



# WATERFRONT DEVELOPMENT Update

## Cochecho Waterfront Development Advisory Committee

Dana Lynch, chair

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EX OFFICIO  
MEMBERS:

February 14, 2018

## A Message from the Chair

Dear Friends of the Waterfront,

Even though our last newsletter was just last month, we wanted to provide another update since there is quite a bit of activity on the waterfront. You will find updates here on the bluff excavation and the associated blasting you may have heard downtown. Also here is an update on the developer RFP process.



Dana Lynch

I am pleased to welcome Samia Touma as a new CWDAC member. Samia has a strong background in architectural design and project management, and earned her master's degree in architecture from Laval University in Quebec City. As CWDAC moves forward with the review of project design plans and oversight of the development process, Samia's participation will be invaluable.

Thank you for your support and, as always, we welcome your comments and input.

*Dana Lynch, Interim Chair*

## CWDAC selects three companies for RFP phase

The Cochecho Waterfront Development Advisory Committee voted unanimously Jan. 25, 2018 to move three companies onto the Request for Proposal (RFP) stage of the waterfront redevelopment process. The three companies are Cathartes of Boston, Chinburg Properties of

**J. Michael Joyal, Jr.**  
City Manager

**Allan Krans**  
Dover Housing  
Authority  
Executive Director

**Karen Weston**  
Mayor

To contact the committee, or to share comments, visit our contact form on the project [website here](#).

## Upcoming meetings:

### Cochecho Waterfront Development Advisory Committee

- The next meeting of the CWDAC will be held on Tuesday, Feb. 20, 2018.

## More Information

For more information about the Cochecho Waterfront Development Advisory Committee and development of the City's waterfront property, or to contact the committee, visit the City of Dover's [waterfront development page here](#).

Newmarket and Summit Land Development of Dover. This came after the Request for Qualifications Review Subcommittee conducted thorough interviews on Jan. 8 and 10 with the six companies that responded to the RFQ. CWDAC concluded that these developers were the most qualified to effectively execute the design of the waterfront project and had the most relevant experience with similar projects.

Each of the selected developers have extensive experience with mixed use developments in the area.

Cathartes is the developer for the recently approved mixed use project known as 104 Washington Street, which is located on the site known as the Robbins block in downtown Dover. They also developed the prize-winning project Portwalk Place in downtown Portsmouth, a 400,000 square foot mixed-use development that includes three hotels, 175 residential units, a parking facility and 50,000 square feet of commercial space.

Chinburg Properties, a local company owned by Eric Chinburg, has restored three historic mill buildings in downtown Dover, including the 310,000-square-foot Cochecho Mill and the 280,000-square-foot One Washington Center mill. Each of these projects have a mix of residential, commercial and retail space. They also completed other local projects such as the 140,000-square-foot Newmarket Mills and the Canal Street mill in Somersworth, both examples of mixed-use development.

Summit Land Development, a Dover company owned by Chad Kageleiry, has completed numerous projects in Dover and the region. One of the largest is the Pointe Place development off Dover Point Road on 70 acres, which includes single family homes, townhouses, apartments, a congregate care facility, and commercial space. Other Dover projects include a 107,000-square-foot medical office building on Member's Way, the 125,000-square-foot Rand-Whitney Manufacturing facility and the Stonewall Kitchen warehouse, both on Stonewall Drive, and the award-winning Centrix Bank, mixed-use building at 538 Central Ave.

Each company will be asked to respond to an RFP that CWDAC is currently in the process of preparing, with the assistance of consultants. It is anticipated that the RFP will be completed in early March.

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CWDAC Mission  
Statement

*"... [T]o provide a vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter nature, conduct business and learn of Dover's past."*



## Waterfront blasting operations ongoing through March 15

Crews from Severino Trucking Company and Maine Drilling and Blasting will continue blasting operations on Dover's waterfront development site through March 15, 2018. Blasting is scheduled Monday through Friday between 11 a.m. and 1 p.m., and will consist of a single blast each day. The remainder of work each day will consist of removing material.

The blasting site is the area known as "the bluff," a steep area of ledge that borders River Street. The ledge is being excavated as part of the City's waterfront development project. Blasting began on Jan. 22.

Although blasting operations are not loud, the ground within the vicinity of the blasting may tremble.

Prior to blasting, abutters within 1,000 feet of the work were notified of blasting operations. Public abutter meetings about the blasting were held on Nov 1 and Dec. 22. Abutters were offered the opportunity to have Maine Drilling and Blasting conduct a preblast survey of their property.

The five-acre bluff is part of the City's 12-acre waterfront parcel slated for development. The bluff's 3.7 acres of ledge will be excavated to street level to allow for more buildable land. The Cochecho Waterfront Development Advisory Committee, which oversees the project, approved a concept plan last year that calls for 226 residential units, 9,000 square feet of commercial space and a 4,000-square-foot restaurant on the City owned waterfront property. The committee recently completed a request for qualifications from developers interested in the property.

Severino began preparing the bluff for excavation in December 2017 by removing trees and stumps. Severino expects to remove 62,000 cubic yards of rock from the excavation.

For more information about the waterfront development project, contact the Planning Department at 516-6008.

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## Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, Jan. 16, 2018.

To view the meeting online, [click here](#).

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In 1785, "A great freshet, carries off all the bridges in town, and covers the Landing with water."