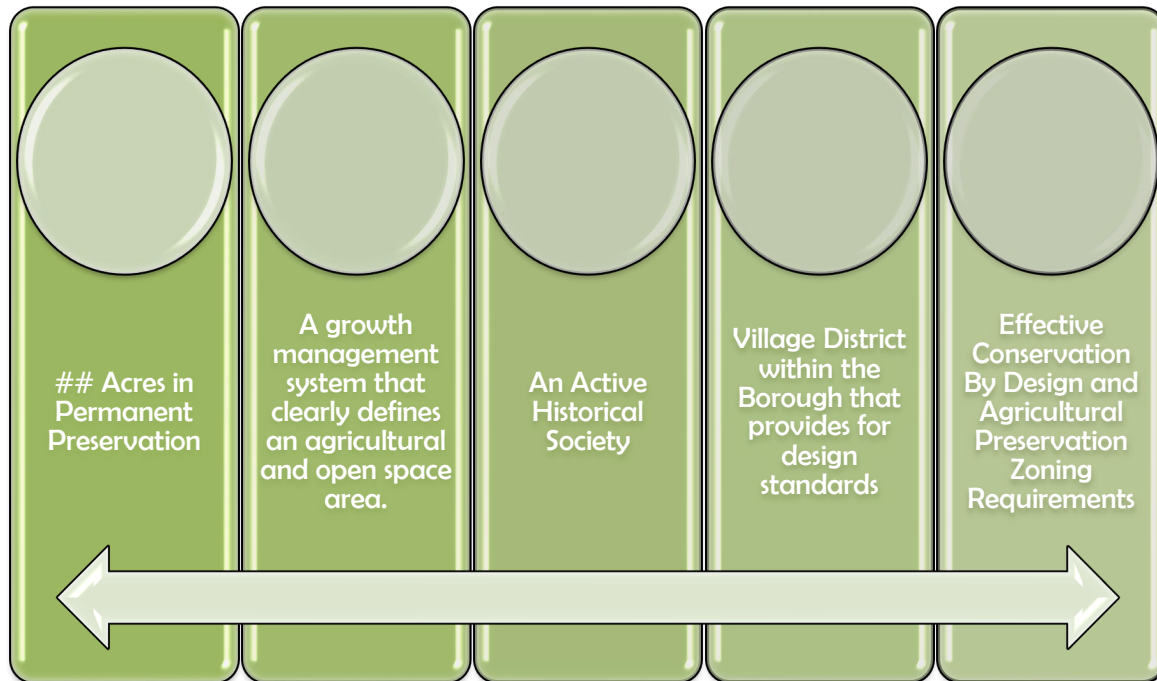
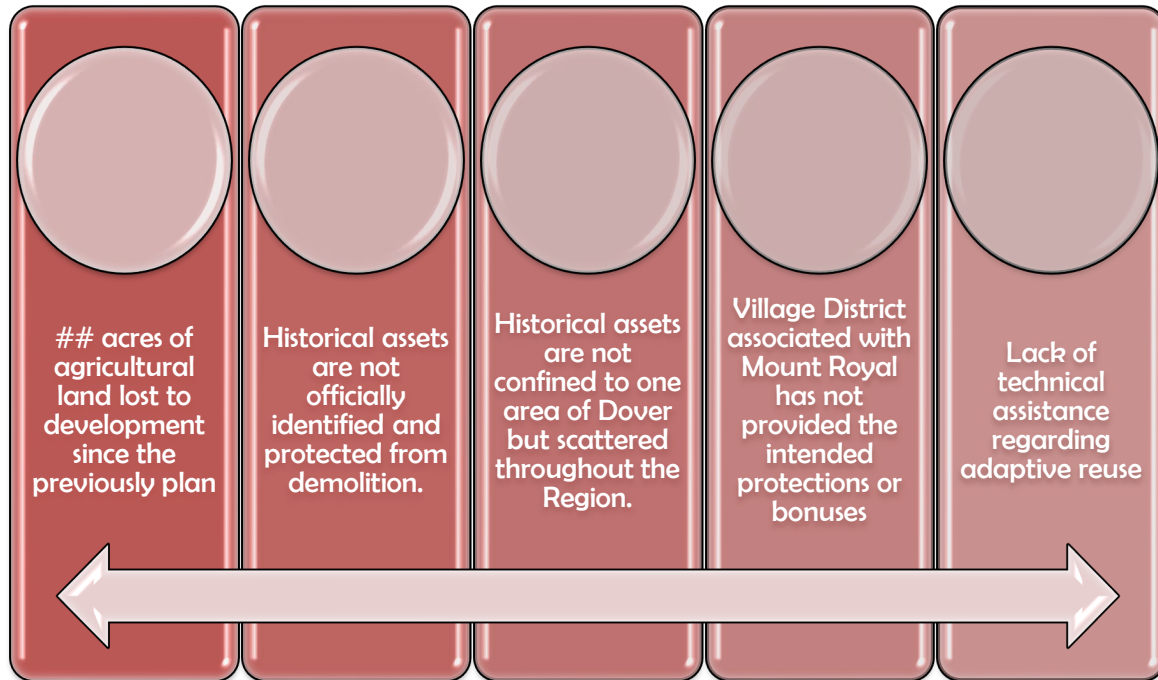


Community Preservation Context: *We cannot protect what we do not know*

Community Preservation in Dover has the following strengths:



Several factors have limited, and may continue to limit, the growth of Community Preservation in Dover Region:



Several opportunities present themselves that could encourage growth of Community Preservation and the community of Dover:



