

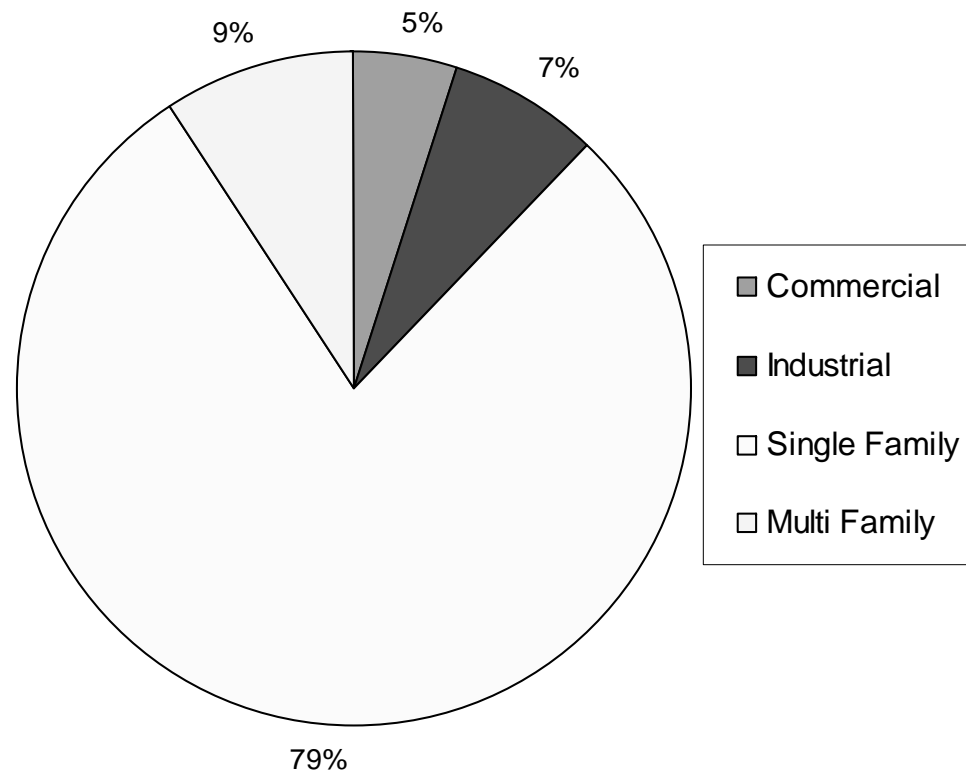
“Towards a Decade of Balanced, Quality Development”

Dover Master Plan Update:
Economic and Land Use Analysis

Economic & Land-Use Section of the Master Plan Findings:

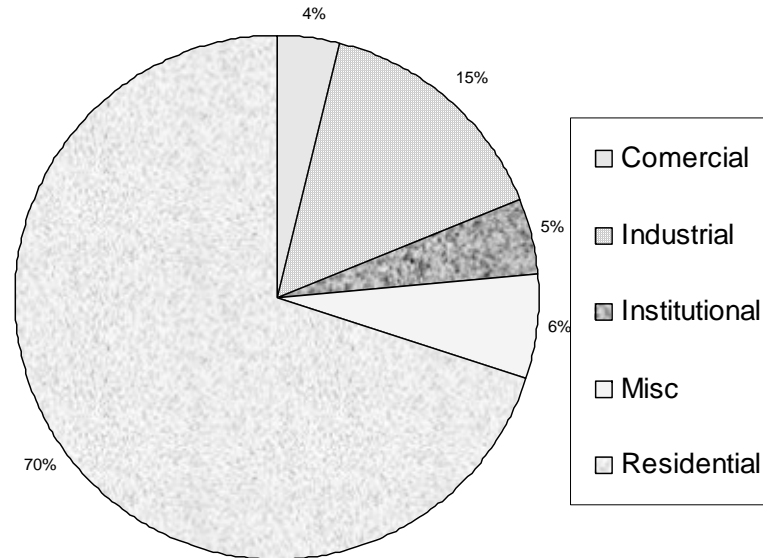
- Existing land-use and zoning was heavily tipped toward residential development;
- Mix of residential development was not diversified enough;
- Not enough land zoned non-residential to support future projected need;
- The City was under performing the region in terms of retail sales;
- Open Space and Environmental protection needed to be encouraged;
- The City needed to guard itself from future Sprawl and Adopt “Smart Growth” policies.

Zoning 1997



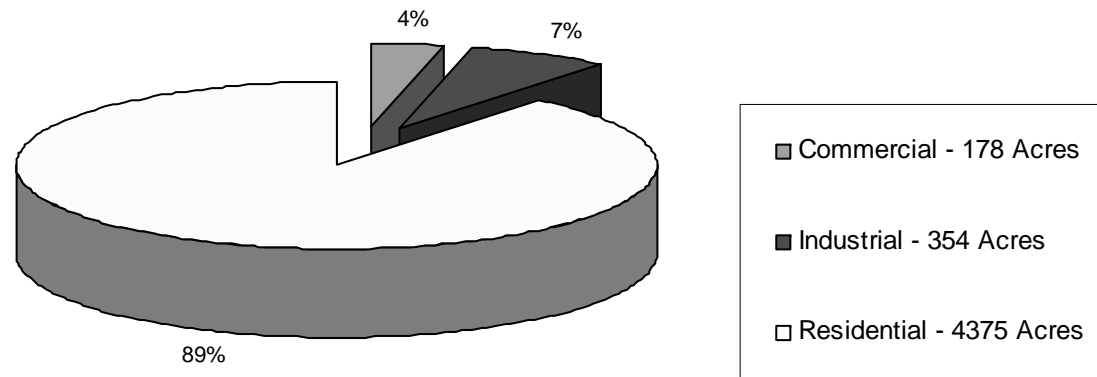
Source: City of Dover, Department of Planning and Community Development

Developed Land 1997



Source: 1998 Economic and Land Use Master Plan Update

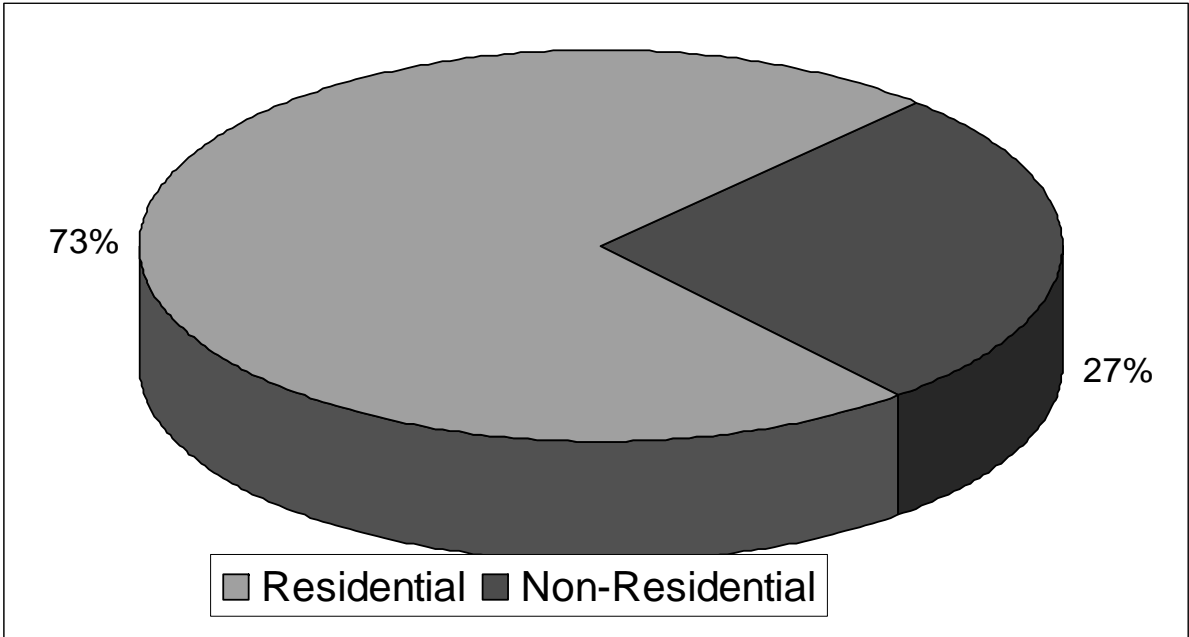
Developable Land 1997



*= For residentially zoned land, this includes vacant land, land in current use and lots that are four times the minimum lot size. For Non-residential land, this includes vacant land and land in current use. Wetlands have been subtracted.

