The Phase 1 area, which is depicted on page 1, will be completed by the Developer as the initial construction project. The Phase 1 construction project will include the following:

- Reinforce existing riverbank with stone riprap and native landscaping from the Washington Street Bridge to the basin area.
- Completion of the Waterfront Park from the Washington Street Bridge to the pier. The Waterfront Park from the pier to the basin area will be completed when buildings 15 and 16 are complete.
- Completion of the depicted public roadways, sidewalks, and utilities in accordance with the Construction Specifications contained in Articles VII and VIII of Chapter 155, Subdivision of Land, or as amended by the Dover Planning Board.
- Completion of buildings 4, 13, and 5 including required parking and site improvements.