Community Preservation

A. Agricultural Heritage

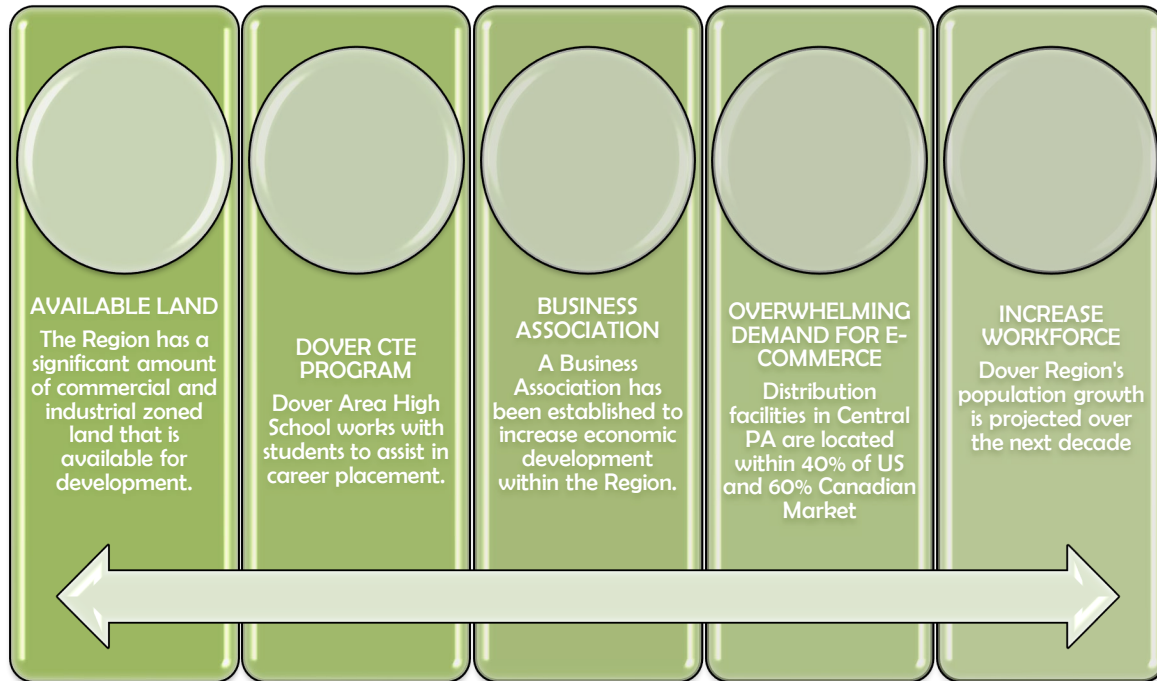
- a. Continue to preserve farmland through preservation programs and effective agricultural zoning.
- b. Maintain the growth boundaries integrity by not expanding them unless necessary for health and safety concerns.
- c. Develop methods for the farming community to expand business opportunities within the Region.
- d. Increase access to foods and add more fresh food stands
- e. Work with Dover Area School District to provide healthy local foods to supplement their weekend backpack program.

B. Historical Heritage

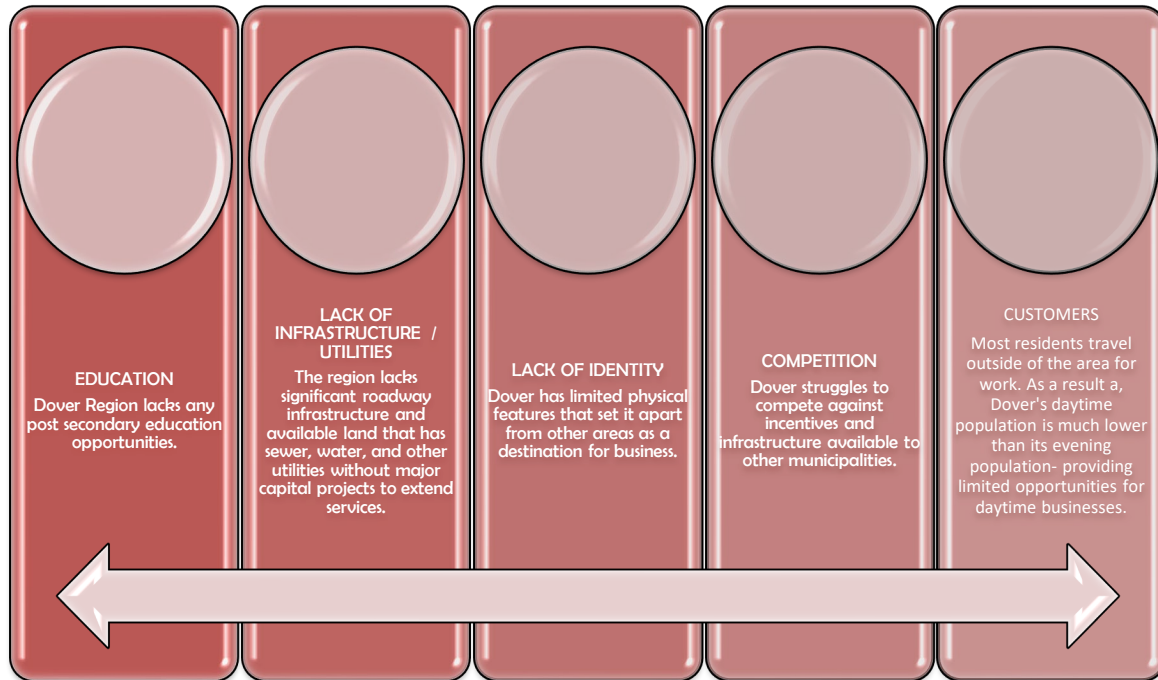
- a. Work with the Historical Society to capture, record, preserve and communicate our history.
- b. Review current ordinances about how best to preserve these historical assets without compromising growth.
- c. Encourage the revitalization and reuse of older assets
- d. Explore partnerships with the Dover Area Historical Society to promote the local heritage with the potential to host a Dover Heritage Day

Economic Development Context: *A diverse economy will allow a community to prosper....*

Dover provides an attractive location for business of all sizes for a number of reasons:



Several factors have limited, and may continue to limit, the growth of the Economic Development in Dover Region:



Several opportunities present themselves that could encourage growth for both the Economic Development and the community of Dover:



Economic Development

A. Business Association and Workforce Development

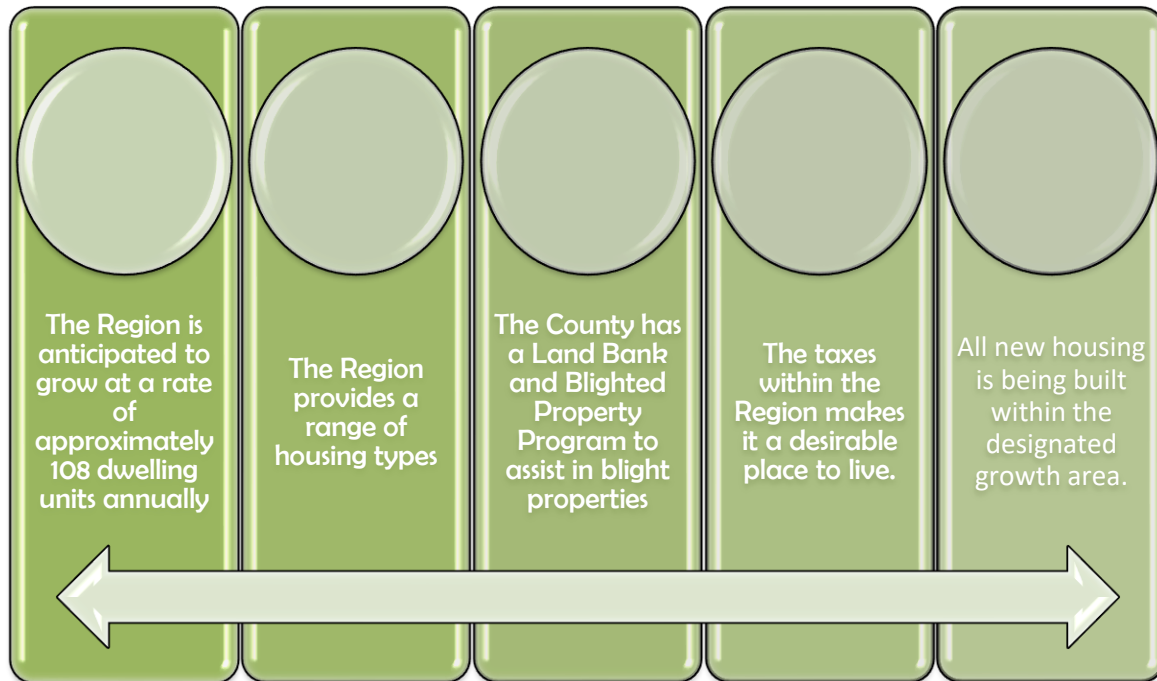
- Develop a Business Association for benefits of providing resources to the businesses community.
 - Coordinate with Dover Area School District to offer a “Career Fair” style event. Goal would be to introduce students to meeting with potential employers, communicating qualifications, building a resume, etc. Emphasis could be placed on non-college bound students highlighting the available trade jobs in the Borough/Township may help to ensure their residency.
- Work with advocacy groups to develop an economic development plan.

