Violation of Dangerous Building Ordinance 106 South New Street

Public Services Department

Dover, Delaware

EXHIBIT #1
Regular Council Meeting of 02/14/2011

106 South New Street
Case History

- Multi-story, wood framed dwelling.
- Vacant since at least 1999, with history of code violations, including:
  - Junk and debris in yard;
  - Unregistered/abandoned vehicles on property;
  - Exterior property maintenance violations;
  - Overall deterioration.
- Inspection by City staff on January 4, 2011 revealed crumbling and buckling foundation walls – Structure condemned.
- Structural inspection performed by Scott Engineering on January 10, 2011 revealed serious deficiencies in the structure.

Dangerous Building Code – Chapter 22 Article XI, Sec. 22-381

- (1) *Leaning interior walls.*
- (2) *Damaged walls, etc.*
- (3) *Loads on roofs.*
- (5) *Unfit for habitation.*
- (8) *Loose parts.*
- (9) *General welfare.*
- (10) *Code violations.*
- (12) *Unoccupied buildings.*

Code Citation
Chapter 22, Article XI

Sec. 22-388. Emergency cases.

In cases where it reasonably appears that there is an immediate danger to the life or safety of any person, unless a dangerous building is immediately repaired, vacated and closed, or demolished, the building inspector shall report such facts to the council, which may cause the immediate repair, vacation, or demolition of such dangerous building. The costs of such emergency repair, vacation or demolition of such dangerous building shall be collected in the same manner as provided in section 22-385(5).


106
DANGER
01/04/2011
















01/04/2011


01/04/2011


01/04/2011


01/04/2011


01/04/2011

Recommended Council Action

- Declare this building and all accessory buildings on the property dangerous.
- Order the property repaired or demolished by February 21, 2011.
- Order the Building Inspector to cause the repair or demolition of the structure if not completed by the owner within (10) days of the date set by Council.
- Order the City Manager with the assistance of the City Solicitor to cause the cost of repairs or demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax, or to be recovered in a suit at law against the owner.









Dover Transit Center Neighborhood Plan

Charrette Presentation

City Council

February 14, 2011

Dover/Kent County MPO
Metropolitan Planning Organization

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

RENAISSANCE PLANNING GROUP

EXHIBIT #2
Regular Council Meeting of 02/14/2011

1st Day of the Charrette









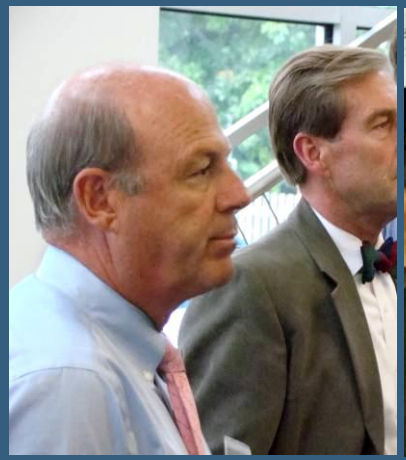


Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

3rd Day of the Charrette








Dover/Kent County MPO

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP

RENAISSANCE PLANNING GROUP

A Mission for Dover

Partners committed to a plan and working to build a downtown worthy of the First State Capital

Dover/Kent County MPO

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP

RENAISSANCE PLANNING GROUP


0'
200'
400'

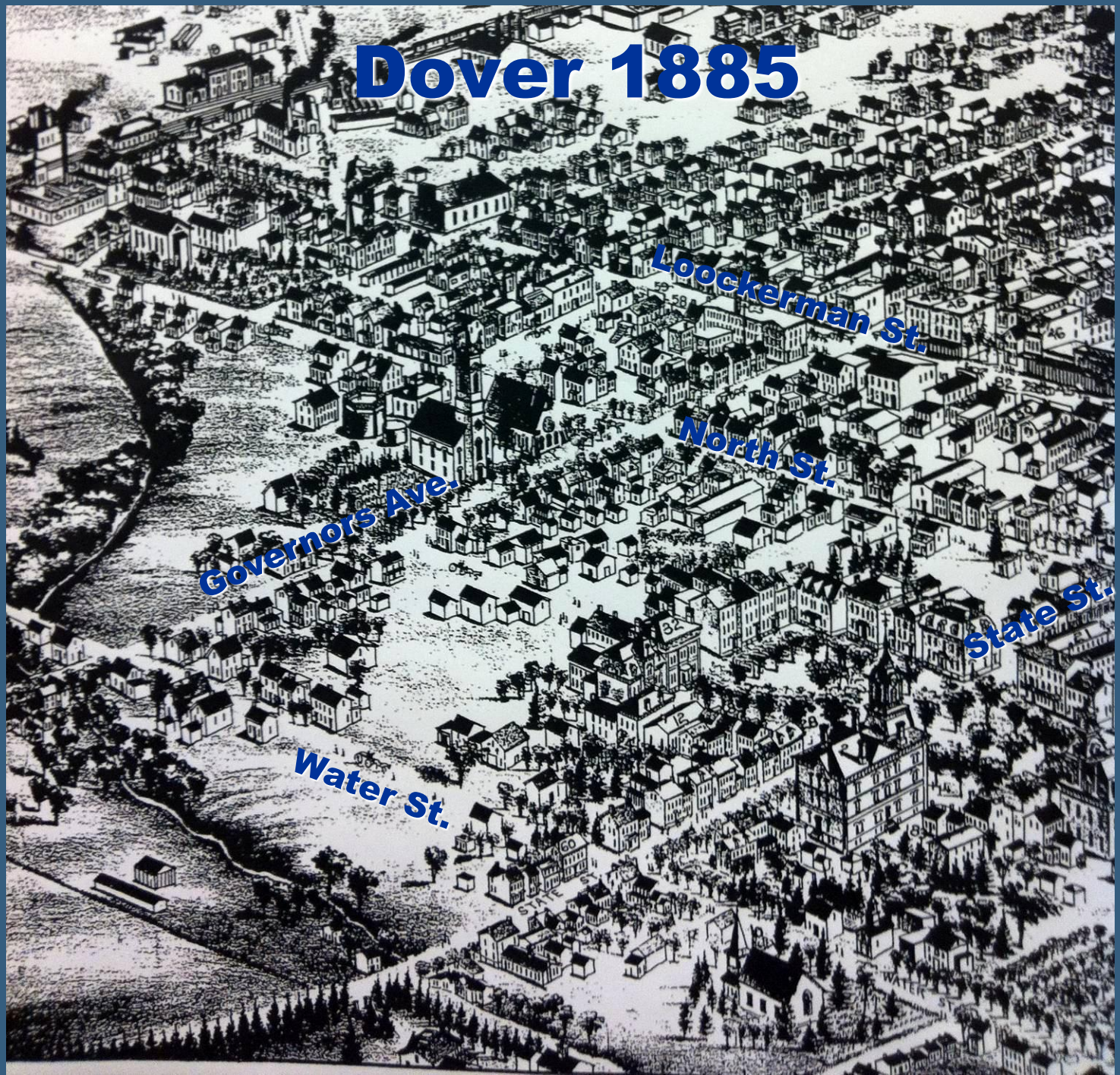
Demographics

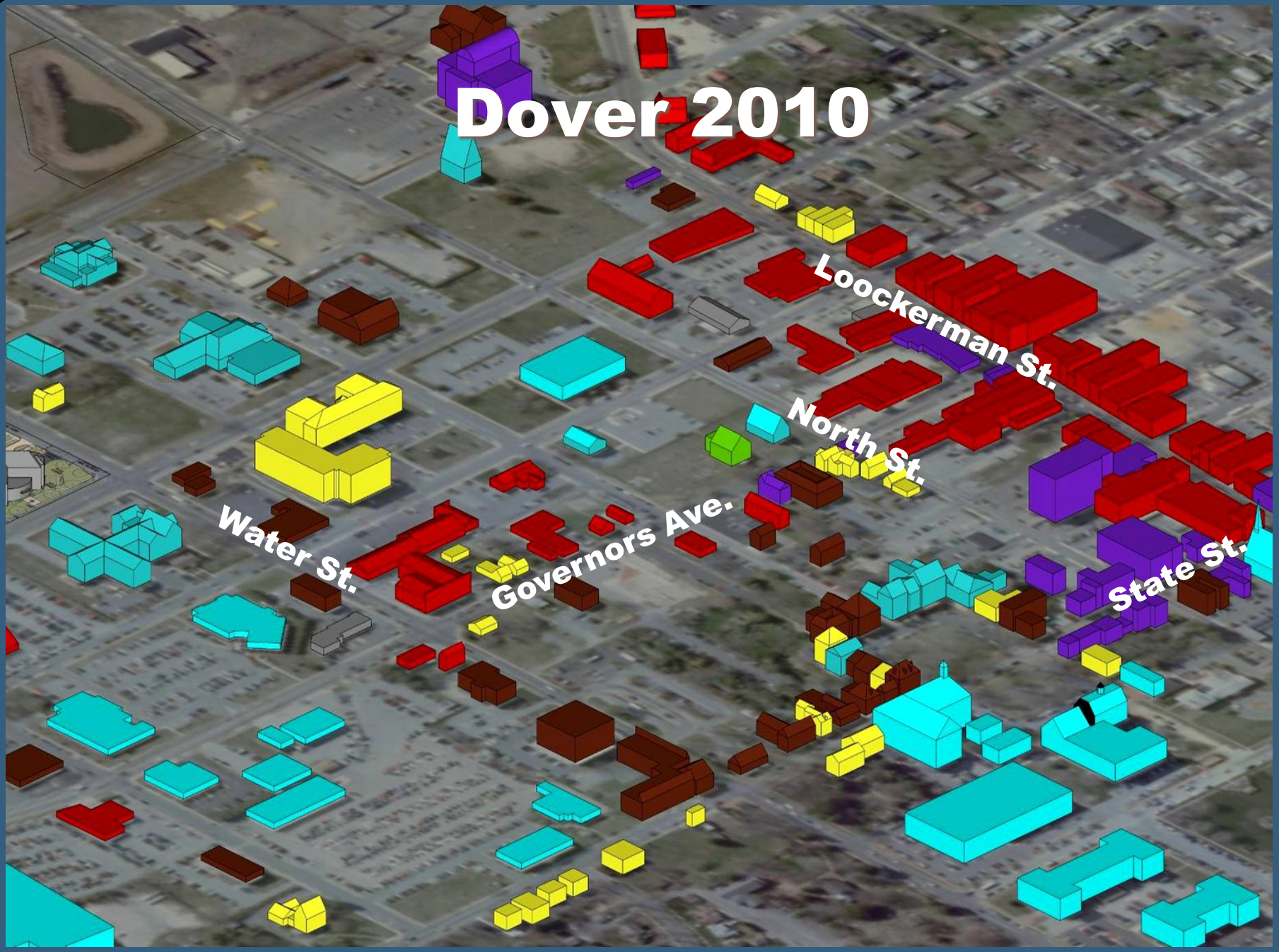
- Over 9,700 jobs in downtown in 2008
- 30% of total Dover employment

