



Cochecho Waterfront Development

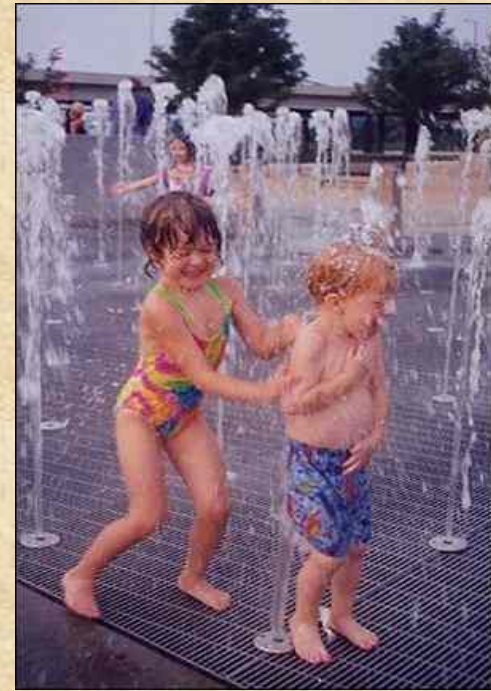
Presentation To:
Dover City Council
March 21, 2018



The Vision

◆ *Provide vibrant waterfront with public gathering places and access to the water.*

◆ *Social & economic benefits derived from a revitalized waterfront are shared by all Dover's residents.*



- ◆ Develop mix of uses
- ◆ Continue Riverwalk
- ◆ Provide opportunity for public access to water including boating facilities
- ◆ Create public gathering places-pedestrian friendly
- ◆ Develop housing clusters



Overview of 2016-2018 Efforts

- ◆ **Planning and Design**
- ◆ **Construction**
- ◆ **Project Management**



Planning and Design

- ◆ **Site Concept Plan**
- ◆ **Waterfront Park**
- ◆ **Design Guidelines**
- ◆ **Engineering & Permitting**

COCHECHO WATERFRONT

SITE LAYOUT PACKAGE

APRIL 25, 2017



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



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Program - Proposed Scheme				
	North	South	Overall	
	Restaurant	4,000sf	0sf	4,000sf
	Mixed-Use Retail	9,000sf	0sf	9,000sf
Total Commercial		13,000sf	0sf	13,000sf
	Mixed-Use Residential	52 Units	0 Units	52 Units
	Multi-family	46 Units	40 Units	86 Units
	Townhouses	58 Units	18 Units	76 Units
	Single Family	0 Units	12 Units	12 Units
Total Residential		156 Units	70 Units	226 Units

COCHECHO WATERFRONT

SITE LAYOUT

APRIL 25, 2017

SCALE: 1"=200'-0"





COCHECHO WATERFRONT

SITE LAYOUT

APRIL 25, 2017

SCALE: 1"=100'-0"





