



WATERFRONT DEVELOPMENT

Update

Cochecho Waterfront Development Advisory Committee

Dana Lynch, chair

Jack Mettee

Matthew Cox

Dana Lynch

Peg Purcell

Kimberly Schuman

Sean Fitzgerald

Dane Drasher

Kyle Pimental

Dennis Ciotti

Norm Fracassa

Robbi Woodburn

Samia Touma

EX OFFICIO
MEMBERS:

J. Michael Joyal, Jr.

August 20, 2018

A Message from the Chair

Dear Friends of the Waterfront,

As the end of summer draws near, the members of the Cochecho Waterfront Development Advisory Committee are looking forward to rolling up our sleeves and getting back to work. May and June were consumed by our developer selection efforts and July was a well-deserved month of rest.



Dana Lynch

With the recent opening of a paddle sports dock, the activity level on the waterfront continues to increase with each well-planned step Dover takes. Perhaps we should all take a moment to recall when a simple improvement such as a dock could only be imagined. The article below includes a great overview of the project.

As negotiations with our selected developer, Cathartes, move forward, CWDAC will remain intimately involved in the details of development of a term sheet. We will also continue to monitor the ongoing design and permitting process for the river's edge stabilization, the city park, and future city streets.

Thanks to all for your continued support, trust, and input. We encourage you to attend one of our monthly meetings.

Dana C. Lynch, Chair

CWDAC selects Cathartes for waterfront development

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

- The next meeting of the CWDAC will be held on Tuesday, Aug. 21, 2018. To view the agenda, [click here](#).

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 [waterfront development page](#)

On June 19, Cochecho Waterfront Development Advisory Committee voted to select Cathartes of Boston as the preferred developer for the waterfront redevelopment project. This decision was the culmination of an extensive review process that involved submission of firm qualifications (RFQ) and subsequently a full proposal for design and development.

Originally six companies were interviewed by CWDAC in January after each had responded to an RFQ in late 2017. Three companies were selected to move to the final proposal (RFP) stage. After one of the companies withdrew, proposals were submitted on May 24 by Summit Land Development and Cathartes. The full membership of CWDAC held thorough interviews with each company and their representatives on June 6. Upon review of the final proposals and the face-to-face interviews, the Committee unanimously agreed that Cathartes was the most qualified candidate.

Cathartes is proposing a mixed use development that includes:

- 256 residential units;
- 53 town house units;
- hotel;
- 4,000 square-foot restaurant, and;
- over 500 parking spaces.

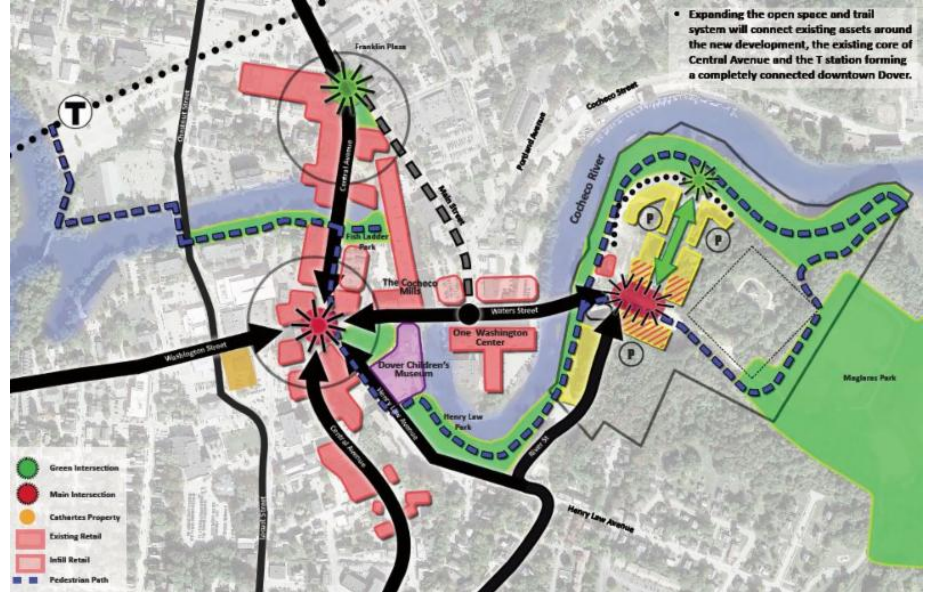


Its proposed development design is very similar to the site layout plan prepared by CWDAC with the assistance of Union Studios as shown on the rendering above. According to Committee Chair, Dana Lynch, "Cathartes not only proposed a plan that was consistent with the City's vision, the firm also understood the important connection of the future development to the rest of downtown Dover." (See the Connected Site image below.)

[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."



Cathartes is the developer for the mixed-use project currently under construction, known as 104 Washington Street, which is located on the site known as the Robbins block in downtown Dover. The firm also developed the prize-winning Portwalk Place in downtown Portsmouth, a 400,000 square-foot, mixed-use development.

Currently the city and CWDAC are negotiating with Cathartes to prepare a term sheet that will detail the terms of an agreement for the development.



Paddle sports dock now in place

As part of the development of a waterfront park along the riverfront area, a public paddle sports dock was constructed and opened to the public on June 1. The dock is designed to accommodate a range of vessels from single canoes and kayaks to large crew boats. It is fully compliant with American with Disabilities Act accessibility standards.

After conducting a competitive bid process, the City Council voted in December 2017 to award the bid for construction and installation of the dock to a Vermont company - The Dock Doctors. The City Council also approved acceptance of a generous donation of \$19,000 from the Great Bay Rowing Club to help pay for the dock.

According to Gary Bannon, Dover's Recreation Director, "The new paddle sports dock is a tremendous asset to the City and downtown Dover. It's been very popular and is being used by many residents and visitors."



Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, June 19, 2018.

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