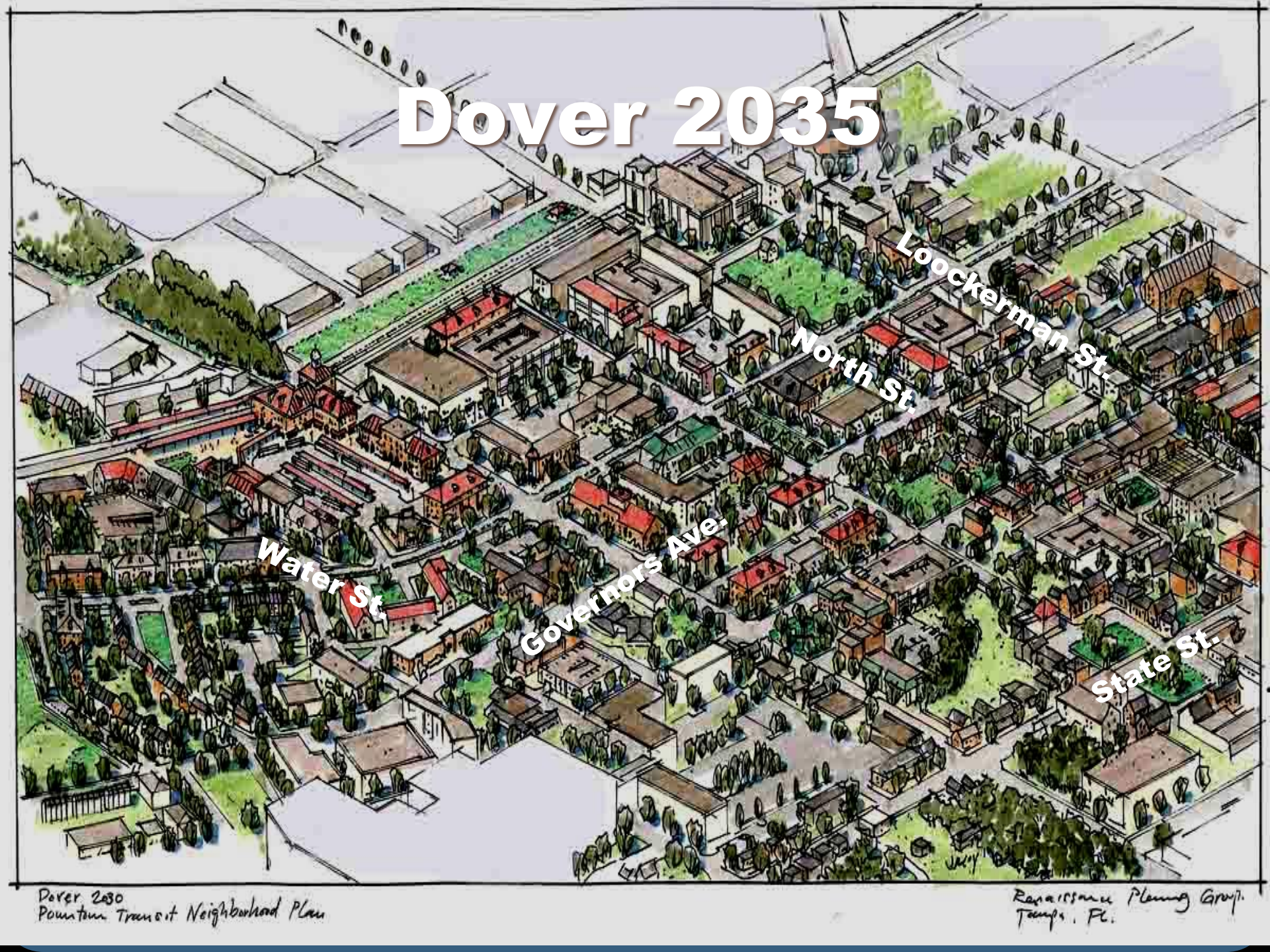
- Largest Sectors
  - Government
  - Health Care
  - Office-Using (Mostly professional services and administrative)

State Capital	City Population	Legislature Size	Legislative Staff	Downtown Jobs
Dover, DE	36,560	62	125	9,713
Annapolis, MD	36,879	188	732	5,301
Frankfort, KY	27,382	138	679	6,330
Juneau, AK	30,796	60	460	6,075

Dover/Kent County MPO · Downtown Dover Partnership · Becker Morgan Group · Renaissance Planning Group


Dover 1885
Loockerman St.
North St.
Governors Ave.
State St.
Water St.


Dover 2010
Loockerman St.
North St.
Governors Ave.
Water St.
State St.


Dover 2035
Loockerman St.
North St.
Governors Ave.
Water St.
State St.
Dover 2030
Downtown Transit Neighborhood Plan
Renaissance Planning Group
Tampa, FL

Dover Vision
Action Plan Framework

- Build upon existing economic drivers to leverage new investment
- Improve pedestrian walkability and connectivity for the entire area
- Target new residential, mixed use, office, grocery, and retail development
- Implement district parking solutions
- Invest in improving ‘look and feel’ and overall area image

Dover/Kent County MPO
Downtown Dover Partnership
Becker Morgan Group
Renaissance Planning Group

Proposed Activity Centers



Dover/Kent County MPO

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP

RENAISSANCE PLANNING GROUP

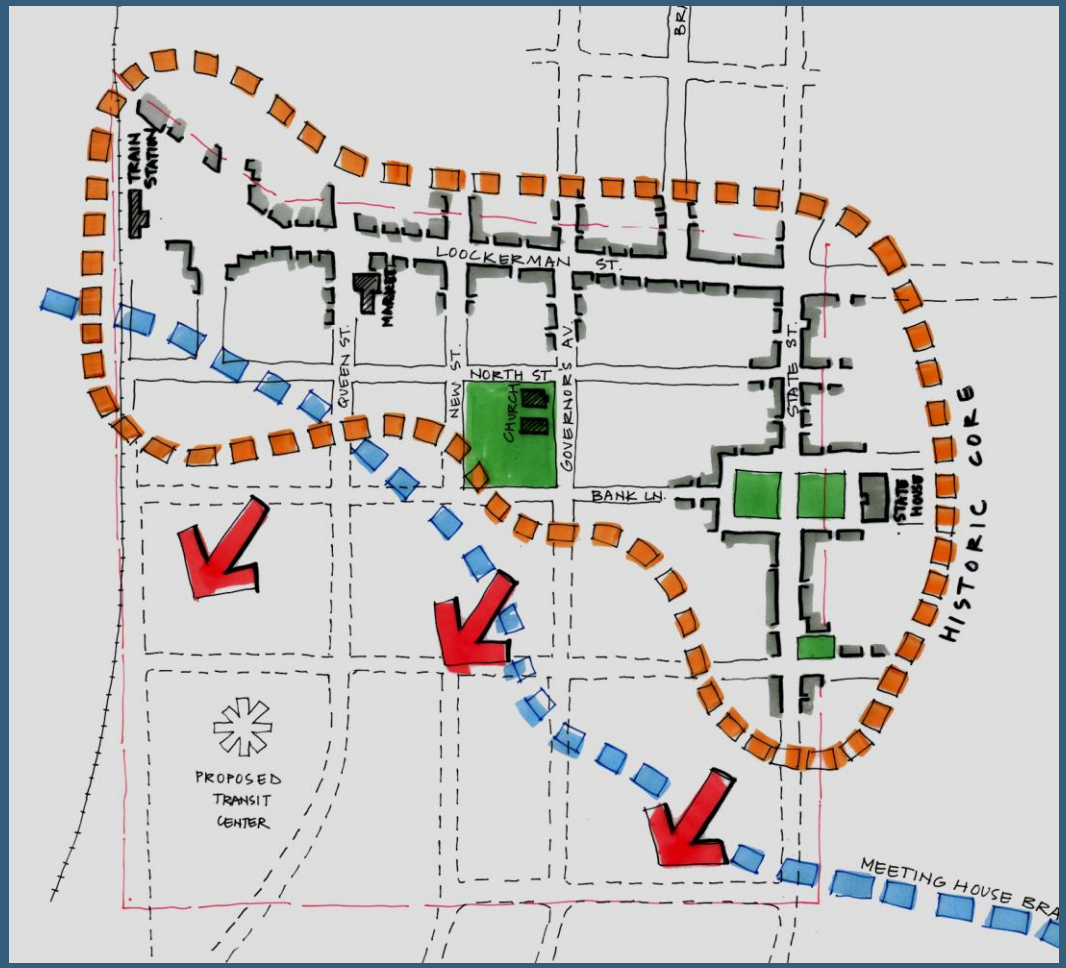
Open Space Network



- Connect to area regional and rail trails
- Provide active and passive recreation spaces along St. Jones River

Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Concept



- Build upon existing street character of Loockerman and State Streets
- Expand downtown core towards Dover Transit Center
- Fill in the gap between existing activity centers

Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Existing Density & Walkable Streets



- Buildings create strong walkable pedestrian character
- Existing buildings along Loockerman and State Streets illustrate a well-defined edge
- Other areas can benefit from improvements

Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

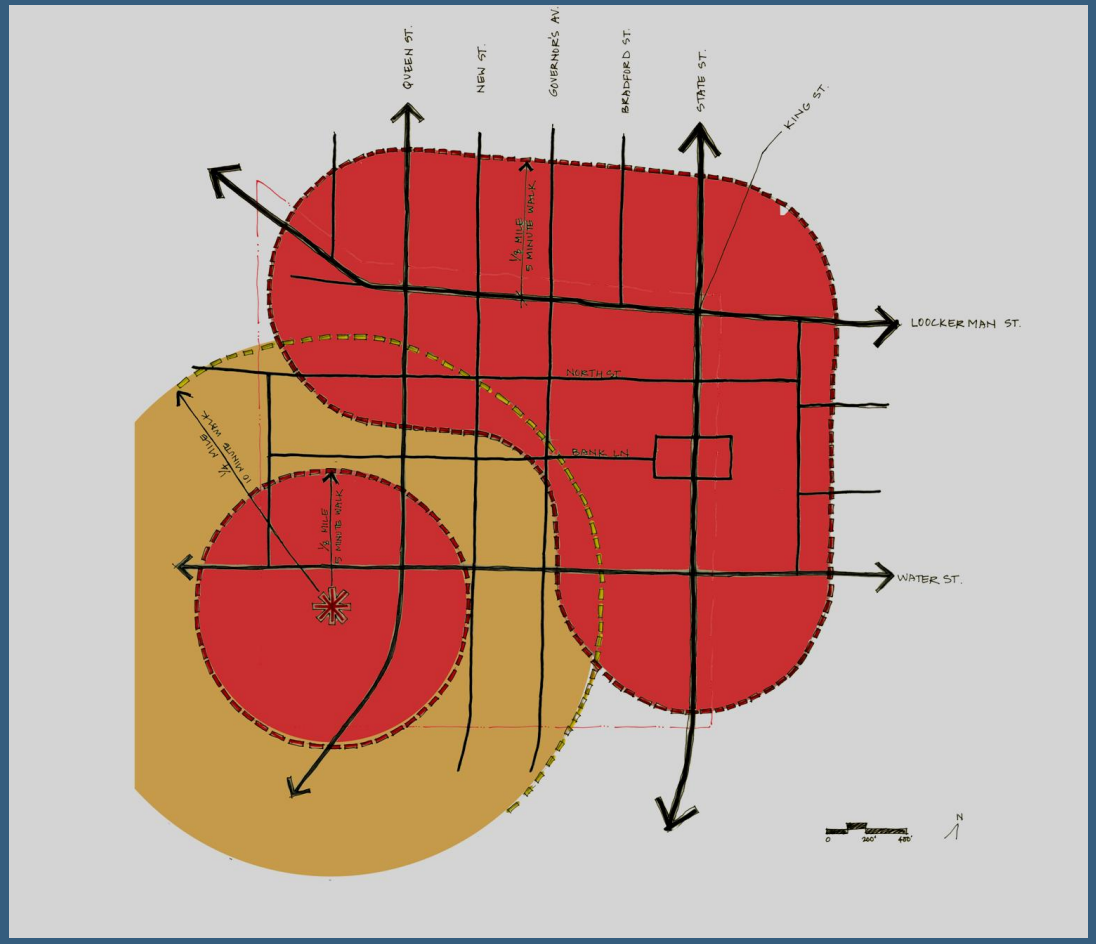
Creating Density & Walkable Streets



- New buildings strengthen area walkability
- Variety and scale of new development provides human-scale environment
- Well-designed streets and building fronts create memorable experiences

Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

Pedestrian Accessibility



- Transit Center creates a new activity center
- Completes area pedestrian network
- Residential component around transit center helps support downtown businesses

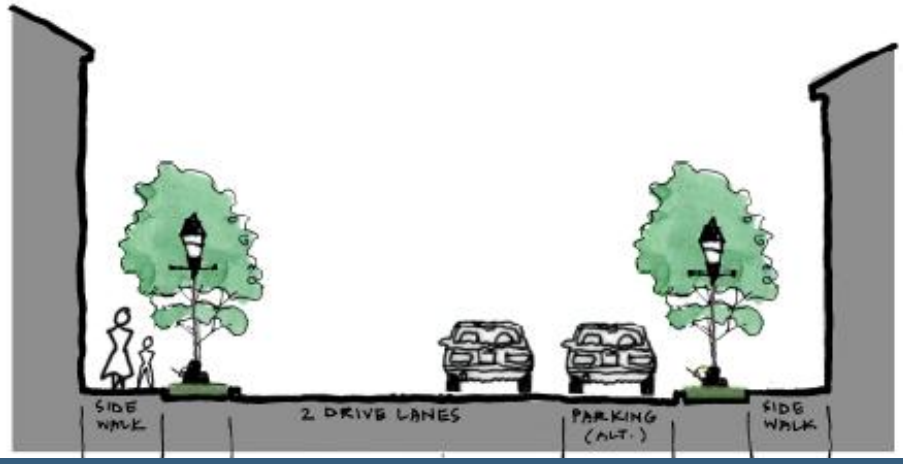
Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

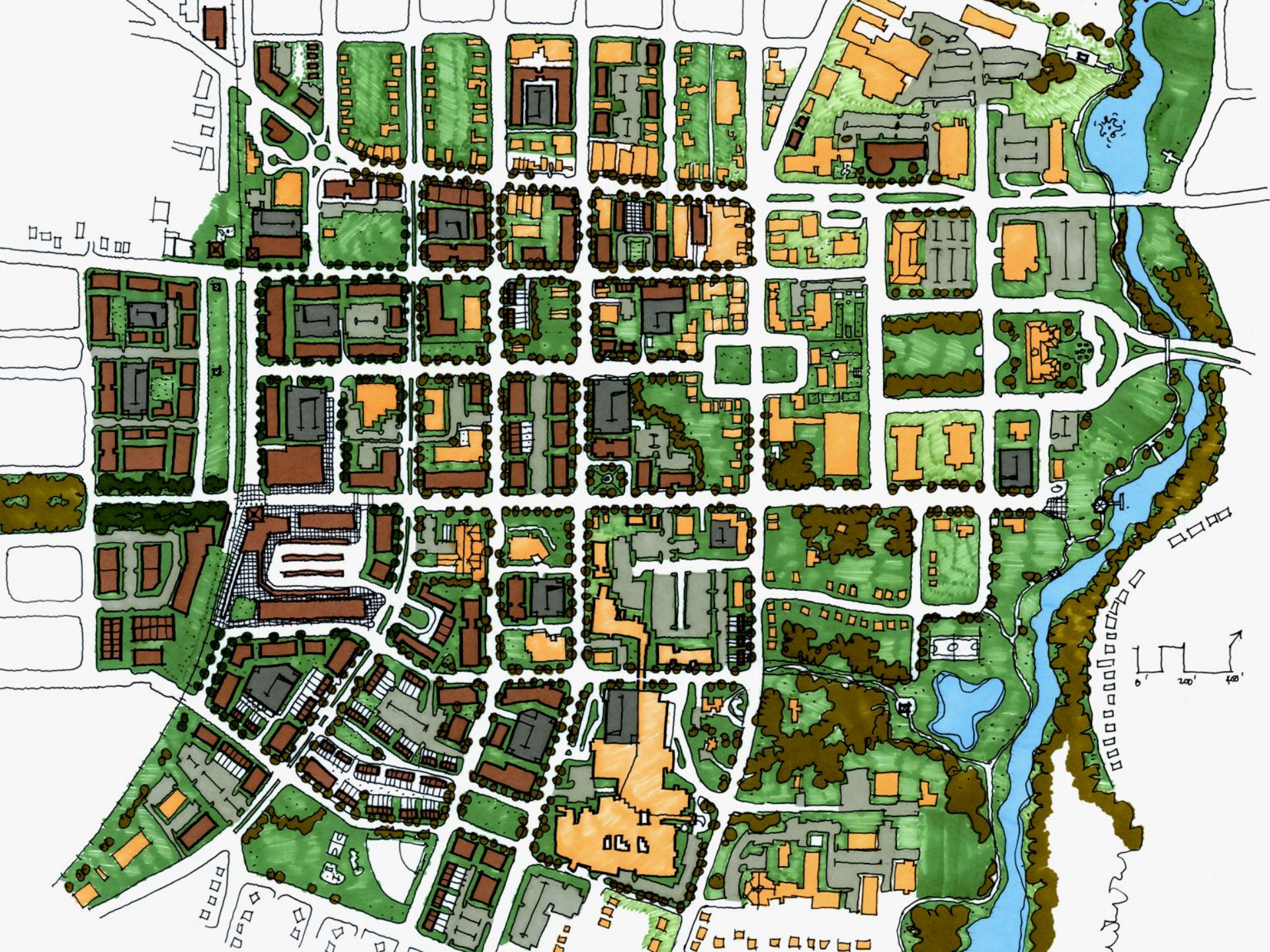
Pedestrian Enhancement

North Street – Existing Section

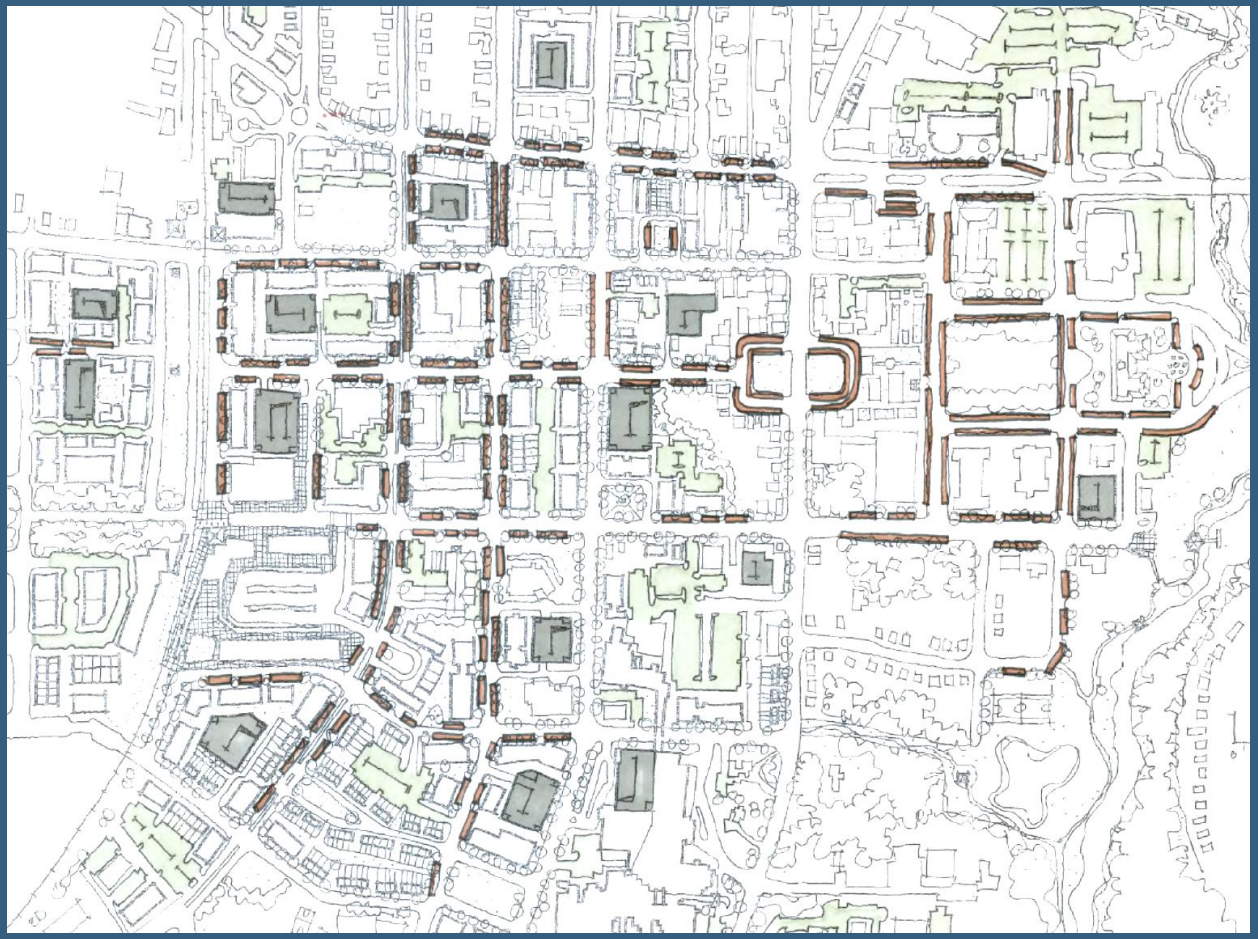


North Street – Proposed Section




0'
200'
400'

Area Parking Strategy



- Provide district parking solutions
- Locate parking near each activity centers sufficient to serve combined demand
- Replace surface lots with structures when associated with new development
- Change perception of parking shortage
- Improve walkability between centers

Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Shorter Term Project Opportunities

