



APPENDIX

E.1 - DDP PROPERTIES



DDP Properties

The Downtown Dover Partnership (DDP) owns a number of properties within proximity to the Dover Transit Center Neighborhood Plan's study area. The final presentation of the charrette findings was presented to the DDP Board of Directors and committees. The DDP held a one-day charrette on October 7, 2010 to solicit input for development opportunities at DDP-owned properties. The properties studied in conjunction with the Dover Transit Center Neighborhood Plan include:

1. The former Acme grocery building and site
2. Harry Louie Dry Cleaners and adjacent parking lot
3. Vacant lots stretching from Lookerman Street to North Street, known as the Collegian Site
4. The DDP Property, which has a one-story vacant building fronting on Lookerman Street, with access from North Street



Former Acme Site



Harry Louie Site and Adjacent Parking



DDP Property - Lookerman Street

The DDP recently completed a parking improvement project at the Harry Louie site and decided not to explore any other redevelopment opportunities for this site at this time. A fifth project opportunity was identified north of the study area. This project would consolidate individual parking lots along the south side of North Street between State Street and S. Governors Avenue. The resulting concepts for each property were presented to each of the DDP committees.

E.2 - ACME SITE



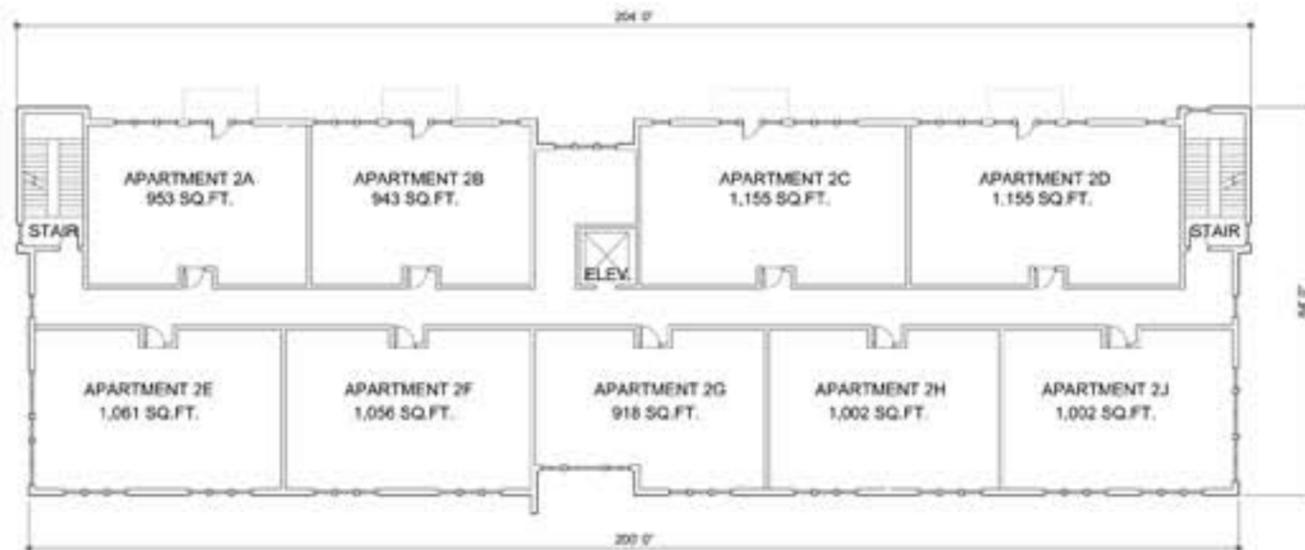
Acme Site Plan

The Dover Transit Center Neighborhood Plan identified a need for mixed-use buildings in the City of Dover, specifically, buildings with retail and services on the first floor and residential above. In keeping with this identified goal, the DDP developed an idea for the Acme site that includes a four-story mixed-use building fronting S. Governors Avenue and single-family residential units (townhomes) that front New Street. Residential and customer parking would be nestled in the center of the block and screened from view. This would reinforce the area's urban character, with buildings of multiple heights facing the streets to create a pedestrian-oriented streetscape.

