



WATERFRONT DEVELOPMENT

Update

Cochecho Waterfront Development Advisory Committee

Dana Lynch, chair

Jack Mettee

Matthew Cox

Dana Lynch

Peg Purcell

Kimberly Schuman

Sean Fitzgerald

Dane Drasher

Kyle Pimental

Dennis Ciotti

Norm Fracassa

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Samia Touma

EX OFFICIO
MEMBERS:

J. Michael Joyal, Jr.

April 12, 2018

A Message from the Chair

Dear Friends of the Waterfront,

Activity regarding the waterfront has continued through the winter and, as we look forward to spring, we are anticipating further progress. This newsletter contains an update on the bluff excavation activity as well as an update on the developer RFP process. We are very much looking forward to the submission of proposals by the short-listed developers.



Dana Lynch

As this newsletter also notes, I attended a City Council workshop to provide our elected officials with an update on the efforts and accomplishments of the last few years.

While so much has been accomplished recently, we are rapidly approaching a point where we will begin to reap the benefits of careful policymaking and planning. We will make every effort to keep the community informed as this work progresses.

The redevelopment of the Cochecho Waterfront has been, and continues to be, a community-driven and supported effort. Many thanks to the Greater Dover community for its continued perseverance, patience, and support.

Dana C. Lynch, Chair

"Things are not always right because they are hard, but if they are right one must not mind if they are also hard".

- Winston Churchill

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, May 15, 2018.

More Information

For more information about the Cochecho Waterfront 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](#).



Waterfront bluff excavation on schedule

The bluff excavation is an integral part of the plans to provide additional space for waterfront redevelopment on the east side of River Street. The excavated materials will also be used to elevate the waterfront site to minimize impacts from sea level rise.

At the March 20, 2018 CWDAC meeting, City Planner Steve Bird provided the following update on the bluff excavation:

The soil on top of the bluff bedrock has been removed and placed at Maglaras Park has been completed. The blasting process was temporarily halted on March 15 as required by the state wetlands permit. The blasting is about 75 percent complete and will start again later this year for the final phase. Much of the bedrock has been excavated. Rip rap has been placed on the blasted ledge surface to stabilize the area. Processing the excavated materials will continue for at least two months.



CWDAC Chair updates City Council

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."

CWDAC Chair Dana Lynch attended the March 21, 2018 Dover City Council workshop meeting to provide a progress report on the efforts to redevelop the City-owned waterfront property. This was an opportunity to explain the vision for the waterfront and to review the work that has been accomplished in the last two years.

The workshop [can be viewed here](#).

Lynch reviewed the preparation of the concept plan for the site by Union Studio, one of the consultants hired to assist with the development process. In addition, the design of the proposed waterfront park has progressed significantly due to the assistance of Ironwood Design, members of CWDAC and a group of stakeholders that offered input on desired park elements early in the process. Lynch covered the extensive efforts of CWDAC to prepare updated Design Guidelines that will govern the building design, streetscapes, landscaping, lighting, etc. of the private development on the site. He also mentioned the numerous efforts that have been undertaken to apply for and obtain various environmental permits to allow the site to be redeveloped.

Lynch also addressed the plans for the construction and installation of the public paddle sports dock to provide access to the Cochecho River and the work on the bluff excavation.

Lynch also described the considerable efforts of CWDAC and City staff to undertake the Request for Qualifications and Request for Proposals process. Three development companies being invited to submit their development proposals for the site.

Waterfront Committee issues RFP

On March 28, 2018, the City sent Request for Proposals (RFP) to three development companies- Cathartes of Boston, Chinburg Properties of Newmarket and Summit Land Development of Dover. These three companies had been selected from the Request for Qualifications process conducted recently.

The RFP provides detailed requirements for the information that must be submitted by the developers. Beyond the basic information about the company, the RFP requires development plans for the site that describes in detail the mix of uses and buildings, parking layouts, landscaping and other site amenities. Other information must include phasing plans, architectural renderings, project schedules, marketing plans, and a financial proposal. There is also an extensive section that covers the evaluation process that

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

each proposal will undergo and details on the selection criteria that will guide the process.

The RFP submission deadline is May 24, 2018. The full membership of CWDAC will conduct interviews of the three companies in early June. It is anticipated that decisions on which developers to select will be made by the end of June.



Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, March 20, 2018.

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