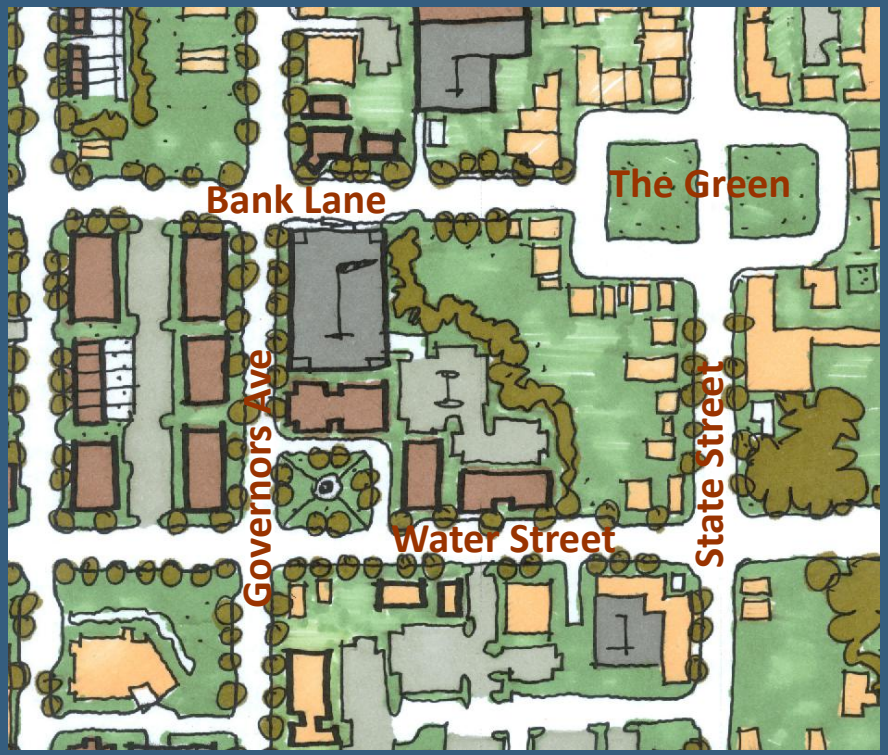
- DDP Sites
  1. Acme Site
  2. Harry Louie Site
  3. Collegian Site
  4. DDP Building
- Study Area Wide Sites
  5. Courtney Square
  6. DSHA/Parking Area
  7. Duncan Center
  8. Frear Building
  9. New Transit Center
  10. Transit Center/Old Capitol Cleaners



Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Governors Square

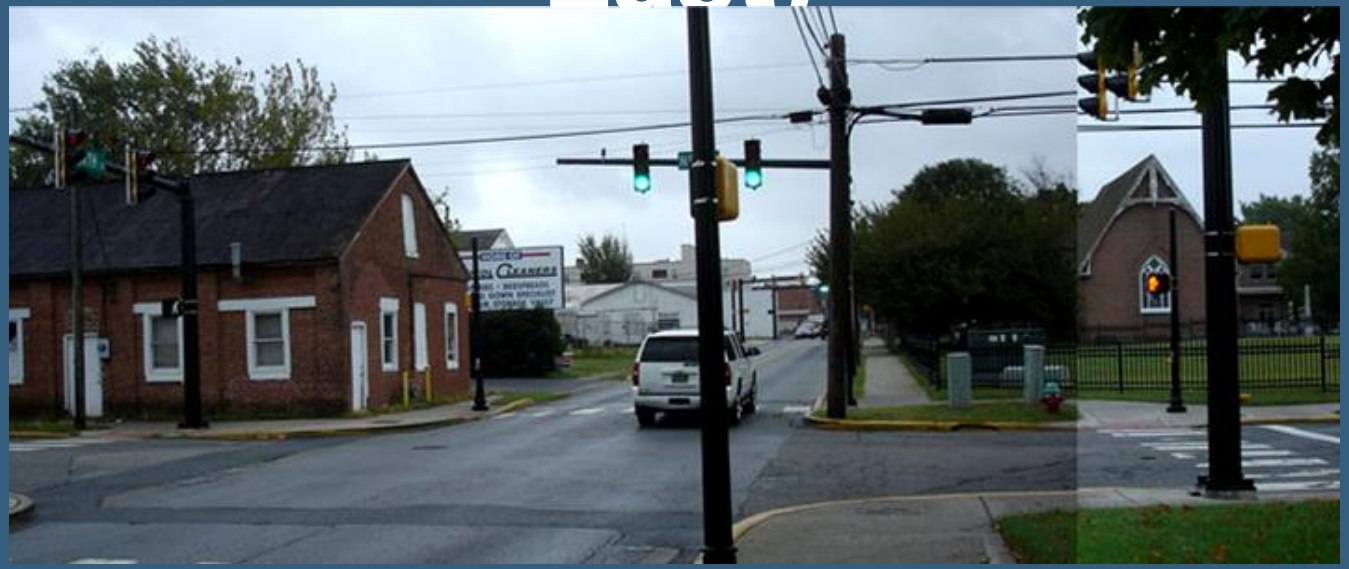




- Future mixed use development

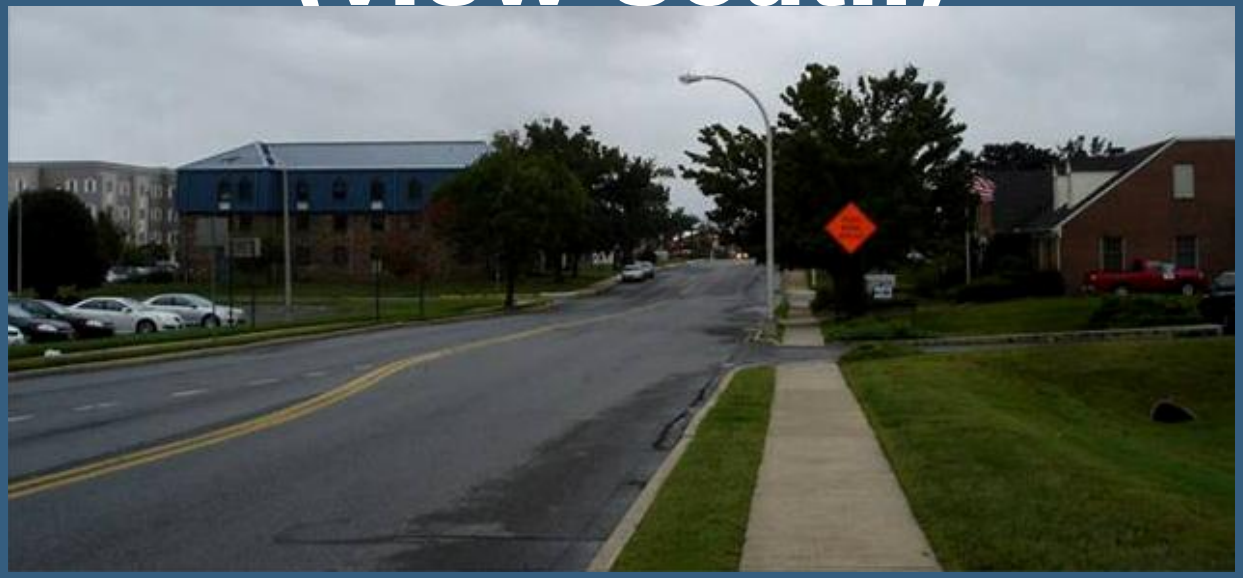
Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

North Street at New Street (view East)





Queen Street at North Street (view South)





Water Street at New Street (view west from Courtney Square)





North Street Gateway at West Street (view east)





Downtown Dover Housing Projection

- Includes new townhouse and multi-family units (rental and ownership)
- Rough estimate for planning purposes
- Total buildout over 20 years
- Downtown Dover Projections:
  - Low: 475 units
  - Middle: 570 units
  - High: 660 units

Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

DDP Development Opportunities



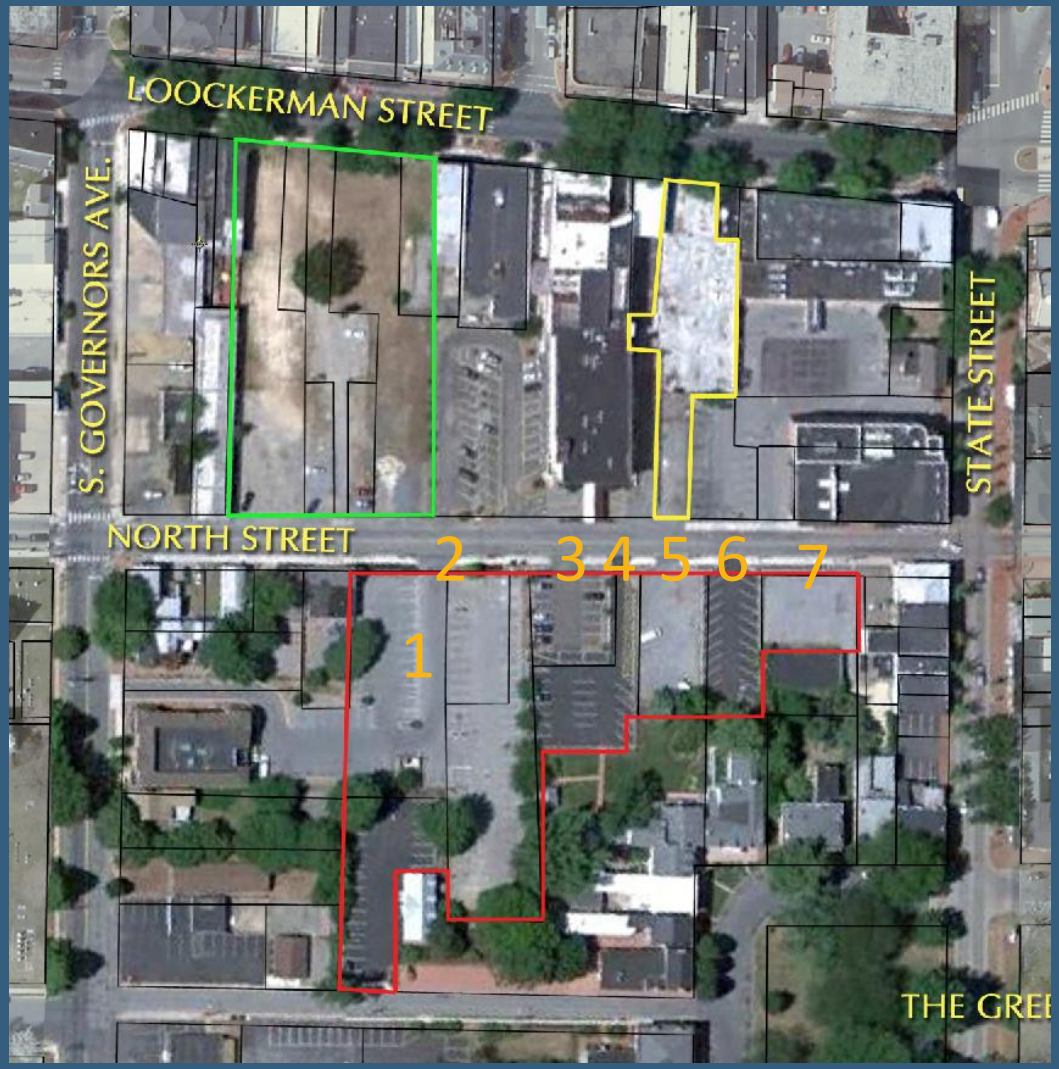
- DDP Sites
  1. Acme Site
  2. Harry Louie Site
  3. Collegian Site
  4. DDP Site

Existing Parking Along North Street

Parking Lot Counts Along North Street

1. 21 Spaces
2. 71 Spaces
3. 14 Spaces
4. 18 Spaces
5. 16 Spaces (Approx.)
6. 20 Spaces
7. 12 Spaces (Approx.)

