

Moving Toward an Active Dover through Community Design

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What Makes an Active Community?

- ◉ Mix of Uses - Places to live, work & shop
- ◉ Safe Network – Sidewalks, bike paths, bike lanes
- ◉ Environment – Landscaping, architecture



What is the City's Role?

◉ Regulatory

- Encourage mix of uses and interconnections
- Require improvements with development



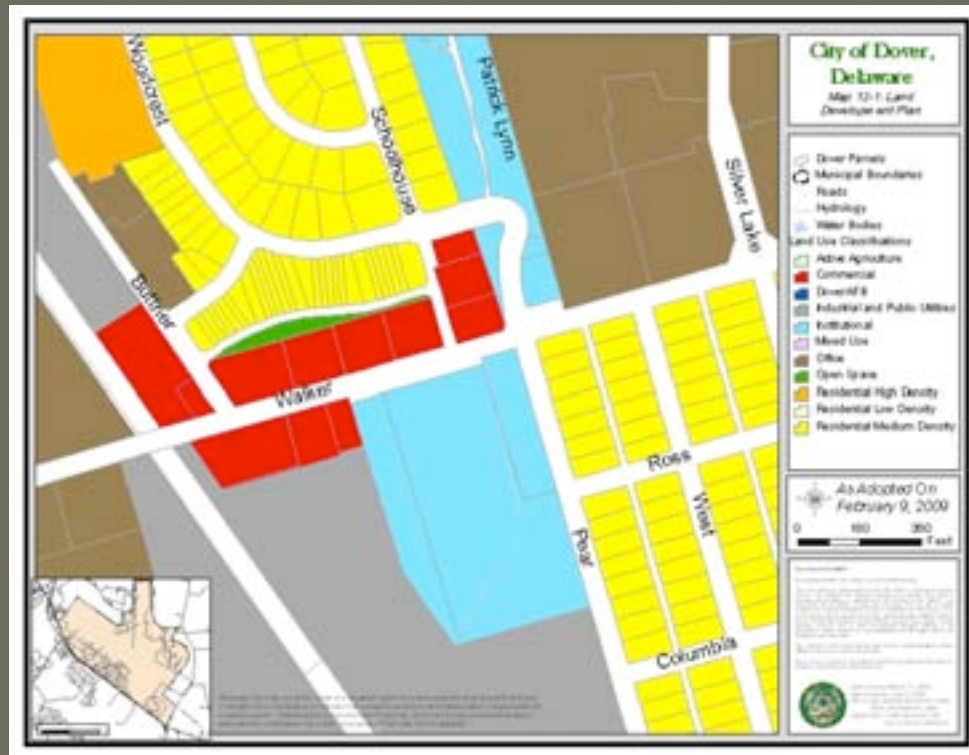
◉ Service Provider

- Maintain & expand the network
- Maintain the streetscape



The Comprehensive Plan

- Determines what uses go where
- Sets the framework - goals & objectives



Zoning and Subdivision Ordinances

- Sets Minimum Requirements
- Elements to Encourage Activity
 - Sidewalks
 - Interconnection
 - Architectural Review
 - Bicycle Amenities
 - Landscaping



