

Throughout 2024, the Downtown Dover Partnership implemented - with broadened scale - key recommendations within the *Capital City 2030: Transforming Downtown Dover!* master plan. This document has become the community's road map to transform downtown Dover into a thriving, sustainable business district and residential community to prepare for a new generation of residents, workers, and investors.

DDP is pleased to share an significant array of outcomes in 2024:

Completion of first round of Critical Improvements Program projects and selection of eight new second-round projects. \$2M total public funding will leverage an additional +/- \$5M toward projects that, once completed, will result in ADA and life-safety improvements, apartments, and commercial kitchens to bring additional eateries into the business district.

City-led initiatives following nationwide best practices were approved: C-2 rezoning, reduced parking requirements.

A concept plan was created to envision a "St. Jones Riverwalk Park" - a project of Dover City Council, wherein the City and DDP would partner on site remediation and engage residents in design of this proposed community recreational amenity.

In **August**, DDP adopted **Downtown Dover Pathways**, a plan created by Dover Kent MPO to better connect key activity centers within the Capital City by walking, bicycling, scooter, and other active transportation and micromobility options. The **Loockerman Street Design** was an immediate add-on to coincide with City of Dover's plans to replace/upgrade underground utilities (water, sewer, stormwater lines) on Loockerman Street, to create more pedestrian-friendly business district.

Remediation and Demolitions took place on priority underutilized properties:

- **680-684 Forest Ave.** (formerly Dover Interfaith) demolition to prepare for future mixed-use at West End Gateway;
- **120 S. Governor's Ave.** (formerly Acme, auto parts, daycare) remediation & demolition, preparing for mixed use;

Assessments/Acquisitions completed: 148 & 150 S. Bradford St. and City parcels to prepare for +/- 400 space Mobility Center

In **December**, the DDP design/build team successfully **completed Historic District Review and Dover Planning Commission** resulting in approval to continue **Mobility Center design**. Design/Build agreement consummated with EDiS/Colonial Parking.

DDP's subsidiary - **The Capital City Transformation Alliance Inc.** - received its letter of determination. This 501(c)(3) entity was established to receive charitable donations and to prepare for the operations, ongoing management and maintenance of the Mobility Center, and wherein revenue generated will support ongoing revitalization of downtown Dover.

Private investment is being spurred by the final plan and commensurate activity. 2025 is poised for continued, aggressive implementation of the plan. *The transformation is firmly underway!*

Diane Laird, Executive Director

Shop Eat Explore and Repeat in Downtown Dover!



Our vision for Downtown Dover...

An increasingly vibrant and thriving downtown.

A regional destination.

People of all ages will fill downtown to visit museums and cultural attractions, have a nice meal, shop at unique retail stores, and enjoy numerous, varied and playful things to do, both inside and outdoors.

It's happening downtown!

Autumn on the Green by Robert Manning

Our Mission

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 landscape.



ECONOMIC VITALITY

186
Cards sold

\$1,728
BOGO match provided by DDP

\$6,535
Value of cards sold for
downtown purchases!



\$4,571
Redeemed in
downtown shops!

BUSINESSES ASSISTED—2024

Ethnicity:

African American	24
Caucasian	12
Hispanic	2
Other	6

Gender:

Female	18
Male	26

Disadvantaged Small Businesses:

Veteran	0
Persons with Significant Disability	0
Minority	29

Focus of Assistance:

SBA/EDGE/Kent Open/Other	21
Facade/Signage/Architectural	4
Downtown Development District	23
Seeking downtown location	9
Critical Improvements Program	23

DESIGN

CRITICAL IMPROVEMENTS PROGRAM

ALLOCATED TO
PROPERTY OWNERS

\$1.2 M

DDP received an additional:

\$675 K

*Together with private
investment will total*

\$7 M



Improvements to existing buildings & occupancy of formerly vacant buildings.

EVENTS & ACTIVITIES



**DOVER AIR FORCE BASE
Newcomers Orientation**



23 artists painting outdoors annually in October, over three days' time - a competition with an extended exhibition and sales at the Biggs Museum of American Art.

MARKETING & PROMOTIONS

PROMOTED, IMPLEMENTED, AND/OR PARTNERED ON EVENTS:

Small Business Saturday - Dover Days -Paint Dover! - Capital Holiday Celebration

STRATEGIC PARTNERSHIPS

The Biggs Museum of American Art, Bayhealth, The Cendel Foundation, Central Delaware Chamber of Commerce, City of Dover (Mayor, Council & City Manager's Office, Finance, Planning & Inspections, Police, Department, Public Works), Delaware Arts Alliance, Delaware Division of Arts, Delaware Division of Small Business, Delaware State Housing Authority, Delaware State University, Destination Downtown Dover (D3), Dover Air Force Base, Dover Art League, Dover Interfaith Mission for Housing, Kent-Sussex Leadership Alliance, Office of State Planning Coordination, DE Small Business Development Center, True Access Capital and Visit Central Delaware.

BOARD MEMBERSHIPS OR COMMITTEE POSITIONS HELD BY DDP STAFF/VOLUNTEERS:

City of Dover Economic Development Committee, Dover Days and Capital Holiday Celebration Committees, The HELP Initiative, Visit Central Delaware, NeighborGood Partners/Restoring Central Dover (Steering Committee), People's Church, Unsheltered Persons Working Group

Follow DDP!