B. Planning and Zoning

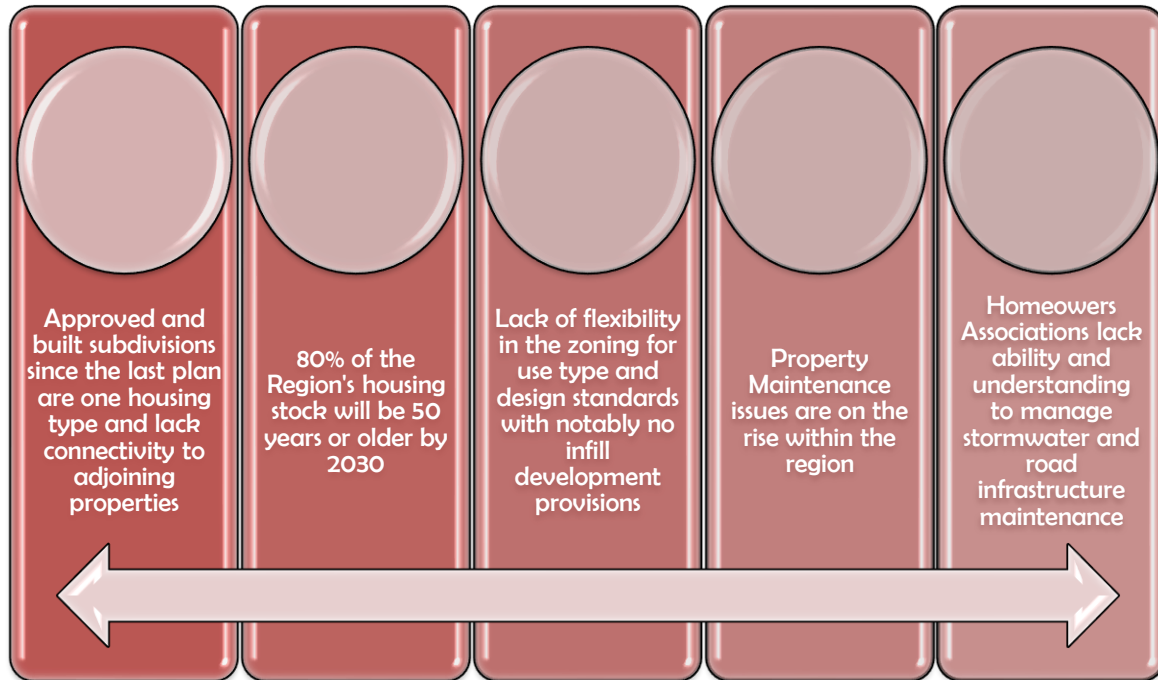
- Develop Business Corridor Plan for both the Borough and the Township along Route 74 to determine key areas for improvements including parking, sidewalks, lighting and beautification.
 - Pursue grant funding for façade improvements.
- Investigate Joint Zoning for the Borough and Township that encourages business attraction and retention.
- Utilize more online processes for all stages of development
- Coordinate with commercial real estate companies to help promote potential commercial development.
- Build community support for revitalization efforts in the Borough/Township through promotion/education.
 - Add signs/stickers to abandoned properties to promote a potential business in that location. (i.e. – “Open a Coffee Shop Here”) – Probably most suitable for Borough.

Housing: *Quality Housing for All Is A Key For A Strong and Secure Dover*

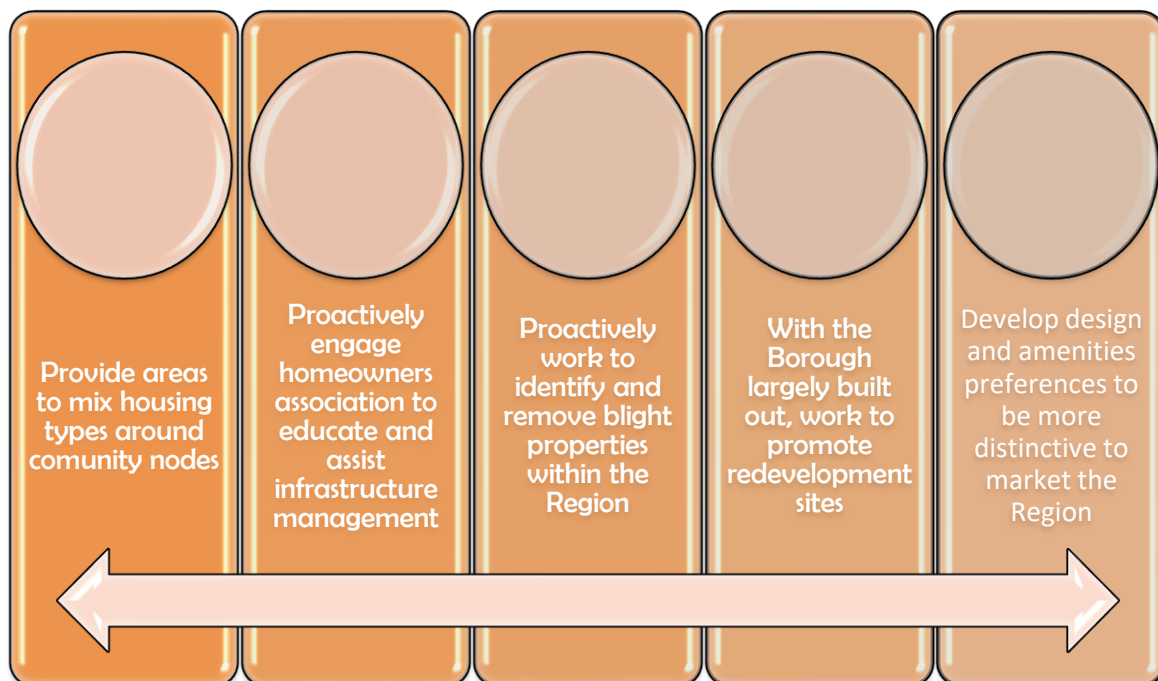
The Housing in Dover has the following strengths:



Several factors have limited, and may continue to limit, the growth of Housing in the Dover Region:



Several opportunities present themselves that could encourage growth for the Housing within the community of Dover:



Housing

A. Maintenance and Enforcement

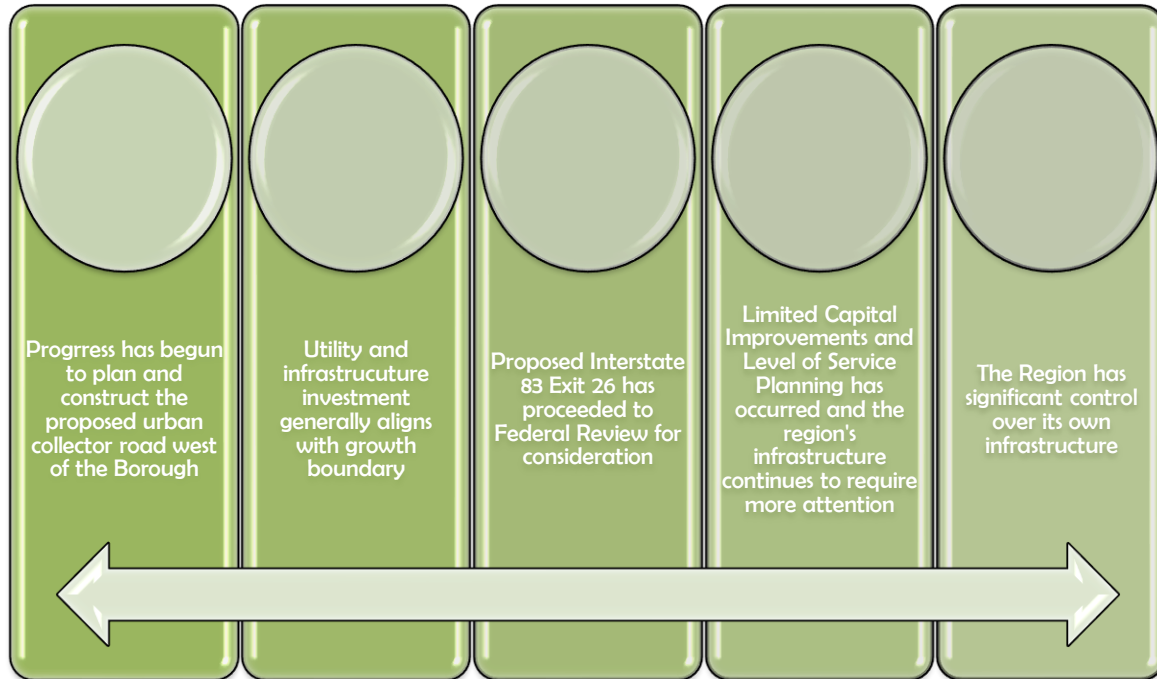
- Adopt and Enforce Strict Property Maintenance Codes.
- Develop guidelines for a rental inspection program.
- Develop a plan to assist HOA's with their responsibilities to keep them operating affectively through sponsored events.
- Develop a plan to acquire dilapidated, flood prone and abandoned properties or refer them to the County Land Bank/ Blighted Property Committee.
- Encourage the upgrade or replacement of existing housing stock through the waiver of permit and/or demolition fees for rehabbing and/or remodeling these structures provided the plans meet the standards set by this Plan.

B. Growth and Development

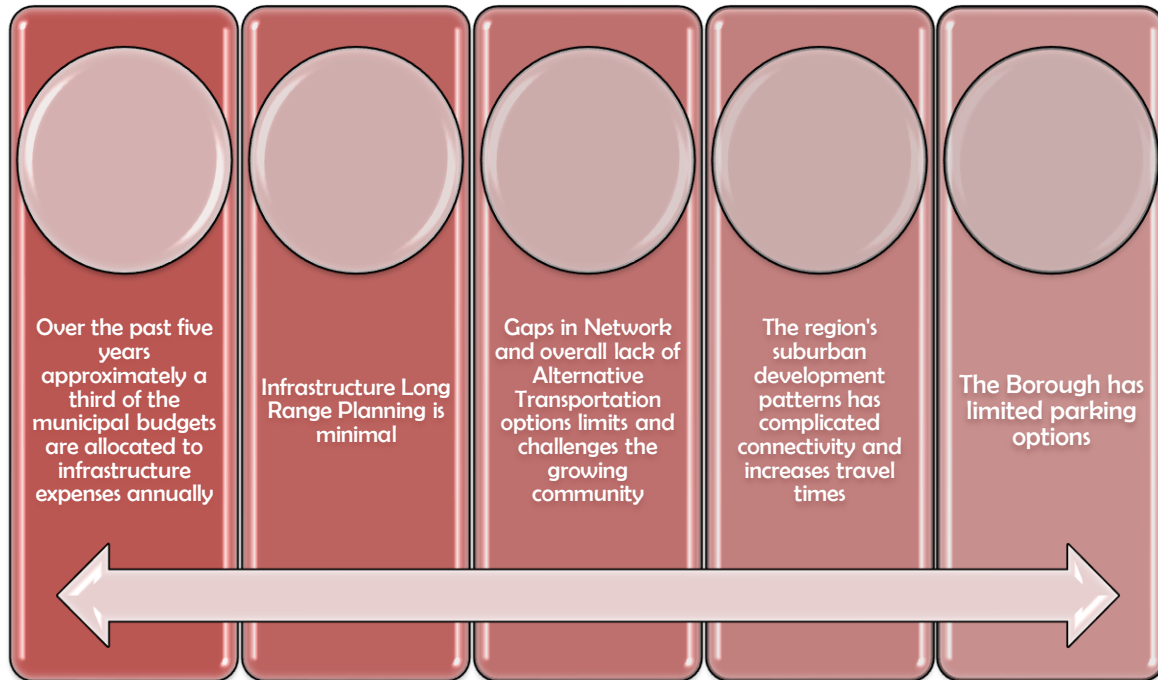
- Inventory and evaluate the community resources to determine the ease at which someone could "age in place" including transportation, health care services, and age directed activities. Investigate age-restricted communities and its application to our community.
- Look at developing a database that would include current and future demographics, building trends, and residential survey data.
- Direct residential development using existing approved lots first under current residential zoning. Consider options related waiver of fees and charges by developing a separate fee structure for existing lots versus newly approved lots.
- Consider mixed use and Traditional Neighborhood Development District zoning in changes to the zoning and subdivision ordinances.
- Forecast what the Dover housing needs will be in 25 years based on available demographic data, realtor data, builder data, bank data, while ensuring the protection of quality of life and affordable housing needs are met.
- Preserve Agriculture and Residential 1 zoned areas north of Canal Road, plan for more Residential 3 zone growth south of Canal and Bull Roads to South Salem Church Road.

