



WATERFRONT DEVELOPMENT

Update

July 29, 2021

Cochecho Waterfront Development Advisory Committee

Dana Lynch, Chair

Jack Mettee

Matthew Cox

Otis Perry

Kimberly Schuman

Sean Fitzgerald

Dane Drasher

Kyle Pimental

Dennis Ciotti

Norm Fracassa

Steve Brown

Elizabeth Goldman

Ex Officio:

J. Michael Joyal, Jr.

City Manager

Ryan Crosby

Dover Housing

Authority

Executive Director

Robert Carrier

Mayor

Letter from the Chair

Some very exciting activities are happening on the waterfront project. At our [July CWDAC meeting](#), representatives from Cathartes presented detailed landscape plans and architectural renderings of the site. The plan is to have the committee take a vote at our August 17 meeting on the endorsement of the plans so that Cathartes can begin the process of seeking Planning Board approval.

The City has also submitted the final state permit applications for wetlands and alteration of terrain. We are in discussions with the Dover Arts Commission about art installations in the waterfront park.



I wanted to take this opportunity to welcome to the committee, Ryan Crosby, the new Executive Director of the Dover Housing Authority, who is an ex-officio member of CWDAC. Ryan attended his first meeting with us in July and we are looking forward to his contributions moving forward. It will be helpful to have a fresh perspective on the development we have been working on for many years.

I also want to extend my personal congratulations to Allan Krans, the former DHA executive director, who has retired after being at DHA since 2013. His knowledge and insight has been a welcome benefit to our efforts over the past eight years. Good luck Allan and enjoy some leisure time.

Dana Lynch, Chair

Cochecho Waterfront Development Advisory Committee

Developer site plan taking shape

Well-designed buildings in a pedestrian friendly atmosphere focused on the river front park with a large plaza for residents and visitors is what the latest site plans for the City's waterfront are promising. At its CWDAC meeting on July 20, 2021, Cathartes, the waterfront developer, [presented the most recent site plans](#) including both building renderings, landscaping and public spaces. Cathartes has worked diligently with CWDAC design subcommittee for the last six months to ensure that the designs are consistent with the Waterfront Design Guidelines and complement the already designed city park along the waterfront. While the committee responded positively to the plans, they will be reviewing the plans over the next several weeks and provide final comments to Cathartes by the first week in August.



Rendering of Buildings C and D and the plaza between them.

From there, Cathartes will submit a full site plan and building rendering package to the Dover Department of Planning and Community Development to begin the official review process. The submission is expected later this summer and will then take several months of review including meetings with the City's Technical Review Committee and the Planning Board.



Overall site plan from Cathartes

Public art in the waterfront park

At the June 15, 2021 CWDAC meeting, Linnea Nemeth, vice chair of the Dover Arts Commission, gave a presentation on the potential for creative placemaking in the waterfront park. Creative placemaking puts arts at the center of shaping the character and vitality of an area. Chicago's Millennium Park is a good example, where there are numerous engaging art installations including the famous Cloud Gate (jelly bean) sculpture.



The Arts Commission's vision is to develop a welcoming, engaging, and unique space that makes Dover a destination that stands out on the Seacoast. Such a destination would:

- Celebrate and promote local artists through the multitude of projects
- Reflect the energy, culture, and diversity of the community,
- Create a destination that bolsters economic development
- Provides access to free art for the public, and
- Create a focal point that brings in new interest and tourists to Dover

Half a dozen locations for public art were recommended in the waterfront park. CWDAC members expressed appreciation for the presentation and pledged to work with the Commission to incorporate public art into the waterfront park.

City, developer and CWDAC work with crew clubs on boat storage options

Over the last several years, if you ventured to the Dover waterfront in the early morning you

might have seen lots of rowing activity on the Cochecho River. This portion of the waterfront has hosted several local crew organizations. Since 2014, the City has leased the metal storage building on the waterfront to Great Bay Rowing and the UNH Rowing Club. In 2018, the City installed a paddle sports dock on the waterfront that was designed in part to accommodate the large 8-person crew boats and other recreational users such as kayakers and canoeists. Maintaining a crew boat use in the waterfront park has always been a goal of CWDAC.

As the development of the waterfront proceeds, the metal building where boats are currently stored will no longer be available for boat storage. The developer is working with representatives of the rowing interests to locate a new space for boat storage. The proposed space could be incorporated into the Cathartes building F. Originally the crew clubs were considering a separate building at the far eastern edge of the site, but this does not appear to be viable at present. The Cathartes building is closer to the paddlesports dock and includes 3,600 square feet of floor space with large doors opening out to a path to allow crew boats to be carried to the dock. Representatives from the City, CWDAC, the developer and the boat clubs will continue to consider suitable storage for crew boats and equipment.



A recent view of the existing paddlesports dock.