COCHECHO WATERFRONT

PERSPECTIVE VIEW #1

APRIL 25, 2017

NOT TO SCALE

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COCHECHO WATERFRONT

PERSPECTIVE VIEW #2

APRIL 25, 2017

NOT TO SCALE

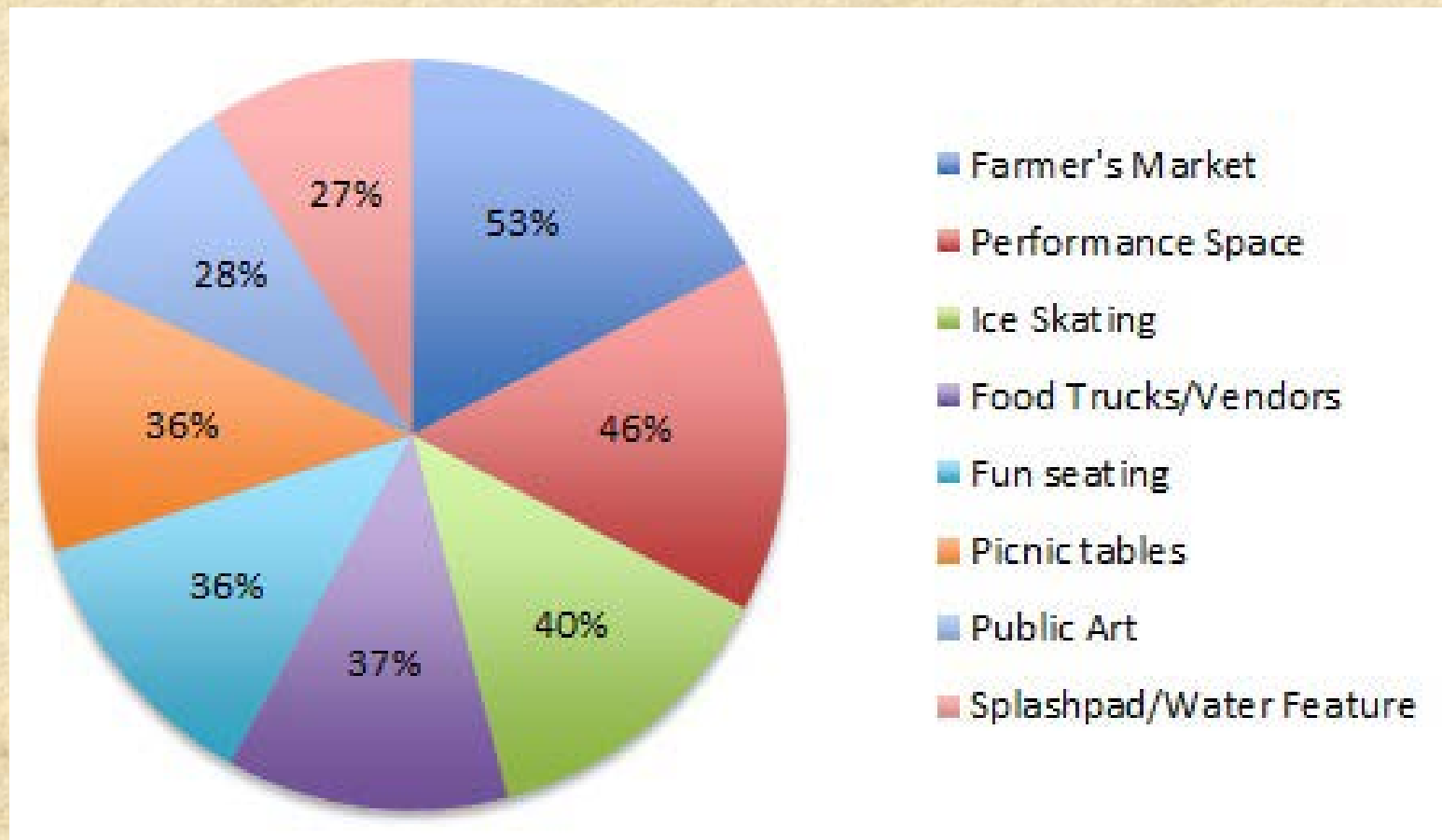
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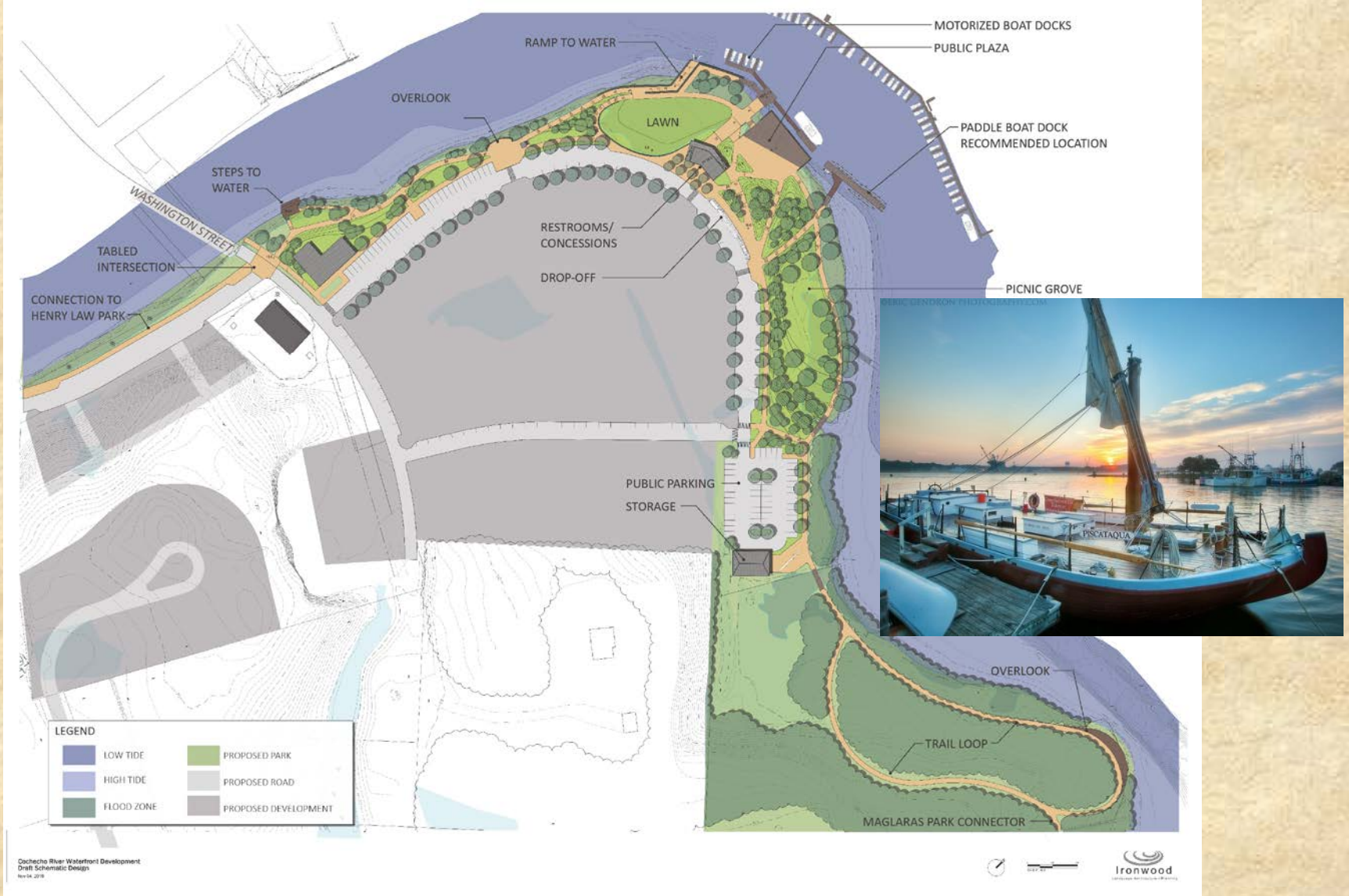
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◆ *Conceptual Park Site Plans with public engagement*

