



**Cochecho
Waterfront
Development
Advisory
Committee**

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September 13, 2016

A Message from the Chair

Dear Friends of the Waterfront,

Welcome to the 12th edition of the waterfront newsletter. I hope you all had a good summer. It's now back to work for the Cochecho Waterfront Development Advisory Committee (CWDAC).



Jack Mettee

It has been several months since our last newsletter in May, but our consultant team has been at work. Since that time the city has negotiated and approved a Phase 2 contract with Union Studios, which is further discussed below. In addition, there have been extensive environmental studies of the waterfront conducted for project permitting, we have begun to refine the waterfront park design and CWDAC met with a prospective developer (Severino Trucking) in July who was seeking to develop the waterfront beginning this fall. This proposal would have included excavation of the bluff that would have provided fill for the project and additional land for development. Ultimately, however, Severino decided to withdraw his proposal. The time frame for getting permits and his immediate need to use the bluff material for another project forced him to withdraw his proposal.

At our last meeting in July, we took a site visit to the waterfront to better assess the options for dock locations. We also discuss this issue further in an article below.

We look forward to seeing you at our next meeting on Sept. 20 when we will have a discussion with Union Studio about the status of the

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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, Sept. 19, 2016. [Click here](#) for more information.

More Information

For more information about the Cochecho Waterfront Development Advisory

park design as well as the results of the various environmental studies.

Your Chairman,

Jack Mettee

City Council approves 'Phase 2' contract

Union Studio undertakes additional design and environmental studies

On July 13, 2016 the City Council approved a second agreement with Union Studio of Providence, RI to continue the design effort to redevelop the waterfront. After holding a public hearing, the Council voted in favor of the \$190,000 Phase 2 contract. The work associated with Phase 2 includes:

- Preparation of a final concept plan of the waterfront;
- Public park design, including the proposed docks;
- A survey of rare plants and threatened or endangered animal species;
- A topographic survey of the shoreline;
- An engineering analysis of the existing steel sheet pile bulkhead;
- Engineering and permitting of the shoreline stabilization and site grading plan, and;
- An updated financial analysis.



To accomplish as much of this work as possible, the City drew on \$40,000 in recreation impact fees to supplement the \$150,000 contained in the adopted project budget.

The field work associated with these work tasks began in July and was completed in August. At the Sept. 20 CWDAC meeting, Union Studio and its sub-consultants will provide a progress report on these activities. The results of the field work will help better define the final design for the park and the remainder of the waterfront site.

Committee and development of the City's waterfront property, or to contact the committee, visit the City of Dover's [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."

Preferred preliminary concept provides numerous benefits

As you may recall from our last newsletter, CWDAC approved a final preliminary concept plan.

This concept is highlighted by the following:

- Excavation of the bluff to allow realignment of River Street thereby allowing for more park space and several small building pads along River Street;
- An offset of River Street at the Washington Street intersection that will slow traffic and also provide space for a restaurant/café at the "Gateway";



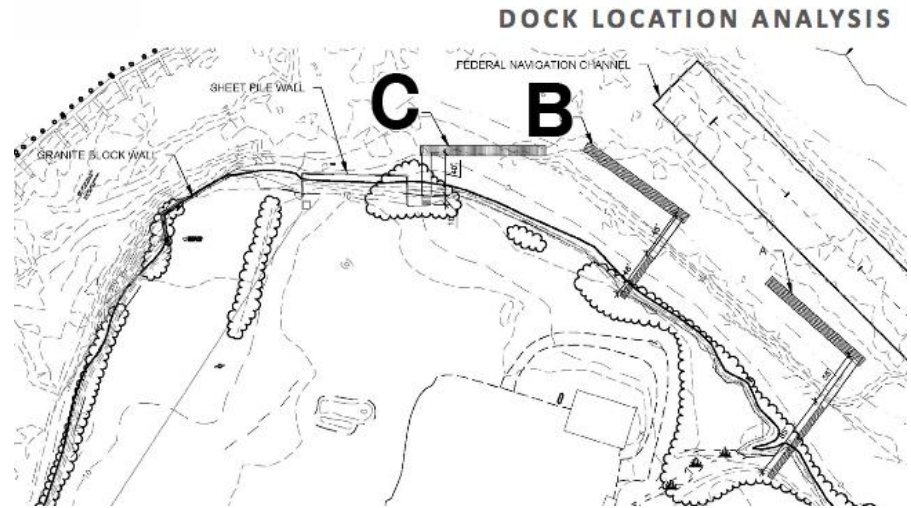
- A linear park along the Cochecho from the Gateway to the "knuckle" with a location where there can be steps to the river;
- A plaza area at the knuckle that could include a kayak/canoe launch area, a dock for tour boats and/or transient boaters, and public facilities including restrooms and boat rental kiosk;
- A rowing dock area and associated parking further east of the knuckle. A boathouse could also be considered near this location;
- Further downstream there could be a more natural area with river overlooks and trails;
- Potential to develop a small number of residential units on the bluff.



While adjustments can still be made as we carry our planning forward, this plan represents an excellent starting point for next phase of waterfront development. One of these phases is the location and design of the rowing dock.

Committee considers location of rowing dock

At the Committee's last regular meeting, we took a site walk along the waterfront to observe two possible locations for this dock.



One is on the "knuckle" and the other is slightly downstream (Sites B and C on the figure above). The site walk was very helpful in providing a sense of scale, as well as site activity as there were a number of rowers hauling boats to the river and practicing their skills on the water as shown in the photo below.

Still to be weighed in determining a final location will be the cost and environmental impacts for each option, as well as the potential for boating congestion. The Committee will make a decision on the location in the near future.





Missed the meeting? Catch it here

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

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



1785 - April 9: This day a schooner of fifty tons, built at Garrison Hill by Capt. Richard Tripe, was hauled and landed on the ice a few rods below the lower bridge. The snow covering the earth at this time was not less than three feet deep.

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