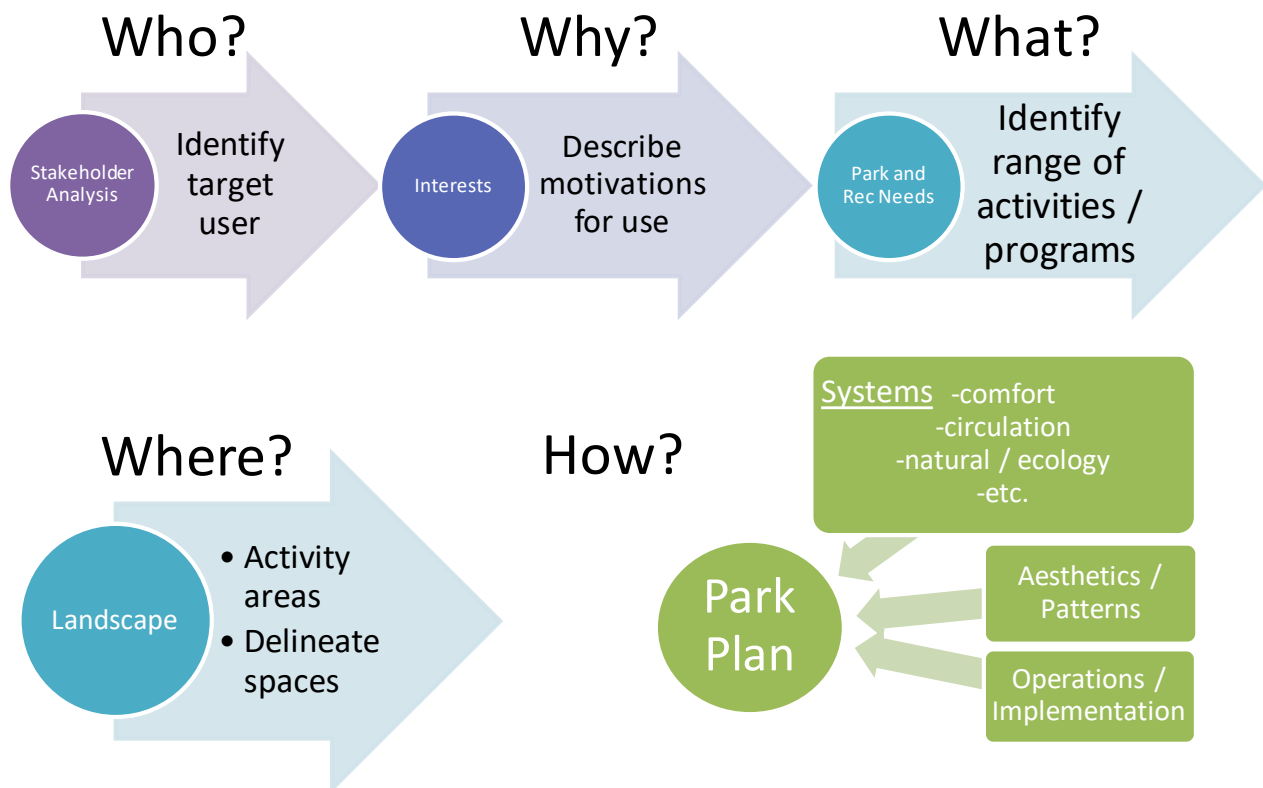
DEVELOPMENT PROCESS

Dover Park conceptual plans were derived from community and stakeholder outreach efforts that included project team meetings, one public open house, primary stakeholder interviews, and a 3-day public charrette. In addition to in person meetings, for the duration of the outreach efforts a WikiMap was made available online for members of the community to provide their vision for the park. The public input revealed that there was interest in preserving but also managing the forested and vegetated areas for safe use of the park, retaining and enhancing the existing recreation amenities, adding additional infrastructure and providing clear access to the park from surrounding neighborhoods.

Two alternative concept plans, cost estimates, and proposed phasing for each design were

presented to the stakeholders and community members who attended the last day of the charrette. Both concepts displayed the following imperative elements:

- **Improve park security by adding measures that increase sight distances and monitor activity in park.**
- **Create better access and circulation through park by installing paths, enhancing existing entrances and add additional entrances.**
- **Manage vegetation to provide safe use of all existing and proposed amenities.**
- **Provide a staff presence through onsite facility and/or programs.**
- **Maintain all existing athletic amenities, support facilities, and play equipment.**
- **Include lighting (This item not shown on plan - to be included under the citywide effort to upgrade street light fixtures).**



ALTERNATIVE CONCEPT 1

Element	Description
Phase 1 (0-5 years)	
Multi-Use Asphalt Loop Trail	An ADA compliant loop trail system that connects to all official and proposed park access points for this phase. Minimum 8' wide trail with 2' clearance on both sides.
Splash Pad	Brushed concrete pad with 8-10 water features to accommodate 20-30 kids. Consider an activation button to turn on water with a flow-through or repurpose system because it requires low maintenance and operating costs compared to a recirculating system that requires water treatment and testing regularly.
Acorn Lane Access and Parking	ADA compliant asphalt parking lot with ten parking spaces adjacent to a proposed asphalt pathway that connects to the proposed loop multi-use trail system. Park signage.
Vegetation Management	Thinning of undergrowth and clearing of invasive vegetation near the existing entrances, all proposed entrances, along proposed loop trail system and through the middle of the park to improve user visibility.
Existing Entrances Enhancement	Trim and removal of vegetation around entrances and on fencing to improve visibility to park. Replace main entrance sign. Add smaller park signs to southern entrance and access point from Manchester Square.
Park Staff	Park has one staff member at the park for programs one day a week.
Security Camera	At least three security cameras funded, placed and monitored by Dover Police Department.
Phase 2 (5-10+ years)	
Pond Enhancement	If feasible, remove a portion of the vegetation in between the sidewalk and pond within the park to allow user observation into the pond. Possible added elements could be benches, picnic tables or a wooden platform adjacent to pond. Identify wildlife in the pond, and consider adding habitat enhancements (turtle basking platforms) for educational activities.
Linear Skate Obstacle Trail	Paved trail with skateboard/wheel sport obstacles like grind ledges, flat rails, manual pads, pump bumps, funboxes and/or rainbow rails.
Nature Play Area (1/4 acre) with Pavilion	Pavilion and play space with natural materials like log balance beams, boulders, building blocks and willow branch arches within the woods near the proposed Acorn Lane entrance.
Dog Park	Approximately one acre dog park in wooded area. Section of woods to be cleared of undergrowth and invasives. If desired by community, consider perimeter fence with sections for big and small dogs as well as a pet waste station.
Fix and Maintain Disc Golf Course	Remove overgrown vegetation within the fairways, repair or replace any broken disc baskets or tee boxes. Consider replacing tee signage and placing a disc golf course map at the park.
Resurface Tennis Courts and Basketball Courts	Resurface and repaint existing tennis courts and basketball courts. Repair or replace broken nets, if any.
Crushed Stone Connector Trail	Secondary crushed stone/gravel trail through the hardwood forest near the dog park.
Benches	Install at least 10 benches throughout the park along the new trail system and near new park elements.
Additional Multi-Use Asphalt Trail Connections	Add an ADA compliant asphalt trail from the proposed Mapleton Square entrance to the Phase 1 asphalt loop trail. Extend the loop trail through the southern section of the park.
Wildlife/Habitat Enhancements	Educational tools to allow for wildlife observing for users (birdhouses, bat boxes, turtle basking platforms, pollinator gardens, etc.

