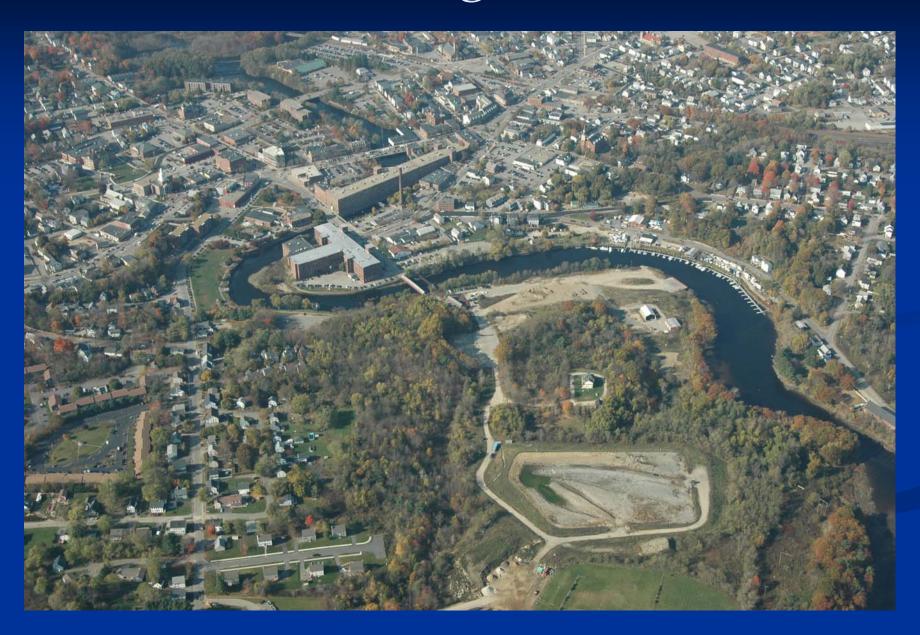
Dover Landing

Presentation for the Meeting of the Cochecho Waterfront Advisory

Committee

April 15, 2008

Dover Landing Aerial Photo



Factors Impacting Site Plan/ Site Constraints

- Geotechnical/Environmental Considerations
- Flood Plain Elevations/Bank Erosion
- Existing Topography
- Draft Design Guidelines
- Market Conditions

Updated Conceptual Plan





Conceptual Plan

Summary Project Components

■ 150-180 Residential Units

 21,000 SF +/- Restaurant with Commercial at Washington Street Bridge

45-50,000 Commercial

■ 6,800 SF +/- Retail/Flex – First Floor

Cecil Group Draft Guidelines Consistent with our New Plan

- Urban Character Building to Street Orientation
- Relationship with Downtown
- Riverfront Access & Circulation
- Grading & Conformance with Topography
- Street & Walkway
 Connections and Continuity
- Varied Landscape Character
- Siting of Buildings



Concept Site Plans – Compared





Architecture – Urban Character



Architecture – Urban Character



Architecture – Urban Character



Architectural Detail





Architectural Detail









Park Landscape Concept



Summation

- Waterfront Park more accessible
- Viable retail energizes park
- Mix of residential types & price points
- More potential for long term retail growth
- Works with topography
- Responds to Cecil Guidelines