



**RESTORING CENTRAL DOVER**



*OUR VISION FOR VITALITY*

## RESTORING CENTRAL DOVER LEADERSHIP

The Restoring Central Dover Plan was made possible by generous funding from the Wells Fargo Regional Foundation, SPEER Trust, the City of Dover, NeighborWorks America, Federal Home Loan Bank of Pittsburgh, and NCALL Research, Inc. The plan process was led by NCALL Research, Inc. and a committed Steering Committee comprised of local stakeholders, elected officials, residents, and service providers.

## PLANNING TEAM

### INTERFACE STUDIO LLC

Scott Page, Principal  
Leah Murphy, Principal  
Raphael Randall, Urban Designer

### V LAMAR WILSON ASSOCIATES

Lamar Wilson, Principal

## ABOUT NCALL

The National Council on Agricultural Life and Labor Research Fund, Inc. (NCALL), based in Dover, Delaware, was incorporated in 1955 and began providing housing development services in 1976; added homeownership education and counseling in 1989; became a U.S. Treasury-certified Community Development Financial Institution (CDFI) in 2004 in order to provide housing and community facility lending; launched financial literacy training in 2005; added default & foreclosure prevention counseling at the end of 2007; and was selected as the Kent County partner for the \$tand by ME® financial coaching initiative in 2012 and became lead organization for the Restoring Central Dover planning initiative in 2013. NCALL has become a leader in affordable housing development and services in Delaware, creating affordable housing alternatives and helping families statewide to access and maintain homeownership.



[www.ncall.org](http://www.ncall.org)  
(302) 678-9400  
363 Saulsbury Road  
Dover, DE 19904

## STEERING COMMITTEE MEMBERS

Debbie Armstrong, United Way  
Paul Bernat, Dover Police Chief  
Dianne Bogle, Capital School District  
Justina Brewington, Dover Housing Authority  
Shelly Cecchett, Greater Kent Committee  
David Clendaniel, Dover Federal Credit Union  
Susan Cooper, Dover Presbyterian Church  
Elizabeth Daniels, Neighborhood Representative  
Wallace Dixon, Dover City Council  
Tenish Gregory, CenDel Foundation  
Pastor Will Grimes, Solid Rock Baptist Church  
Tracey Harvey, City of Dover, Planning and CDBG  
Clay Hammond, Delmarva Black Chamber of Commerce  
Kent Hurst, Wesley College  
Chanda Jackson, Neighborhood Representative  
Jeanine Kleimo, Dover Interfaith Mission for Housing  
Herb Konowitz, Dover Interfaith Mission for Housing  
Bishop Marion Lott, House of Pride  
Mike Metzger, Bayhealth  
Joe Myer, NCALL  
Bill Neaton, City of Dover, Economic Development  
Ed Perez, Downtown Dover Partnership  
Maggie Pleasant, NCALL  
Delcina Ramsey, Public Ally  
Mary Reed, Dover Presbyterian Church  
Ida Rios, Neighborhood Representative  
Michael Rogers, Interdenominational Ministerial Association  
Reuben Salters, Inner City Cultural League  
Ami Sebastian-Hauer, Dover Housing Authority  
Pauline Smith, Neighborhood Representative  
Karen Speakman, NCALL  
Roy Sudler, Neighborhood Representative  
Jocelyn Tice, Central Delaware Habitat for Humanity  
Ann Marie Townshend, City of Dover, Planning and CDBG  
Amy Yarnell, Wesley United Methodist Church



**Restoring Central Dover, “Our Vision for Vitality,”** is an initiative that grew out of the CenDel Foundation’s Safety Task Force and broadened into a community wide effort to work at revitalization planning for central Dover. The planning process has been amazing and very engaging. Thank you to Steering Committee members who invested so much time, energy, and enthusiasm throughout the past year and worked through the thoughtful and exciting recommendations herein. Thank you to Interface Studio for your expertise and guidance in crafting this creative blueprint. Thank you to residents who assisted with the community survey, attended the Community Leadership Institute, helped organize block parties, and put their heart into this effort.

This plan looks at affordable housing, business development, strong community, and infrastructure needs for central Dover to become a vibrant business corridor and community as our State Capital.

The plan is meant to be a living document that guides our implementation steps both now and years to come. No doubt there will be changes and modifications as efforts evolve, as new partnerships and collaboration takes place, and as new funding becomes available. The recommendations within this plan will be evaluated regularly with the goal of making them even more applicable and achievable.

With the completion of this plan, Restoring Central Dover will transition into the implementation phase. Central Dover has a wealth of assets and some very real needs. We believe this plan will enable central Dover to become even a more wonderful place to live, work and play.

As you view this plan and its vision, please think about what role you might play to make it a reality, whether it be your leadership, support, or funding.

Sincerely,

Joe L. Myer, Chair  
Restoring Central Dover



# 01

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my  
VISION

for  
VITALITY

OKS

WE ARE THE CAPITAL  
CITY OF THE "1ST" STATE  
SO WE SHOULD BE  
"THE FIRST CLASS  
CITY OF THE 1ST  
STATE"



# RESTORING CENTRAL DOVER IN CONTEXT



# INTRODUCTION

## PURPOSE OF THE PLAN

In 2013, a “Central Dover Neighborhood Planning” collaboration was convened between NCALL, the CenDel Foundation/Greater Kent Committee, Dover Interfaith Mission for Housing, and the City of Dover (including the Downtown Dover Partnership and Dover Police Department) to address the high-priority needs of low-income Central Dover residents with the goal of achieving long-term benefits by way of affordable housing, neighborhood safety and desirability, opportunities for economic growth, and essential services for children and families. With generous support from the Wells Fargo Regional Foundation and other sources, NCALL and its partners initiated the Restoring Central Dover planning process and recruited a steering committee comprised of local stakeholders, elected officials, residents, and service providers to lead a community-driven vision with the goal of ultimately establishing a solid community infrastructure that will result in long-term and successful revitalization and meaningful opportunities for residents.

Over the course of the year-long process, concerned residents, community groups, neighborhood-based institutions, city representatives, and local businesses were engaged in generating ideas for a better community and the ways in which we can all help to achieve that vision together. As this vision began to take shape, plan leadership recognized the need for this initiative to focus on where efforts should be placed within the next five years to establish a foundation for longer-term positive change. With an eye towards truly Restoring Central Dover, this plan is centered on short-term incremental strategies founded on the idea that revitalization is about reinvesting in both people and in place. This plan is intended to:

- Empower community members as agents of change in Central Dover
- Strengthen neighborhood streets and expand affordable housing options
- Raise the profile of Central Dover to attract new residents, businesses, and investment
- Expand economic opportunity and ensure that the revitalization of Central Dover benefits all residents



CENTRAL DOVER

## PLAN AREA

THE PLAN AREA IS MADE UP OF **75** BLOCKS WHICH IS APPROXIMATELY **393** ACRES IN SIZE

### 01 Restoring Central Dover planning area

- Bring resources to support the needs of disadvantaged residents and families
- Revitalize Lockerman Street as a vibrant commercial corridor and asset to adjacent neighborhoods
- Coordinate the efforts of the city, nonprofit organizations, churches and residents to make the most of resources
- Assure informed funding decisions and secure resources for neighborhood investments



This document represents extensive hours of work volunteered by the many residents, stakeholders, and local leaders dedicated to envisioning a path towards Restoring Central Dover. The planning process itself was a critical step towards plan implementation, as the members of the plan's leadership recognize that they will be agents of change in Central Dover and will continue to collaborate in realizing the goals and objectives outlined in this plan.

## **PLANNING CONTEXT**

A number of planning initiatives have been completed or are currently underway in and around Central Dover that have helped and will continue to help guide the City and local partners in bringing about positive change. This plan seeks to reinforce and incorporate the results of these prior planning efforts while providing an overarching vision for Central Dover coordinated with ongoing planning processes. Each of the following plans provided valuable insight and direction to the development of these recommendations.

### **COORDINATION WITH ONGOING INITIATIVES:**

It is important to realize that Restoring Central Dover is one among multiple initiatives currently underway that will bear great relevance to implementation efforts emerging from this process. Part of the mandate for this plan is to ensure active coordination with these other activities:

#### **> CITY OF DOVER BICYCLE AND PEDESTRIAN PLANS**

During the Restoring Central Dover planning process, the City of Dover, the Dover/Kent County Metropolitan Planning Organization, and the Delaware Department of Transportation released drafts of updates to the City's bicycle and pedestrian plans. The community expressed great interest in addressing a range of mobility issues as a part of Restoring Central Dover, and the feedback and recommendations put forth in this document are intended to serve to further inform the City's efforts to plan for improving alternative transportation in Central Dover.

#### **> CITY OF DOVER CDBG ACTION PLAN**

Since the City of Dover became an entitlement community to receive CDBG funding in 1995 to present, there has always been an emphasis in the city's annual plan to address the needs in the Downtown Target Area. The top priorities that were determined by the stakeholders in the community were: housing needs, infrastructure needs, public service needs, homeless needs and public facility needs. As a result of the needs determined in the city by the stakeholders, several homes

in the target area have been brought up to housing code through the homeowner rehabilitation program.

The City of Dover's Comprehensive Plan and annual CDBG Action Plan have led to an increased emphasis on building codes and their enforcement, resulting in the demolition of several dilapidated properties, the construction of some new buildings (including affordable apartments) in the business district, and the upgrading or renovation of other properties. To a great extent, the success of Restoring Central Dover will rely upon close coordination with the City's own ongoing planning initiatives and allocation of resources.

#### **> ECONOMIC INCLUSION STUDY OF DOVER**

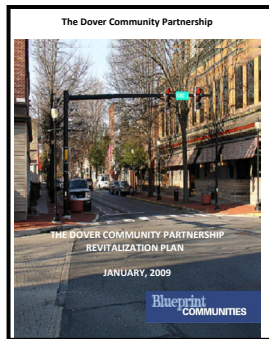
Commissioned by the DelMarVa Black Chamber of Commerce (DBCC), the City-funded Economic Inclusion Study of Dover is currently underway and is modeled off of a similar analysis of Pittsburgh, PA concluding that, among other contributing factors, racial equity and inclusion are cornerstones of sustained development and successful, healthy economies for that particular region. The Restoring Central Dover plan and the prospects of it leveraging public and private resources present a unique opportunity to advance both agendas by linking economic inclusion as a policy and practice with community revitalization as a goal.

## **FOUNDATIONAL DOCUMENTS**

As demonstrated above, there is a lot of ongoing planning work intended to bring local partners together and improve Central Dover. To be truly effective, this work must also build upon the foundation set by the plans and strategies that have come before. These include:

#### **> DOVER TRANSIT CENTER NEIGHBORHOOD PLAN AND DESIGN BOOK (JAN 2011)**

The Dover Transit Center Neighborhood Plan and Design Book provided the City of Dover with a design and planning strategy to guide development around the new Dover Transit Center and to improve transportation infrastructure in Central Dover. The planning area included a portion of the Restoring Central Dover boundary south of Loockerman to South Street. The plan was focused primarily on long-term physical development scenarios and is considered an important companion piece to Restoring Central Dover, which is centered on what needs to happen in the short term in order to position Central Dover for longer-term investment and positive change.



### > DOVER COMMUNITY PARTNERSHIP REVITALIZATION PLAN (JAN 2009)

The Dover Housing Authority formed the Dover Community Partnership in 2003 to address concentrated poverty and housing issues. The general consensus was that the homeownership rate and economic opportunities in the area were poor and an initiative was needed to address the issues. The resulting Dover Community Partnership Revitalization Plan [covering a 20-block area now within the Restoring Central Dover boundary and comprising about 12% of this effort's planning area] set forth a set of strategies geared toward:

- Creating a safe environment for current and future residents to live, work, and play.
- Providing a range of housing opportunities that address the needs of the homeless to homeowners. Special care will be taken to ensure that housing initiatives do not displace current residents but instead enhance their living conditions.
- Supporting the efforts of the Downtown Dover Partnership to promote the public welfare of the residents of the City of Dover via the development of the economic, cultural and historic resources of the downtown area.

These objectives were considered a jumping off point for Restoring Central Dover, the outcomes of which harmonize well with this previous effort. The overlap in leadership between the Dover Community Partnership and the Restoring Central Dover steering committee, as well as the synergies between the two efforts, should capitalize on opportunities to collaborate in bringing needed resources to the Central Dover community.

## PLANNING PROCESS

The planning process was designed to be both data-driven and people-driven. This required us to:

**LISTEN** through a variety of Community Outreach & Engagement activities—a key component of the plan and the basis for the recommendations.

**COLLECT & ANALYZE DATA** to provide a comprehensive picture of the challenges Central Dover faces today.

## COMMUNITY OUTREACH AND ENGAGEMENT

Restoring Central Dover: Our Vision for Vitality was conceived as a true, community-driven plan that will serve as a unified voice for local residents, business owners, institutions, youth, community leaders, and political representatives, among others. As such, the planning process was designed to not only engage the public, but also help to build a sense of community among the area's diverse constituency.

To create a plan grounded in the realities of Central Dover requires an open and ongoing public dialog. The process informed and brainstormed with residents and stakeholders using a range of outreach tools including:

**Monthly Steering Committee meetings** conducted throughout the process brought together stakeholders to guide all aspects of the project. The Steering Committee is comprised of local residents, community leaders, elected officials, and representatives from local institutions.

Ten confidential **one-on-one interviews** with a sample of residents, community leaders, business owners, service providers, and City officials.

Three **focus groups** to discuss unique concerns and perspectives regarding the future of Central Dover. The focus groups brought together leaders of the faith-based community, social service providers, and representatives of the business community to discuss their perspectives and ideas for Central Dover.

An **interactive open house** to publicly launch the plan and invite community members in to provide their opinions on the community. At the beginning of May 2014, the open house utilized the 1st floor community room of Bayard Plaza on Lookerman Street and was open seven times



over the course of nine days. The planning team created temporary window installations on both sides of Loockerman to draw attention to the open house and filled the interior with information, a photo suggestion booth and other exercises designed to get residents thinking creatively. At least 177 residents participated in this event. The input provided by residents at the open house led to many of the strategies in this plan.

A number of **collaborative maps** were used to help residents pinpoint specifically where they had concerns about their community. A large-scale collaborative map was used in the open house that asked residents to identify mode-specific transportation issues. Residents were also engaged in public realm mapping to identify hotspots for crime, illegal dumping, poor lighting and flooding.

A **“do-it-yourself” budget** exercise at the open house allowed participants to allocate play money in multiple denominations to piggy banks representing general budget categories, such as “transportation networks” and “housing and neighborhoods.”

Community members wrote their big ideas for Central Dover on a dry erase board, which they posed next to for a snapshot in the **“photo suggestion booth”** at the open house.

A **resident perception survey** to collect the perceptions and concerns of residents across all of the Central Dover neighborhoods. Community volunteers that administered the survey received 224 completed surveys representing 18% of households in Central Dover.

Following the open house, a final **public meeting** was held in July 2014 to allow the community to review preliminary recommendations and participate in an exercise designed to set priorities among the range of ideas presented to determine where limited funds and resources should be directed.



## PUTTING THE PLAN TOGETHER

To understand the underlying trends and socio-economic characteristics of Central Dover, the planning team utilized The Reinvestment Fund's [TRF] Policy Map data sets. This data on population, race, income, housing and other aspects of the community was augmented where necessary with other US Census information, parcel data provided by the City of Dover, Dover Police Department crime data, and other datasets.

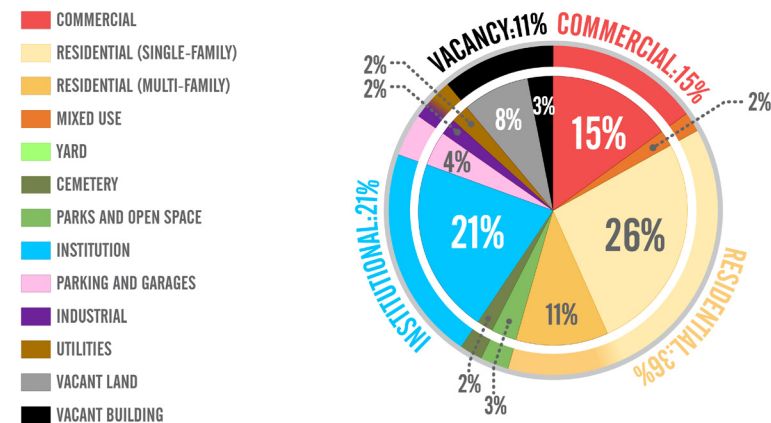
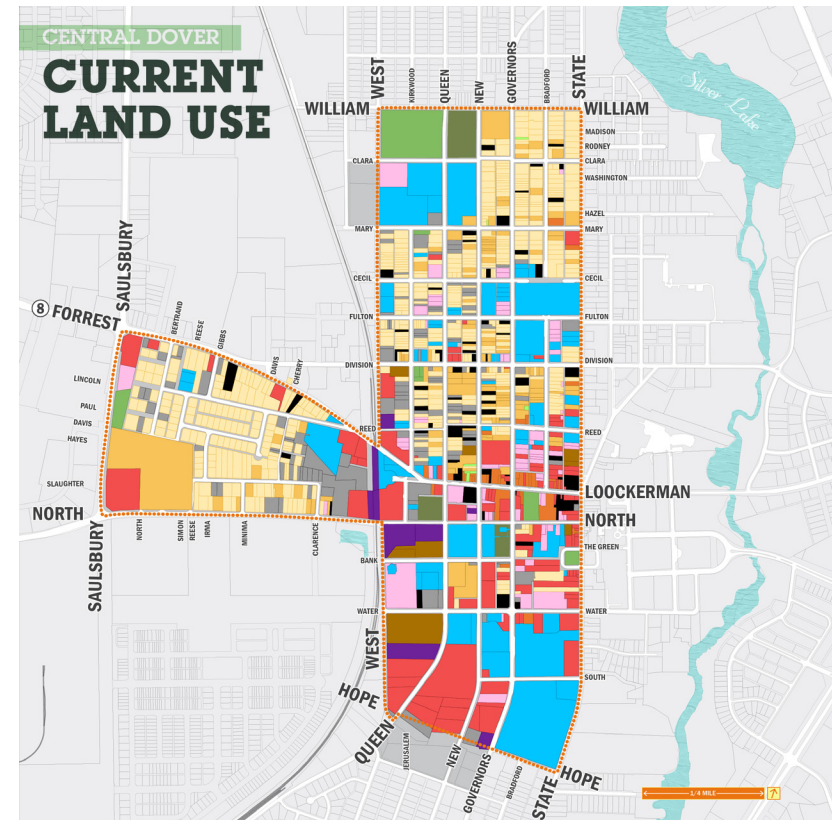
In addition to the base data described above, the planning team conducted a parcel by parcel survey of every property in the Central Dover study area. The survey collected detailed information on each property, including land use and condition but also recorded physical observations regarding housing, businesses, parks, roads, maintenance, safety, and so on.

The planning process consisted of three phases:

### 1. RESEARCH & EXISTING CONDITIONS

During the first phase of work, which was defined by research and data collection, the planning team explored and documented the physical and economic conditions in Central Dover through:

- > A GIS parcel by parcel mapping of land use, building condition and vacancy data to create an up-to-date land use map
- > An in-depth examination of the physical environment to assess the existing commercial and retail mix, the quality of the natural environment, local traffic and circulation patterns, the transit system, and pedestrian / bicycling amenities
- > Research using Policy Map and the Census to evaluate demographic and socioeconomic changes within the community over time
- > A review of existing planning documents whose boundaries overlap with those of the study area
- > The launch of a public outreach initiative beginning with the door-to-door resident survey and followed by the public open house designed to get a handle on the qualitative aspects of the neighborhood
- > The facilitated discussion of specific concerns raised during the process to date over a series of three focus groups
- > A series of one-on-one interviews to review our work and discuss possible solutions with key stakeholders and funders
- > Processing the information collected during the analysis to identify opportunities and challenges for the future of Central Dover
- > Review of this information by the Steering Committee

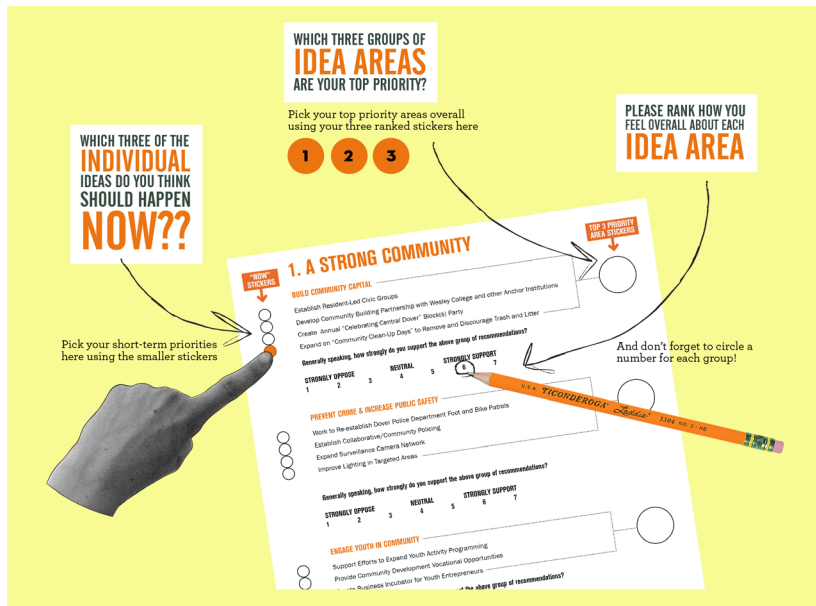


## 02 Land use survey map and breakdown

Existing land use was one of the data points collected during the parcel-by-parcel physical survey conducted during Phase I of Restoring Central Dover.

SOURCE: Field survey, Nov 2013 - Jan 2014





## 2. PRELIMINARY RECOMMENDATIONS

During the second phase of the process, the planning team worked closely with community partners to develop well-tailored recommendations in response to the research findings and community input collected in Phase I. Phase II resulted in:

- A list of goals and objectives based upon public input
- A series of preliminary recommendations for achieving such goals and balancing observed trends and projections with desired outcomes
- Presenting the preliminary recommendations to the community for feedback and critique at a public meeting, along with a prioritizing exercise



## 3. FINAL MASTER PLAN

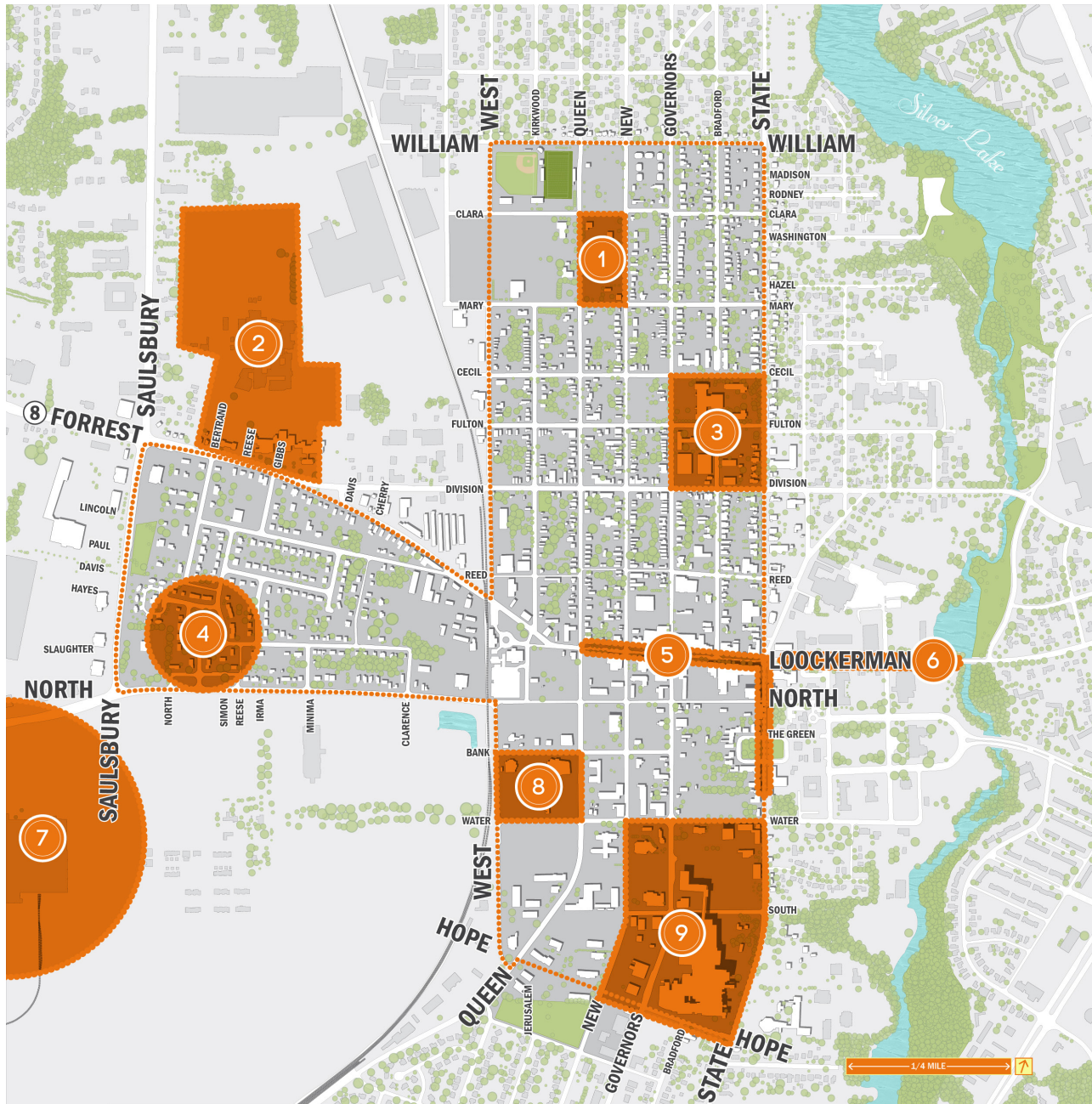
During the third phase of work, the planning team refined the recommendations, incorporating the input collected from members of the Steering Committee and the general public at the end of Phase II. The analysis and revised recommendations are packaged together in this report, along with an implementation strategy to guide the next steps in coming weeks, months, and years.

The Central Dover area, its network of involved neighborhood institutions and leaders, and all interested community members will assume responsibility for the revitalization plan, its acceptance by the City of Dover, and its implementation.



CENTRAL DOVER

# AREAS OF INTEREST



- 1 FLEMING GOODWIN UNITED STATES RESERVES CENTER
- 2 BOOKER T WASHINGTON ELEMENTARY AND WILLIAM HENRY MIDDLE SCHOOL
- 3 WESLEY COLLEGE
- 4 SIMON CIRCLE PUBLIC HOUSING
- 5 LOOCKERMAN CORRIDOR & THE GREEN
- 6 GOVERNMENTAL CORRIDOR
- 7 KRAFT FOODS
- 8 DOVER POLICE DEPARTMENT & JUSTICE OF THE PEACE
- 9 BAYHEALTH MEDICAL CENTER & MEDICAL OFFICES

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)

**03** Central Dover Landmarks  
 SOURCE: Field survey, Nov 2013 - Jan 2014

# A SNAPSHOT OF CENTRAL DOVER

## WELCOME TO CENTRAL DOVER

Dover, the capital city of the first state, is centered on the area referred to as Central Dover, comprised of a number of distinct areas clustered around the historic Loockerman Street commercial corridor. Let's start off by getting our bearings in Central Dover:

Loockerman, once a thriving traditional main street [A], is anchored by Dover City Hall and the Dover Library on the east end and a recent commercial development at the west end, where Loockerman connects to Route 8 (an important gateway to Central Dover) via Forrest Street. The corridor features primarily two and three-story historic buildings [B], some with active ground floor commercial uses, but some with vacant storefronts.

The Wesley College campus [C], which serves about 2,500 students, is located just north of the Loockerman corridor. The campus is surrounded by residential blocks featuring larger houses (some which have been converted to office uses) with predominantly well maintained historic architecture [D].

Just north of Loockerman between Governors Avenue and West Street lay a few blocks of distressed residential streets with concentrated vacancy

and below average building conditions [E]. This area has been targeted by the city in recent years to bring housing up to code and demolish hazardous structures.

The Norfolk Southern rail line divides the Dover Housing Authority's Simon Circle and Lincoln Park neighborhoods and surrounding primarily residential streets to the west.

The Green, a historic park located in the old downtown Dover area, was during colonial times a center of civic life and activity, and is now used for large scale events. 79 historic buildings contribute to the Dover Green Historic District—many of these buildings are now being used for law, finance, and other professional offices [F].

The Southern portion of the study area is defined by a number of large footprint public, government and medical uses such as Bayhealth [G], as well as senior housing and commercial offices. The block structure results in a much looser urban fabric, in contrast to the more pedestrian-friendly scale found north of Loockerman. This area is a significant center of employment in Dover, but feels physically disconnected from Loockerman and adjacent neighborhoods.

[A]



[B]



[C]



[D]



[E]



[F]



[G]

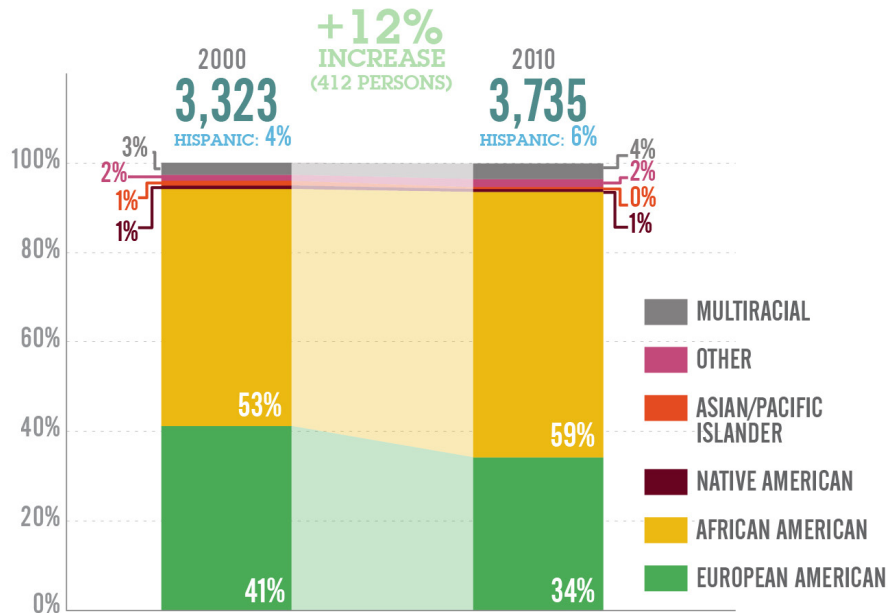


## EXISTING CONDITIONS TAKE-AWAYS

The analysis of existing conditions conducted in Phase I of Restoring Central Dover led to some important conclusions that formed the basis, along with community input, for the drafting of recommendations. The broad stroke highlights of the opportunities and challenges among these follow, with additional more specific references to the analysis threaded through the recommendations chapter. The existing conditions appendix includes any remaining elements of research and public input not included elsewhere in the document.

### POPULATION DYNAMICS IN CONTEXT

Central Dover is predominantly African American (59%), with the number of African American residents increasing by 6% between 2000 and 2010. The 12% increase in population overall in Central Dover [Fig 04] is on par with the City of Dover's 14% increase; but the population of Kent County increased 28% over the same period, far outpacing local growth. The rate of population growth in the Central Dover area continues to decline



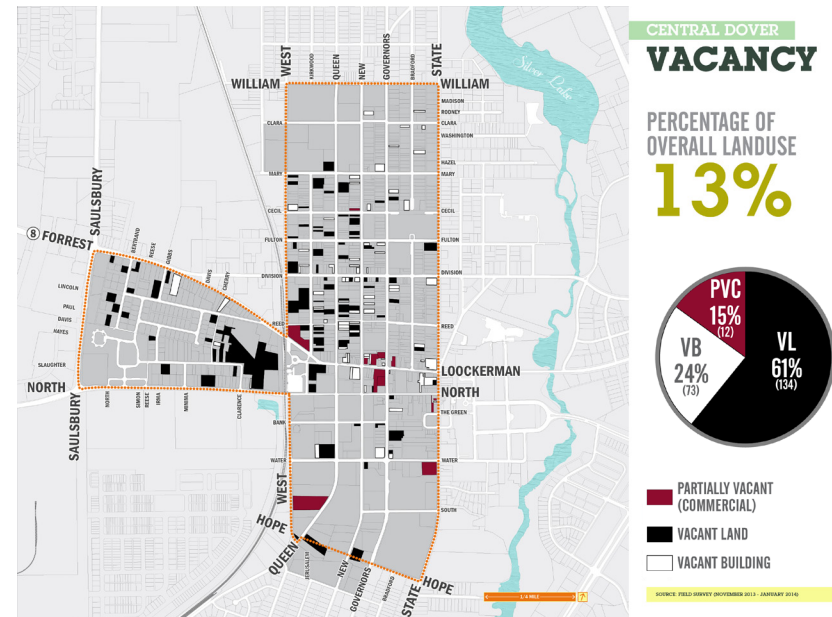
**04** Change in population and racial breakdown, 2000-2010

SOURCE: 2000 & 2010 US Census

relative to the rates in other areas in the City and County. As long-term vitality relies on short-term stabilization of deteriorated blocks, strategies to **retain existing residents as well as attract new neighbors** should be a priority of Restoring Central Dover.

### VACANCY

There has been comparatively modest population growth and vacancy remains a challenge in Central Dover. As an overall percentage of parcel area, vacant land and buildings comprise 13% of Central Dover. The aggregated area of vacant land in Central Dover is equal to 25 football fields. The effects of vacancy impact perception and can hinder reinvestment, especially when concentrated on individual blocks [Fig 05]. At the same time, these clusters of vacancy are also **opportunities for infill development**.



**05** Map of vacant land and buildings

SOURCE: Field survey, Nov 2013 - Jan 2014



## BUILDING CONDITIONS

The parcel survey included rating buildings on a scale according to their apparent condition as observed from the street, with an “A” rating given to buildings in “Excellent” condition, through an “F” rating given to buildings in “Very Poor” condition [Fig 07]. Some patterns emerge in concentrations of buildings in below average condition relative to the study area overall [Fig 06], which coincide with concentrations of vacant buildings and land. These distressed residential streets speak to the need not only for infill development, but **targeted home repair assistance to preserve existing housing stock** where possible.

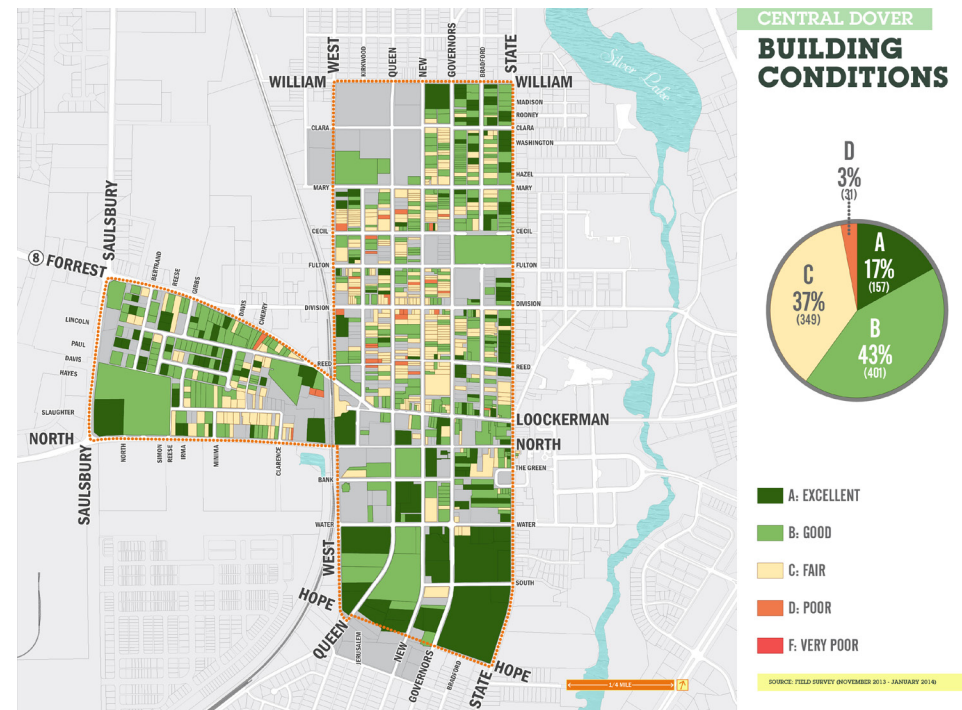
## COMMERCIAL SERVICES

Though the land use survey counted a number of commercial uses in the study area, most of them are concentrated in the southern end and are offices and other commercial typologies that don’t serve the daily needs of Central Dover’s residents. Local residents typically travel outside of Central Dover to more suburban/auto-oriented commercial developments situated along Route 13 or Route 8. For existing residents without a car, this is a significant distance to travel to access services and goods or retail jobs.

The Lockerman commercial corridor is an opportunity to **bring commercial services within walking distance** of Central Dover residential neighborhoods. However, the challenges to overcome in revitalizing the corridor include perception of safety, high vacancy and tenant turnover rates, and a lack of readily leasable spaces due to deferred maintenance and lack of property owner resources to rehabilitate properties.



Bayard Plaza, a recent mixed use development on Lockerman Street



## 06 Surveyed building conditions

It should be noted that because the building condition survey typically relies on judgments based only on what is visible from the street, it is fair to say that the survey results overestimate the condition of buildings, as defects on the sides and rears of buildings are often not visible.  
SOURCE: Field survey, Nov 2013 - Jan 2014



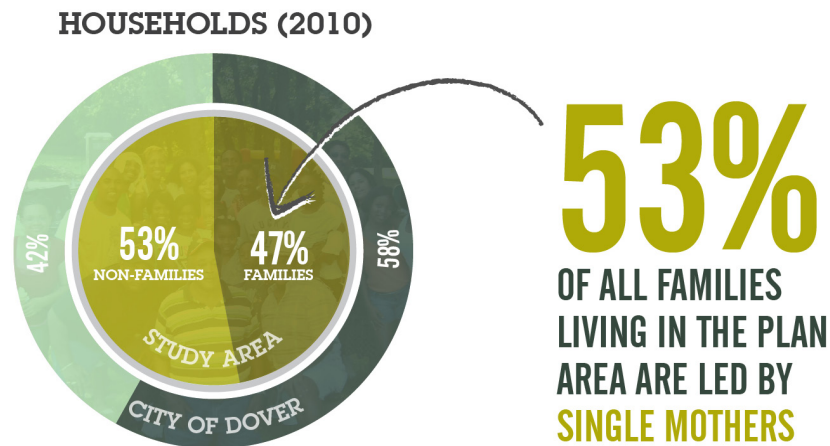
## 07 Building condition ratings criteria

SOURCE: Field survey, Nov 2013 - Jan 2014

Capitalizing on housing development opportunities on or within walking distance of Loockerman would help change perception of this struggling commercial corridor, as well as bring a denser customer base to support commercial revitalization. Recent developments along Loockerman, such as the large new office building at the west Loockerman gateway, the mixed use development at Bayard Plaza, and the recruitment of The Delaware EZ-Pass Customer Service Center and Division of Motor Vehicles Call Center, can be leveraged to continue to **build momentum and critical mass along Loockerman**.

### SOCIOECONOMIC CHALLENGES

Some Central Dover residents have faced disadvantages in life that have placed them at the margins. The area's weighted average median income, \$34,730 is 27% lower than the City of Dover's \$47,754. More than half of families in Central Dover are headed by a single female householder [Fig 08], compared to one in three families with single female householders city-wide. Many Central Dover residents face considerable housing cost burdens, with a significant portion of the study area showing 81% or more of renters paying more than 30% of their income towards gross rent [Fig



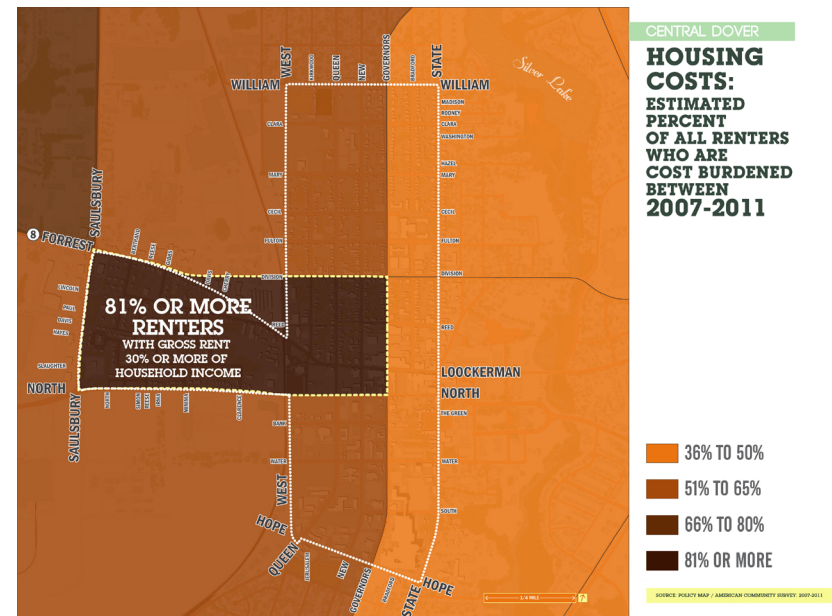
### 08 Household characteristics

The concentrated college student population is classified in the "non-family" group by the Census, which likely explains why the non-family share in Central Dover is 11% higher than that of the City of Dover. The rate of 53% of families being headed by single female householders refers only to the 47% of households that are considered a "family" and does not include students.

