

COCHECHO WATERFRONT LAND CONSTRAINTS AND OPPORTUNITIES

OCTOBER 20, 2014





DREDGE CELL

PRIVATE PROPERTY

BLUFF

RIVER STREET

WASHINGTON STREET

PORTLAND AVE

MAIN STREET

SHEET B

PRIVATE PROPERTY

SHEET A

STORAGE BUILDING

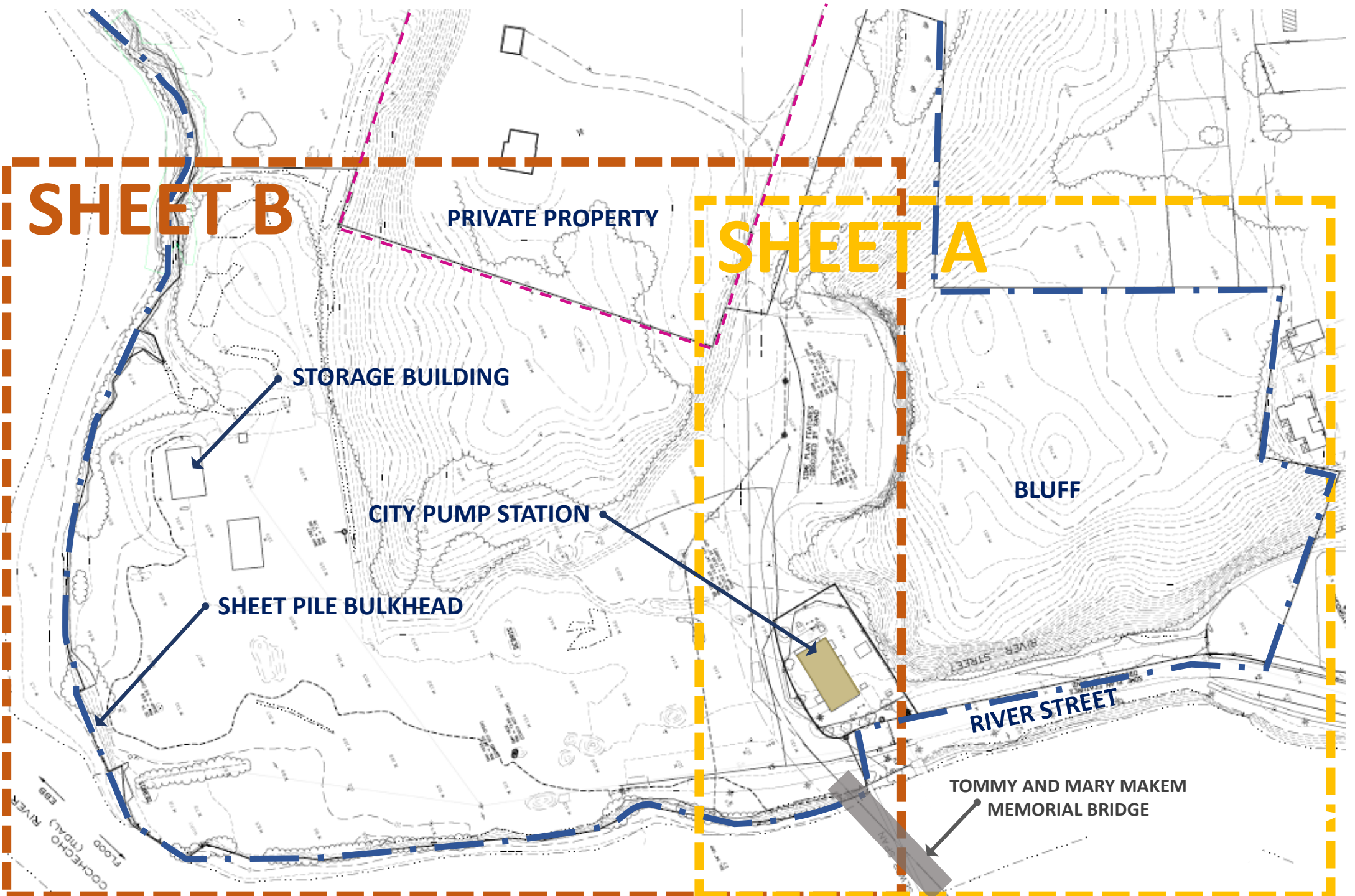
CITY PUMP STATION

SHEET PILE BULKHEAD

BLUFF

RIVER STREET

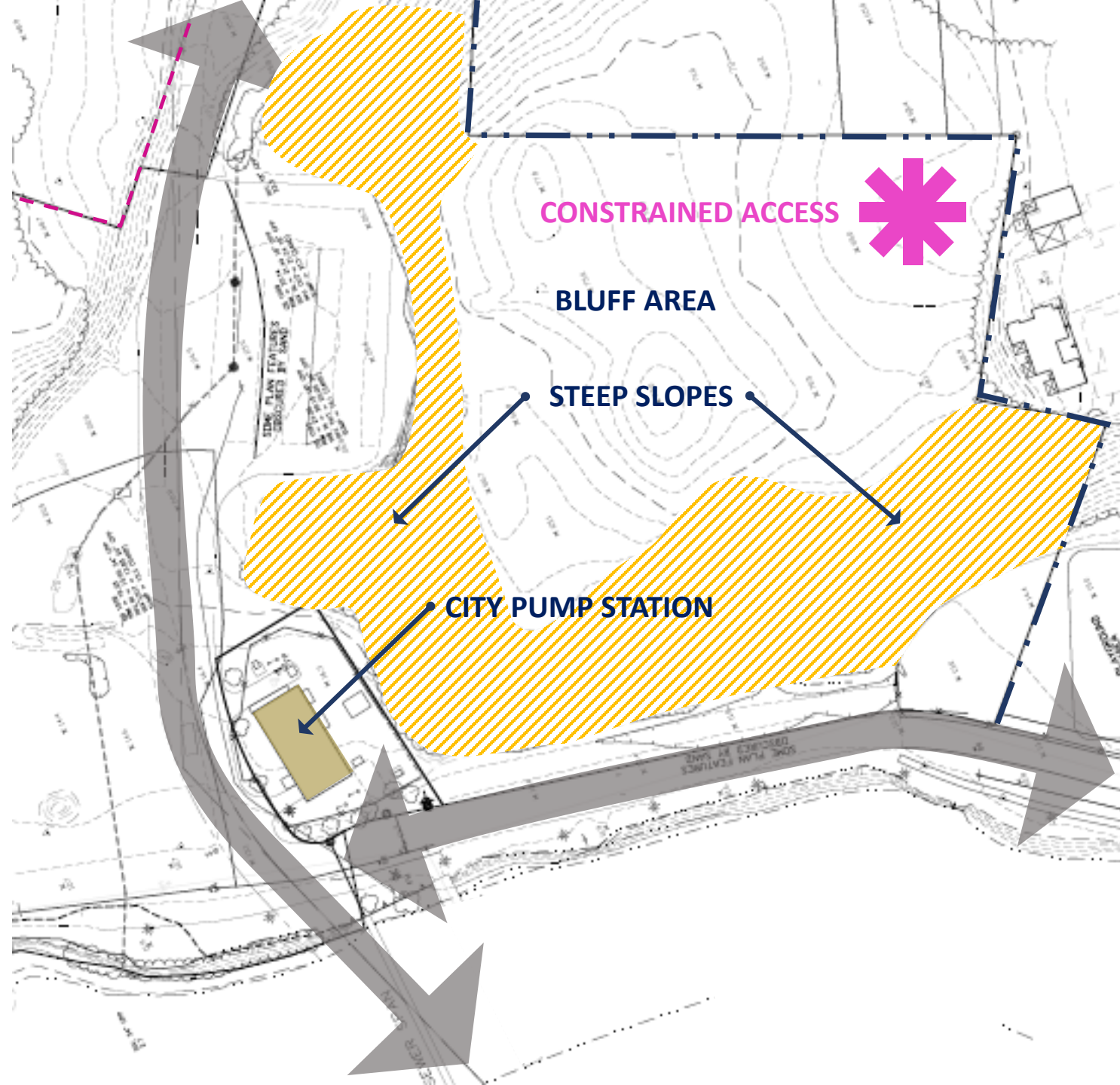
TOMMY AND MARY MAKEM
MEMORIAL BRIDGE



SHEET A

CONSTRAINTS

5 acres



SHEET A