Infrastructure: *Invest In Infrastructure That Will Inspire Pride*

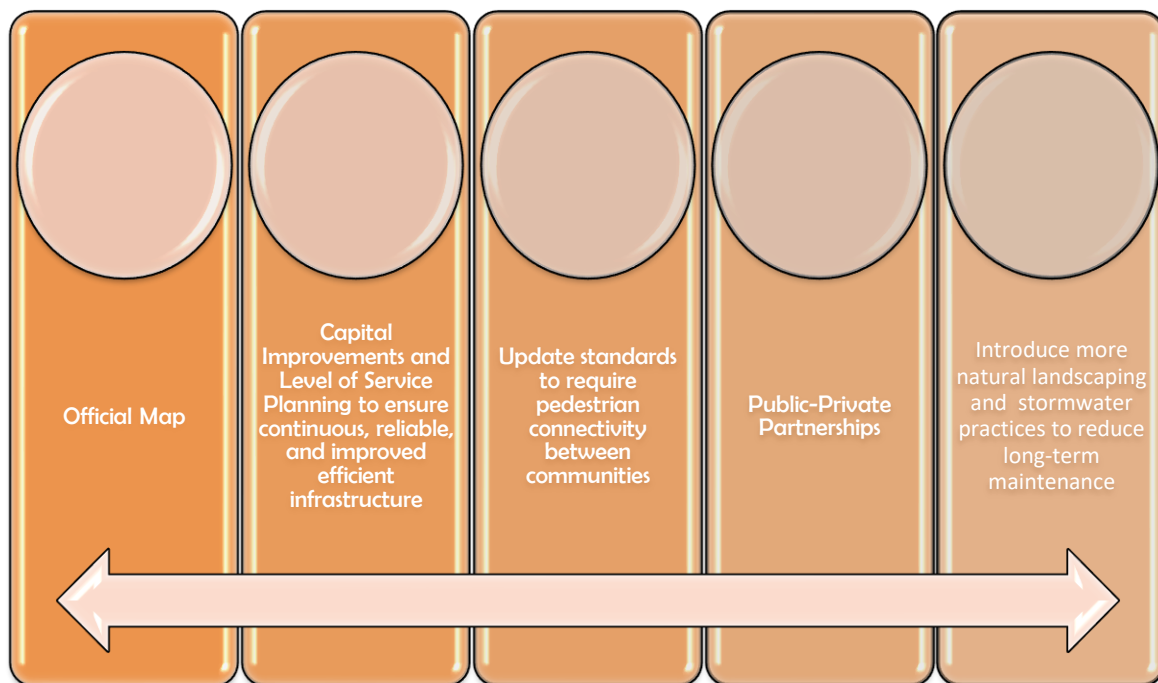
The Infrastructure in Dover has the following strengths:



Several factors have limited, and may continue to limit, the growth of Infrastructure in the Dover Region:



Several opportunities present themselves that could encourage growth for the Infrastructure within the community of Dover:



Infrastructure (1 of 2)

~~A. Connectivity Transportation~~

- Develop an official map with the Dover bypass and all other needed traffic improvements focusing on key corridor infrastructure development with PENNDOT to reduce congestion on Route 74 and Canal Roads and to improve accessibility to the communities for both residential and commercial traffic.
- Develop a sidewalk improvement plan to prioritize and address the gaps in accessibility and to encourage pedestrian traffic in lieu of vehicular.
- Promote Complete Streets efforts to reduce congestion and the amount of vehicle miles traveled in Dover.
- Update our Road Classifications to comply with PENNDOT Publication 70 “Design of Local Roads and Streets.”
- Develop policy guidelines concerning road improvements/widening/curbs; implement consistently.
- Advocate with PENNDOT for priority repair to Dover bridges
- Work to have RABBIT Transit Services reconsider routes to Dover area and look into Uber/Lyft for senior residents
- Align parking needs with proposed downtown Dover Borough concept.
- Encourage developers to complete projects as designed; will require less 6 month notes and less waivers.
- Regarding connectivity, areas where sidewalks may not be feasible, establish a “walking/bike lane” by striping the shoulder of the road.
- Encourage connectivity between neighborhoods, commercial and community facilities
- Improve aesthetics of community gateways and corridors.
- Work with the YAMPO to minimize the impact to the Dover Region by developing appropriate infrastructure for industry demands, calming traffic and reduce congestion at prominent intersections along Canal Road.
- Work to reduce driveways on Route 74 and Regional Collectors to maintain the integrity of the road capacity and promote traffic safety for pedestrians and vehicles.

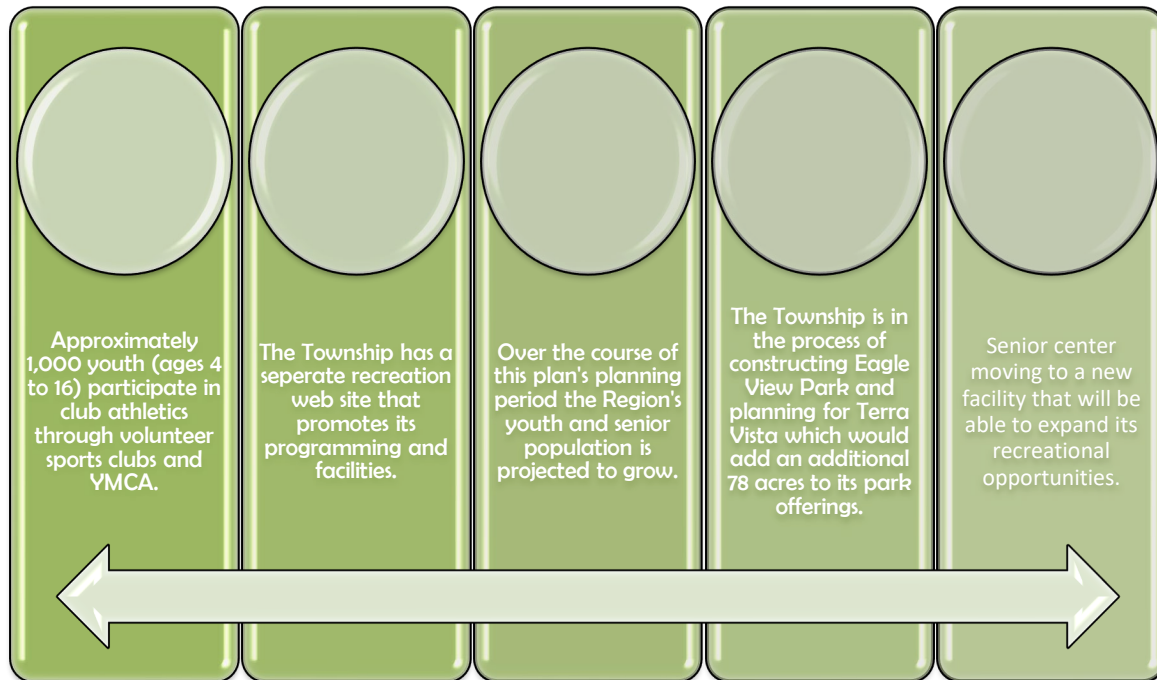
Infrastructure (2 of 2)