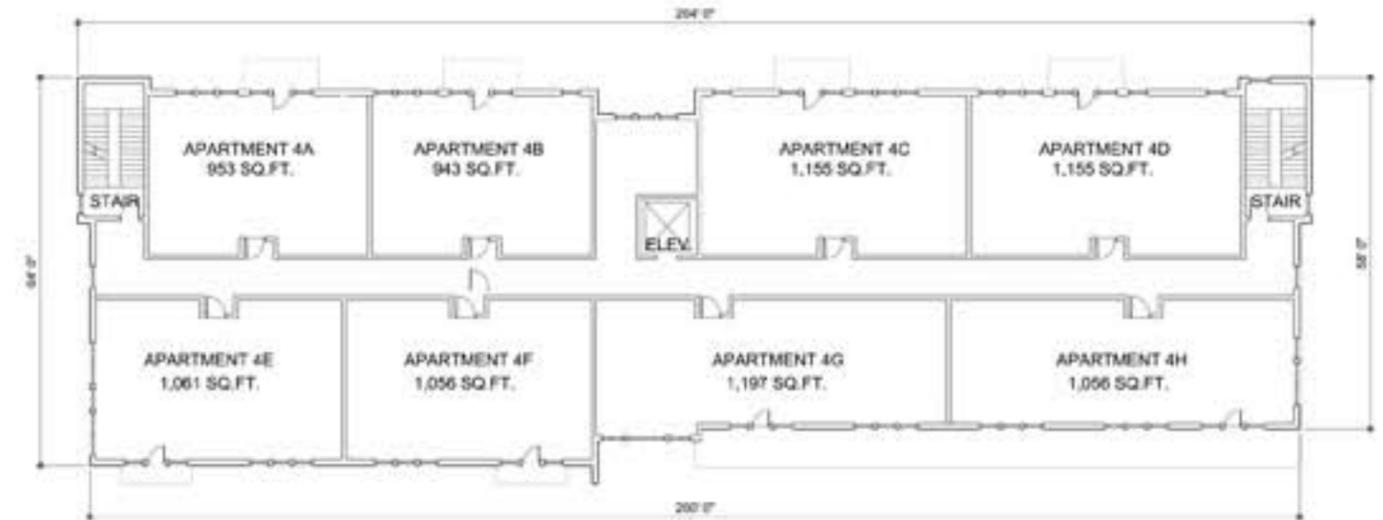


Rendering of Mixed-use Retail / Residential Building, Parking and Townhomes

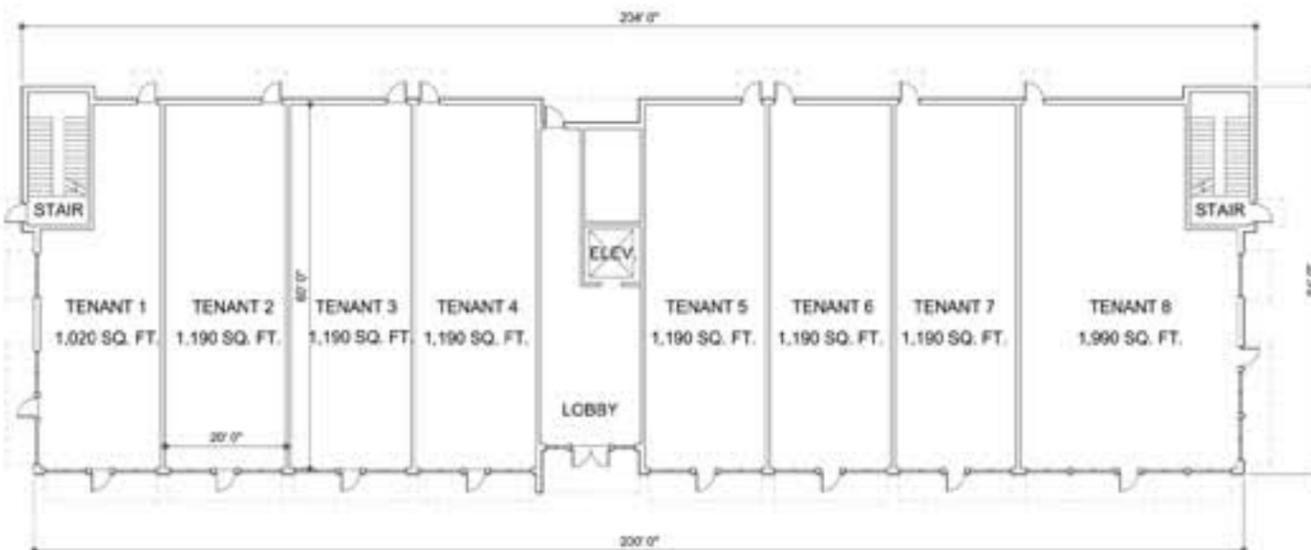
E.2 - ACME SITE



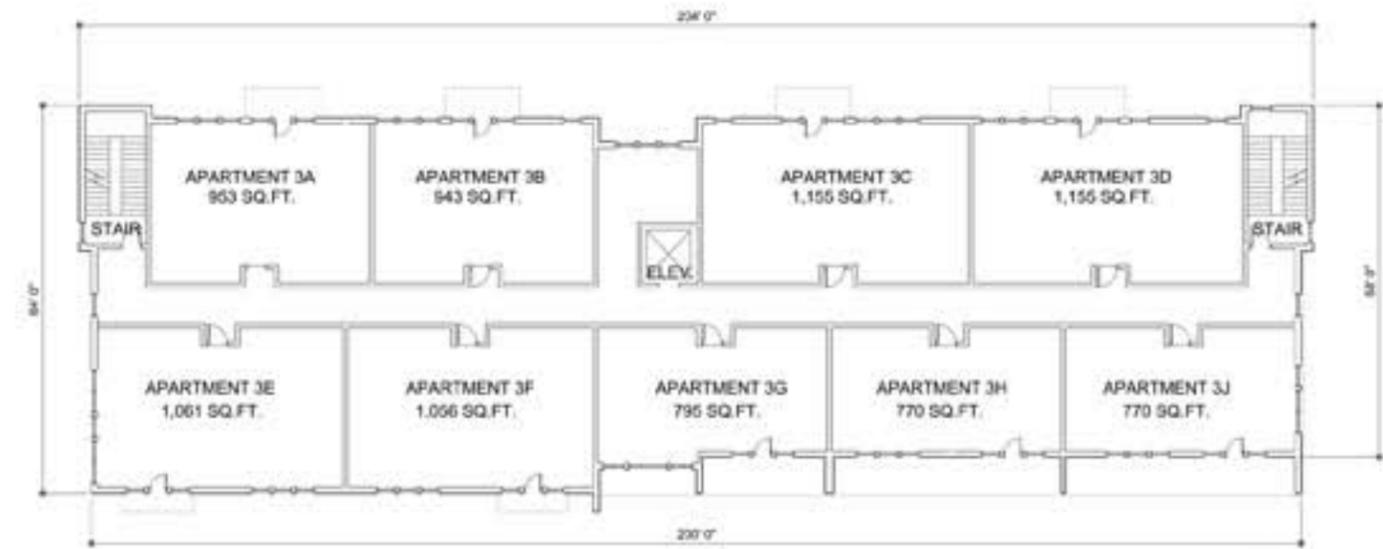
Second Floor Plan - Residential Units
N.T.S.



Fourth Floor Plan - Residential Units
N.T.S.



First Floor Plan - Retail Spaces
N.T.S.



Third Floor Plan - Residential Units
N.T.S.

E.3 - LOOCKERMAN PLAZA



Loockerman Plaza - Site Plan Concept 1



Loockerman Plaza - Site Plan Concept 2



Loockerman Plaza - Site Plan Concept 3



Rendering of Loockerman Plaza

Often referred to as the Collegian site, this vacant lot connects Loockerman Street to North Street in the heart of the historic retail area of Dover. The Collegian site is an ideal means to connect two thoroughfares for pedestrian traffic. The DDP developed three concepts for improvements on this land that creates a landscaped plaza for community events, additional mixed-use buildings, and off-street parking.