SOURCE: 2010 US Census

09]. The **preservation of and increased access to affordable housing** will be key to providing housing opportunities to Central Dover residents.

Add to those factors a high unemployment rate [10% in 2010] and lower educational attainment levels, and it becomes clear that many members of the Central Dover community face a number of challenges that will require the **continued expansion of local services to meet the needs of residents**.



### 09 Percent cost-burdened renters

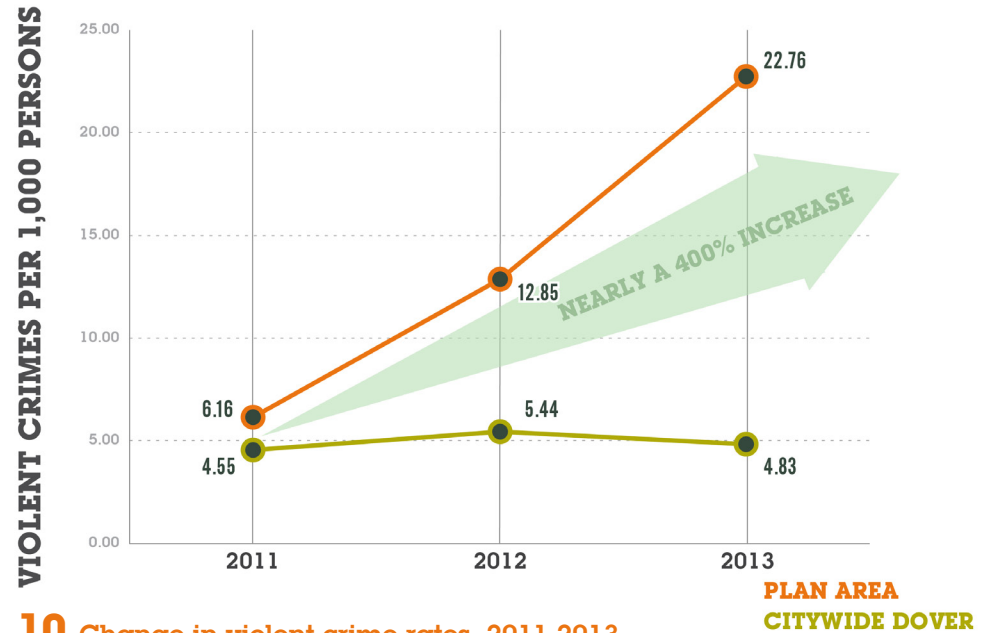
Percent of renter households for whom gross rent is 30% or more of household income. Gross rent is the contract rent plus the estimated average monthly cost of utilities.

SOURCE: American Community Survey, 2007-2011

### CRIME AND PERCEPTION OF SAFETY

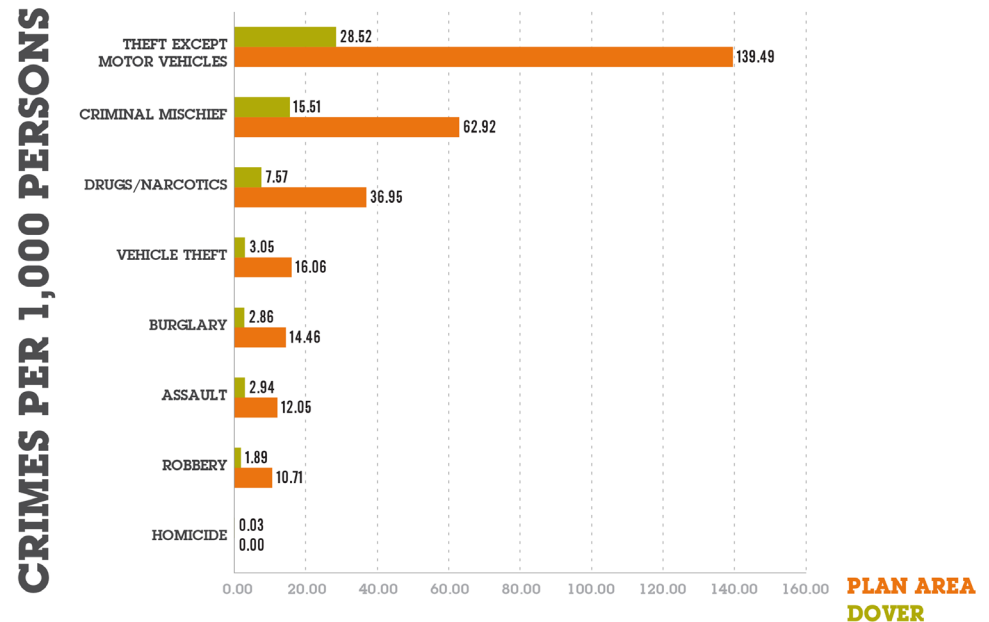
One of the most prominent major quality of life issues that arose in community discussions during the Restoring Central Dover process—and one that impacts efforts to retain residents and businesses as well as attract new ones—was crime and perception of safety. When asked what they liked least about Central Dover, 42% of resident survey participants identified “Safety in the community,” which received the greatest number of “least liked” responses by a margin of 12%.

Crime data from the Dover Police Department shows that the number of violent crimes per 1,000 persons in the Central Dover area rose from 6.16 per person in 2011, to 22.76 per person in 2013, a nearly 400% increase over a three year period [Fig 10]. In 2013 alone, nearly all forms of reported crimes in the plan were 3- to 5-times that of Dover overall [Fig 11]. These figures were alarming to the Central Dover community and plan leadership, and indicates a clear need to bring more resources to **ensure the safety of the Central Dover community.**



**10** Change in violent crime rates, 2011-2013

SOURCE: Field survey, Nov 2013 - Jan 2014



**11** 2013 Crime rate breakdown: Central Dover and City-wide

SOURCE: Field survey, Nov 2013 - Jan 2014



# OUR VISION FOR VITALITY

**This plan represents our community's vision for restoring the vitality of Central Dover. It offers a range of achievable strategies, implemented over a five year period, designed to lay the foundation for future opportunities to fully realize Central Dover's potential as a place to live, work, and play.**

## **GOAL AREAS**

A range of strategies towards achieving our vision for vitality are organized in three goal areas designed to achieve:

- 1. A STRONG COMMUNITY**
- 2. POSITIVE DEVELOPMENT**
- 3. AN INTEGRATED PUBLIC REALM AND INFRASTRUCTURE**

# PLAN RECOMMENDATIONS



EXIT

SECTION







**A STRONG COMMUNITY**



# 01

## BUILD COMMUNITY CAPITAL

Community support is critical to implementing the goals of this plan. Working to strengthen community cohesion through the cultivation of neighborhood groups will not only provide spaces for residents to enjoy each other's company as well as address issues collectively. It will also encourage them to root themselves in Central Dover, as well as attract new residents looking for a deeper sense of community.

### ESTABLISH RESIDENT-LED CIVIC GROUPS

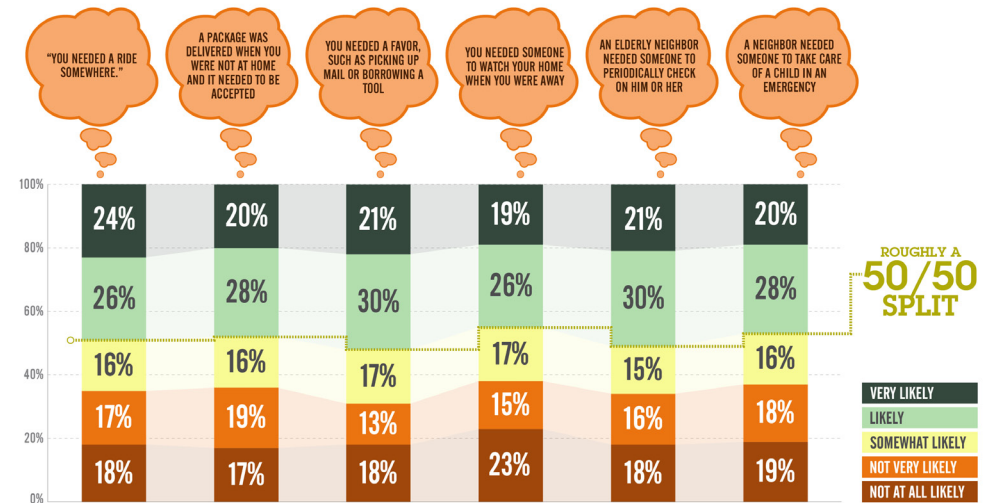
In order to effect change in their community, residents have to work together. This means collectively developing an organizational model of neighborhood representation and community stewardship. By developing neighborhood groups, those wishing to take part in helping restore Central Dover will be better able to pursue resources to improve their neighborhood, create necessary dialogue about ways forward, and develop programming focused on engaging residents in the pursuit of positive change for their community.

The resident survey led by the Central Dover Steering Committee asked neighbors how likely they think other people in the community would provide assistance in a variety of situations [Fig 12]. Roughly half of the responses indicated that Central Dover residents don't necessarily feel they can rely on their neighbors. There is an opportunity to improve the bonds between neighbors, which could be fostered by individual involvement in neighborhood groups and resident-led initiatives.

In Central Dover, there are a number of churches and religious institutions who currently conduct a number of outreach services; and these institutions could be helpful in initiating the establishment of neighborhood groups in Central Dover. Utilizing this religious network will also help lay the groundwork for a collaborative set of neighborhood groups, working toward similar aims, as well as provide facilities in the interim while these grassroots groups get off the ground.

As a first step, develop a list of local neighborhood leaders that will help to organize and map out existing groups in and adjacent to the plan

### “HOW LIKELY DO YOU THINK IT IS THAT PEOPLE IN THIS COMMUNITY WOULD HELP OUT IN THE FOLLOWING SITUATIONS?”



### 12 Resident expectation of assistance from neighbors

For a variety of hypothetical situations, surveyees generally felt they would likely receive help from a neighbor half the time.

SOURCE: NeighborWorks resident survey

area to determine what established networks can be built on. Existing neighborhood boundaries or affinity areas, such as Lincoln Park, Simon Circle, Kirkwood/Queen/New Streets, and so on, can serve as jumping off points for structuring neighborhood group facilitation and organization.



## **DEVELOP COMMUNITY BUILDING PARTNERSHIP WITH ANCHOR INSTITUTIONS**

Historically, Wesley College has been a good neighbor engaged with the community and it is a goal of this effort to see that continue. Community engagement is an area of focus of the college's strategic planning process currently underway. There may be some short-term and longer-term opportunities to connect Wesley with the Restoring Central Dover plan implementation. Local partners can begin laying the groundwork for and opening formal channels of communication between the Wesley College administration, other anchor institutions, and community residents to connect and work on common issues affecting Central Dover. Determine where existing resources are available and where new ones are needed to address community building priorities that emerged from the Restoring Central Dover Plan, including:

- Encourage community residents and Wesley College students to become "We Care" team members as part of the proposed Neighborhood Watch Network to enhance safety and security on a block-by-block basis. Partnerships with local anchor institutions could also be helpful in cultivating neighborhood watch groups and coordinating communication between campus security, Dover Police Department patrols, and neighborhood watch activities.
- Provide more opportunities for residents to engage with one another in social and cultural settings, informal and formal.
- Build effective working relationships among neighbors to address safety and maintenance issues at the block level.
- Educational, vocational, and mentoring programs for children and youth working with the schools serving the neighborhood and parents of those students.
- Community improvement projects focused initially in areas closest to



the campus and most visible to the general community so as to build excitement and encourage others to want to participate. Such projects could include targeted beautification projects on residential blocks, garden tours, and public recognitions of particularly well-presented flower and produce gardens and exterior home renovations. These activities would serve as initial steps for creating and sustaining model blocks throughout Central Dover.

Use experiences with Wesley to open up communication channels with other institutions located in or serving Central Dover to recruit workers from Central Dover. These companies include but are not limited to: Bayhealth, Energizer, Playtex, Kraft, the State of Delaware, other area colleges and universities (DelTech and Del State), and public schools serving the community. In addition to exploring workforce development opportunities, conversations with managers of these businesses should explore, among other objectives, student internships, summer youth employment, career exploration and vocational programs, and work-study and scholarships.

Coordinate and align these activities with schools and the new community centers under construction and where programming is already underway.

## **CREATE ANNUAL "CELEBRATING CENTRAL DOVER" BLOCK PARTY**

Central Dover is perceived by some as a section of the city that should be, for the most part, avoided by those from outside. However, when Central Dover residents were asked how likely they would be to recommend the community as a good place to live, 67% stated they would recommend it. This highlights a disparity between outside perception of Central Dover, and the view of those living in the neighborhood. If not addressed, this could inhibit reinvestment and revitalization efforts. While efforts should be made to continue and build on the existing events such as First Fridays and the farmer's market on the Plaza to bring people downtown, one way to improve the view of those living outside Central Dover would be to host an annual block party showcasing what Central Dover has to offer.

With an annual block party, residents could show what they love so much about living here. There are opportunities to hold talent shows, market wares made by the community's ambitious makers and entrepreneurs, allow businesses and social services agencies to talk to residents about what they offer, and so on. Organizers could consider a multiple-location event to encourage unity across neighborhoods within Central Dover.

## EXPAND ON “COMMUNITY CLEAN-UP DAYS”

In recent years, the Dover Housing Authority, Central Delaware Habitat for Humanity, Wesley College, the Office of Senator Carper, and the City of Dover have organized a “123 = ABC” Community Event. During this event, 500 incoming students, faculty, staff, student athletes, and community members, have worked to improve the curb appeal and streetscape of 20 blocks. Volunteers clean the blocks of trash, plant flowers and shrubbery, and paint curbs. However, resources are not currently available to continue this effort. Wesley and local partners should engage in coordination efforts to resume this event, which could help kick start similar projects led by residents. Recently formed neighborhood groups and established church groups could hold similar events monthly, with the help of sponsors who support the 123=ABC event.

## DEVELOP AND DISTRIBUTE COMMUNITY CALENDAR OF ACTIVITIES AND EVENTS

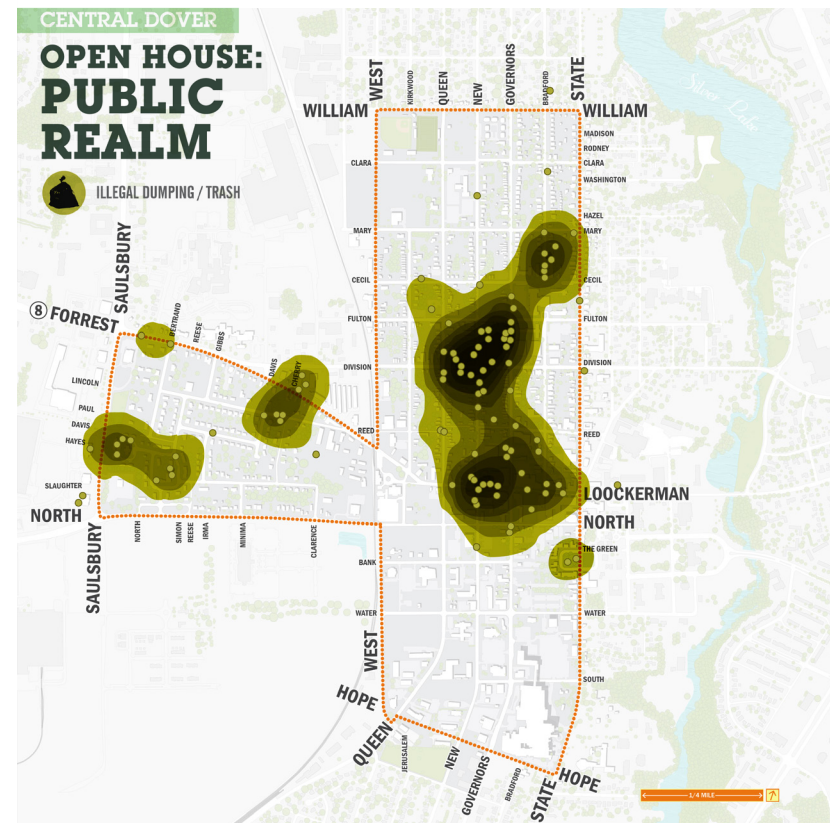
Produce a regularly updated and distributed listing of information/events/activities in Central Dover to keep the community informed of what’s going on in Central Dover in general and, in particular, to highlight efforts towards achieving the goals of Restoring Central Dover. The updates could be coordinated with local press, distributed through mass email to subscribers, and have a constant presence online and through social media.

## EVALUATE LEVEL OF ACCESS TO COMMUNITY FACILITIES FOR SERVICES

Two community facilities—Inner City Cultural League’s cultural arts center and Solid Rock Baptist Church’s community center—are presently under construction to provide a variety of services to Central Dover. Following the establishment of these new facilities, the City and local partners should evaluate Central Dover’s inventory of community facilities and access to social services to determine whether there is need for additional facilities to improve access within the community to these important services.

## DEVELOP COMMUNITY FACILITIES FOR SERVICES

Following a comprehensive evaluation of level of access to community services, explore the development of community facilities where needs are identified. Seek resources for design, property acquisition (if necessary), and construction or renovation.

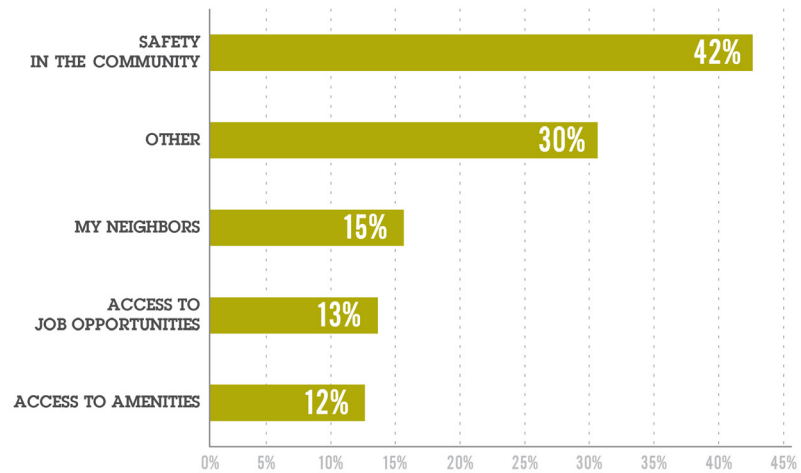


**13** Community-identified illegal dumping/trash hot spots

SOURCE: Public open house input



“ WHAT ARE THE THINGS THAT **YOU LIKE LEAST**  
**ABOUT LIVING IN THIS COMMUNITY?** ”



**14** Aspects of Central Dover least liked by residents

Residents identified crime and safety as the least liked aspect of living in Central Dover.  
 SOURCE: NeighborWorks resident survey





# 02

## INCREASE PUBLIC SAFETY

Expanding efforts to make an at-risk community safe is imperative for any neighborhood revitalization initiative. Without a viable plan for reducing crime, attempts to attract investment, businesses, and new residents can be inhibited or even rendered impossible. Reducing illicit activities in Central Dover will greatly benefit current residents and improve efforts to attract investment, businesses, and new residents.

As it stands, both residents and visitors have the perception that Central Dover has a serious crime issue. According to the resident survey, 42% said crime and safety issues are what they liked least about living in the community [Fig 15]. This sense of Central Dover being a high crime area is also backed by Dover Police Department crime data, indicating that the plan area has the largest concentrations of crime and illicit behavior citywide and that concentration has intensified by almost 400% from 2011 to 2013 [Fig 10 and 11]. In short, Central Dover is an area in dire need of innovative community-oriented approaches to crime prevention. What follows are a series of recommendations that can help begin reducing criminal activity and help develop better communication between the community and public safety officials.

### ESTABLISH COLLABORATIVE/COMMUNITY POLICING

Building a stronger relationship between the Dover Police Department and the residents of Central Dover will go a long way in helping improve public safety. Relationship-building can be aided by creating opportunities for the community to not just report criminal activity taking place in the community, but to take part in the decision-making in regards to the type of community policing initiated in the neighborhood.

#### > CREATE NEIGHBORHOOD WATCH NETWORK

With residents using their relationships to hold each other accountable, neighborhood watch programs have great potential to prevent crime and improve safety in Central Dover. Residents in the plan area are ready to take an active role in helping restore safe conditions throughout the neighborhood. A number of current residents believe



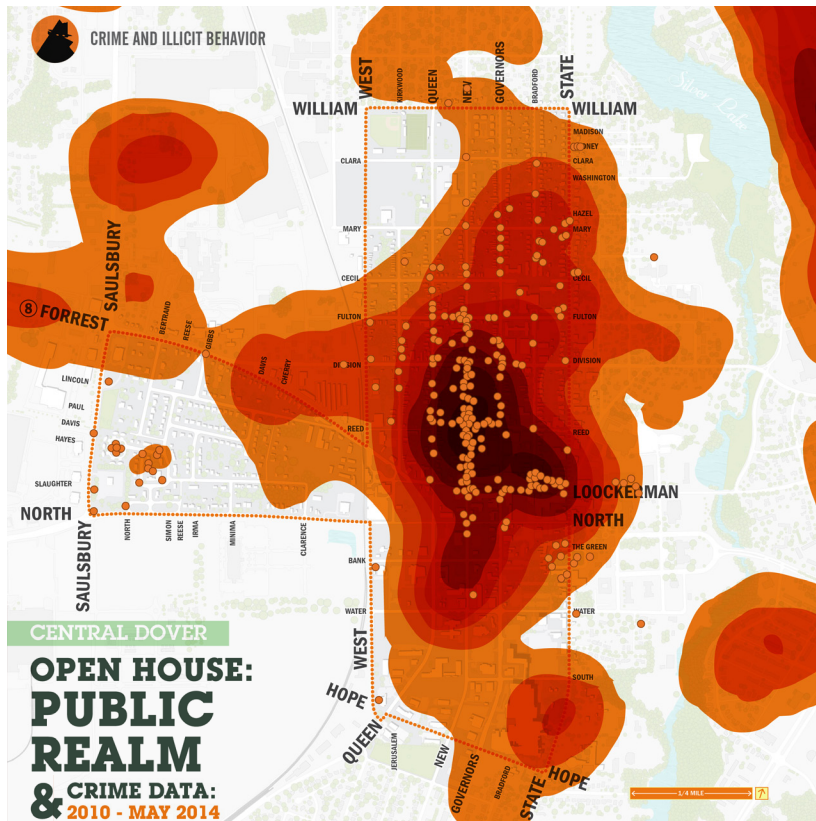
**60%**  
OF RESPONDENTS ARE  
INTERESTED IN A  
NEIGHBORHOOD  
**WATCH  
PROGRAM**

**42%**  
OF RESPONDENTS WOULD  
**VOLUNTEER**

### 15 Resident support for a neighborhood watch program

SOURCE: NeighborWorks resident survey

establishing a neighborhood watch could deter criminal behavior. 60% of all resident surveyees would like to see a neighborhood watch formed in Central Dover; and 42% of those respondents would volunteer if it is created. With the help of the Dover Police Department as well as local institutions and church groups, organizers could begin recruiting members for neighborhood watch groups, and educate members as to the role the neighborhood watch should play; how best to communicate with the police department; what neighborhood-specific crime patterns to look out for; and how to patrol the streets safely.



## 16 Known and perceived crime hotspots

At the public open house, community members identified locations in Central Dover they see as hotspots for crime and illicit behavior [shown in orange dots above]. For the most part, perceived hotspots coincide with Dover Police Department crime data hotspots [generalized and shown in darker areas above]. Perception of high crime rates at The Green and Simon Circle are not necessarily reinforced by reported crime incidents, which could be a factor of lack of crime reporting or simply a perception issue.  
 SOURCE: Dover Police Department & public open house input

As a first step, the Restoring Central Dover Steering Committee will meet with Dover Police to discuss an implementation strategy, including mapping out existing neighborhood watch areas in or adjacent to the plan area and determining whether existing adjacent watch areas could be expanded to include Central Dover or if new groups should be established.

### > FORM A CITIZEN ADVISORY COMMITTEE

Creating a citizen advisory committee will establish that the Dover Police Department is deeply committed to addressing the concerns of the community, and is open to hearing its ideas in regards to how it could adjust policing practices and procedure. Selecting a set of community leaders to review issues will help bring more residents forward to participate in collaborative efforts to help diminish crime in the plan area. Creating more dialogue between the community and police will also serve to educate residents and police alike about the community, improve awareness of policing and crime prevention procedures, and build mutual trust, among other benefits.

### DEPLOY POLICE FOOT AND BIKE PATROLS

Foot and bike patrols are not only recognized as great methods to deploy officers through a neighborhood to prevent crime; they also provide opportunities for officers to build relationships with residents and business owners, which enables information sharing that also supports crime prevention. The Dover Police Department has conducted foot patrols along Loockerman Street in the past, but these were eliminated due to the budget constraints incurred due to the recent economic downturn and dwindling federal and state funding. However, residents and local business owners are calling for a re-establishment of the foot patrols to reduce loitering along Loockerman and drug activity in the Queen/New Street portion of plan area.

Officers would be encouraged to check in to each business, and record their visit in a ledger retained by each business owner—a technique used by some other commercial corridor foot patrons to support face-to-face engagement between police and businesses. Community members also strongly support the establishment of bike patrols along streets identified as high drug and illicit activity areas in the Central Dover area.

### EXPAND SURVEILLANCE CAMERA NETWORK

Since the onset of the economic downturn, police departments around the country have had to expand their capacity with fewer resources to support them. In order to address this issue, the Dover Police Department worked with Advantech, a security camera firm based in Dover, Delaware, to put in place a 24-hour surveillance platform operating primarily in downtown Dover. The police department can now monitor crimes as they take place, and relay real-time information to responding officers about the occurring incidents.

Department officials report that this has greatly improved capacity to fight crime and they are looking to expand the surveillance camera network to other sections of the city. Currently, the department has a plan to add 21 cameras throughout the city and better integrate the existing camera network into an improved single-user interface located at the Dover Police Department's Dispatch Center. Working with both the City of Dover and the police department to secure more funding for the network expansion will improve public safety in Central Dover.

## IMPROVE LIGHTING IN TARGETED AREAS

Public safety can be greatly improved by the installation of better lighting in areas known for high criminal activity. Pedestrian-scale lighting along commercial corridors and throughout residential areas can enhance traffic for businesses and increase the number of residents willing to walk at night through their neighborhoods, while simultaneously deterring illicit activity.

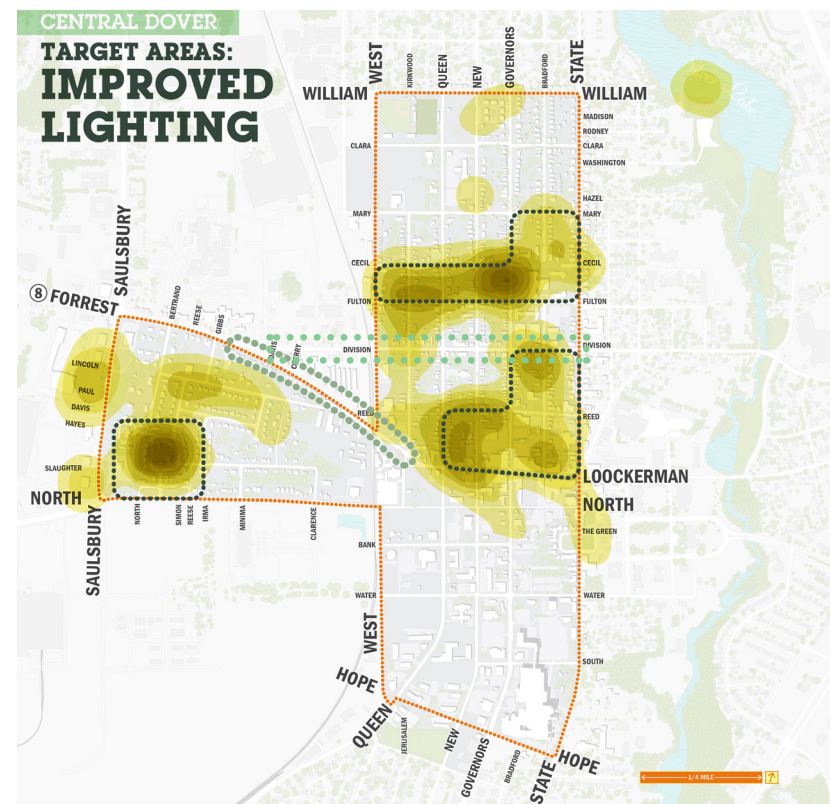
During the planning process, residents expressed concern about the lack of proper lighting and its connection to criminal activity and vagrancy. Areas identified by residents in serious need of more lighting were Simon Circle, Wesley College, the New/Queen Street section, and portions of South State Street [Fig 17]. Other areas where extra lighting could improve the pedestrian and cycling experience would be along the southern portion of Forest Street to Loockerman, and all of Division Street.

### > CREATE RESIDENT-ASSISTED PORCH/FAÇADE LIGHTING PROGRAM

Installing low-cost porch/façade lighting in areas with high concentrations of illicit activity will reduce crime and increase safety for neighborhood residents. Identifying funding sources would be the first step in developing a program which will assist residents with the purchase of motion-detecting or solar power lighting that can be affixed to their porches or business façades.

### > INSTALL PEDESTRIAN-SCALE LIGHTING

The typical cobra-style street lamps seen posted along main thoroughfares in the plan area do not provide sufficient lighting to deter illegal behavior or enhance the streetscape. Installing pedestrian-scale street lighting will better illuminate walkways and public spaces while eliminating the gaps between lit areas.



**17** Community-identified areas in need of improved lighting

SOURCE: Public open house input

### UC BRITE PROGRAM

The UC BRITE program provided matching funds for property owners around the University of Pennsylvania in Philadelphia to purchase and install exterior lighting. The popular program offered assistance to 114 property owners on 58 blocks in the University City area, contributing to a significant improvement in street lighting. The program was started in the late 1990s as a collaboration between the energy company and the University of Pennsylvania to improve safety in the neighborhood, and later handed over to the University City District [UCD].

Following the success of UC BRITE, in 2009 UCD installed 71 pedestrian lights on Baltimore Avenue from 45th to 50th Streets and the University launched a Neighborhood Lighting Initiative to partner with landlords to install new pedestrian lights between Walnut and Spruce and 40th and 43rd Streets.



## WHERE WOULD YOU LIKE TO SEE YOUR DOLLARS SPENT?



TAKE THE BUNDLE OF MONEY GIVEN TO YOU AND **DISTRIBUTE IT** AMONG THE **9 FOLLOWING CATEGORIES:**

ECONOMIC/BUSINESS/  
COMMERCIAL DEVELOPMENT

PUBLIC SAFETY &  
CRIME PREVENTION

ARTS AND CULTURE &  
COMMUNITY EVENTS

TRANSPORTATION NETWORKS

STREETSCAPING, BEAUTIFICATION,  
AND PUBLIC REALM

PARKS & PLAY SPACES

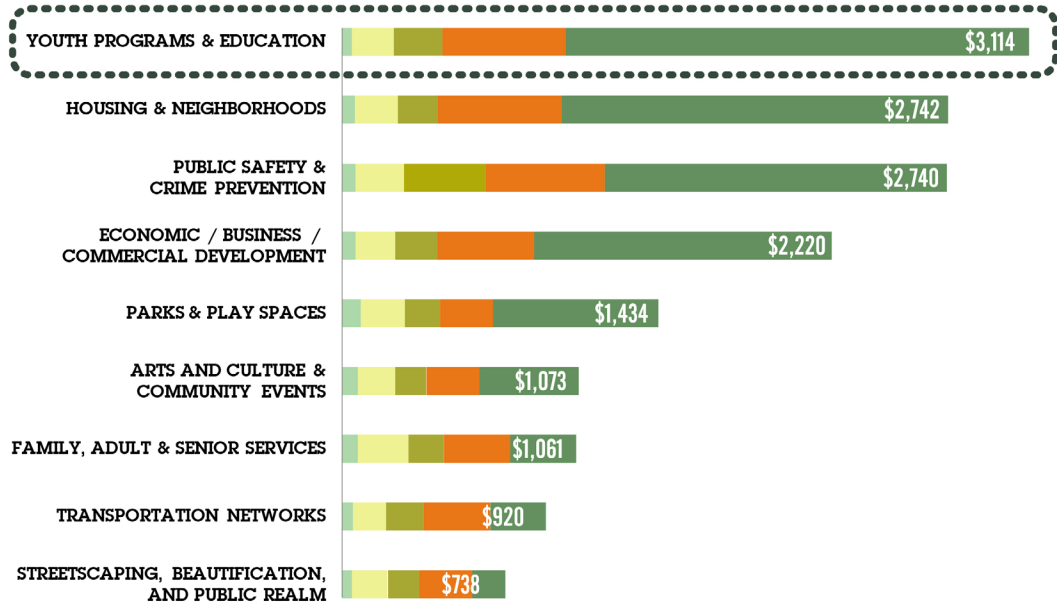
YOUTH PROGRAMS & EDUCATION

FAMILY, ADULT, & SENIOR SERVICES

HOUSING & NEIGHBORHOODS



## D.I.Y. BUDGET ALLOCATION



## 18 Community do-it-yourself budget results

SOURCE: Public open house input



# 03

## ENGAGE YOUTH IN COMMUNITY

Finding ways to involve youth in the revitalization and stewardship of Central Dover will not only provide activities for young people to take part in or simply provide employment opportunities. This will help reinforce the need for their active participation in shaping their community and keep them accountable to sustaining it and protecting Central Dover's vitality.

Though youth of ages 17 and under make up only 15% of the Central Dover population, this figure belies the actual density of youth living in Central Dover compared to the City of Dover. The share of minors is skewed by the density of the college student population aged 18 to 24, which comprises 32% of Central Dover's population. However, there are over 1,000 residents under 18 per square mile living in Central Dover, which is much more concentrated than the city-wide youth density figure, 330 residents under 18 per square mile. Though the youth population is concentrated here, there are very limited opportunities and spaces readily accessible to them, and many residents expressed concern about how this could push neighborhood youth to engaging in negative behaviors.

The residents of Central Dover want more opportunities available to their youth; the neighborhood youth deserve a chance to grow and thrive. This was evident during the "do-it-yourself" budget community engagement exercise held at the public open house in May 2014. Participants were being asked how they would distribute budget resources for City of Dover amongst nine different programmatic categories. Out of the nine categories, "Youth Programs & Education" ranked as the top priority [Fig 18]. Also, throughout numerous interviews and stakeholder focus groups, many asserted the need for more youth-oriented programming and services. Therefore, engaging youth has to become an integral component of plan implementation.

Ensuring youth have safe and positive ways to learn, socialize, and stay healthy will help prepare them for a productive adulthood and strengthen the community as a whole. The following efforts should be pursued, among others, to support and expand youth programming in Central Dover.

### SUSTAIN AND EXPAND YOUTH PROGRAMMING

Involve local elementary and middle schools and the Capital School District, along with youth activity service providers, to comprehensively review after school programming and GED classes available to Central Dover's children and youth to determine where there might be areas of improvement. In the near term, steps should be taken to ensure that youth programming continues at Simon Circle after the Boys & Girls Club leaves the facility. Local partners should approach other youth-oriented nonprofits to determine whether they have the capacity and resources to fill the gap. Feedback heard during the planning process indicated that there is a specific need for services addressing the needs of youth aging out of foster care, including housing.

### ESTABLISH POLICE ATHLETIC LEAGUE

Building relationships between local police and neighborhood youth through friendly sports competition is an approach to crime prevention and community building that could have a great impact on the levels of illicit activity taking place in Central Dover. Re-establishing the Police Athletic League in Central Dover in partnership with Delaware State University (who will provide the necessary recreational space), will begin the process of bridging the gap in a positive way between officers and kids in the community.

## CREATE YOUTH OUTREACH AND EDUCATIONAL SUPPORT CENTER

A number of residents are concerned about the lack of readily-accessible spaces or facilities where youth can congregate and take part in positive activities. To remedy this, Solid Rock Baptist Church plans to open a 4,200-square-foot Community Outreach Center on West Street. The center will offer recreational programs, as well as classrooms featuring advanced technology that tutors will utilize to provide a different and enhanced learning experience for youth. The new outreach center is scheduled to open in 2015.

## PROVIDE COMMUNITY DEVELOPMENT VOCATIONAL OPPORTUNITIES FOR YOUTH

The experience of taking an active role in neighborhood revitalization can have immeasurable impact on a young person's sense of both self and purpose. Helping rehabilitate housing, as well as reclaiming vacant lots and transforming them into pocket parks, teaches youth transferrable skills and shows them the importance of investing energy in their community.

## CREATE YOUTH OUTREACH AND EDUCATIONAL SUPPORT CENTER



## RE-ESTABLISH POLICE ATHLETIC LEAGUE



### YOUTHBUILD USA

YouthBuild USA is one example of a program that seeks to merge community development work with vocational training for at-risk youth. Eligible students learn building construction skills and the process of thorough on-site training while working to complete their high school studies. Currently, there are 264 YouthBuild programs across the country engaging approximately 10,000 young adults per year; and since 1994, over 120,000 YouthBuild students have built over 22,000 units of affordable housing.



# 04

## EXPAND ADULT AND FAMILY SERVICES

Restoring Central Dover must include strengthening support for residents who live on the margins by providing opportunities for them to actively pursue improving their employment situations. According to the American Community Survey, approximately 46% of Central Dover households earn less than \$30,000 annually.

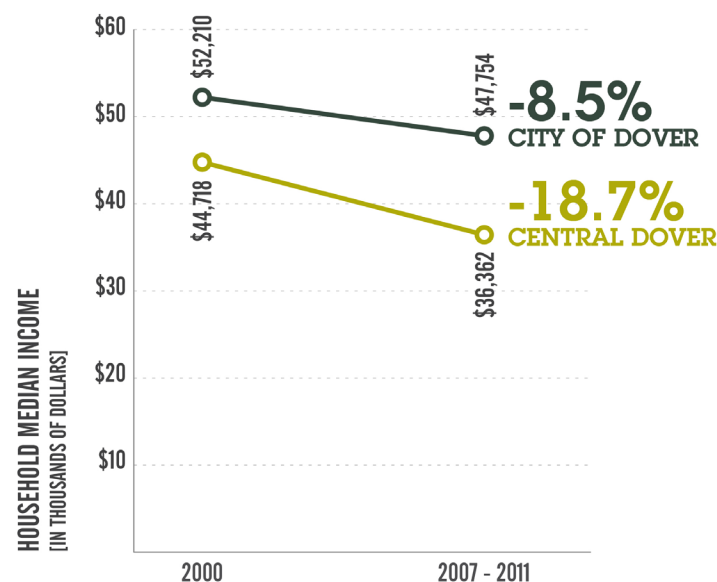
Working to reduce barriers of entry inhibiting access to the formal economy as well as providing vocational education opportunities can improve the living conditions of struggling individuals and families, as well as cultivate deeper trust between the neighborhood residents and the social service agencies identifying them as constituents.

### STRENGTHEN AND EXPAND TRANSITIONAL HOUSING AND RELATED SERVICES

Establish and strengthen networking and coordination of housing and family support services among all local providers. This strengthened communication will facilitate broader access to information on available services and eligibility requirements through different media, including informed word-of-mouth, print and broadcast advertising and promotion, and computer/web-based/smart phone technologies.

It is critical to support emerging service centers, such as Dover Interfaith Mission for Housing, to help program the space and ensure full access to services by residents. Link community residents to educational, employment and financial services that support their healthy growth.

Additional transitional housing units in the Central Dover area should avoid geographic concentration, integrate appropriate programming and services targeting children and families, and seek a variety of housing types designed for families of all sizes.



### CHANGE IN MEDIAN HOUSEHOLD INCOME

#### 19 Change in median household income

SOURCE: 2000 U.S. Census, American Community Survey, 2007 - 2011

## **ESTABLISH A FAMILY SERVICES COLLABORATIVE**

Establish a formal Family Services Collaborative comprised of the providers representing social/human service agencies and programs serving Central Dover. The central goal of the collaborative should be to enhance communications and coordination among community service providers in order to better connect Central Dover residents to available services. The services collaborative would:

- Link and advertise their services and eliminate any gaps in scope and delivery. (Note: the existing 2-1-1 service provides information about available services; however, more advertising of these services is needed to get the word out.)
- Promote their services, eligibility, performance and outcomes to residents.
- Assess program outcomes and impacts, and use those findings to advocate for resources to fill any existing gaps.
- As an intermediate term strategy where service gaps exist locally, provide transportation options for Central Dover residents to access services outside the area.
- Facilitate networking and collaborations among neighborhood service providers to: better coordinate inter-agency services and service delivery; support one another in identifying, competing for and securing capital to finance their programs; and facilitate interagency collection of program data, tracking of performance and measurement of outcomes over time.
- Sponsor and hold inter-organizational meetings to discuss roles and

responsibilities for ensuring quality services and service delivery.

- Host community fairs and partner with churches to get the word out about existing and new services.
- Sponsor and facilitate continuing education classes and life skills training, especially to enhance life-long learning and skill development abilities of residents previously incarcerated.
- Create more opportunities for peer-to-peer learning through which parents, caregivers, and enablers coordinate the support of childhood, youth and family development.