ALTERNATIVE CONCEPT 2

Element	Description
Phase 1 (0-5 years)	
Multi-Use Asphalt Linear Trail	An ADA compliant linear trail system that connects the official north and south park entrances. Minimum 8' wide trail with 2' clearance on both sides.
Crushed Stone/Gravel Trails	Crushed stone/gravel trails from Acorn Lane, Mapleton Square, and Manchester Square
Nature Play Area (1/2+ acre)	Play space with log balance beams, boulders, building blocks and willow branch arches within the woods near the existing pavilion.
Building with 1-2 Classrooms and Restroom	New modular building with either 2 small open space concept classrooms or one larger classroom with divider. ADA compliant access and restroom.
Vegetation Management	Thinning of undergrowth and clearing of invasive vegetation near the existing entrances, all proposed entrances, along proposed trail system and through the middle of the park to improve user visibility.
Entrance Enhancements	Trim and removal of vegetation around entrances and on fencing to improve visibility to park. Replace main entrance sign. Add smaller park signs to southern entrance, Acorn Lane, and access point from Manchester Square.
Fix and Maintain Disc Golf Course	Remove overgrown vegetation within the fairways, repair or replace any broken disc baskets or tee boxes. Consider replacing tee signage and placing a disc golf course map at the park.
Resurface Tennis Courts and Basketball Courts	Resurface and repaint existing tennis courts and basketball courts. Repair or replace broken nets, if any.
Wildlife/Habitat Enhancements	Educational tools to allow for wildlife observing for users (birdhouses, bat boxes, turtle basking platforms, pollinator gardens, etc.
Park Staff	Park has one staff member at the park for programs one day a week.
Security Camera	At least three security cameras funded, placed and monitored by Dover Police Department.
Phase 2 (5-10+ years)	
Linear Skate Obstacle Trail	Paved trail with skateboard/wheel sport obstacles like grind ledges, flat rails, manual pads, pump bumps, funboxes and/or rainbow rails.
Can-Do Playground	Playground that is designed to be accessible to every child regardless of physical, mental and sensory abilities.
Community Garden	Up to 1 acre fenced in community garden with crushed stone/gravel trail from asphalt trail to gate. Consider adding fruit trees outside of fenced in area to create a buffer between softball field/basketball courts and Nixon Lane residents.
Benches	Install at least 10 benches throughout the park along the new trail system and near new park elements.
Fitness Stations	Four fitness stations spread out in the central area of the park with outdoor stationary fitness equipment.



Figure 9: Dover Park Alternative Concept Plan 1



Figure 10: Dover Park Alternative Concept Plan 2

The city's available funding for short-term (Phase I: 0-5 years) capital improvements within Dover Park is \$640,000. No funding has been allocated during the master planning process for long-term (Phase II: 5+ years) improvements. Estimates include approximate costs for all elements listed in Phase I and Phase II, maintenance of existing facilities at current maintenance level, and maintenance of improvements added for Phase I and Phase 2. Totals for each phase and full build for each concept are illustrated on this page.

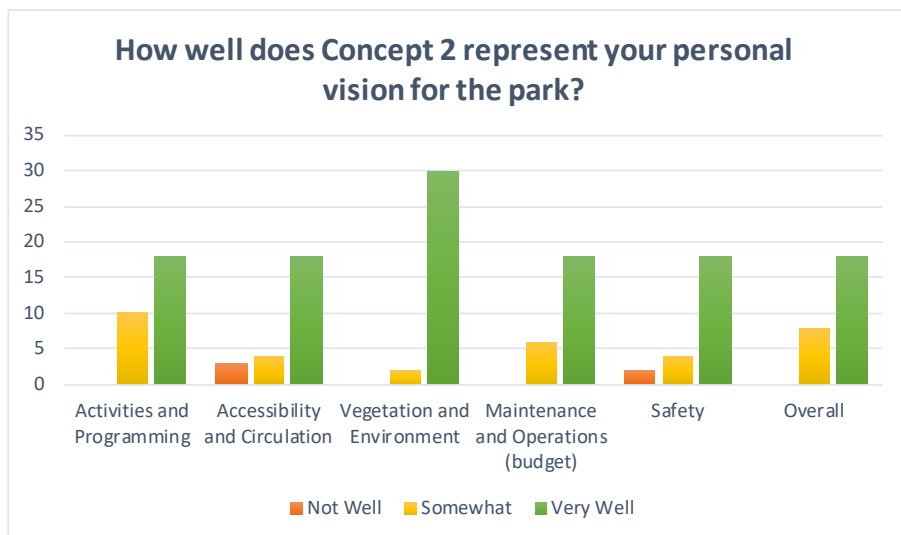
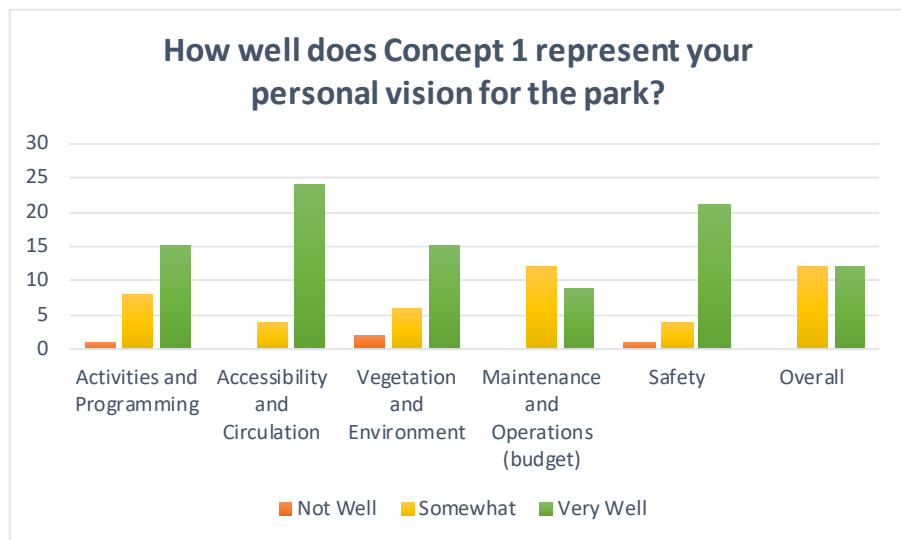
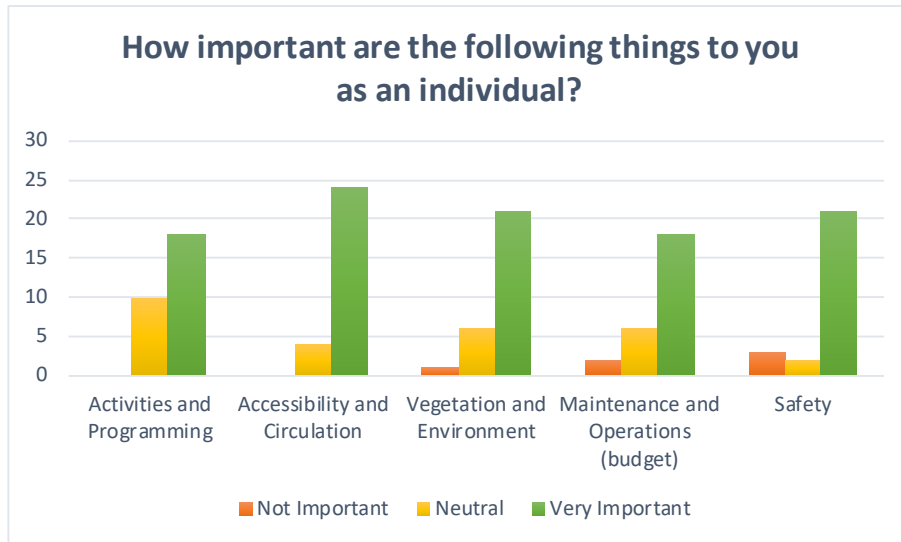
Both concept alternatives were presented to the public and attendees had the opportunity to fill out a survey that asked the individual to prioritize each of the project principles by individual importance and how each represented their vision in Concept 1 and 2. Each principle for the two concepts could be rated by either very well, somewhat and not well.