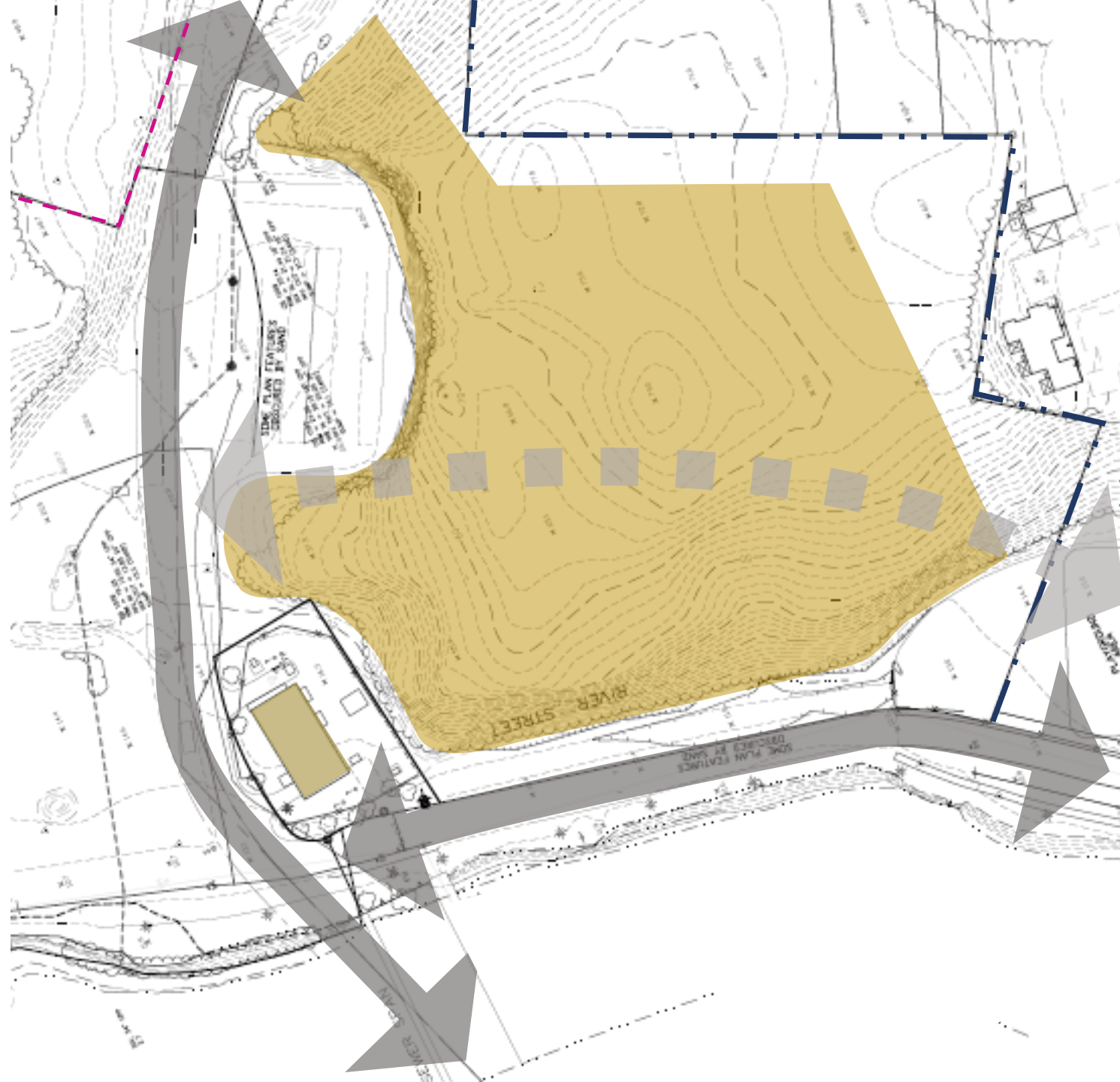
OPPORTUNITIES

GRADE LOWERED TO RIVER STREET LEVEL

MATERIAL SOLD OR USED FOR FILL

CREATES MORE BUILDABLE AREA

RIVER STREET COULD BE RELOCATED



SHEET B CONSTRAINTS

ZONE OF LANDFILL MATERIAL