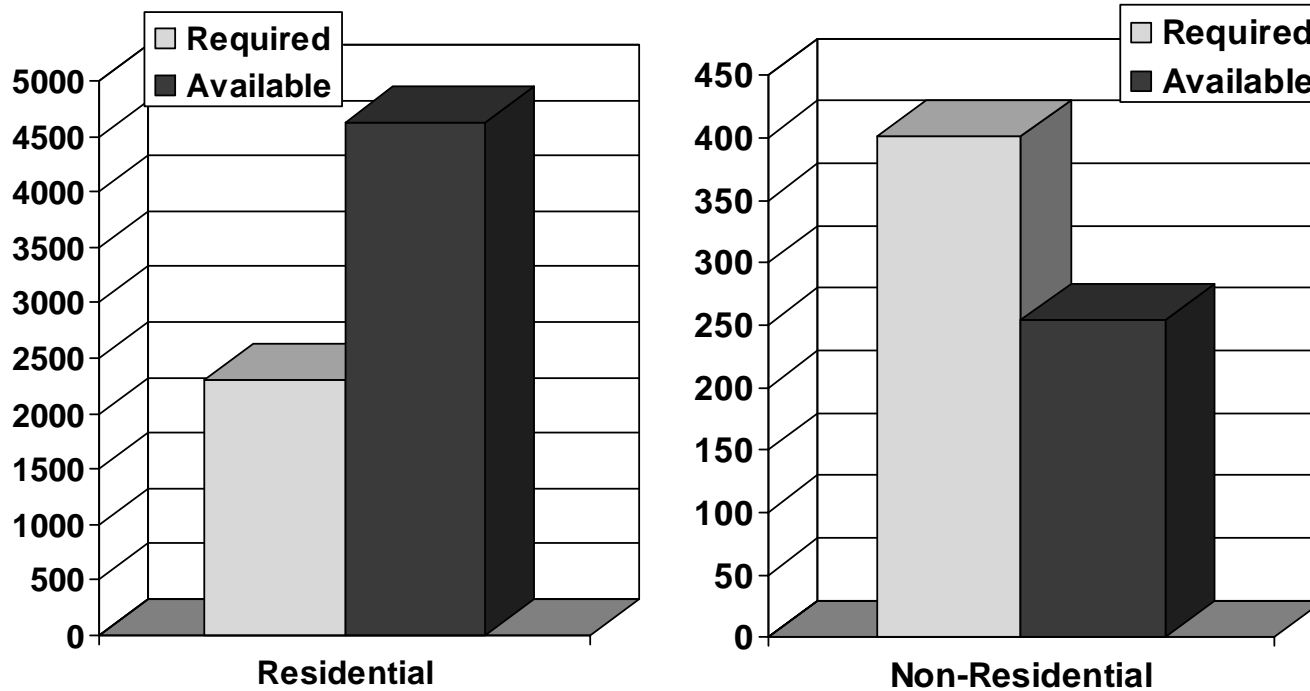
Source: City of Dover, Department of Planning and Community Development

Assessed Value 1997



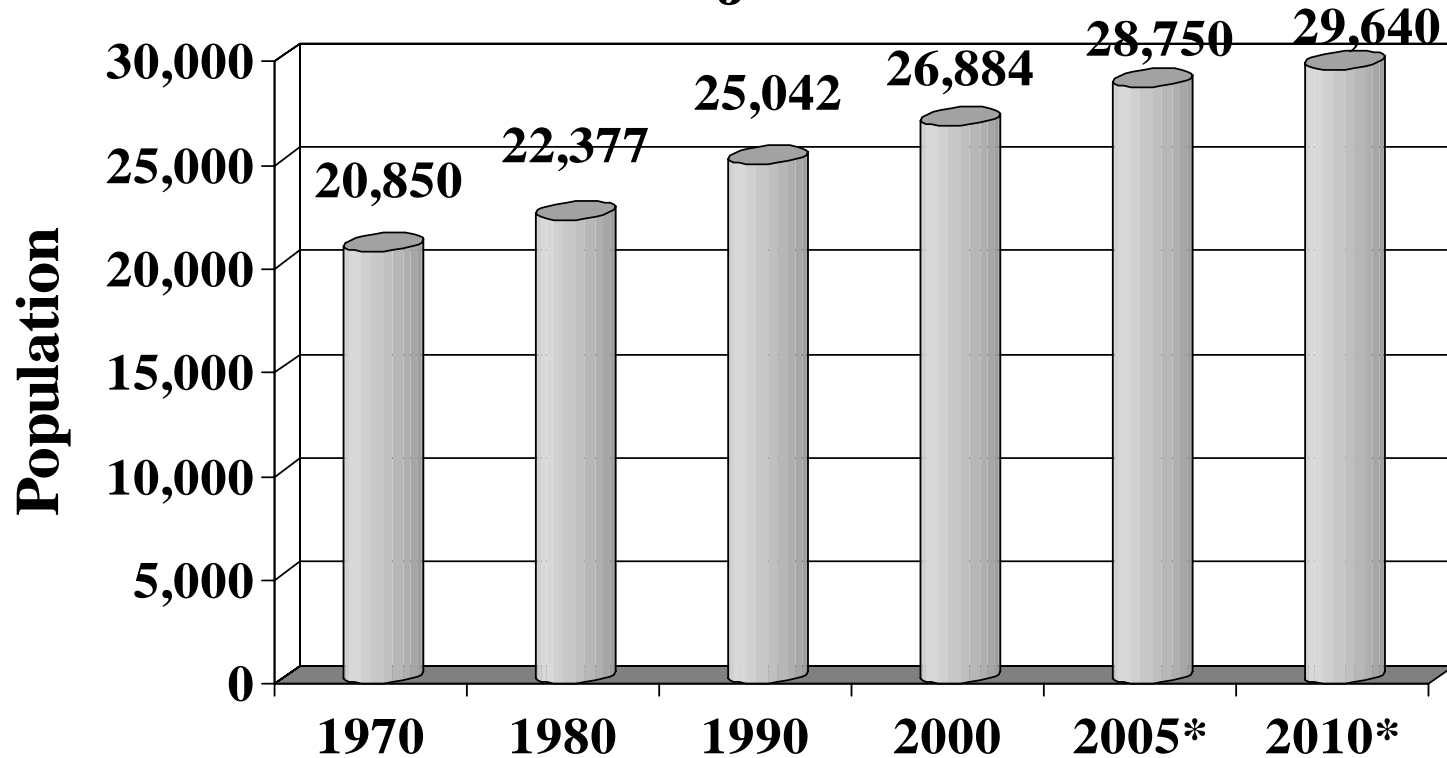
Source: City of Dover, Finance Department

Need Vs Availability of Developable Land 1998 - 2008



Source: 1998 Economic and Land Use Master Plan Update

City of Dover - Population Growth 1970-2000 and Projections 2005-2010

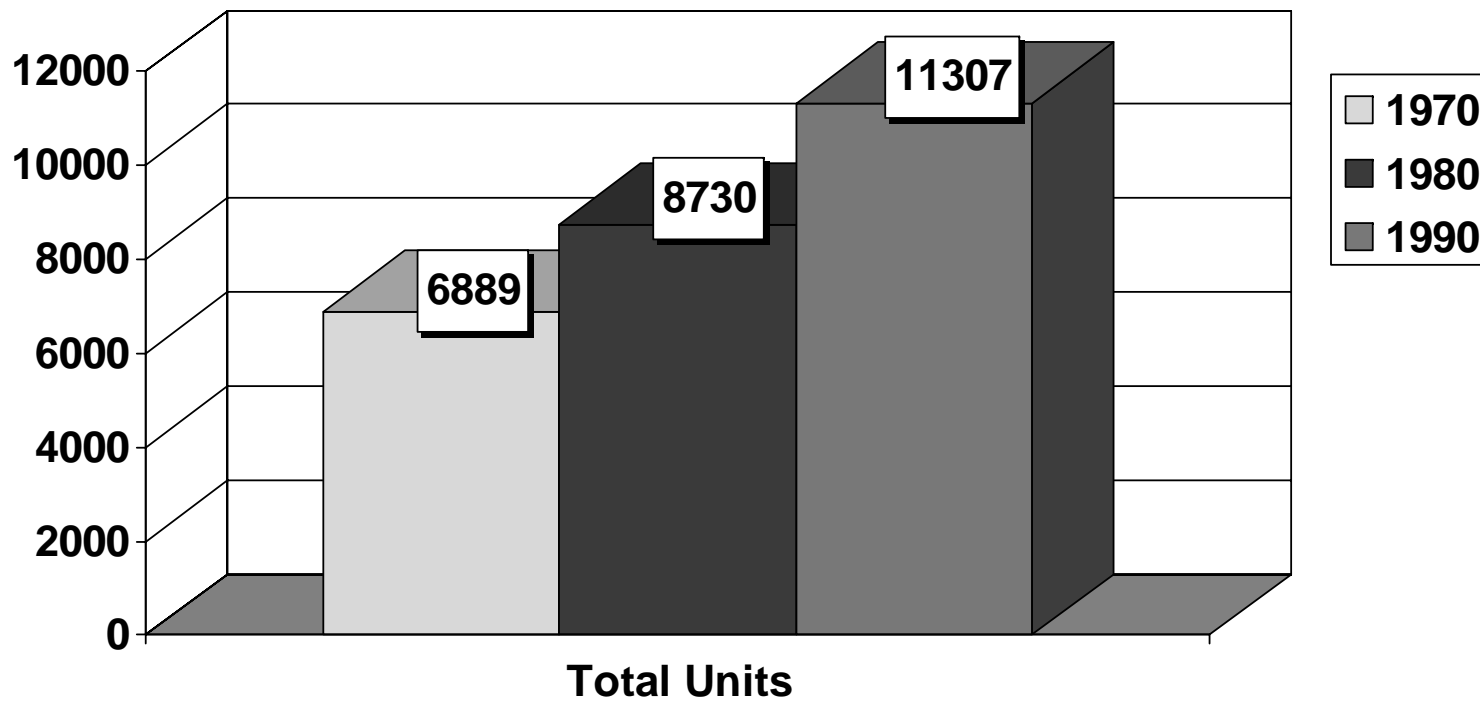


* 2005 and 2010 figures are projections from the NH Office of Energy and Planning