Total 172 Spaces

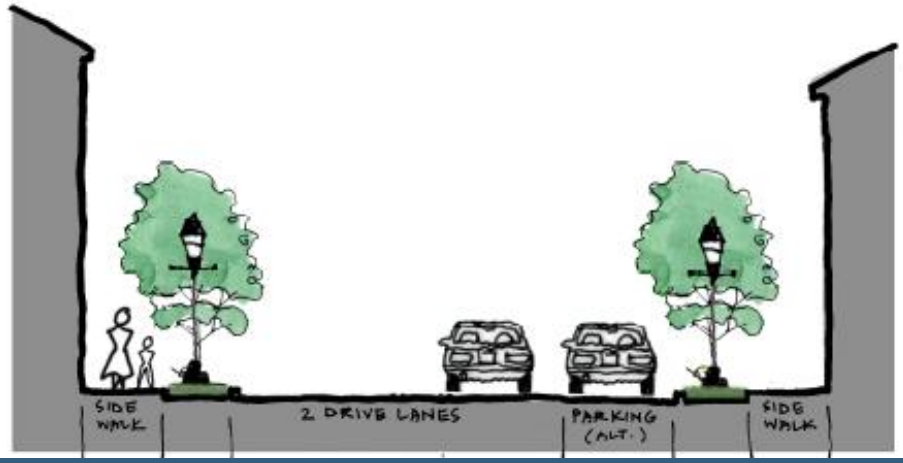


Pedestrian Enhancements

North Street – Existing Section



North Street – Proposed Section



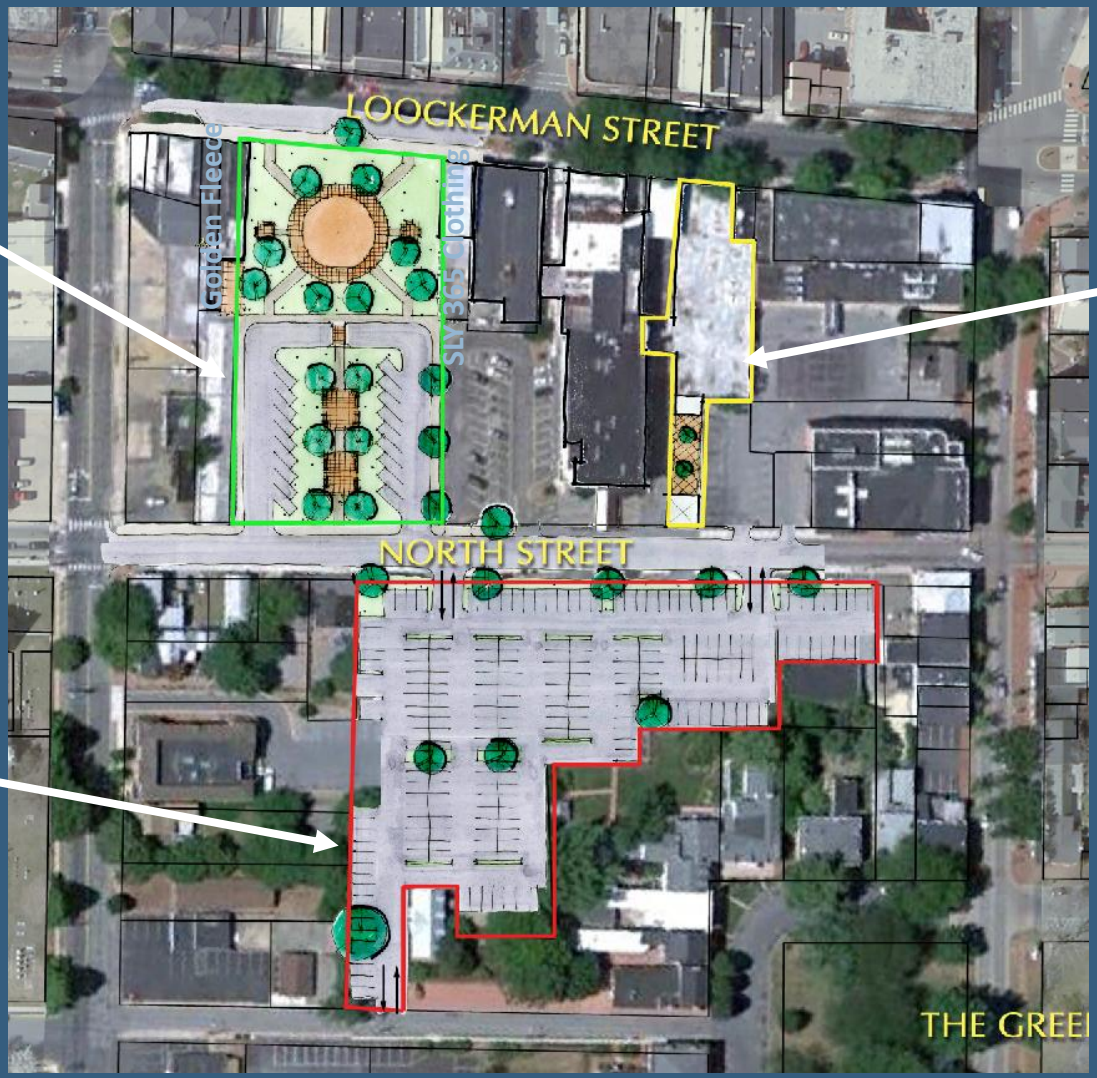
Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

Concept Plan Along North Street – Option 1

Parking Provided at new Loockerman Plaza: 18 Spaces

Parking Provided in North Street Lot reconfiguration: 204 Spaces

172 Spaces Existing



DDP Building with entrance enhancements on North Street façade and renovations to Loockerman St. facade

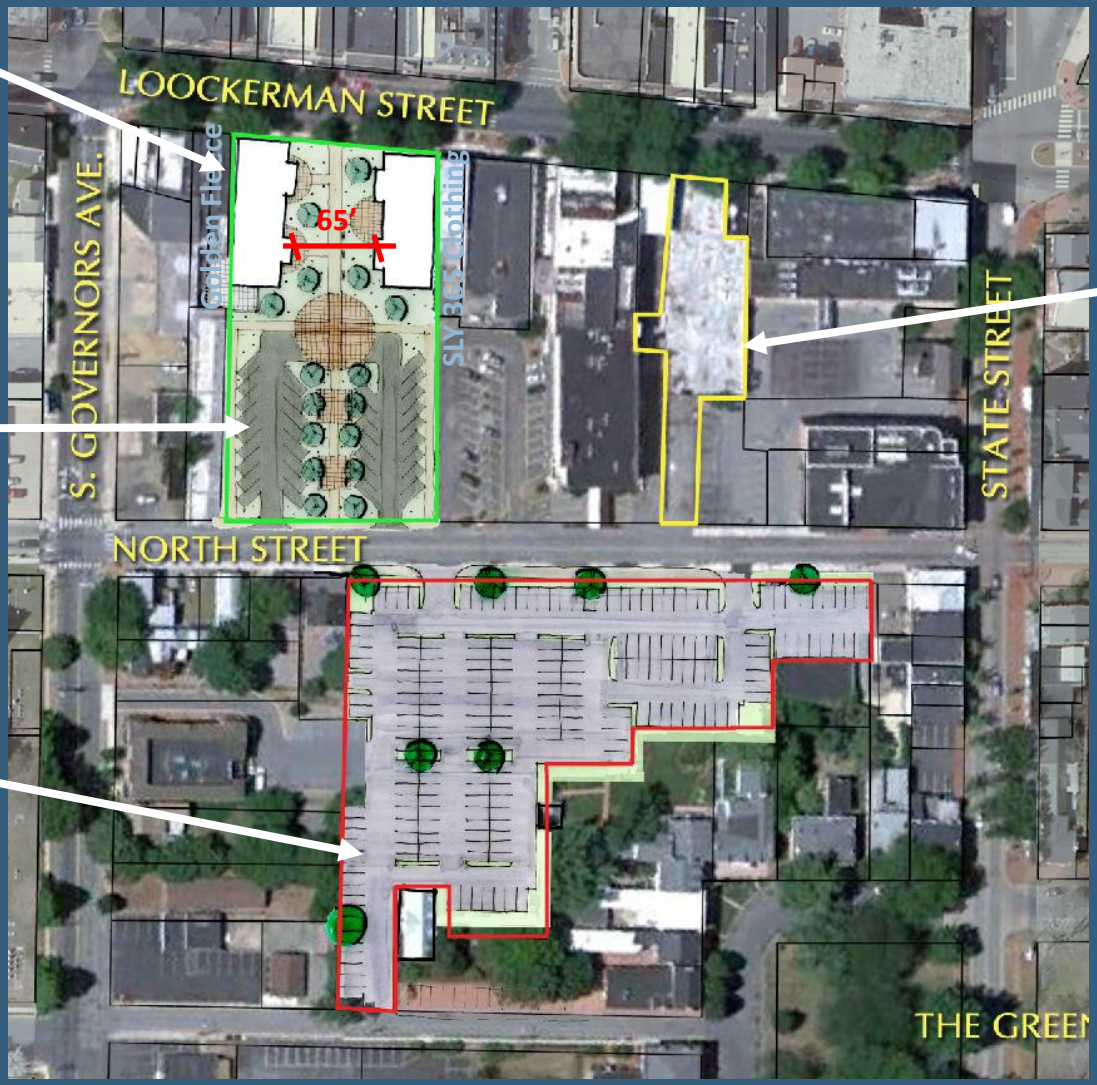
Concept Plan Along North Street – Option 3

