

FIGURE 3

Village Concept Plan

Dover Borough/ Dover Township Joint Comprehensive Plan

Village Center

The village center encompasses the Borough and is the heart of the Township. A village center is an area characteristic of diverse, concentrated development patterns occurring over time, offering a walkable/pedestrian friendly environment. It has an identifiable center and discernable edges. The center of the village is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets.

Village Design Principles
The design objective is to permit small scale, retail oriented, commercial, office and mixed use within a concentrated area in and around the village center.

1 Gateways Signs, landscaping and other treatments are used to mark the edges of the village to welcome visitors and customers to village amenities. Clearly marked edges of the village using gateway treatments create community identity.

- 1a Northern Gateway (primary gateway)
- 1b Eastern Gateway (primary gateway)
- 1c Southern Gateway (secondary gateway)
- 1d Western Gateway (secondary gateway)

2 Greenways Greenways enhance the sense of place in a community, accentuate the scenic beauty and majesty of the Borough and Township, protect natural resources, provide recreation opportunities for families and individuals of all ages and abilities, provide alternatives to automotive transportation, add positively to our economic climate, including tourism, and a strategy to foster health and wellness.

- 2a through 2e Greenway Connections

3 Historic Preservation Preservation of historic resources provides opportunities to preserve the unique heritage and character of the village creating opportunities for tourism, reuse of restored structures and an opportunity to create a vibrant main street in the village.

- 3 Historic Architectural Review Board District

4 Parking On street parking provides a perception of easily accessible parking in proximity to stores, offices and other businesses in the village center. Public parking lots should be placed in proximity to the square, identified and easily accessible for visitors and customers of local commercial retail, services and office uses. Rear parking for existing establishments should remain and be appropriately signed.

- 4a & 4b Public Parking Lots

5 Streetscapes Streetscape improvements along the main street should include curb, sidewalks, street trees, ornamental pedestrian scale lighting and public open spaces at the square and other key locations.

- 5a Streetscape Improvements
- 5b Open Space Improvements

6 Borough Hall The location of Borough Hall is crucial with respect to creating a sense of place for the village center. The location should be on a street that is highly visible and easily accessible contributing to the character of the village center.

- 6a & 6b Potential Locations for Borough Hall

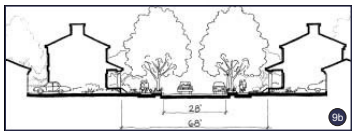
7 Vehicular Circulation & Pedestrian Connections - Design circulation patterns should give precedence to pedestrians with respect to curb cut placement, crosswalks, pedestrian cycles at signals, curb and sidewalk widths, connections to greenways/paths/trails and use of alleyways. Calming traffic in the village center by using yield to pedestrian signs at key intersections, uniquely identifying crosswalks, painting the white line on the edge of the travel lanes, locating gateways and placing other signage at key locations. Connect key points of interest using paths/trails in greenways connected to existing sidewalks or paths/trails.

8 Wayfinding Wayfinding signage will enhance the visitor's ability to easily locate key points of interest. Signage should be simple and easily identifiable as well as reinforce village character through color, shape and design.

- 8a through 8f Location of wayfinding signage.

9 Village Character Within the village promote architectural design for rehabilitation and historic restorations, infill, redevelopment and new development opportunities that are consistent with the character and context of the village.

- 9a Main Street Area
- 9b through 9f Redevelopment/Development Opportunities



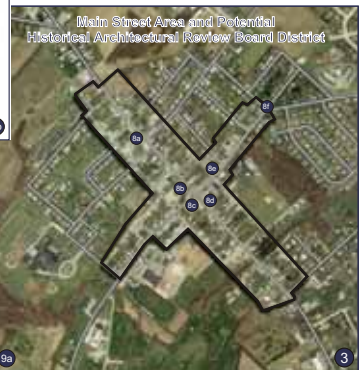
Village Revitalization & Enhancement Opportunities

- 1a through 1d Gateway improvements
- 2a through 2e Greenway connections
- 3 HARB District
- 4a and 4b Public parking lots.
- 5a Streetscape improvements along main street
- 5b Open space improvements at the square.
- 6a and 6b Possible locations for Borough Hall.
- 7a Crosswalk improvements at the square.
- 7b Yield to pedestrian signs adjacent to the square and other key crossing locations along main street.
- 7c Signal upgrade for pedestrian cycle.
- 8a through 8f Wayfinding Signage
- 9a Main Street Area
- 9b Infill development opportunities.
- 9c First floor commercial/office use combined with second floor residential
- 9d Residential Development Opportunities
- 9e Employment Center Development Opportunities (Industrial, Commercial & Business)
- 9f Residential Development Opportunities with Park Improvements

Village Assets

The objective is to build upon key village assets.

- ▲ Village square
 - ▲ Fire Station
 - ▲ Schools
 - ▲ Parks
 - ▲ Employment Center
 - ▲ Main Street
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LEGEND

Village Core Boundary	Future Suburban Residential Neighborhoods	Proposed Intersection Improvements
Historical District	Future Traditional Neighborhoods	Streetscape Improvements
Institutional Land Use	Future Cluster Development	Main Street Area
Proposed Future Roads	Future Employment Centers	Primary Gateways
Conserved Farm Land	Greenways & Paths	Secondary Gateways
Agricultural Land	Borough Boundary	Wayfinding Signage
Parks		Village Opportunities
		Village Assets