



WATERFRONT DEVELOPMENT

Update

March 16, 2024

Cochecho Waterfront Development Advisory Committee

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Letter from the Chair

I'm sure many of you have noticed the extensive amount of construction activity on the Waterfront. While much of the site appears as a massive dirt pile with yellow construction equipment milling about, necessary and meaningful progress has taken place. Underground utilities are being installed, pad sites for future buildings are being prepared, and the river's edge is being stabilized and rebuilt to eventually become an attractive amenity to the site. Cathartes is expected to commence with construction of the "private" portion of the project within the next few months.



As we look ahead, preparations are underway for park construction as early as this summer. CWDAC has recommended, and the City Council agreed this week, that the new park be named "Nebi Park." Nebi is an Abenaki word meaning River, so it is quite fitting to create a welcoming and historic park using a name we hope will be universally used. It will be exciting to open this 3.5-acre waterfront park to the citizens of Dover in the relatively near future.

Speaking of Nebi Park, efforts are underway to complete final design drawings for the new pavilion in the park. We see this public structure – along with the adjacent docking facilities – as a centerpiece in the park. CWDAC will review and approve these plans in the near future, and the city will then put the building construction out for bid. Construction is anticipated to take place in 2026.

We'll continue to post upcoming meetings of CWDAC, such as the one coming up on Tuesday, March 19, along with meeting agendas, and encourage the public to attend our

Best regards,

Norm Fracassa, Chair

Cochecho Waterfront Development Advisory Committee



Shoreline stabilization, roadway infrastructure underway

Northeast Earth Mechanics (NEEM) – the city’s waterfront contractor – has been very busy over the last several months on site work for the waterfront development. Here are some of the most recent developments:

- NEEM has raised the level of the whole site to better withstand the impacts of sea level rise. The additional material for this process has come from the blasted material of the nearby bedrock bluff. They have also been removing materials from the area by the private residence on the hill. This has involved blasting of the material and hauling it to the dredge cell near Maglaras Park. NEEM crews have removed obstructions from below the area of the foundations for the proposed buildings. Many of these obstructions are older foundations from the mill buildings and other buildings from the early 1900s located on the site that can be 12 to 15 feet underground. In the area of the former wastewater treatment plant site, as much as 28 feet below the surface.
- NEEM is finalizing the base layer of the first section of the waterfront roadway to allow the private developer access to its portion of the property for site development. This activity included the installation of all stormwater infrastructure as well as electrical, gas, and communication line services.
- Finally, the city’s contractors are constructing river shoreland stabilizing walls. These stone walls are designed to hold back the park area and prevent further erosion of soils by the river. This process involves using granite pieces stockpiled on the site as well as off-site new stones to complete the walls.



CWDAC Park Subcommittee continues to work with CJ Architects

For the past several months the CWDAC Park subcommittee has been working with CJ Architects to come up with a design for the city's park pavilion, the centerpiece of the new Cochecho River Park. At present, the Committee is awaiting the architect's latest revisions. Once the final plans are prepared, both the subcommittee and CWDAC will review and approve the plans before bids are solicited for the structure. The pavilion is expected to be completed in 2026.

City Council approves CWDAC's street name recommendations

The City Council also asked CWDAC to recommend place names on the waterfront. In January, CWDAC recommended the Council adopt the following street names for the project:

- The current River Street – from Henry Law Avenue to the Makem Bridge – be renamed Payne Street;
- The proposed road along the riverfront park, be named River Street;
- The roadway leading from the Makem Bridge towards Maglaras Park be named Seaport Way.

The City Council approved CWDAC's recommendations at its [March 13](#) meeting.

CWDAC meets next on March. 19

The Cochecho Waterfront Development Advisory Committee will meet on **Tuesday, March 16, at 5:30 p.m.** in Room 305 at the McConnell Center. The meeting will air on Channel 22 and online at <https://dovernh.viebit.com>, where it will also be available for on-demand viewing.

[Click here](#) for the complete agenda.

CWDAC is now back on a monthly meeting scheduling as the waterfront site development picks up. To keep tabs on this development a subcommittee was designated to work closely with city staff in overseeing the construction of the public improvements and that group meets twice a month.

Missed the last meeting? Watch it online now

Advisory Committee last met on Tuesday, Jan. 16, 2024.

To view the meeting, visit
<https://dovernh.viebit.com/player.php?hash=0oUBeXjZ7HjbNqd6>.



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