



**Cochecho
Waterfront
Development
Advisory
Committee**

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A Message from the Chair

Dear Friends of the Waterfront,

This version of the waterfront newsletter is our 10th edition. These newsletters started a little over a year ago in November 2014. During this period we have conducted a market survey of the waterfront site, put together a plan for remediation of the site and hired a design consultant, Union Studio, to assist the Waterfront Advisory Committee. Most recently Union Studio presented several overall concept plans for the waterfront.



Jack Mettee

At this point, we have really made progress on the development of a final waterfront concept plan, especially for the waterfront park area. At our March 15 meeting Union Studio presented three overall concept plans. Each plan looked at options for the size and shape of the waterfront park, location of waterfront docking facilities, use of the bluff, the alignment of River Street and a public plaza. All of these took into account the location of remaining hazardous materials as well as the need to plan for sea level rise and the 100-year storm event.

After Union Studio's presentation, the committee members were asked to provide comments on the various plans. These comments were forwarded to Union Studio, which compiled them and used them to come up with a preferred preliminary concept plan that is discussed in the accompanying article.

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To contact the committee, or to share comments, visit our contact form on the project [website here](#).

Upcoming meetings:

Cochecho Waterfront Development Advisory Committee

- The next meeting of CWDAC will be held on Tuesday, April 19, 2016. [Click here](#) for more information.

More Information

For more information about the Cochecho Waterfront Development Advisory

Over the next several months Union Studio will be focusing on the waterfront park and rowing dock design and the site remediation plan.

Thank you for your continuing support of our efforts to develop our historic waterfront. If you would like to contact me or any member of the committee, please get in touch via the e-mail addresses provided in the newsletter.

We look forward to seeing you at our next meeting on April 19 when we will have a discussion with Union Studio team members about the preferred concept plan.

Your Chairman,

Jack Mettee

Union Studio presents three alternative concepts to waterfront committee

At the last Cochecho Waterfront Development Advisory Committee meeting in March, Union Studio presented three framework plans (Schemes A, B, and C) for the committee to consider. These were further refined to produce three Preliminary Park Designs.

Framework Plan B



Each of the Framework Plans has a slightly different approach. For example, one indicated an offset of River Street, one considered significant removal of the bluff, while another showed minimal removal of the bluff. Each varied the depth and shape of the waterfront park. Each of these can be further explored [at this link](#).

Committee and development of the City's waterfront property, or to contact the committee, visit the City of Dover's [waterfront development page here](#).

CWDAC Mission Statement

" . . . [T]o provide a vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter nature, conduct business and learn of Dover's past."

Preliminary Park Design Scheme B



Using the Framework Plans, Union Studio then overlaid more detailed park designs, again with each option proposing a somewhat different park layout. Three Preliminary Park Designs were presented to the Committee. For example, one proposed a rowing dock near the sharp bend in the shoreline, or "the knuckle," while the others placed it further down stream. All options provided opportunities for steps down to the water and a small café or restaurant.

The Committee was then asked to comment on each of the final schemes. The comments were submitted to Union Studio. In summary the committee noted the following:

- Minimize excavation of the bluff to allow for shifting River Street and allow for limited development in this area;
- Shift the alignment of River Street eastward;
- Provide a meaningful Gateway entrance at the intersection of River and lower Washington streets at/near the Makem Bridge;
- A plaza at the knuckle is preferred though it might start as a smaller footprint with opportunity for expansion;
- Provide a linear park from Makem Bridge to the knuckle where it widens to allow for plaza, boat, and public access, etc.;
- Locate any large boathouse to the east of the knuckle.

Preferred Preliminary Concept



After review of the Committee's comments, Union Studio proposed a final preliminary concept as shown above.

This concept is highlighted by the following:

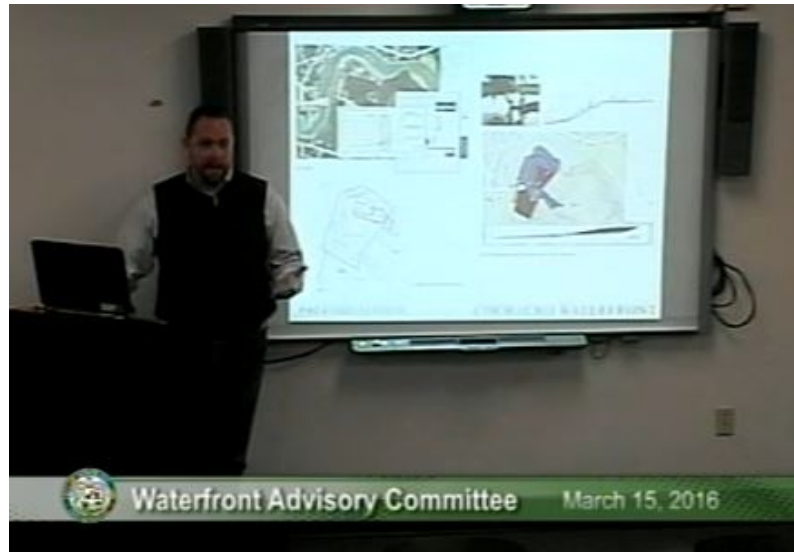
- Minimal excavation of the bluff to allow realignment of River Street thereby allowing for more park space and several small building pads along River Street;
- An offset of River Street at the Washington Street intersection that will slow traffic and also provide space for a restaurant or café at the "Gateway";
- A linear park along the Cochecho from the Gateway to the "knuckle" with a location where there can be steps to the river;
- A plaza area at the knuckle that could include a kayak and canoe launch area, a dock for tour boats and/or transient boaters, and public facilities including restrooms and boat rental kiosk;
- A rowing dock area and associated parking further east of the knuckle. A boathouse could also be considered at or near this location;
- Further downstream there could be a more natural area with river overlooks and trails;
- Potential to develop a small number of residential units on the bluff.

In total there would be an additional 4 acres of active park along the river and approximately 6.7 acres of developable land north of the proposed Washington Street extension and 2.5 acres of developable land south of the Washington Street extension. There is also a little over 2 acres of developable land on the top of the bluff.

This preferred concept provides an excellent starting point for the next phases of the redevelopment project, which will include the design of the rowing dock, a disposition plan for the remaining

hazardous materials and ultimately development on the buildable areas.

Representatives from Union Studio will present this preferred concept at our next CWDAC meeting on April 19 at the McConnell Center at 5:30 p.m. If you would like to hear more about it or ask questions, please join us.



Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, March 15, 2016.

To view the meeting online, [click here](#).



1661 - Dover and Portsmouth were presented for want of a sufficient bridge for horse and foot over the Cochecho river. The Court ordered a committee to be chosen from the two towns to view the same and if they found it needful to make a bridge.

1768 - The selectmen were empowered to purchase a sufficient quantity of common land for landings on each side of Cochecho river.

1796 - The town voted to lay out roads four rods wide across the Landing, and sell the lots at auction.

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