Infrastructure Maintenance

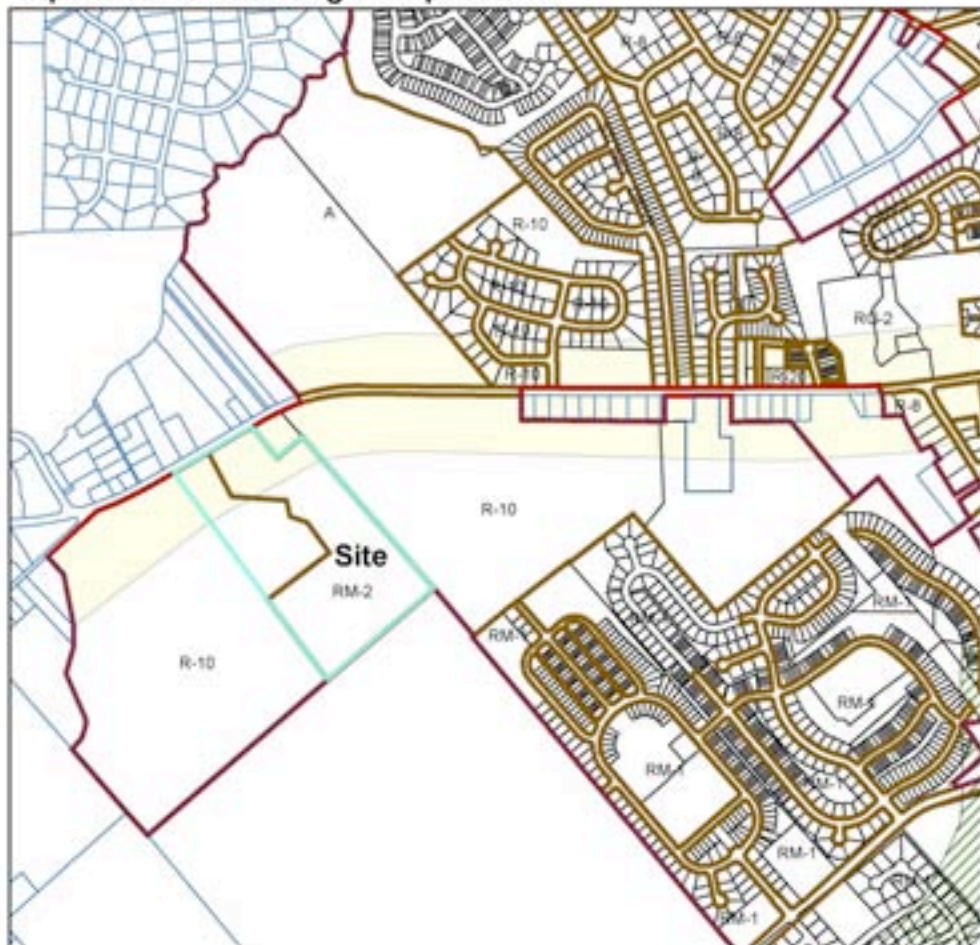
○ Gray Infrastructure

- Streets
- Sidewalks
- Bike Paths

○ Green Infrastructure






- Street Trees
- Flower Beds
- Parks

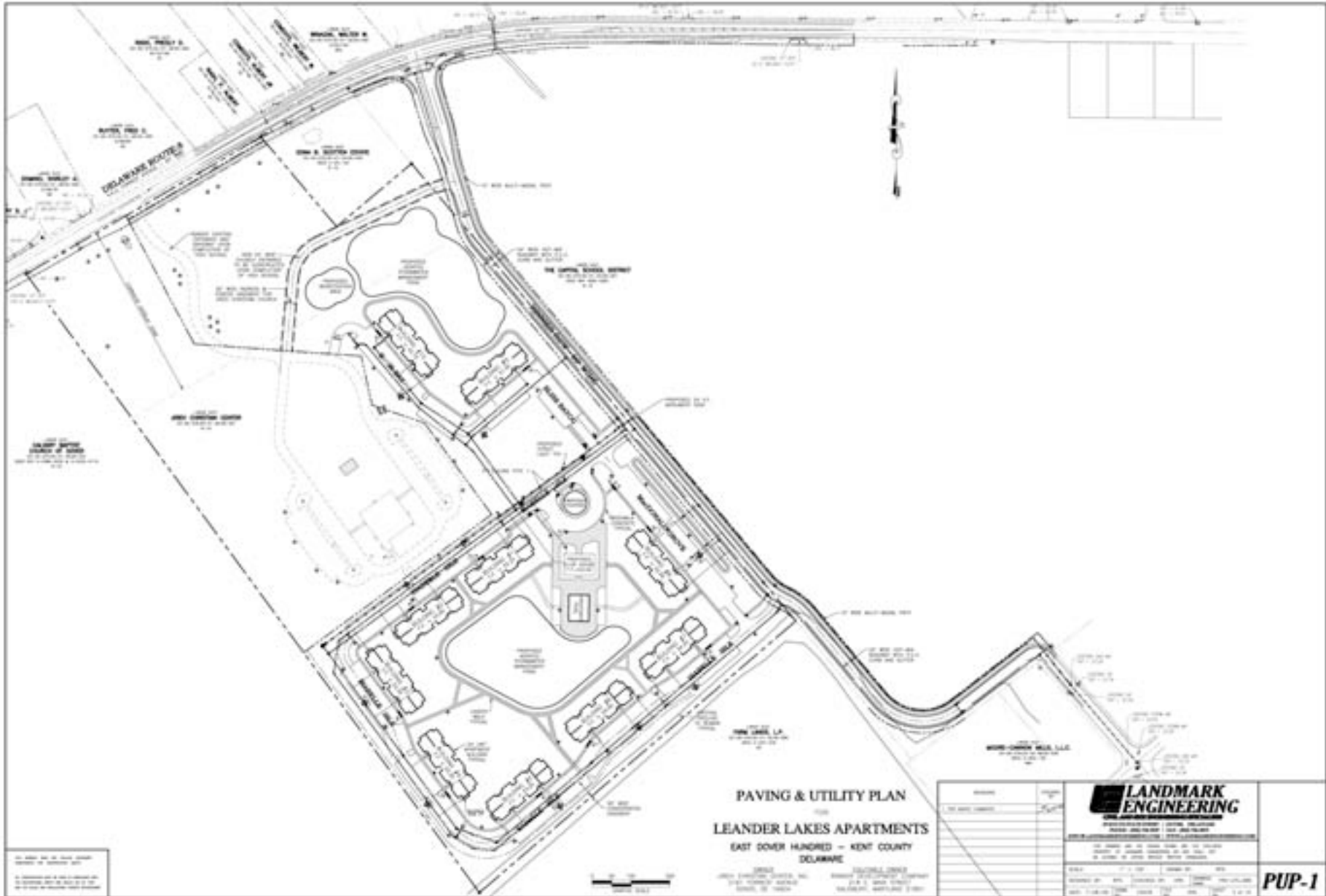




Plan Title: Leander Lakes Apartments
Location: 2161 Forrest Avenue
Plan Type: Site Plan
Tax Parcel: ED-05-75.00-01-05.00-000 (Portion of)
Zoning: RM-2 and COZ-1
Owner: Jireh Christian Center
Equitable Owner: Rinnier Development Company
Date: 7-10-09

Legend

-  Dover Parcels
-  County Parcels
-  Dover Boundary
-  Zoning
-  Corridor Overlay Zone



PAVING & UTILITY PLAN
 FOR
 LEANDER LAKES APARTMENTS
 EAST DOVER HUNDRED - KENT COUNTY
 DELAWARE

DATE: 12/22/2011
 PROJECT: LEANDER LAKES APARTMENTS
 CLIENT: KENT COUNTY
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	REVISION	DATE

LANDMARK ENGINEERING
 1000 W. MARKET STREET, SUITE 200
 WILMINGTON, DE 19801
 TEL: 302.441.1111 FAX: 302.441.1112
 WWW.LANDMARKENGINEERING.COM

PUP-1



BLUE HEN APARTMENTS
DOVER, DE
2006182.00 / 11.19.07

FOREST STREET (DE ROUTE 0)



SALSBUURY ROAD



SCALE: 1/4" = 1'-0"

15 SEPTEMBER 2008

CVS/pharmacy

SALSBUURY ROAD
CITY OF DOVER DELAWARE
BOWLER ENGINEERING

MOD62040