MEDIA RELEASE
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Downtown Dover Master Plan Implementation Underway

Proposed Dover west-end gateway entrance with two mixed-use buildings.

Dover, DE. The Board of Directors of the Downtown Dover Partnership (DDP) announced that a search is underway to hire an experienced Property Development Director who will recruit developers and oversee the build of mixed-use projects identified within ***Capital City 2030: Transforming Downtown Dover!***

DDP Board President Todd Stonesifer indicated, "We are preparing now for a new generation of leaders to put roots in the ground in the transformed downtown Dover – a revived Capital City where they can live, shop, and enjoy new modes of transportation including scooters, bikes, a downtown 'circulator' bus, and even consider even walking to work. And to do this, we need someone highly qualified to begin implementing the plan right away." The vendor selected will specifically oversee property redevelopment efforts from inception through to completion.

According to DDP Executive Director Diane Laird "The new plan should be viewed as a catalyst for redevelopment of several DDP and City-owned properties as well as public areas. It addresses commercial, residential, recreational, parking, and transportation opportunities, as well as several exciting placemaking possibilities like a riverwalk, an art walk, and an amphitheater. We believe this public investment in redeveloping our sites will simultaneously bring about significant additional private investment."

The new master plan calls for several mixed-use redevelopment projects including a proposed 8,300 SF multimodal transportation hub to include 315 parking spaces and wrapped with 146 residential units and 5,500 SF commercial space; another redevelopment site that proposes 19 residential units, a 27,500 SF grocery store and a 113 space, two level parking garage; and a large property with two proposed mixed-use buildings at the west end gateway. All would feature rooftop amenities.

While the search for a Property Development Director is a definite step toward implementation of the plan, it is certainly not the first step. One important earlier initiative – set in motion even before receiving the completed plan, included the DDP's receipt of $1.2 million dollars from the State of Delaware to help current downtown property owners address critical improvement needs and bring their buildings up to life safety standards and into ADA compliance. This will position these properties to be more competitive with new construction and will prepare vacant and underutilized buildings for occupancy.

The DDP board approved over $700,000 in critical improvements grants at February's meeting. "We will be sharing details of the recipients and project plans in the near future," Laird said, "but I can assure you that several of these properties have been vacant for years and represent food and restaurant businesses that are ideal for the community." One of the proposals approved proposes a food mart for four food operators and another is a beer garden to be open year 'round. The other two are also food-related categories.

The community, property developers, and those interested the open position are invited and encouraged to learn more about the master plan on March 22 at 6 p.m. at Kent Levy Court, 555 S. Bay Road (Dover, DE) when the Mosaic Development Partners planning development team will present an overview of the plan.

Documents relating to the Downtown Dover Strategic Master Plan as well as the Request for Proposals (RFP) for the position may be found at: www.DowntownDover.com Deadline to respond to the RFP is Friday, March 31, but the search will continue until the most qualified vendor is selected.

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The Downtown Dover Partnership is committed to driving an improved quality of life for the residents and visitors of Dover, Delaware, through collective collaboration, economic development and promotion of downtown Dover's unique historic properties. Call 302-678-2940 or visit: www.DowntownDover.com

Two (2) additional images

Proposed multimodal transportation hub wrapped with residential and rooftop/podium amenity.

Proposed grocery, residential and parking facility with rooftop/podium amenity.