Alternative Concept 1	
Phase 1 (0-5 years)	\$540,000
Phase 2 (5+ years)	\$330,000
Full Build	\$970,000

Alternative Concept 2	
Phase 1 (0-5 years)	\$640,000
Phase 2 (5+ years)	\$305,000
Full Build	\$945,000

FINDINGS

Alternative Concepts Findings	
Project Principle	Public Feedback Analysis
Accessibility and Circulation	This project principle had the highest amount of individual votes for very important. Public voiced strong favor for a loop system trails over the linear main trail with connections to access points but had concern for the amount of clearing necessary for trails within forested areas. Most liked the proposed access points and enhancements for existing entrances.
Activities and Programming	This project principle had a mix of responses. For example some liked splash pad while others did not. Majority of respondents did not comment or favor the dog park and its location because it would require some vegetation management. Most people left comments if they felt a proposed amenity was impacting forested areas too much. Overall most of the proposed types of facilities were well received.
Vegetation and Environment	There was a strong preference for Concept 2 as the participants' vision for this principle because it had less trails and development in the woods. Overall participants highly value preserving the forested area and minimizing development/programming within these areas.
Maintenance and Operations	As expected, this project principle got the least amount of very important responses by the public but the maintenance and operations of each concept was presented in basic terms to the public. This principle has a high priority for a successful park.
Safety	People felt that Concept 1 was somewhat safer than Concept 2 because of there are programmed spaces throughout the park and the loop trail system.
Overall	Concept 1 had an even response of "very well" or "somewhat" response whereas most people voted "very well" for Concept 2. Most people that commented on overall design differences said they felt it was too much clearing of the wooded areas and did not like dog park.



VI. DOVER PARK MASTER PLAN



FINAL MASTER PLAN CONCEPT PLAN

SUMMARY

A final master plan was completed and presented to city council for review with a cost estimate for proposed short-term improvements (0-5 years) and optional list of improvements the city could pick from for either a short-term or long-term project. The total estimated costs and phasing were based on the city's available capital improvement for the next five years.

The following elements were selected as high priority short term (0-5 years) components to be implemented for a successful Dover Park:

- **An asphalt multi-use loop trail system and pathway connections throughout the park**
- **Resurfacing of tennis courts and basketball courts**
- **Access points and trails from the east side of the park at Acorn Lane and Manchester Square and the west side at Mapleton Square and The Laurels**

- **Park entrance enhancements at all existing and proposed official access points**
- **Clearing undergrowth near the main entrance and through the center of park in the hardwood forest area. Removing large specimen trees that are hazardous**
- **Install and monitor 3 security cameras**

The following elements were selected as potential additions with some possibly being implemented in the short term (0-5 years) but most to be accomplished in the long term (6-10+ years) to be selected at the City's discretion:

- Splash Pad (accommodates 20-30 kids)
- Can-Do Playground
- Indoor Classroom(s) with Restroom
- Linear Skate Obstacle Trail (1,000 SF)
- Nature Play Area
- Community Garden (with fence)
- Park Benches (10+)
- Pond Enjoyment Area
- Wildlife Enhancements
- Enhance Disc Golf Course

HIGH PRIORITY FACILITIES

Short Term (0-5 years) Element Sections	
Element	Description
Paved Loop Trail System	Public feedback favored a loop trail system but there was concern for the amount of asphalt trails and disturbance within the wooded areas. For the final concept, an ADA accessible asphalt loop trail was selected with crushed stone/gravel secondary connection trails. The asphalt trail from the main entrance to the existing playground was eliminated, the main trail in the evergreen forest was moved along the perimeter to minimize forest impacts, and the alignment within the hardwood forest was adjusted to use the existing abandoned asphalt area and avoid crossing the ditch. Potential for bicycle racks, fitness stations, benches, etc. to be added along trail and at intersections.
Resurface Existing Courts	Public feedback encouraged preserving and enhancing existing facilities within the park. Resurface and repaint existing tennis courts (3) and basketball courts (2). Repaint tennis court lines to include pickleball. Repair or replace broken nets, if any.
Park Entrances and Enhancements	Due to the amount of vegetation clearing for a new parking lot and an asphalt trail from Acorn Lane and the park currently having adequate parking, the parking lot addition was not selected for final design. A pedestrian access point and crushed/stone trail was selected to provide access from Acorn Lane to minimize environmental impacts. Similar trail treatments were selected for access points from Mapleton Square and Manchester Square. Trim and remove of vegetation around entrances and on fencing to improve visibility to park. Replace main entrance sign. Add smaller park signs for all other entrances.
Vegetation Management	This action is a top priority for safety and better utilization of the park. Thinning of undergrowth and clearing of invasive vegetation near the existing entrances, all proposed entrances, along proposed trails and through the middle of the park to improve user visibility.
Security Camera	At least three security cameras funded, placed and monitored by Dover Police Department.



Figure 11: Dover Park Final Concept Plan

POTENTIAL ADDITIONS

The following is the list of potential additions that were presented to the city officials as elements that could be implemented in short-term or long-term projects. These elements were found to be desirable by the public and stakeholders but did not rank as high as a trail system, enhancing existing amenities, improving security and managing vegetation for safety. A short description and photo of the main elements from the selection menu has been provided.

SPLASH PAD

A small brushed concrete pad with 8-10 water features and activation button to accommodate 20-30 kids. The master plan suggests this element to be added to the park if proper funding becomes available and there is a maintenance commitment for this facility. Selection of water system type is extremely important. Can be implemented by itself or in conjunction with a Can-Do Playground or other play equipment. If implemented with Can-Do Playground, consider reduction in splash pad size and number of water features.

CAN-DO PLAYGROUND

Playground that is designed to be accessible to every child regardless of physical, mental or sensory abilities. The master plan suggests this element be located in the northern section of the park near the existing pavilion. Build on existing sidewalk infrastructure to make the path from parking area to playground ADA accessible. Add benches and shaded spaces to perimeter of play area. The facility should be placed near existing playground equipment.

MODULAR BUILDING

Proposed modular building that is programmed to have either two small classrooms or one large classroom with divider. Either setup would have ADA accessible restrooms and access to the building from parking area and asphalt loop trail system. This facility should only be implemented and is highly dependent on frequent community programs that require indoor classrooms or all day summer programs for kids in Dover Park provided by Parks and Recreation.



Source: Blue Lake Regional Park

Example of nature play area with large boulders, logs and stumps



Source: Blue Lake Regional Park

Example of small splash pad on concrete



Source: Can-Do Playground facebook

Can-Do Playground in Wilmington, DE



Source: Modular Genius

Example of modular classroom with restroom facility

NATURE PLAY AREA

Play space within the wooded area near the existing pavilion that has natural materials like log balance beams, climbing boulders, building blocks, and a water play area. The water play area could be a small water pump that allows kids to pump water into a small area that mimics a stream bed or a water table. The facility should be designed to minimize impacts to the existing mature trees within the play space.

LINEAR SKATE OBSTACLE TRAIL

Paved trail with skateboard/wheel sport obstacles like grind ledges, flat rails, manual pads, pump bumps, funboxes and/or rainbow rails. Trail should be designed to have adequate space to ride in and out of each obstacle. Spaces for resting and observation should be placed within view of the trail. Create a connection from the asphalt trail to this facility. This facility should be located in an open area like the edge of the multi-purpose field to minimize impacts to woods.

COMMUNITY GARDEN

Up to 1 acre fenced in community garden with crushed stone/gravel trail from asphalt loop trail to gate. This space allows community members to participate in gardening with each other. Primarily planted with fruits and vegetables, it provides a food source to the local community. This facility should be used if there is nearby community interest for a community gardening group and is facilitated by Parks and Recreation or established organization.

POND ENJOYMENT AREA

Removal of an area of vegetation in between the pond and existing sidewalk to create a space for users to passively enjoy the pond. Possible elements in this space is a viewing platform with railing and benches or picnic tables in the grass area. Opportunities for educational outreach and adding wildlife enhancements.

ADDITIONAL FACILITIES

Benches, wildlife enhancements and enhancing the existing disc golf course are other facilities that are listed on the additional options menu.



