



Cochecho Waterfront Development Advisory Committee

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A Message from the Chair

Dear Friends of the Waterfront,

Much has been happening since our last newsletter. Our design team, Union Studio, conducted a team workshop in Dover on Jan. 14, 2016 to come up with conceptual design approaches to the waterfront. With feed back from several CWDAC members, these concepts were then presented at our Jan. 19, 2016 public meeting. (That meeting can be seen below). We have also welcomed a new member to the committee, Peg Purcell, who will replace long-time member Thom Hindle. Finally the Committee has been working on updated operating procedures that have not been revised since 2007.



Jack Mettee

Before jumping into overall conceptual planning for the waterfront, Union Studio considered several site issues including sea level rise, extent of soil contamination, waterfront park size/location and potential area for a public boat launch. Using this information and reviewing previous public waterfront plans and documents, the team looked at several options for laying out the use of the waterfront parcel. All included a waterfront park and regrading the site to raise the base elevation. Further discussion of Union Studio's initial efforts are discussed below.

Recently one of our long-standing committee members,

Robbi Woodburnr.woodburn@dover.nh.gov**EX OFFICIO MEMBERS:****J. Michael Joyal, Jr.**

City Manager

Allan KransDover 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 CWDAC will be held on Tuesday, Feb. 16, 2016. Visit www.dover.nh.gov for an updated meeting calendar.

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

Thom Hindle, resigned, although he indicated he would be ready to help out in the future should the need arise. Thom provided great insight about the cultural/historical context for the waterfront development. He was very helpful in the preparation of the design guidelines for the waterfront, providing photographs of historic architectural details and features that became part of the final document. Thom's perspective will be missed by the committee.

While the committee will miss Thom, we are also very enthusiastic about the addition of Peg Purcell who operates Purcell Property Management in Dover. She has lived many years in Dover and is extremely interested in the development of the waterfront. Her experience in real estate will be a useful addition to the committee as we move into the design and development phase of this project.

Thank you for your continuing support of our efforts to develop our historic waterfront. If you would like to contact me or any member of the committee, please get in touch via the e-mail addresses provided in the newsletter.

We look forward to seeing you at our next meeting on Feb. 16, 2016 when Union Studio will present updated conceptual plans for the waterfront.

Your Chairman,



Jack Mettee

Union Studio site concepts

At the CWDAC meeting of Jan. 19, 2016, Jeremy Lake of Union Studio presented a Power Point program on the Preliminary Site Concepts for the Cochecho River waterfront property. Before getting to the preliminary concepts, he discussed the key site issues that need to be considered. These included projected sea level rise, location of contaminated soils, the size and location of the waterfront park, and the location of a public dock and boat launch.

Dealing with Site Issues

Projected Sea Rise/Shoreline Stabilization

[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 Cochecho River and nearby shorelands will be affected by rising sea levels that are predicted to increase anywhere between 0.6 and 2.0 feet by 2050 as shown in Figure 1.



Figure 1. Effect of Sea Level Rise

Site Grading/Contaminated Soils/Bluff Excavation

By using the materials from the sloped-area on the south east side of the waterfront parcel, the site can be regraded to add fill material to raise the elevation of the site. See Figure 2.

This process may allow some of the contaminated soils to be buried and also mitigate sea level rise. The final management plan for the contaminated soils is currently under way. The design team considered the bluff for fill material, but decided it is best left in place because of the expense to extract the material and the disruption to the neighborhood.

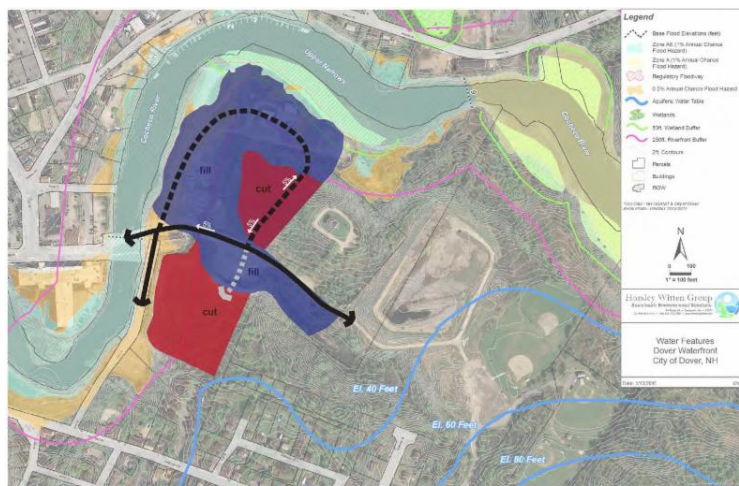


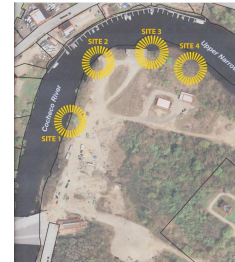
Figure 2. Potential Site Regrading

Waterfront Park

The design team has been considering both the size and layout of the park as well as the type of activities to take place within the park. The team has suggested that the park allow for hands-on water experience, accommodation of overflow of city waterfront events, accommodation of flooding and a non-motorized boat dock. The potential of locating a crew boathouse in the park is also being examined.

Public Dock Design

As part of the waterfront design Union Studio is also looking at locating and designing a public dock facility. The adjacent figure identifies several preliminary locations for such a facility based on preliminary water edge conditions.



Street Layout/Site Connections

The design team also wants to be sure that the waterfront development is integrated into the existing neighborhood—being connected to downtown and also Maglaras Park as shown in Figure 3. The team is looking at the extension of Washington Street to Towne Drive and Henry Law Avenue and the continuation of the waterfront park to Maglaras Park via a trail or similar connection.



SITE CONNECTIONS

COCHECO WATERFRONT

Figure 3. Site Connections

Preliminary Site Concepts

The design team has come up with three very preliminary approaches to the waterfront design. These can be seen in the Union Studio presentation which is on the [City's website here](#). One of the alternatives is shown here. They all have in common the inclusion of a waterfront park. The final layouts vary in terms of the extent and location of potential roads and buildings. Union Studio will continue to refine these until there is a final conceptual plan.



Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, Jan. 19, 2016.

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

The meeting agenda and minutes can be [viewed here](#).



The Cochecho River at Dover Landing was first dredged beginning in 1835. From 1835 to 1895, the river's mud was scooped out by hand and the rock blasted. This dredge allowed three-masted schooners more than 100 feet long,

carrying up to 600 tons of goods, to make port in Dover. During this time, Dover's thriving port saw ships laden with coal, cotton, lime, timber, bricks and textiles.

In 1890, the Cochecho River was designated a federal waterway by the Army Corps of Engineers. At that time, the Army Corps began work to increase the river's low-tide depth from 5 feet to nearly 8 feet. However, Dover's Black Day on March 1, 1896, sent massive ice floes crashing into three of Dover's bridges, toppling them and one entire city block, undoing 60 years of dredging in a matter of moments.

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