Concept 1:

- Eighteen parking spaces added as an alternative to parallel parking on Loockerman Street
- Plaza area features hardscape and plantings for an attractive pedestrian route
- Plaza can be a venue for events

Concept 2:

- Thirty-six parking spaces added as an alternative to parallel parking on Loockerman Street
- Plaza area features hardscape and plantings for an attractive pedestrian route
- Plaza can be a venue for events

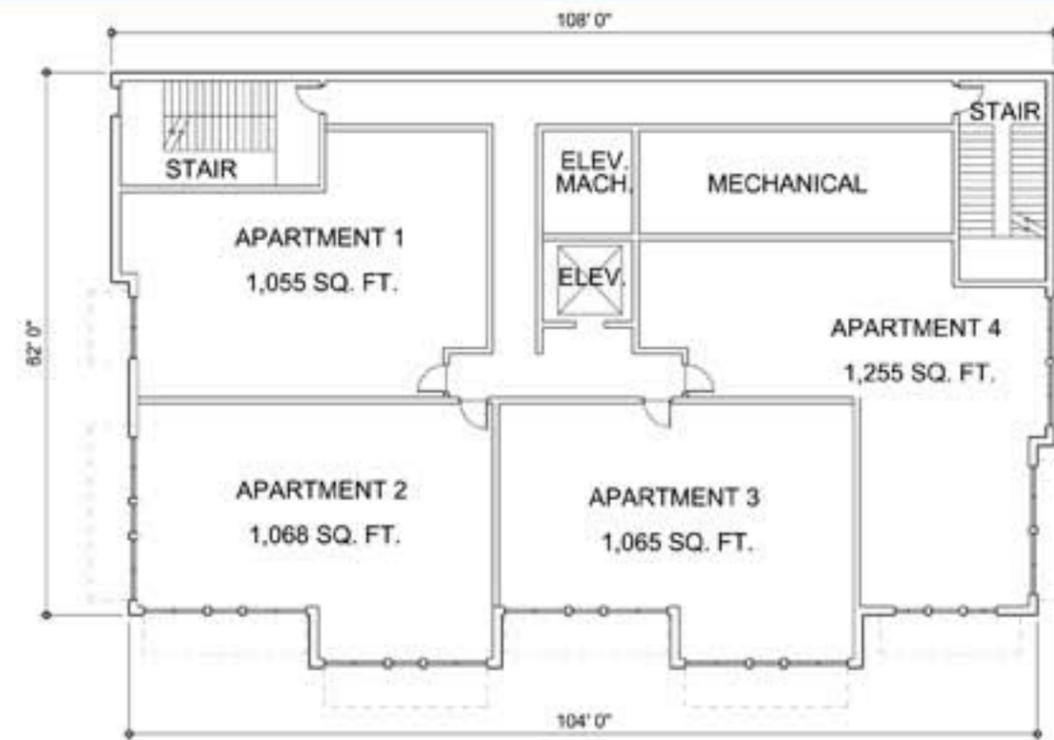
Concept 3:

- Thirty-six parking spaces added as an alternative to parallel parking on Loockerman Street
- Plaza area features hardscape and plantings for an attractive pedestrian route
- New mixed-use buildings can be built on either side of the plaza to enhance the pedestrian experience through the plaza and give the plaza a lot of energy around the business that will occupy the buildings.