Loockerman Commons
(2) New 2-Story Buildings
2,800 SF Retail on 1st floor

Parking Provided at new Loockerman Plaza:
36 Spaces

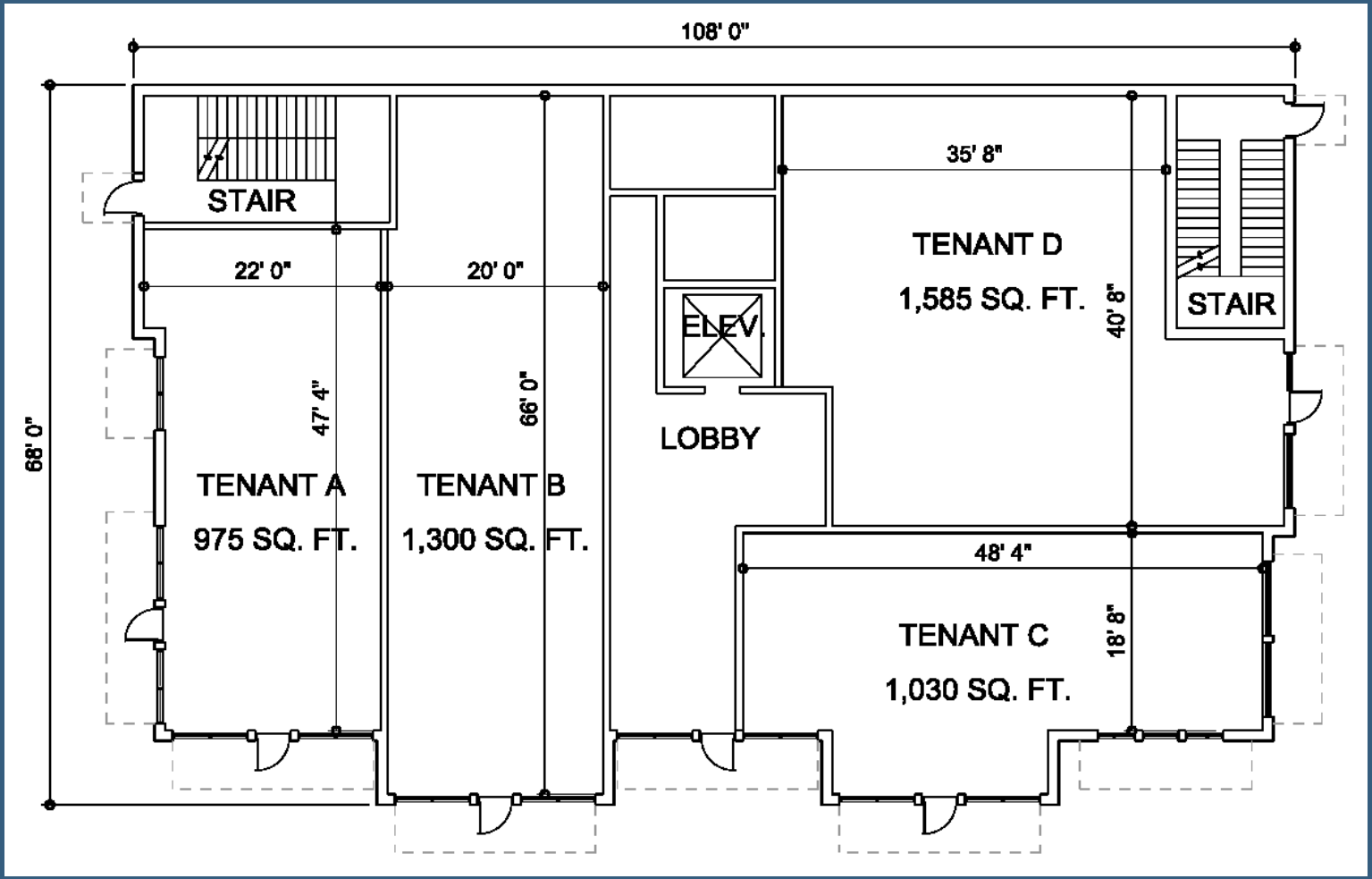
Parking Provided in North Street Lot reconfiguration:
206 Spaces

172 Spaces Existing



DDP Building with entrance enhancements on North Street façade and renovations to Loockerman St. facade

