



**Cochecho  
Waterfront  
Development  
Advisory  
Committee**

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January 12, 2017

## A Message from the Chair

Dear Friends of the Waterfront,

As we begin 2017, there is a great deal of activity occurring on the waterfront project. Much of this effort has been in developing the final design for the waterfront park. As you know, we have a conceptual plan for the waterfront park that includes trails, water access and a large public plaza area at the bend in the river. We are also putting together the final plans for a rowing dock.



**Jack Mettee**

The Park Design Subcommittee has been helping with this process and the subcommittee conducted an on line survey to determine what types of activities Dover citizens would like to see in the park. The results of this survey can be found below.

Another major initiative has been the development of a preliminary concept plan for the future private sector portion of the waterfront. At our December meeting, Union Studio presented CWDAC (Cochecho Waterfront Development Advisory Committee) with a mixed-use plan that includes a mix of residential types, commercial space and a restaurant. The details of this plan can be found in the subsequent article. The waterfront committee will further discuss this plan at our next meeting.

Finally, CWDAC has put into motion a project to excavate the bluff area along River Street. Union Studio recommended this action last fall, because it would allow for more developable land as well as increase the green space along the Cochecho River which would tie

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**Karen Weston**  
Mayor

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, Jan. 17, 2017. [Click here](#) for more information.

**More Information**

For more information about the Cochecho Waterfront

Henry Law Park to newly the proposed waterfront park. At its next meeting CWDAC will select a contractor for this work and will ask that the city council enter into a contract with the contractor. Work could begin this spring.

We look forward to seeing you at our next meeting on Jan. 17 when we will have a discussion with Union Studio about the proposed waterfront concept plan and the Park Design Subcommittee about the status of the park design.

Your Chairman,



Jack Mettee

## Preliminary concept plan proposes mixed use with restaurant

At our Dec. 20 meeting, Union Studio presented a preliminary concept plan for a mixed-use development on the 20-plus acre private sector parcel on the waterfront. See image below. While the concept plan appeared rather complete, Jeremy Lake, of Union Studio indicated, "This is just a preliminary concept plan, not a final plan. There still needs to be much discussion before a final concept is completed."



Dana Lynch, member of CWDAC, indicated that while the plan is a good first start, "We need to be sure that the final plan represents the full vision that the city has had for this site for a number of years. We will continue to work with Union Studio to be sure the final plan matches this vision."

Development Advisory 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."*

The preliminary plan calls for a total of 226 residential units, 15,000 square feet of commercial space and a 4,000-square-foot restaurant on the waterfront property. Of the 226 residential units, 145 would be part of multi-family buildings, 69 would be townhouses and 12 would be single-family residences.

Lake and committee members have indicated that this plan is a starting point and that any developer selected by the committee to develop the property may play a significant role in determining the final development program.

Barry Abramson, of Abramson & Associates, who is working with Union Studio, noted that the preliminary plan would cost the city approximately \$12.8 million in upgrades to the waterfront. These upgrades and improvements would include funds for the waterfront park development including docking facilities as well as infrastructure costs for roads, water and sewer to get the site ready for development. The city would pay for these improvements through the Tax Increment Finance District that has been established in the waterfront area. He also indicated that proposed development mix would provide a positive financial return.

If all goes according to plan, the city could issue a Request for Proposals for waterfront development later this spring with the intent to have a developer on board later in 2017.

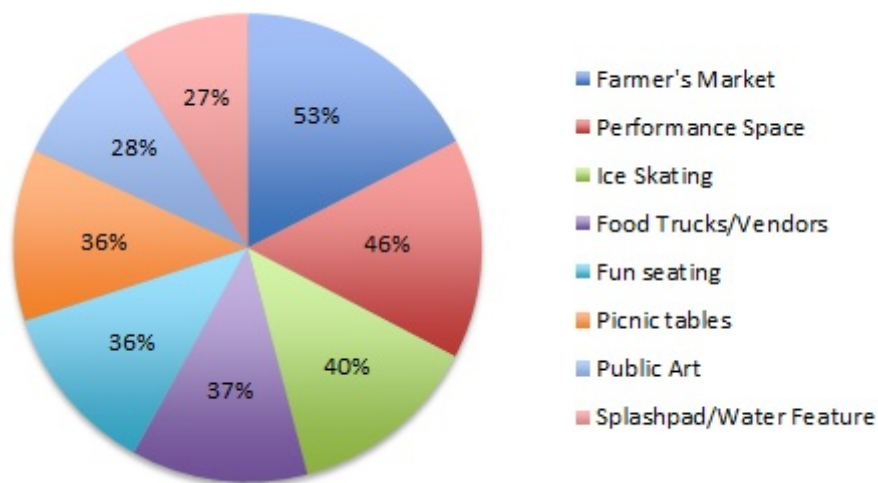
A development agreement could be in place in 2018 and work could begin in 2019 after all necessary plans and permits are in place. Part of the preparation for the site could begin this spring with the excavation of the bluff along River Street. Details are discussed in the next article.