Example of nature play area with a small hand water pump as the water play feature



Example of linear skate trail with obstacles



Example of Community Garden with fence



Example of a view platform with railing and bench adjacent to a pond

COST ESTIMATE

The cost estimate is divided into two sections with the first section listing the approximate total cost for Phase I (0-5 years) improvements and the second section is a list of potential additional improvements that the city could choose implement one or a few of the elements in Phase I and/or decide which to implement in later phases. Anticipated funding for Phase I has been included in this table for reference. During this planning effort, no funding has been allocated beyond Phase I.

FINAL PREFERRED CONCEPT - DOVER PARK CAPITAL IMPROVEMENT LIST				
Phase 1 (0-5 yrs.)				
Phase	Quantity	Improvement	Approximate Unit Cost	Total Cost
Pathways, Trails, and Circulation				
1	0.75 Miles	Asphalt Paved Trail	\$45,000 per 1/4 mile	\$135,000
1	0.25 Miles	Gravel/crushed stone trail (8' wide)	\$15,000 per 1/4 mile	\$30,000
1	5	Park Entrance Enhancements	\$7,000 each	\$35,000
sub-total				\$200,000
Athletic Facilities				
1	3	Resurface Tennis Courts	\$10,000 each	\$30,000
1	2	Resurface Basketball Courts	\$10,000 each	\$20,000
sub-total				\$50,000
Vegetation Management				
1	6	Clearing Undergrowth	\$8,000 per acre	\$60,000
1	5	Remove Large Specimen Trees	\$3,000 each	\$15,000
sub-total				\$75,000
Park Security				
1	3	Security Cameras	\$7,500 camera + \$7,500 pole	\$45,000
sub-total				\$45,000
Total Improvements				\$370,000
Estimated Engineering costs (15%)				\$60,000
5 year maintenance costs (includes current costs)				\$70,000
Approximate Phase I Cost				\$500,000

Menu of Potential Additional Improvements	
Splash Pad (accommodates 20-30 Kids)	\$250,000
Can-Do Playground	\$195,000
Indoor Classroom with Restrooms	\$165,000
Linear Skate Obstacles (1000 SF)	\$65,000
Nature Play Area	\$40,000
Community Garden (with fence)	\$35,000
Park benches (10)	\$20,000
Pond Enhancement/Enjoyment Area	\$20,000
Wildlife enhancements (i.e. birdhouses, bat boxes, view scopes)	\$6,000
Fix and Maintain Frisbee Golf Course	\$6,000

Anticipated Available Funding Phase 1	
FY 2018-2019	\$140,000
FY 2019-2020	\$125,000
FY 2020-2021	\$125,000
FY 2021-2022	\$125,000
FY 2022-2023	\$125,000
total	\$640,000

SUSTAINABLE MAINTENANCE RECOMMENDATIONS

In order for the park to function successfully for the community, a sustainable maintenance protocol must be created and followed by the City. The first table provided in this section are an example maintenance and monitoring schedule that can be built upon and implemented to address the maintenance concerns for existing vegetation management and proposed elements for Dover Park. The table also includes which efforts have the potential to involve volunteers from the community. The second table provides a list of the existing elements within Dover Park and assigns an action for each.

Maintenance/Monitoring Schedule															
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YEAR	NOTES	Volunteer Opportunity
INITIAL LARGE EFFORT VEGETATION ACTIVITIES															
Vegetation Removal - Fence					X	X				X			1 - 2	Large effort YEAR 1-2; Focus efforts YEAR 1 on entrances and fencing that is being damaged by weight of vegetation. Ongoing upkeep and repair fence as needed.	YES
Vegetation Removal - Main Entrance Zone			X	X						X			1	Large effort YEAR 1; Remove undergrowth along existing sidewalk (25' on each side) and prune tree limbs lower than 7'. Selectively prune evergreens in late winter.	YES
Vegetation Removal - Central Parking Zone			X	X	X					X			1 - 2	Large effort YEAR 1-2; Ongoing upkeep. Clear undesirable undergrowth within 10' from edge of parking/driveway pavement. Preserve hollies and desirable plants. Prune in late winter as needed. Remove undergrowth near pavilion (100' radius) and prune tree limbs lower than 7'.	YES
Vegetation Removal - Southern Hardwood Zone			X	X	X					X			3 - 4	Large effort YEAR 3-4; Ongoing upkeep. Selectively clear undergrowth and remove invasives. Preserve hollies and desirable plants. Prune trees in late winter as needed.	YES
Specimen Tree Inspection			X	X									1 - 5	Inspect for dead or hazardous trees play areas and existing paths and parking in YEAR 1. Remove as needed. Increase efforts as new improvements are added to park.	NO
Exotic/Invasive Plant Control Spray					X	X							1 - 5	Spot spray foliar spray glyphosate on aggressive plants on fencing and identified problematic areas in park. Do not spray near play areas. To be applied by trained professional.	NO
ONGOING VEGETATION MAINTENANCE															
Vegetation Along Pathways					X	X			X				ALL	Trim and remove any vegetation encroaching on path/sightlines - maintain 2' clear on either side of asphalt trail	YES
Undergrowth and Sightline Maintenance			X	X	X	X							ALL	Maintain vegetation to initial large effort standards	YES
Evergreen Forest Cleanup					X	X							ALL	Remove fallen large limbs in evergreen forest	YES
Leaf and Debris Cleanup										X	X		ALL	Remove from desired areas. Compost leaves.	YES
Specimen Tree Inspection			X	X									ALL	Inspect for dead or hazardous trees near park amenities. Remove as needed.	NO
Mowing Lawn				X	X	X	X	X	X				ALL	Keep to current standard.	NO
PROPOSED SHORT-TERM IMPROVEMENTS															
Trail System				X					X				ALL	Inspect asphalt and crushed stone trails	NO
Park Signage				X					X				ALL	Inspect for stability and any vandalism	NO
Tennis Courts			X								X		ALL	Inspect for wear and tear. Remove vegetation from fencing. Repair net if needed.	NO
Basketball Courts			X								X		ALL	Inspect for wear and tear. Repair if needed	NO
Security Cameras			X			X			X		X		ALL	Inspect pole stability in spring and fall. Verify with police that cameras are operational four times a year.	NO

Dover Park Existing Facilities Maintenance	
Element	Action
Softball Field	Maintain field to current standards. Monitor field lighting to ensure proper function. Inspect dugout benches and grandstand yearly.
Multi-Purpose Field	Maintain mowing schedule and periodically inspect soccer nets. Repair nets as needed. Store when field not in use.
Playground (Ages 2-5)	Monitor area by a walkthrough when emptying trash receptacles during the year. Inspect play equipment yearly in spring. Consider replacement of play equipment and play surface in long term goals.
Playground (Ages 5-12)	
Chess Tables	Inspect yearly and repair as needed.
Pavilions	Inspect yearly and repair as needed. Clear undergrowth around pavilion in woods to improve user sight lines.
Concrete Sidewalk	Maintain to current standards. Consider pedestrian connection through the park as part of short term goal.
Driveway and Parking Lots	Maintain to current standards.
Evergreen Forest	Remove lower limbs that block user sight lines. Clear large fallen branches. Monitor tree health and remove any hazards.
Park Vehicular Gates	Maintain to current standards. Revisit use of gates if park receives adequate lighting, programming and surveillance.
Hardwood Forest	Thin and clear undergrowth to improve views throughout park. Remove lower limbs that impede on user sight lines. Clear fallen branches on pathways. Monitor tree health and remove any hazards.
Basketball Courts	As part of short term goals, resurface court and paint court lines. Inspect backboards and nets monthly and replace as needed.
Tennis Courts	Resurfacing courts and include court lines for pickleball. Remove vines and vegetation from perimeter fence. Repair fence as needed. Inspect nets monthly and repair as needed. Remove and store nets in winter.
Disc Golf Course	Inspect disc golf baskets and replace as needed. Replace current tee marker with highly visible marker and signage. Clear undergrowth vegetation in fairway. Consider moving holes that conflict with new amenities. Create updated course map and post within park. Maintain fairways for play and inspect baskets each spring. Repair or replace as needed.
Picnic Tables	Repair picnic tables to provide seating. Consider maintaining at least three picnic tables in the wooded pavilion. Inspect yearly and repair. Replace as needed with metal picnic tables to reduce burning of tables.
Restrooms	Maintain to current standard. Consider upgrading facility if day programs will be offered at the park for children.
Lighting	Lighting was not observed by design team during evening hours. Public feedback noted that some lights were burned out. Consider upgrading lighting fixtures as part of Dover's plan to upgrade all downtown lighting.
Park Entrances	Improve visibility of formal park entrances and replace/add signage. Remove vegetation from fences and repair as needed. Formalize at least one user created access points for pedestrians to access the park from the east and west neighborhoods.
Fence	Improve visibility of formal park entrances and replace/add signage. Remove vegetation from fences and repair as needed. Formalize at least one user created access points for pedestrians to access the park from the east and west neighborhoods.
Cable Access Barrier	Ineffective and potential hazard. Remove from park. Consider low wooden guiderail along the driveway if vehicles accessing the multi-purpose field is a concern.
Benches	Maintain metal benches at playground to current standard. Inspect yearly and consider replacement as part of long term goal. Remove benches in the woods.