Percent Change by Decade: 1970 to 1980: 7.3%; 1980 to 1990: 11.9%; 1990 to 2000: 7.4%; 2000 to 2010: 10.3%

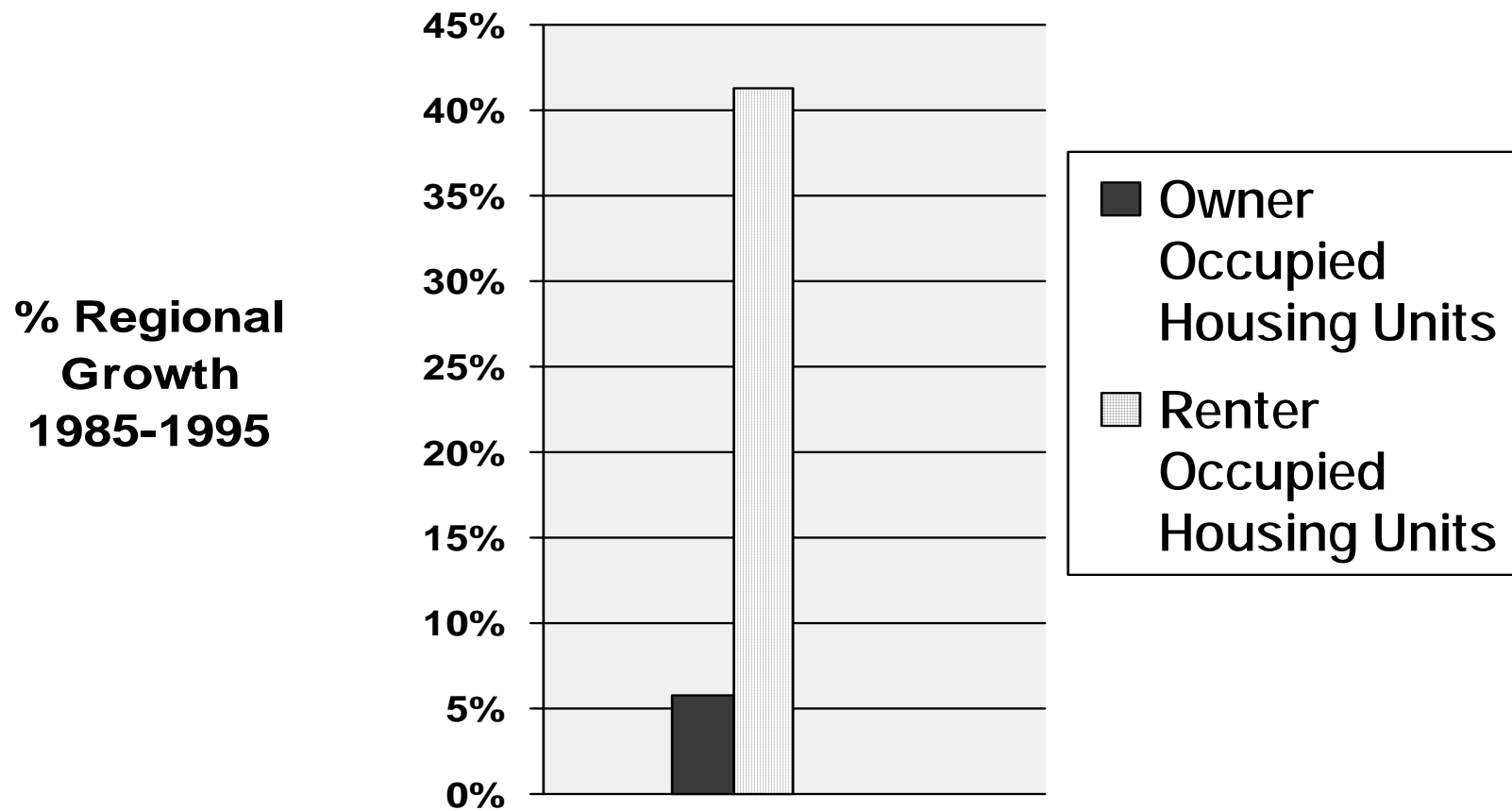
Source: US Census Bureau

Total Housing Units 1970 - 1990



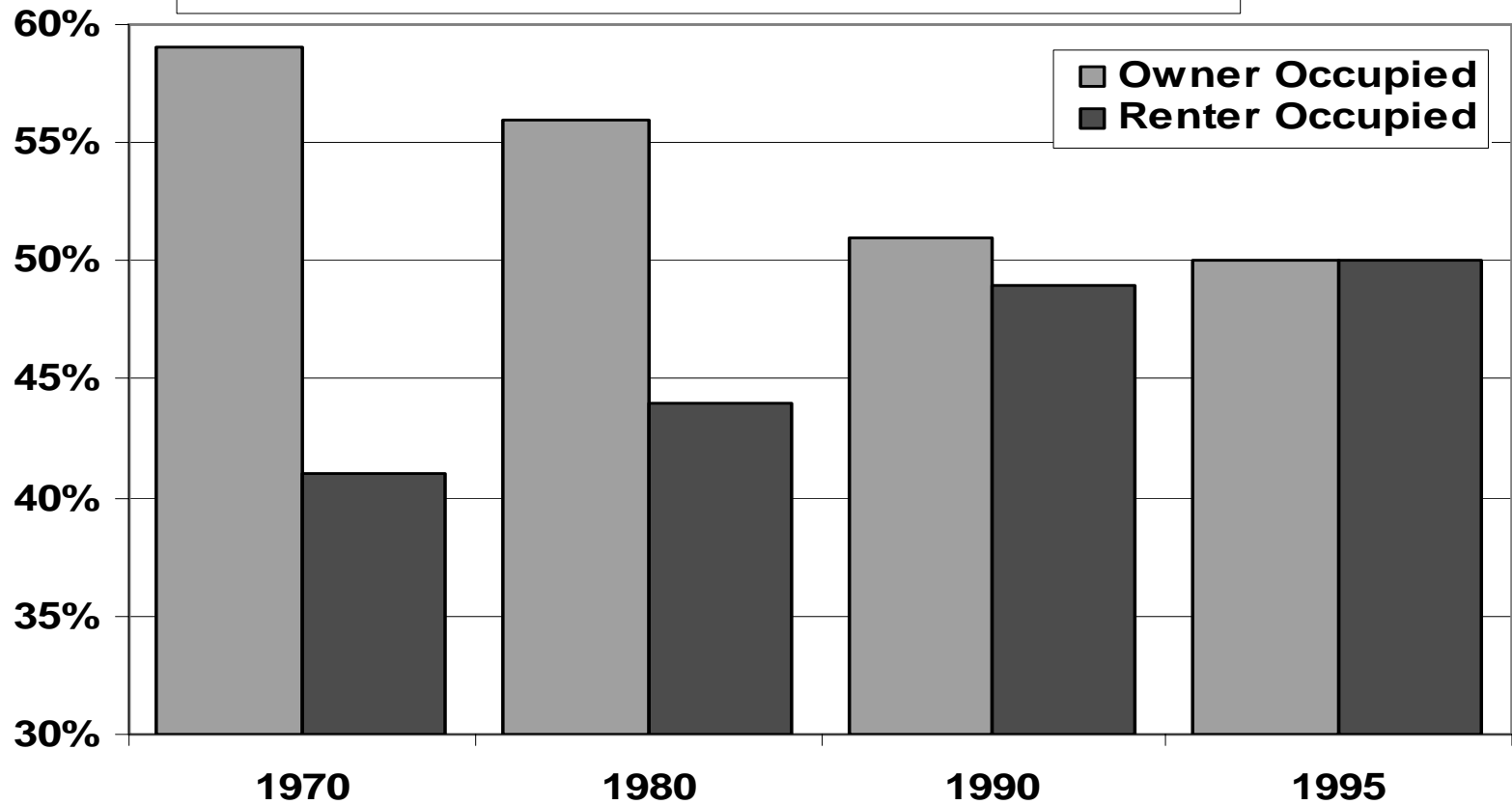
Source: US Census Bureau

Dover's Share of Regional Housing Growth - 1985-1995



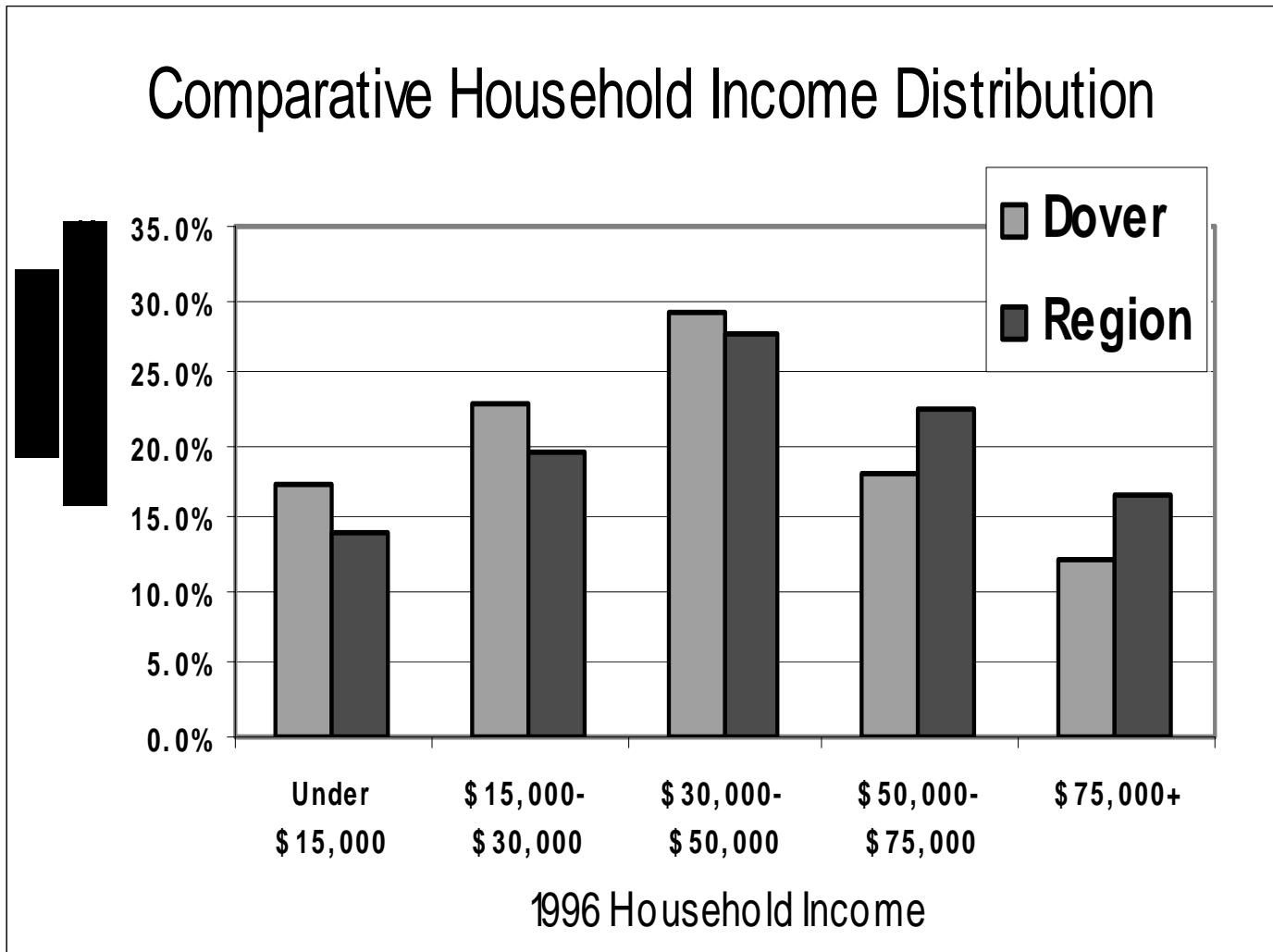
Source: 1998 Economic and Land Use Master Plan Update

City of Dover Percent of Occupancy by Tenure



Source: 1970, 1980, & 1990 Census

Comparative Household Income Distribution



Source: 1998 Economic and Land Use Master Plan Update

ECONOMIC AND LAND USE MASTER PLAN

MAJOR GOAL:

For the City to achieve better balanced, fiscally sound, and higher quality growth.

OBJECTIVES:

- Manage residential growth while attracting a diversity of housing types, including higher-end single family units.
- Increase non-residential growth to diversify the City's tax base.
- Encourage Open Space Development & Protection of Wetlands & Tidal River Corridors

Zoning Re-codifications

1999

- 29 Code changes:
 - 19 Zoning
 - 10 Site Review

2003

- 61 Code changes:
 - 39 Zoning
 - 7 Site Review
 - 15 Subdivision

Zoning Re-codifications

Manage Residential Growth

- Required minimum lot sizes to consist of contiguous upland;
- Increased minimum areas required per unit in several multi-family zones;
- Rezoned some areas of multi-family to single family