## Contractor to be selected for bluff excavation

In an effort to open more land for development and open space between Washington Street and Henry Law Avenue along the waterfront, last November Union Studio suggested that we consider excavating the bluff along River Street. Such a strategy would allow for realignment of River Street further away from the Cochecho River, the creation of additional park and green space along the river, and the creation of additional land for private development along River Street. Since the bluff excavation could take up to two years to complete, it was recommended that the preparation of excavating plans and permitting begin as soon as possible. At its November meeting, CWDAC voted to authorize the city staff to move forward with the issuance RFQ for bluff removal.

An RFP was issued shortly thereafter and on Dec. 15, 2016 the City received proposals from four excavation companies: Alvin J. Coleman

& Sons, Inc., Sargent Corporation, Severino Trucking Co. Inc., and SUR Construction. A review subcommittee interviewed representatives from each of these companies during the second week of January. This subcommittee will recommend to CWDAC at its Jan. 17 meeting that the city retain the most qualified company for the project. Once the company is selected a detailed scope of services and cost proposal will be negotiated and a resolution will be prepared for approval by the City Council. It is expected that initial bluff removal could begin this spring.



### Farmer's market, ice skating, public art and performance space top park survey results

Last fall CWDAC appointed a Waterfront Park Programming Subcommittee to assist our consultant with the design of the waterfront park. This committee identified specific physical elements that should be included including trails, a public gathering space and facilities for a rowing dock, a kayak/canoe launch area, and docking facilities for transient boaters and large tour-type vessels, including a gundalow.

The committee also thought it would be helpful to provide opportunities for public activities in the park. It decided to involve the citizens of Dover through an online survey in November. Respondents were given a list of potential park programming elements such as farmers markets, paddle craft rentals, public art, and historic markers, and asked for their thoughts on these elements.

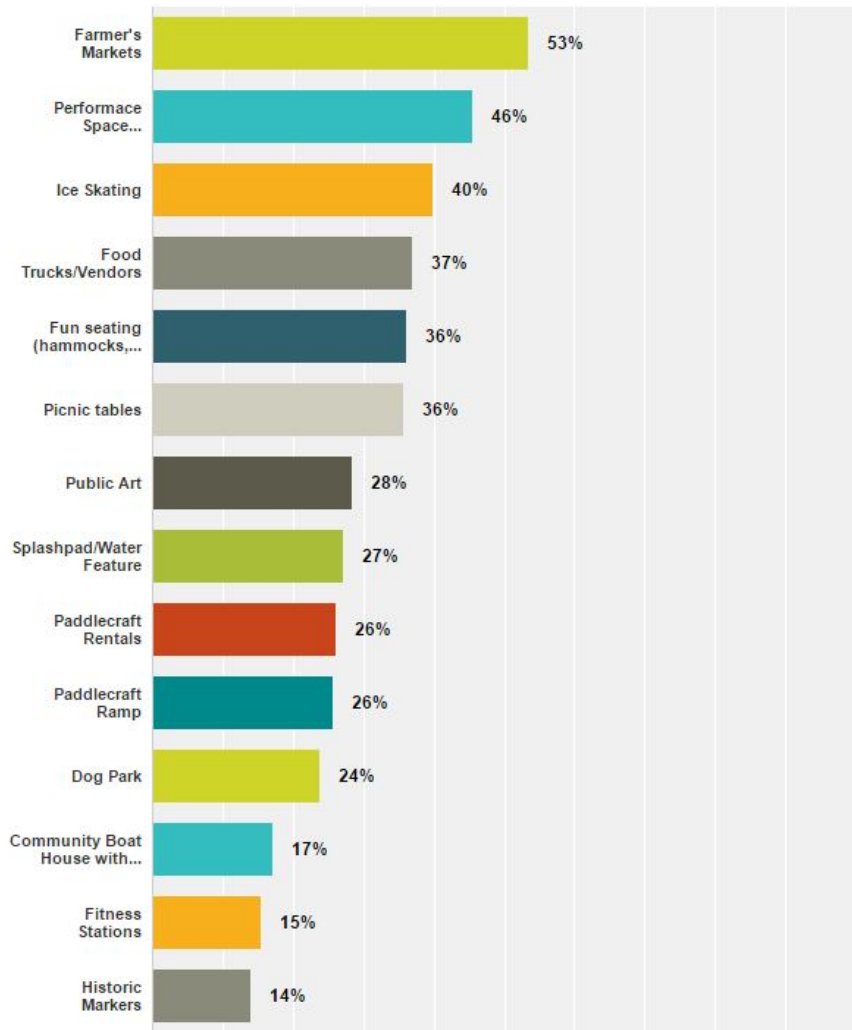
They were also asked to pick their top five from the list of 25 potential choices and to write in any other programming ideas that were not included in the survey. Finally, the subcommittee asked respondents how likely they would be to participate in specific activities in the park, such as food festivals, paddle sports lessons, or small boat building classes.

