

Dover Transit Center Neighborhood Plan

Dover, Delaware



Client

Renaissance Planning Group, *prime*
for the Dover/Kent County Metropolitan
Planning Organization

Dates

September 2010

Program

Downtown redevelopment
Mixed-Use
Transit station

Relevance

Neighborhood Infill
Town Planning
New Urbanism

Services

Urban Design
Town Planning

Team

MASTER PLANNER
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Project Challenge

Dover is the State capital of Delaware, and oddly, its visitors and politicians do not have a destination worthy of capital status. Beyond a few well-defined beautiful streets containing a mix of uses, downtown Dover remains a vacant grid of approximately 16 blocks occupied mostly by segregated private parking lots. Providing guidelines and a development strategy that extends the successful and desirable pattern of urbanism that previously made Dover a desirable and memorable downtown, and using a proposed transit center as the impetus for transit-oriented development is the goal of this study.

Project Description

The planning effort offers the community a chance to influence the future of the neighborhood and downtown by exploring simple urban design questions such as the appropriate height of buildings, the pedestrian experience, the character of neighborhood roads and streetscapes, and open space types. It is also a goal to have the area develop using transit-oriented development with the new transit center as the focal point driving growth and economic opportunity.

The MPO is committed to working with the City of Dover and the State to put the necessary tools in place such as reviewing and revising existing codes and ordinances to entice development, encourage public/private partnerships, investments and forums, and utilize key community stakeholders in generating changes that are needed to help fulfill the project's mission.



Diagram showing the desired spread of walkable urbanism.

John Moynahan Urban Design & Planning

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Downtown gateway at existing rail crossing created with a variety of mixed use buildings.

The plan shows buildings configured to create a walkable and inviting streetscape consistent with the character of downtown Dover. New buildings shown in brown.

