“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


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

Comparative Household Income Distribution

1996 Household Income

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

- Residential - 4375 Acres (89%)
- Commercial - 178 Acres (4%)
- Industrial - 354 Acres (7%)

2004

- Residential - 3302 Acres (78%)
- Commercial - 274 Acres (6%)
- Industrial - 690 Acres (16%)

*= 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

<table>
<thead>
<tr>
<th>Year</th>
<th>Dover</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998</td>
<td>141</td>
<td>806</td>
</tr>
<tr>
<td>1999</td>
<td>158</td>
<td>945</td>
</tr>
<tr>
<td>2000</td>
<td>231</td>
<td>709</td>
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<tr>
<td>2001</td>
<td>159</td>
<td>715</td>
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<tr>
<td>2002</td>
<td>261</td>
<td>959</td>
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<td>2003</td>
<td>268</td>
<td>868</td>
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<tr>
<td>2004</td>
<td>142</td>
<td>884</td>
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</table>

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family</th>
<th>Condominiums</th>
<th>Apartments</th>
<th>Mobile Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998</td>
<td>76</td>
<td>48</td>
<td>1</td>
<td>16</td>
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<tr>
<td>1999</td>
<td>117</td>
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<td>26</td>
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<tr>
<td>2000</td>
<td>137</td>
<td>45</td>
<td>31</td>
<td>18</td>
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<td>2001</td>
<td>123</td>
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<td>2002</td>
<td>122</td>
<td>38</td>
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<td>2003</td>
<td>96</td>
<td>32</td>
<td>157</td>
<td>-17</td>
</tr>
<tr>
<td>2004</td>
<td>80</td>
<td>19</td>
<td>43</td>
<td>0</td>
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</table>

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
<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>2-3 Family</th>
<th>Apartments</th>
<th>Condominiums</th>
<th>Mobile Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elementary Schools</strong></td>
<td>0.14</td>
<td>0.07</td>
<td>0.06</td>
<td>0.06</td>
<td>0.04</td>
</tr>
<tr>
<td><strong>Middle School</strong></td>
<td>0.13</td>
<td>0.07</td>
<td>0.04</td>
<td>0.06</td>
<td>0.04</td>
</tr>
<tr>
<td><strong>High School</strong></td>
<td>0.11</td>
<td>0.07</td>
<td>0.04</td>
<td>0.07</td>
<td>0.02</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>0.38</td>
<td>0.21</td>
<td>0.13</td>
<td>0.19</td>
<td>0.10</td>
</tr>
</tbody>
</table>

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
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
Infill - B

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

Source: City of Dover, Department of Planning and Community Development
Infill - C

- Taylor Road
  - 2002
  - 19 Units

- Morrison Lane
  - 2002
  - Washington Highlands
  - 24 Units

Source: City of Dover, Department of Planning and Community Development
Infill - D

- Main Street
  - 2001
  - Picker House
  - 27 Units

Source: City of Dover, Department of Planning and Community Development
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
Infill - F

- Woodland Road
  - 2003
  - The Woodlands
  - 13 Units

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

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

<table>
<thead>
<tr>
<th>Code</th>
<th>Name</th>
<th>Location</th>
<th>Total units</th>
<th>Units Built*</th>
<th>Units left</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Ayer McKone Ln</td>
<td>H</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>H</td>
<td>Ayer Back Rd</td>
<td>H</td>
<td>5</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>C</td>
<td>Business Partners Inc Old Rochester Rd</td>
<td>C</td>
<td>11</td>
<td>0</td>
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<td>H</td>
<td>Business Partners Inc Seaborn Dr.</td>
<td>H</td>
<td>8</td>
<td>7</td>
<td>1</td>
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<tr>
<td>H</td>
<td>Captains Landing Dover Neck Rd.</td>
<td>H</td>
<td>25</td>
<td>22</td>
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<tr>
<td>H</td>
<td>Changing Plances Columbus Ave.</td>
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<td>20</td>
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<tr>
<td>H</td>
<td>Cornerstone Crossing III Cornerstone Dr</td>
<td>H</td>
<td>18</td>
<td>0</td>
<td>18</td>
</tr>
<tr>
<td>H</td>
<td>Emerald Woods Emerald Rd</td>
<td>H</td>
<td>25</td>
<td>0</td>
<td>25</td>
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<tr>
<td>H</td>
<td>Ezra Green’s Farm Littleworth Rd.</td>
<td>H</td>
<td>46</td>
<td>44</td>
<td>2</td>
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<tr>
<td>H</td>
<td>Goldberg/Tolend Rd Prop. Columbus Ave/Tolend</td>
<td>H</td>
<td>75</td>
<td>0</td>
<td>75</td>
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<tr>
<td>H</td>
<td>Havenwood Farm at Alden Boxwood/Wildewood</td>
<td>H</td>
<td>32</td>
<td>0</td>
<td>32</td>
</tr>
<tr>
<td>H</td>
<td>Henny Piscataqua Rd</td>
<td>H</td>
<td>4</td>
<td>1</td>
<td>3</td>
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<tr>
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<td>Krupp Henry Law Ave.</td>
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<td>Lionheart Littleworth Rd.</td>
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<tr>
<td>H</td>
<td>Mathes Hill III Danielle/Spruce Lanes</td>
<td>H</td>
<td>21</td>
<td>20</td>
<td>1</td>
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<tr>
<td>H</td>
<td>Meadow Wood at Dover Middle Road</td>
<td>H</td>
<td>49</td>
<td>48</td>
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<tr>
<td>H</td>
<td>Paolini Dover Point Rd</td>
<td>H</td>
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<td>H</td>
<td>Parson's Lane off Varney</td>
<td>H</td>
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<td>6</td>
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<td>0</td>
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<tr>
<td>H</td>
<td>River Cove Back Road</td>
<td>H</td>
<td>6</td>
<td>3</td>
<td>3</td>
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<tr>
<td>H</td>
<td>The Woodlands Woodland Rd</td>
<td>H</td>
<td>12</td>
<td>9</td>
<td>3</td>
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<tr>
<td>H</td>
<td>Three Rivers Farm Three Rivers Farm Rd</td>
<td>H</td>
<td>6</td>
<td>3</td>
<td>3</td>
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<tr>
<td>H</td>
<td>Waldron Falls Watson Rd</td>
<td>H</td>
<td>10</td>
<td>0</td>
<td>10</td>
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<tr>
<td>H</td>
<td>Weeden Garrison Rd</td>
<td>H</td>
<td>4</td>
<td>0</td>
<td>4</td>
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<tr>
<td>H</td>
<td>Westcot/Saunders Picard Ln</td>
<td>H</td>
<td>17</td>
<td>0</td>
<td>17</td>
</tr>
</tbody>
</table>

**TOTAL APPROVED UNITS**

| Total | 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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Commercial/Industrial</th>
<th>$ Change</th>
<th>% Change</th>
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<tbody>
<tr>
<td>2000</td>
<td>319,310,200</td>
<td>53,495,100</td>
<td>20.10%</td>
</tr>
<tr>
<td>2001</td>
<td>414,001,060</td>
<td>54,690,860</td>
<td>29.70%</td>
</tr>
<tr>
<td>2002</td>
<td>471,810,672</td>
<td>57,809,612</td>
<td>14.00%</td>
</tr>
<tr>
<td>2003</td>
<td>485,398,492</td>
<td>13,587,820</td>
<td>2.90%</td>
</tr>
<tr>
<td>2004</td>
<td>545,071,520</td>
<td>59,673,028</td>
<td>12.30%</td>
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## Business Value by Tax Year

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