B. Sewer, Water and Other Infrastructure

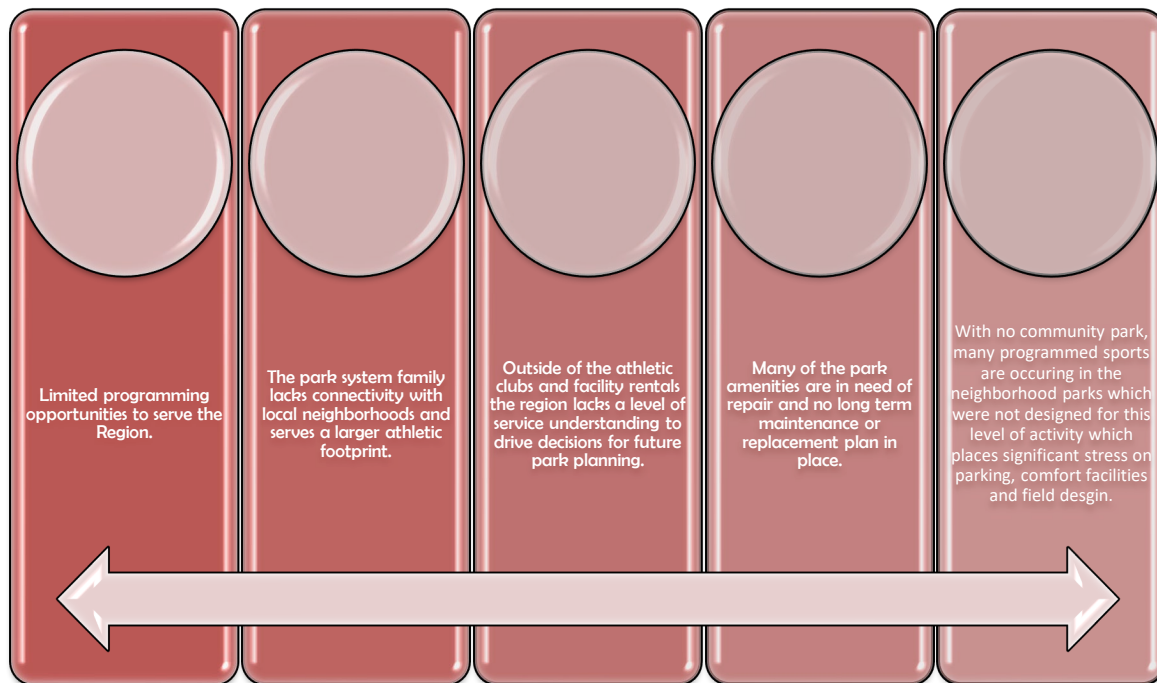
- Conduct infrastructure planning focusing on promoting digital inventory of all infrastructure assets.
- After inventory infrastructure is complete, rate and rank all infrastructure based on priority to the Region. Conduct a level of service evaluation matching infrastructure asset to the greatest population need to determine most critical systems.
- Prepare a holistic capital improvements plan for all municipally owned infrastructure based on the infrastructure inventory and level of service evaluation.
- Review and calibrate funding allocations to match the capital improvements plan and where necessary seek project efficiencies through working as Region and pursue programs and grants to support infrastructure investment.
- ~~Strategically, extend all underground assets storm water, sewer and water services within the growth boundary in an effort to encourage economic development of non-residentially zoned areas and maintain a balance between growth and preservation.~~
- ~~Continue replacement and expansion of aging infrastructure.~~
- Work to determine how to best address the MS4 requirements in our community
- Extend public sewer and water north, beyond the Borough. ???
- ~~Map electric capacity and projected demands for the next 15 years~~ addressed above
- Encourage renewable energy in Industrial Zone.
- Continue to evaluate potential well sites to sustain level of service and quality to the Region.

Recreation Context: *The true purpose of recreation is not merely to amuse, not merely to afford pleasure, not merely to kill time, but to increase our fitness, enhance our usefulness, spur achievement.*

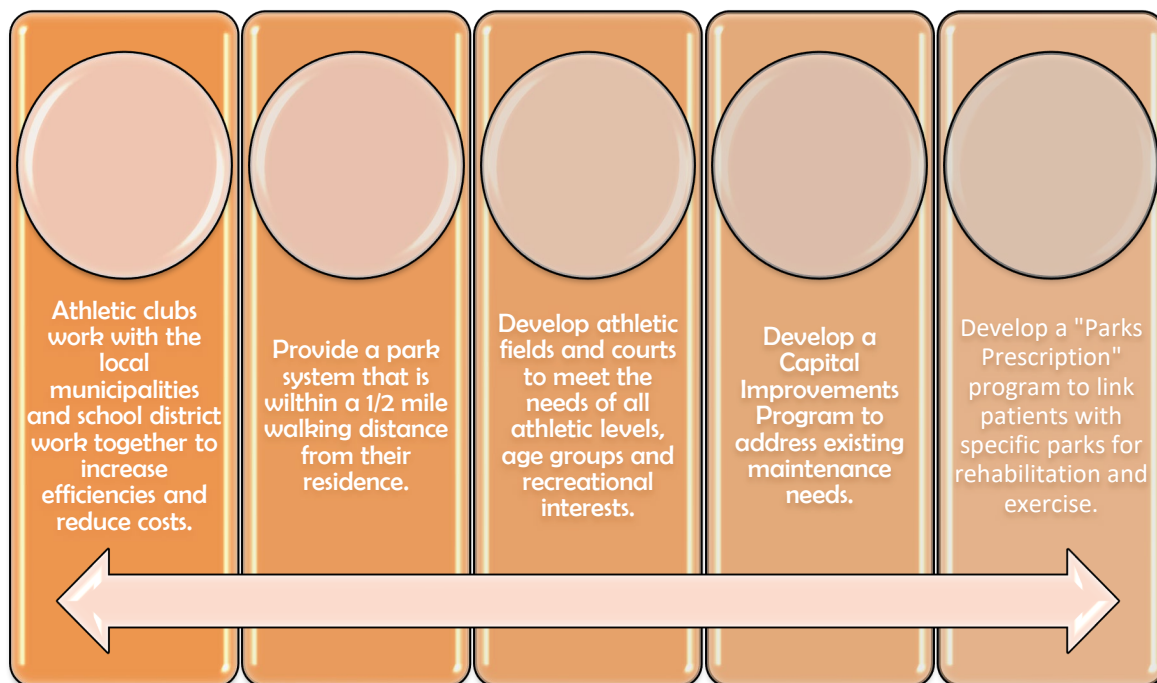
The Recreation in Dover has the following strengths:



Several factors have limited, and may continue to limit, the growth of the Recreation in Dover Region:



Several opportunities present themselves that could encourage growth for Recreation and the community of Dover:



Recreation Facilities/Activities (1 of 2)