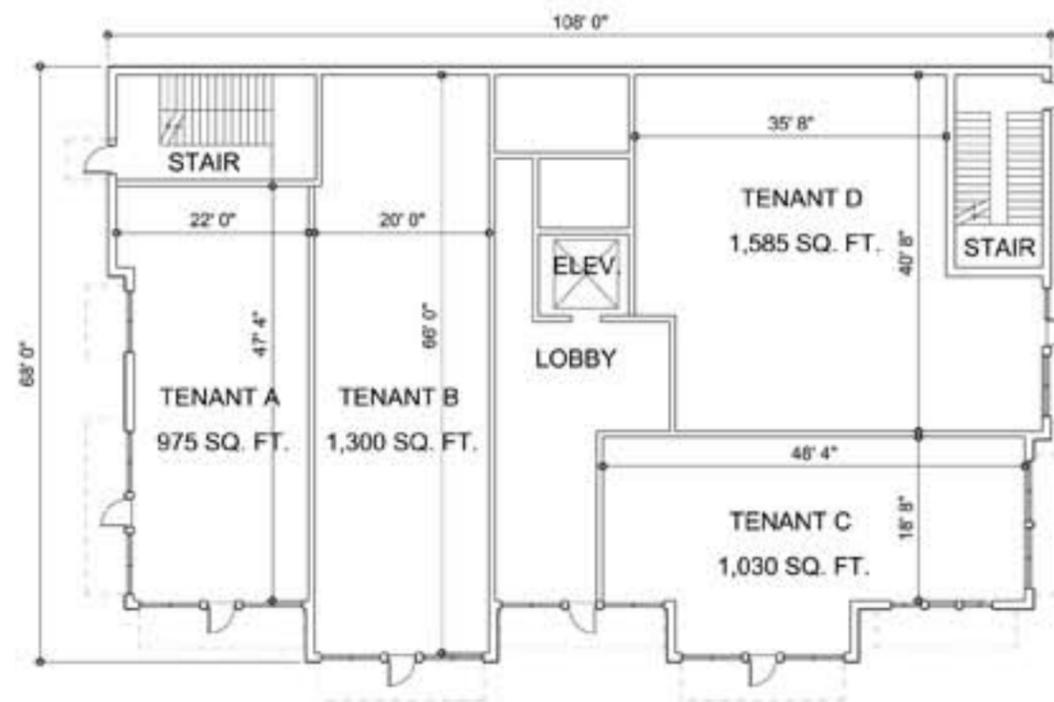
E.3 - LOOCKERMAN PLAZA



Rendering of Loockerman Plaza with Mixed-Use Buildings



Second Floor Plan - Residential Units
N.T.S.



First Floor Plan - Retail Spaces
N.T.S.

Note: Building footprint and plan may be mirrored on each side of the Plaza

E.4 - DDP PROPERTY



Lookerman Street Facade



North Street Access/Service Area

The DDP Property is located at 22-24 W. Lookerman Street. Formerly known as C'Moore's restaurant, the building has two entrances on Lookerman Street. The property has rear access off of North Street, but it is unappealing. The DDP determined that adding a formal North Street entrance and renovating the building's facade would give the building a modern look. Adding a porte cochere from the edge of North Street to the back of the existing building would screen the neighboring property's utilities. Adding windows and signs to the North Street building face would not only make the building more attractive, but improve the pedestrian experience along North Street.



