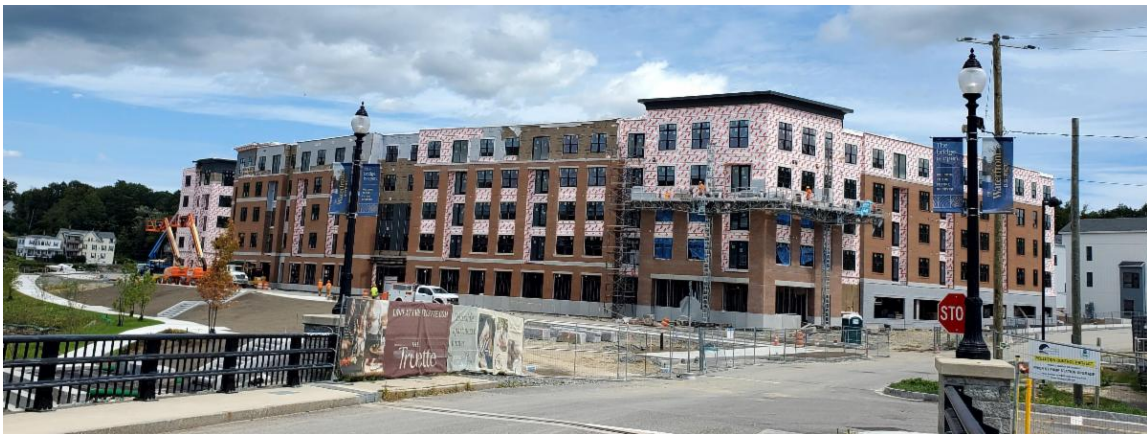




WATERFRONT DEVELOPMENT

Update

August 28, 2025



Cochecho Waterfront Development Advisory Committee

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Ex Officio:

Christopher G. Parker,
Deputy City Manager

Letter from the Chair

Welcome to the August edition of the
Dover Waterfront Newsletter.

The whole area continues to change and evolve on what feels like a daily basis. We are now over two years into construction since we first broke ground in June 2023, and the shape of Nebi Park development continues to come alive.



Site work continues

Ryan Crosby
Dover Housing
Authority
Executive Director

Robert Carrier
Mayor



Payne Street looking towards Building C.

Along Payne Street, final curbing and sidewalks are now in place, and the newly completed stormwater treatment basin is fully operational. On River Street, the bio swales that manage surface stormwater drainage are substantially complete.

In terms of stormwater management, major construction on a stormwater basin next to the pavilion building under construction has concluded. Both the main treatment basin and the pocket wetland next to the paddle dock are finished, marking a crucial step toward environmental resilience and compliance.

Finally, the city continues to coordinate closely with engineers on a long-term shoreline restoration plan near the former Army Corps of Engineers bulkhead. Permit amendment requests have been submitted to the New Hampshire Department of Environmental Services, and the city now awaits final approval to move forward with this critical environmental restoration effort.



Click the image to enlarge.

Private development takes shape

On the private development front, Buildings C and D (those visible from across the river) are nearing exterior completion, with stonework and façade treatments well underway. Inside, construction is largely finished, and crews are now attending to the final finishing details. Similarly, the townhome units are advancing well. The initial three-unit group is nearly move-in ready, and additional townhome clusters have seen major progress, with interiors substantially complete and utility testing in progress in preparation for occupancy. Site-wide, granite curbing and sidewalk installation is expected to commence shortly, signaling another visible phase of transformation.

You can learn more about the private development at its website:

<https://waterfrontdistrictdover.com/>.

Nebi Park Moving Ahead

Significant progress is also being made in Nebi Park and the landscape areas adjacent to Nebi Park. Plantings have been installed along Payne Street, the river walk, and in stormwater treatment zones, bringing green life to the area. The contractor is actively working through stockpiled loam and planting soils, preparing the pavilion site and surrounding park subgrades for final shaping and surfacing. Work on lighting infrastructure has also moved forward, with conduit systems, bollard bases, and light pole foundations installed. Key coring work to support electrical layout connections is now complete.

Nebi Park Pavilion

Meanwhile, the pavilion building's structure is rapidly taking shape.

Steel supports were erected. The first-floor pan and methane vapor barrier for the building's lower level have been installed. Adding the first floor's concrete slab was also recently completed.



Steel supports were erected on the pavilion building foundation before the concrete slab was installed.

Electrifying the site

Eversource has completed temporary construction power connections, and the site awaits the delivery of the final two switchgear components needed to activate permanent power. Altogether, the project is making marked strides — delivering both visible improvements and behind-the-scenes infrastructure that will support long-term success. We look forward to providing more progress updates on this project next quarter.

We look forward to providing more progress updates on this project next month.

Best regards,

Norm Fracassa, Chair

Cochecho Waterfront Development Advisory Committee



CWDAC meets next on Sept. 16

The Cochecho Waterfront Development Advisory Committee's next meeting is scheduled for Tuesday, Sept. 16, at 5:30 p.m. in City Hall's Council Conference Room. The agenda, once confirmed, will be posted on the city's calendar for [upcoming meetings](#).

The meeting will be televised on Channel 22 and online at <https://dovernh.viebit.com>, where it will also be available on demand.

For more information on the committee and its meetings archive, [click here](#).

Missed the last meeting?

The Cochecho Waterfront Development Advisory Committee last met on June 3, 2025.

Watch a video recording of the meeting with links to its agenda and minutes at <https://dovernh.viebit.com/watch?hash=odGvzxMndtRfEaiC>.



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