MERCHANTS

- Hosted four merchant window decorating contests to beautify downtown, light up windows, and uniquely display merchandise.
- The purpose of the Merchant Committee is to increase camaraderie and communications among business owners
- Provide ongoing communications to promote news, grants, training and resources to assist merchants.
- DDP maintains Downtown Dover Business Directory and provides access to Technical Assistance providers.



EZ Pass

December's First Place Window Contest Winner; DSU student judges.

Unlock value shopping!



262
REGISTERED USERS
40 added in 2024!

16
PARTICIPATING MERCHANTS

PARKING

DDP Commences Parking Management Agreement With Colonial Parking, Inc.



ORGANIZATION



DDP offers a well-deserved "Congratulations!" to Board President Todd Stonesifer for receiving the Governor's Outstanding Volunteer Service Award in 2024.

Pictured: Dover City Councilman Fred Neil (left) and Todd Stonesifer

1148
HOURS BY DDP VOLUNTEERS

\$38,458
VALUE OF VOLUNTEER
HOURS

<https://independentsector.org>

GRANTS, SPONSORSHIPS AWARDED / RECEIVED (2024)

- \$3,050 Corporate Sponsorships
- \$2,400 DE Division of Arts
- \$50,400 Dover Kent MPO
- \$150,000 City of Dover
- \$250,000 Grant-In-Aid
- \$1M EPA Multi-Purpose Grant
- \$10M State of DE Bond Bill
- \$15.2M ARPA



\$26,655,850

Downtown Dover Revitalization Received \$25M Boost

"Earlier today, we announced an investment of \$25 million in state funding to revitalize our state's capital city.

This is the jumpstart downtown Dover has been waiting for, and I am proud to be a part of it."

Governor John Carney

February 1, 2024

<https://tinyurl.com/25MBoost>

Rendering of Mobility Center from S. Governors Ave. at right.



AL VIEW LOOKING NORTH-EAST FROM S GOVERNORS AVENUE



2025
On the horizon!

As we embark upon the new year, DDP and its cadre of partners will focus on six major projects of the Capital City 2030 strategic plan, several of which will utilize \$25M in State funds allocated to DDP and the City of Dover:

1. Planning and implementation of improvements to Lookerman Street, to include both **underground water/waste-water infrastructure and ground-level enhancements** to support increased pedestrian activity, including outdoor dining.
2. **Remediation and demolition of 148 and 150 S. Bradford Street** to prepare for construction of Mobility Center.
3. **Groundbreaking of the Mobility Center** at the current surface parking area between S. Governor’s and S. Bradford Street and abutting Minor Street Alley, to include +/-400 parking spaces, bike amenities, micro-transit options and bus services. Planned completion 2026, by EDiS Construction, Colonial Parking, Mosaic Development Partners, DDP.
4. **Groundbreaking is targeted in late 2025 for a five story, mixed-use complex at 120 S. Governor’s Ave.** in the heart of downtown. The project will include +/-160 mixed-income residences; a ground level small-scale, full-service grocery; coffee shop, micro-retail, fitness center, and daycare facility.
5. The **Critical Improvements Program** anticipates completion of a majority of it’s +/-20 projects, which will total \$7M in public/private investment for retrofits to existing buildings in the central business district.
6. Building on success of several **creative arts/placemaking initiatives** toward ongoing public arts programming, DDP will hold a second Fire & Ice Downtown Dover Festival in early 2026, to include small ice sculptures in the event footprint and, weather-permitting, a public, large sculptures “artwalk” extended beyond the event dates!

For details of Capital City 2030: Transforming Downtown Dover! visit: tinyurl.com/CapitalCity2030.

Thank you!

The Downtown Dover Partnership is comprised of energetic and thoughtful community leaders who volunteer at every level and who represent public, private and non-profit entities and agencies, both statewide and local. Special thanks also to the City of Dover Mayor, Council, City Manager, and staff, and to all of our elected officials.

EXECUTIVE COMMITTEE

Todd Stonesifer, President
John Van Gorp, Vice President
Pete Bradley, Treasurer
Sarah Keifer, Secretary
Jonathan Street, Secretary *

STAFF

Diane Laird, Executive Director
Ken Anderson, Property Development Director
Morgan Russum, Office Administrator
Tina Bradbury *
Jordan Resh *

BOARD MEMBERS

Kim Adams
Councilwoman Tricia Arndt
Codi Canasa
Mayor Robin Christiansen
Dr. Stacy Downing *
Sharon Duca, Interim Planning Director
William Grimes

Dr. Terrell Holmes
David Hugg, City Manager
Jessica Jackson
Donny Legans
Councilman Fred Neil
Senator Trey Paradee
Linda Parkowski

**Served until June 30, 2024*

ASSETS / BALANCE SHEET OCTOBER 2024

Cash & Investments	15,213,093
Land & Buildings, Equipment, Accum Deprec.	4,231,374
TOTAL ASSETS	19,444,467
Leases/Sales Contracts, Notes Payable	
TOTAL LIABILITIES	3,055,933
FUND BALANCES	16,388,534
TOTAL LIABILITIES AND FUND BALANCES	19,444,467
Real Extate Holdings: Total Buildings & Land	5,196,863

NOTE: Above is a Preliminary Statement of ASSETS/BALANCE SHEET FY 2025. Real Estate Holdings & Loan Balances are not updated for FY 24 until entries are generated by the Tax Accountant.

DowntownDover.com

101 W. Lookerman St.
Suite 2-B
Dover, DE 19904
302-678-2940