## **EXPAND FINANCIAL EDUCATION AND HOUSING COUNSELING SERVICES**

Involve local financial institutions such as NCALL in providing educational resources and training for Central Dover residents in the areas of financial management and credit repair, housing counseling and financial coaching services, tax preparation, and savings programs such as Individual Development Accounts.



### **WEST PHILADELPHIA SKILLS INITIATIVE**

The West Philadelphia Skills Initiative [WPSI] provides workforce development for both youth and adults throughout the University City District. Employers include the Children's Hospital Of Philadelphia, Drexel University, Mercy Philadelphia Hospital, the National Board of Medical Examiners, Penn Medicine, the University of the Sciences, and the University of Pennsylvania. WPSI's youth program prepares local high school students for career opportunities with real world work experience through its summer jobs program, professional internships program, small business after school program, and service learning program. The service learning program encourages young people to design and implement projects in their own community. A past project included a Lancaster Avenue Corridor Management Project in which students surveyed and analyzed local businesses and corridor activity. Adult programs are based on an 'earn while you learn' model, where individuals develop skills and transition to full time employment after training. Career paths include certified medical assistance, health information technology, and animal care. These opportunities provide benefits, offer wages that can support a family, and sometimes include subsidized tuition. WPSI also provides career coaching, apprenticeships, and professional development for high school graduates.



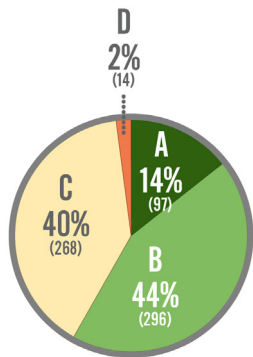
**POSITIVE DEVELOPMENT**





**20** Building condition ratings criteria

- A: EXCELLENT
- B: GOOD
- C: FAIR
- D: POOR
- F: VERY POOR



### 21 Surveyed building conditions of residential properties

It should be noted that because the building condition survey typically relies on judgments based only on what is visible from the street, it is fair to say that the survey results overestimate the condition of buildings, as defects on the sides and rears of buildings are often not visible.

SOURCE: Field survey, Nov 2013 - Jan 2014

# 05

## STRENGTHEN EXISTING HOUSING

Neighborhood building conditions shape perception of neighborhood character and potential. Distressed buildings falling into disrepair, especially when concentrated, can make streets appear unsafe, deterring new residents and investors. Developing strategies to help maintain and improve housing stock is essential to ensuring long-term neighborhood vitality and encouraging reinvestment in Central Dover.

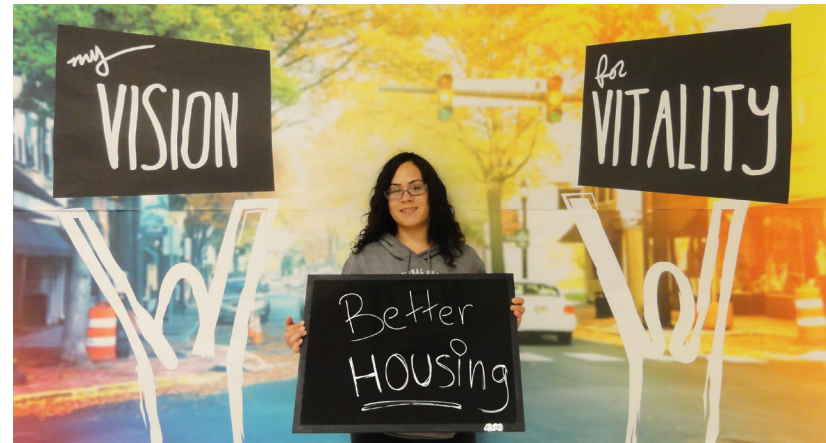
The Central Dover building conditions survey conducted as a part of this planning process indicated that over a third of properties in the study area were found to be in “Fair” condition, meaning that there are highly visible cosmetic defects as well as visible indications of minor structural issues present. Property owners have maintained their buildings fairly well in the majority of the study area, but the map of building conditions reveals concentrations of housing that is in need of repairs and potentially substantial renovations.

### EXPAND ACCESS TO HOUSING REPAIR PROGRAMS

Housing repairs are currently available to a limited number of lower income homeowners annually through the City of Dover’s CDBG program. Help existing residents, particularly low- to moderate-income households preserve the affordability of their homes through the establishment of an expanded housing repair program. Set as a housing priority the preservation of existing and development of more affordable housing for low- to moderate-income residents, focusing on homeownership to enable families to have a stake in their community. Provide educational resources and training for homeowners in the areas of:

- Repair and rehabilitation techniques
- Homeownership and financial responsibilities
- Financial management and credit repair

Establish a rehabilitation revolving loan fund capitalized by CDBG funds at a low interest rate (in the neighborhood of 1%) and attract a foundation, bank or CDFI to match the initial amount at a low rate of interest so it is



affordable. As repayments are made, the principal is lent out again to new borrowers, thus the revolving nature of the loan pool to sustain it over time.

### INITIATE VOLUNTEER-BASED NEIGHBORHOOD HOUSING REPAIR ORGANIZATION

42% of Central Dover’s housing stock is in either “C” or “D” (Fair or Poor) condition. With a little professional guidance, resources, and elbow grease, these properties could be restored and improve block perception, helping to stabilize residential streets in the area. Central Delaware Habitat for Humanity is interested in bringing their minor repair program currently operating in Frederica to Dover in late 2015. The program encompasses

exterior painting/minor exterior repairs per home in which volunteers from business, industry and the community pitch in with the owners to take on home repair and beautification projects in the neighborhood. There are also similar mission-based groups active in Central Dover that could be partnered with to help restore existing housing. Additionally, MHDC currently provides emergency housing repairs and First State CAA operates a weatherization / repair program which could be targeted to the area.

These recommendations provide for an opportunity for Central Dover to link this kind of investment with the proposed model block concept and related community building activities described in the previous chapter. To that end, a task force should be created to:

- Identify the nature and extent of any incentives—financial and technical—needed to bring such a program to the community.
- Bring it to scale over time and ensure that it targets strategic locations consistent with the Restoring Central Dover Plan.
- Leverage other investments in the blocks targeted and in other initiatives that are priorities and spelled out in the Plan.
- Improve and/or extend partnerships with local government agencies, and technical and financial intermediaries to work closer together to avoid any duplication of effort in fashioning the program.

### LANDLORD TRAINING

The nationally recognized Landlord Training Program in Portland, OR has been adopted by over 400 cities and counties across the nation, and includes a separate focus on Section 8 housing. The training workshop focuses on keeping rental properties safe and free of illegal activity by training landlords in effective property management and techniques for dealing with illegal activities by tenants.

**LEARN MORE** [portlandonline.com/BDS/index](http://portlandonline.com/BDS/index)

The Good Landlord Program in Ogden City, Utah provides incentives for landlords and apartment managers who go through training and implement the lessons on eliminating code violations, illegal activity and public nuisances through discounts on business permits and disproportionate impact fees.

**LEARN MORE** [ogdencity.com/en/doing\\_business/](http://ogdencity.com/en/doing_business/)



### STRENGTHEN CODE ENFORCEMENT

One of the issues residents raised repeatedly as a major concern by Central Dover stakeholders was the lack of accountability displayed by some property owners, particularly absentee rental property owners. Holding property owners responsible for derelict housing by strengthening code enforcement in areas with high concentrations of renters and safety code violations is essential to ongoing neighborhood revitalization efforts in Central Dover.

- Initiate a third party needs assessment to determine whether staffing or technology solutions (such as a web-based permitting and development resource center) would help improve code enforcement efficiency.
- Provide educational resources and training to homeowners and landlords to help them make better decisions about their properties.
- Explore with City and state programs to provide financing incentives for code compliance for rental properties.
- Begin notification to the City of Dover by the Dover Housing Authority (DHA) and the Delaware State Housing Authority when Vouchers and Section 8 Rental Payments are suspended for a rental housing unit due to a failed DHA or DSHA inspection.



*Creating a web-based permitting and development resource center could make information more accessible than it currently is in pamphlet form at City Hall.*



## EXPLORE WAYS TO BOOST HOMEOWNERSHIP

The 25% homeownership rate in Central Dover stands in stark contrast to the City of Dover's 52% homeownership rate. Explore the potential for employer-assisted homeownership programs modeled off programs such as Delaware's Live Near Your Work, the University of Pennsylvania's Enhanced Forgivable Loan Program, and Philadelphia's "Home-Buy-Now" program that provide down-payment and closing costs assistance to company employees towards the purchase of a home in Central Dover. Start with major institutions and employers such as Bayhealth Medical Center, Wesley College, State of Delaware, Kraft Foods, etc.

Explore with the City allowing qualified first-time home buyers in Central Dover to use CDBG home repair program funds to complete basic repairs when purchasing their new home. This, along with other home repair programs and down payment assistance will help boost homeownership rates in the neighborhood.

Initiate discussions with the City regarding waiving impact fees and/or discounting permit fees to incentivize affordable and market rate housing in Central Dover primarily for homeownership.

From the existing tenant population of Central Dover and from workers regularly commuting to Central Dover, recruit potentially interested first-time home-buyers by introducing them to counseling programs and financial incentives available through NCALL as well as from Delaware State Housing Authority (DSHA) programs and the City of Dover. These include:

### NCALL

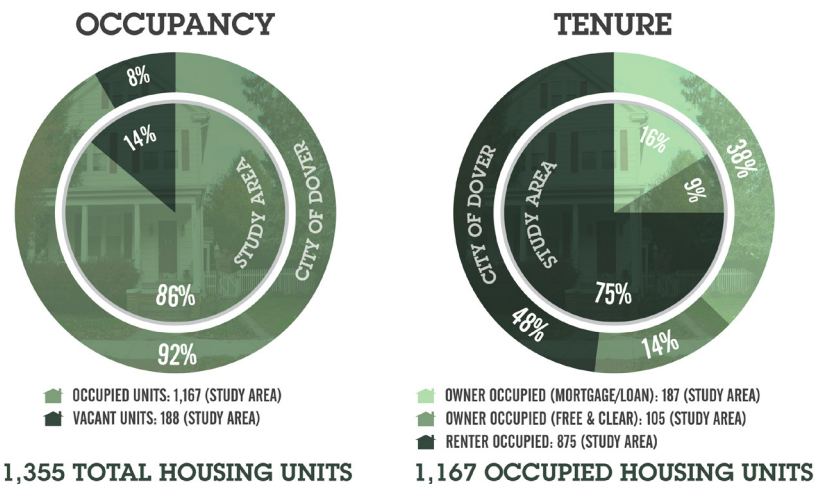
- Homeownership counseling helps households become mortgage-ready for conventional financing and special federal financing programs, such as FHA and VA mortgage loans.

### DSHA

- Homeownership Loan Program that provides first mortgage financing at below-market interest rates to qualified homebuyers.
- Delaware First-Time Homebuyer Tax Credit federal income tax credit designed to help make homeownership more affordable to qualified homebuyers. Homebuyers who elect to use the federal tax credit are eligible to claim a portion of the annual interest paid on their mortgage as a special tax credit.
- Second Mortgage Assistance Loan (SMAL) assists income qualified borrowers in the purchase of their own home by providing down-payment and closing cost assistance in the form of second mortgages.
- Advantage 3 grant program assists qualified borrowers in the purchase of their own home by providing down payment and closing costs assistance in the form of a grant equal to three percent (3%) of the first mortgage loan amount.

### CITY OF DOVER

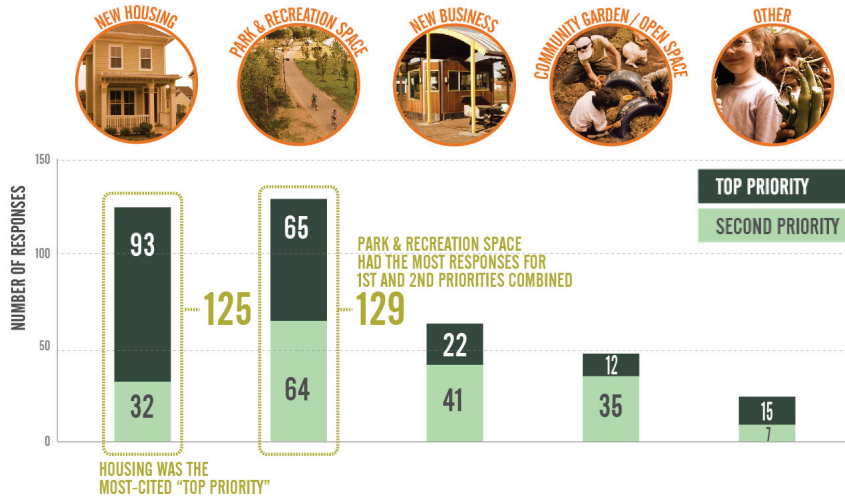
- Dover First Start provides down payment and settlement assistance to low and moderate income families who purchase eligible properties in the City of Dover.



## 22 Housing occupancy and tenure

SOURCE: 2010 U.S. Census, 2007-2011 American Community Survey

## “ WHAT ARE YOUR TOP PRIORITIES FOR REUSING VACANT LOTS THAT EXIST IN THIS NEIGHBORHOOD? ”



### 23 Resident priority uses for vacant land

Residents identified new housing development as a top priority among ways to reuse the plan area's vacant lots.  
 SOURCE: NeighborWorks resident survey.



# 06

## SUPPORT NEW DEVELOPMENT

The Central Dover area has enough vacant land to comprise 25 football fields. Opportunities for residential and commercial development in the plan area are considerable. Removing certain regulatory and property acquisition barriers to development may encourage infill construction.

Encouraging more affordable and market rate housing and mixed use development can help better unify the urban fabric by eliminating vacant lots, as well as bring in new residents and businesses.

### ENCOURAGE GREATER ZONING FLEXIBILITY TO ENABLE INFILL HOUSING DEVELOPMENT

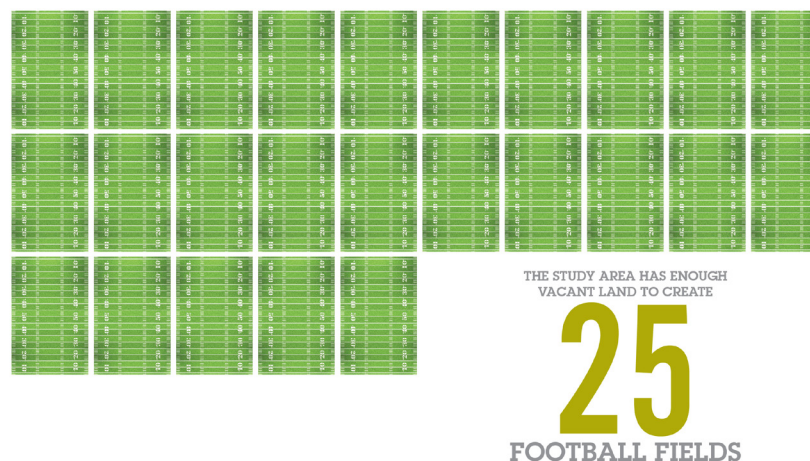
The City of Dover is in the process of revisiting the zoning code to make redevelopment projects easier to get off the ground. This will require a new framework that will steer infill development with new guidelines and standards about acceptable building typologies and uses.

Development of duplexes and townhouses—residential typologies that would be appropriate for the urban character of Central Dover—are currently not allowed within the zoning regulations. Developing a zoning overlay covering the Downtown Redevelopment District that identifies townhouse and duplex developments as acceptable conditional uses could speed up the approval process and encourage residential development. There could also be allowances made as part of the Planned Neighborhood Design code, which would provide more flexibility in terms of setbacks and other block standards in exchange for architectural elements that complement the character of the area. Encourage neighborhood residents to be part of setting the neighborhood and infill standards.

### FACILITATE PARCEL ASSEMBLY AND REDEVELOPMENT

Though there are 207 vacant properties in the Central Dover plan area (73 vacant buildings and 134 vacant lots), realizing the potential these

### VACANT LAND

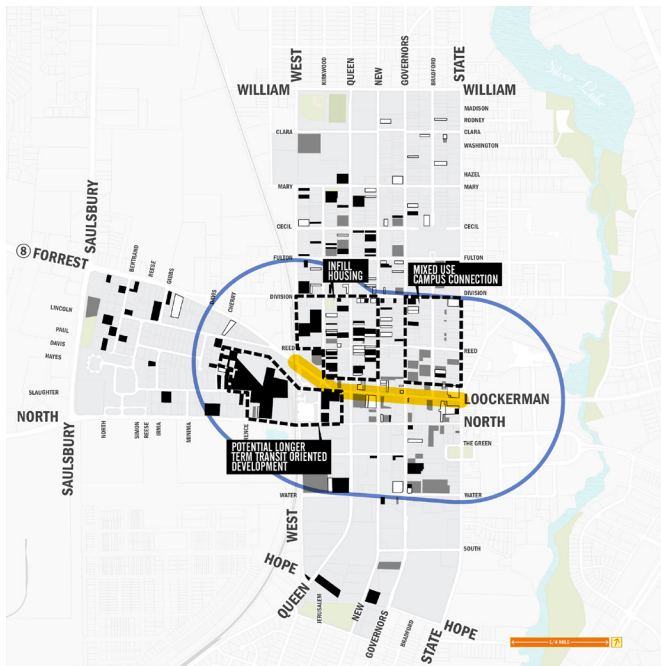


### 24 Aggregated vacant land area

SOURCE: Field survey, Nov 2013 - Jan 2014

properties hold can be challenging. 10% of all currently vacant lots are owned by the City of Dover, meaning the majority of properties are held privately, and in some cases, property owners are resistant to selling their holdings because of a perceived or anticipated investment and building boom in downtown Dover. In order to encourage investment in the plan area, the City should explore the following innovative mechanisms, among others, to facilitate parcel assembly and redevelopment.

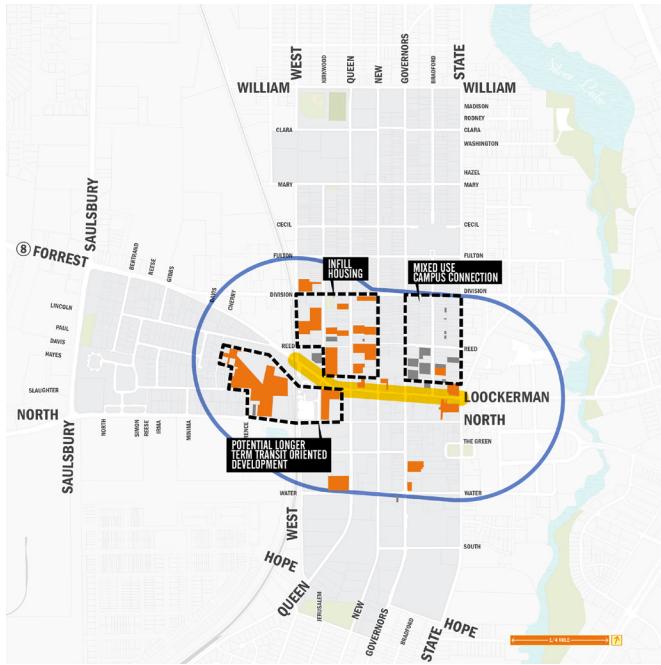




**CENTRAL DOVER**  
**INFILL**  
**OPPORTUNITY SITES**

- DEVELOPMENT FOCUS AREAS
- LOOCKERMAN 1/4 MILE RADIUS
- PARKING
- VACANT BUILDING
- VACANT LAND
- LOOCKERMAN BUSINESS CORE

SOURCE: CITY OF DOVER, FIELD SURVEY NOVEMBER 2013 - JANUARY 2014



**CENTRAL DOVER**  
**INFILL**  
**OPPORTUNITY SITES**

- OPPORTUNITY SITE CLUSTERS
- LOOCKERMAN 1/4 MILE RADIUS
- DEVELOPMENT FOCUS AREAS
- PARKING WITHIN FOCUS AREAS
- LOOCKERMAN BUSINESS CORE

SOURCE: CITY OF DOVER, FIELD SURVEY NOVEMBER 2013 - JANUARY 2014

**LAND BANK**

A land bank is “a public authority created to efficiently hold, manage and develop tax-foreclosure property” and can be utilized as a planning tool for long-term community development. Land banks use legal and financial tools to put vacant, abandoned, and/or tax delinquent properties back into the market for productive uses; and in most cases, because vacant, abandoned, and/or tax delinquent properties are found within older/economically depressed communities, the land bank encourages redevelopment in these blighted areas. Across the country, municipalities are establishing or reviewing the potential of land banks to reclaim blighted areas. A land bank can also be established by a private organization in coordination with the City of Dover. Central Dover could follow suit and create a land bank as part of its revitalization efforts.

**LAND TRUST**

A community land trust is a non-profit, community-based organization that works to provide perpetually affordable home ownership opportunities. The land trust acquires land and removes it from the speculative, for-profit, real estate market. The land trust then holds the land it owns “in trust” forever for the benefit of the community by ensuring that it will always remain affordable for homebuyers. The land trust provides permanently affordable housing by owning the land of a particular property but selling the home on the land to an income-qualified buyer. The homeowner then leases the land from the land trust through a 99-year, renewable ground lease. Local housing advocates and other partners should open dialogue with the City, potentially consulting the Diamond State Community Land Trust, about whether or not this approach would serve Central Dover well.

**25 Infill development opportunity sites**

From a the full inventory of vacant buildings, vacant land, and parking lots in the Central Dover study area (above left), clusters of development opportunity sites within walking distance of Loockerman are identified in orange (below left). Prioritizing development close to Loockerman will reinforce commercial corridor revitalization efforts. Proposed development typologies include infill housing, mixed use campus development, and potential longer-term transit-oriented development, pending establishment of regional rail connections discussed in the following chapter.  
SOURCE: Field survey, Nov 2013 - Jan 2014

## EVALUATE WAYS OF PROVIDING FINANCIAL INCENTIVES FOR DEVELOPMENT

Property acquisition and construction costs are higher in Dover than in neighboring areas—without commensurately higher rents or sales prices. In order to attract developers to the Central Dover area, the City should consider waiving City impact fees and/or discount permit fees and real estate taxes to incentivize housing in general and affordable housing in particular.

## DEVELOP AFFORDABLE HOUSING OPTIONS

Recruit and select housing developers such as NCALL, MHDC, Central Delaware Habitat and others to develop affordable and market rate housing for homeowners in Central Dover. For example, Central Delaware Habitat for Humanity serves Kent County targeting families with incomes at and below 60% of area-wide median income. Their program holds and services all the mortgages on completed homes sold to first-time homebuyers. Habitat for Humanity is currently pursuing financing and other needed resources to build homes in Central Dover and NCALL has executed support letters indicating the project is consistent with the ongoing planning process. The targeted properties are located on Kirkwood and Queen Street.



Habitat for Humanity

## “ WOULD YOU CONSIDER BUYING A HOME IN THIS COMMUNITY? ”



### WHICH ONE WOULD YOU SAY IS THE PRIMARY REASON YOU HAVE NOT YET BOUGHT A HOME IN THIS COMMUNITY?



### OTHER REASONS:



## 26 Barriers to homeownership

63% of surveyed residents report that they would not consider buying a house in Central Dover. Highlighting the need for more affordable housing in Central Dover, slightly more than half of renters identified their personal financial situation as the primary reason why they have not yet bought a home.

SOURCE: NeighborWorks resident survey



## PROVIDE ASSISTANCE IN ACTIVATING UPPER STORIES ALONG LOOCKERMAN STREET

There have been a number of initiatives aimed at filling vacant commercial spaces along Loockerman Street. Though businesses along Loockerman have strengthened in recent years, Loockerman still has the potential to become a vibrant commercial district. One way to push it in that direction would be to encourage residents to live along the corridor in upper story apartments so they can be at the center of momentum building in Central Dover. Property owners should be supported in their efforts to create high quality housing with good tenants. Assistance can come in the form of permitting and design assistance to convert upper stories, as well as potentially relaxed regulations to facilitate conversion, as long as such flexibility does not compromise safety standards.

Coordinating with the Downtown Dover Partnership, local partners should seek to establish financial assistance programs for basic systems repair and façade improvements for owners who cannot afford them on their own. Such improvements lower utility costs and enhance security for tenants, while also lowering operating costs and enhancing the property value for landlords.

The upper buildings of some buildings more readily lend themselves to other uses, especially where a second means of egress cannot be created to support residential units above the first floor. Upper story artist studios, small offices, and coworking spaces would bring increased activity to Loockerman, as well as support existing businesses along the corridor.

## EXPLORE OPPORTUNITIES TO CREATE CENTRALIZED STUDENT HOUSING OPTIONS OFF CAMPUS

Wesley College is an anchor educational institution with 2,100 students situated in the northeastern section of the plan area. The college has been looking for ways to deepen its relationship within the community it is embedded in. Neighborhood residents would like Wesley to take a bigger role in helping revitalize the neighborhood and encourage students to become a part of the community fabric. One way to do this would be to expand off-campus mixed use student housing offerings linking the campus to Loockerman. Mixed use development with ground floor retail in this area would also make it more pedestrian-friendly and encourage students to frequent stores on the Loockerman commercial corridor.





# 07

## REINVEST IN COMMERCIAL CORRIDORS

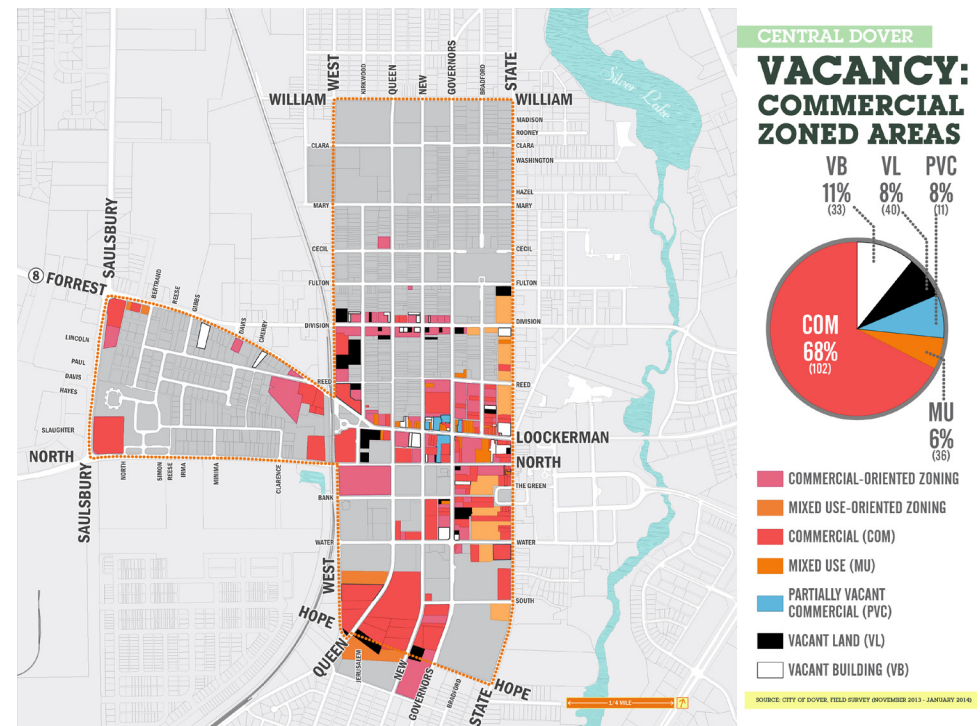
Loockerman Street, Central Dover's main commercial corridor of Central Dover, has a unique character and great potential, but currently struggles with high vacancy and turnover rates. Developing a strategy to fill vacancies along Loockerman and recast the corridor as a vibrant and bustling destination will improve the revenue streams and draw visitors from all over Delaware and the tri-state area.

Presently, there are 16 vacant buildings, 6 partially vacant commercial spaces, and 2 vacant lots on Loockerman alone that can be repurposed and re-imagined. The vacancy rate changes monthly as two new retail shops opened in September 2014. Developing a strategy to not only fill vacancy in commercial areas, but also recast corridors like Loockerman as vibrant and bustling consumer attractions, will not only improve the revenue streams of existing businesses, but will also draw visitors from all over Delaware and the tri-state area to experience the newly restored Central Dover and its small business-oriented retail corridor.

### BUILD AND EXPAND ON MARKETING / BRANDING EFFORTS FOR THE LOOCKERMAN STREET CORRIDOR AND CENTRAL DOVER

Marketing will play a big role in helping change the perception of the Loockerman Street Corridor. A review and potential revision of the current marketing tag line, "Historically Happening," as well as the Downtown Market Plan should be completed in the near term. Identifying who the various customer groups and business types Central Dover should be targeting will help shape the type of marketing and branding plan necessary to draw in the retail and entertainment that will position Loockerman to become a vibrant and lively commercial district. Recruitment of the needed retail and businesses will need to occur as well. Marketing materials and social media efforts tailored to potential residents, investors, and businesses should be developed to promote reinvestment in the area.

### ACTIVATE VACANT STOREFRONTS



### 27 Vacancy and utilization of areas zoned for commercial uses

SOURCE: Field survey, Nov 2013 - Jan 2014

Though there a number of new businesses popping up along Loockerman Street, high vacancy and turn-over rates are persistent issues. With downtown revitalization efforts already underway, one approach to quickly turn around the negative effects of vacancy along commercial corridors is to develop an interim strategy that transforms empty commercial spaces into temporary gallery spaces showcasing the creative work of youth living in Central Dover or displays about area nonprofit organizations. Many of the commercial spaces along Loockerman have large display windows, providing an opportunity to brand the corridor as a creative place, add color and interest to the streetscape, and establish exhibition venues for emerging artists. Temporary storefront installations could also be an opportunity to merge commercial corridor revitalization with social services through an art therapy program such as the Creative Vision Factory in Wilmington, Delaware. In addition, the City and its partners should encourage “pop-up” stores and incubator businesses for a three month trial with three months free rent, which would serve to both activate gaps in the corridor and create opportunities for entrepreneurs and small retailers to establish themselves in Central Dover.

### ADDRESS CONCENTRATED LOITERING

The vitality of Central Dover’s commercial corridors relies on perception of the area. Some businesses in the vicinity of Loockerman are generating activities that deter customers and new businesses. Though such operations generate revenue for the City, in Central Dover they contribute to loitering and exacerbate vagrancy in the area. The perception is that the loitering and vagrancy leads to high crime incidents. Revisiting licensing requirements, zoning restrictions, and potential ordinances regarding nuisance businesses as well direct approaches to such business owners about how to change their business’ image and patronage, will be useful in protecting the commercial viability of Central Dover, and will ensure that the negative impact of nuisance businesses will be minimized over time.

### EXPAND SMALL BUSINESS DEVELOPMENT PROGRAMS FOR NEW AND EXISTING BUSINESS OWNERS

Small business owners like those who own the boutiques and specialty shops along Loockerman are entrepreneurs who have taken a risk to open an enterprise to sell a product or service they believe the community wants or needs. Sustaining new and existing small businesses can be a difficult task in today’s fast paced economy. There are opportunities to help prepare burgeoning entrepreneurs and long-time business owners



**28** Conceptual visualization of temporary vacant storefront installation



### CREATIVE VISION FACTORY

The mission of the Creative Vision Factory in Wilmington, Delaware, is to support artistic endeavors of those with behavioral health disorders and encourage their participation in the local artistic community through exhibitions and workshops. The factory recognizes the value of creativity and expression in assisting in the promotion of recovery. Michael Kalmbach, who developed the Factory, feels it can serve as a path to employment. The communal workspace is free to those with behavioral health disorders and open to the community for a minimal monthly membership fee.

**LEARN MORE**

[thecreativevisionfactory.org](http://thecreativevisionfactory.org)



for the constant fluctuation of the market and consumer taste. Currently, the Downtown Dover Partnership offers some business assistance in the form of information on “loan programs, available incentives and grants, and available spaces” in the downtown area. A network exists among the small business assistance providers to coordinate efforts; this collaboration should continue and an expansion of the services offered will improve the stability of Central Dover’s commercial base and broaden its diversity and offerings.

## RECRUIT MAJOR LOCAL EMPLOYERS TO ESTABLISH SATELLITE OFFICES ON COMMERCIAL CORRIDORS

Dover is home to several notable private corporations and institutions. Kraft, Playtex, Proctor and Gamble, Wesley College, and Bayhealth-Kent General are some of the major local employers within city boundaries. Encouraging these major employers to relocate their smaller operations and/or divisions to unoccupied commercial spaces within the plan area such as the new E-ZPass location on Loockerman Street will bring more employees into the downtown areas to shop and eat, which will strengthen Loockerman as a commercial corridor and encourage continued revitalization in surrounding areas.





CENTRAL DOVER

TOP EMPLOYERS:  
2010

# of employees

100

500

1,000

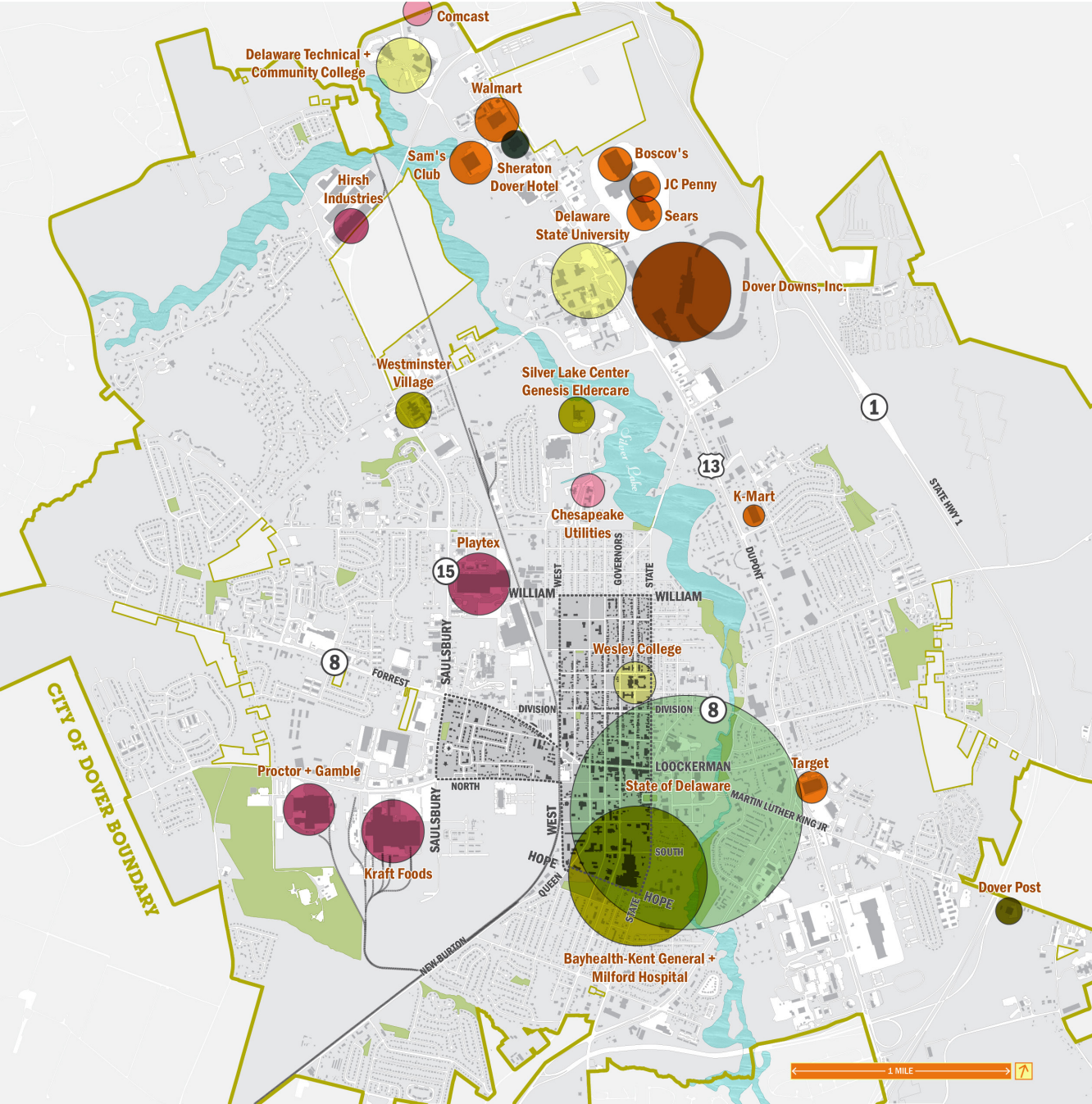
5,000

10,000

EMPLOYER TYPE:

- EDUCATION
- GOVERNMENT
- HEALTH
- MEDIA
- HOSPITALITY
- OFFICE
- PRODUCTION
- RETAIL SALES
- TOURISM

SOURCE: KENT ECONOMIC PARTNERSHIP, INC.



# 08

## ENSURE EQUITABLE ECONOMIC DEVELOPMENT

The racial and ethnic composition of Central Dover has grown more diverse over the past decade. From 2000 to 2010, the plan area saw a 12% increase in total population, from 3,323 to 3,735 residents. During that period, the percentage of those identifying as persons of color increased by 6%, with the European American cohort dropping from 41% to 34%.

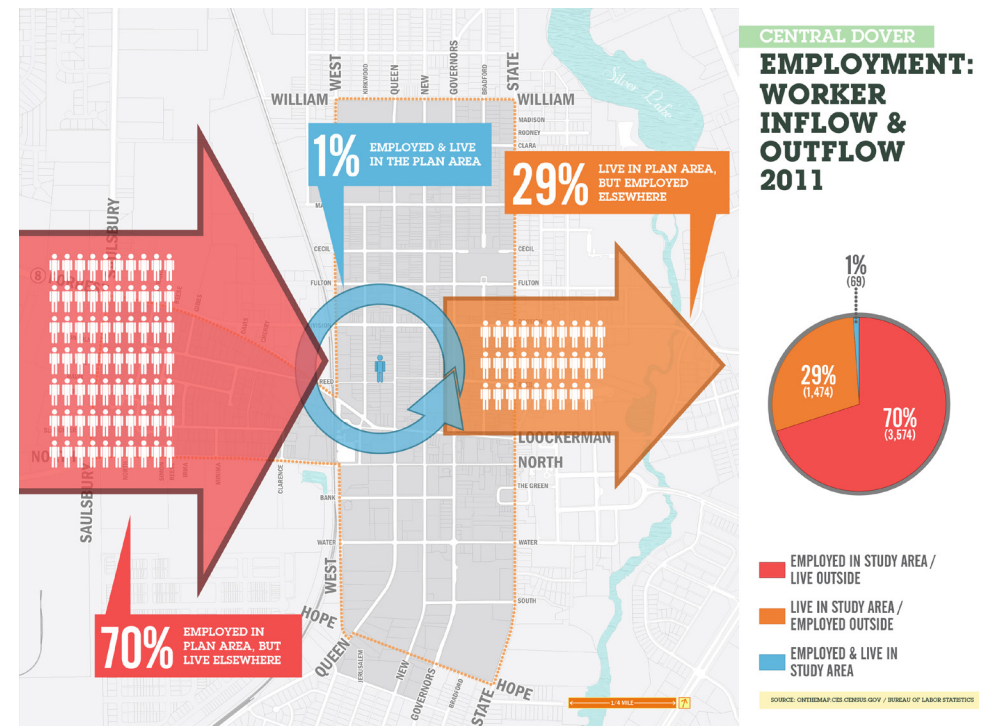
While the plan area's population has grown more diverse, it appears employment opportunities have not. In 2010, the unemployment rate for Central Dover was approximately 10%; and while over 3,500 employees work within the plan area, only 1% actually resides and works in Central Dover. Truly restoring Central Dover must involve community and business leaders working together to confront the lack of access and disparity Central Dover's people of color are currently facing.

### DEVELOP A COMPREHENSIVE WORKFORCE DEVELOPMENT STRATEGY

Linking Central Dover residents with the skills they need to compete for quality jobs will support both regional economic strength and local vitality. Equalizing economic opportunity requires the cooperation of private, public, and nonprofit sectors. The nature of this collaboration and partnership brings benefits to all participants: local residents secure family wage jobs and employers' participation in building a skilled workforce ensures their own success.

A critical part of this effort will be to leverage existing major employers to drive growth and boost local employment. Invite local business and industry to help address the unemployment and underemployment issue in Central Dover. Among the ideas and initiatives to explore include:

- Mechanisms that promote job growth and better enable African Americans and other disenfranchised individuals to overcome systemic barriers to living wage employment.
- Development of industry partnership programs between employers and workforce representatives with targeted recruitment efforts in



**30 Worker inflow & outflow**  
 SOURCE: Bureau of Labor Statistics

Central Dover.

- Investments in:
  - Prisoner and ex-offender education programs as part of workforce development.
  - Youth workforce and internship programs.
  - Entrepreneurship and capacity building programs for minority- and women-owned business enterprises.
- Corporate and institutional policies that increase workforce diversity (especially at management levels), and the hiring of ex-offenders.

Explore potential pilot programs with the DelMarVa Black Chamber of Commerce modeled after Incubator Without Walls and the Ice House Entrepreneurship Program. Incubator Without Walls (IWOW) is a program for developing a skilled workforce to help power economic growth and the Ice House Entrepreneurship Program promotes entrepreneurship working with young adults to achieve learning objectives.