Loockerman Commons – First Floor Plan



Total Sq.Ft. = 6,850

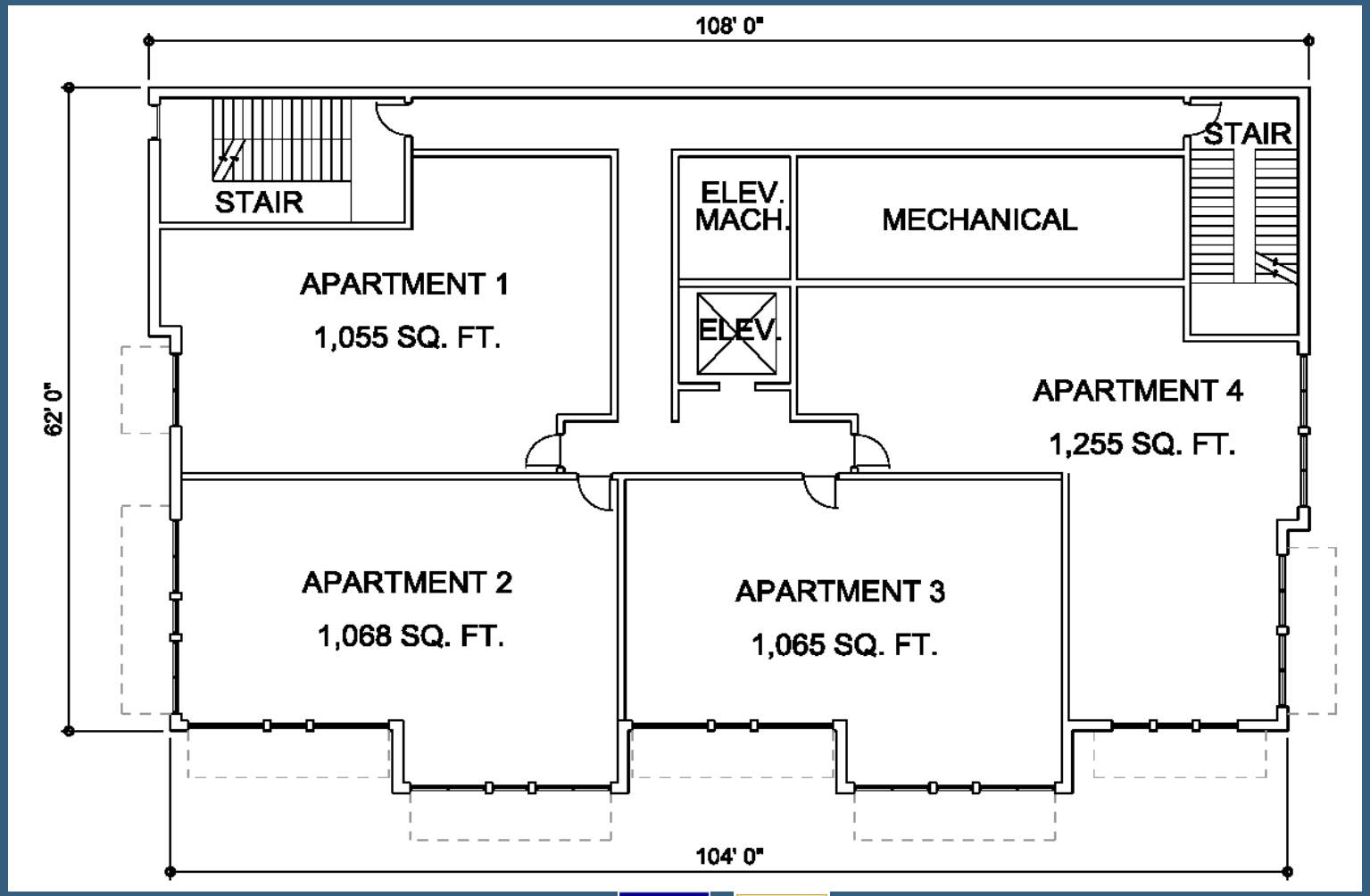
Dover/Kent County MPO

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP

RENAISSANCE PLANNING GROUP

Loockerman Commons – Second Floor Plan



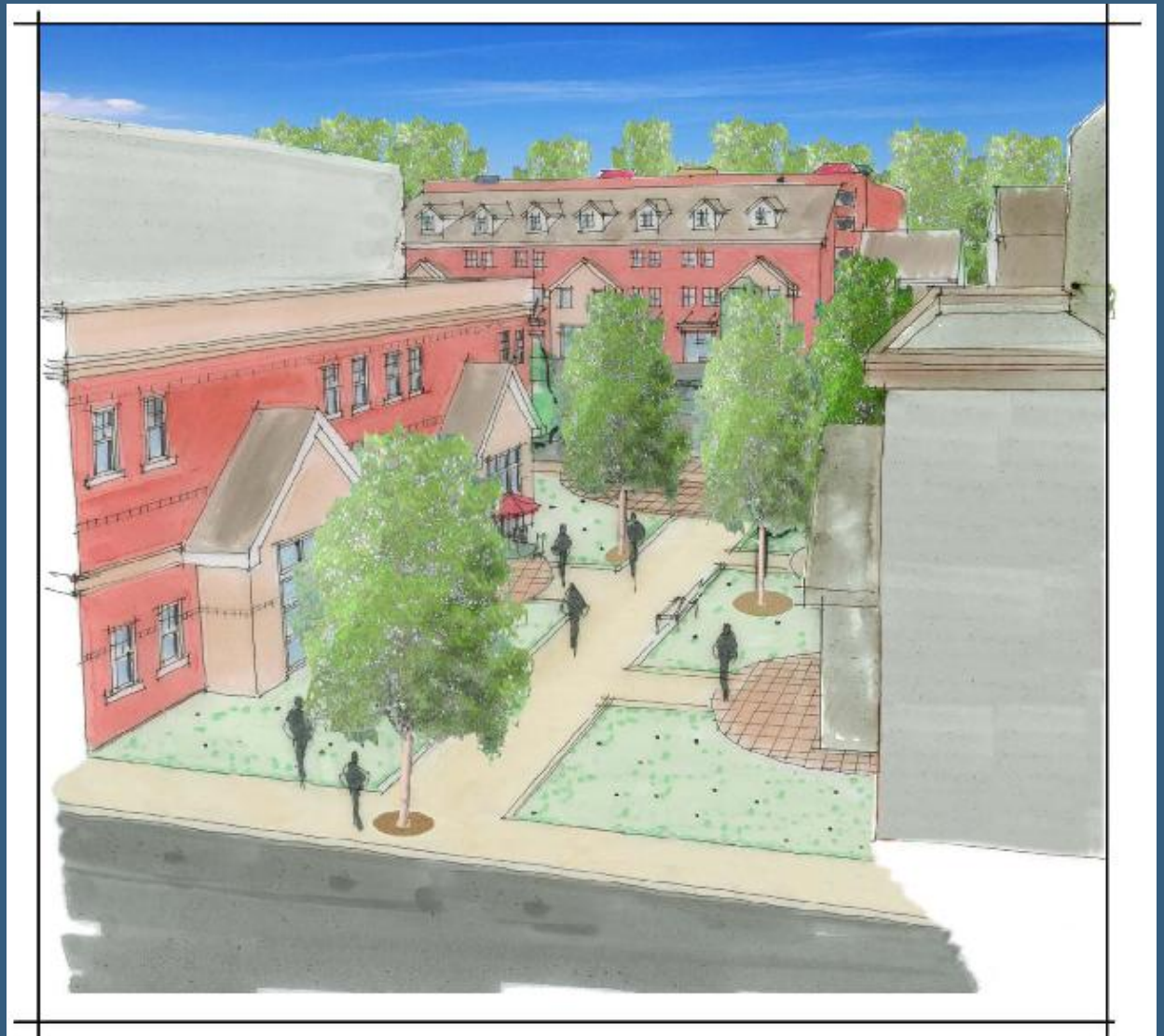
Dover/Kent County MPO

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP

RENAISSANCE PLANNING GROUP

Loockerman Commons/Plaza -
View from Loockerman Street



DDP Property Existing Conditions
View from Loockerman Street



Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

DDP Property Concept
Loockerman Street View



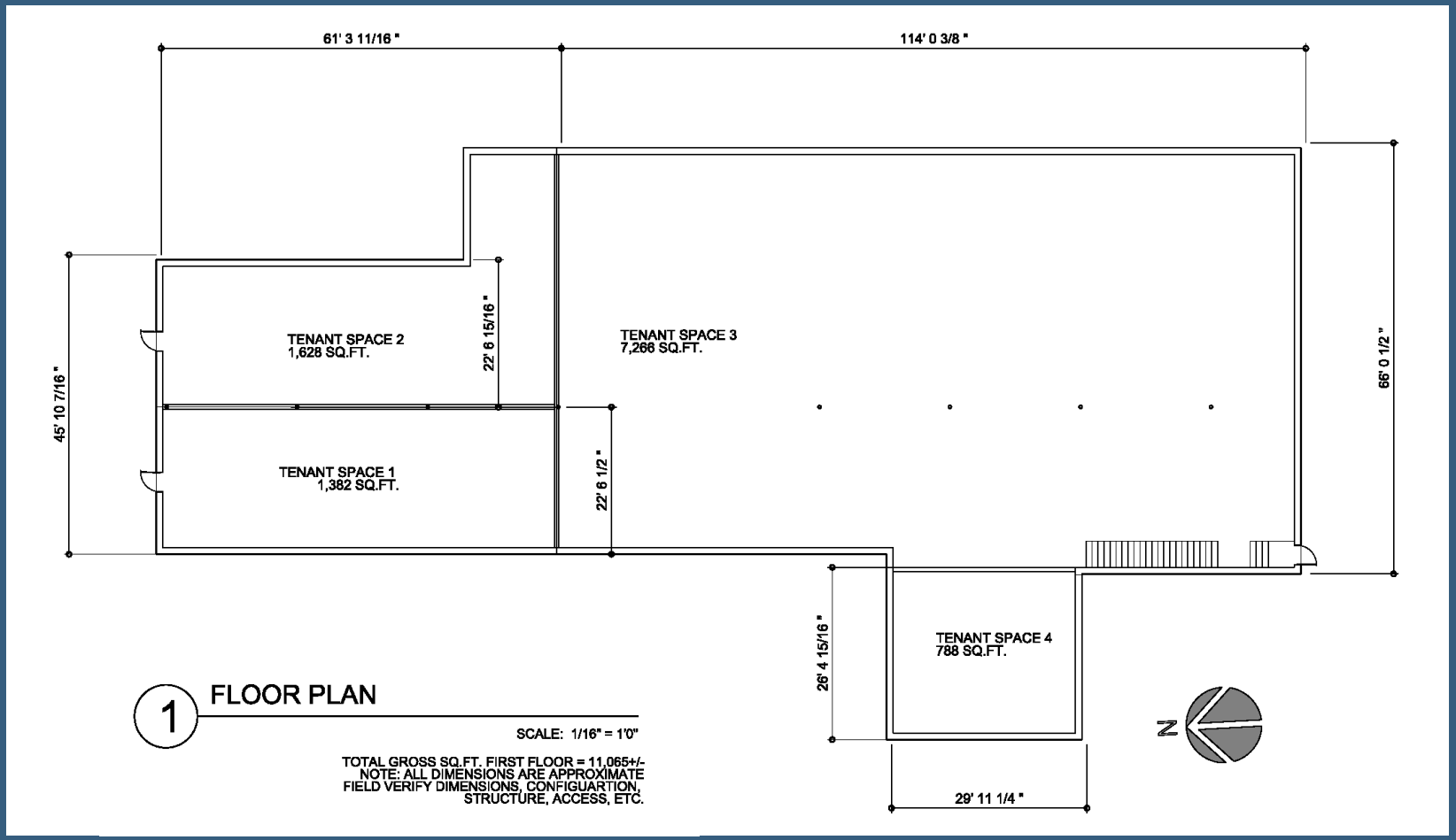
Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

DDP Property Concept
Loockerman Street Elevation



Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

DDP Building – Floor Plan



Dover/Kent County MPO · Downtown Dover Partnership · Becker Morgan Group · Renaissance Planning Group

