

COCHECHO WATERFRONT DEVELOPMENT

DOVER, NH

PLANNING BOARD

JUNE 14, 2022



OVERALL SITE PLAN



- CHARACTER & PLACE
- SITE PERIMETER
- INTERIOR LANDSCAPE
- CITY OF DOVER COMPLIANCE
- PLANT SPECIES MIX
- CLIMATE & TOLERANCE
- MAINTENANCE
- IRRIGATION
- TOPOGRAPHY





VARY SETBACK AND ESTABLISH RHYTHM

VARY MATERIALS AT VIEW TERMININATIONS FOR VISUAL IMPACT

BANDING AND BALCONY ELEMENTS

MASSING, SCALE AND MATERIALS RESPOND TO HISTORIC WASHINGTON MILLS BUILDING



TOWER LANDMARK ELEMENT

BANDING AND BALCONY ELEMENTS

VARY ARCHITECTURAL STYLES AND MATERIALS ACROSS THE SITE

FACADE SCALING STRATEGIES

COCHECHO RIVER WATERFRONT PARK



FACADE RHYTHM ECHOES BUILDING C

VARY SETBACKS AND ROOF LINE

BRING DOWN THE BUILDING EDGES

PUBLIC LANDSCAPE PLAZA



BUILDING SETBACKS AND
FACADE SCALING STRATEGIES

COMMERCIAL ENTRIES CREATE
UNIQUE FIRST FLOOR

BUILDINGS DEFINE STREET EDGE
AND PARK SPACE

PUBLIC LANDSCAPE PLAZA
CONNECTS TO WATERFRONT PARK

PLAZA TOWERS AS
LANDMARK & WAYFINDING

VISUAL CONNECTION TO
CROSS ST.



BRING DOWN BUILDING EDGES

LANDSCAPE & ART BUFFER
AT STREET EDGE

BALCONYS CREATE STREETLIFE
& PEDESTRIAN SCALE

BUILDING SETBACKS,
VARIETY OF ROOFLINE

OVERHANG TO EMPHASIZE
ENTRY

HORIZONTAL BANDING

VISUAL AND PEDESTRIAN
CONNECTION TO WATERFRONT PARK

BUILDING F LOCATION SERVES TO
DEFINE STREET EDGE AND TERMINATE
VIEWS ALONG PARKWAY



"SOFT" LANDSCAPED BUILDING
EDGE RELATES TO ADJACENT
WATERFRONT PARK

ROOFLINE AND MATERIAL VARIETY AROUND SITE

BRING DOWN BUILDING EDGES AND EAVE LINES

ARTWORK INCORPORATED INTO GARAGE WALLS

ACTIVE USES AT CROSS ST. CONNECTION



BUILDING B TERMINATES VISTA AND REINFORCES RESIDENTIAL CHARACTER OF CROSS ST.

BUILDING ENTRIES RELATE TO PEDESTRIAN SCALE AND OFFER "EYES ON STREET"

OPEN SPACE CONNECTION



AMENITY SPACES
PLANT SPECIES MIX - SEASONAL COLOR
TOPOGRAPHY
FOUNDATION PLANTING - ORNAMENTAL

VIEW 2



VIEW 3