### **COMPLETE ECONOMIC INCLUSION STUDY**

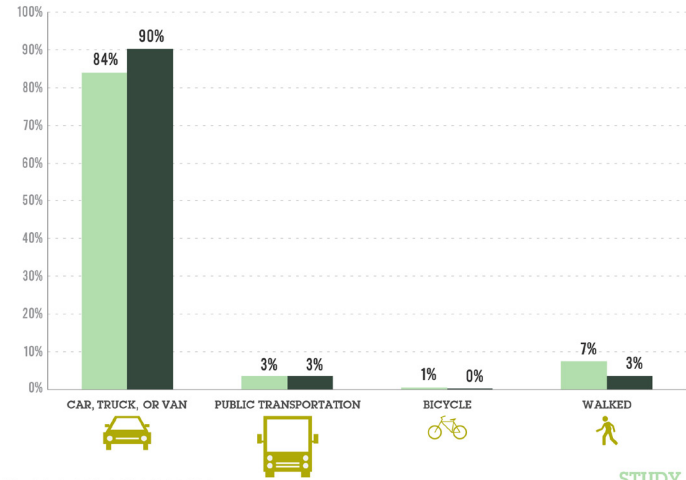
As a first step towards ensuring diversity within business opportunities, complete and publish the City-funded Economic Inclusion Study of Dover – commissioned by the DelMarVa Black Chamber of Commerce (DBCC) that is modeled off of a similar analysis of Pittsburgh, PA concluding that, among other contributing factors, racial equity and inclusion are cornerstones of sustained development and successful, healthy economies for that particular region. The lack of minority participation in a number of high-profile and large construction projects (in the Central Dover community and the Dover region in general) recently and over time prompted DBCC to bring the need for such an analysis to light publicly and to seek partners to help sponsor and fund it. The Restoring Central Dover plan and the prospects of it leveraging public and private resources present a unique opportunity to advance both agendas by linking economic inclusion as a policy and practice with community revitalization as a goal.





**AN INTEGRATED PUBLIC REALM AND INFRASTRUCTURE**





**TRAVEL TO WORK**

STUDY AREA  
CITY OF DOVER

**31 Mode of travel to work: Central Dover versus City of Dover**

SOURCE: 2007-2011 American Community Survey



# 09

## IMPROVE TRANSPORTATION INFRASTRUCTURE

Much of the Central Dover area is a fairly walkable urban fabric. However, the contextual land use patterns and low-density development standard in the region result in a pervasive reliance on cars for personal transportation. The community's hopes for improved alternative transportation options resulted in a number of recommendations towards improving mobility and achieving more balanced streets.

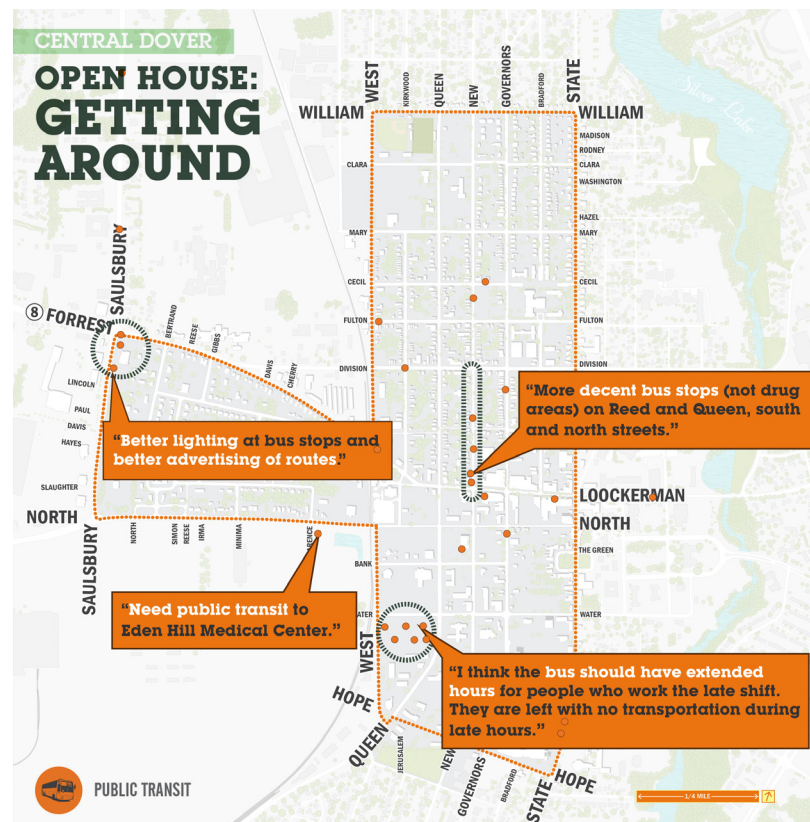
The worker inflow and outflow, as well as travel mode to work data also suggest the same. More than 3,500 workers come into the Central Dover area from areas outside and 84% of workers living in Central Dover use a personal vehicle to get to work. There are a number of reasons to make a concerted effort to improve and expand levels of service for alternative transportation options in Central Dover, including:

- As costs of owning and maintaining a car continue to trend upward, improving public transportation infrastructure will expand access to the city and provide stability for Central Dover's low-income residents looking to broaden their opportunities.
- Enhanced public transportation and more balanced streets will improve quality of life for Central Dover's senior population and those with physical disabilities.
- Investing in alternative transportation can help boost economic development efforts by attracting new residents and businesses who are attracted to these amenities.
- Promoting walking and biking can help fight the childhood obesity epidemic and encourage healthier lifestyles in general.

The following recommendations seek to improve mobility and establish more balanced streets in the Central Dover area.

### EXPAND AND ENHANCE TRANSIT SERVICES

Central Dover residents and stakeholders were vocal about the need for expanded DART bus services. Though only 3% of Dover residents use public transit, this may be due to the limited routes and times of operation provided. According to residents who participated in the May Open House, the bus is simply not an option for individuals working late shifts, with services ending at 9 p.m. and no buses running on the weekends. Also,



### 32 Community-identified public transit issues

SOURCE: Public open house input



there are no regional routes for workers who are employed in surrounding suburbs or towns. For these reasons, city officials and neighborhood civic groups should be advocating for more routes and better times of operations to ensure all workers who need public transit have a way to their jobs. As a first step, an in-depth transportation accessibility study specifically for Central Dover should be completed focusing on the needs of existing and potential transit users, as well as evaluating current levels of service. This information should be used to form the foundation of decision-making on the part of city officials and transit authorities to improve alternative transportation options and accessibility for Central Dover residents, workers, and visitors.

Feedback generated as a part of this process suggested this study should explore:

- Establishing a bus line with frequent service along Route 13 and 113 through all three counties
- Linking Central Dover residents to employment centers outside the neighborhood to increase access to job opportunities
- Feasibility of extending hours of operations on nights and weekends to better accommodate workers
- Potential demand for mid-day routes targeting the elderly and those accessing child care
- Whether or not the renaming of lines using place names would help improve the user experience by boosting awareness of which lines serve which locations. For instance, the route 109 service line could be renamed the “Central Dover – Dover Mall” line to readily indicate the two endpoints of the route.

The process for this study should include in-depth public outreach and community engagement to ensure that transit service decisions are informed by local demand and feedback.

### **IMPROVE BUS STOPS AND TRANSIT DEPOT**

In many cases, waiting for the bus in Central Dover can be a trying experience. The lack of proper bus shelters make for very uncomfortable conditions for residents waiting on buses. Some residents have witnessed “people waiting in ditches...in the rain or extreme weather without cover.” Providing covered bus shelters for frequently used locations would not only improve the public transportation experience, they would also increase the visibility and awareness of the bus stop locations, which can in turn boost ridership. Attractive bus shelters also serve well as streetscape amenities



*Dover transit depot*

that have the potential to raise the image and perception of Central Dover. Bus shelters should be equipped with clear route maps and schedules, which could also serve as opportunities to raise awareness of locations of arts, cultural, and historic destinations and events in the area.

A comprehensive assessment of existing bus stop infrastructure in Central Dover should be coordinated with above mentioned transit access study and completed in the near term to determine:

- Which bus stops need to be improved to meet accessibility standards
- Whether there are locations along existing routes that should become new bus stops

In addition to bus shelters, other community members highlighted the need for improvements to the Dover Transit Center located along W. Water Street. Proposed improvements called for included seating, shelter, public rest rooms, and real-time schedule displays. Original plans for the Transit Center called for a second building that would house bathrooms, stores, eateries, and office space. These amenities would serve to activate the Transit Center and improve perception of the area. DelDOT, the State of Delaware, and City of Dover should resume conversations about the feasibility of moving forward with completion of this plan.

## ADVOCATE FOR A REGIONAL TRANSIT CONNECTION STUDY

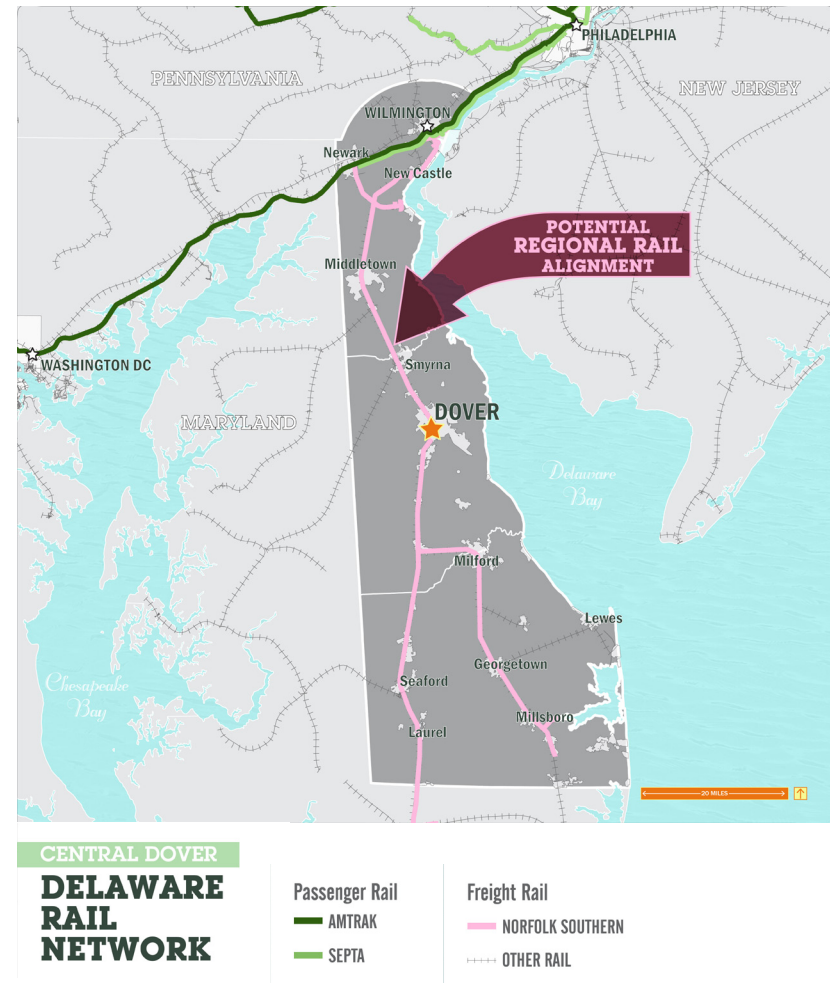
Though it is the State capital and is centrally located in Delaware, Dover has no regional rail transit connecting it to Wilmington or other cities along the eastern seaboard. Community leaders and residents in Central Dover see great potential in leveraging Central Dover's proximity to beaches along the coastline, Dover Downs, and other major destinations by linking Wilmington to the mid-Atlantic passenger rail network. There is the sense that Central Dover is perceived as a "pass-through" or "pass-around" place for the visitors coming through the region. Locating a regional train station and multi-modal hub here would bring visitors to Central Dover itself, which could have great impacts on job development and reinvestment.

A central component of DeIDOT's 2011 Delaware State Rail Plan was to provide an implementation framework for both passenger and freight rail improvement initiatives in Delaware. Named as a "High" priority among the proposed studies to initiate in order to continue to explore the feasibility of potential rail improvement projects, a commuter rail link between Kent County and New Castle County could be established along the Norfolk Southern rail alignment [Fig 33]. A passenger rail service along this line would bring travelers to the threshold of the Loockerman corridor, while also providing a regional connection within walking distance of Dover's cluster of government and justice system buildings. Local partners should push for the completion of this study and advocate for the passenger rail link.

Improved east-west regional bus transit connections would better link Dover to beach destinations along the shore less than 20 minutes away, as well as Washington, DC, 2 hours west. These routes would most likely be served by private intercity bus common carriers and a demand study demonstrating sufficient need may be necessary to recruit companies. The scope of this study could be folded into the DART study referenced above.

## WORK TO SUBSIDIZE YOUTH AND FAMILY TRANSIT ACCESS

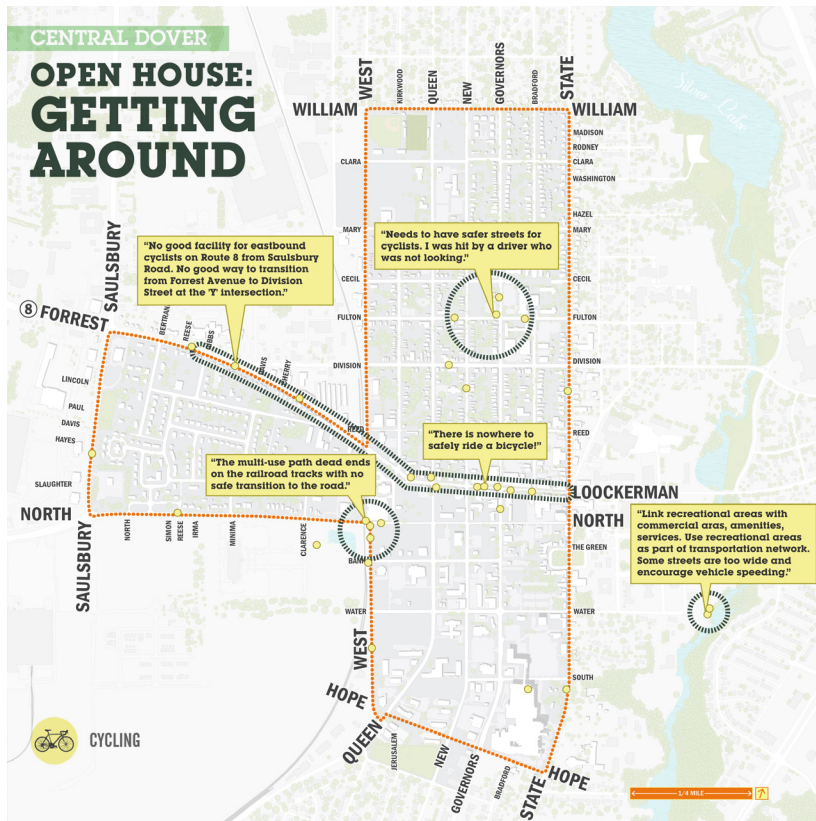
46% of Central Dover households make less than \$30,000 a year. In many cases, low-income families living in the plan area are likely to spend a sizeable portion of their earnings on transportation to work and school. To help lighten their load, DART and the City of Dover should consider subsidizing transit costs for low-income families and the elderly. A useful



### 33 Potential regional rail connection

SOURCE: DeIDOT, 2011 Delaware State Rail Plan

model may be found in San Francisco's Municipal Transportation Agency, which currently allows low-income youth to ride public transit for free. The State Social Service Department should explore whether they may be able to integrate this subsidy as part of the benefits provided to the families and individuals qualifying for specific social services.



### 34 Community-identified bicycle network issues

SOURCE: Public open house

#### BUILD ON EXISTING BIKE INFRASTRUCTURE

Parallel to the Restoring Central Dover planning process, the City of Dover conducted its own city-wide comprehensive bicycle and pedestrian planning process. The ideas related to bicycle and pedestrian improvements as a part of this study are intended to supplement this work with accessibility and public realm improvement ideas specific to the Central Dover area. The map in Fig 35 shows a network of existing and proposed improvements to the bicycle network in the Central Dover area. The network intends to link existing and potential off-street bike trails along Silver Lake Park and Capital Green to the Dover Transit Center and Wesley campus, while also providing enhanced through-access on Division/Route 8 and Lockerman.



### CENTRAL DOVER BICYCLE INFRASTRUCTURE IMPROVEMENTS

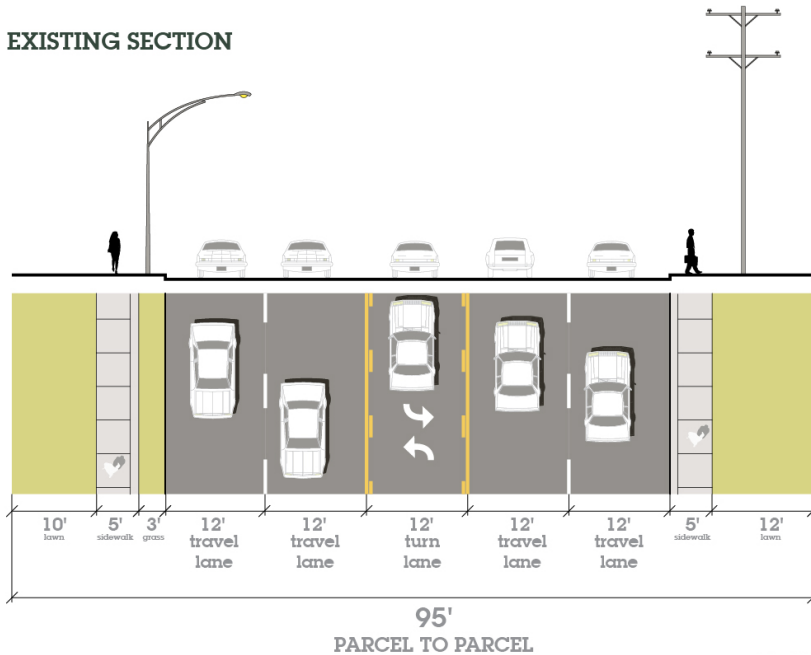
- EXISTING TRAIL
- - - PROPOSED TRAIL
- EXISTING SHARROW
- - - PROPOSED SHARROW
- EXISTING ON-STREET BIKE LANE
- - - PROPOSED ON-STREET BIKE LANE
- - - PROPOSED SEPARATED BIKE LANE
- EXISTING SEPARATED BIKE LANE
- PROPOSED BIKE PARKING AREAS

### 35 Proposed bicycle network improvements

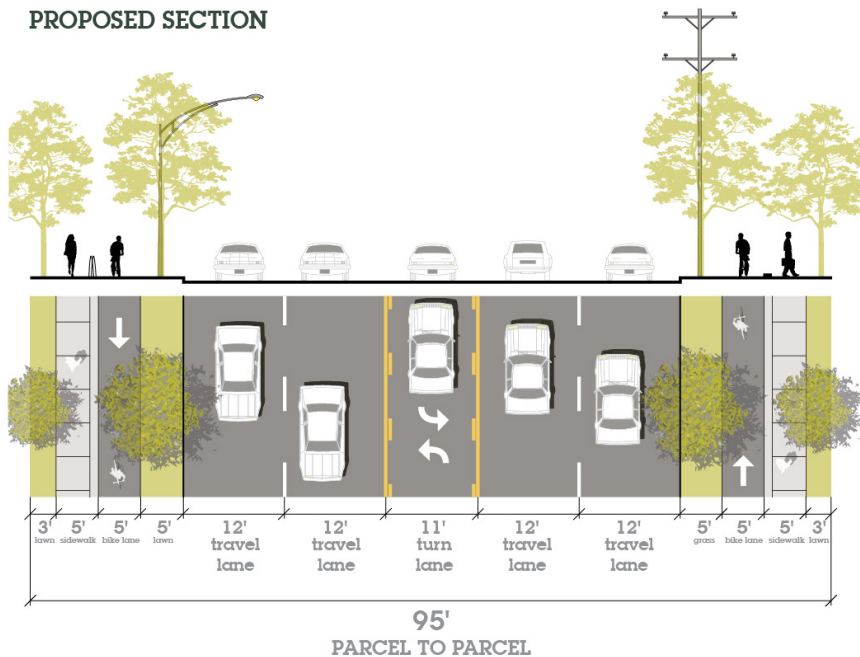


# FOREST STREET / RT. 8

## EXISTING SECTION



## PROPOSED SECTION



- > The generous right-of-way width of Forest Street/Route 8 allows for opportunities to install separated bicycle infrastructure that would both improve bikeability and elevate the image and perception of this main gateway into Central Dover. The existing and proposed typical street sections demonstrate that bike trails separated from the vehicle travel lanes by a 5-foot landscaped buffer could be established without sacrificing level of service for vehicles. Rebranding the corridor as part of a major streetscaping effort such as this, "Forest Street Parkway" or "Forest Street Bikeway," for example, could promote and highlight it as a local amenity.

**36** Existing and proposed Forest Street/Route 8 right of way configuration

> As a main thoroughfare and secondary commercial corridor, there is much room to improve the streetscape along Division Street and make it safer for bikers and pedestrians. While some blocks have been recently repaved, there are some stretches of sidewalks along Division that have eroded entirely. Reconsidering intersection circulation along Division Street could allow for more pedestrian-oriented provisions. Division Street currently requires through-traffic to continually jog over to the right outer edge of intersections, where otherwise there are mid-block on-street parking aisles except at corners. Traffic turning left is given sole access to the left travel lane. This pattern currently precludes the creation of bump-outs, which would make pedestrians more visible and reduce crossing distances. Traffic levels may not necessitate the dedication of the travel lane to left turns only. Local partners should work with DelDOT to explore other alternatives that are more equitable across modes.

## IMPROVE PEDESTRIAN CONNECTIVITY AND INFRASTRUCTURE

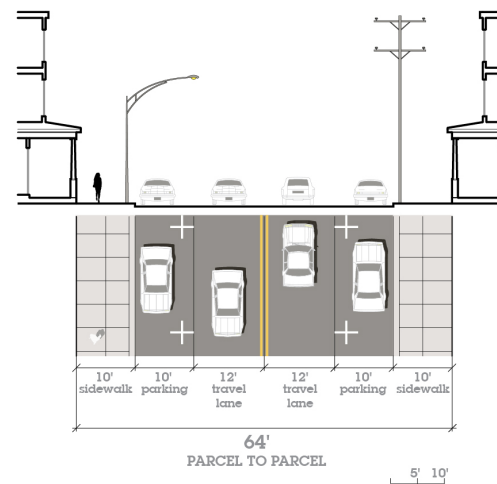
For Central Dover's seniors, getting around on the neighborhood's sidewalks can be difficult—not just as a result of the mobility challenges of aging, but because many sidewalks are in need of repair. These issues are problematic for other users as well, including physically challenged individuals, and pedestrians pushing strollers or shopping caddies.

Many property owners may not be aware of their responsibility to keep adjacent sidewalks in good shape. One result of this has been that the City has taken on the task of repairing or replacing sidewalks in need. A marketing and awareness campaign is needed to encourage property owners to repair their sidewalks. It would be more effective if this campaign included financial assistance to help with making repairs. However, the pervasiveness of broken and eroded sidewalks alongside vacant lots and buildings requires other solutions, as attempts to encourage owners of abandoned properties will likely prove fruitless. The City should be supported with increased resources for sidewalk repair to handle cases where property owners cannot be held accountable for sidewalk condition. In some cases trees may need to be removed and replaced where roots have created hazardous conditions for pedestrians.

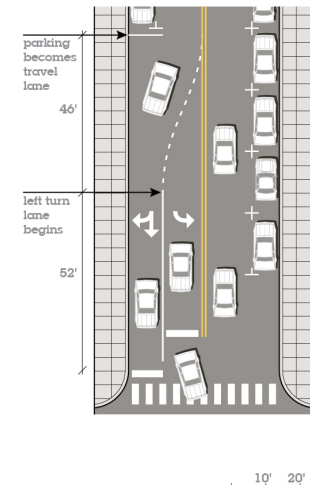
In addition to keeping Central Dover's sidewalks in good shape, community members highlighted the need for more signage and streetscape improvements to increase visibility of pedestrians and remind motorists

## DIVISION STREET

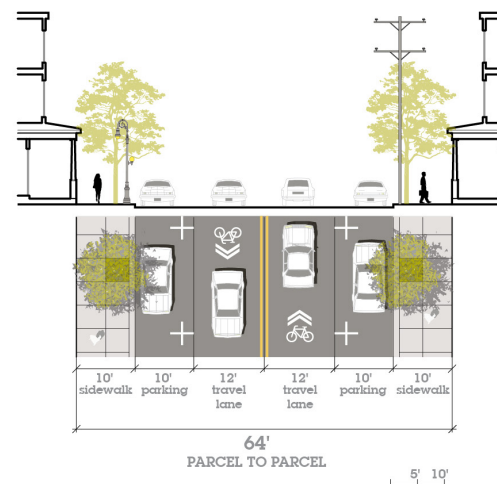
TYPICAL SECTION



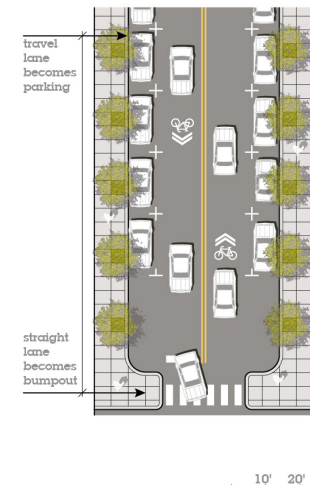
LANE SHIFT NEAR INTERSECTION  
Division Street and S. Governors Ave



PROPOSED SECTION



SINGLE DRIVING LANE WITH CURB BUMP-OUT  
Division Street and S. Governors Ave



when pedestrians have the right of way. Specifically mentioned was the need to protect pedestrians in crosswalks from motorists, especially when they are making left turns through an intersection. In addition to targeted enforcement of traffic laws, bumpouts, signage, and striping enhancements can help improve pedestrian safety. The City and DeIDOT should be supported in their efforts to implement improvements resulting from the City of Dover's Pedestrian Plan, developed concurrently with the Restoring Central Dover plan.



*The lack of pedestrian connectivity from Simon Circle to Saulsbury Road Park and Gateway West Shopping Center [above] has forced residents to create their own path. Division Street at the rail line [below] is well-traveled by students walking to or from Booker T Washington Elementary, William Henry Middle School, Academy of Dover Charter School, and other schools located off of Forest Street west of the rail line. However, the sidewalk along this busy street is impassable, as it has significantly deteriorated and infrastructure has been located in the middle of the path, leaving little room for pedestrians.*

## CONDUCT A COMPREHENSIVE PARKING STUDY FOR CENTRAL DOVER

Parking became a somewhat contentious issue close to the completion of the planning process. Throughout the majority of conversations related to parking, stakeholders reported that parking is only perceived to be a problem, and that only larger-scale events can present issues for those who arrive to the greater Loockerman corridor looking for parking. Some felt that many have the expectation that they or their customers should be able to park on the same block as their destination, but that this is not a realistic expectation. Some offered criticism of public parking spaces being dedicated to particular entities, which reduces their utility overall. Another facet to this is that while there is available parking in the Governors Avenue parking lot, perceptions of safety in this area make this an undesirable location for many to park. Local partners should seek resources to conduct a comprehensive parking inventory and analysis to determine what strategies might be most appropriate for a range of development scenarios along the greater Loockerman corridor area, as well as what improvements can be made to improve perception of safety in existing parking lots.

Central Dover is fortunate to have had city leaders with the good sense to situate parking lots behind buildings fronting the Loockerman, rather than creating activity gaps in the commercial corridor by placing parking directly adjacent to the street. However, it can be difficult to judge from the street whether there are parking spaces available in these lots, and, if so, whether they are public or dedicated parking spaces. The parking study should explore the feasibility and desirability of developing a smart phone app that provides real-time map information identifying parking spaces available nearby. Parking lots could also feature electronic signs near the entrance displaying the number of parking spaces publicly available at any given time.

An interim solution would be to produce a printed map handout showing locations of parking lots in the Loockerman area and distribute them to local businesses. This would be an easy way for business owners to help their customers find parking available nearby if on-street spaces are not available.





Dover needs more  
safe play areas  
Dover Towne !!

We would enjoy  
more family & dog friendly  
parks & rec areas!

Dorinda Divine  
Recreation/  
Community  
Center with hoop climbing  
Pool, indoor turf  
stadium...

# 10

## ENHANCE OPEN SPACES AND EXPAND GREEN INFRASTRUCTURE

The Central Dover community shared a wealth of ideas for improving parks and finding space for more green. Investing in Central Dover's public gathering spaces and green infrastructure will bring several benefits, including raising the profile of the neighborhood and attracting new residents, businesses, and visitors.

### DEVELOP PROGRAMMED RECREATION SPACES

Central Dover community members were vocal about the need to program existing open spaces with equipment and activities to keep neighborhood youth active. Local partners should consider pursuing resources to refresh local parks and play spaces not only to improve them as community amenities, but as a venue for continued community building among residents and neighborhood dialogue. Public input should be a key component of decision making around redesigning and investing in Central Dover's parks and open spaces. Resources for community-driven design initiatives should be secured to re-envision these community assets.

### STRATEGICALLY DEVELOP POCKET PARKS ON VACANT LOTS

When asked what types of new uses should be prioritized in the reuse of vacant lots in Central Dover, a combined 69% of the responses identified new housing as their top or second priority. 70% identified park and recreation space as their top two priorities, with still others identifying community gardens and open spaces. Temporary improvements to vacant lots could go a long way towards improving perception of the area, especially along and near main thoroughfares like Loockerman and Division. Priority should be placed on residential and mixed use infill development on vacant lots within walking distance of the Loockerman corridor in order to promote the residential density needed to revitalize and sustain this struggling commercial corridor. That said, this study identifies clusters of vacant land at the edge of this quarter mile catchment area that should be explored as opportunities for new open space amenities, including pocket parks, community gardens, tot lots, playgrounds, and so on.



**38** Potential pocket park opportunity sites

## CREATE A WEST LOOCKERMAN GATEWAY PARK

The recent commercial real estate development at the western gateway to Lookerman at Forest Street retained a large vacant lot for a future phase development. Given the perception issues impacting Lookerman and the need to improve the image of the corridor, this vacant lot is strategically positioned to serve as a temporary gateway park amenity. Low-cost improvements including branding and plantings could go a long way towards making a positive impression for those entering Lookerman from the west. The City and local partners should explore potential improvement scenarios for this lot and surrounding streetscape. This location should also be considered for a bus shelter.

## ENABLE PLAY STREET DESIGNATION

Playstreets are temporary street closings established during the summer months by municipal order to allow kids to play without the interruption of car traffic. This is a very low to no cost way to add safe places for kids to play where parents and neighbors can keep watch over them. Typically, residents can suggest when and where they would like a playstreet created, subject to City approval. The City of Dover should consider establishing a playstreets policy and program to enable resident groups to establish playstreets to give neighborhood kids more accessible spaces for play.

To establish a playstreet in Philadelphia, for example, an application with signatures from 75% of block residents must be filed with the Department of Recreation by the end of May. These streets can be programmed with equipment such as wading pools and sprinklers, volleyball nets, or basketball hoops, or they can be left for spontaneous play. There are several small residential streets in Central Dover that would be good candidates for playstreets—especially those that are only a block or two long and do not carry heavy through traffic. Establishing play streets could be a component of early initiatives to cultivate neighborhood groups in Central Dover.



**39** Location of potential Lookerman gateway park

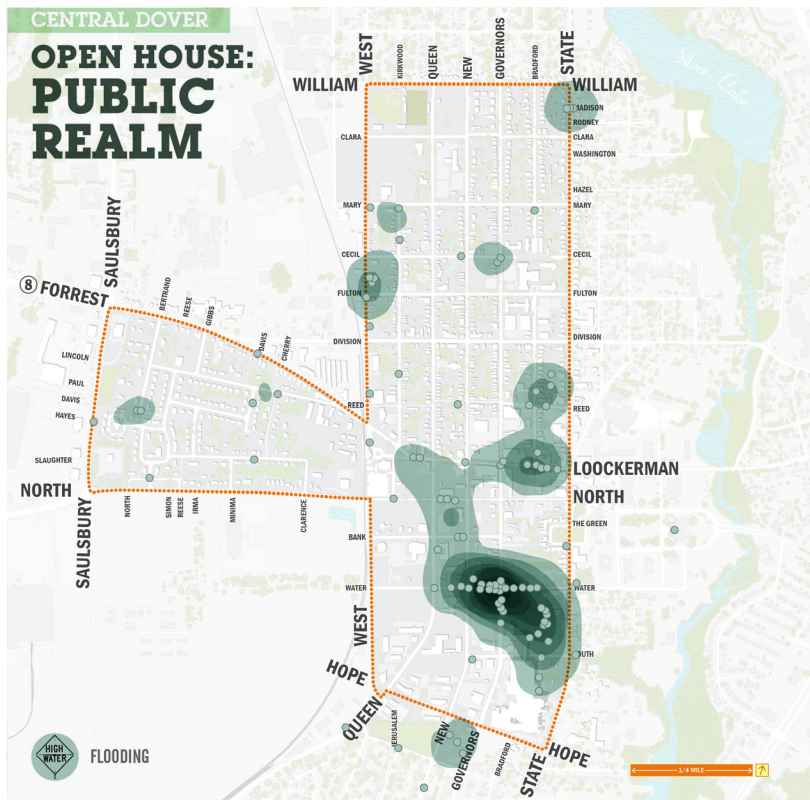


*A Restoring Central Dover event temporarily closed the street*



## INTEGRATE GREEN STORMWATER MANAGEMENT ON WATER STREET

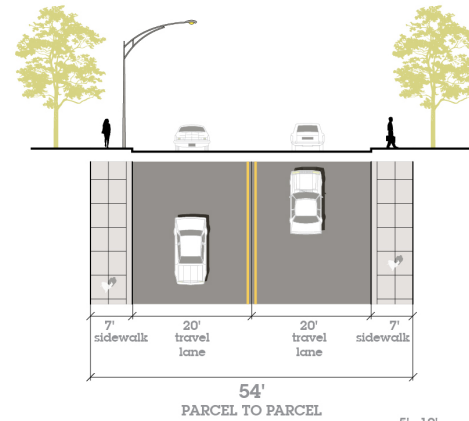
Community members identified Water Street as a problematic flooding hotspot during rain events. The City is addressing this issue through underground stormwater infrastructure improvements to increase capacity. There may also be some value in using green stormwater infrastructure at street level to retain excess runoff on Water Street and adjacent streets that drain towards Water Street. Thinking of this infrastructure as an amenity that can be designed into the street along with a stretch of the proposed bike network would allow the City to generate increased community benefits from the public investment. The rain gardens and retention beds would also serve to create a buffer between Water Street vehicular traffic and bicycle lanes.



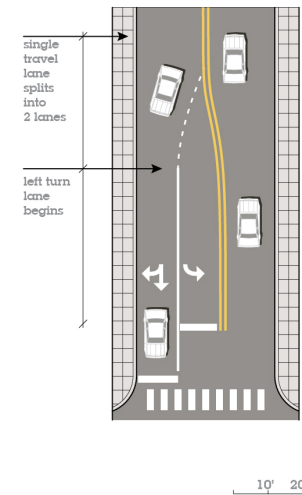
**40** Community-identified flooding areas  
SOURCE: Public open house

## WATER STREET

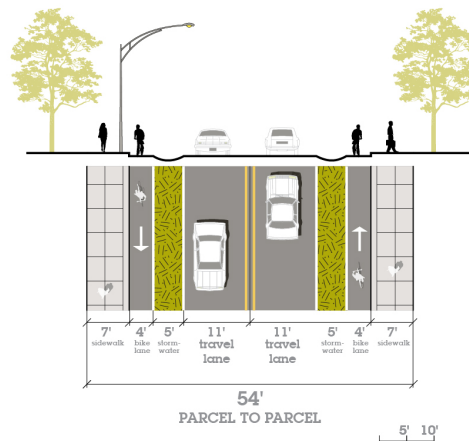
TYPICAL SECTION



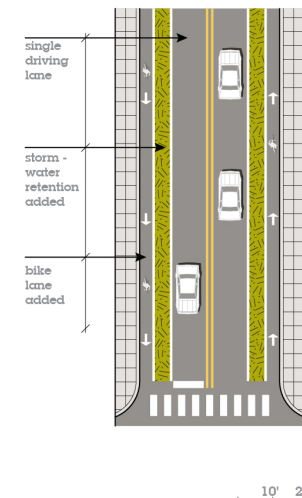
LANE SHIFT NEAR INTERSECTION  
Water Street and S. Governors Ave



PROPOSED SECTION



SINGLE DRIVING LANE WITH BIKE LANE + STORMWATER RETENTION  
Water Street and S. Governors Ave



**41** Existing and proposed Water Street right of way configuration



# APPENDIX A: IMPLEMENTATION APPROACH





# IMPLEMENTATION APPROACH

The Restoring Central Dover plan outlines paths for the community to continue to guide change over the next five years. The preceding plan narrative describes multiple strategies for the plan's leadership and partners to pursue, each recommendation requiring a different set of partners, which enables many proposals to be addressed concurrently. In addition, many of the recommendations are tailored to low-cost solutions that can be implemented by volunteer efforts and through the existing capacity of local organizations. Looking at the range of recommendations through the lens of phasing, responsibilities, costs, and sources of funds organizes the plan into actionable steps, giving guidance on how and when each initiative should be taken on.

The following implementation matrix tables should be actively used, updated, and changed to track the implementation progress. It should be noted that the costs are preliminary and will need to be refined as efforts move forward with each recommendation item. Similarly, although a number of potential funding sources are identified for some items, it is the responsibility of the plan's leadership to determine the most attainable source of funds at the time fundraising efforts are underway.

## CAPACITY TO IMPLEMENT: CHALLENGES AND OPPORTUNITIES

The implementation of many of these recommendations will require strong local capacity to guide actions, raise funds, organize community members and groups, and coordinate activities. NCALL has demonstrated its capacity to implement a range of programs, bring resources to the community, and provide community leadership in Central Dover. In taking steps toward implementation, this leadership role must be shared with city agencies, community nonprofits, and local institutions with which NCALL has fostered strategic partnerships. Ideally, in developing roles and structure among the community leaders and community based nonprofits of Central Dover, these groups will recognize that this plan is just as much theirs to implement as NCALL's.

Taking a first step towards that end, as a more formal structure to guide the plan's implementation, NCALL should create an Implementation Committee that is accountable for tracking the status of initiatives set forth in the plan and the progress of the different individuals / committees that are overseeing each component. The Implementation Committee should meet monthly to coordinate and report on implementation achievements. Each sub-committee / individual must take responsibility for their part of implementation, set aggressive schedules and monitor progress.

## PRIORITY ACTION ITEMS

The first action item for NCALL is to present this plan to city leadership for review. The intent is to get the plan recognized by these representatives as the designated plan for the Central Dover area and to raise awareness that significant strides have been made to improve the community. This should occur immediately following the plan's finalization in October 2014. Further priority actions related to transitioning the plan into the implementation phase are:

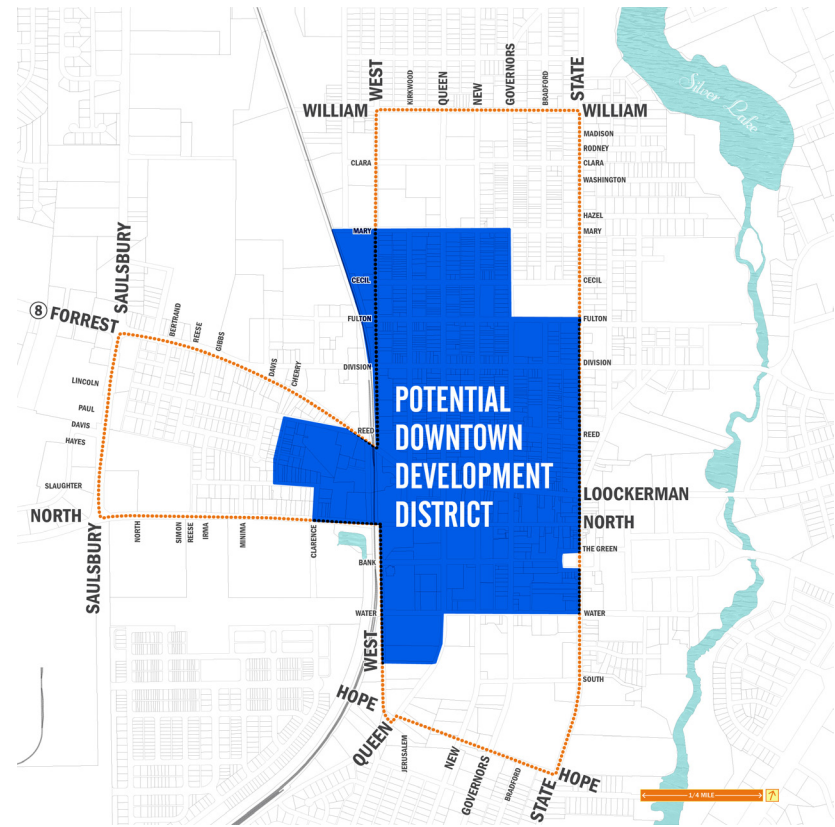
- > Present the Restoring Central Dover plan to the City of Dover for approval
- > Present the plan to the Wells Fargo Regional Foundation and submit for a Neighborhood Implementation Grant
- > Organize a committee structure for implementation

Committees should be organized at two levels. An Implementation Committee should be set up to provide oversight to a series of sub-committees tasked with implementing recommendations that fall within the five recommendations areas. The Implementation Committee should pull from the staff and Board of NCALL, the Steering Committee that oversaw the plan's development, and Board members from other local partners and institutions.

