



WATERFRONT DEVELOPMENT

Update

Cochecho Waterfront Development Advisory Committee

Jack Mettee, chair
j.mettee@dover.nh.gov

Matthew Cox
m.cox@dover.nh.gov

Dana Lynch
d.lynych@dover.nh.gov

Peg Purcell
p.purcell@dover.nh.gov

Kimberly Schuman
k.schuman@dover.nh.gov

Sean Fitzgerald
s.fitzgerald@dover.nh.gov

Carla Goodknight
c.goodknight@dover.nh.gov

Dane Drasher
d.drasher@dover.nh.gov

Kyle Pimental
k.pimental@dover.nh.gov

Dennis Ciotti
d.ciotti@dover.nh.gov

October 5, 2017

A Message from the Chair

Dear Friends of the Waterfront,

We hope you all enjoyed your summer. While many of you may have spent time on vacation since our last newsletter in late June, the waterfront committee (CWDAC) and city staff have been very busy on a number of tasks that have moved the waterfront development forward.



Jack Mettee

- First and foremost the committee approved a final draft for a Request for Qualifications (RFQ) for waterfront developers. This RFQ was released on Sept. 29, 2017.
- Second, the Waterfront Design Guidelines were approved by CWDAC at our Sept. 19 meeting.
- Third, we have received one of the necessary state permits for the work on the excavation of the bluff on the south side of the development parcel along River Street.

We have discussed each of these in further detail below.

- Fourth, while we were unable to begin construction of the paddle sports dock, a revised Request for Bids was issued on Sept. 29, with the expectation that construction can begin in the spring of 2018.

We look forward to seeing you at our next meeting on Oct. 17 when we will have further updates on all of the waterfront activities.

Norm Fracassa

n.fracassa@dover.nh.gov

Robbi Woodburn

r.woodburn@dover.nh.gov

EX OFFICIO MEMBERS:

J. Michael Joyal, Jr.
City Manager

Allan Krans
Dover Housing
Authority
Executive Director

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 the CWDAC will be held on Tuesday, Oct. 17, 2017.

More Information

For more information about the Cochecho Waterfront Development Advisory Committee and development of the City's waterfront

Finally, I have decided to step away as Chair of CWDAC for personal and family reasons. While I plan to remain a committee member, it is important to have a chair that can spend the necessary time to make the committee run well. It has been a pleasure to be the chair for the past few years and I am sure the next chair will do an excellent job.

Your Chairman,



Jack Mettee



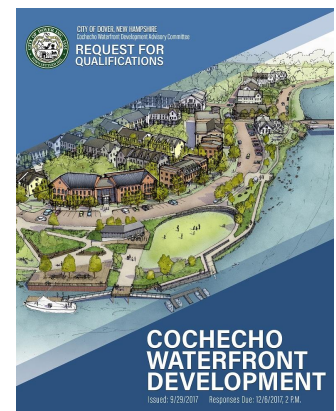
CWDAC and City Issues Cochecho Waterfront Development RFQ

After many months of work by CWDAC, City staff, and the consultants, the Request for Qualifications to solicit developers interested in the waterfront was completed. CWDAC voted to approve the RFQ on September 19th and the RFQ was issued by the Purchasing Office on Sept. 19.

As part of the RFQ process there will be a preproposal meeting and site tour at 31 River Street on Thursday, Oct. 19 at 2 p.m.

The RFQ submittals are due on or before Wednesday, Dec. 6, 2017 at 2 p.m.

CWDAC is interested in identifying developers qualified to propose and implement a mixed use development on the Cochecho River riverfront property that is consistent with CWDAC's vision and goals.



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 full RFQ can be viewed here: <https://go.usa.gov/xncEg>

CWDAC approves final Waterfront Design Guidelines

At its last meeting, CWDAC approved the waterfront design guidelines that will guide the type of design and construction that will be expected of any project that is proposed for the waterfront. These guidelines will also help the committee to evaluate developer design proposals to ensure a consistent quality of professional design and construction.

The guidelines are the result of months of work by the Design Guidelines Subcommittee: Dana Lynch, Carla Goodnight, Robbi Woodburn, Norm Fracassa, Matt Cox and Kim Schuman.

These guidelines provide standards for site layout, architectural design and materials and landscape design. From the beginning the committee wanted to have a graphic-oriented approach to the guidelines that would provide images, pictures and diagrams to represent the type of development to be expected. The guidelines for setbacks including such images can be seen below.

BUILDING STRATEGIES

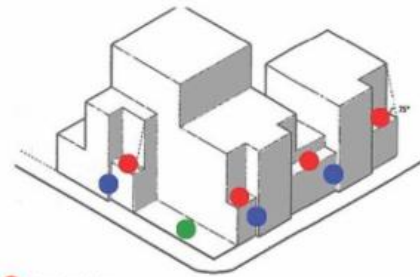
SETBACKS

For long facades, vary the setback, height, and roof form to establish a rhythm and proportion of facades along the street and corners of the site.

These areas provide relief, soften the street edge, and provide an opportunity for gathering and interaction that contributes to the vitality of the community.

Increased setbacks may accommodate a small landscaped gathering area.

Top floor setbacks create an apparent lower building height as well as opportunity for balconies or other varied roof forms.



- Upper floor setbacks
- Footprint setbacks
- Small gathering area

KEY POINTS:

- Provide setbacks greater than two feet.
- Provide setbacks along the building footprint.
- Provide setbacks on upper floors
- Combine smaller and larger setbacks to provide variation and rhythm.



Corner setbacks provide relief and create interest.



Building setbacks can create a small gathering area.



Setbacks should be greater than two feet for desired effect.

The full Waterfront Design Guidelines document can be found here:
<https://go.usa.gov/xncE2>



Waterfront Committee meeting September 19, 2017

Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met

on Tuesday, Sept. 19, 2017.

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



In 1768, Dover's selectmen were empowered to purchase a sufficient quantity of common land for landings on each side of Cochecho river. Some of these lots would be sold over the years for a variety of reasons, including the purchase of a bell and construction of a courthouse.