- Created minimum lot size requirements for multi-family units in the B-3 and Office zones;
- Removed density bonus for adding utilities to major subdivisions.

Zoning Re-codifications

Increase Non-Residential Opportunities

- Rezoned several areas totaling 709 acres from residential to non-residential zoning;
- Rezoned the City's waterfront parcel to Cochecho Waterfront District (CWD) and added flexibility to the zone;
- Reduced lot size requirements and setbacks for the ETP Zone;
- Expanded Transfer of Development Rights (TDR) in several industrial/commercial zones;
- Created provision to allow Planned Unit Development (PUD), limited commercial uses in residential zones.

Zoning Re-codifications

Encourage Open Space and Environmental Protection

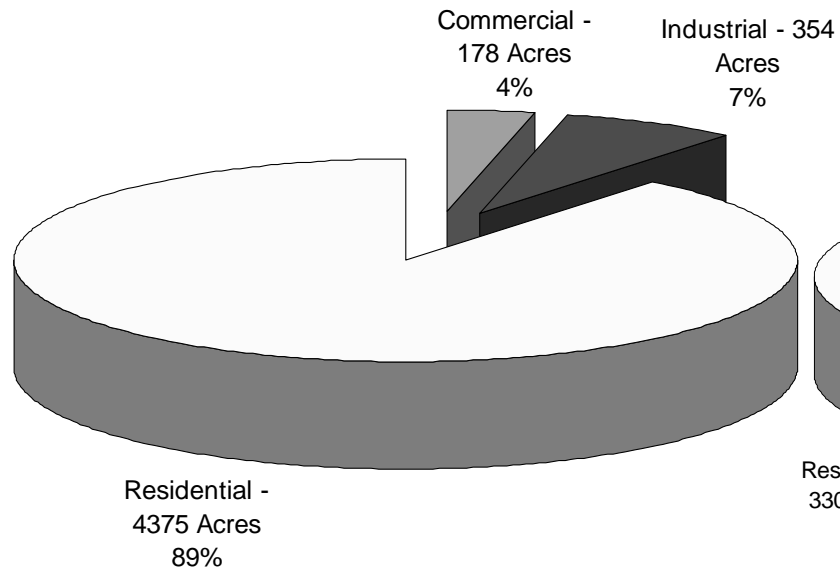
- Required most new major subdivisions to be Open Space Subdivisions (OSS)
- Required 50 foot setbacks from wetlands
- Tripled lot size requirements for new lots within 250 feet of tidal rivers
- Created Transfer of Development Rights (TDR) ordinance for many residential zones.

Additional City Actions

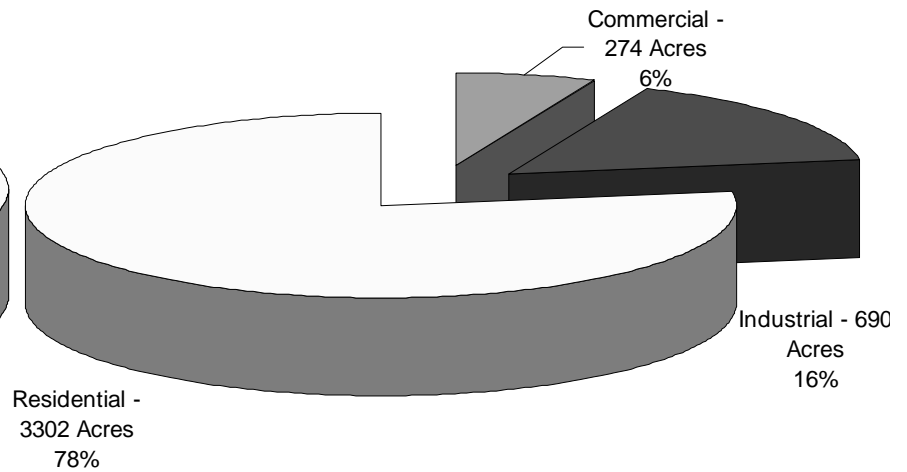
- Adopted Impact Fee Ordinance;
- Created Open Lands Committee;
- Placed Current Use Penalty Fees into an account to protect open space;
- Provided 2 Million dollars through the Capital Improvements Program to protect open space;
- Applied for and received acceptance to the New Hampshire Main Street Program;
- Promoted Downtown & Riverfront redevelopment