The sub-committees should welcome broader participation from residents and stakeholders regardless of their affiliations with any one organization. There should be one sub-committee that corresponds with each of the recommendation areas, ideally built upon the Steering Committee working groups assembled during plan development: A Strong Community, Positive Development, and An Integrated Public Realm and Infrastructure. Each sub-committee should be chaired by a member of the Implementation Committee.

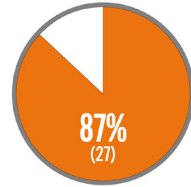
- Market the plan & expand the local base of volunteers; share the plan with local partner organizations and foundations
- Hand-deliver notice of the plan's completion along with printed copies of the Executive Summary and a digital copy of the full plan to adjacent neighborhood organizations, local partners, city agencies, and foundations. Leave miniature versions of the Executive Summary in local stores, churches, etc. to raise awareness among residents.
- Post a digital copy of the plan and executive summary on NCALL's and the City of Dover's website and encourage partner organizations to do the same. Ideally, the web page should enable individuals to be able to get in touch with the plan's leadership if they are interested in learning more or getting involved in implementation initiatives.
- Write an op-ed column for the local newspaper and blogs dedicated solely to the need for volunteer assistance with the plan's implementation.
- Seek Downtown District Designation to facilitate and fund affordable housing and business development activities

The Downtown Development District Act of 2014 was enacted by the Delaware Legislature to spur private capital investment in commercial business districts; stimulate job growth and commercial vitality; help build stable communities of long term residents by improving housing opportunities; and assist local governments in strengthening neighborhoods and downtowns to be vibrant and attractive to residents from all walks of life. The City of Dover applied for this designation during the first round in 2014. Selection as a Downtown Development District will entitle private construction projects with the identified District to receive grants to offset 20% of their capital construction costs as well as other benefits.





**CENTRAL DOVER**  
**TARGET AREA:**  
**HOUSING**  
**AUTHORITY**  
**PROPERTY**  
**REVITALIZATION**



PERCENTAGE OF "D-RATED" PROPERTIES IN THE REVITALIZATION AREA

**14**

RESIDENTIAL PROPERTIES IN THE REVITALIZATION AREA

- RESIDENTIAL PROPERTIES
- D: DETERIORATED (MAJOR REPAIRS NEEDED)

SOURCE: CITY OF DOVER, FIELD SURVEY

- > Explore applying for a HUD Choice Neighborhood Grant

Use the “Restoring Central Dover Plan” when completed to set context for Dover Housing Authority’s potential application to HUD for a Choice Neighborhood Implementation grant. The grant would be used to support the revitalization of Authority-owned and publicly assisted housing in the 20-square block area of Loockerman to Mary, from State to West. Choice Neighborhoods Implementation Grants support those communities that have undergone a comprehensive local planning process and are ready to implement their “Transformation Plan” to redevelop the neighborhood. A successful Wells Fargo Regional Foundation grant would serve as part of the required matching funds required by HUD to be considered. Among the key partners that the Dover Housing Authority should include to strengthen its application are: the City of Dover, Wesley College Bayhealth, Dover Community Partnership, Inc., NCALL, and Capital School District.

The following implementation matrix tables are sequenced according to the same chapter / recommendation areas that organized the plan itself.

It is critical to anticipate that this plan can—and should—be updated in five to ten years. Funding sources, political representatives, community leaders and even some local priorities will change in ways that are impossible to fully predict. This plan serves as a beginning. As different recommendations move forward, priorities should be re-evaluated, and, if necessary, new recommendations should be considered that reinforce the principles set forth during this process.



# 1 A STRONG COMMUNITY

1 BUILD COMMUNITY CAPITAL						Estimated Capital Cost	Source of Funds	Total Costs
Recommendation	Timeframe	Responsibility / Partners	Estimated Non-Capital Cost	Source of Funds				
<b>ESTABLISH RESIDENT-LED CIVIC GROUPS</b>	Short Term	Steering Committee / NCALL/ CDHfH/ Dover Housing Authority	\$5,000	NeighborWorks America	\$0		\$5,000	
<i>Initial Action Steps</i> - Determine existing groups, organize leadership, hold meetings, and develop leadership								
<b>DEVELOP COMMUNITY BUILDING PARTNERSHIP WITH ANCHOR INSTITUTIONS</b>	Short Term	Wesley / Steering Committee / NCALL / BayHealth	\$2,500	Wesley / Steering Committee / NCALL / BayHealth	\$0		\$2,500	
<i>Initial Action Steps</i> - Overtures to Wesley and Bayhealth								
Discussions with Wesley about their Strategic Plan and BayHealth on their Community Impact Plan								
Implement community building partnership								
<b>CREATE ANNUAL "CELEBRATING CENTRAL DOVER" BLOCK PARTY</b>	Short Term / annually	Steering Committee / DIMH / NCALL	\$25,000	NeighborWorks America and Sponsors	\$0		\$25,000	
<i>Initial Action Steps</i> - Develop timeframe fall or spring								
Assemble partners and sponsors								
Plan and hold event								
<b>EXPAND ON "COMMUNITY CLEAN-UP DAYS"</b>	Short Term	Wesley / CDHfH / DHA / City of Dover	\$25,000	WFRF/Partners and Sponsors	\$0		\$25,000	
<i>Initial Action Steps</i> - Convene prior partners								
Envision new plan going forward and hold events								
<b>DEVELOP AND DISTRIBUTE COMMUNITY CALENDAR OF ACTIVITIES AND EVENTS</b>	Short Term	DDP/ Steering Committee	\$12,500	DDP	\$0		\$12,500	
<i>Initial Action Steps</i> - Assemble dates, publish and distribute								
<b>EVALUATE LEVEL OF ACCESS TO COMMUNITY FACILITIES FOR SERVICES</b>	Intermediate Term	Family Services Collaborative	\$5,000	WFRF	\$0		\$5,000	
<i>Initial Action Steps</i> - Create inventory of existing facilities								
Evaluate current usage and determine areas where needs are not being met by existing facilities								
<b>DEVELOP COMMUNITY FACILITIES FOR SERVICES</b>	Long Term	Downtown Dover Partnership / NCALL / City of Dover / Social Services Collaborative	\$15,000	WFRF / Service Provider	\$2,000,000	NCALL Loan Fund/ Bank/Private Funding	\$2,015,000	
<i>Initial Action Steps</i> - Explore the development of community facilities as community social service needs are identified.								
Predevelopment and feasibility work leading to development phase.								
Construction of Community Facilities.								

2 PREVENT CRIME AND INCREASE PUBLIC SAFETY								
Recommendation	Timeframe	Responsibility / Partners	Estimated Non-Capital Cost	Source of Funds	Estimated Capital Cost	Source of Funds	Total Costs	
<b>ESTABLISH COLLABORATIVE/COMMUNITY POLICING</b>	Short Term	Dover PD / City of Dover Human Relations Commission / Neighborhood Leaders	\$25,000	WFRF / Dover Police Dept.	\$0		\$25,000	
<i>Initial Action Steps</i> - Form citizen oversight committee on community policing Create neighborhood watch network								
<b>DEPLOY POLICE FOOT AND BIKE PATROLS</b>	Short Term / Ongoing	Dover PD / Downtown Dover Partnership / City of Dover	\$500,000	DDP / City of Dover / Law Enforcement grants	\$0		\$500,000	
<i>Initial Action Steps</i> - Convene meeting to discuss options with partners Develop action plan and seek funding and deploy								
<b>EXPAND SURVEILLANCE CAMERA NETWORK</b>	Intermediate Term	Dover PD / DDP / Community Leaders	\$0		\$100,000	DDP / City of Dover / Law Enforcement grants	\$100,000	
<i>Initial Action Steps</i> - Cost estimate for expanded system Seek community buy-in Seek funding for expanded surveillance cameras								
<b>IMPROVE LIGHTING IN TARGETED AREAS</b>	Intermediate Term	City of Dover / DDP / SEU/Community Leaders	\$25,000	WFRF/ SEU / City of Dover	\$2,500,000	City of Dover/SEU	\$2,525,000	
<i>Initial Action Steps</i> - Research and develop scenarios for resident assisted porch lighting program Work with Sustainable Energy Utilities and install street lighting in poorly lit areas								

3 ENGAGE YOUTH IN COMMUNITY								
Recommendation	Timeframe	Responsibility / Partners	Estimated Non-Capital Cost	Source of Funds	Estimated Capital Cost	Source of Funds	Total Costs	
<b>SUSTAIN AND EXPAND YOUTH PROGRAMMING</b>	Short Term	Steering Committee / NCALL	Coordinator's time	WFRF				
<i>Initial Action Steps</i> - Evaluate existing youth programming level of service Seek resources to expand programming where needed								
<b>ESTABLISH POLICE ATHLETIC LEAGUE</b>	Short Term	Dover Police Department	\$25,000	Dover PD / Faith Communities/ Volunteers	\$25,000	Dover PD / Faith Communities/ Sponsors	\$50,000	
<i>Initial Action Steps</i> - Dover Police Department is planning to establish PAL Market PAL to community Implement the program								
<b>CREATE YOUTH OUTREACH AND EDUCATIONAL SUPPORT CENTER</b>	Short Term / Intermediate Term	Solid Rock Baptist Church / Inner City Cultural League	\$250,000	WFRF / Foundations / Faith Communities/ Events	\$50,000	Events/ Banks/ Foundations	\$300,000	
<i>Initial Action Steps</i> - Complete construction of facilities Develop programming and curriculum Examine access to broader community recreational assets and improve transportation to these assets for youth in Central Dover								

	<b>PROVIDE COMMUNITY DEVELOPMENT VOCATIONAL OPPORTUNITIES</b>	Intermediate Term	CDHfH / Dover Housing Authority / DDP/ Polytech	\$225,000	Depts. of Labor and Education	\$0		\$225,000
<i>Initial Action Steps</i> - Examine Youth Build or similar programs for feasibility								
Develop intern and mentoring opportunities in year 3, 4 and 5.								
<b>4 EXPAND ADULT AND FAMILY SERVICES</b>								
	<b>Recommendation</b>	<b>Timeframe</b>	<b>Responsibility / Partners</b>	<b>Estimated Non-Capital Cost</b>	<b>Source of Funds</b>	<b>Estimated Capital Cost</b>	<b>Source of Funds</b>	<b>Total Costs</b>
	<b>STRENGTHEN AND EXPAND TRANSITIONAL HOUSING AND RELATED SERVICES</b>	Intermediate Term	Dover Interfaith / DHA / Shepherd's Place / People's Place	\$150,000	Potter Trust/ TD Bank	\$2,000,000	HDF/ FHLB/CDFIs	\$2,150,000
<i>Initial Action Steps</i> - Target housing towards families with children								
Convene partners and develop plan								
Develop housing								
	<b>ESTABLISH A FAMILY SERVICES COLLABORATIVE</b>	Short Term	Steering Committee / Social Service Agencies	\$25,000	WFRF	\$0		\$25,000
<i>Initial Action Steps</i> - Steering Committee facilitate initial meetings								
Collaborative then establishes its ongoing agenda								
	<b>EXPAND FINANCIAL EDUCATION AND HOUSING COUNSELING SERVICES</b>	Short Term/ On-going	NCALL/ Credit Unions	\$100,000	WFRF/ NeighborWorks /Banks	\$0		\$100,000
<i>Initial Action Steps</i> - Strategize ways to engage the community residents								
Identify site for workshops in the plan area								
Refer to NCALL's on-going programs								
<b>TOTAL COSTS</b>				<b>\$1,415,000</b>		<b>\$6,675,000</b>		<b>\$8,090,000</b>



## 2 POSITIVE DEVELOPMENT

5 STRENGTHEN EXISTING HOUSING STOCK								
Recommendation	Timeframe	Responsibility / Partners	Estimated Non - Capital Costs	Source of Funds	Estimated Capital Costs	Source of Funds	Total Costs	
<b>EXPAND ACCESS TO HOUSING REPAIR PROGRAMS</b>	Short Term / Intermediate Term	City of Dover /CDHFH / MHDC / NCALL Coordinator	\$125,000	WFRF / Banks	\$1,875,000	CDBG / City of Dover / DSHA / DDD	\$2,000,000	
<i>Initial Action Steps</i> - Examine recent repair program statistics to assess impact program is making in Central Dover and expand outreach to homeowners Meet with partners to determine plan to serve Central Dover and implement Provide educational resources and training for homeowners in rehabilitation techniques, homeownership responsibilities, and financial management Consider allowing first time buyers to utilize repair funds when purchasing in Central Dover								
<b>INITIATE VOLUNTEER-BASED NEIGHBORHOOD HOUSING REPAIR PROGRAM</b>	Intermediate Term	CDHFH / MHDC / Catholic Charities	\$40,000	Sponsor Organizations	\$200,000	DSHA / DOE	\$240,000	
<i>Initial Action Steps</i> - Meet with potential partners to determine plan for going forward and implement								
<b>STRENGTHEN CODE ENFORCEMENT</b>	Short Term	City of Dover / Independent Consultant	\$5,000	City of Dover	\$0		\$5,000	
<i>Initial Action Steps</i> - Work with city to engage an independent consulting firm to assess department efficiency and identify areas for improvement Work with homeowners and landlords to provide education and financial incentives to maintain housing units City will be notified by DHA and DSHA when a housing unit or property fails a Section 8/Voucher housing inspection								
<b>EXPLORE WAYS TO BOOST HOMEOWNERSHIP</b>	Short Term / Intermediate Term	City of Dover / NCALL / DSHA / Employers	\$25,000	City of Dover	\$250,000		\$275,000	
<i>Initial Action Steps</i> - Bring together all parties to brainstorm on methods of boosting homeownership such as employer assisted housing, incentives, and education and come up with an implementation plan. Recruit from existing renters and workers commuting to Central Dover and provide homebuying education and financial incentives.								
6 SUPPORT NEW HOUSING AND MIXED USE DEVELOPMENT								
Recommendation	Timeframe	Responsibility / Partners	Estimated Non - Capital Costs	Source of Funds	Estimated Capital Costs	Source of Funds	Total Costs	
<b>ENCOURAGE GREATER ZONING FLEXIBILITY TO ENABLE INFILL HOUSING DEVELOPMENT</b>	Short Term	City of Dover / Planning / DDP / NCALL	\$5,000	City of Dover	\$0		\$5,000	
<i>Initial Action Steps</i> - Develop zoning overlay for Downtown Redevelopment District to allow condominiums and townhouse styles Allow some flexibility in setbacks and block standards for architectural and design elements that complement area Engage neighborhood residents to share ideas for design and neighborhood standards in Central Dover								
<b>FACILITATE PARCEL ASSEMBLY AND REDEVELOPMENT</b>	Intermediate Term	City of Dover / Planning / DDP / NCALL	\$40,000	City Of Dover/DSHA/ DDD	\$500,000	HDF/FHLB/Foundations	\$540,000	
<i>Initial Action Steps</i> - Explore land banking and land trust options for assembling parcels and redevelopment efforts Meet with Diamond State Community Land Trust to explore what is possible Establish a parcel assembly process and make lots available for development								
<b>EVALUATE WAYS OF PROVIDING FINANCIAL INCENTIVES FOR DEVELOPMENT</b>	Short Term	City of Dover / Planning / DDP / NCALL	\$5,000	City of Dover/ DDP	\$0		\$5,000	
<i>Initial Action Steps</i> - City consider waiving impact fees, lowering permitting fees, and real estate taxes (PILOT) for developers of new housing and especially affordable housing								
<b>DEVELOP AFFORDABLE HOUSING OPTIONS</b>	Intermediate Term	NCALL / CDHFH/ MHDC / DIMH / DHA / City of Dover	\$100,000	City of Dover/ DDP	\$12,000,000	HDF/ FHLB/ DDD / CDFIs / Banks	\$12,100,000	
<i>Initial Action Steps</i> - Recruit and select housing developers to repair and to build new affordable and market-rate housing for homeownership and rental housing Secure capital for projects. Undertake predevelopment activities and start the development process.								

<b>PROVIDE ASSISTANCE IN ACTIVATING UPPER STORIES ALONG LOOCKERMAN STREET</b>	Long Term	City of Dover / DDP / NCALL	\$5,000	City of Dover/ DDP	\$100,000	DSHA/ DDD / CDFIs	\$105,000
<i>Initial Action Steps</i> - Research existing, successful programs							
Pilot financial assistance programs to assist businesses and building owners to enact façade improvements and repairs to help attract residential tenants							
Improvements will provide incentives for upper floor renters such as lower utility costs, increased security and other amenities							
<b>EXPLORE OPPORTUNITIES TO CREATE CENTRALIZED STUDENT HOUSING OPTIONS OFF CAMPUS</b>	Intermediate Term	Wesley College / City of Dover / DDP	\$25,000	Wesley College	\$5,000,000	Wesley College/ Lenders	\$5,025,000
<i>Initial Action Steps</i> - Engage Wesley, City, and DDP to develop list of housing options for students and faculty within Central Dover							
Explore off-campus mixed use student housing options linking the campus to Lookerman Street.							
Develop a plan.							

### 7 ENCOURAGE REINVESTMENT IN COMMERCIAL CORRIDORS

Recommendation	Timeframe	Responsibility / Partners	Estimated Non - Capital Costs	Source of Funds	Estimated Capital Costs	Source of Funds	Total Costs
<b>BUILD AND EXPAND ON MARKETING/BRANDING EFFORTS FOR THE LOOCKERMAN STREET CORRIDOR AND CENTRAL DOVER</b>	Short Term / Intermediate Term	Downtown Dover Partnership / Black Chamber	\$25,000	DDP / DDO/ Kent Co. Tourism	\$0		\$25,000
<i>Initial Action Steps</i> - Review, revise and implement current Downtown Marketing Plan with updated marketing information/materials tailored to potential investors and small business inquiries.							
Recruit new retail and businesses to locate in Downtown Dover							
<b>ACTIVATE VACANT STOREFRONTS</b>	Short Term	Downtown Dover Partnership / Black Chamber / City of Dover	\$25,000	DDP/ City of Dover / Greater Kent Committee	\$125,000	DDP City of Dover Greater Kent Committee	\$150,000
<i>Initial Action Steps</i> - Coordinate the implementation of creative work by area youth and displays by nonprofit organizations in the vacant store fronts.							
Encourage pop-up stores and incubator businesses by providing free rent incentives							
<b>ADDRESS CONCENTRATED LOITERING</b>	Short term	City of Dover / Dover PD / DDP	\$5,000	City of Dover/DDP	\$0		\$5,000
<i>Initial Action Steps</i> - Revisit licensing requirements and zoning restrictions as well as a direct approach to nuisance business owners about ways to change their business' image.							
<b>EXPAND SMALL BUSINESS DEVELOPMENT PROGRAMS FOR NEW AND EXISTING BUSINESS OWNERS</b>	Intermediate Term	Downtown Dover Partnership / Black Chamber / City of Dover / FSCLF	\$60,000	State of DE	\$400,000	DDP/ DDO/FSCLF/ DDD	\$460,000
<i>Initial Action Steps</i> - Continue the implementation of Downtown Dover Partnership Technical Assistance Program (Small Business Development Workshops, Intake Assessment, Loan Programs, incentives, and space referrals)							
Examine and pilot other possible programs that could be implemented.							
<b>RECRUIT MAJOR LOCAL EMPLOYERS TO ESTABLISH SATELLITE OFFICES ON COMMERCIAL CORRIDORS</b>	Intermediate Term	Downtown Dover Partnership / Black Chamber / City of Dover	\$10,000	DDP/ City of Dover/ Greater Kent Committee/ DEDO/ Central DE Chamber of Commerce	\$0		\$10,000
<i>Initial Action Steps</i> - Implement a recruitment initiative focusing on relocating smaller operations and targeting specific, mid-size available and/or vacant office spaces within the downtown corridor							

### 8 FOCUS ON ECONOMIC DEVELOPMENT AND INCLUSION

Recommendation	Timeframe	Responsibility / Partners	Estimated Non - Capital Costs	Source of Funds	Estimated Capital Costs	Source of Funds	Total Costs
<b>DEVELOP A COMPREHENSIVE WORKFORCE DEVELOPMENT STRATEGY</b>	Intermediate Term	Downtown Dover Partnerships / Black Chamber / City of Dover / Greater Kent Committee/ State of Delaware	\$100,000	Central Delaware Chamber of Commerce/DEDO	\$0		\$100,000
<i>Initial Action Steps</i> - Explore potential pilot programs such as "Ice House" Entrepreneurship Program and Small Business Development Program Phase I							
Implement a pilot program							
<b>COMPLETE ECONOMIC INCLUSION STUDY</b>	Intermediate Term	Downtown Dover Partnerships / Black Chamber / City of Dover	\$20,000	City of Dover/ DEDO	\$0		\$20,000
<i>Initial Action Steps</i> - Implement recommendations from study that is presently underway upon approval of committee							

TOTAL COSTS

\$620,000

\$20,450,000

\$21,070,000

### 3 AN INTEGRATED PUBLIC REALM AND INFRASTRUCTURE

9 IMPROVE TRANSPORTATION INFRASTRUCTURE								
Recommendation	Timeframe	Responsibility / Partners	Estimated Non-Capital Cost	Source of Funds	Estimated Capital Costs	Source of Funds	Total Costs	
<b>EXPAND AND ENHANCE TRANSIT SERVICES</b>	Intermediate Term	DelDOT, City of Dover, Steering Committee	\$20,000	DelDOT	\$0		\$20,000	
<i>Initial Action Steps</i> - Learn what transportation studies have been done for the plan area and if needed, request that an indepth transportation accessibility study for Central Dover be completed Advocate for better bus routes and better times of operations to serve Central Dover with DelDOT Change name of bus route 109 to Central Dover								
<b>IMPROVE BUS STOPS AND TRANSIT DEPOT</b>	Intermediate Term	DelDOT, City of Dover, Steering Committee	\$10,000	DelDOT / City of Dover	\$750,000	DelDOT / City of Dover	\$760,000	
<i>Initial Action Steps:</i> Meet with the community to determine placement of additional bus shelters. Construct additional bus shelters within the target area. Improve the Dover Transit Center with seating, shelter, public rest rooms and real-time schedule displays								
<b>ADVOCATE FOR A REGIONAL TRANSIT CONNECTION STUDY</b>	Long Term	Steering Committee, DelDOT/ DDO/ CDCC	\$50,000	DelDOT / Federal Govt	\$0		\$50,000	
<i>Initial Action Steps</i> - Initiate conversation with DelDOT regarding status of study regarding the feasibility of a commuter rail services from Wilmington Examine feasibility of additional bus service from Dover to other DE destinations								
<b>WORK TO SUBSIDIZE YOUTH AND FAMILY TRANSIT ACCESS</b>	Intermediate Term	DE Dept. of Social Service, Dept. of Labor, DelDOT, Steering Committee	\$10,000	DE Dept. of Social Services / DelDOT	\$150,000	DE Dept. of Social Services / DelDOT	\$160,000	
<i>Initial Action Steps</i> - Examine other subsidized transit programs for low-income families and youth Seek ways to reduce the cost to low-income riders in Central Dover and implement a process with the State Social Service Dept. and Dept. of Labor to reduce bus transportation costs for Central Dover residents.								
<b>BUILD ON EXISTING BIKE INFRASTRUCTURE</b>	Long Term	DelDOT, City of Dover	\$20,000	DelDOT, City of Dover	\$2,000,000		\$2,020,000	
<i>Initial Action Steps</i> - Support the proposed network of existing and improvement ideas for the bicycle network in Central Dover, especially the enhanced through-access on Route 8 and Loockerman Street. Examine the possibilities for bike lanes such as the right-of-ways on Route 8 for a separated bicycle infrastructure as well as a North - South bicycle route through Dover								
<b>IMPROVE PEDESTRIAN CONNECTIVITY AND INFRASTRUCTURE</b>	Intermediate Term	City of Dover and Owners	\$5,000	City of Dover	\$500,000	City of Dover and homeowners	\$505,000	
<i>Initial Action Steps</i> - Repair all broken and eroding sidewalks in Central Dover; widen where possible								
<b>CONDUCT A COMPREHENSIVE PARKING STUDY FOR CENTRAL DOVER</b>	Short Term	City of Dover / DDP	\$50,000	City of Dover / DDP	\$0		\$50,000	
<i>Initial Action Steps</i> - Examine the parking study conducted by the City of Dover/DDP to determine if the allocation and number of parking spaces for business employees vs customers is adequate Conduct another study if necessary and implement recommendations such as developing a map of the parking areas, a parking ap and/or electric signage.								



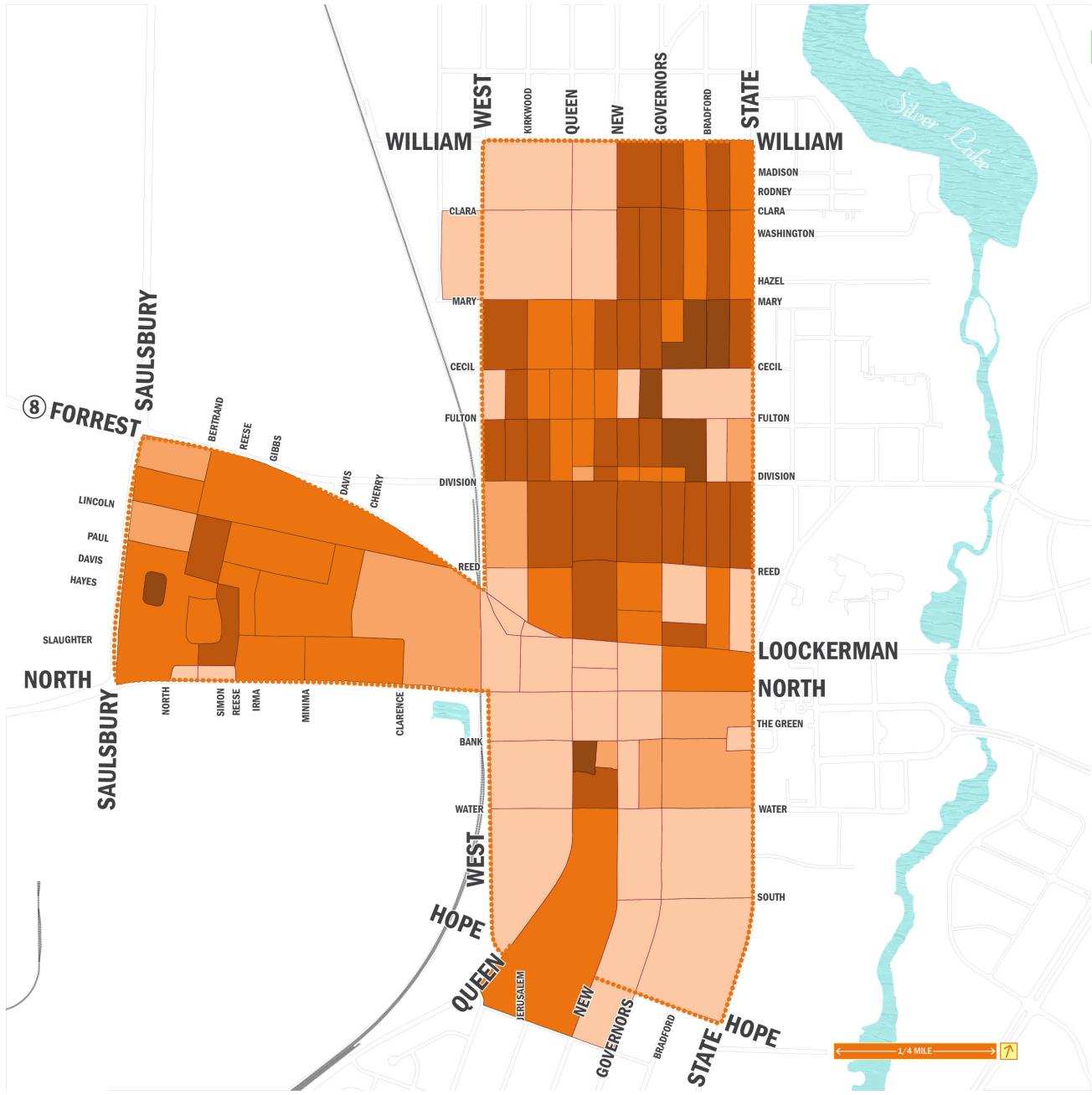
10 ENHANCE OPEN SPACES AND EXPAND GREEN INFRASTRUCTURE								
Recommendation	Timeframe	Responsibility / Partners	Estimated Non-Capital Cost	Source of Funds	Estimated Capital Costs	Source of Funds	Total Costs	
<b>DEVELOP PROGRAMMED RECREATION SPACES</b>	Intermediate Term	City Dept. of Parks and Recreation	\$20,000	State and City	\$250,000	State and City	\$270,000	
<i>Initial Action Steps</i> - Examine existing and other options for recreational spaces in Central Dover for best use according to community needs								
Upgrade, and make the existing parks in the plan area accessible and user friendly								
<b>STRATEGICALLY DEVELOP POCKET PARKS ON VACANT LOTS</b>	Intermediate Term	DDP, City OF Dover	\$25,000	WFRF/DDP / City and property owners	\$250,000	State and City /DDP	\$275,000	
<i>Initial Action Steps</i> - Create pocket parks where vacant land exists that could be used for recreation, relaxing or community gardens.								
<b>CREATE A WEST LOOCKERMAN GATEWAY PARK</b>	Long Term	City of Dover	\$5,000	Owner and City of Dover	\$50,000	Owner and City of Dover	\$55,000	
<i>Initial Action Steps</i> - Determine site owner's willingness to partner								
Develop plan for the park and construct the park								
<b>ENABLE PLAY STREET DESIGNATION</b>	Short Term	Residents / Steering Committee	\$10,000	WFRF/NeighborWorks	\$0		\$10,000	
<i>Initial Action Steps</i> - Meet with the residents to identify the streets and best times during the year to close off a street as a play street								
Work with the City to determine the procedure for turning a street into a play street during summer months								
Establish the procedure								
Establish and publicize the schedule or calendar of when certain blocks of each street would be a play street								
<b>INTEGRATE GREEN STORMWATER MANAGEMENT ON WATER STREET</b>	Long Term	City of Dover / DNREC	\$10,000	State and City of Dover	\$0		\$10,000	
<i>Initial Action Steps</i> - Contact the City to learn what the plans are for stormwater improvements along Water Street and advocate for the integration of green stormwater management								
<b>TOTAL COSTS</b>			<b>\$235,000</b>		<b>\$3,950,000</b>		<b>\$4,185,000</b>	



**APPENDIX B:  
EXISTING  
CONDITIONS**







CENTRAL DOVER

**POPULATION DENSITY**

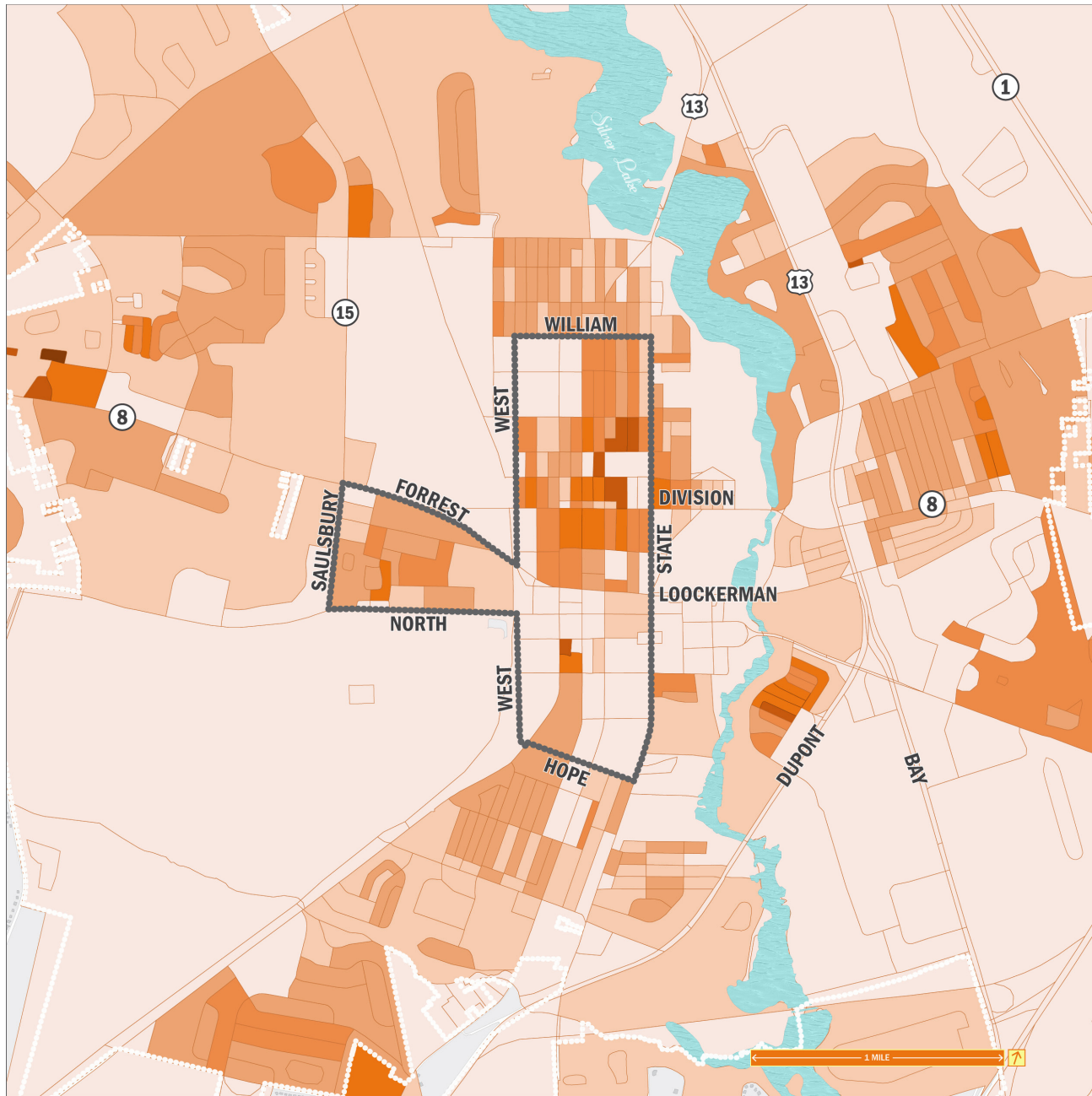
NUMBER OF PERSONS PER SQUARE MILE

- 0 - 400
- 410 - 1,500
- 1,600 - 4,400
- 4,500 - 12,000
- 13,000 - 33,000

SOURCE: 2010 U.S. CENSUS

CENTRAL DOVER

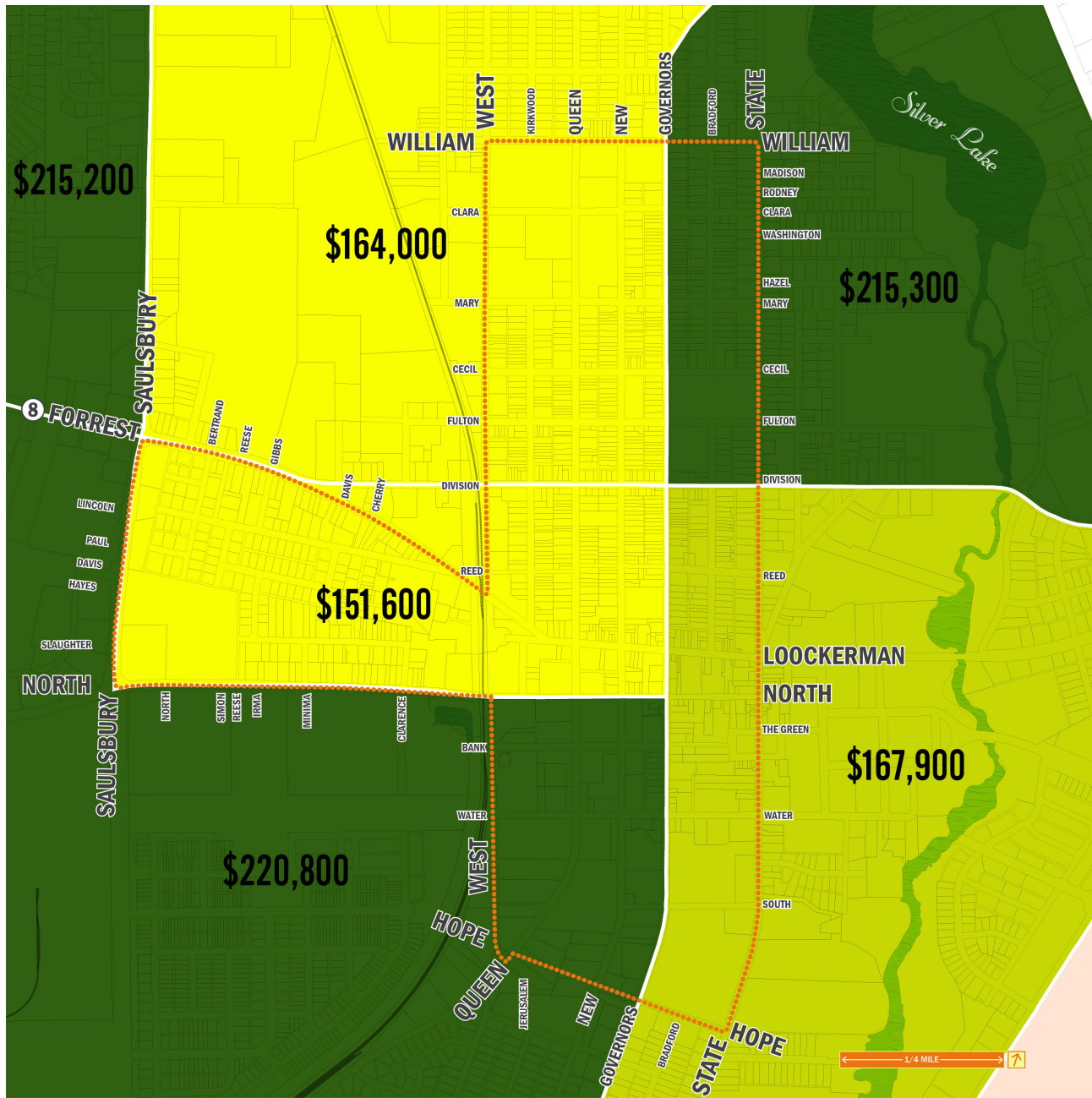
# POPULATION DENSITY



NUMBER OF PERSONS PER SQUARE MILE

- 0 - 1,443
- 1,519 - 4,083
- 4,113 - 7,113
- 7,237 - 12,775
- 13,007 - 24,585
- 27,362 - 55,057
- 73,689 - 123,120
- 254,118 - 287,459

SOURCE: 2010 U.S. CENSUS



CENTRAL DOVER

# MEDIAN HOME VALUES

FOR OWNER-OCCUPIED HOUSING UNITS

CENTRAL DOVER  
MEDIAN HOME VALUE:

**\$188,648**

CITY OF DOVER  
MEDIAN HOME VALUE:

**\$193,900**

- \$210,000 - 225,000
- \$195,000 - 210,000
- \$180,000 - 195,000
- \$165,000 - 180,000
- \$150,000 - 165,000