Results of online survey



Conceptual Park Site Design



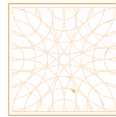
Cocheco River Waterfront Development
Draft Schematic Design
Nov 14, 2018



COCHECHO WATERFRONT PARK AMENITY BUILDING

SCHEMATIC DESIGN PACKAGE

FEBRUARY 16, 2018



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CITY OF DOVER, NEW HAMPSHIRE
Cochecho Waterfront Development Advisory Committee

DESIGN GUIDELINES



COCHECHO WATERFRONT DEVELOPMENT

SITE STRATEGIES

DEFINE AND ENHANCE THE STREET EDGE



RESIDENTIAL: Fences, low walls, arbors, and plantings should be used to continue the building line close to the road edge and to maintain a sense of enclosure along the roadway. Edge treatments also define individual front yards and provide buffers between sidewalks and residents.

COMMERCIAL: Placing larger buildings behind smaller structures will screen the larger structures and create a pedestrian friendly building mass along the sidewalk. Continuation of a traditional streetscape pattern, and storefront design where applicable, is desired.

PARKING: Parking areas create a barrier between buildings and the public. Locate parking under or behind buildings.



ABOVE AND BELOW: Successful retail streets offer a continuous line of shops with no drives or parking.



Definition of yards and entries create interest and security.

KEY POINTS:

- Create front yard definition in residential areas.
- Design new buildings to front on the street and interact with pedestrian traffic.
- Place structures with more modest forms at the street edge to create pedestrian friendly scale.

