



Waterfront Public Forum

Presented By:
Cochecho Waterfront Development
Advisory Committee

September 8, 2014



Dover's Waterfront-A New Beginning



**30 + acre
Waterfront Parcel**



Dover's Waterfront-A New Beginning

Project Site—The Future



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?

- ◆ **1982-Pacific Mills Master Plan**
- ◆ **1990-Cochecho River Waterfront MP**
- ◆ **1994-First Charrette**
- ◆ **1996-Waterfront Design Charrette**
- ◆ **2002-Chamber WF Committee**
- ◆ **2005-CWDAC Established**

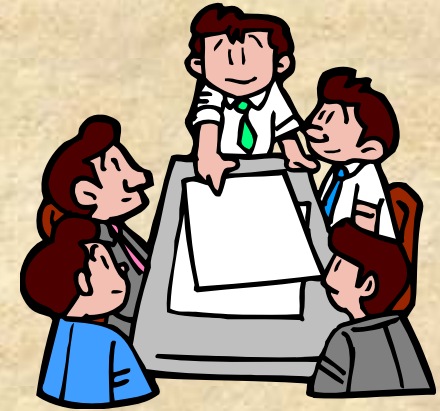


Dover's Waterfront-A New Beginning

Where Have We Been?

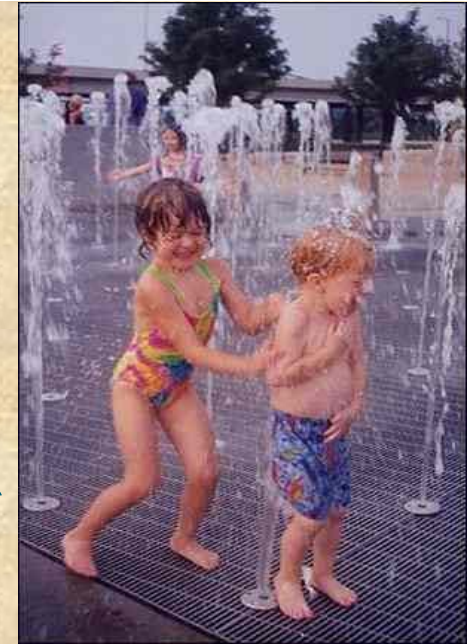
CWDAC has:

- ◆ **Created a Vision**
- ◆ **Conducted 2005 Charrette**
- ◆ **Solicited/Selected Developer**
- ◆ **Prepared Land Development Agreement & Design Guidelines**



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

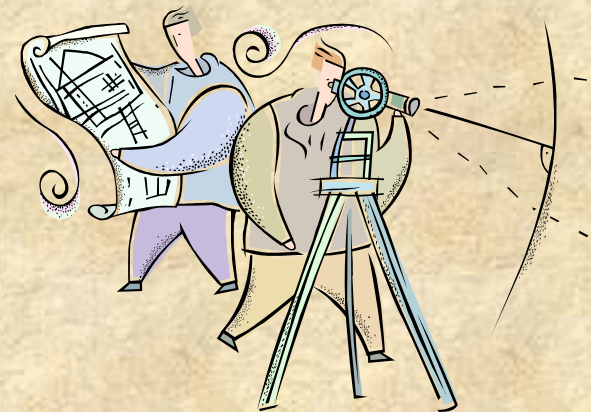


Where Do We Go From Here?

Next Steps for CWDAC

Review of the Dickinson Plan

- ❖ **Why not successful?**
- ❖ **What should change to ensure success?**



Next Steps for CWDAC

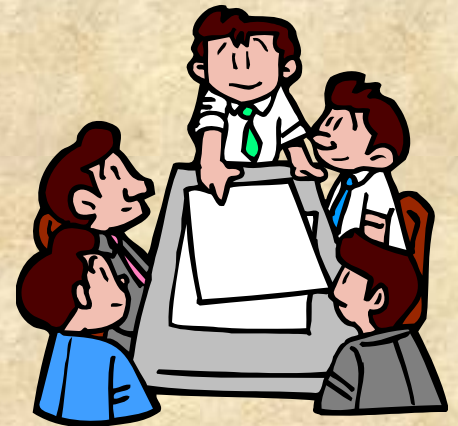
A New Opportunity

**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

- ❖ Hold public hearing September 8th
- ❖ Conduct additional studies, e.g., market/feasibility analysis.
- ❖ Alternative development models—Public? Private? Public/private partnership? Financing Options?
- ❖ Committee Goals/Tasks/Schedule
- ❖ Report back to Council



The Public Forum

We Want to Hear from You !!

Ground Rules

- ❖ One person speaks at a time
- ❖ Time limit-2 minutes for each person's comment
- ❖ Every idea is a good idea
- ❖ There are no right or wrong ideas
- ❖ Respect the opinions/ideas of other people
- ❖ This is not a gripe session



Dover's Waterfront-A New Beginning

An aerial photograph of a town waterfront. A river flows through the center, with several large brick buildings and parking lots along its banks. The surrounding area is filled with trees, some showing autumn colors. A baseball field is visible on the right side. The text "Thank You for Your Participation" is overlaid in large yellow letters.

**Thank You
for
Your Participation**



Dover's Waterfront-A New Beginning