



**Cochecho Waterfront
Development
Advisory Committee**

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A Message from the Chair

Dear Friends of the Waterfront,

Welcome to the inaugural edition of our email newsletter, Waterfront Development Update. We are pleased to open this new channel to share news, facilitate dialogue and encourage public involvement in the Cochecho Waterfront Development Project.



Jack Mettee

As you may know, the developer who had been selected to redevelop the waterfront abandoned the project in August. While this is disappointing to many of us, we now have a fresh opportunity to re-engage with the community and reaffirm a collective vision for this important municipal site. We welcome and value your input on the process.

To help ensure that the project gets back on track, the Cochecho Waterfront Development Advisory Committee (CWDAC) has established an aggressive work plan for the future. Here's an overview of some recent accomplishments and new objectives we are undertaking:

- **Public Forum:** In September, we invited residents to come together to share their visions for the waterfront during a public forum. Several citizens expressed a strong desire for more frequent

Vacant**EX OFFICIO MEMBERS:**

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**

- Monday, Nov. 17, 2014, 5:30 p.m.
- Room 305, McConnell Center
- [Click here](#) for the agenda

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

communication and public involvement during the waterfront planning and development process. This newsletter is a direct result of that suggestion. You can read more about the ideas exchanged at the forum in the article below.

- **Opportunities and Limitations Site Analysis:** In October, CWDAC conducted an analysis of the waterfront parcel to assess the opportunities and limitations that could positively or negatively impact development of the site. For complete information, refer to the article below.
- **Real Estate Market Study:** The city issued an RFQ for a real estate market study that will be undertaken later this fall. The committee is currently reviewing five proposals from several consultants.
- **TIF District:** To help support public infrastructure on the waterfront, CWDAC is working with city staff and the City Council to establish a Tax Increment Finance (TIF) District.

You can expect future installments of Waterfront Development Updates to follow a similar format: an update from the chairman, a summary of recent activities, plus maps, photos and occasional historical tidbits. Of course, we also welcome your feedback, so feel free to share your comments, ideas, and concerns with us by using the [contact form](#) on the website or the email links provided under the committee members listed to the left.

In the meantime, if you have friends or neighbors who would also like to stay informed about the waterfront project, please forward this email, and encourage them to [sign up here](#).

Thank you for your continued support of our efforts to develop a vibrant waterfront that we can all be proud of.

Your Chairman,



Jack Mettee

Public Helps Waterfront Committee Identify Development Goals

[waterfront development page here.](#)

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."

The citizens and business owners who participated in the Sept. 8 public forum at the McConnell Center expressed a variety of ideas and a few concerns about the waterfront redevelopment project, but there was also meaningful consensus on some key issues. The list below represents the common goals that came to light as a result of the discussion.

- The 2005 Charrette should serve as a guiding document for development;
- We should encourage mixed-use development;
- A public waterfront park and open space should be an important component;
- CWDAC should consider dividing the waterfront into several parcels allowing for more than one developer;
- Conduct a market feasibility study to determine what types of uses will be most successful;
- Consider establishing a Tax Increment Finance District (TIF) for public improvements;
- Provide opportunities for public input and involvement through out the planning and development process.



A Closer Look at Waterfront Opportunities and Constraints

At the Monday, Oct. 20 meeting of Committee, Steve Brewer presented an overview of the physical characteristics of the waterfront property that could be viewed as constraints to development and as opportunities for development. The map identified variations in terrain and key elevations. He pointed out that there were approximately 17 acres in total that would

be developed as parkland or real estate development.

Brewer also noted that a five-acre portion of the site often referred to as the "Bluffs" could be lowered by rock excavation to create more buildable land area. The rock extracted from this portion of the site might be used for shoreline stabilization, general fill or sold as rock products. The lowered grade would also allow River Street to be moved further away from the river creating opportunities for an expanded park or development at the river's edge.

The remaining 12 acres, the primary focus of future development, include low lands along the river's edge that is subject to flooding that might serve well for parkland. The higher ground east of the river would need to be regraded to maximize development potential for a mix of uses. A portion of this area contains former landfill materials, which would need to be relocated to the dredge cell.

The presentation provided a common level of basic information for future discussions about redevelopment of this area. The slides used in this presentation can be [found here](#).



Meeting Notes

Oct. 20 meeting summary

On Monday, Oct. 20, CWDAC met at the McConnell Center to undertake a busy agenda. Here's a quick recap of what transpired:

1. Committee member Steve Brewer presented a constraints and opportunities analysis of the

waterfront parcel that included several maps. These maps revealed areas of concern--such as contaminated soils--as well as prospects for water access and public open space.

2. Members discussed the proposed Waterfront Tax Increment Financing (TIF) after hearing a presentation from Planning Director Chris Parker.
3. Three CWDAC members volunteered to serve on a sub-committee with city staff to review RFQ proposals for a Real Estate Market Analysis in November.
4. Representatives from Ransom Environmental explained the EPA Brownfield grant program to CWDAC.

The Oct. 20 meeting can be viewed on [DNTV here](#).

To view the agenda or meeting minutes, [click here](#).

Nov. 17 meeting preview

The following topics will be addressed at the Monday, Nov. 17 meeting:

1. CWDAC will review an updated Committee Work Plan designed to track progress on waterfront planning and development tasks.
2. The goals and vision from the 2005 Charrette will be reviewed to reaffirm that they are still valid.
3. The Real Estate Market Analysis RFQ Proposal Subcommittee will report on its progress and may offer recommendations on the selection of a consultant. Five proposals were received.
4. CWDAC will discuss support for a Waterfront Tax Increment Financing (TIF) District.
5. There will be a discussion about the need for the Committee to obtain professional assistance as it proceeds with more complex planning, engineering and development issues.

The agenda for the Nov. 17 meeting can be [viewed here](#).



Is It Spelled Cochecho or Cocheco?

The word Cochecho signifies, according to Dr. Quint, "the rapid foaming water." It was the Indian name of the falls in Dover city, but the early settlers extended it to the whole stream, and gave it to the settlement that grew up around these falls.

It is now generally, but incorrectly, written Cocheco - the form adopted by the Cocheco Manufacturing Company, said to be owing to the error of a clerk of the N.H. legislature when that company was incorporated.

From "Landmarks in Ancient Dover" by Mary P. Thompson, 1892

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