SOURCE: AMERICAN COMMUNITY SURVEY, 2007 - 2011





**CENTRAL DOVER**

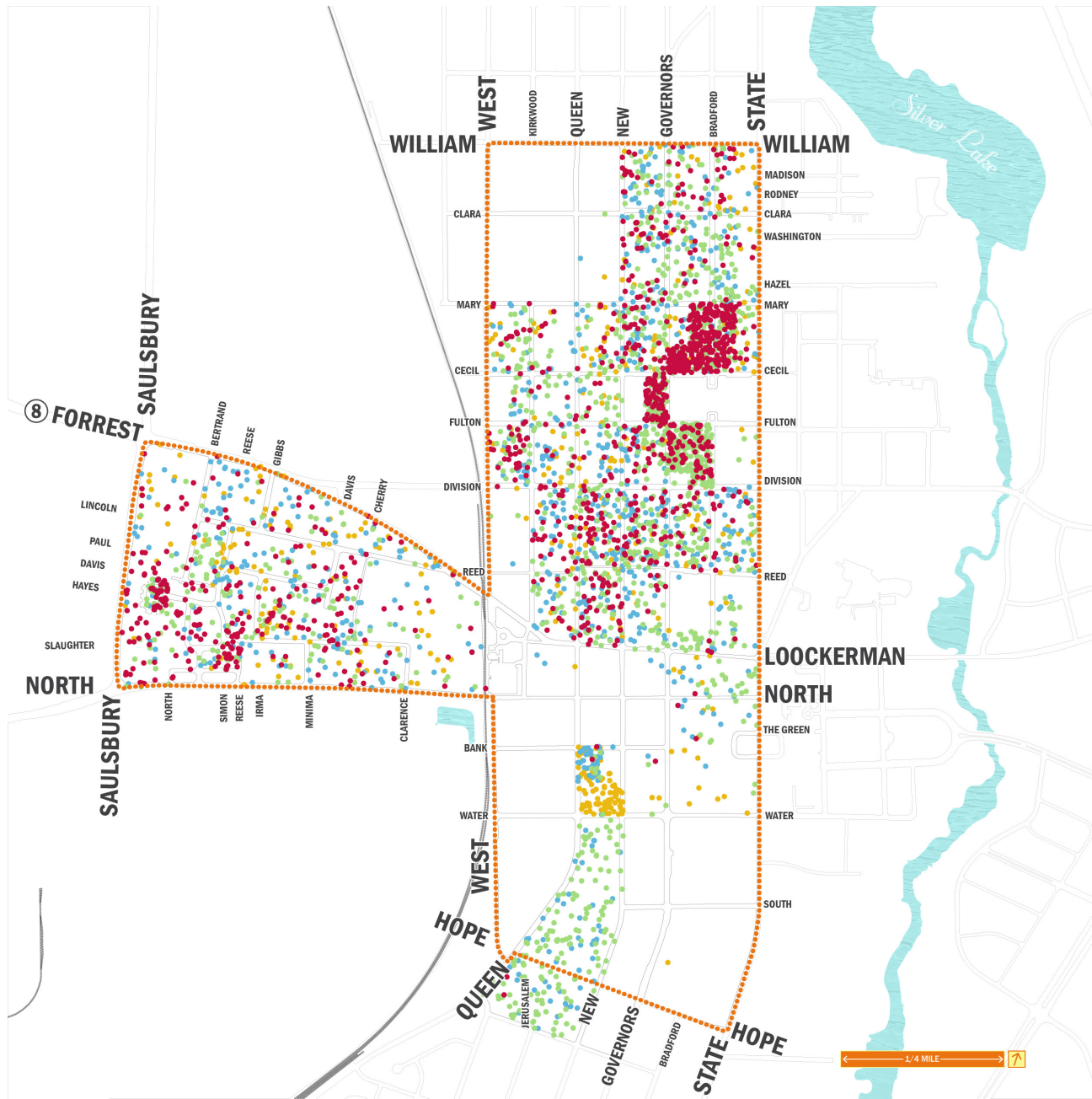
**RACIAL/  
ETHNIC  
COMPOSITION:  
2010**

- EQUALS ONE PERSON
- EUROPEAN AMERICAN
- AFRICAN AMERICAN
- ASIAN & PACIFIC ISLANDER
- NATIVE AMERICAN
- MULTIRACIAL
- HISPANIC

SOURCE: 2010 U.S. CENSUS

CENTRAL DOVER

# AGE DISTRIBUTION



○ EQUALS ONE PERSON

● 19 YEARS AND YOUNGER

● 20 TO 39 YEARS

● 40 TO 59 YEARS

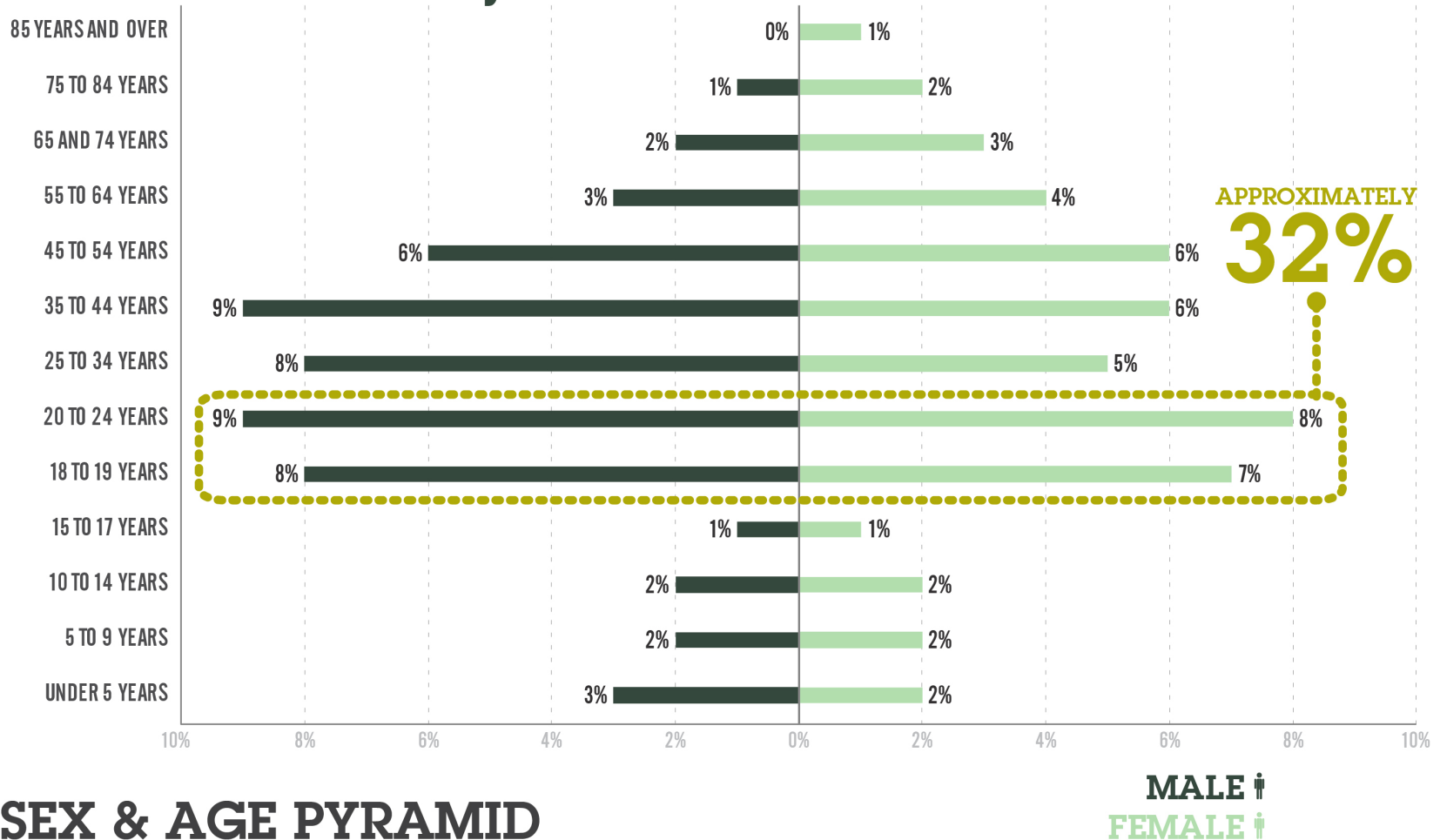
● 60 YEARS AND OLDER

SOURCE: 2010 U.S. CENSUS

# DEMOGRAPHICS

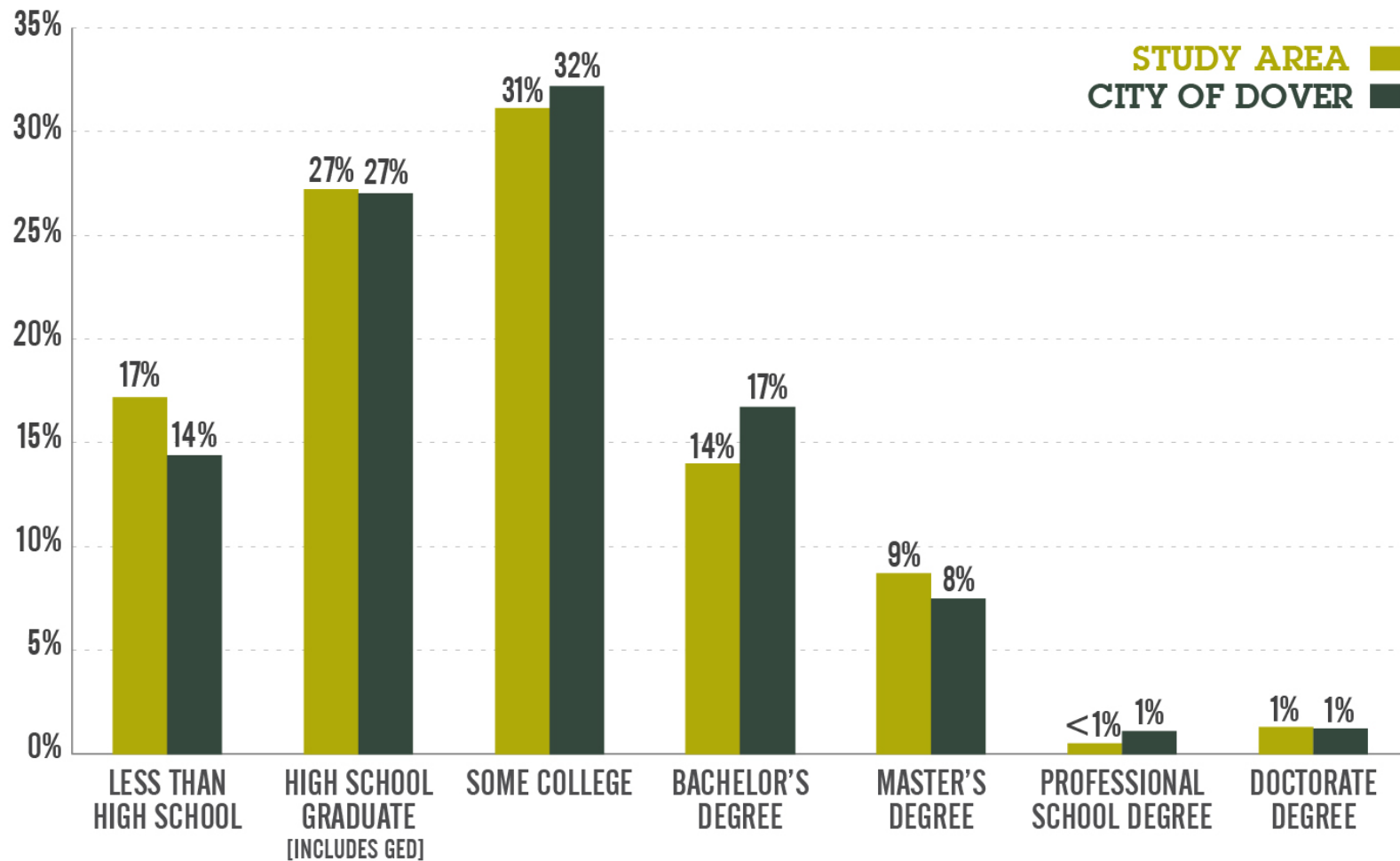
SOURCE: 2010 U.S. CENSUS

THERE ARE APPROXIMATELY **3,735** RESIDENTS LIVING IN THE STUDY AREA.



SEX & AGE PYRAMID





## EDUCATIONAL ATTAINMENT

# DEMOGRAPHICS

SOURCE: U.S. CENSUS BUREAU, ONTHEMAP

**1,555:** THE NUMBER OF WORKERS LIVING WITHIN THE STUDY AREA (2011)

**57%:** THE PERCENTAGE OF WORKERS BETWEEN THE AGES OF 30 AND 54

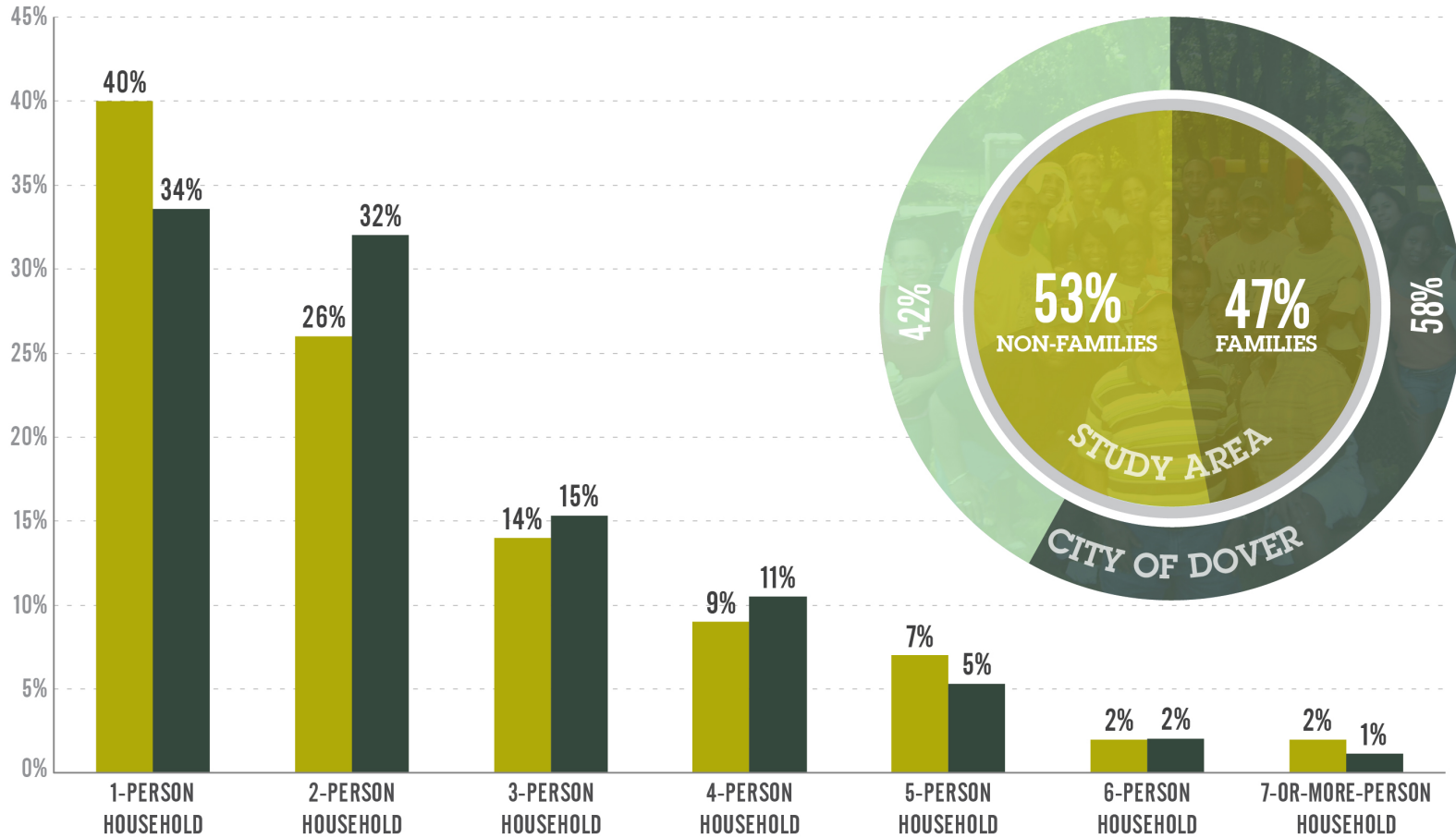
## PRIMARY INDUSTRIES

**54%**  
OF WORKERS  
ARE EMPLOYED  
IN THESE  
SECTORS



# DEMOGRAPHICS

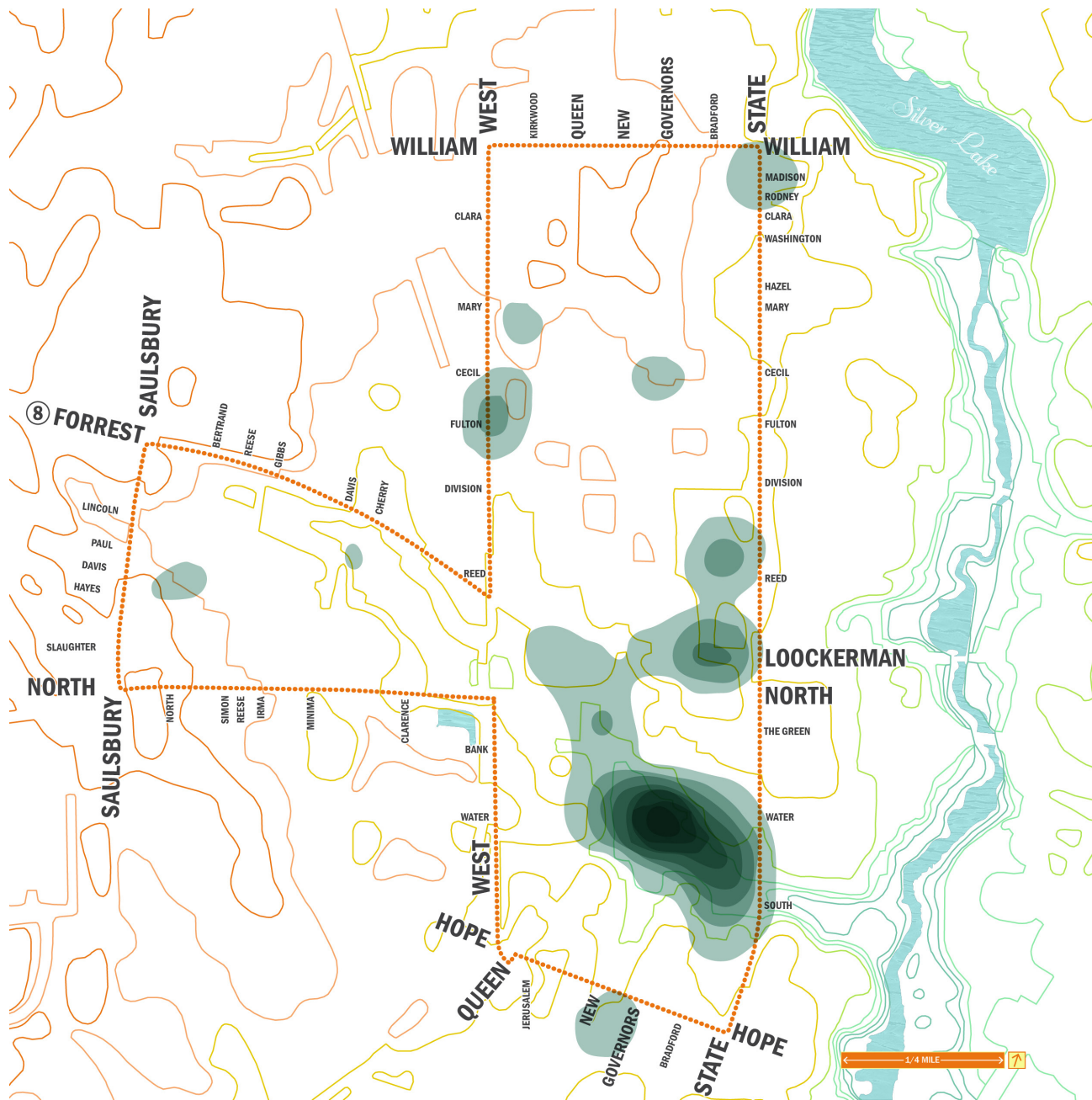
SOURCE: 2010 U.S. CENSUS



## HOUSEHOLD SIZE & TYPES

**STUDY AREA**  
**CITY OF DOVER**





CENTRAL DOVER

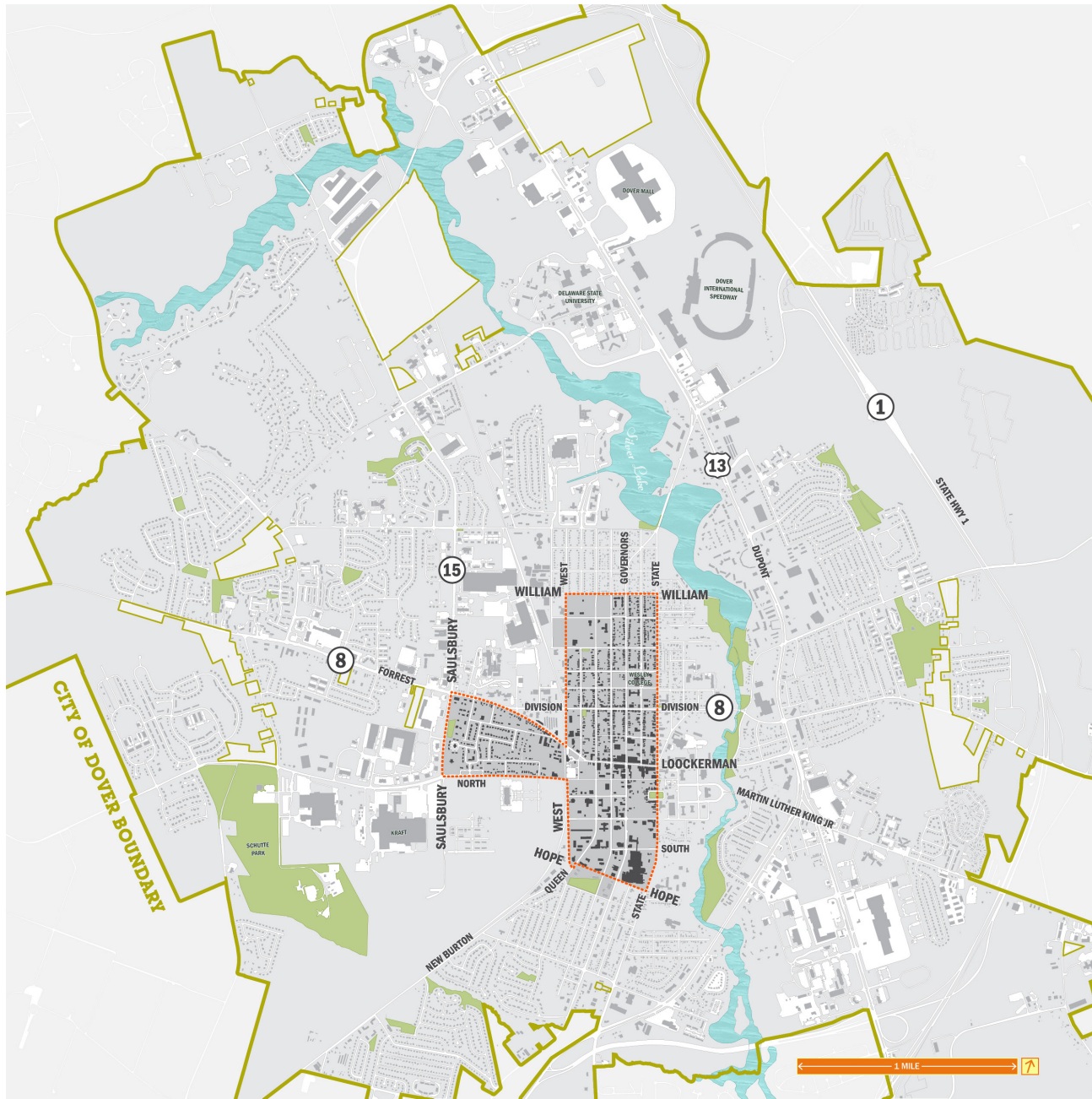
# ELEVATION



SOURCE: CITY OF DOVER

CENTRAL DOVER

# CITYWIDE CONTEXT

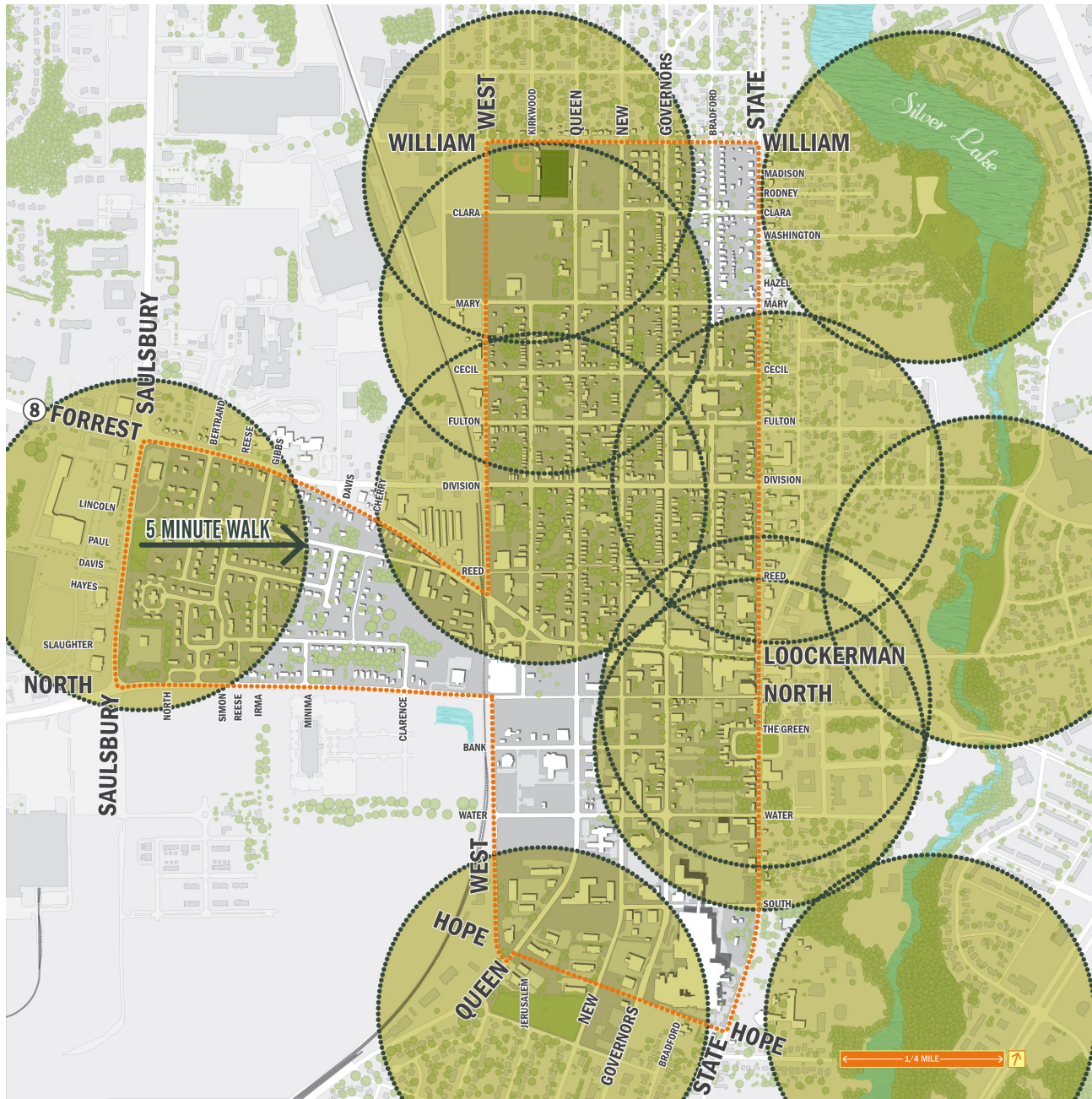


SOURCE: 2010 U.S. CENSUS

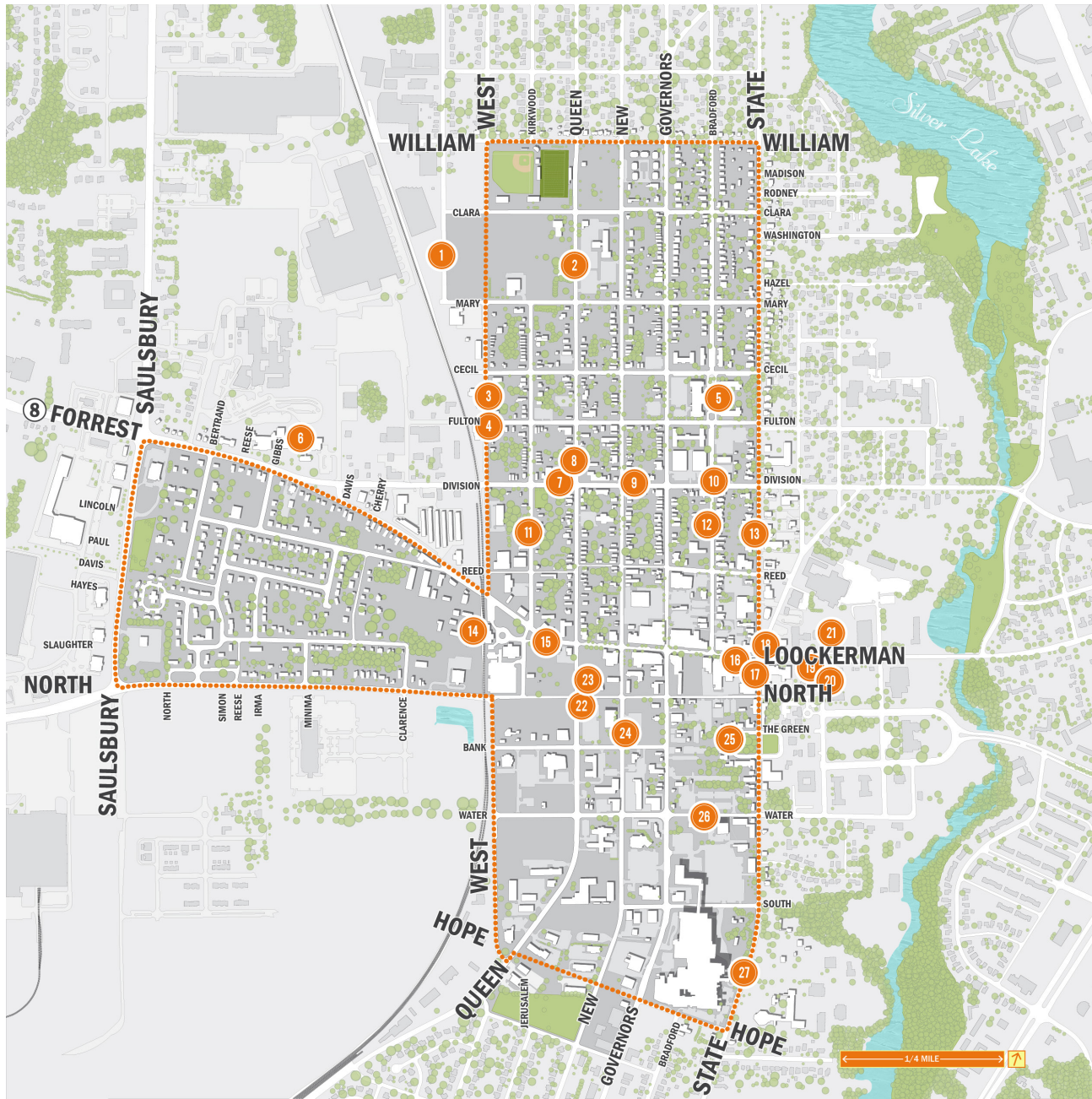


CENTRAL DOVER

# OPEN SPACE ACCESS





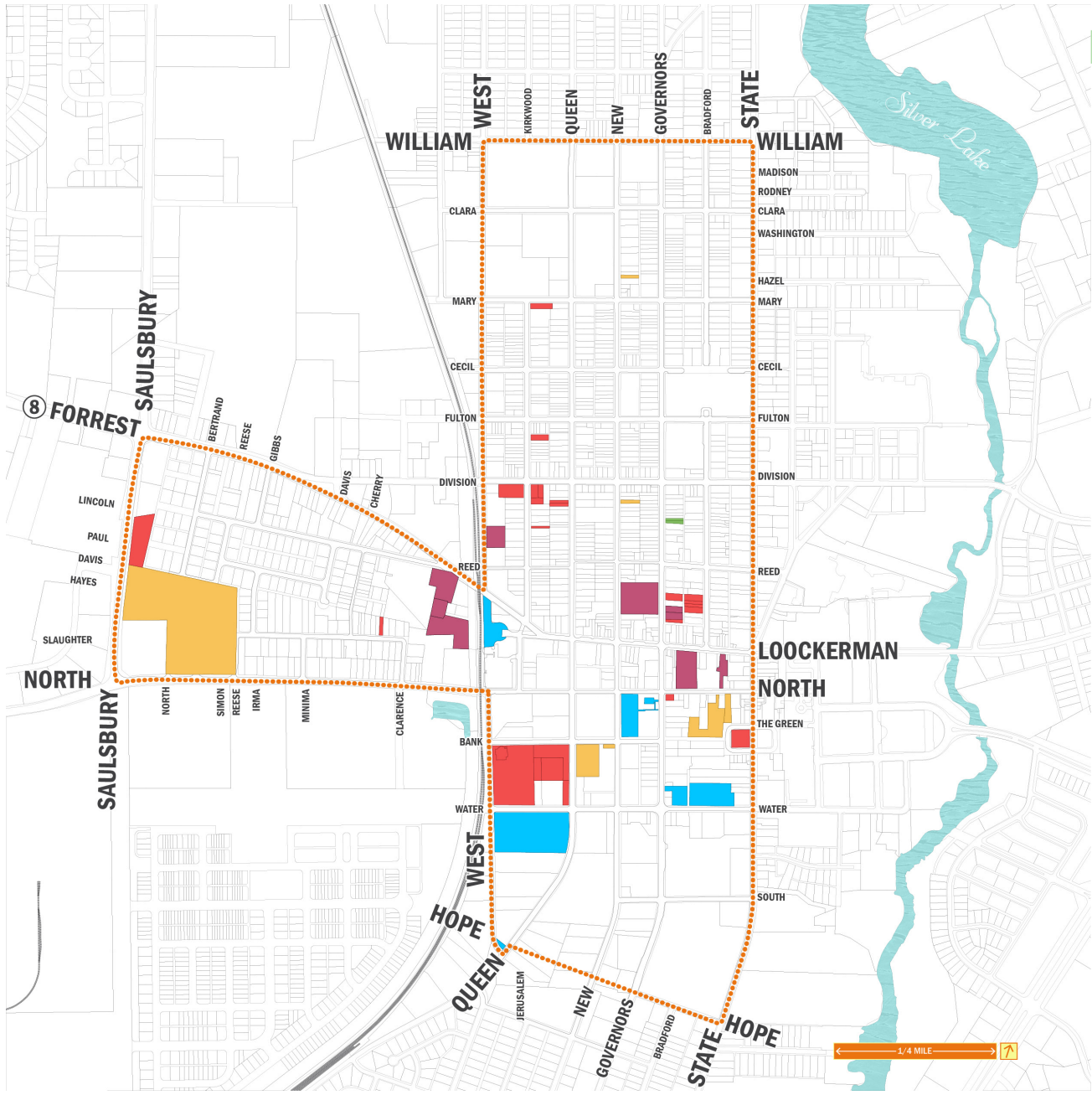


## CENTRAL DOVER

# COMMUNITY ASSETS

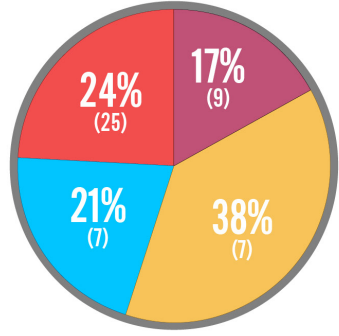
- 1 CAMPUS COMMUNITY HIGH SCHOOL
- 2 CONGREGATION BETH SHOLOM
- 3 MT. CARMEL CHURCH OF THE LIVING GOD
- 4 SOLID ROCK BAPTIST CHURCH
- 5 WESLEY COLLEGE
- 6 BOOKER T. WASHINGTON SCHOOL
- 7 HOLY TRINITY CHURCH
- 8 BETHUEL SEVENTH-DAY ADVENTIST
- 9 JOHN WESLEY A.M.E. CHURCH
- 10 HOPE UNITED METHODIST CHURCH
- 11 BIBLE WAY TEMPLE CHURCH OF GOD
- 12 PEOPLE'S UNITED CHURCH
- 13 DOVER PRESBYTERIAN CHURCH
- 14 HABITAT FOR HUMANITY RE-STORE
- 15 CENTERPOINT CHURCH
- 16 WESLEY PRE-SCHOOL
- 17 WESLEY UNITED METHODIST CHURCH
- 18 DOVER HOUSING & COMMUNITY DEVELOPMENT
- 19 DELAWARE DEPT. OF EDUCATION
- 20 BIGGS MUSEUM OF AMERICAN ART
- 21 DOVER PUBLIC LIBRARY
- 22 BESTEMPS OF DOVER
- 23 JOBS FOR DELAWARE GRADUATES
- 24 JOHNSON VICTORLA MUSEUM
- 25 DOVER HOUSING AUTHORITY
- 26 MORNING NEWS
- 27 BAYHEALTH MEDICAL CENTER

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014), GOOGLE MAPS



CENTRAL DOVER

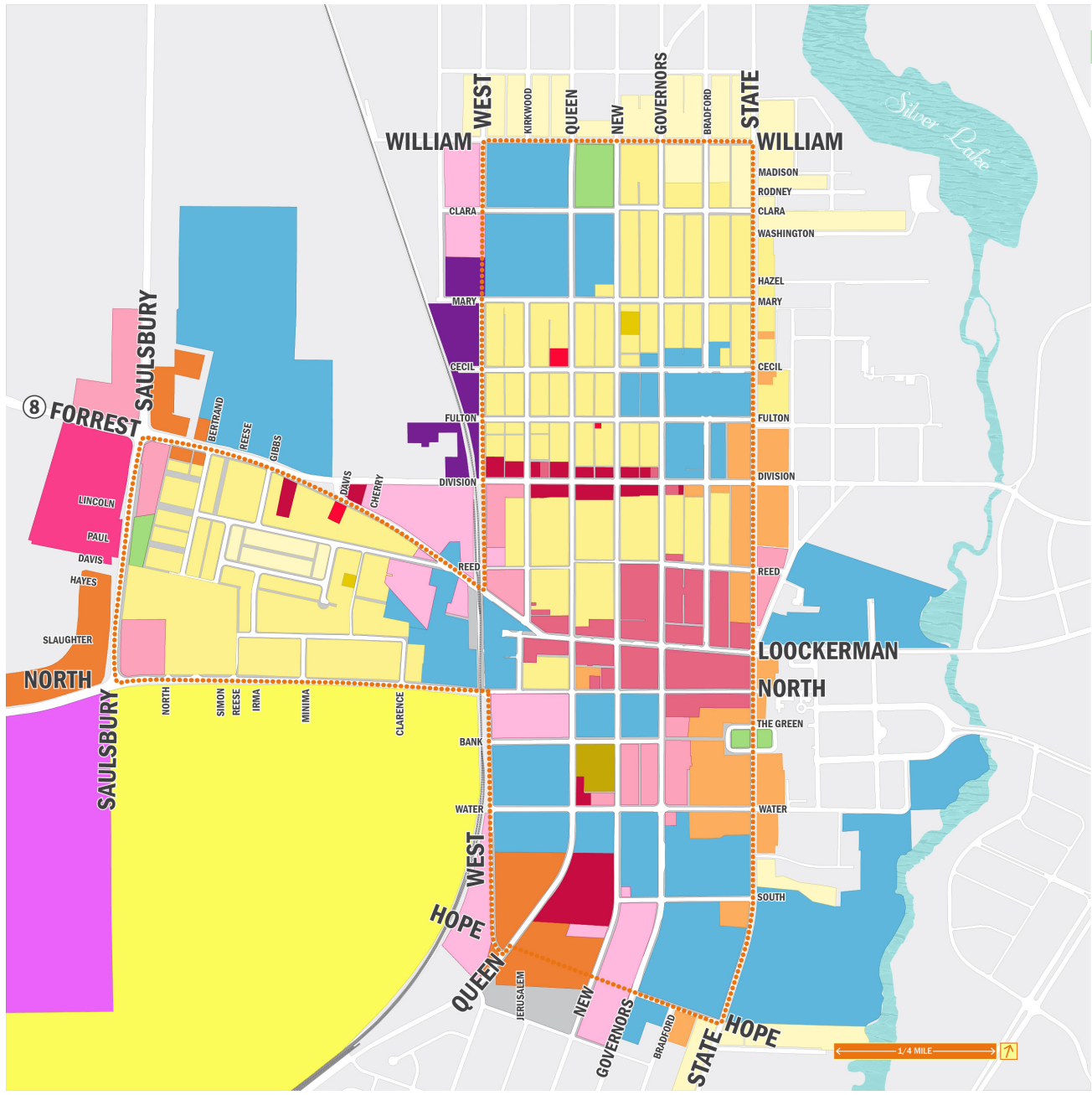
**PUBLICLY-OWNED PROPERTY**



- CITY OF DOVER
- STATE OF DELAWARE
- DOVER HOUSING AUTHORITY
- DOVER HOUSING DEVELOPMENT INCORPORATED
- DOWNTOWN DOVER PARTNERSHIP