BUILDING STRATEGIES

MAINTAIN PEDESTRIAN SCALE

In both commercial and large scale residential buildings first floor design carries significant importance. Pedestrian traffic is in direct contact with this level. First floor design is enhanced by alcoves, covered walkways, awnings, windows, public seating, bicycle amenities, architectural details, and other single story features that relate to pedestrians.

A significant portion of the building facade should be devoted to windows and doors to maintain the pedestrian relationship. Natural wood finishes create focal points at critical areas of interest.

Residential porches should be used to accentuate variations in the footprint of the building, but should not take the place of setbacks in the exterior building walls.

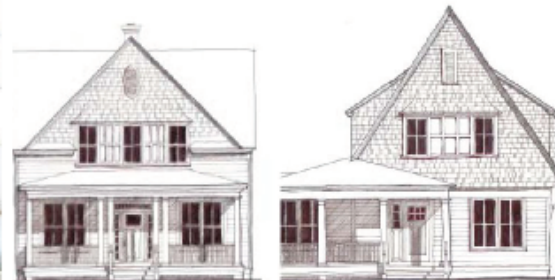


KEY POINTS:

- Buildings must relate to the pedestrian environment.
- Incorporating pedestrian-scaled features creates a sense of community and security, and invites greater activity in front of the building.

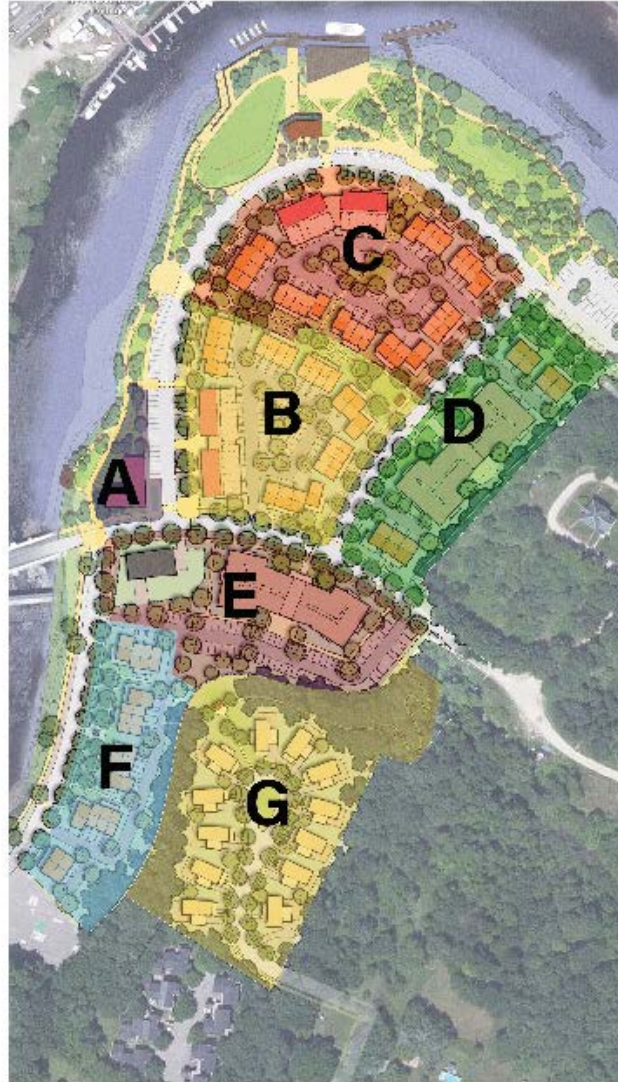


Provide pedestrian scale detail and three dimensional elements.



Residential porches are encouraged.

DEVELOPMENT PARCELS



- A** WATERFRONT COMMERCIAL
0.4 ACRES
- B** MIXED USE TOWN HOMES
2.3 ACRES
- C** MIXED USE TOWN HOMES
2.6 ACRES
- D** MULTI FAMILY TOWN HOMES
2.0 ACRES
- E** MULTI FAMILY
21 ACRES
- F** TOWN HOMES
1.8 ACRES
- G** SINGLE FAMILY DUPLEX
4.0 ACRES



A

WATERFRONT COMMERCIAL



This Waterfront Retail Location provides a gateway to the Central Waterfront Community and Park.