VII. IMPLEMENTATION



GUIDANCE AND RESOURCES

This section offers guidance and additional resources for plan implementation and is organized around the three vital principles identified at the beginning of this plan:

- **Security / Safety**
- **Programming -- Activate the park**
- **Sustainable Operations / Maintenance**

Included in this section are examples of strategies and resources that could be helpful as the City and community proceed with plan implementation. The contents, however, is not prescriptive. The City and others implementing the plan should use these guidelines and examples in developing their detailed approach and action plan.

Security / Safety

Security and safety are a top priority. While all elements of park design and operations are inter-related, improving park safety and improving associated public perceptions of the park should be an immediate priority in implementing this plan.

Strategies:

- **Enforcement**—It is imperative that real safety issues be addressed immediately both to stop any negative behavior and cutoff potential for negative park reputation. Consistent enforcement is likely to require dedication of resources for an initial period, but in conducting the early and consistent enforcement can ultimately reduce the need for more extensive presence and dedication of resources in the long-term. This early, heightened enforcement can help stem proliferation of negative park perceptions, which will help grow park use for legitimate purposes and build a park user presence that serves as a supportive surveillance system.
- **On site management**—Having a City staff person on site supports park surveillance, helps build confidence in park safety among neighbors, and can provide a welcoming and recognizable face for the park. Historically, Dover Park had on-site, regular staff presence at the park when the indoor recreational facility existed and was used for classes and other events. From the perspective of many key stakeholders interviewed, the removal of the building and staff presence coincided with a decline in the real or perceived safety of the park.

While the budget may not exist for daily presence and a physical facility for a staff person, an incremental approach to building the presence is recommended.

In the immediate-term, The City should identify what resources will allow and then develop a strategy for getting a presence in the park on a regular basis. Currently, the City has police scheduled to open and close the park gates daily, in the morning and evening. Public Works staff also visit the park weekly, though not at regular times, for trash collection and occasional maintenance. This presence can be complemented with a presence oriented toward activities/programs and may be done once a month to begin with. For example, a parks and recreation vehicle could be equipped with an identifiable vehicle magnet and sent out to the park with the same staff person on the first Saturday morning of every month. The vehicle can help provide the recognizable presence and the regularity of schedule makes it easier for the park users—children and their parents—to remember when a program will be occurring.

In the medium and longer-term, aim for having a regular staff presence at the park on multiple days. This person or people need not be on-site full time, but his/her schedule should be predictable and coordinated to provide a presence in the park at times most likely to provide services/programs when most convenient and attractive for surrounding residents/users, such as a

Saturday morning or early evenings from spring through early fall.

Examples:

1. Partner with community organizations to establish a presence. Work with nearby community organizations and sports leagues to build a strong presence in the park.

- **Programming**—Community activist and city planner, Jane Jacobs, posited the term “eyes on the street” to reference the idea that when a space is regularly used by a range of people it will have, in essence, a built-in surveillance system, the basis of the widely used Crime Prevention Through Environmental Design (CPTED) approach to park and civic design. Strategic park programming is an important complement to the other security and safety strategies described. The City should build a repertoire of programs and events that aims to attract diverse users who will collectively use the different areas of the park and use them at different times.

Programming is addressed in more detail in the next section.

Programming—activate the park

An important goal of this master plan is to infuse Dover Park with activity, not just enhance the park infrastructure and landscape. Park programming is a critical component of ensuring park success by supporting the overall community recreational services aspect of the City’ parks program, reactivating its spaces and bringing in park users; and supporting park security. In some cases, programming might be led by the City Parks and Recreation Department. However, collaboration in programming across departments and with other organizations is another option that can offer efficient use of resources and help build a more dynamic overall park program, for both regular and special events and programs.

Park use is not officially tracked, however, observation of the park during seasonable weather conditions and other anecdotal evidence

suggests that the park and the infrastructure within are not used to the fullest extent. The recommended park design that emerged from the planning process should help with building up park use, but establishing and implementing an engaging, fun schedule of programs and events is the critical, complementary component.

Strategies:

- **Build a strategic program**--The program, or schedule, of activities and events for the park should be intentional, providing for the recreational needs and interests of nearby residents (primary users), complementing the overall program offerings across the city, and, to the extent possible, bringing in a diversity of users that will create the lively atmosphere.

Examples:

1. In the summer of 2018, the City of Dover library system initiated a regular schedule of activities to occur at the park. This program attracted children and adults and initiated a repeat presence of staff. Continue this program and increasing its regularity, as interest grows.

2. Explore partnerships with local organizations, such as the pickleball club, Maranatha Church, health-promotion organizations, and economic development/commerce entities with which program and events can be scheduled for the park.

- **Ensure an organized, well-managed program**—Program/event administration must also be well-organized and managed for safety, comfort, and reliability. Programs and events if the user, whether he/she participates in the event/activity or not. This includes ensuring events/programs follow all park rules. Issues such as noise and consumption of alcoholic beverages are examples of activities that may be problematic. Programs and events that are well-organized and meet expectations can boost park popularity and usership; unorganized programs and events can foster disappointment, disengagement, and even be safety concerns.

- **Funding and budgeting**—Ensuring that funding is sufficient for park development and maintenance is fundamental to long-term park success and sustainability. Healthy fiscal management is the product of effective and proactive budgeting. The Dover Park Master Plan was developed through a process that identified the important recreational needs the park should serve, evaluated how those needs could best be served through physical modifications to the park, and then presented a recommended strategy for doing so in a way that balances new expenditures with proper upkeep and fiscal responsibility (see previous pages). This section offers additional guidance and general strategies for approaching fiscally sound plan implementation and park maintenance.

Why?

- Safe, comfortable, attractive space draws users
- Supports consistent maintenance
- Safe operations
- Boosts morale

Strategies:

- **Approach funding, budgeting, and management from a systems level** will help decision-makers use resources more efficiently and help stave off reactive and/or deferred maintenance, which is a dangerous point for parks. Dover Park functions as part of an entire system of parks and recreation facilities, providing a range of environments, equipment, and staffing support for residents and visitors to engage in recreational activities and experiences in nature and the outdoors. This individual park master plan and elements such as budgeting, maintenance, capital expenditures, and more, also must be considered in the context of the full Dover Park system. Doing so can lead to long-term sustainability and efficiencies for Dover Park and providing recreational resources for the

City overall, which are interrelated.