A. Dover Recreation Sports Committee

1. Develop a Joint Recreation Sports Committee that would involve Dover Area School District, Dover Township and Dover Borough along with the organizations that use our facilities and volunteer at events **as a vehicle to facilitate communication and collaboration.**
 - a. Determine the best structure for this committee to move forward. **Develop goals and objectives in partnership with organization representatives.**
 - b. Determine if other organizations or municipality would benefit from the regional sports committee and ask them to join.
 - c. **Consider developing a sports groups sanctioning policy that would strive to support existing organizations and discourage spin-off organizations in existing sports. This would help to reduce competition for limited facilities.**
 - d. Consolidate programming and events to remove duplication and provide more ways to benefit the citizens of Dover Area.
 - e. **Hold the Recreation Sports Committee meeting at an appointed time every year so it becomes routine. Consider holding the meetings twice annually to coincide with warm weather and cold weather seasons.**
 - f. Work to prepare a master field and facility schedule to optimize sports scheduling. **Consider developing a residency requirement to provide priority facility placement.**
 - g. **Involve sports groups in maintenance management planning and implementation. Involve the Public Works Department in these meetings so they can hear firsthand to sports issues and requirements.**
 - h. Research, document and share how other municipalities have found sponsors, funding for specific recreational facilities, and programming.
 - i. Create a single site automated reservation system for township and school recreational facilities and all related communication, volunteer info and happenings within the Sports
 - j. Seek and coordinate adult league opportunities (i.e. 35+ baseball, kickball, volleyball, basketball, etc.)

Recreation Facilities/Activities (2 of 2)

B. Facilities Understanding

1. Conduct a complete audit of the park and recreational programs and facilities in the region and determine need for indoor facility.
 - a. Explore Grant Opportunities Through DCNR To Develop A Joint Comprehensive Parks, Recreation, And Open Space Plan
 - b. Establish a scope of work that includes:
 - i. What current agreements if any are in place between Township, Borough, Dover Area School District, YMCA, Churches or other property with sports facilities
 - ii. Audit all facilities within the region from an ownership, insurance, maintenance and safety standpoint, types of assets, needs and usage. Determine what facilities have lights or the ability to add lighting to extend activity levels without compromising neighborhood integrity.
 - iii. Review all recreational programming within the Region to understand amount of programming, population served, accessibility, costs to participate, costs to maintain, risks to maintain, and demand.
 - iv. Assessment of current regulations in relation to parks, recreation, and open space to determine whether it matches current needs.
 - c. Indoor Recreation Facility
 - i. Include as part of the Parks, Recreation and Open Space Plan a market study for a multi-sport indoor facility.
 - ii. Survey athletic organizations to assess utilization, fees, size, market to determine their vision for a facility “base requirements” to “dream facility”
 - iii. Determine if other non-profit organizations can assist in providing quality indoor space or possibly partner with the development of the facility as they noted lack of indoor meeting and space concerns associated with their organizations.

Upon a favorable need/outcome, determine best long-term approach to financing and maintaining facility. Whether that is through a private developer, municipal led, or a public/private partnership to build a multi-sport indoor facility for profit.

- Dover United Soccer Club: Nearly 200 in soccer for ages 4 to 14 plus 24 volunteers
- Dover Youth Basketball 300 plus 30 volunteers
- 300 players in Dover Baseball
- 80-100 in Lacrosse
- 200 in Tri-town football
- YMCA 75 participants
-
- Not enough field space (dedicated fields)
- Basketball need more indoor facilities as it is affecting program growth-turning kids away
- Need stone or concrete in dugouts at Lehr, another field with 90' baseball paths
- Lacrosse unable to use Twp. space as overbooked need 2 to 3 fields
- YMCA- Brookside benches are often broken and restroom facilities need improved
- Mayfield Park- football Need to recrown/resurface plus flooding... football field
- Basketball court needs to be removed
- No bathrooms
-

Facilities in need of repair and maintenance

CIP needed for all facilities

Parks are islands with no regional connectivity (focus on DGA)

Mandatory park standards

The parkland landscapes lacks diversity

Level of Service understanding- outside of the athletic groups and some programming do not have a clear understanding of use

Level of service population (total population divided by park acreage)

Level of service per capita value (total land facility improvements for system vs. population)

Provide a system that all residents live within a ½ mile within DGA

Add capacity to existing parks by expanding facilities or adding land to accommodate increasing population

Develop athletic facilities that meet the playing standards and requirements for all age groups, skill levels and recreational interest

Provide art into park facilities in benches, amenities, facilities

Repurpose indoor senior center for activities such as arts and crafts, dance, drama, music, video, classroom instruction

Connect and unify the community through trail and greenway corridors. (local history connection)

Encourage community involvement and stewardship for maintenance of trails

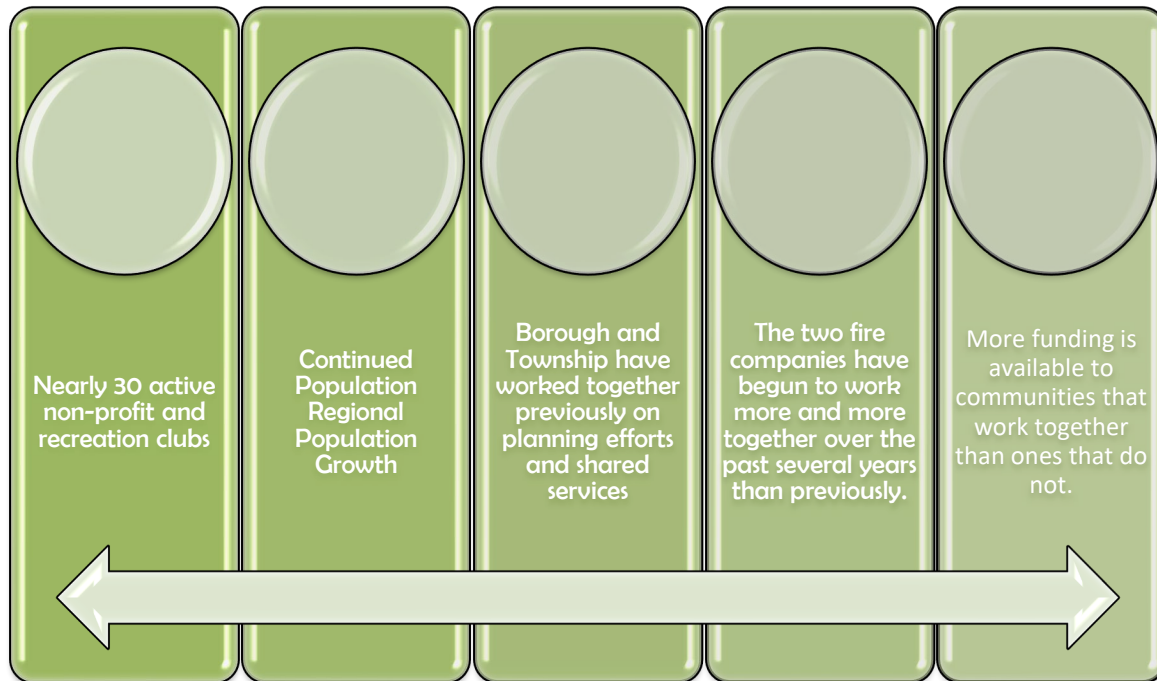
Develop a maintenance management system to estimate and plan for life cycle maintenance and replacement costs

Develop a "Parks Prescription" website for use by health care providers to direct patients to specific parks for rehabilitation and exercise.