Developable Land

1997



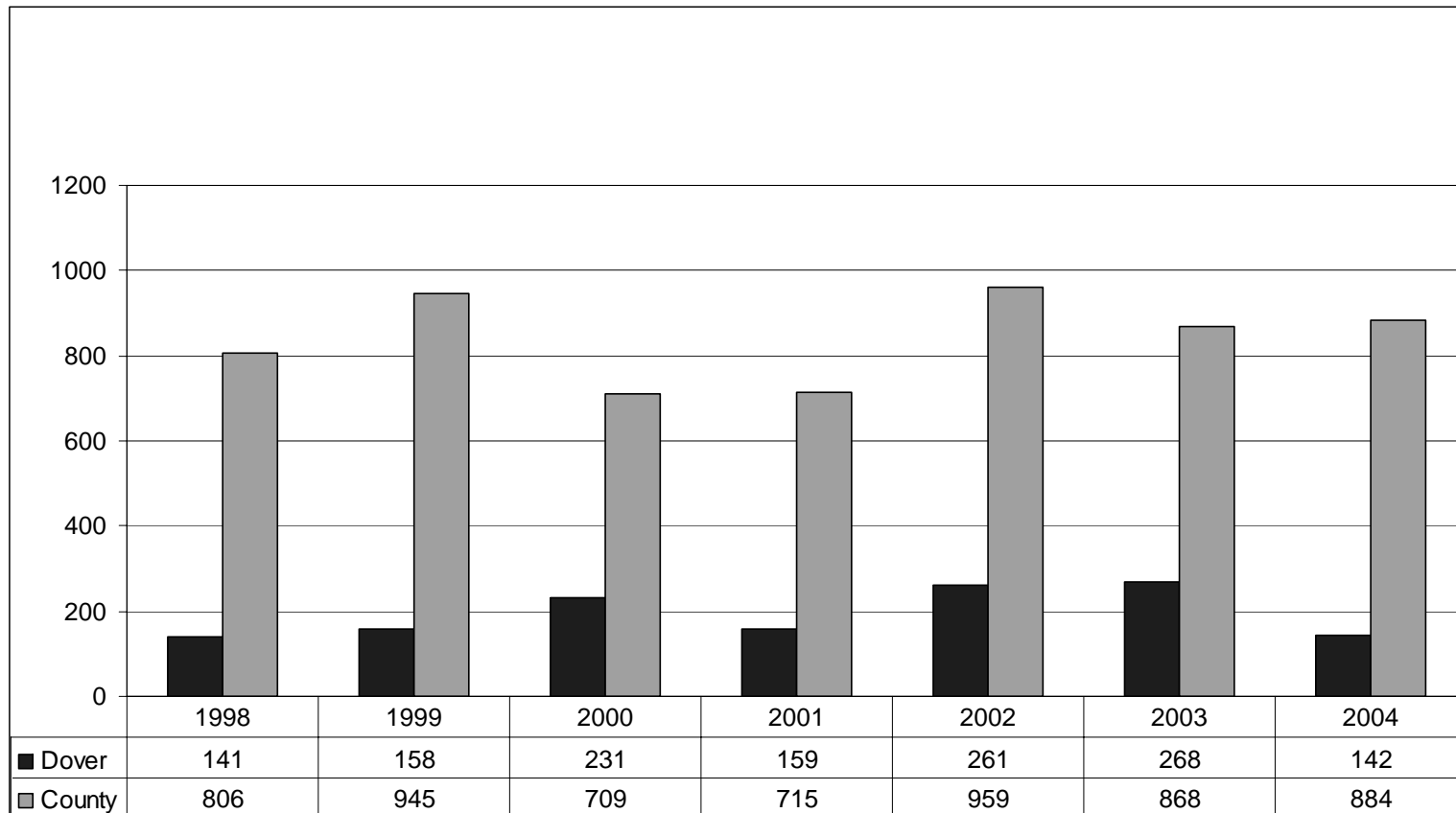
2004



*= For residentially zoned land, this includes vacant land, land in current use and lots that are four times the minimum lot size. For Non-residential land, this includes vacant land and land in current use. Wetlands have been subtracted.

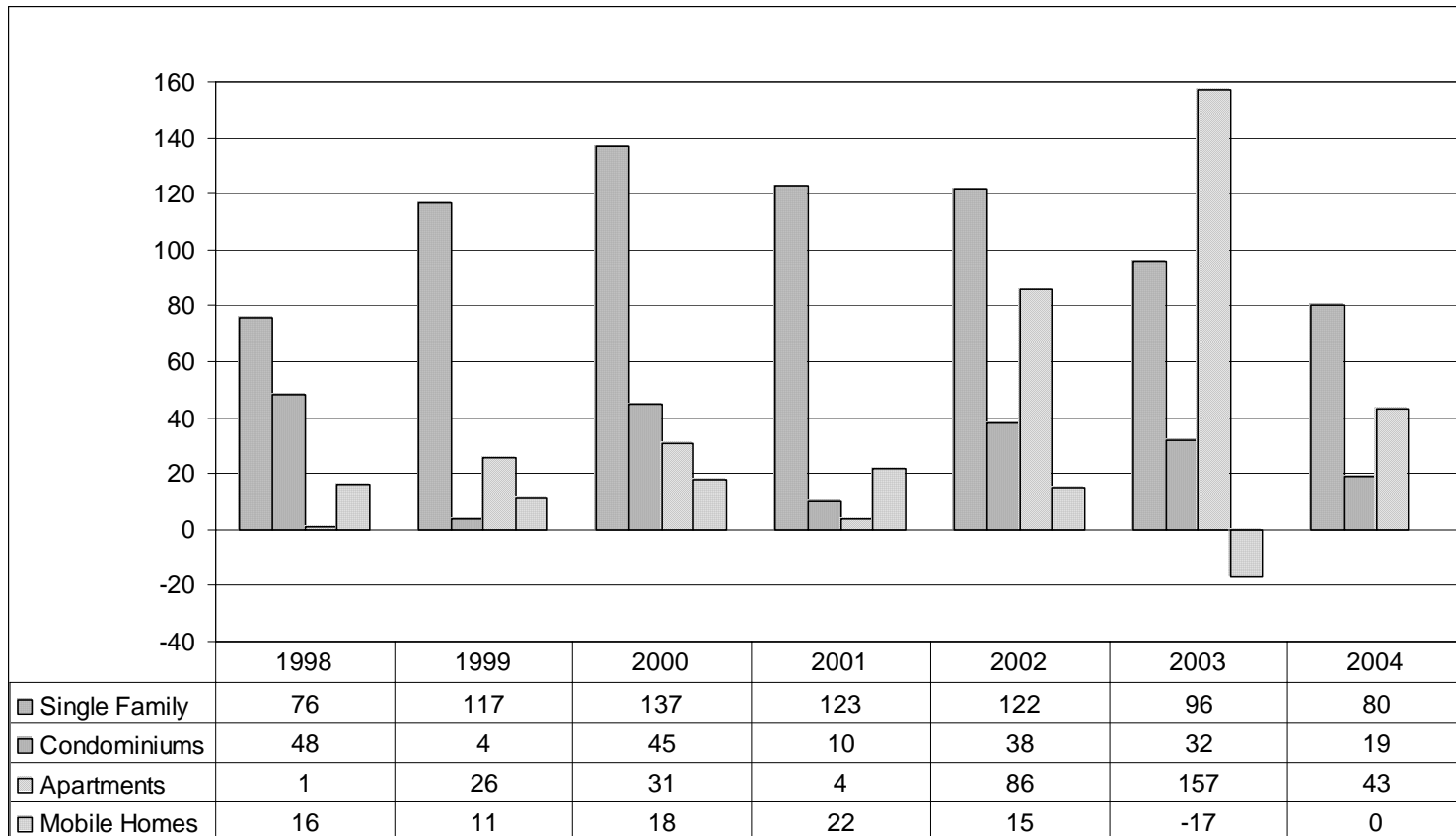
Source: City of Dover, Department of Planning and Community Development