Examples:

1. Be proactive—a little data and numbers can mean the difference between a successful park and an unused park in disrepair. Establishing a budget that is based on known, historical costs for park maintenance/operations, factors in anticipated expenditures/revenues, and includes both regular maintenance costs and sufficient funds set aside for emergencies and contingencies can help a park succeed and also can help streamline operations.
2. Creative partnership—Generate community support for parks by forming partnerships with other city departments, outside agencies, private sector firms, and community/volunteer organizations. These partnerships can be oriented toward park development, maintenance, and programming and support a well-used, sustainable park. Examples are:
 - community health programs
 - economic development opportunities/events
 - community and volunteer-supported maintenance programs
 - environmental sustainability/education focused

APPENDICES



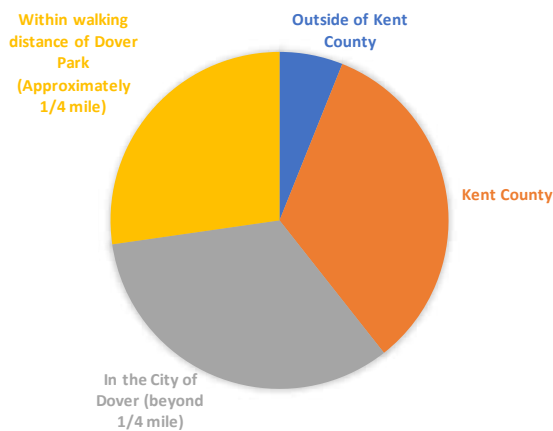
APPENDIX A - SURVEY RESULTS

SUMMARY

A short survey was made available to the public during May 2018 at the Public Kickoff Open House and by online Wikimap. Thirty-four (34) participants completed the survey. The results are presented in the graphs and tables with brief description of findings.

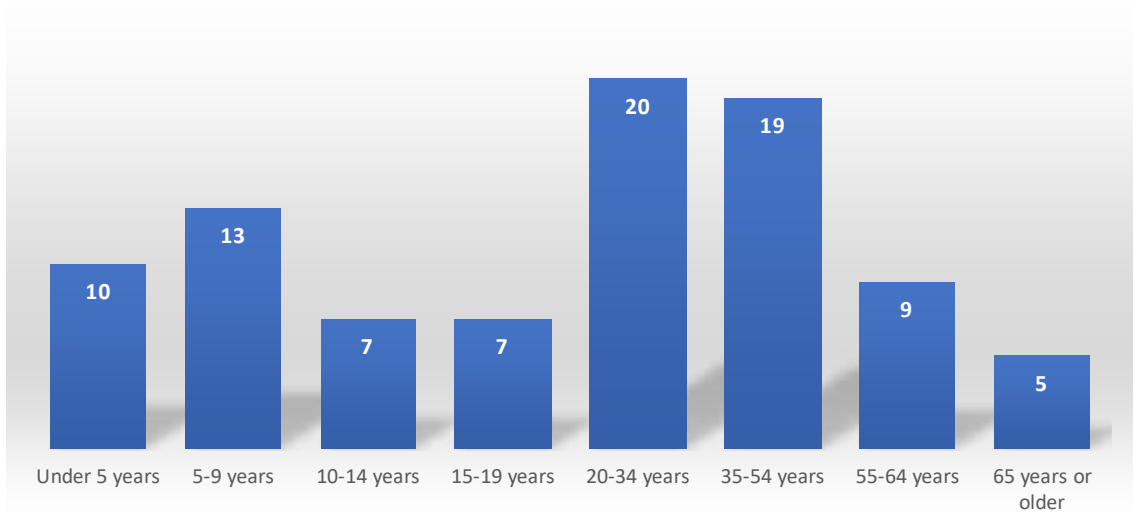
QUESTION 1: WHERE DO YOU LIVE?

All participants responded to this question and 60% live within the City of Dover, with 27% living within walking distance of Dover Park.



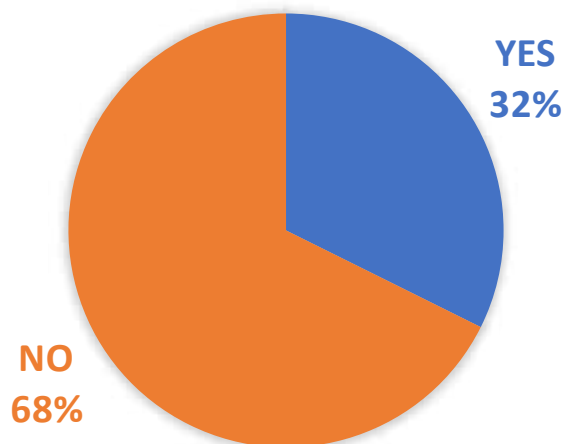
QUESTION 2: LIST THE NUMBER OF PEOPLE IN YOUR HOUSEHOLD BY AGE GROUP.

All participants responded and most are young to middle aged adults with children under the age of ten.



QUESTION 3: IS THERE ANYTHING THAT PREVENTS YOU OR A MEMBER OF YOUR HOUSEHOLD FROM USING DOVER PARK?

All participants responded to this question. If yes was selected, they were asked to specify. Those results are presented in the table on the next page. Majority of responses are safety concern and some were a lack of accessibilty and programming.