SOURCE: CITY OF DOVER





CENTRAL DOVER

# ZONING

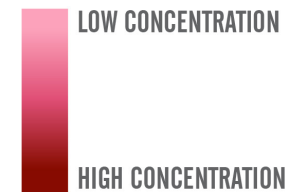
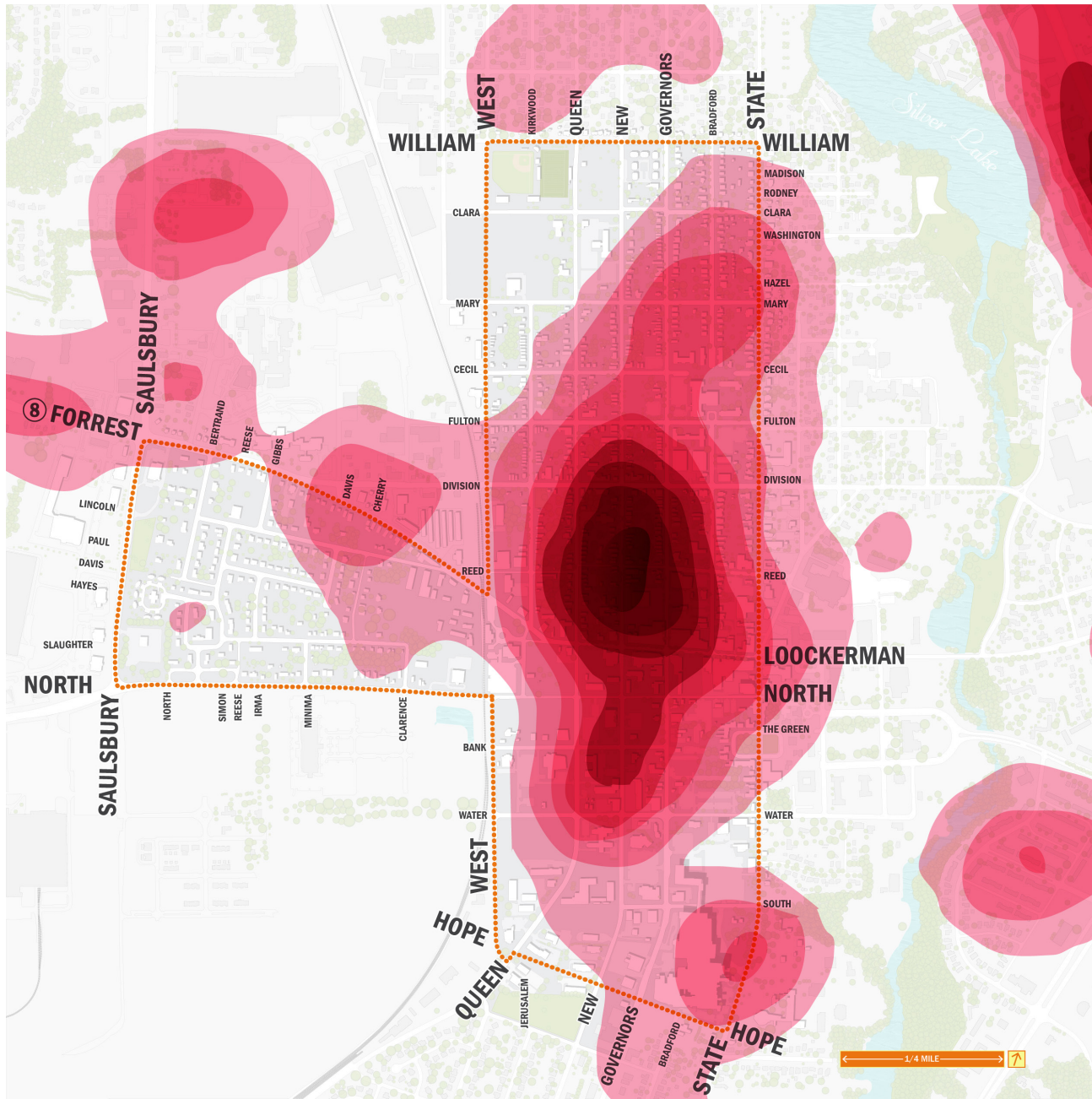
- C-1: NEIGHBORHOOD COMMERCIAL
- C-1A: LIMITED COMMERCIAL
- SC-2: COMMUNITY SHOPPING CENTER
- C-2: CENTRAL COMMERCIAL
- C-2A: LIMITED CENTRAL COMMERCIAL
- C-3: SERVICE COMMERCIAL
- R-8: ONE FAMILY RESIDENCE
- RG-1: GENERAL RESIDENCE
- TND: TRADITIONAL NEIGHBORHOOD DESIGN
- RG-3: GROUP RESIDENCE
- RG-4: MULTISTORY APARTMENTS
- RGO: GENERAL RESIDENCE & OFFICE
- CPO: COMMERCIAL PROFESSIONAL OFFICE
- ROS: RECREATIONAL AND OPEN SPACE
- IO: INSTITUTIONAL AND OFFICE
- IPM: INDUSTRIAL PARK MANUFACTURING
- M: MANUFACTURING

SOURCE: CITY OF DOVER



CENTRAL DOVER

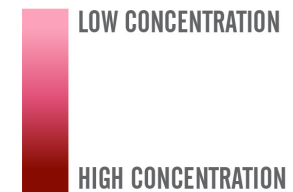
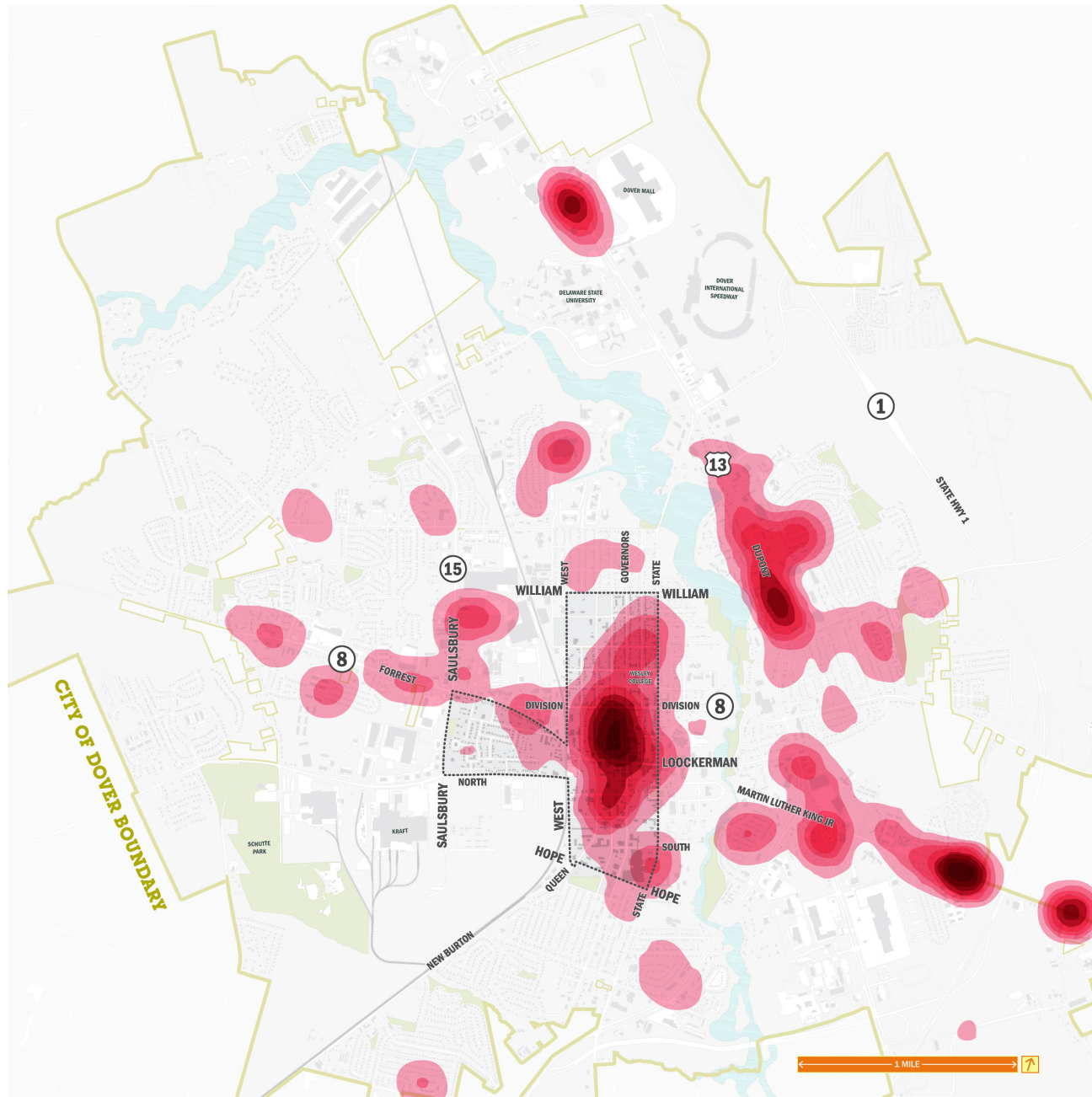
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**DRUG**  
**CRIMES**



SOURCE: DOVER POLICE DEPARTMENT

CENTRAL DOVER

**CRIME DATA:**  
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**DRUG**  
**CRIMES**

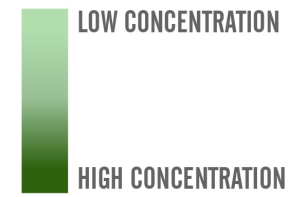
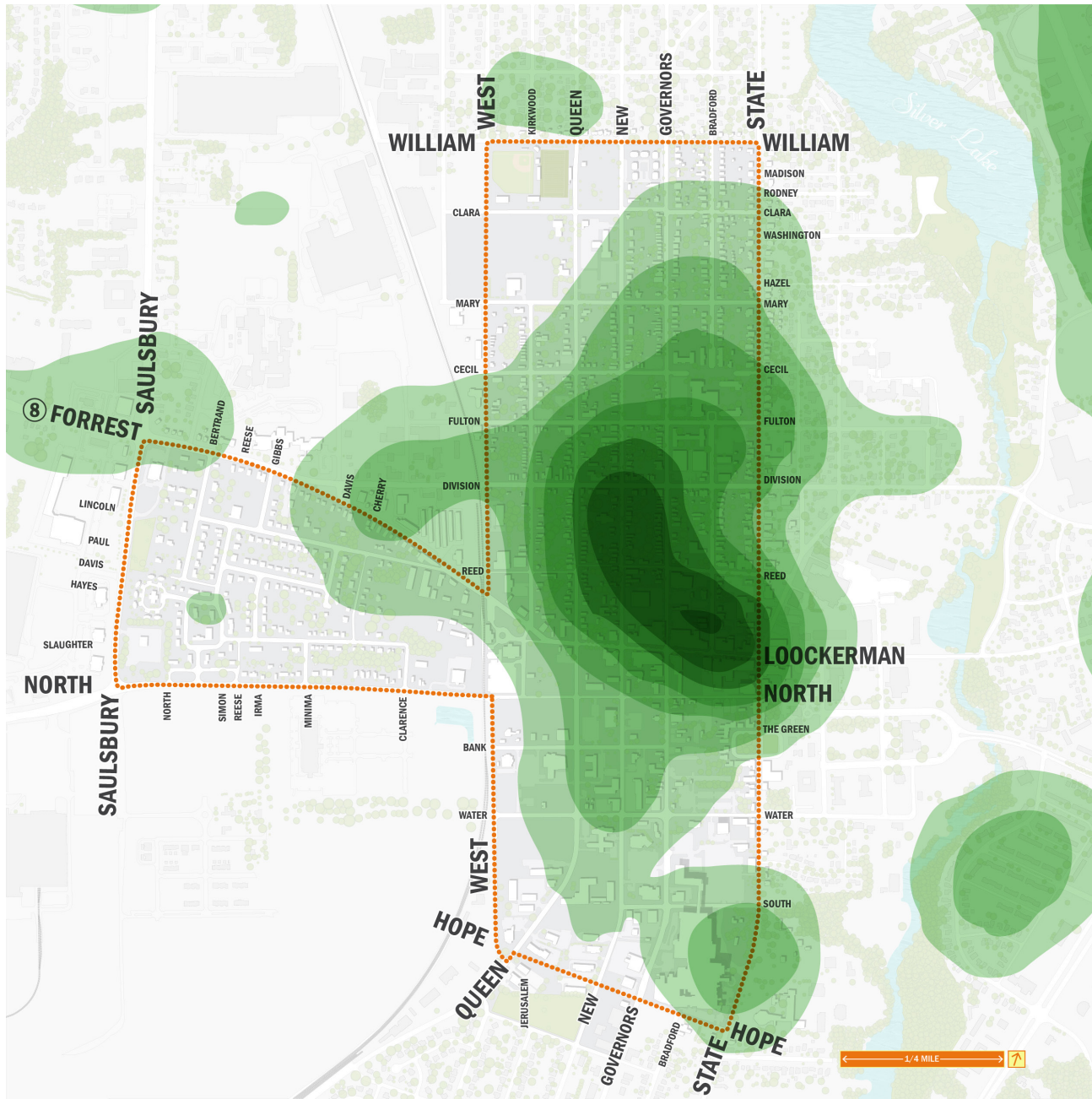


SOURCE: DOVER POLICE DEPARTMENT



CENTRAL DOVER

**CRIME DATA:  
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PROPERTY  
CRIMES**

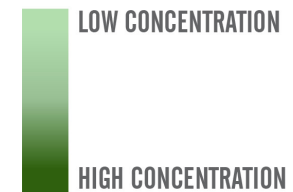
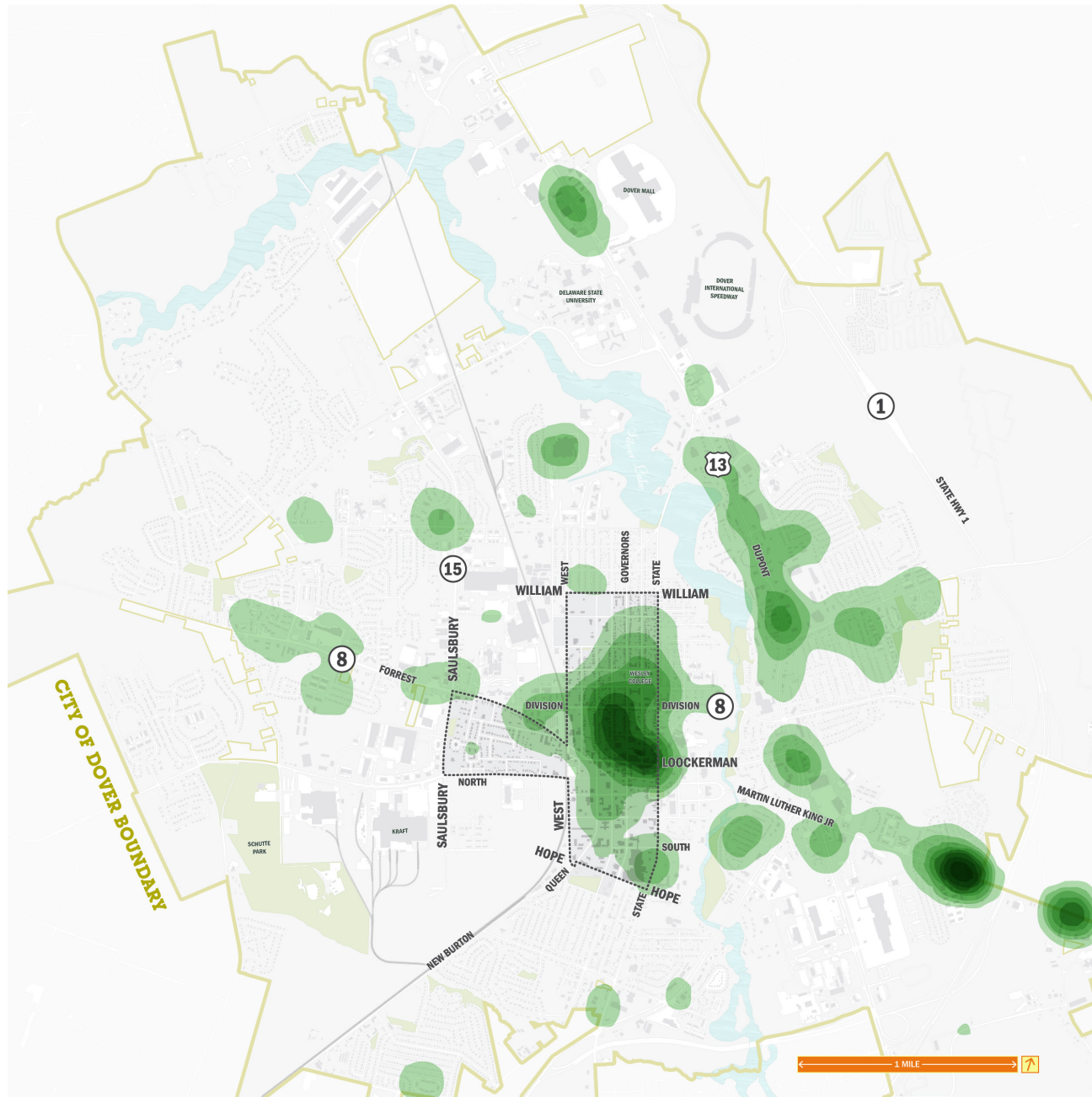


SOURCE: DOVER POLICE DEPARTMENT



CENTRAL DOVER

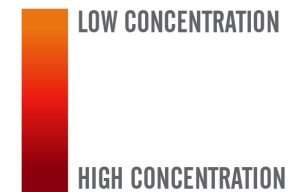
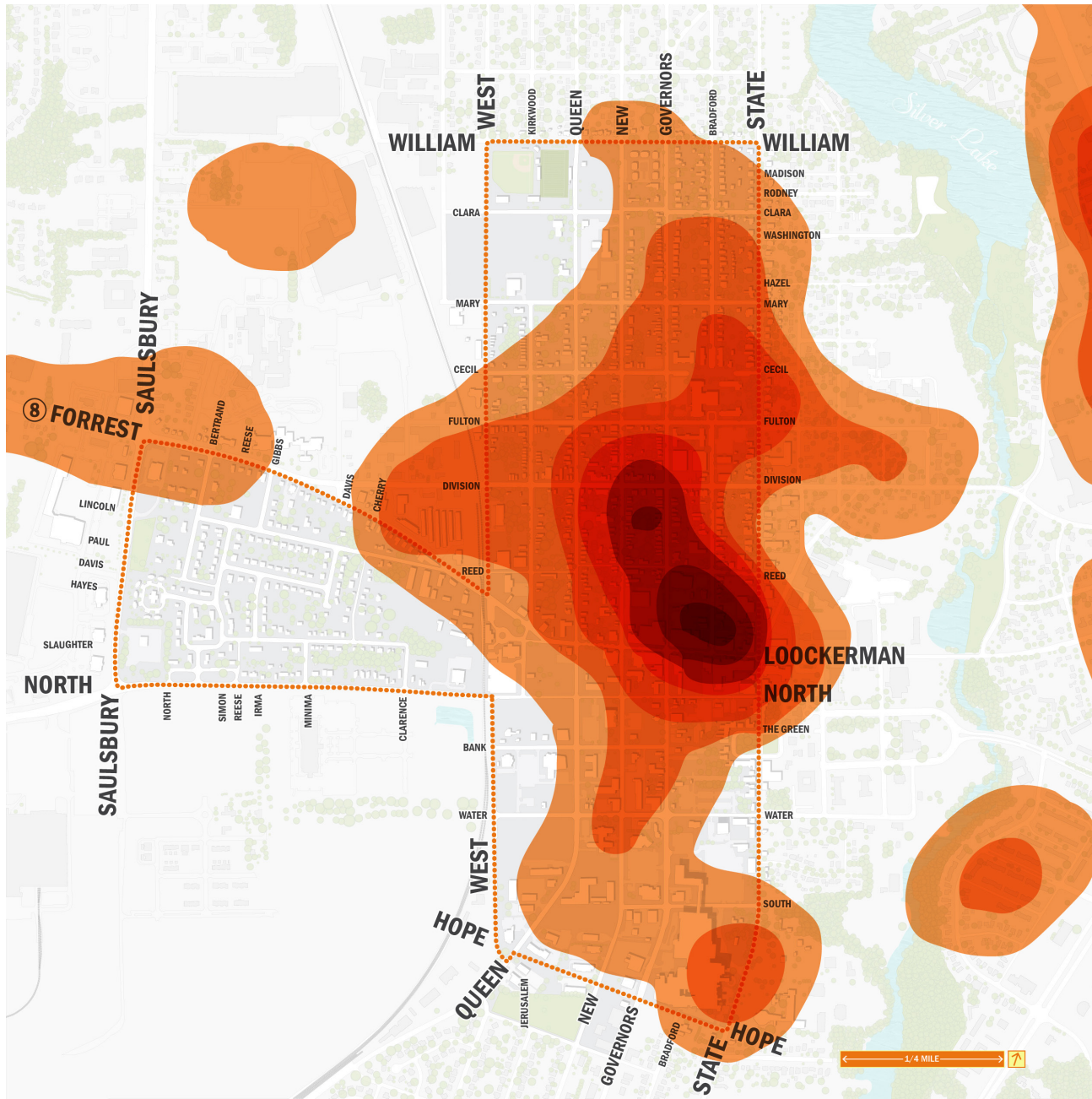
**CRIME DATA:  
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CRIMES**



SOURCE: DOVER POLICE DEPARTMENT

CENTRAL DOVER

**CRIME DATA:  
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VIOLENT  
CRIMES**

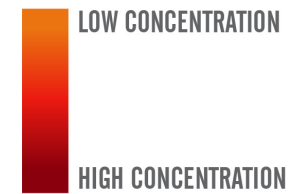
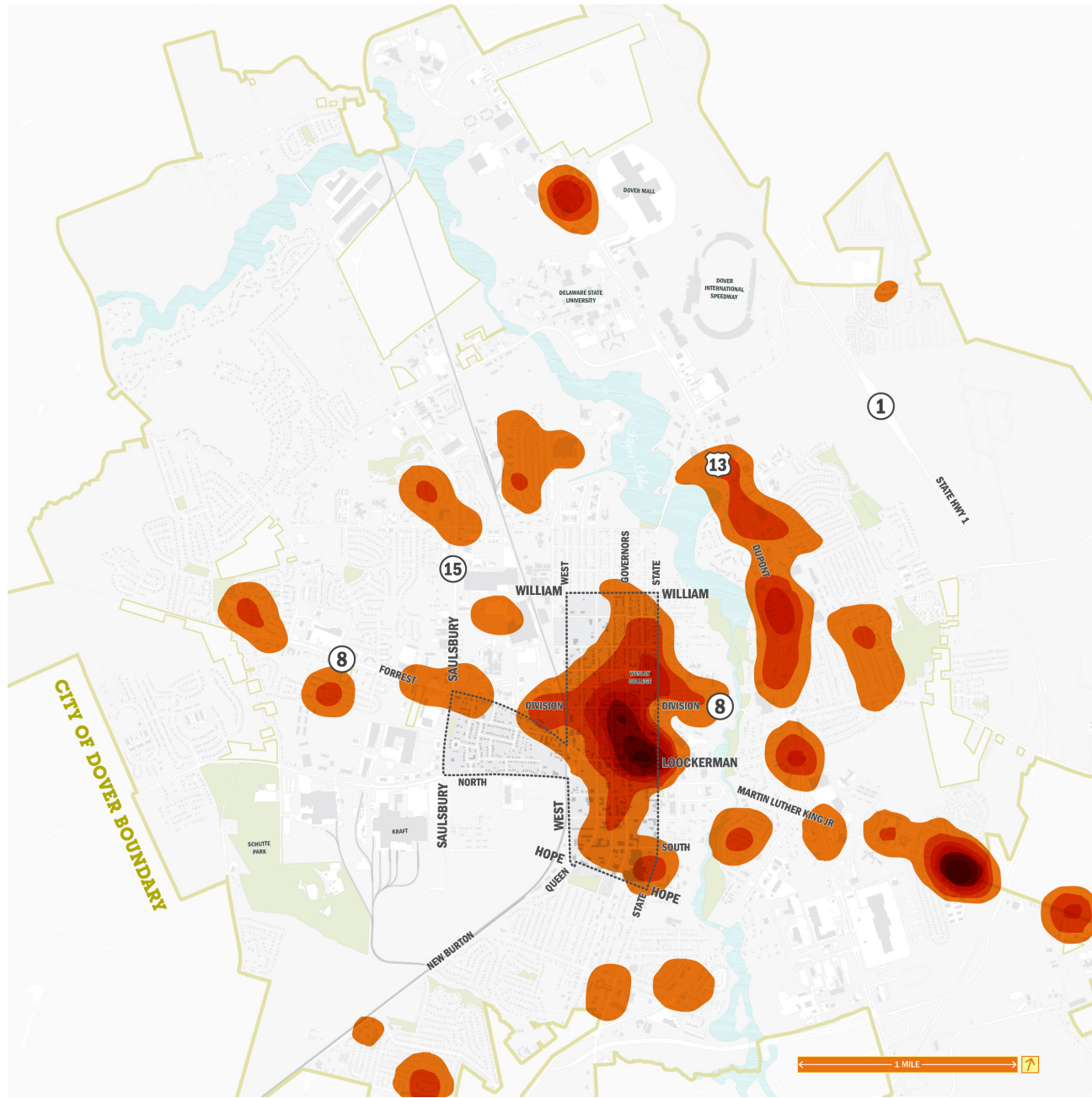


SOURCE: DOVER POLICE DEPARTMENT



CENTRAL DOVER

**CRIME DATA:**  
**2010 - MAY 2014**  
**VIOLENT**  
**CRIMES**

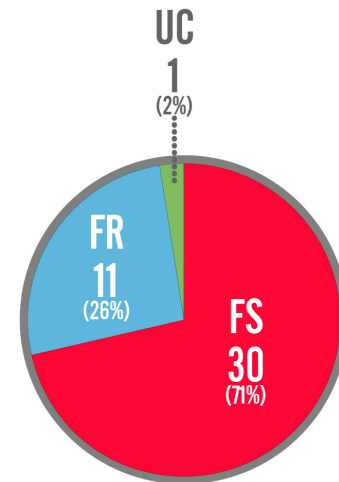
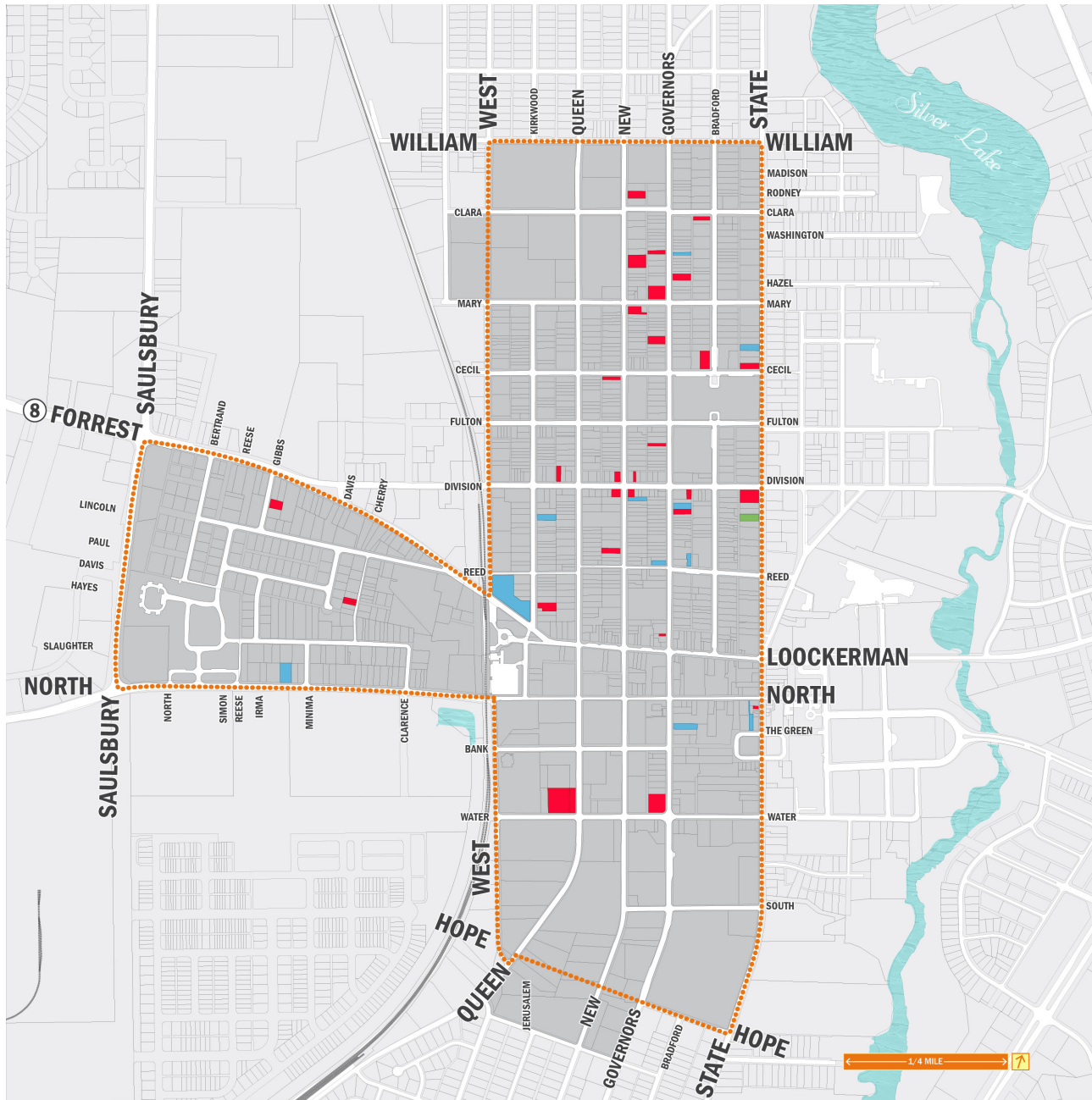


SOURCE: DOVER POLICE DEPARTMENT



CENTRAL DOVER

# REAL ESTATE ACTIVITY



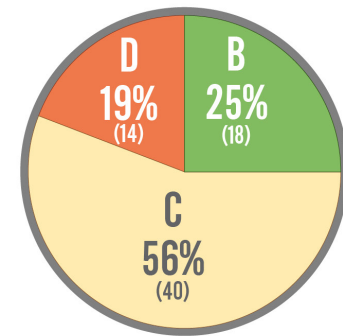
- FOR SALE (FS)
- FOR RENT/LEASE (FR)
- UNDER CONSTRUCTION (UC)

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)



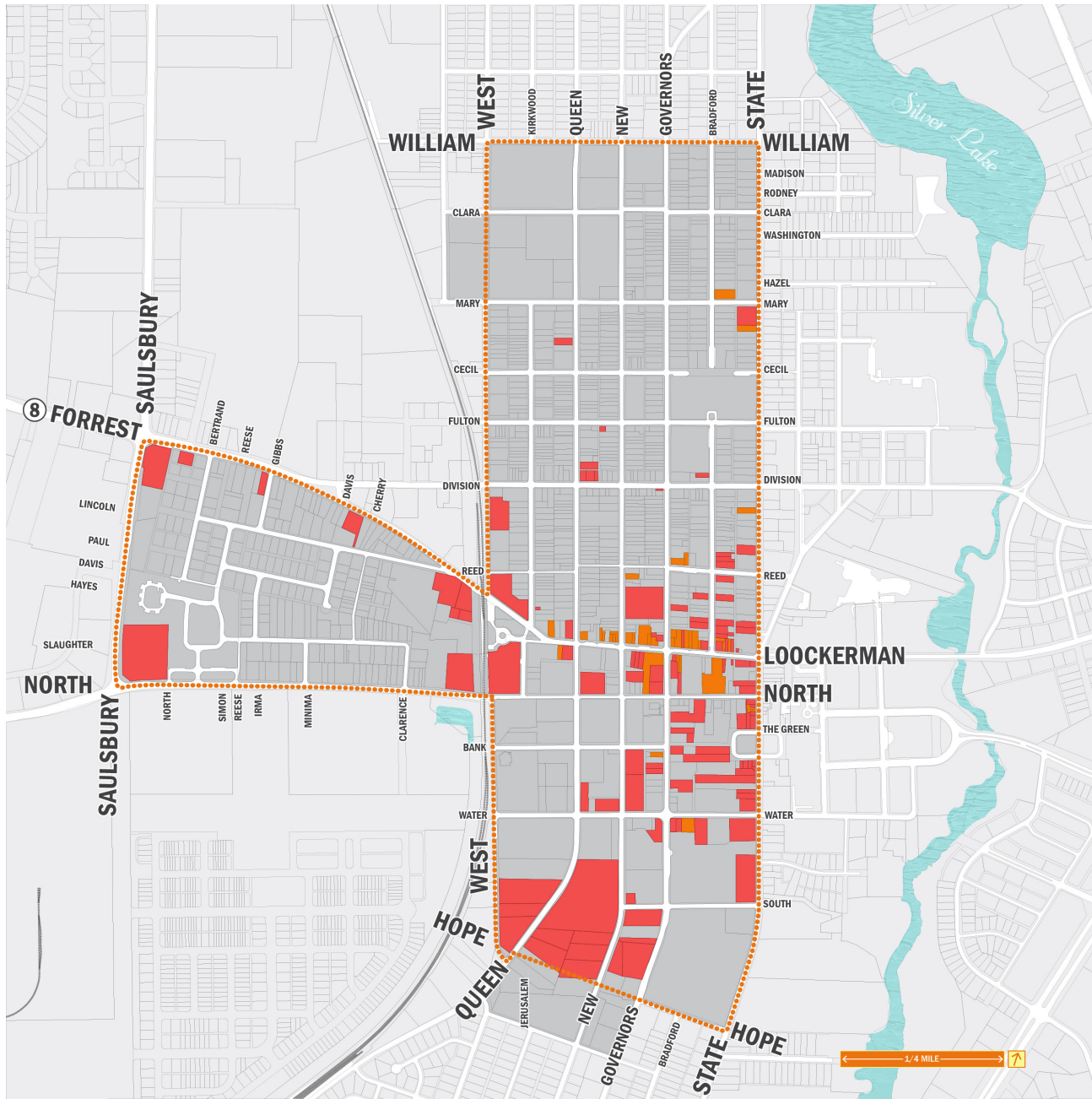
CENTRAL DOVER

**BUILDING CONDITIONS:  
VACANT BUILDINGS**



- A: NEW/ EXCELLENT
- B: ABOVE AVERAGE (NEEDS COSMETIC REPAIRS)
- C: AVERAGE (MINOR REPAIRS NEEDED)
- D: DETERIORATED (MAJOR REPAIRS NEEDED)
- F: DISTRESSED (READY FOR DEMOLITION)

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)

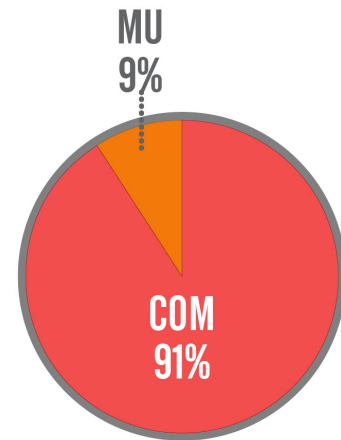


CENTRAL DOVER

**COMMERCIAL USES**

PERCENTAGE OF OVERALL LANDUSE

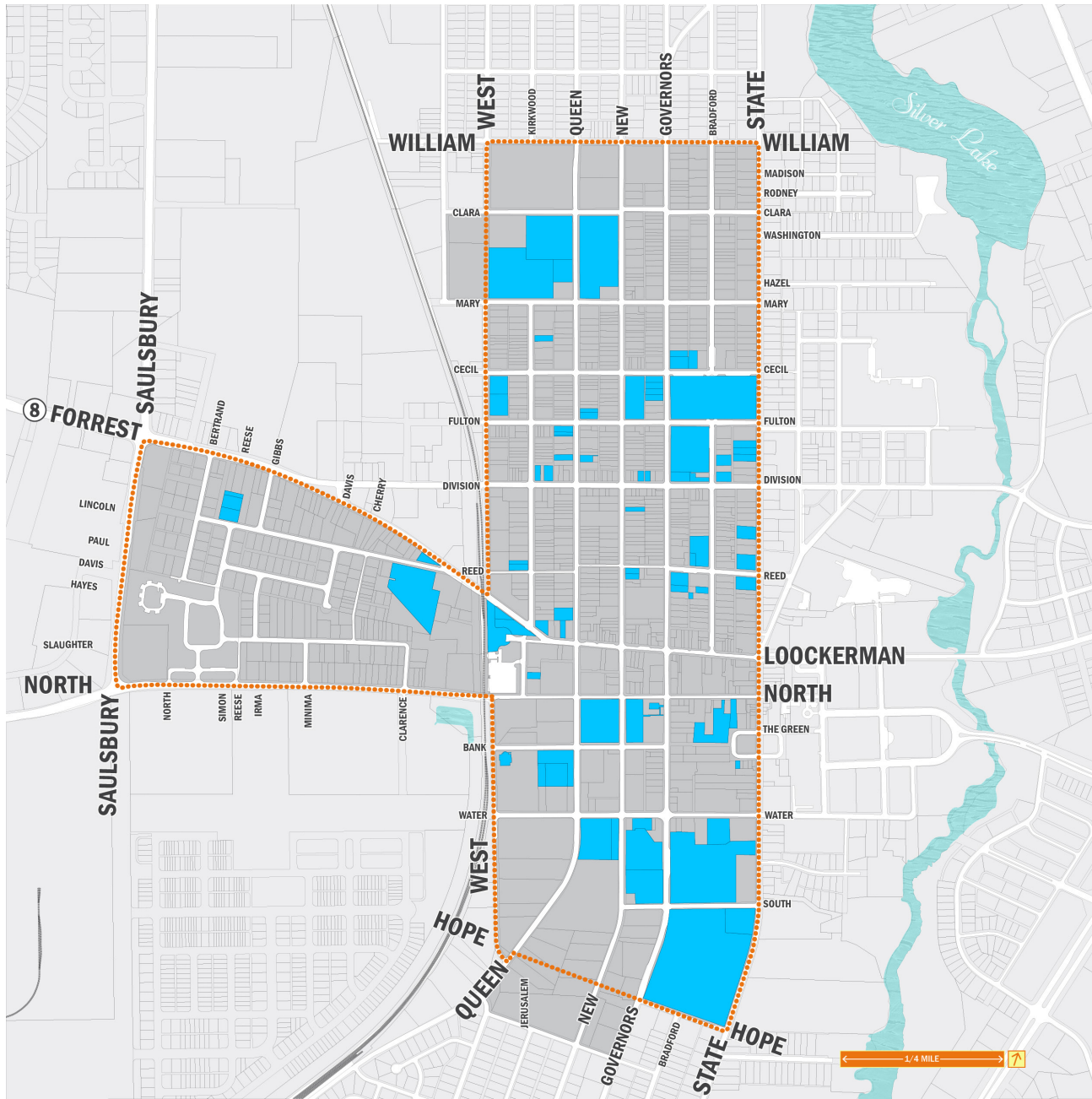
**17%**



- COMMERCIAL
- MIXED USE

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)





CENTRAL DOVER

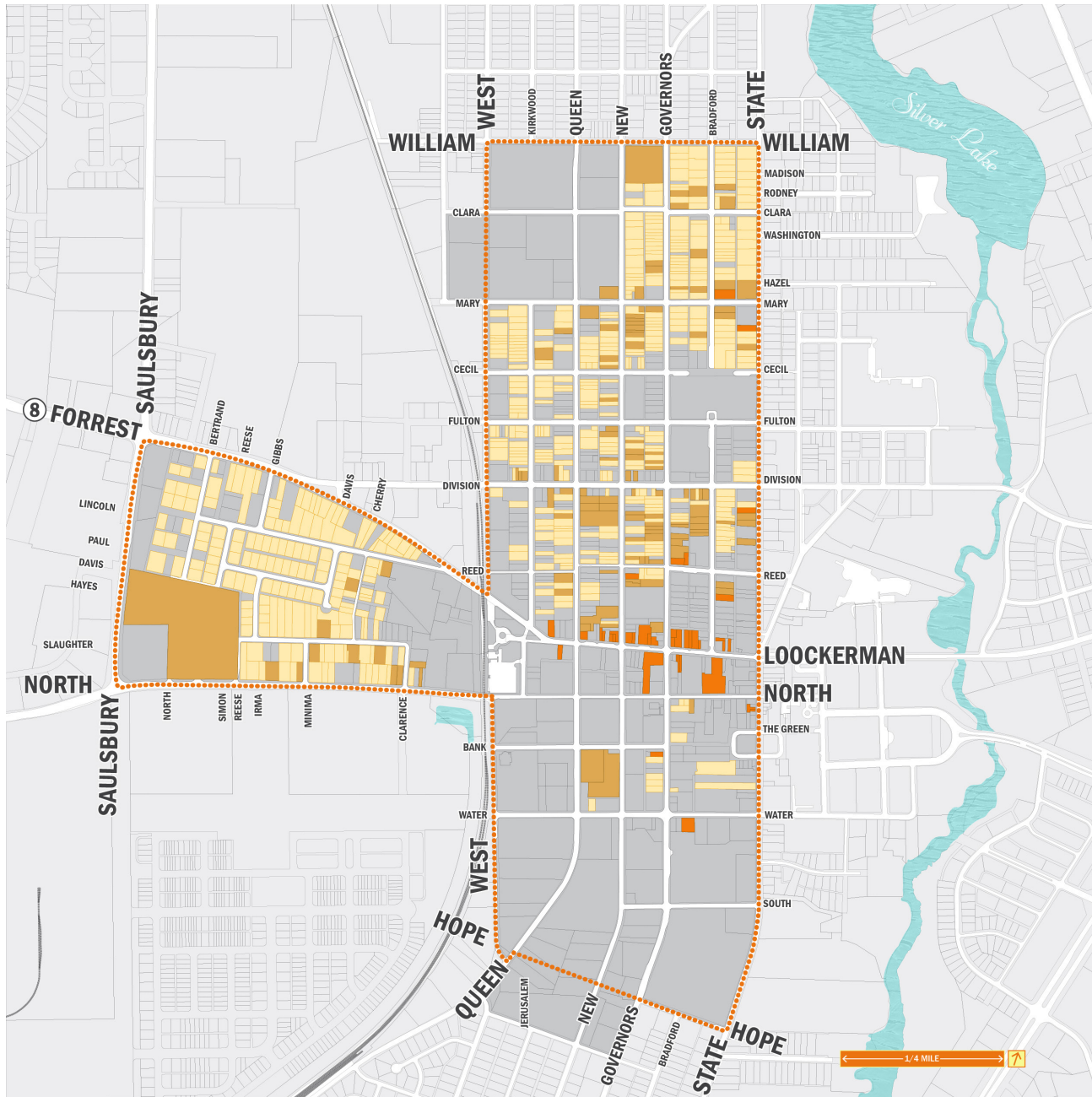
**INSTITUTIONAL USES**

PERCENTAGE OF OVERALL LANDUSE

**21%**

 INSTITUTIONAL

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)