DDP Property Existing Conditions
View from North Street



Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

DDP Property Concept
North Street View



Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

DDP Property Concept
North Street View



Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

Concept Site Plan
Acme Site

(2) 5-Unit Townhouse Buildings with attached 1-car Garage

95 Parking Spaces



4-Story Mixed Use Building

Retail on 1st Floor

Apartments on 2nd -4th Floors

27 Residential Units

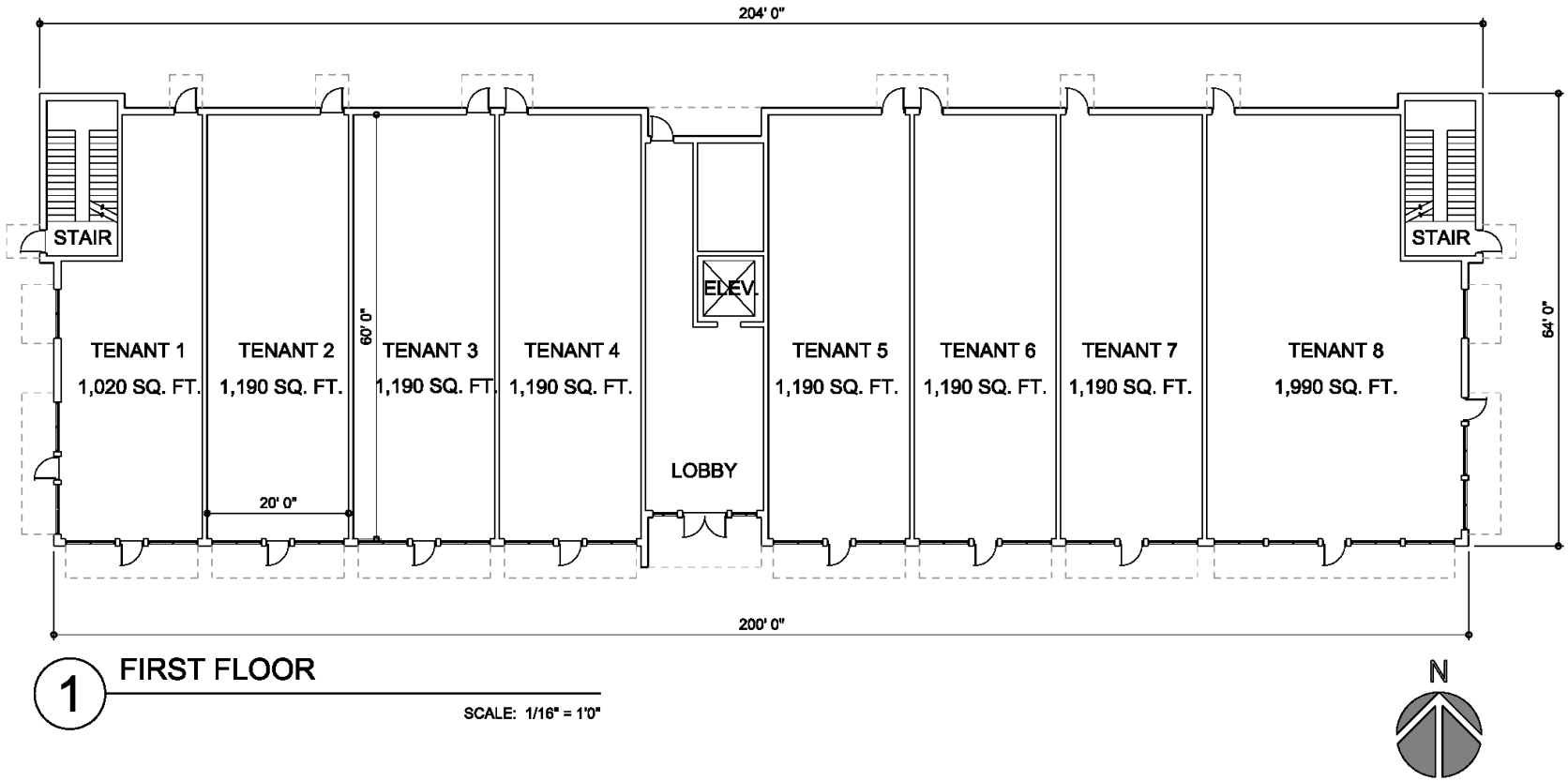
Dover/Kent County MPO

DOWNTOWN DOVER PARTNERSHIP

BECKER MORGAN GROUP

RENAISSANCE PLANNING GROUP

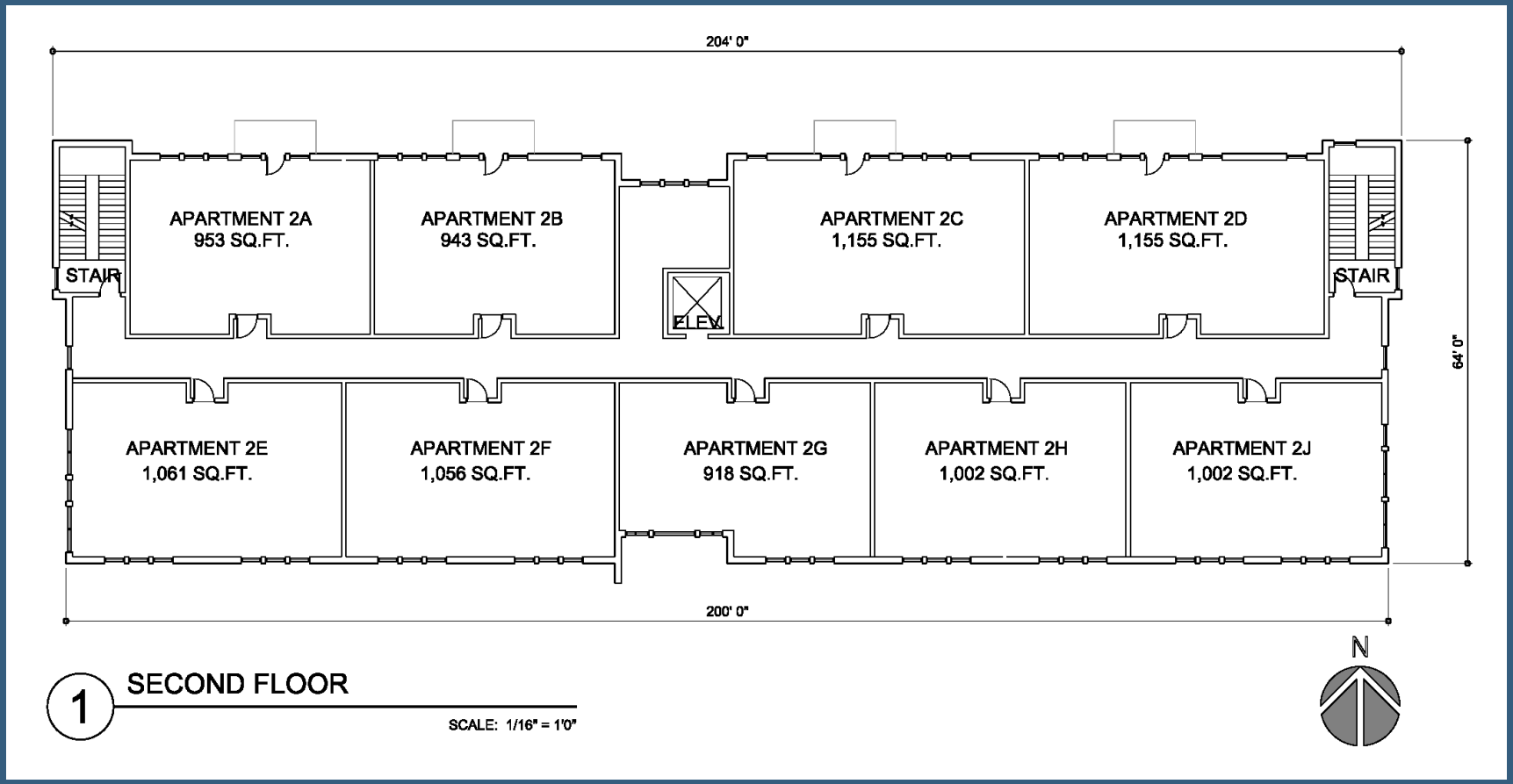
Acme Site (Site 1) First Floor - Retail



Total Sq.Ft. 1st floor = 12,800

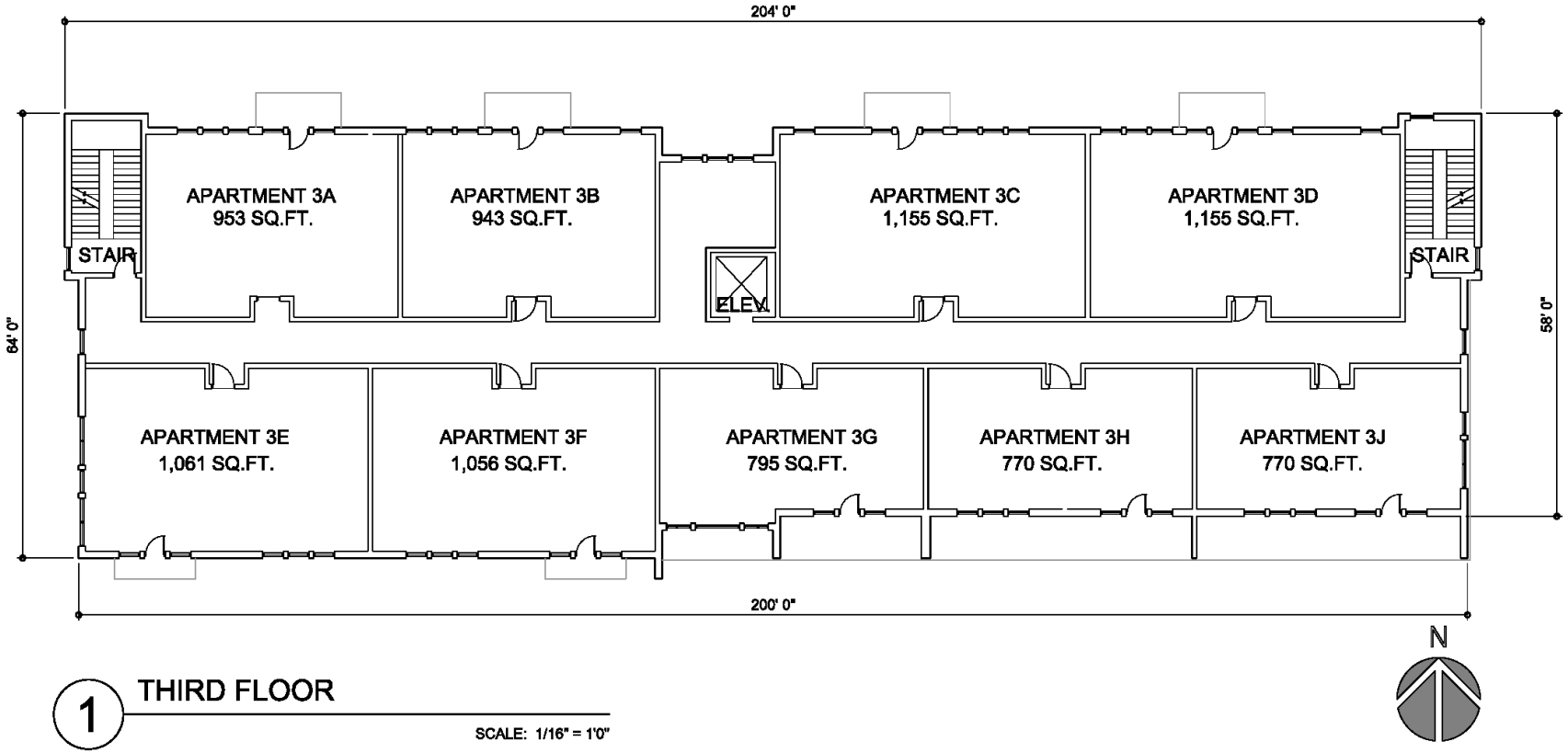
Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Acme Site (Site 1) Second Floor - Residential



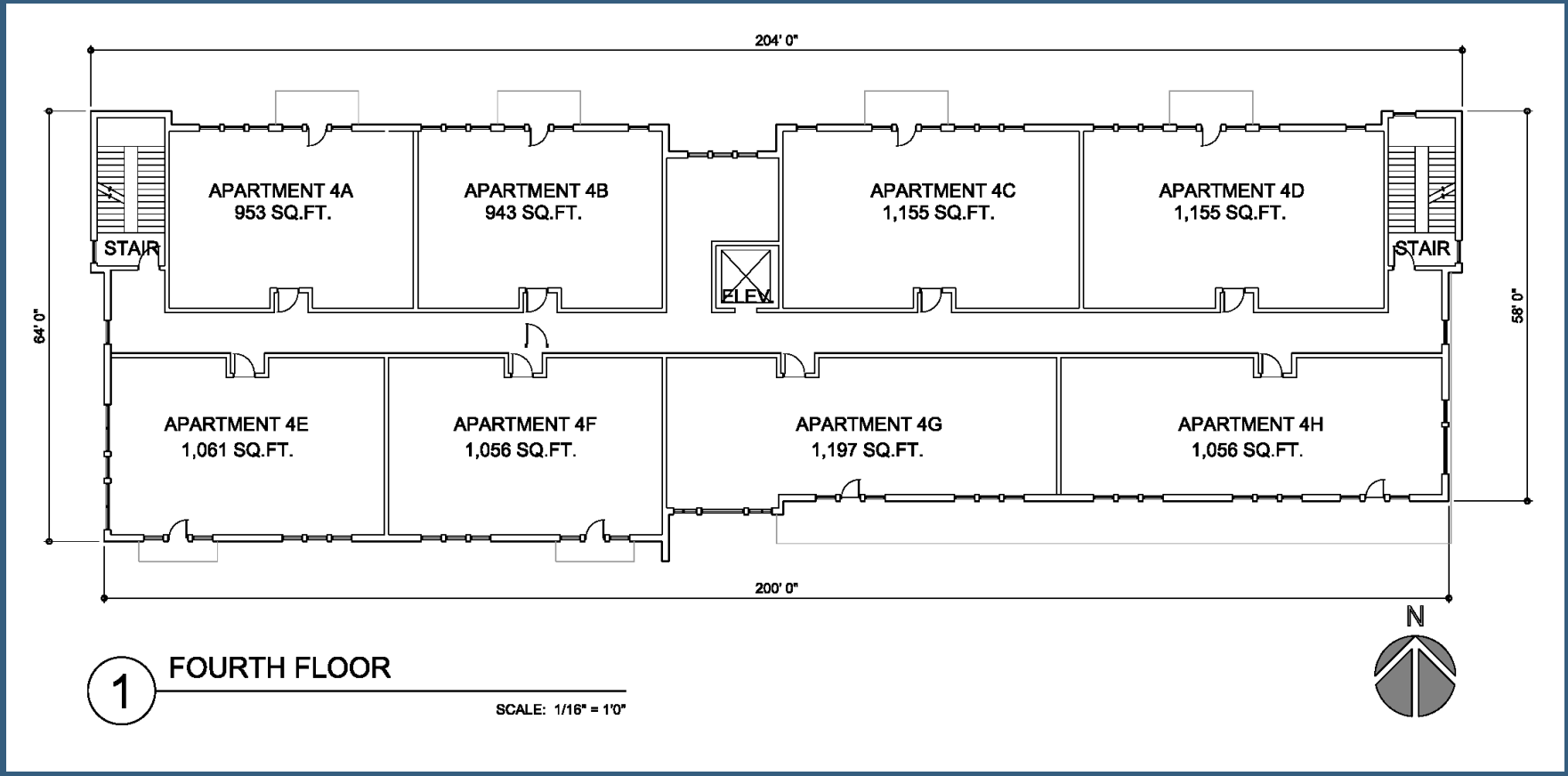
Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Acme Site (Site 1) Third Floor - Residential



Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Acme Site (Site 1) Fourth Floor - Residential



Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Retail and Apartment Concept at Existing Acme Site



Dover/Kent County MPO
DOWNTOWN DOVER PARTNERSHIP
BECKER MORGAN GROUP
RENAISSANCE PLANNING GROUP

Rules to Plan Implementation

- Implement an action plan
- Define a champion and key leaders
- Work together and leverage strengths of each partner (City, DDP, State, Wesley, Bayhealth …) towards the common vision

Plan Implementation Strategies

- Establish business development and retention strategy to promote economic vitality
- Improve gateways and entrance corridors with coordinated signage and streetscapes
- Strengthen key North-South and East-West connections to major activity centers

Plan Implementation Strategies

- Streetscape and road improvements to connect Wesley College campus to southern part of study area
- Encourage mixed-use development to include housing, retail and cultural activities
- Establish a coordinated signage and streetscape program to present a consistent image of the study area

Plan Implementation Recommendation

- Create a single Downtown zoning classification or Form Based Code
- Implement a City shared parking and parking management strategy
- Develop a funding mechanism to generate a consistent revenue source for development
- Measure success based on projects accomplished collectively

Dover/Kent County MPO | Downtown Dover Partnership | Becker Morgan Group | Renaissance Planning Group

Short Term Action Recommendations

- Adopt the Vision Plan as the guiding downtown development plan
- Promote, market, and rollout Dover's vision to citizens, legislature and media
- Improve sidewalks for pedestrian comfort
- Acquire, consolidate and rezone key development parcels for disposition Create a Developers Forum
- Create a joint City and State facilities and planning review committee
- Establish a unified and streamlined development review committee to ensure quality projects