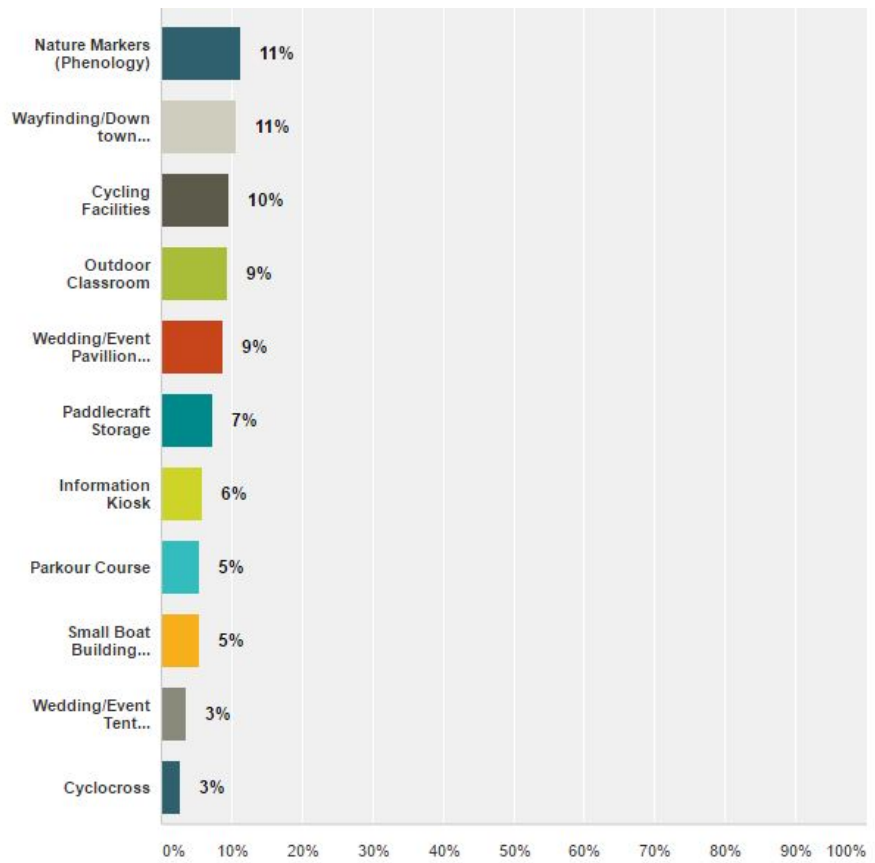
This outreach was very successful. The committee received 749 responses to the survey. For the first two questions, farmers markets and performance space came out on top, with ice-skating, picnic tables, fun seating, and food trucks close behind. You can view the full survey results [here](#).

The subcommittee and the consultants are currently evaluating the results to determine how, when, and where the top results might be implemented. Since this new waterfront park will link Maglaras and Henry Law parks, some of the program elements mentioned may be better suited to implementation in those spaces. This survey data will be important for prioritizing strategies to create a vibrant communal waterfront and to ensure the design considers the future programming needs of the park.

### Park Survey Results

QUESTION: Please pick your top 5 favorite park elements.





### Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, Dec. 20, 2016.

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



The gundalow Piscataqua visited Dover in October as part of the Woodman Museum's centennial celebration. Gundalows were the workhorses of the early waterfront in Dover.

During the gundalow visit, residents set sail for a historic tour of the waterfront and Cocheco River, narrated by former Dover Mayor George Maglaras, a lifelong resident of the waterfront, and Dover Library Director Cathy Beaudoin.



George Maglaras

The video can be viewed here:



City of Dover, 288 Central Avenue, Dover, NH 03820

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