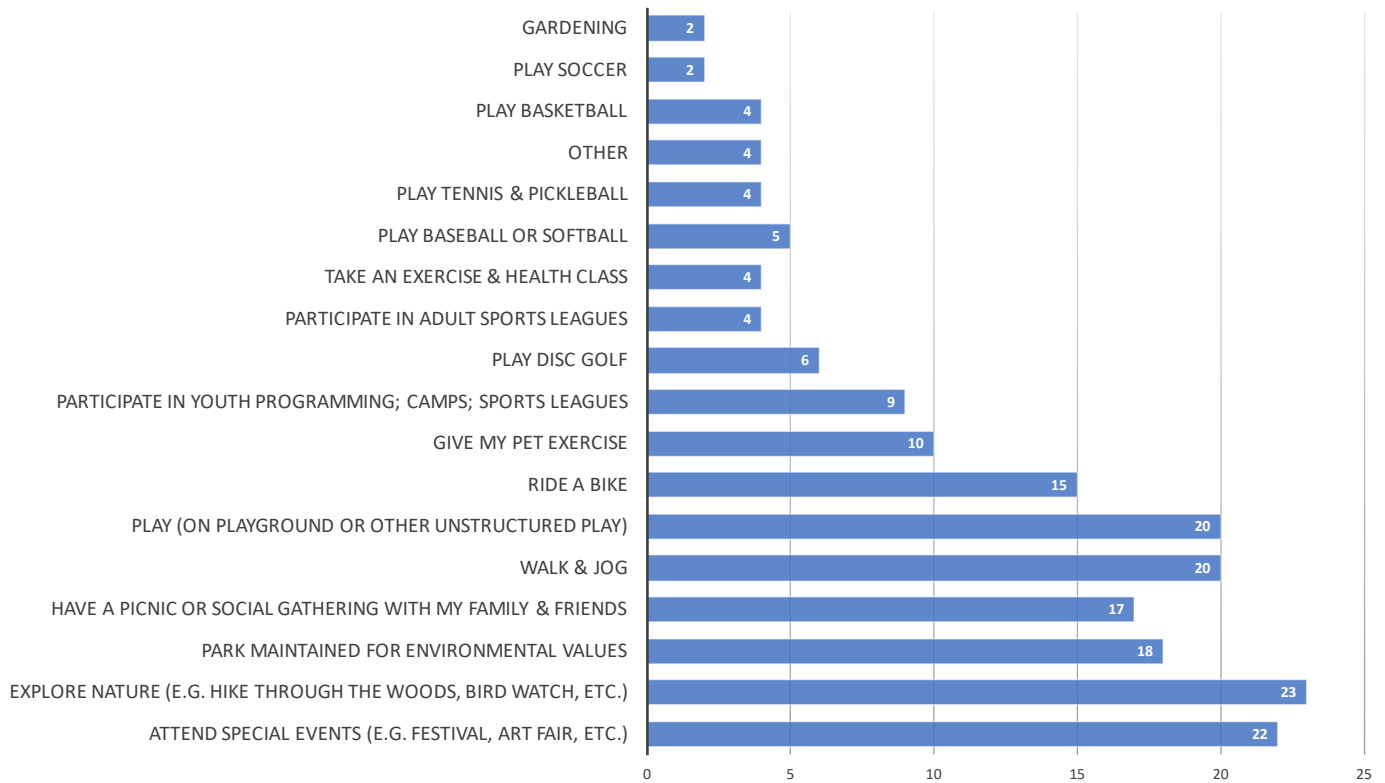


QUESTION 3 FILL IN RESPONSES

If yes, please tell us what prevents you or a member of your household from using Dover Park.
Would not go alone, but with a group of friends and their children, safety in numbers...this is true of other park locations statewide
Teens and adults doing illegal things
The neighborhoods on either side of the park are a little sketchy. I believe that fencing was damaged that allowed people to use the park as a throughway. Also, the last time I visited the playground with my (at the time) toddler we found a needle and used condom on the playground.
Crime neighborhoods around the park
One time while taking my children to the park we saw what looked like a drug deal go down. So I packed the kids up and never went back.
Went there once and was harassed by people in the park so we left and never returned
The location of the park and safety
Not as safe as when they had an office and summer camp programs there
Dart stop Accessibility
Safety concerns and adequate lighting
Drug activitiy in area
Need more things to do in park

QUESTION 4: PLEASE CIRCLE UP TO FIVE TYPES OF ACTIVITIES THAT YOU WOULD LIKE TO BE ABLE TO DO (OR CONTINUE TO DO) IN DOVER PARK.

All participants responded to this question. Other answers included: botanical garden, splash pad, pool, watersports, and fishing.

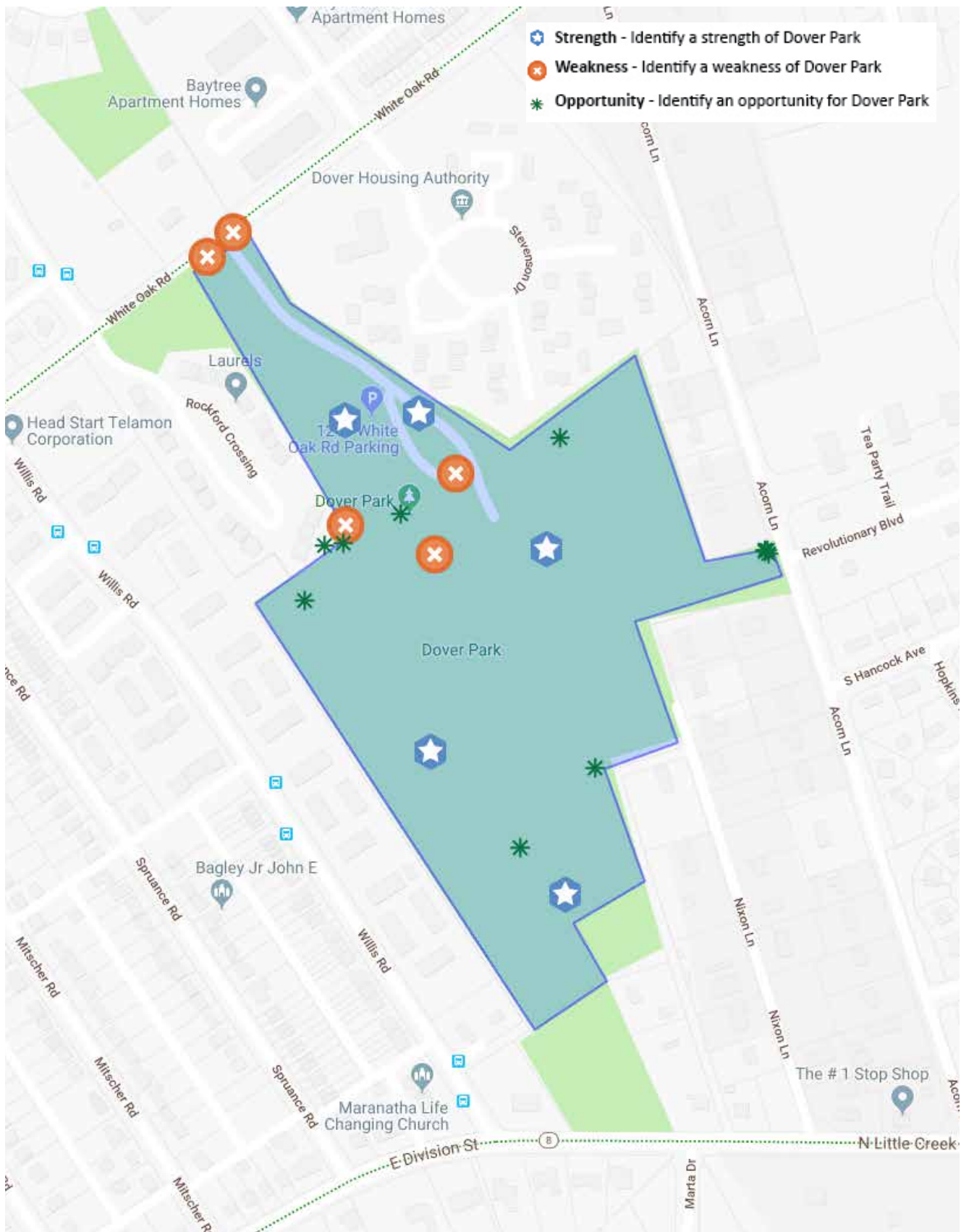


QUESTION 5 FILL IN RESPONSES

Please share your vision for Dover Park by completing this sentence: "In 5 years I would like Dover Park to be..."
a safe, desirable place to be
a diverse community center that a person could go to have FUN!!
open at night in the summer, park personnel presence instead of cops
safe, well maintained, and used by individuals and families
Environmentally safe learning environment for the younger generation
More excitement for the children and families
Safe and open to all Dover residents
More lights, and more safer and useable for people with disability
Have more of a police presence
I believe that the park can be special and can bring people together
Back to the beautiful park its meant to be. Vibrate with native vegetation, birds, flowers, and life. I belive the city needs a presence in this park again. When they tore down the building - it's like they completely forgot about this wonderful asset. I want to see it taken care of with activities and facilties for all ages. also to really offer the neighborhood kids a safe place to play all year long.
A safe, healthy place for residents of Dover to go and relax and enjoy the town they live in.
Not as sketchy and more family oriented.
In 5 years I would like Dover Park to be a place that I can safely visit with my children. I place that I can use as a destination for my walks with my dogs. A place I can invite friends to get together with me in a safe environment.
A safe place for all families!
green as possible and safe
A sustainable park that enhances the quality of life of local residents.
I would love to see a bontanical garden or an outdoor musical playground. Something unique and interesting for Dover.
The go to park for families to enjoy time together in a safe, clean environment
a place for all people.
A great environmental space for all to enjoy. Please incorporate environmentally friendly designs into the plan.
A friendly park with a large playground and nice jogging trails with fitness equipment stops along the way.
Cleaned and Maintained regularly.
clean, safe and functioning for families with active lifestyles. It would be wonderful if the park gave a feeling of safety and vitality.
I envision up kept spaces, nicely maintained walking paths/ bike paths, a park guide/ safety monitor and potentially a new entrance from a better part of town.
Water play - spray park, kiddie pool nothing for kids to do in summer...now that Silver Lake has been closed for so long We cant afford the Y or get over to the other side of town for swimming
Running trails updated and larger playground. Sprinkler for kids
A preserved woodland with walkable paths
Still a forest with preservation policies in place. I would not like to see park access from Nixon Lane
Would like to see it ket up better. Maybe a building for doing activities year round. Maintain the lights for safety at night and walk/jogging paths. Make access from different locations easier, maybe even parking by the other entrances.

