

DOVER-CHARRETTE 2

3.2.13

AMSESSION
CENTRALS.

- ENTRANCE IS FURTHER @155 - ARE THOSE AREAS BEING CONSIDERED? - WE ARE STARTING AT THE CORE OF DOWNTOWN AT THIS POINT MIRACLE MILE NOT INCLUDED.
- HOW WIDE IS R.O.W.? 100' +/- WE ARE LOOKING AT EX. DEV. PATTERN
- HAVE PROPERTY OWNERS^{ETC.} IN CORRIDORS BEEN NOTIFIED OF STUDY? YES - A LETTER WENT OUT, WILL BE ON-LINE AVAIL AT PLAN. OFFICE! BIZ OWNERS & RENTERS
- ANY CONSIDERATION TO CYCLISTS? - YES BIKE LANES - NEED TO CONSIDER PARKING - DOORS OPENING, SAFE TRAVEL FOR BIKES
- CONSIDER OVERLAP OF PUBLIC & PRIVATE SPACE

- DIFFICULT TRAVEL FOR PEDS SIDEWALKS AT THIS TIME OF YEAR
- WHAT IS THE DESCRIPTION OF GATEWAY? -
A VISUAL SIGN/SIGNAL ^{MESSAGE} THAT ONE IS APPROACHING THE URBAN CORE (TRANSITION)
- LOCUST ST. PED- ^{more} MORE INTERESTING STREETSCAPE DEV. CLOSER TO STREET ENCOURAGED IN EMPTY LOTS INTERESTING ARCH. EXISTS.
- SILVER ST NEEDS TO BE REINFORCED - NOT CHANGED - NOT WIDENED
- PURPOSE OF GATEWAY (↳ TO FORM AN IMPRESSION) OF CITY - SILVER ST. REFLECTS HISTORY OF MILL TOWN.
WOULD INVENTORY OF SILVER ST DONE 20 YRS. AGO
- - CHRIS TO UPDATE ON SILVER ST PROS
- S. CENTRAL / LOCUST AREA - LIKE TO SEE THE REDEV. OF LOTS - CLOSER TO ST., FIT THE CHARACTER OF NEIGH. ARCHIT. STYLES ET.

■ GATEWAY TO DOVER START AT MADBURY LINE 155
IF THOSE AREAS ARE NOT CONSIDERED, STRIP MAUS.
CREEP IN
(BAD DECISION TO REZONE SAYWERS.)

■ PLAN AHEAD FOR DEVELOPMENT, TRAFFIC IMPACT
NOW TRAFFIC PROBLEMS - DEV. SHOULD NOT
MAKE WORSE

■ END OF 155 ZONED AS COMMERCIAL - PROPERTY
OWNER RIGHTS NEED TO BE CONSIDERED

■ HOW MUCH MIXED USE DOES PUB. WANT?

■ UPPER CENTRAL - MIPACUE MILE EXPAND? FEED-
BACK WAS NO

■ ZONING CAN INCREASE DEV. INCENTIVES TO
ENCOURAGE FOLLOWING GUIDELINES

■ IMPLICATIONS OF DEV. ON TAXBASE - PROP.
OWNERS HAVE RIGHTS, INCENTIVES DISCRIMINATE
'ENGINEERED' AESTHETICS WILL HOMOGENIZE LOOK
DOVER WON'T BE RECOGNIZABLE - LOOSE UNIQUE
CHARACTER BY IMPORTING PLANNING PRINCIPLES

■ LIKE DOVER THE WAY IT IS - DO NOT WANT
DESIGN DICTATED

- IT IS VALID TO OFFER INCENTIVES TO DEV. THAT REFLECT WHAT DOVER CITIZENS WANT TO SEE
- ADDRESS TRAFFIC ON SILVER/CENTRAL
- BIG VACANT PARCELS CLOSE TO EXIT 7 - LOCUST ST. F.W. WEBB - LUCKY TO HAVE IN DOVER
- CARE CLEANERS LOT - A LOT OF PAVEMENT - BETTER USE MIX OF RES & RETAIL, MORE DENSITY SCALE
- NICE THING ABOUT DOVER-TRANSIT SYSTEM
MANY PEOPLE WALK - CONTINUE TO ENCOURAGE SUPPORT FOR ALL MODES OF TRANSIT
- ADOPT-A-SPOT - WOODMAN PK, MANY ARE ABANDONED
- WALK-BIKE TRAIL AT CARE PHARM - SOME EX. TRAILS IN TOWN
- MANY DOG OWNERS - DOG WALKING & DOG SPACES

DOVER CHARRETTE

S CENTER/LOUST 3.2.13 PM SESSION

■ HOW ARE IDEAS INCORPORATED INTO ZONING?

■ WHY NO PARKING BEHIND CHURCH, CONVENT,
LAW OFFICE

■ ANALYSIS OF DISPLACED PARKING WITH NEW
IDEAS? CARE PHARM LOT OCCASIONALLY FULL
BUS PICK-UP LOCATION - (CP - LOOKING AT
PARKING RIDE

■ PARKING LOT SHOWN - LONG - TOO FAR FROM
BUS.

■ RAIL TRAIL DOES NOT EXTEND TO LOUST
(CP. HAVE AGREEMENT - NOT BUILT YET)

■