USE

GATEWAY WATERFRONT

First Floor Restaurant / Commercial / Retail

BUILDING TYPE

- Pitched Roof
- Rooftop deck
- Glass at Pedestrian level
- 1.5 Stories
- Well defined entry with cover
- Visible connection to the street
- Height: 25 Feet : 1-2 Stories
- Parking: On Street

DESIGN GOALS:

- Provide an inviting activated use that complements the park
- Capture water views
- Extend the occupied space into the landscape with outdoor seating.
- Landscape zones are to be developed in accordance with the Landscape Development Guidelines.



LANDSCAPE ZONES

- A** STREETScape
- B** GREENWAY
- C** BUILDING YARDS
- D** INTERIOR PARKING
- E** SINGLE FAMILY NEIGHBORHOOD

PURPOSE

The proposed site layout of the development parcel shown here illustrates five distinct landscape zones, each with its own function and character. This section describes the desired character of each zone and provides guidelines and recommendations to assist developers and their design teams to in their efforts to create unified, livable landscape spaces that reflect Dover's vision for the future.

STREETSCAPE

Streetscape elements create character and sense of place. Consistent use of quality materials is highly encouraged.

CURBING - Vertical granite curbing

PLANTING STRIP - 8'
Wide minimum

WALKWAYS

- 5' wide minimum, brick set on asphalt with 1" sand setting bed and polymeric sand swept joints.

STREET TREES

- Minimum height 15' at installation
- Minimum caliper 3" at installation
- Minimum spacing 35' on center
- Prune limbs to 6' in height
- See planting and landscape section for specific requirements.

LIGHTING - Provide standard street lights. See Lighting section.

SITE FURNITURE - Include trash receptacles, benches, one of each per every 200 feet of street. See Site Furnishings section for specific requirements.

DUMPSTERS - Are not allowed in this zone.

SIGNAGE - Per City of Dover regulations.



Streetscape section



Commercial streetscape

KEY POINTS:

- Wide planter strips and street trees create a continuous greenspace along streets.
- Although CWD zone allows for zero lot line development, varied setbacks from the Right of Way are encouraged in this zone to create pedestrian scale and interest.
- Planting strips, although part of the right of way, shall be maintained by adjacent property owners.