Total Dwelling Units - 1998 - 2004



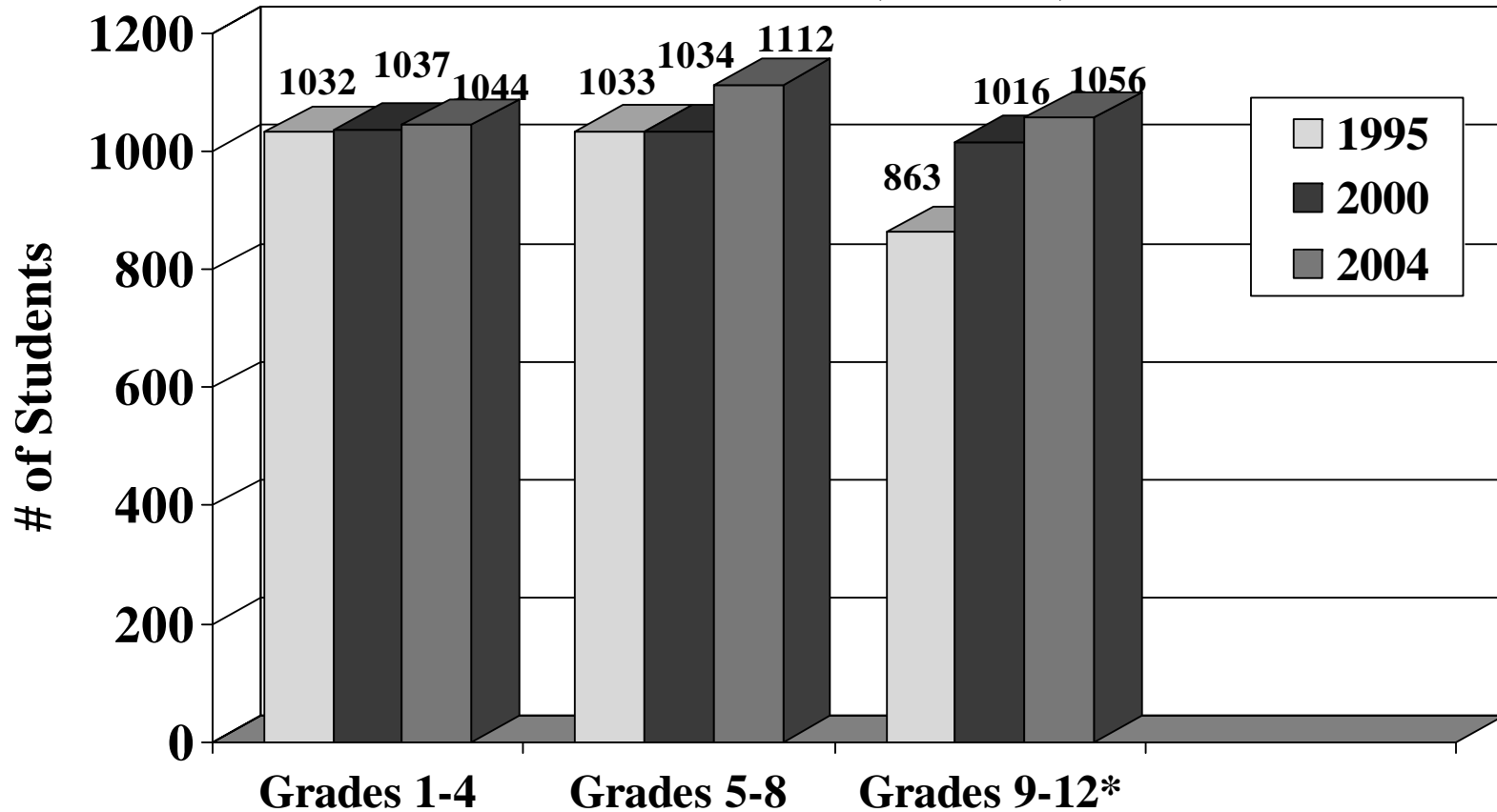
Source: City of Dover, Department of Planning and Community Development; NH Office of Energy and Planning. The County 2004 units is an estimate.

Dwelling Units By Type - City of Dover 1998 - 2004



Source: City of Dover, Department of Planning and Community Development

DOVER SCHOOL ENROLLMENT COMPARISON – 1995, 2000, 2004



* In 2004, there were 565 additional tuition students at the High School; in 2000 there were 520 tuition students and in 1990 there were 285 tuition students.

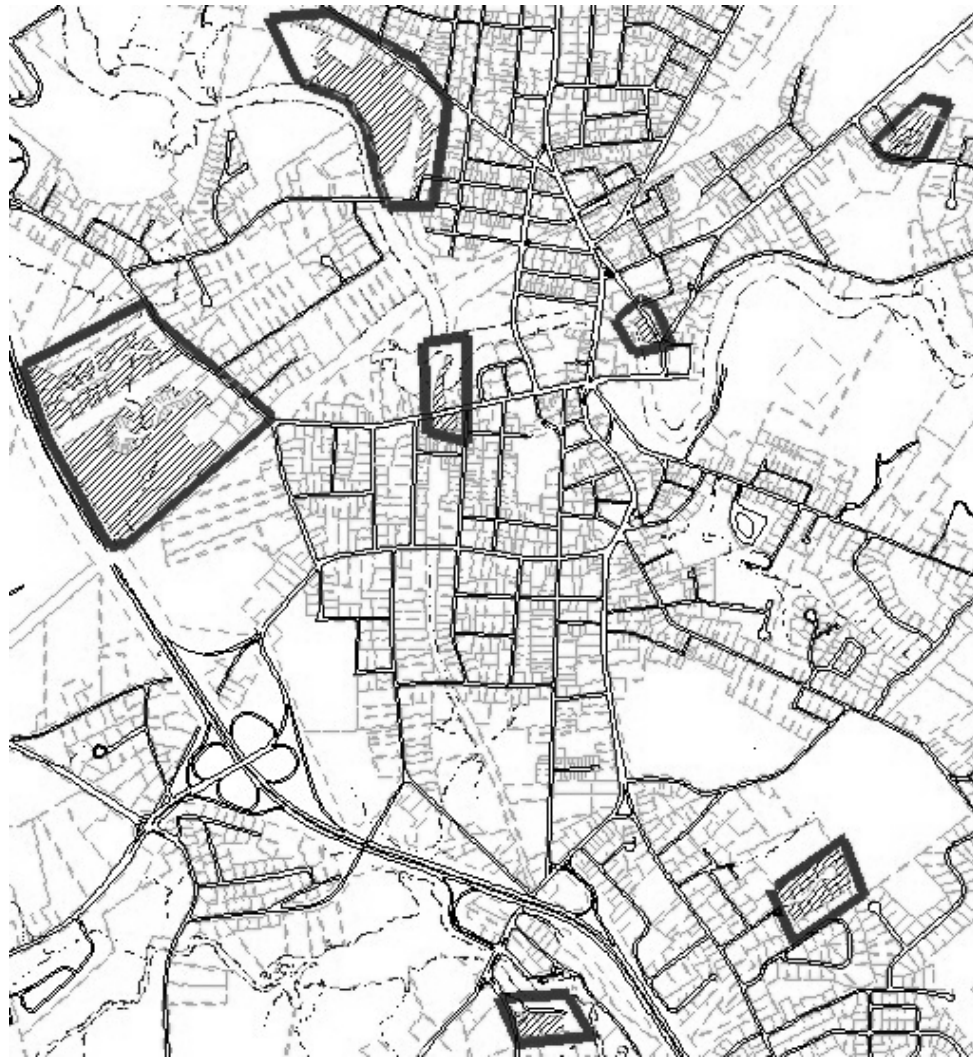
Source: City of Dover, School Department

STUDENTS GENERATED BY HOUSING TYPE CITY OF DOVER – 2004/2005 SCHOOL YEAR

	Single Family	2-3 Family	Apartments	Condominiums	Mobile Homes
Elementary Schools	0.14	0.07	0.06	0.06	0.04
Middle School	0.13	0.07	0.04	0.06	0.04
High School	0.11	0.07	0.04	0.07	0.02
Total	0.38	0.21	0.13	0.19	0.10

For single family subdivisions built in the last 5 years, the average of public school age children is 0.47 per unit.

Source: City of Dover, Department of Planning and Community Development



Infill

- A – 46 units
- B – 38 units
- C – 43 units
- D – 27 units
- E – 16 units
- F – 13 units
- G – 55 units

Source: City of Dover, Department of Planning and Community Development

Next

Infill - A



- **Sixth Street**
 - 2001
 - Sixth Street Station
 - 26 Units
- **Fourth Street**
 - 2000
 - Woodland Crossing
 - 20 Units

Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Infill - B



- Washington Street
 - 2002
 - 28 Units
- Washington Street
 - 2004
 - 10 Units

Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Infill - C

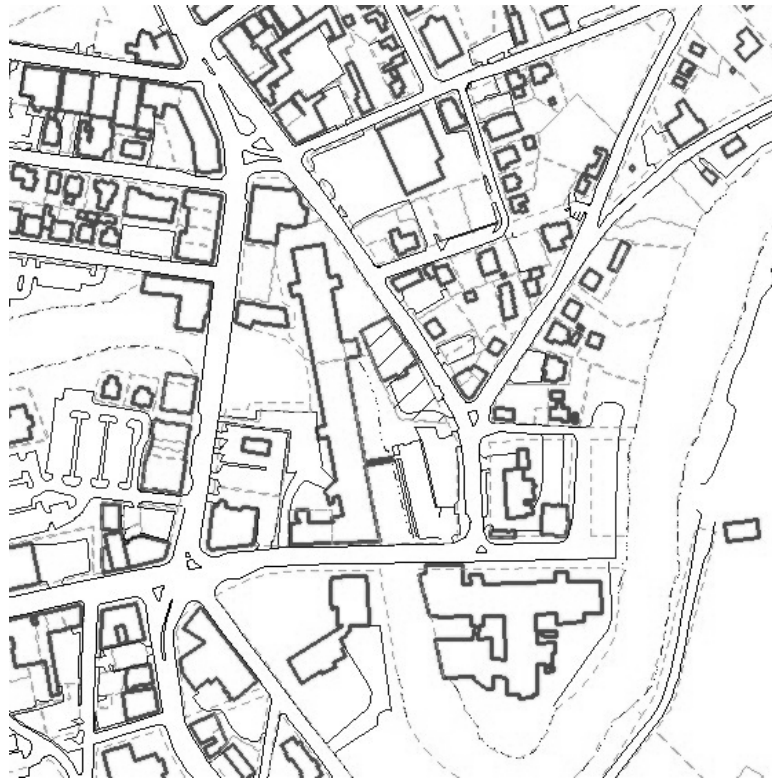


- Taylor Road
 - 2002
 - 19 Units
- Morrison Lane
 - 2002
 - Washington Highlands
 - 24 Units

Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Infill - D



- Main Street
 - 2001
 - Picker House
 - 27 Units

Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Infill - E



- Granite St
 - 2002
 - Atlantic Heights
 - 4 Units
- Atlantic Ave
 - 2002
 - Atlantic Heights
 - 12 Units

Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Infill - F

- Woodland Road
 - 2003
 - The Woodlands
 - 13 Units



Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Infill - G



- Crown Point Drive
 - 2002
 - Millstone
 - 32 Apartment Units
 - 20 Townhouse Units
- Back River Road
 - 2004
 - Millstone
 - 3 Townhouse Units

Source: City of Dover, Department of Planning and Community Development

[Back](#) [Next](#)

Open Space Protected

Acres Protected: 609 Acres

Protected through Conservation

Fund:

- Cassily Parcels
 - 24 Ac
- Towle Easement
 - 18 Ac
- Browne Easement
 - 23 Ac
- Williams Easement
 - 17 Ac
- County Easement
 - 219 Ac

Total protected: 301 Ac

Protected through regulation:

- 2000
 - 90 Ac
- 2001
 - 106 Ac
- 2002
 - 61 Ac
- 2003
 - 47 Ac
- 2004
 - 44 Ac
- **Subtotal: 348 Ac**
- 2005 (pending)
 - 98 Ac

Source: City of Dover, Department of Planning and Community Development

Open Space Vs Convention Subdivisions



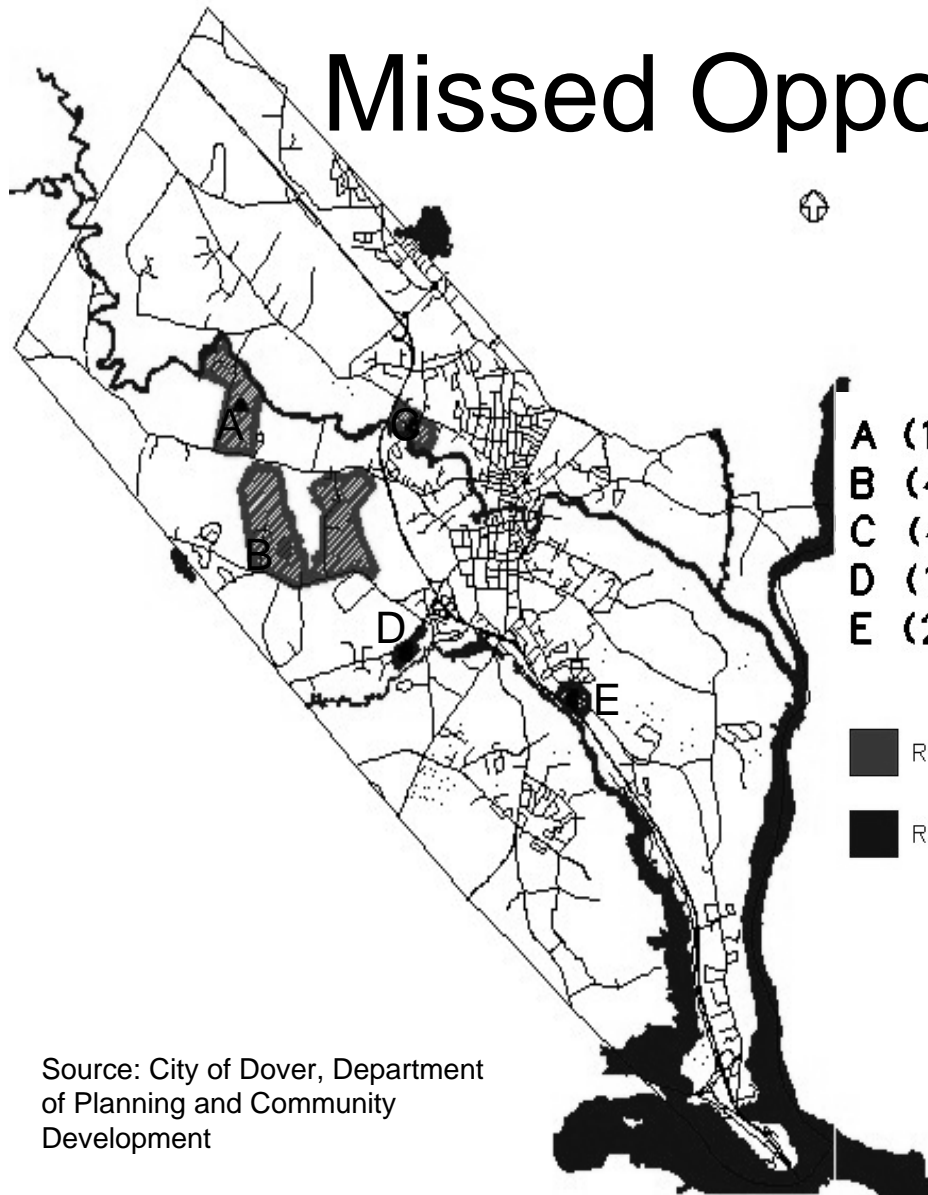
Source: City of Dover, Department of Planning and Community Development

Open Space Vs Convention Subdivisions





Source: City of Dover, Department of Planning and Community Development

Missed Opportunities



A (169 Ac)	27 lots created, 10 additional approved.
B (420 Ac)	103 lots created, 75 under consideration for approval
C (49 Ac)	15 lots created.
D (17 Ac)	48 units created.
E (26 Ac)	14 lots under consideration for approval.

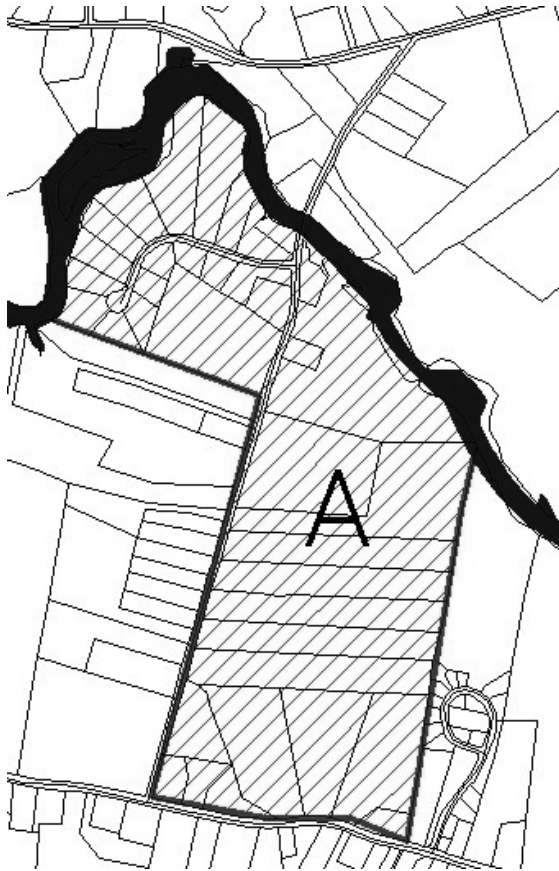
TOTAL: 292

-  RESIDENTIAL TO INDUSTRIAL
-  RESIDENTIAL TO COMMERCIAL

Source: City of Dover, Department of Planning and Community Development

Next

Missed Opportunities - A

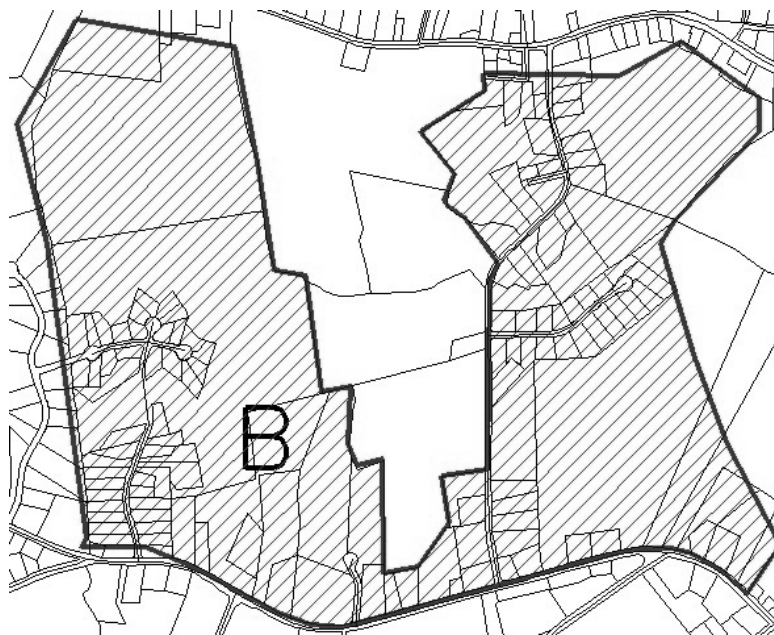


- Watson Road
 - R-40 to ETP
 - 169 Acres
- 27 lots created
- 10 additional approved