HIDES & MISCELLANEOUS
CONSTRUCTION DEBRIS

PRIVATE PROPERTY

STEEP SLOPES

ISOLATED WETLANDS

LIMITS OF GROUND WATER
MONITORING ZONE

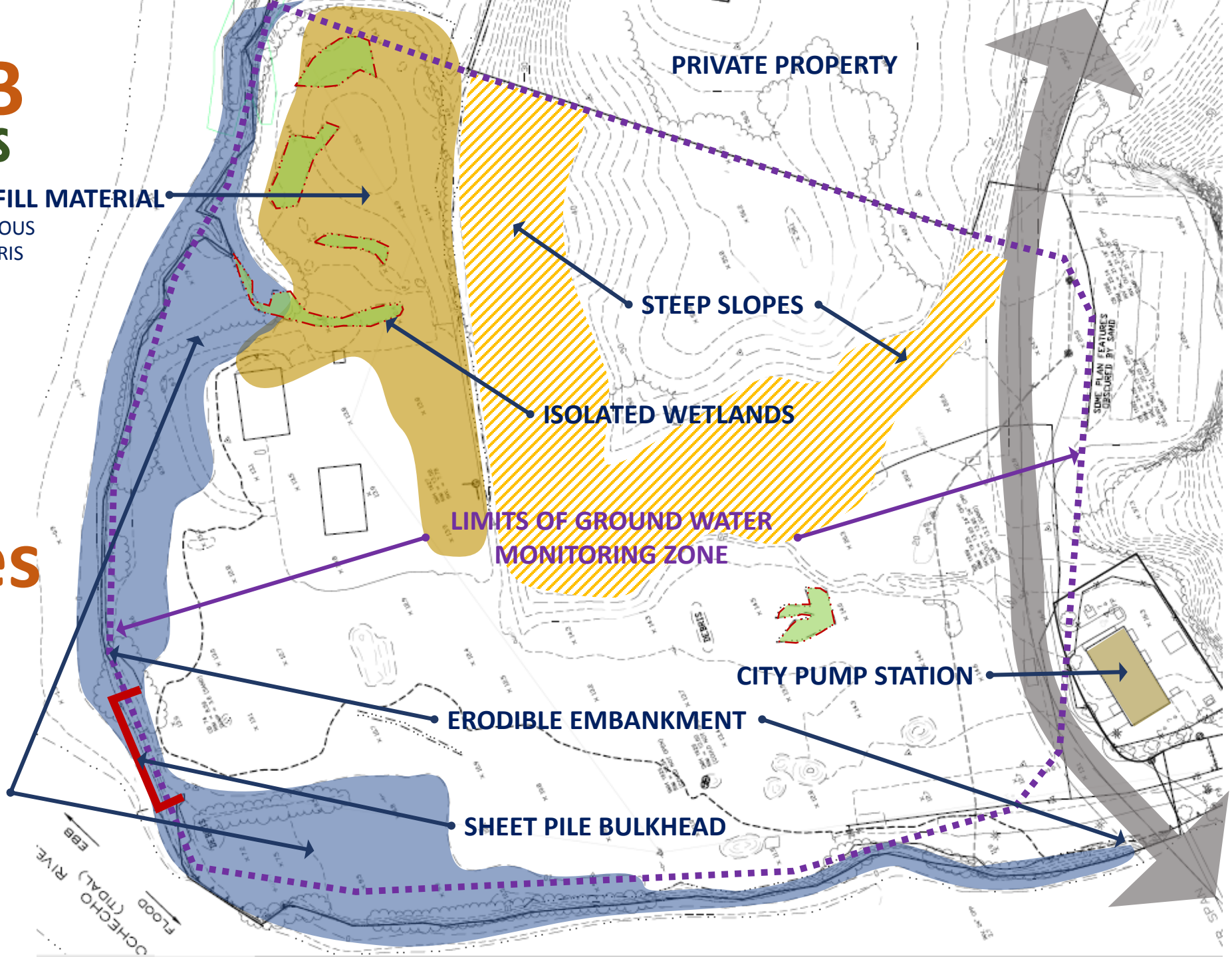
CITY PUMP STATION

ERODIBLE EMBANKMENT

SHEET PILE BULKHEAD

FLOOD ZONE

