

Dover Landing

Presentation for the Meeting of the
Cochecho Waterfront Advisory
Committee
April 15, 2008

Dover Landing Aerial Photo



Factors Impacting Site Plan/ Site Constraints

- Geotechnical/Environmental Considerations
- Flood Plain Elevations/Bank Erosion
- Existing Topography
- Draft Design Guidelines
- Market Conditions

Updated Conceptual Plan





Conceptual Plan

Summary Project Components

- 150-180 Residential Units
- 21,000 SF +/- Restaurant with Commercial at Washington Street Bridge
- 45-50,000 Commercial
- 6,800 SF +/- Retail/Flex – First Floor

Cecil Group Draft Guidelines Consistent with our New Plan

- Urban Character – Building to Street Orientation
- Relationship with Downtown
- Riverfront Access & Circulation
- Grading & Conformance with Topography
- Street & Walkway Connections and Continuity
- Varied Landscape Character
- Siting of Buildings



Concept Site Plans – Compared



Architecture – Urban Character



Dover Landing

Dover, New Hampshire
Washington St. View Looking North

SHESKEY ARCHITECTS
Schematic 4-15-08

Architecture – Urban Character



Dover Landing

Dover, New Hampshire
River Walk View Looking South

SHESKEY ARCHITECTS
Schematic 4-15-08

Architecture – Urban Character



Dover Landing
Dover, New Hampshire
Waterfront Aerial View

SHESKEY ARCHITECTS
Schematic 4-15-08

Architectural Detail



Architectural Detail



Park Landscape Concept



Summation

- Waterfront Park more accessible
- Viable retail energizes park
- Mix of residential types & price points
- More potential for long term retail growth
- Works with topography
- Responds to Cecil Guidelines