



WATERFRONT DEVELOPMENT

Update

November 12, 2024

**Cochecho
Waterfront
Development
Advisory Committee**

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Letter from the Chair

Welcome to the fall edition of the Waterfront Newsletter. If you have been in the area of the Cochecho River recently, you have seen a lot of progress since our last update.

Waterfront streets named

The City Council recently adopted CWDAC's recommendations and the road names for the site include Seaport Way (the extension of Washington Street over the Makem Bridge), River Street, the loop road along the Cochecho, and Payne Street, the road between Henry Law Avenue and Seaport Way. After being closed for the summer to accommodate utility work, Payne Street reopened to vehicular traffic on Nov. 1.



Private development takes shape

In addition to the progress the City has made, you've probably noticed that the foundation and steel for the first phase of the mixed-use development has begun. Buildings C, D and E of the site plan, which Cathartes received Planning Board and CWDAC approval for in 2022, are underway, and you will see wood framing going up over the winter. These buildings create the urban vibrancy for the new and improved River Street and will interact with Nebi Park implementing the vision that the community created over the past ten years.

Cathartes will continue to focus on Buildings C, D and E for the coming winter, and work towards their completion in about a year. You can learn more about their progress on their project web page <https://cathartes.com/cochecho-waterfront-development/>.



Building D, left, and Building C, right, begin to emerge on the River Street loop road.

Site work continues

Northeast Earth Mechanics, the contractor the City hired in 2023, has been forging ahead with public improvements including public and private underground utilities public, and the base layer of roadway pavement.

Shoreland stabilization is underway with Northeast Earth Mechanics constructing a stone toewall along the Cochecho River shoreline. This innovative and sustainable vegetated wall system involves soil and vegetation planted in a mesh bag. This vegetation roots into existing soils through the bag, stabilizing the shoreline soils, allowing them to adapt and move with changing climate and weather conditions and endure storm surges and ice events.

Behind the seawall, you can see the beginnings of Nebi Park, the three-plus acre public green space that will be available for all to enjoy access to the river. The centerpiece is the park pavilion. The foundation has been dug, ground supports inserted, and the building will be constructed in 2025.

Challenges

Along with all this progress, there have also been some bumps. The soils and unknown urban debris buried on site have posed problems, creating some unanticipated costs for the project which were unforeseen. For 200 years the site has been used in a more industrial manner. The mill foundations, debris, and the infrastructure of the former wastewater treatment plant have lifted the level of unexpected issues above the anticipated costs of the project.

The public portions of the project are still on track for a spring 2026 completion. The costs to accomplish this though, is challenging. We achieved some savings by consolidating kayak launches to the paddle sports dock, and we were able to reuse some existing water mains instead of replacing them. The Cochecho Development Waterfront Advisory Committee and its Parks Subcommittee are working to ensure Nebi Park and the park pavilion are constructed as close to the community-envisioned plan as possible.



What's next

Beginning later this month, work in the Cochecho River can resume and work will continue on the seawall. It is expected that Northeast Earth can finalize the construction of the wall in late winter, per the permit from the Army Corps of Engineers. Once that work is completed, site work will focus on the park.

At the same time, the City is working with Eversource to bring electricity to the site. This work begins on Washington Street where Main Street begins. Overhead wires will be relocated underground, allowing wires crossing the river to follow the conduit under the Makem Bridge. From that point, the site, both south down Seaport Way and west via Payne Street will be upgraded and existing overhead utilities will go away. Utility work is also underway, providing permanent connections to the current single residence on Seaport Way.

With the site work changing daily, we'll keep you posted on the changes with more frequent newsletters. We also encourage the public to attend our public meetings or watch them on Channel 22 or [online](#). You can find all sorts of past and present information about the waterfront at <https://www.dover.nh.gov/government/city-operations/planning/cochecho-waterfront-development/>.

Best regards,

Norm Fracassa, Chair

Cochecho Waterfront Development Advisory Committee

Missed the last meeting? Watch it online now

The Cochecho Waterfront Development Advisory Committee last met on Sept. 17, 2024.

To view the meeting, visit <https://dovernh.viebit.com/watch?hash=TD0f3OuagqLJtKkY>.

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



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