Rendering of Lookerman Street Facade Improvements

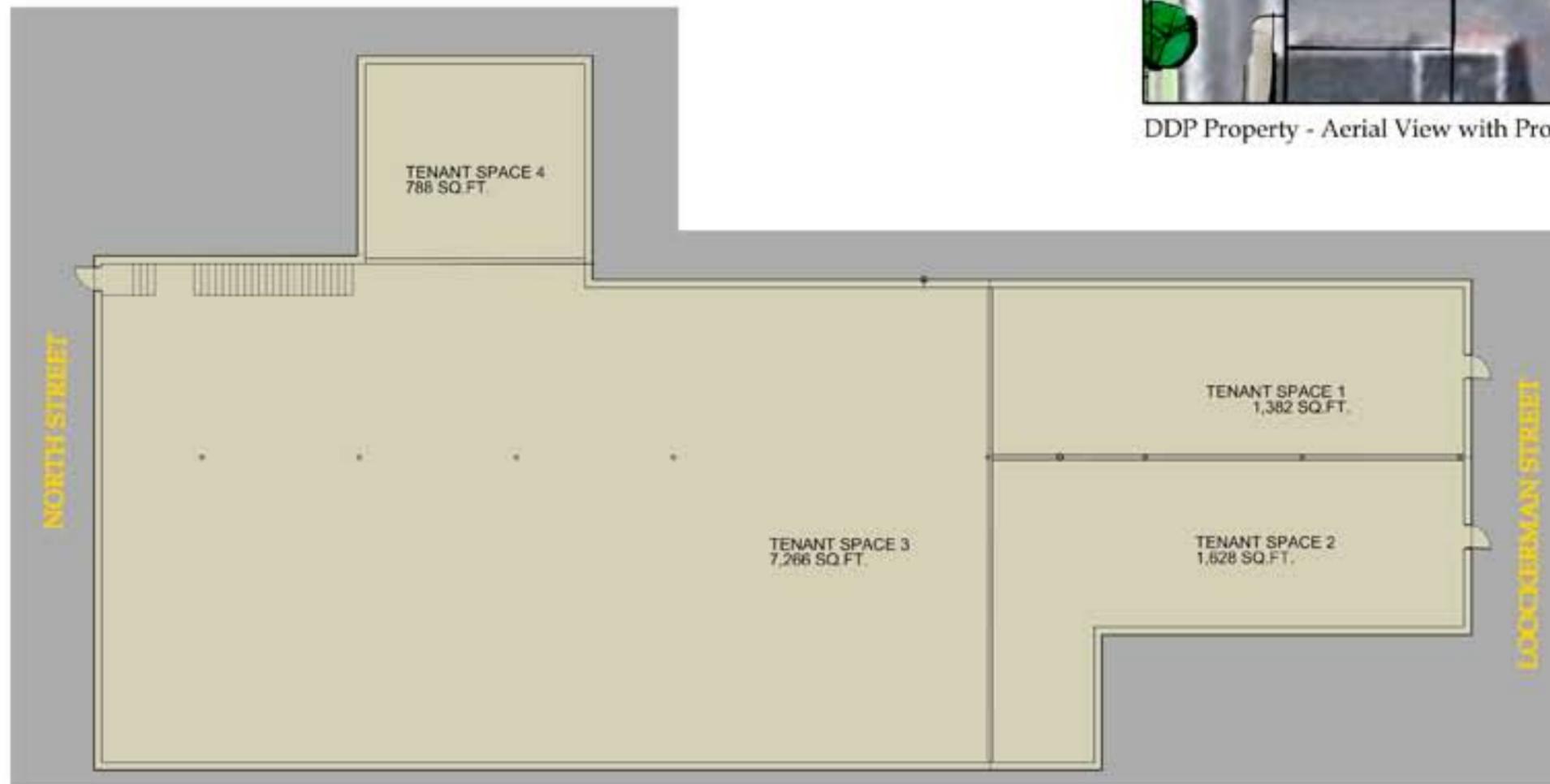


Rendering of North Street Facade Improvements

E.4 - DDP PROPERTY



DDP Property - Aerial View with Proposed Porte Cochere



DDP Property - Proposed Tenant Space Plan

E.5 - NORTH STREET PARKING LOTS



Existing Parking Lots on North Street
Existing Parking Provided - 172 Spaces

On North Street, between S. State Street and S. Governors Avenue, there are seven individual parking lot entrances on the south side of the street, not counting private drive ways. This creates congestion on the moderately traveled street as motorists enter and exit the lots. Concepts were developed to consolidate the lots and expunge existing lot lines to minimize the number of entrances off of North Street and create a more efficient parking lot. This site is also an ideal location for a multi-level parking structure to serve visitors and employees traveling to Loockerman Street, government buildings and state agencies at The Green and Legislative Mall. A detailed study of this area was not done.



Conceptual Surface Parking Consolidation
Proposed Parking Provided - 206 Spaces



Conceptual Multi-Level Parking Structure and Mixed-Use Building
Proposed Parking Provided - 55 Surface Spaces & 65+/- Spaces per parking structure level