Example of 75% Design Plans

DRAFT



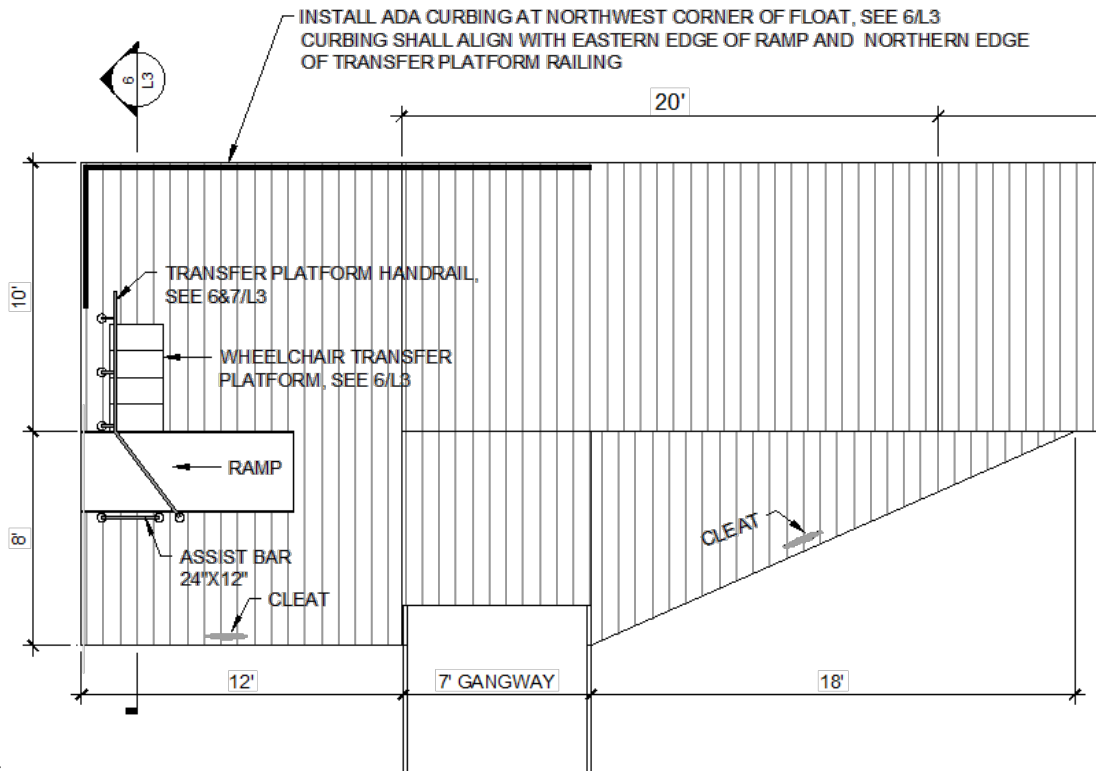
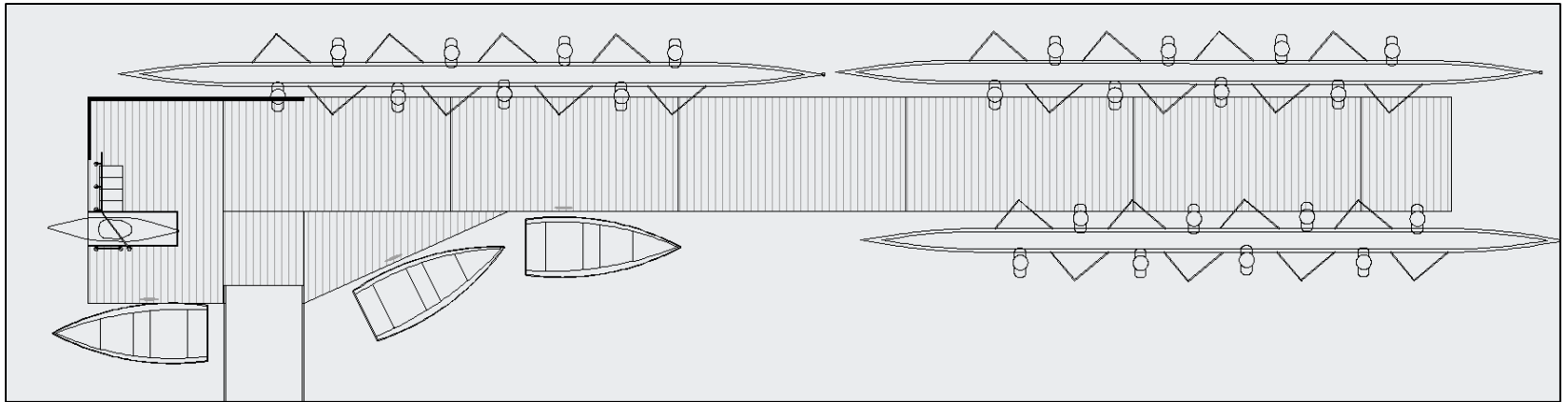
BACKGROUND - DESIGN INTRO

COCHECHO WATERFRONT

Construction Activity

- ◆ Public Paddlesports Dock
- ◆ Bluff Excavation

Float Configuration:



ADA Kayak Launch:

- Assist Bars and Transfer Platform
- Wheel-stops at bottom of ramp

PADDLESPORTS DOCK

COACHECHO WATERFRONT

Bluff Excavation



Project Management

- ◆ Developer RFQ Process
- ◆ RFP Preparation



CITY OF DOVER, NEW HAMPSHIRE
Cochecho Waterfront Development Advisory Committee

REQUEST FOR QUALIFICATIONS



COCHECHO WATERFRONT DEVELOPMENT

Issued: 9/29/2017 Responses Due: 12/6/2017, 2 P.M.

DRAFT DATE: 3/20/18

REQUEST FOR PROPOSALS

COCHECHO WATERFRONT DEVELOPMENT

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE

CITY OF DOVER, NEW HAMPSHIRE



DATE ISSUED: March 28, 2018

PROPOSALS DUE: 2:00 PM May 24, 2018

An aerial photograph of a town, likely Cochecho, showing a winding river, several large brick buildings, parking lots, and a baseball field. The surrounding area is densely wooded with trees in various shades of green and autumn colors. The text "Thank You" is overlaid in large, bold, yellow letters.

Thank You

Questions ?