



Dover City Council Workshop

Waterfront Development Update

September 3, 2014



Dover's Waterfront-A New Beginning



**30 + acre
Waterfront Parcel**



Dover's Waterfront-A New Beginning

Project Site



Where Do We Stand Today?

Where Have We Been?

Where Do We Go From Here?

Where Do We Stand Today?

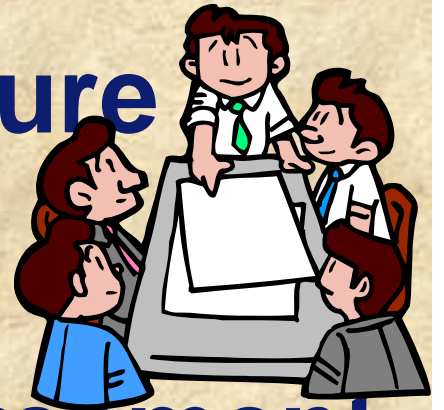
- ❖ **Selected developer unable to finance waterfront redevelopment as per the Land Development Agreement (LDA).**
- ❖ **Submitted letter to abandon development effort.**
- ❖ **Unrealistic expectations given current market.**



Where Have We Been?

CWDAC Established--2005

- **Legal Operating Structure**
- **A Vision**
- **Land Development Agreement**
- **Development Design Guidelines**

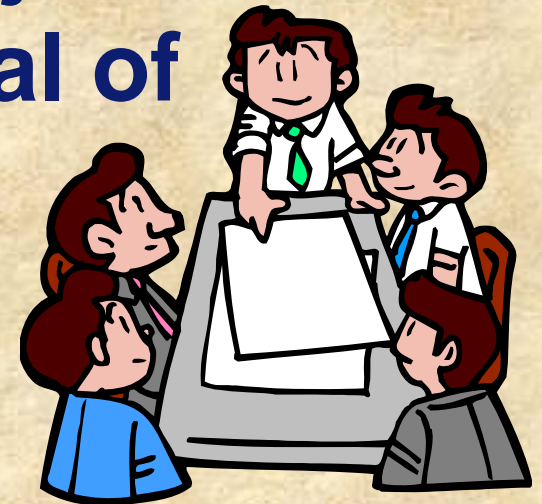


Legal Operating Structure

- ❖ **Dover Housing Authority authorized by City Council to redevelop waterfront (RSA 205) in accordance with design charrette.**
- ❖ **CWDAC is an instrument of the the Dover Housing Authority as per Council resolution-2005.**

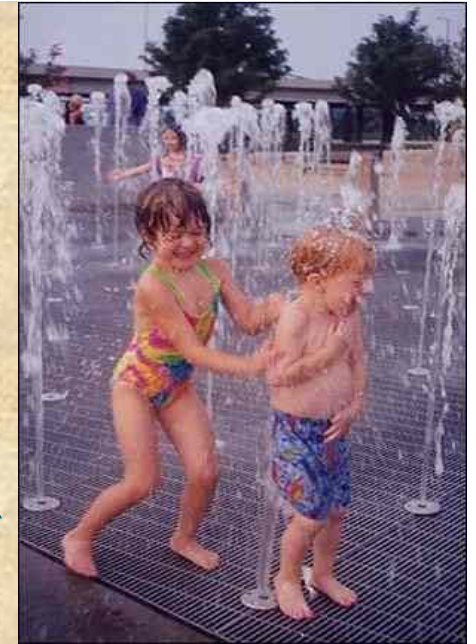
Legal Operating Structure

- ❖ **CWDAC** responsible for waterfront planning, development process, project review and design approval of development proposals.
- ❖ **Operates with by-laws.**



A Vision

- *Provide vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter nature, conduct business & learn of Dover's past.*
- *Ensure that the social & economic benefits derived from a revitalized waterfront are shared by all of Dover's residents.*



- ❖ **Develop mix of uses**
- ❖ **Provide opportunity for public access to water including boating facilities**
- ❖ **Develop housing clusters**
- ❖ **Continue Riverwalk**
- ❖ **Creation of public gathering places- pedestrian friendly**
- ❖ **Construction of inn or function center**



Land Development Agreement

- ❖ **Due Diligence**
- ❖ **Development Restrictions**
 - ❖ **Design Guidelines, Waterfront Park**
- ❖ **Development Program**
 - ❖ **Concept Plan**
- ❖ **Environmental Conditions**



Design Guidelines

- Scale of Buildings
- Architectural Style
- Building Uses
- Environmental Quality

lighting, landscaping, street furniture

- Circulation and Parking

- Access



Where Do We Go From Here?

Next Steps for CWDAC

Review of the Dickinson Plan

- Why not successful.
- What should change to ensure success?
- What can we capture:
 - Plans; Studies



Next Steps for CWDAC

A New Opportunity

**Evaluate How the Real Estate
Development World Has Changed?**

- **What has Changed?**
- **How Should We Adapt?**
- **Should We Modify the
Vision/Program?**

Next Steps for CWDAC

Where Do We Go From Here?

- **Holding public hearing on September 8th to get citizen views.**
- **Reaffirm current development framework with council using state RSA for CWDAC to continue redevelopment efforts.**
- **Additional studies particularly for contracted market/feasibility analysis.**

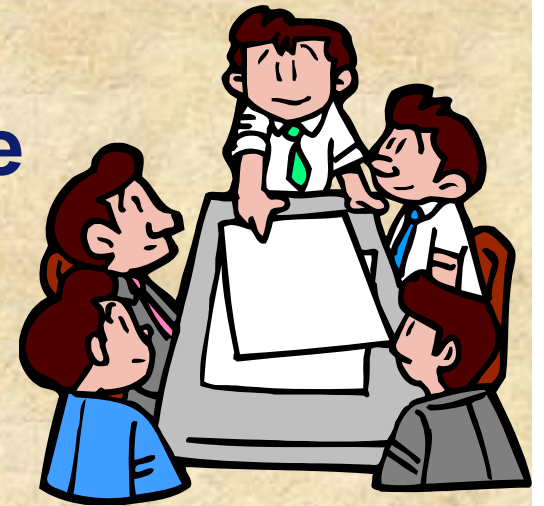


Dover's Waterfront-A New Beginning

Next Steps for CWDAC

Where Do We Go From Here?

- Alternative development models—Solely public? Solely private? Public/private partnership? Financing Options?
- Committee Goals/Tasks/Schedule
- Staff Assignments/Support
- Reports back to Council



An aerial photograph of a town waterfront. A river flows through the center, with a baseball field on the right bank. The town is built on a hillside, with various buildings and parking lots. The surrounding area is covered in trees with autumn foliage. The text "Thank You Questions?" is overlaid in large blue letters.

**Thank You
Questions?**



Dover's Waterfront-A New Beginning