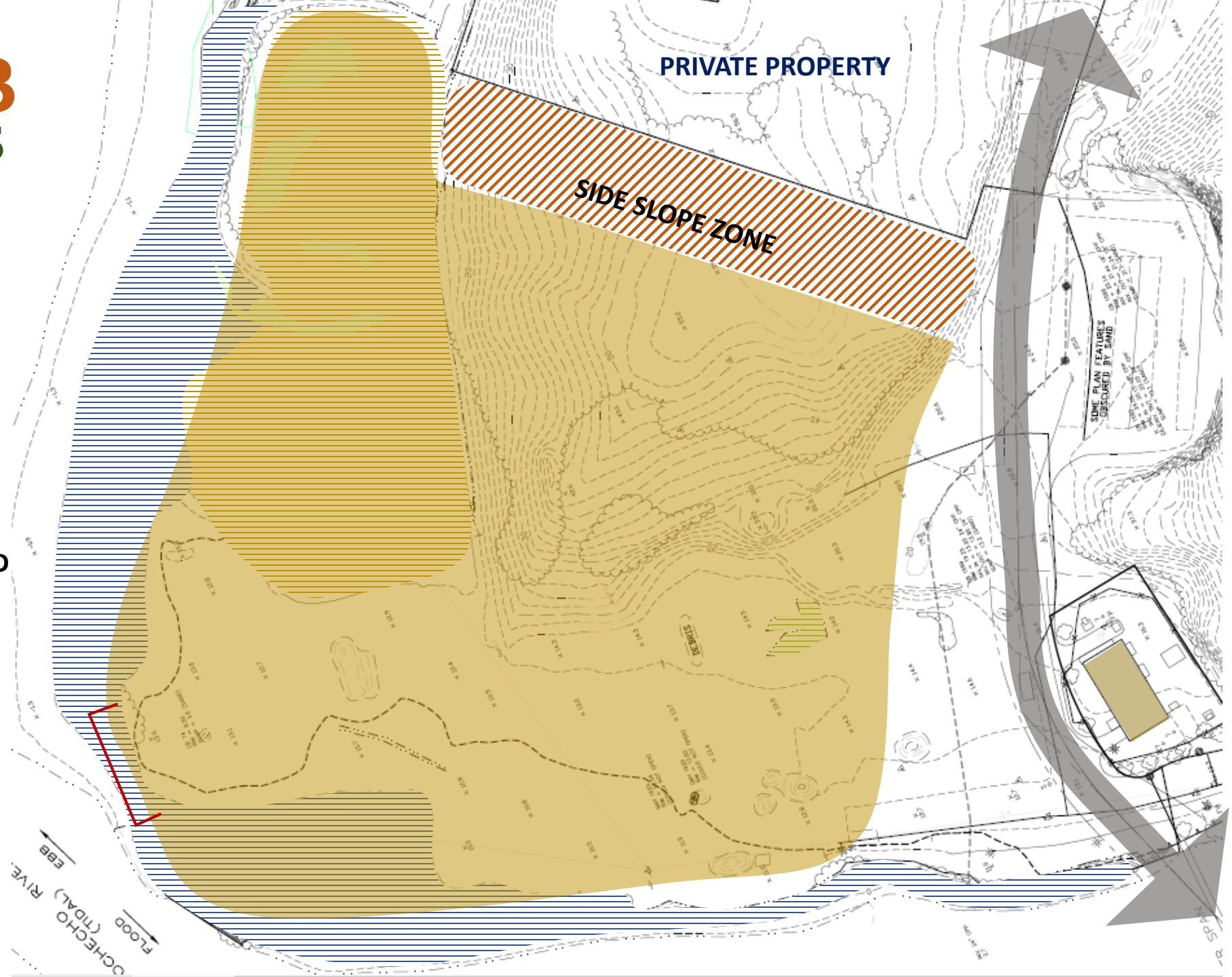
12 acres



SHEET B

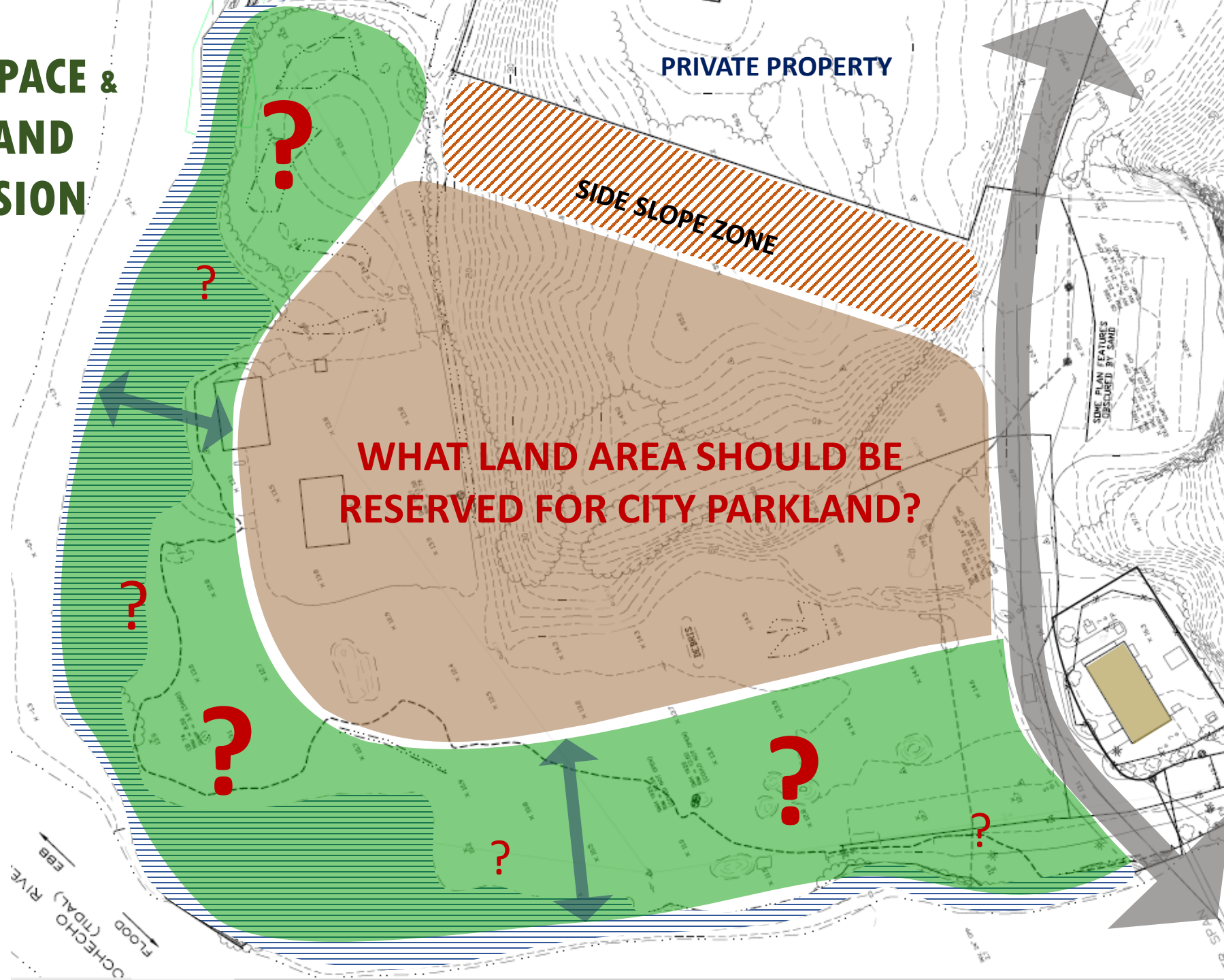
OPPORTUNITIES

- GRADE OF HILL LOWERED
- MATERIAL USED TO:
 - FILL RELOCATED LANDFILL ZONE
 - RAISE GRADE OUT OF FLOOD ZONE
- CREATES MORE BUILDABLE AREA





PUBLIC SPACE & PARKLAND DISCUSSION



PRIVATE PROPERTY

SIDE SLOPE ZONE

WHAT LAND AREA SHOULD BE RESERVED FOR CITY PARKLAND?

FLOOD (TIDAL) RIVER
CHECHO RIVE.

SOME PLAN FEATURES OBLSCURED BY SHAD

SPAN