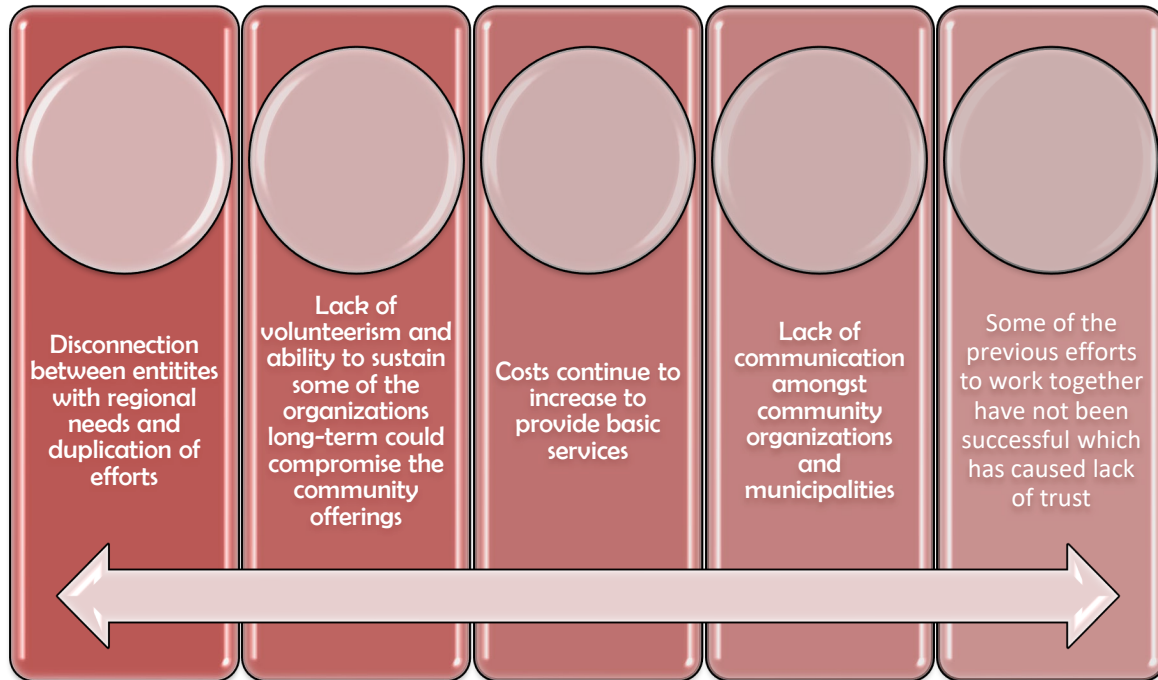
Incorporate Low Impact Design development practices in the development and renovation of park facilities.

Shared Resources Context: *Along We Can Do So Little; Together We Can Do So Much*

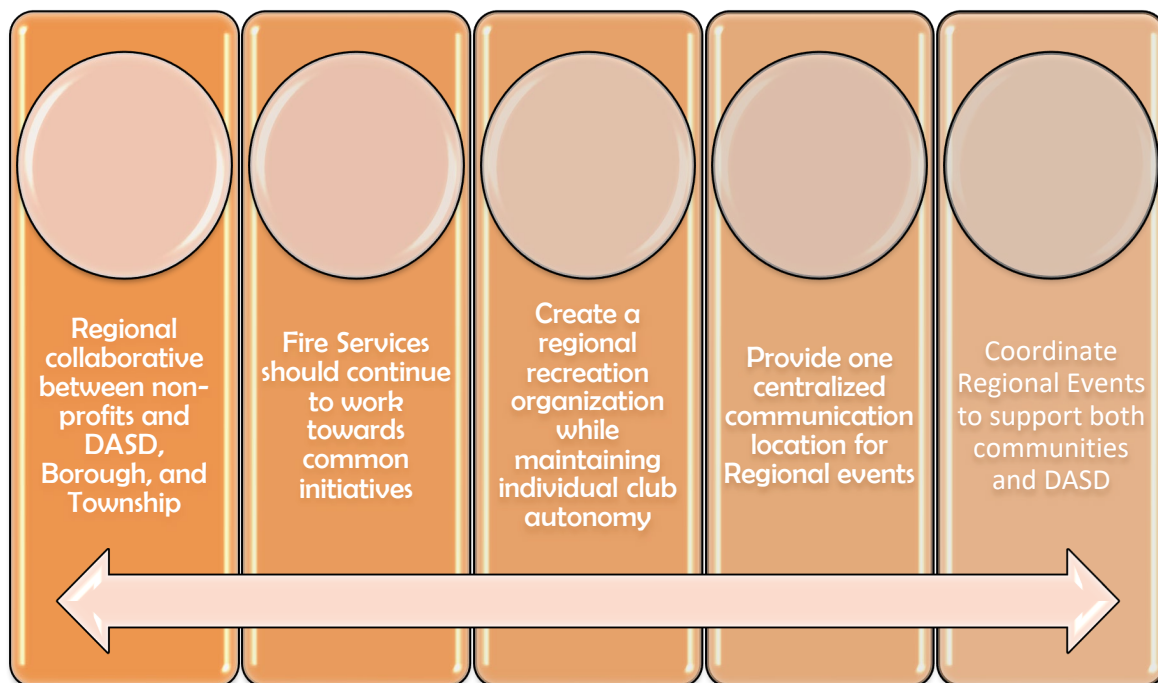
Where Dover has shared resources, the following strengths were recognized:



Several factors have limited, and may continue to limit, the growth of the Dover Region when sharing resources:



Several opportunities present themselves that could encourage growth for the community of Dover if they share their resources:



Shared Resources

A. Remove Duplication and Form Mutually Beneficial Partnerships

- Create a regional coordinator position to assist in managing regional efforts.
- Borough, Township and DASD meet quarterly to look for ways that the three entities can work together through the services that are offered and communication efforts.
- Fire Services, Emergency Management and Ambulance should look for ways to fund raise, develop and hire staff, educate the public and forward other common goal initiatives.
- Non-Profits could meet to investigate and explore how to work together to eliminate overlaps in services and meet future needs that could develop.
- Athletic groups could work on ways to work together to coordinate field and facility space, promote their programs, fundraise and fund improvements that are mutually beneficial.
- Implement joint-zoning to assist both communities to balance borough and rural needs in appropriate locations and provide consistency in dimensional criteria.
 - Add historic overlay & main street overlay in the Borough's village district.
 - Utilize historical society to review permits/plans to ensure historic preservation is met.
- Consolidate some public works operations – plowing, street sweeping, etc.