Source: City of Dover, Department of Planning and Community Development

[Back](#)

Missed Opportunities - B

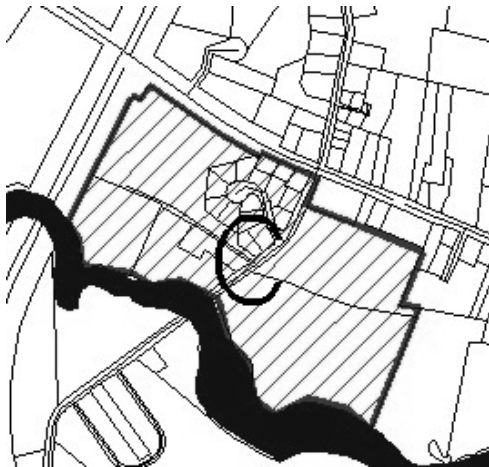


- Tolend/Littleworth Roads
 - R-40 to I-4
 - 420 Acres
- 103 lots created
- 75 under consideration for approval
- Middle section was rezoned in 2003

Source: City of Dover, Department of Planning and Community Development

[Back](#)

Missed Opportunities - C

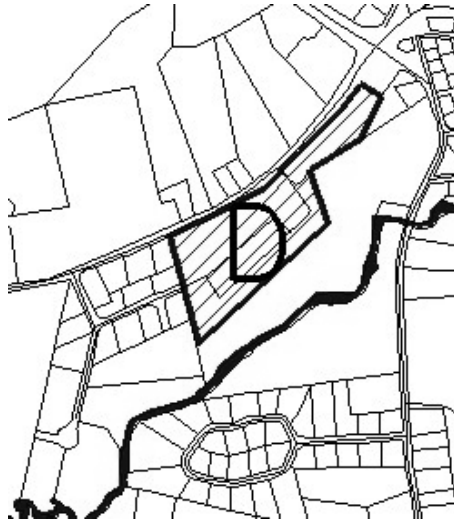


- Whittier and Sixth Street
 - R-12 to ETP
 - 49 Acres
- 15 lots created
- Preserved Open Space

Source: City of Dover, Department of Planning and Community Development

[Back](#)

Missed Opportunities - D



- Knox Marsh Road
 - RM-20 to B-4
 - R-20 to B-4
 - 17 Acres
- 49 units created

Source: City of Dover, Department of Planning and Community Development

[Back](#)

Missed Opportunities - E



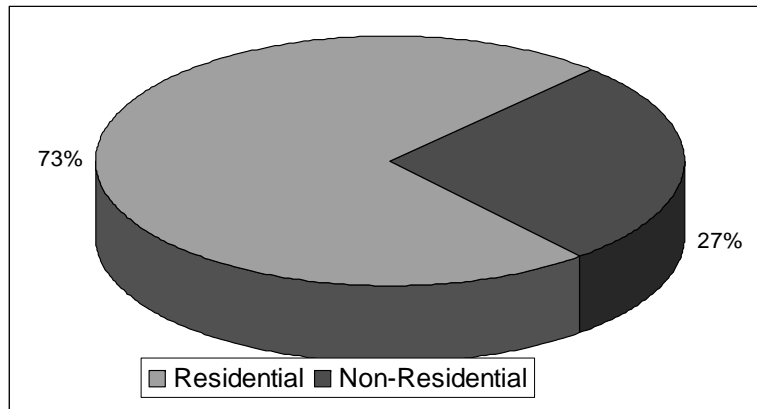
- Dover Point Road
 - R-12 to B-3
 - R-12 to B-5
 - 26 Acres
- 14 lots under consideration for approval.

Source: City of Dover, Department of Planning and Community Development

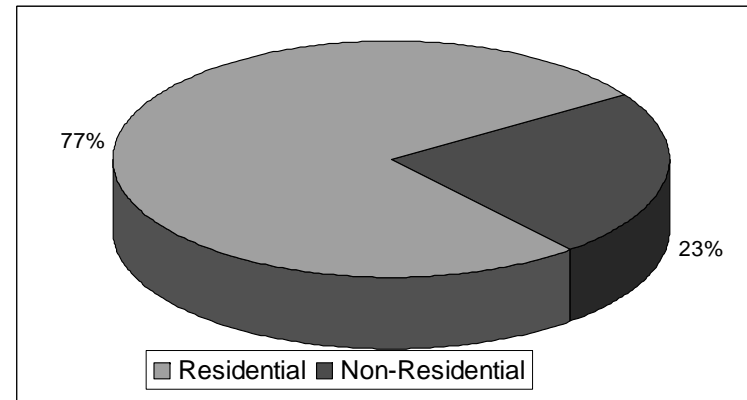
[Back](#)

Assessed Value 1997 - 2004

1997



2004



Source: City of Dover, Finance Department

Future Initiatives

- Develop Impact Fees for the North End Fire Station, Transportation Improvements, and Recreation;
- Review effectiveness of the Open Space Subdivision (OSS) Regulations;
- Investigate the possibility of flexible zoning in some non-residential zones including possible “contract zoning”;
- Review effectiveness of the Transfer of Development Rights (TDR) ordinance, including possibility of creating “bankable” areas;

Future Initiatives

- Sponsor and promote a forum on Tax Increment Finance (TIF) Districts in an effort to gain support
- Sponsor a new series of “Speak Out Dover” neighborhood meetings to collect public needs and for future master plan updates
- Update the City’s Flood Plane Ordinance to remain consistent with new Flood Zone Maps
- Analyze and amend, as necessary, regulations to incorporate new EPA Phase II Stormwater Management Regulations.

Approved/Pending Units

NAME	LOCATION		Total units	Units Built*	Units left
Code	H = Homes	A = Apts.	C = Condos		
Ayer	McKone Ln	H	3	0	3
Ayer	Back Rd	H	5	0	5
Business Partners Inc	Old Rochester Rd	C	11	0	11
Business Partners Inc	Seaborn Dr.	H	8	7	1
Captains Landing	Dover Neck Rd.	H	25	22	3
Changing Plances	Columbus Ave.	H	20	0	20
Cornerstone Crossing III	Conerstone Dr	H	18	0	18
Emerald Woods	Emerald Rd	H	25	0	25
Ezra Green's Farm	Littleworth Rd.	H	46	44	2
Goldberg/Tolend Rd Prop.	Columbus Ave/Tolend	H	75	0	75
Havenwood Farm at Alden	Boxwood/Wildewood	H	32	0	32
Henny	Piscataqua Rd	H	4	1	3
Krupp	Henry Law Ave.	H	8	0	8
Lionheart	Littleworth Rd.	H	4	0	4
Mathes Hill III	Danielle/Spruce Lanes	H	21	20	1
Meadow Wood at Dover	Middle Road	H	49	48	1
Paolini	Dover Point Rd	H	12	0	12
Parson's Lane	off Varney	H	7	6	1
Picnic Rock	Picnic Rock Ln	H	20	0	20
River Cove	Back Road	H	6	3	3
The Woodlands	Woodland Rd	H	12	9	3
Three Rivers Farm	Three Rivers Farm Rd.	H	6	3	3
Waldron Falls	Watson Rd	H	10	0	10
Weeden	Garrison Rd	H	4	0	4
Westcot/Saunders	Picard Ln	H	17	0	17
TOTAL APPROVED UNITS			417	163	254
* NOTE: Built or permit issued and unit under construction					

· Source: City of Dover, Department of Planning and Community Development

Economic Development

Enterprise Park

	1999	2000	2001	2002	2003	2004	2005
Assessed Value	8,842,800	9,400,400	10,225,360	12,892,451	14,320,200	14,320,200	14,926,100
Taxes Assessed	258,387	268,475	291,218	288,275	298,719	284,686	296,730
Taxes Exceed Debt Service	-34,741	1,039	33,363	44,870	64,632	59,917	61,334

Assessed Value by Tax Year

	2000	2001	2002	2003	2004
\$ Commercial/ Industrial	319,310,200	414,001,060	471,810,672	485,398,492	545,071,520
\$ Change	53,495,100	54,690,860	57,809,612	13,587,820	59,673,028
% Change	20.10%	29.70%	14.00%	2.90%	12.30%

Business Value by Tax Year

	2000	2001	2002	2003	2004
New Construction SF	150,000	228,592	192,261	269,592	280,237
# Goods Producing	120	124	122	121	NA
# Employees	2,952	2,858	2,523	2,760	NA
# Service Providing	691	693	693	705	NA
# Employees	9,886	10,425	10,717	10,906	NA
Total # Businesses	811	817	815	826	NA
Total # Employees	12,838	13,283	13,240	13,665	NA