WIKIMAP COMMENTS AND MAP

Comment Category	Comment
Weakness	The fact that it is surrounded by an area with a lot of crime is a weakness. Try cleaning up crime in Town Point and surrounding areas before you start worrying about parks.
Opportunity	Opportunity to clean up the crime in the area instead of worrying about spending tax money on parks.
Strength	One of the few remaining areas in Dover that doesn't have houses
Opportunity	Would be nice to have an access from Acorn Lane
Weakness	Vegetation needs to be controlled. Will help make the park safer with better sight lines.
Strength	Playground is nice.
Opportunity	Nice to have a path/sidewalk into the park from Acorn Lane
Weakness	Need better signage. Old sign is worn & hard to read.
Strength	Basketball & tennis courts just need a sprucing up.
Opportunity	Maybe another pavilion for picnics
Opportunity	Dog park area
Opportunity	handicap accessible walking paths
Weakness	Increase in police presence
Opportunity	maintain fencing for area residents who don't want to be used as a cut through
Weakness	The entrance to the park on white oak is an favorable location. I do not feel safe going into the park with my children.
Opportunity	Opportunity for a better entrance to the park (less foot traffic from the local liquor store).
Opportunity	Relocate playground and picnic areas here. Provide walking paths around the playground. Consider resizing the baseball diamond, or putting in a batting cage instead.
Strength	Keep forested area in tact, but create marked bike/hiking paths
Opportunity	Relocate baseball diamond here.
Opportunity	Add entrance here with 5 or 6 parking spots and with a starting point for a jogging trail/walking path into the rest of the park.



APPENDIX B - PUBLIC MEETING BOARDS COMMENTS



Community Vision Wall - List one thing you would keep/preserve in the park. List one thing you would change.	
Public Comments	
KEEP/PRESERVE	CHANGE
Basketball	Water, shower towers
Tennis/soccer	Bathrooms, pavilion for outdoor exercise
Tennis courts	Arcade
Tennis courts	Upgrade bathrooms
Basketball courts, tennis courts	More grills
Tennis courts	Fountain focal point
As much of the woods as possible	Fun thing for kids
Woods	Add splash pad. Maintain undergrowth
Softball diamond	Skateboard area
	Play area for children with health disabilities
	Small soccer fields for 1v1

Community Vision Wall - Please complete the following statement - "In five years, I want Dover Park to be.."	
Public Comments	
A community garden where anyone of all ages can work.	
Cultural center with classes for all ages	
Weekly community garden for all ages.	
A sustainable places for trees and flowers to grow. Possibly a garden or adding forest tours.	
Community Center	
Horseshoe pits	
Full of color!	
Dog park	
Ping pong	
Candy shop for kids	
BBQ Pits and pavilions	
Keep nature alive and four square	
Cooking for kids and free candy	
Cooking class for kids	
Colorful, crime free - safe	
Classes for kids	
We wish to have a splash park for kids	
Free food	
Gaming Card Shop	
Keep wildlife in mind, eliminate non-native species of plants, any new plantings should be native, there are perfect open areas for a butterfly/pollinator garden	
A pool	
Gi Gi ball	
To have a popup adventure playground	
We need a public swimming pool	
A place of recreation and fun but also for nature and animals	
A stage! Have performers that interact with the audience or talent shows	
Summer camps	
During the summer hire only young women who genuinely care about the welfare and needs of kids enrolled in summer camps.	
A place where I can run (path around the whole park), a secure place (solar lights), environmentally safe place, well kept, a place where concerts can be held sometimes (portable stage), a patrolled place where no drug activity takes place.	
Open evening concerts in summer, open at night for picnics, lighted basketball/tennis courts	
A crime free, fun, clean place to take the family with daily activities. A scheduled events calendar Mon-Fri with themed activities. +1 +1	



Accessibility and Circulation Overview

Public Comments

Wayfinding within the park needed!

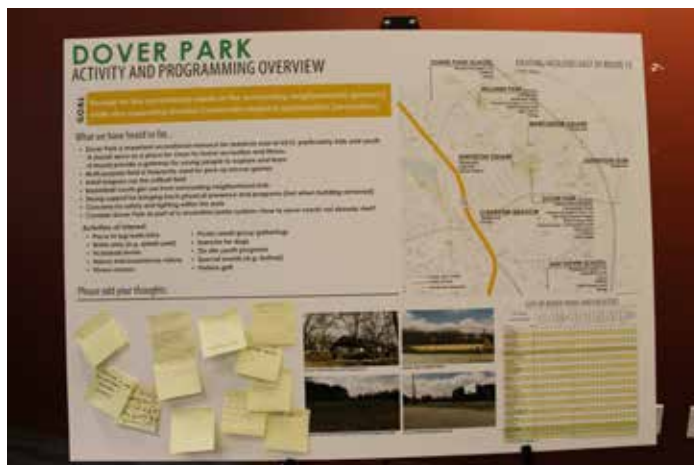
Walking path from Acorn Lane to main part of park starting at Acorn Land and Revolutionary Avenue Intersection. *plus 1 added by another participant*

Park drive lights burned out

Lighting around basketball courts

Would not want fence removed between Dover Park and Girl Scout Lane nor entrance opened from Nixon Lane

Not enough advertising for the park



Activity and Programming Overview

Public Comments

Bocce Courts

Restrooms/Water fountains

Restrooms/Water fountains

Job fairs held in pavilion and on the field

BBQ grills

Provide a safe activity that promotes nature

We need a community building at Dover Park

BBQ facilities

Better utilization of tennis courts - offer lessons, etc. Splash pad where building used to be. Infrastructure in place - beneficial/easy access for Manchester Square kids. Large walking/bike path network. Evening concerts similar to concerts on the Green.

Another vote for each of the above. Splash pool, concerts - evening, tennis courts, bike/walk path

Spinning chair (type of play equipment)

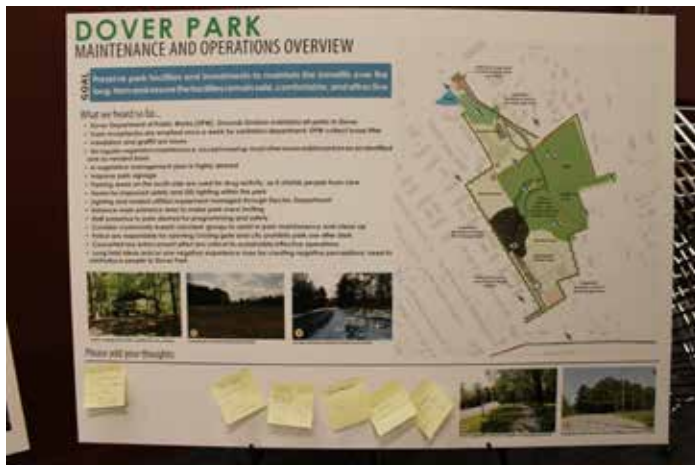
More paths/nature walks

Indoor gym for youth to play basketball. Indoor sports exercise classes

Jogging/biking path. *plus 2 added by other participant s*



Vegetation and Environment Overview
Public Comments
Cut down the brush from 6' down!
This is the most tranquil place in the park - please preserve. <i>Arrow to the evergreen forest photo. Another participant put a +1 after comment.</i>
Bird feeders to attract bird watchers! <i>Two other participants added a +1 after comment</i>
Evergreen forest is really cool and appropriate for disc golf. Short holes are good for beginners.
Fishing pond



Maintenance and Operations Overview
Public Comments
Wesley College environmental master programs may help maintain park.
Social media for school districts for planning and implementation
Lights that automatically turn on and security cameras
Delaware State University - Fraternity/Sorority
More Police. Ditto!
Adopt a park! Fraternity/Sorority
Volunteers to maintain
Volunteers to maintain
Park rangers and Patrol men
Park rangers and Patrol men
No removal of existing trees
Federal grants for funding. Private sponsors for tax write off.
Business sponsor donations