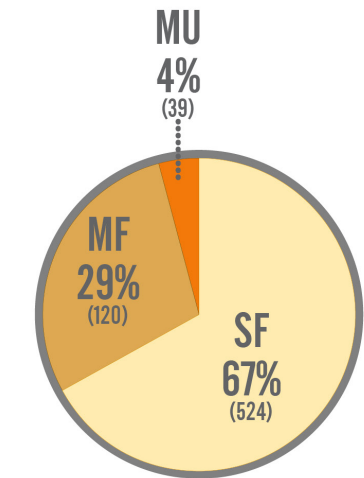


CENTRAL DOVER

**RESIDENTIAL USES**

PERCENTAGE OF OVERALL LANDUSE

**38%**



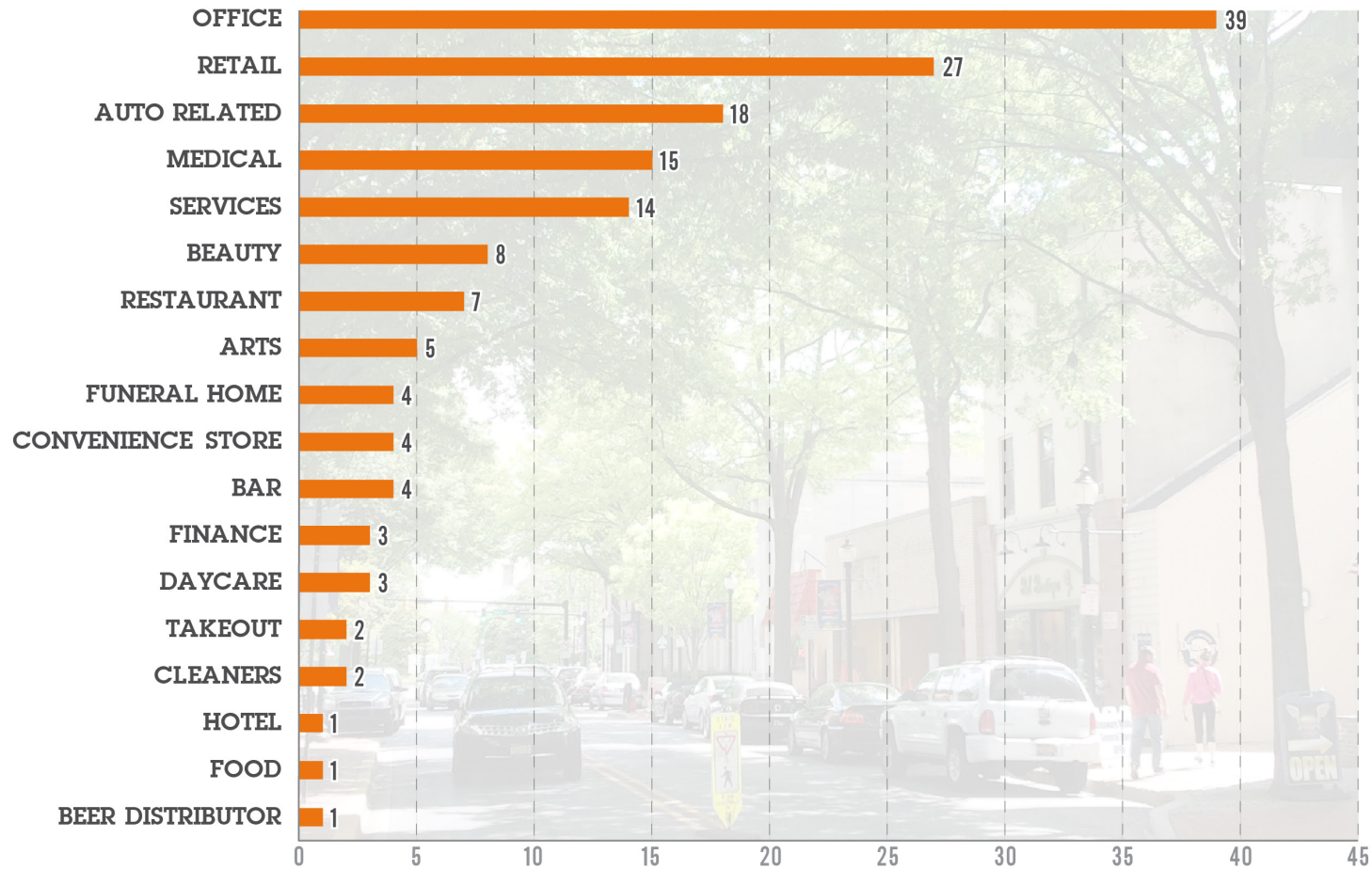
- RESIDENTIAL (SINGLE-FAMILY)
- RESIDENTIAL (MULTI-FAMILY)
- RESIDENTIAL (MIXED USE)

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)

# LAND USE

SOURCE: FIELD SURVEY (NOVEMBER 2013 - JANUARY 2014)

## COMMERCIAL USES: 158





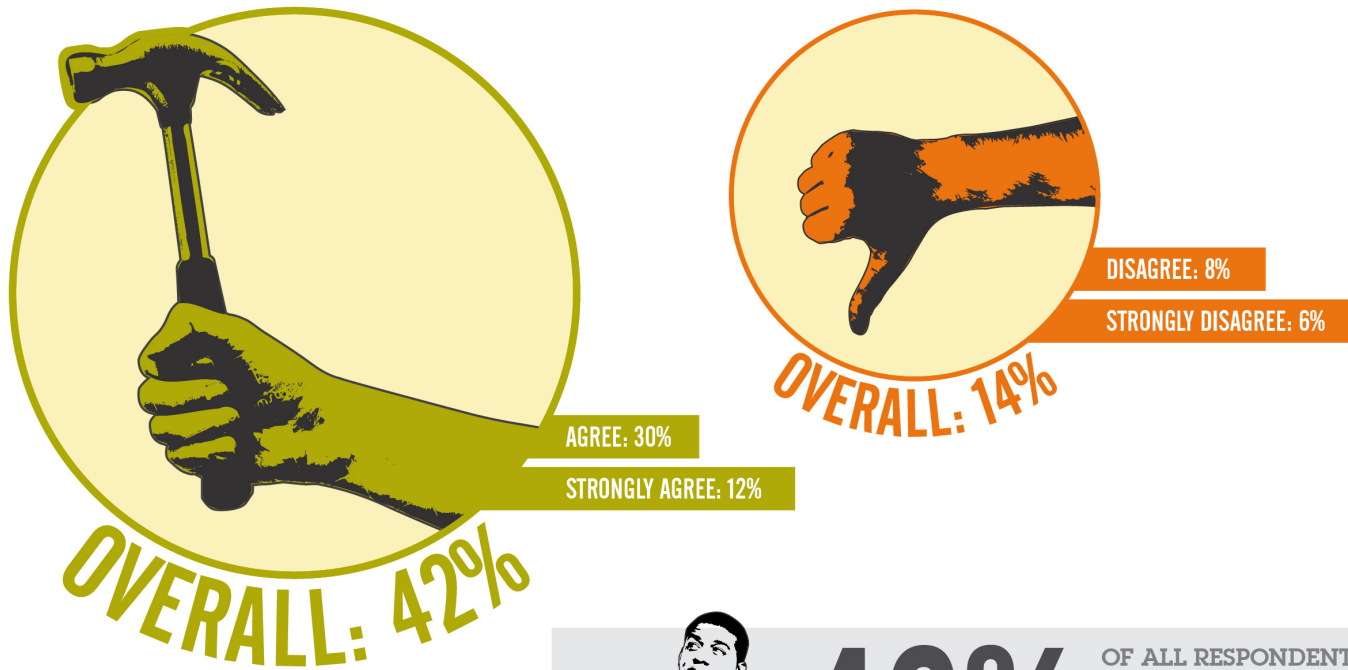
CENTRAL DOVER

# RESIDENT SURVEY RESULTS

SOURCE: NCALL, NEIGHBORWORKS

QUESTION #15

“ IF SOMETHING IS WRONG IN MY NEIGHBORHOOD,  
I KNOW PEOPLE WHO LIVE HERE WILL TRY TO FIX IT. ”

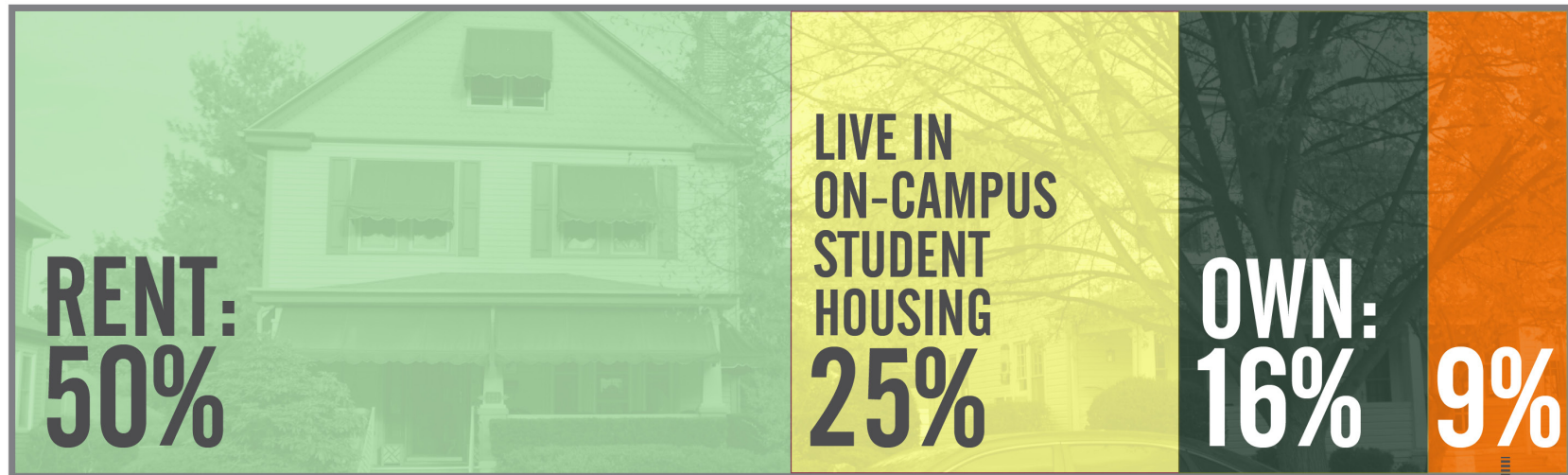


# RESIDENT SURVEY RESULTS

SOURCE: NCALL, NEIGHBORWORKS

QUESTION #17

“ DO YOU CURRENTLY **RENT YOUR HOME** OR DO YOU **OWN IT?** ”



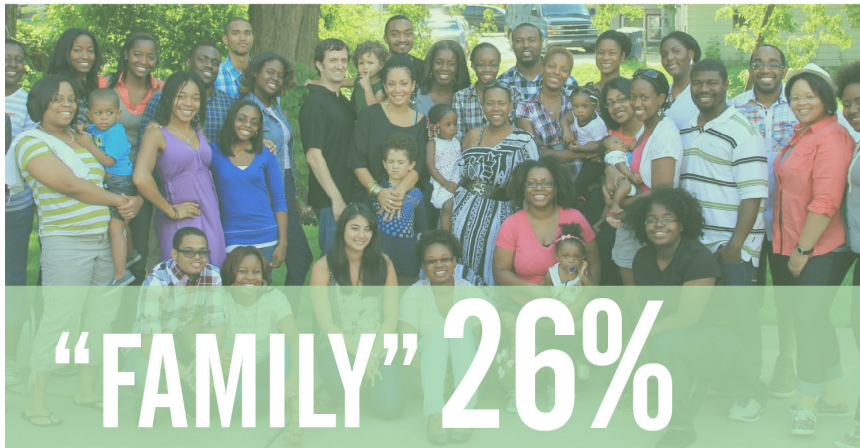
NEITHER; I LIVE WITH A FRIEND OR RELATIVE

# RESIDENT SURVEY RESULTS

SOURCE: NCALL, NEIGHBORWORKS

QUESTION #2

“ WHICH OF THESE WAS A MAJOR REASON YOU DECIDED TO LIVE IN THIS COMMUNITY? ”



## OTHER REASONS:

“AFFORDABILITY OF HOUSING” 9%  
“BORN HERE” 9% EACH

6% “NO CHOICE/NOWHERE TO GO”

“TO BE CLOSE TO WORK” 5%

3% EACH  
“ACCESSIBILITY TO AMENITIES”  
“PROXIMITY TO PUBLIC TRANSPORTATION”  
“ACCESS TO JOB OPPORTUNITIES”  
“SAFETY IN THE COMMUNITY”

“SCHOOL FOR MY CHILDREN” 2%



# RESIDENT SURVEY RESULTS

SOURCE: NCALL, NEIGHBORWORKS

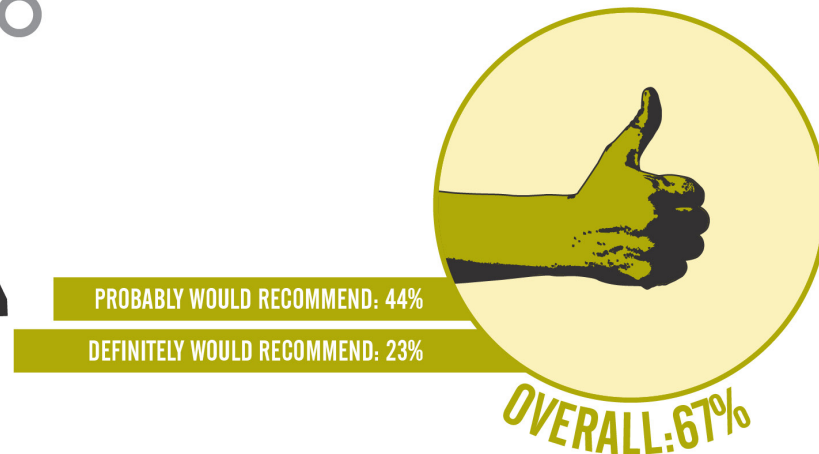
QUESTION #4

“ OVERALL, CONSIDERING EVERYTHING,  
HOW **SATISFIED**  
WOULD YOU SAY YOU  
ARE LIVING IN THIS  
COMMUNITY?”



QUESTION #5

“ RIGHT NOW,  
HOW LIKELY ARE YOU TO  
**RECOMMEND**  
THIS COMMUNITY TO  
SOMEONE ELSE AS A  
GOOD PLACE TO LIVE?”

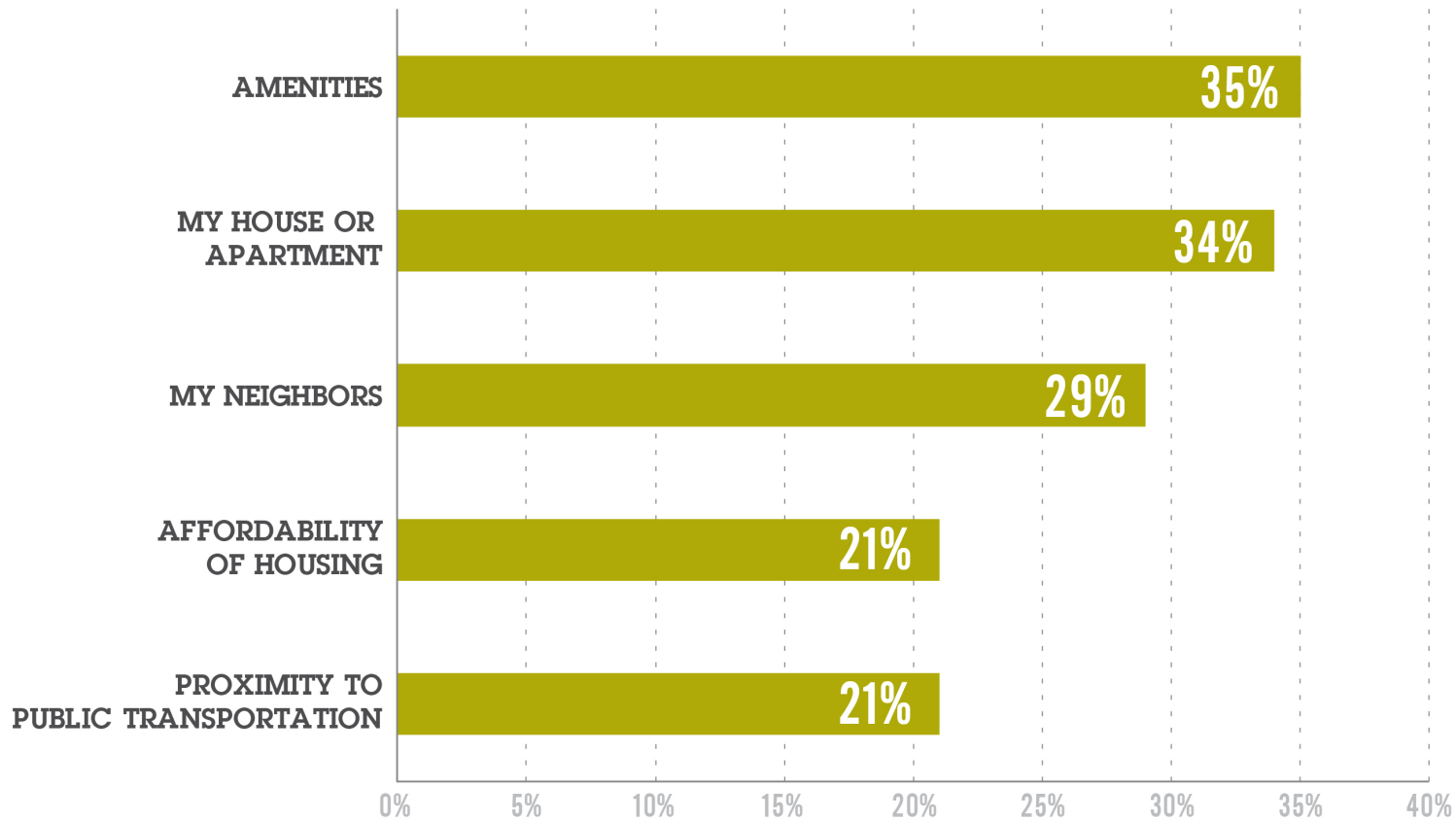


# RESIDENT SURVEY RESULTS

SOURCE: NCALL, NEIGHBORWORKS

QUESTION #9

“ WHAT ARE THE THINGS THAT **YOU LIKE BEST**  
**ABOUT LIVING IN THIS COMMUNITY?** ”

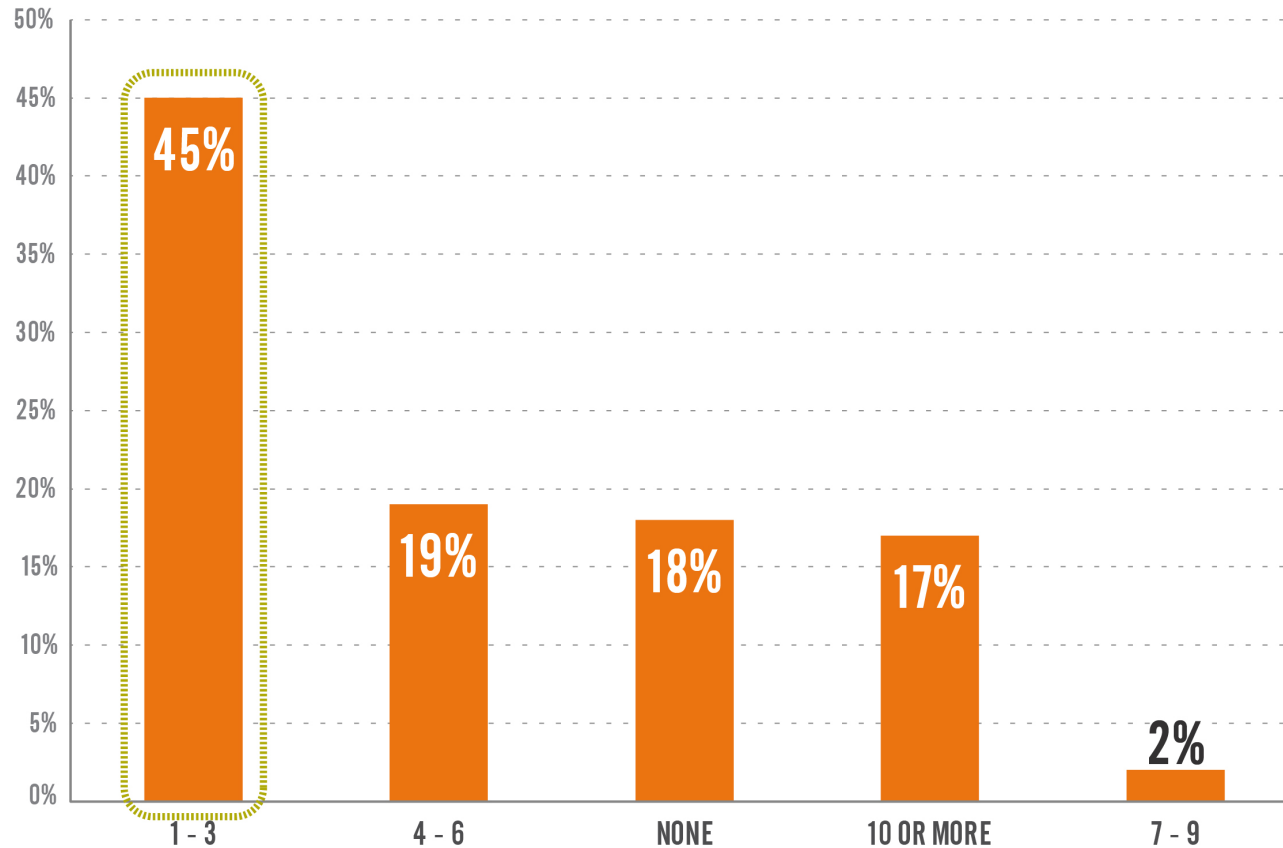


# RESIDENT SURVEY RESULTS

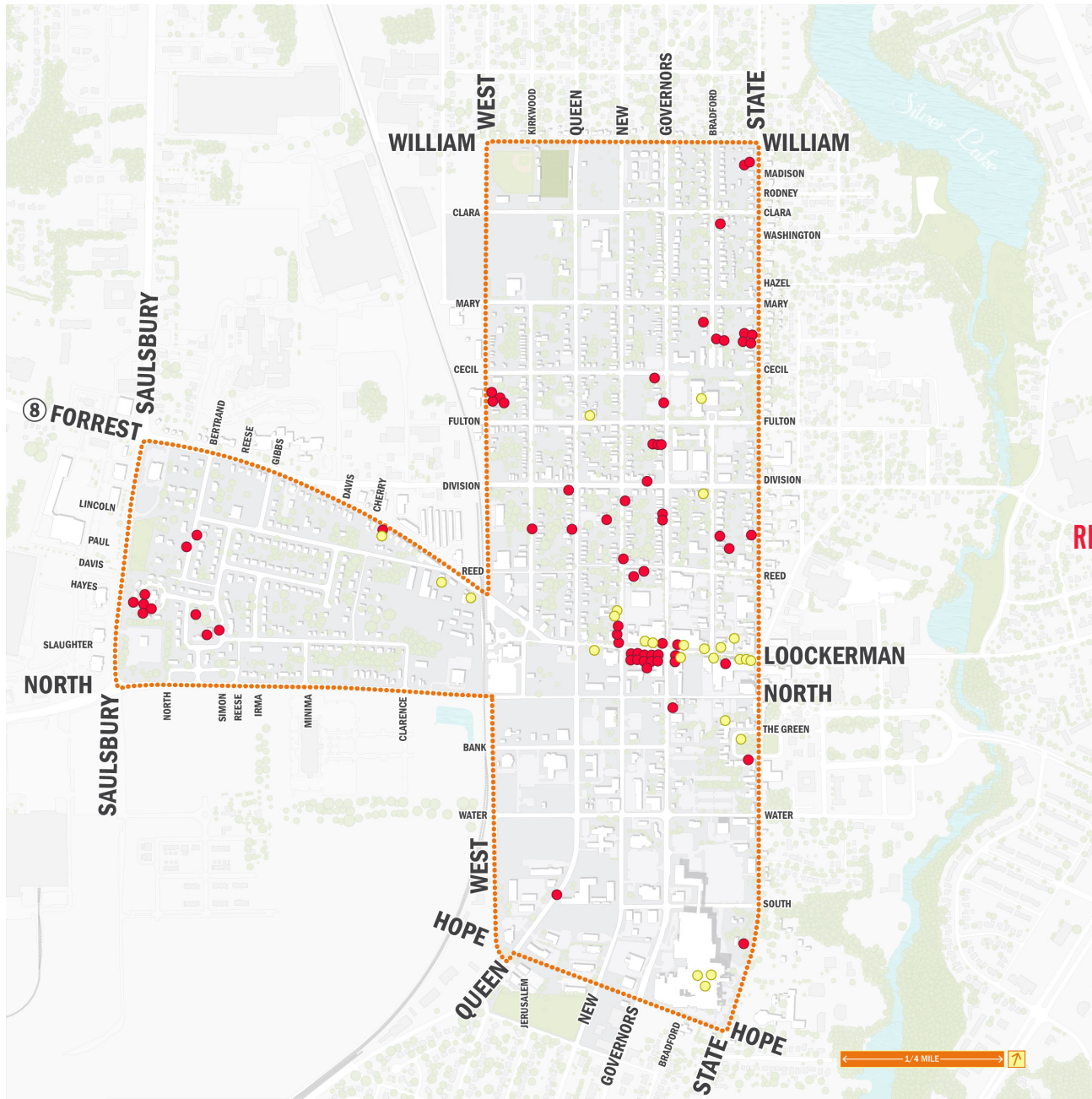
SOURCE: NCALL, NEIGHBORWORKS

QUESTION #13

“ WITH HOW MANY OF YOUR NEIGHBORS DO YOU SPEAK REGULARLY FOR 5 MINUTES OR MORE? ”







CENTRAL DOVER

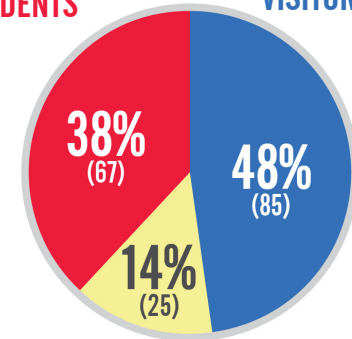
**OPEN HOUSE:  
YOUR  
CONNECTION**

NUMBER OF  
MAP PARTICIPANTS

**177**

RESIDENTS

VISITORS



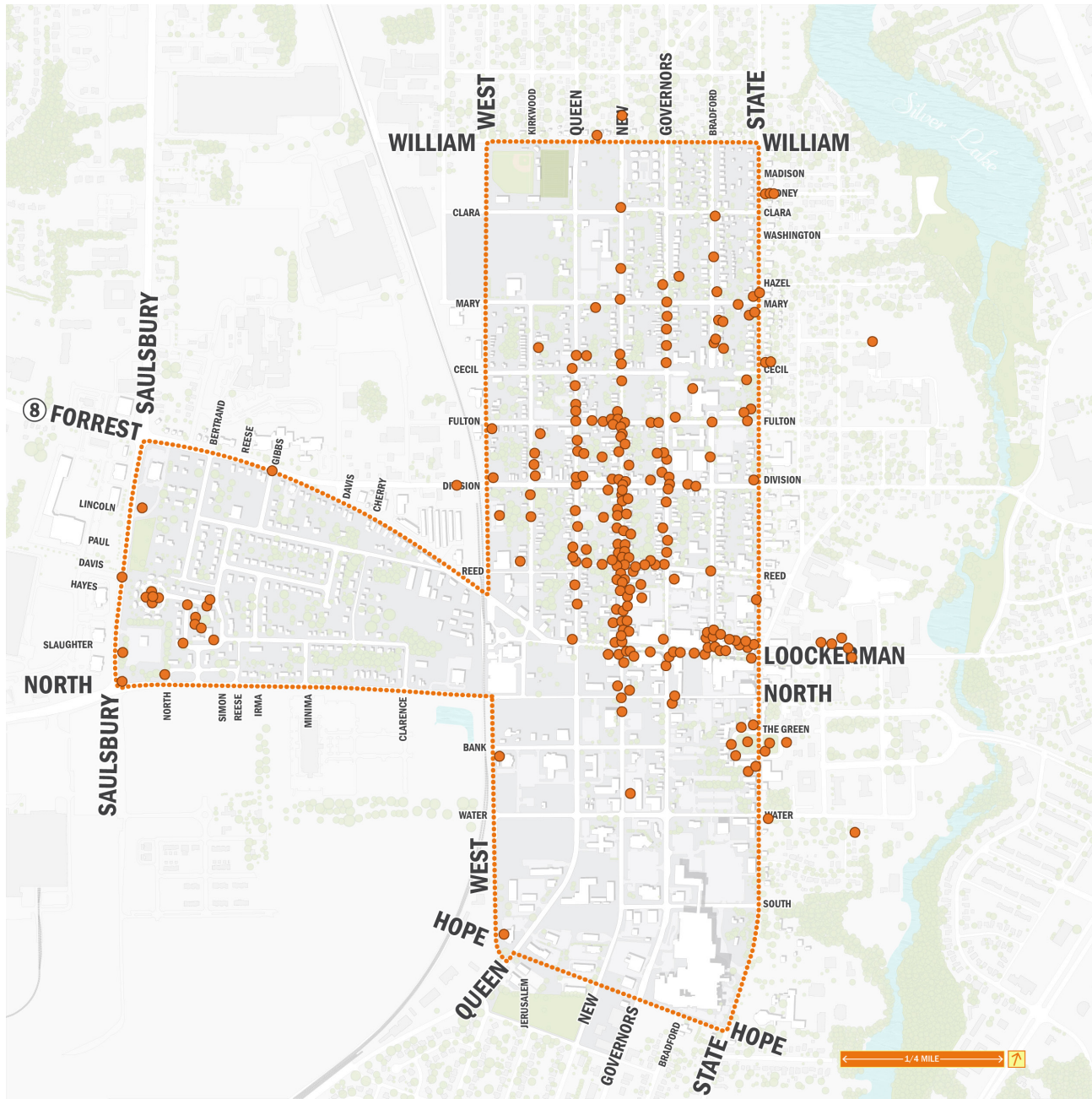
WORKERS



"I LIVE HERE"



"I WORK HERE"



CENTRAL DOVER

**OPEN HOUSE:  
PUBLIC  
REALM**

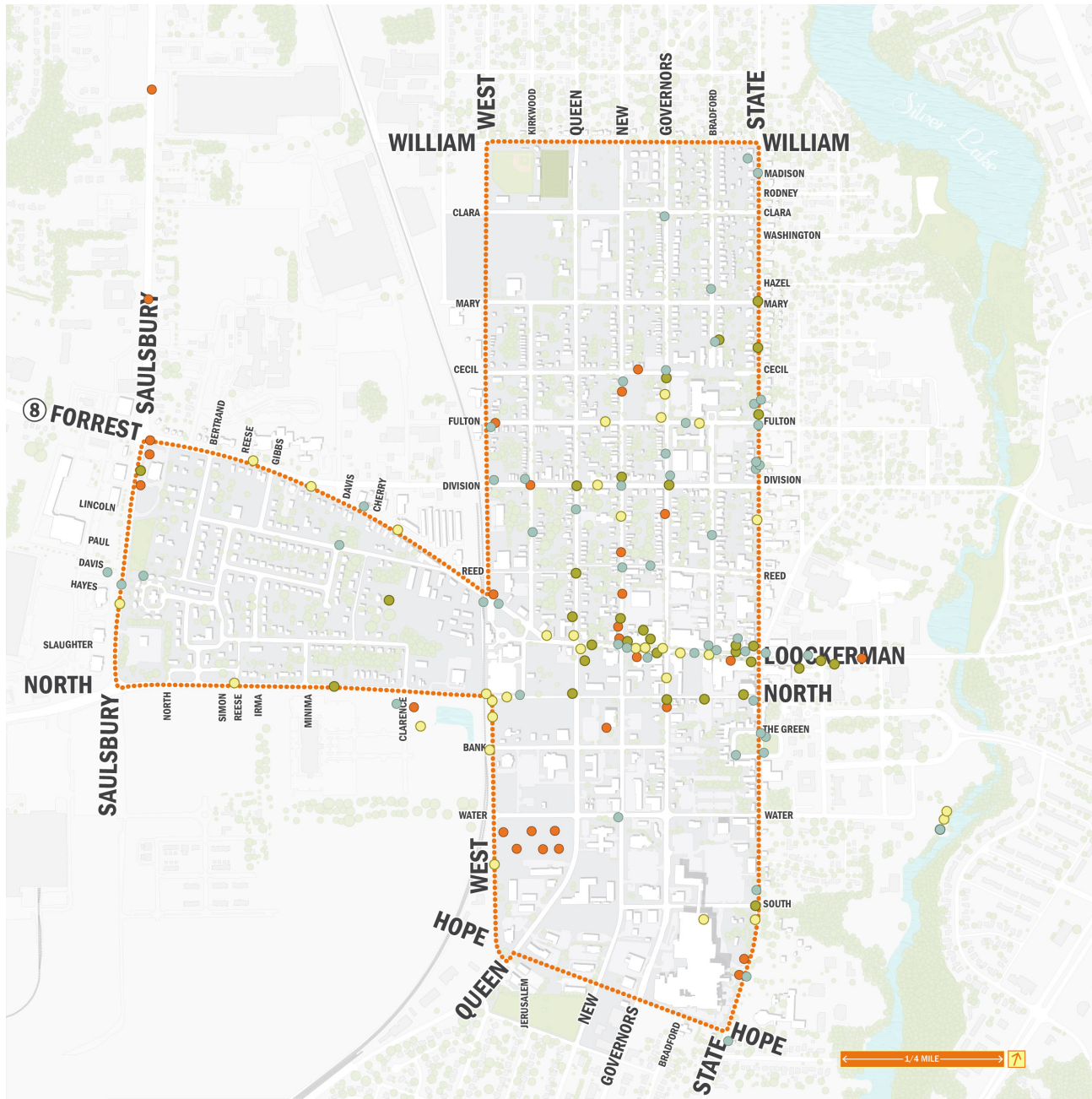
NUMBER OF MAP  
MARKERS PLACED

**239**  
(46%)



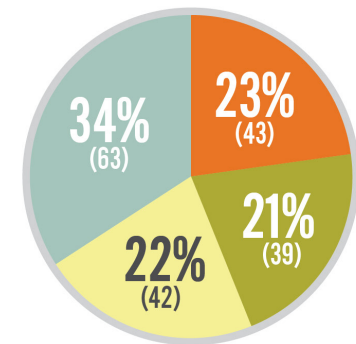
CRIME AND ILLICIT BEHAVIOR





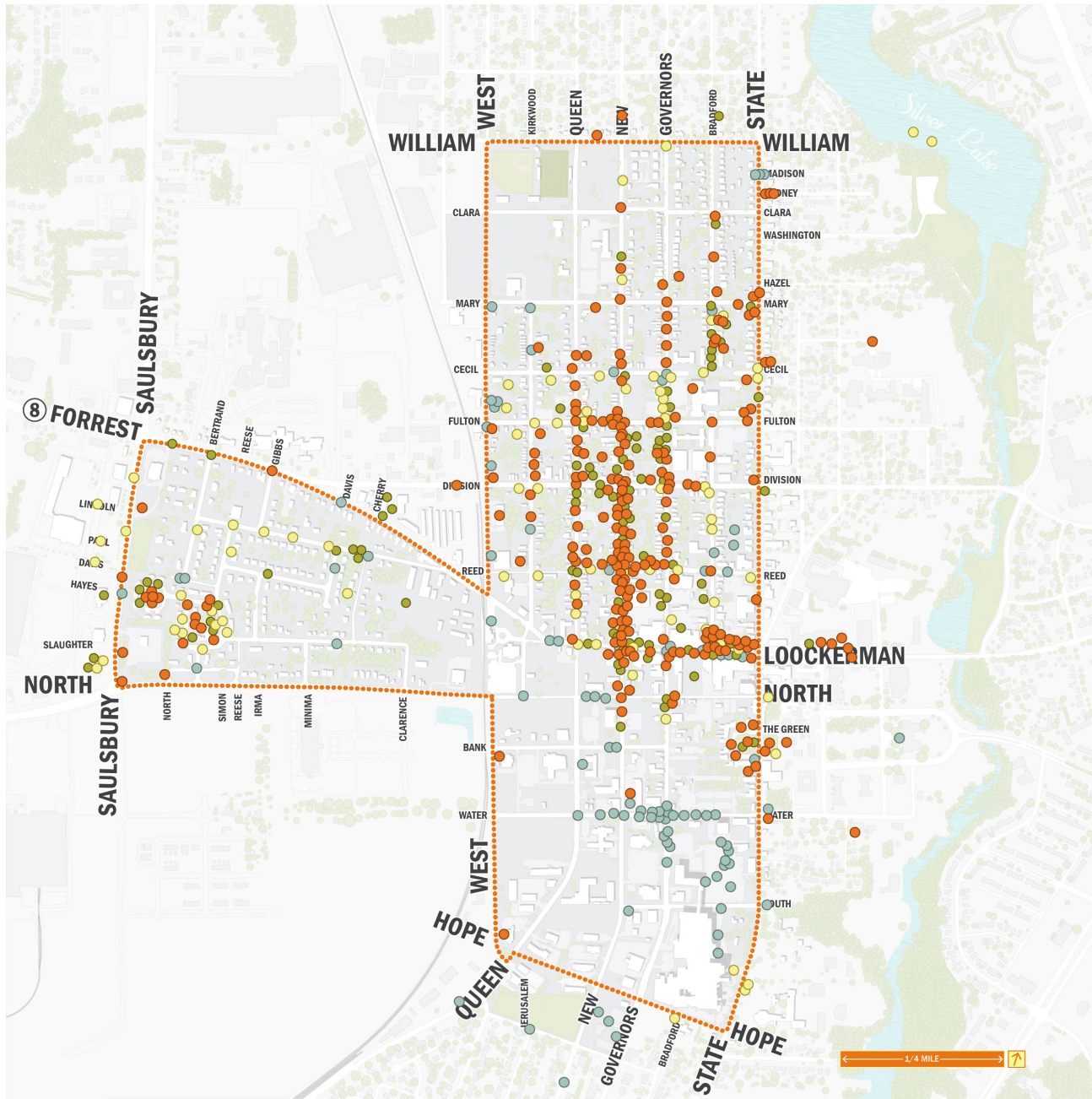
CENTRAL DOVER

# OPEN HOUSE: GETTING AROUND



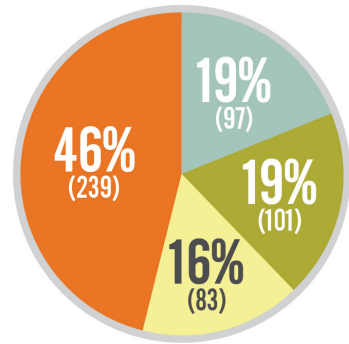
-  WALKING
-  CYCLING
-  DRIVING
-  PUBLIC TRANSIT





CENTRAL DOVER

# OPEN HOUSE: PUBLIC REALM



-  CRIME AND ILLICIT BEHAVIOR
-  POORLY LIT AREAS
-  ILLEGAL DUMPING / TRASH
-  FLOODING

← 1/4 MILE →

# OPEN HOUSE RESULTS

## SUGGESTION BOX ENTRIES: FOCUS AREAS



CENTRAL DOVER

# OPEN HOUSE RESULTS

## SUGGESTION BOX ENTRIES



# 77

**PARTICIPANTS**  
Shared their thoughts with  
*"The City of Dover"* via  
the Open House  
Suggestion box!



# OPEN HOUSE RESULTS

SUGGESTION BOX CARDS:

## NOTABLE SUGGESTIONS / COMMENTS

“**Urban gardening**, neighborhood community gardens (see Detroit). I think these would be helpful in **bringing together the Wesley students and long-time ‘diverse’ residents**. It might also bring together the churches in the area and improve the culture of the neighborhood; and reduce crime by building community relations; and potentially accountability between residents.”



“**Maintain the diverse character of the buildings** in the area and work with owners to maintain them better. This could lead to a better sense of character, pride, and safety in the area.”

“1) Economic development training and jobs for people who live in Central Delaware. 2) **Educational and Cultural Development for our youth**. 3) Development of non-polluting industries. 4) Dover needs a convention center.”



