

December 17, 2012

Re: Gateway Rezoning Study

Dear Stakeholder:

The City of Dover is looking at whether to rezone the gateways that lead into downtown, and **we need your help**. The goal of the rezoning study is to ensure that the gateways are zoned to provide opportunities for robust growth and a mixture of uses in order to create a seamless transition from Dover's more suburban residential areas to the urban core.

We anticipate that the context sensitive zoning (or form based code) that was adopted for downtown Dover in 2010 will expand in one form or another along one or more of these corridors. Form based/context sensitive zoning puts the emphasis on the form rather than the use of a property like traditional zoning does. The idea is that buildings within neighborhoods should fit in together and have a positive relationship with the transportation corridors. We need your help to determine whether expanding context sensitive zoning and/or making other zoning adjustments will help to improve the gateways and reflect how you believe they should look and feel. We are studying the portions of Central Avenue, Broadway, Portland Avenue, Sixth Street, and Silver Street depicted on the attached map.

To date, we have undertaken extensive inventories of the on-the-ground conditions along these roadways including setbacks, building massing, road widths, street amenities and uses. Our next step is to understand how these corridors are used, what works and what doesn't, and how the current zoning can be amended to better reflect market conditions, provide more opportunities for a mixture of uses, and to more fully contribute to the health and vitality of Dover's urban core.

As a resident, property owner, or business owner along one of the gateways, we've identified you as someone who will likely have identifiably unique and important insights to share with us as we move forward. Although all residents of Dover are encouraged to participate in this project, we believe that your input in particular would be of tremendous service to this worthwhile undertaking that could help shape Dover's future for years to come.

In the coming months, there will be several opportunities for you to share your thoughts and insights as to how these corridors should develop and what they should look like. Feel free to take advantage of as many of these opportunities as you like, and please don't hesitate to spread the word to your friends and neighbors about this project.

February Charrettes

In February, we'll be holding a series of design charrettes. A design charrette is an intensive brainstorming exercise used to formulate creative ideas for the future development or re-development of an area. Participants in the charrettes will identify constraints and opportunities and share their thoughts on how the corridors should change over time. With the help of a team of planning and architecture professionals, detailed concept designs will be produced showing ways the study area might be (re)developed over time, based on the input of the participants. Following the charrettes, our consultant will use the designs to help create draft regulations that reflect the consensus developed at the charrettes and through other public engagement opportunities.

The charrettes will be held in the **McConnell Center cafeteria** from **10AM – 3PM** on the following dates:

- **February 2, 2013** with a special design focus on Broadway and Portland Avenue
- **February 9, 2013** with a special design focus on Central Avenue south of Silver Street

Please note that although each session will have a special focus, *all six (6) gateways* will be discussed at both charrettes. Therefore, we encourage and invite you to attend either session or both, regardless of which corridor you most closely identify with.

Survey

On **Friday, December 21, 2012** a short on-line survey designed to gather your thoughts about the gateways will be available on the Planning Department's homepage at www.dover.nh.gov/planhome.htm. *By completing the survey, you can enter your name in a raffle to win a \$50 Main Street gift card!!!* **The survey will be available on-line through at least the end of February, 2013.** The results will be tabulated and used by our consultant to help create draft regulations.

Public Hearings

Once the charrettes are complete and the survey results analyzed, a set of draft regulations will be prepared and presented to the Planning Board for review. The Planning Board will hold several public hearings on the draft regulations before making a decision as to what to adopt. At each of these hearings, you will have an opportunity to comment, ask questions, or suggest changes. We expect to submit draft regulations to the Planning Board sometime during the Spring of 2013. Please be sure to keep an eye out for these public hearings which will be included on the Planning Board agendas, and advertised through the Dover Download e-mail newsletter and other means.

If you are not able to participate in any of the above referenced events, you can also feel free to make an appointment to meet with me or Tim Corwin, Assistant City Planner, to share your ideas about how these corridors should look and feel. We can be reached by phone at 516-6008, and also by e-mail at c.parker@dover.nh.gov and t.corwin@dover.nh.gov.

We realize this is a busy time of year so we wanted to give you enough time to save the dates of the charrettes on your calendars. We look forward to seeing you in February. If you have any questions, please do not hesitate to contact Tim.

Happy holidays,

Christopher G. Parker, AICP
Director of Planning and Community Development