



WATERFRONT DEVELOPMENT

Update

Cochecho Waterfront Development Advisory Committee

Jack Mettee, chair
j.mettee@dover.nh.gov

Matthew Cox
m.cox@dover.nh.gov

Dana Lynch
d.lynych@dover.nh.gov

Peg Purcell
p.purcell@dover.nh.gov

Kimberly Schuman
k.schuman@dover.nh.gov

Sean Fitzgerald
s.fitzgerald@dover.nh.gov

Carla Goodknight
c.goodknight@dover.nh.gov

Dane Drasher
d.drasher@dover.nh.gov

Kyle Pimental
k.pimental@dover.nh.gov

Dennis Ciotti
d.ciotti@dover.nh.gov

July 8, 2017

A Message from the Chair

Dear Friends of the Waterfront,

It's been several months since our last newsletter, but during that time the waterfront committee (CWDAC), city staff and our consultants have been very busy. We have accomplished a number of key items in our effort to redevelop the waterfront.



Jack Mettee

- First and foremost the committee has agreed on an overall conceptual plan for the waterfront. A bird's-eye rendering of this plan can be seen in the next section.
- Second, we have selected a contractor to excavate the bluff on the south side of the development parcel along River Street. At its meeting on June 27, the Planning Board approved the plans for this project.
- Third, we have approved the final design of the paddle sports dock and gone out to bid for the construction that could begin this summer.
- Fourth, we have obtained the necessary wetland permits from New Hampshire Department of Environmental Services to allow the city to excavate the bluff and construct the dock.

We have also established a subcommittee to update and revise the Waterfront Design Guidelines. With the changes to the concept plan since our original design, we felt it would be important to have design guidelines that better reflect the new concept plan. Once established these guidelines will help the committee to evaluate developer proposals to ensure a consistent quality of professional design and

Norm Fracassa

n.fracassa@dover.nh.gov

Robbi Woodburn

r.woodburn@dover.nh.gov

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

- The next meeting of the CWDAC will be held on Tuesday, July 18, 2017.

More Information

For more information about the Cochecho Waterfront Development Advisory Committee and development of the City's waterfront

construction.

Finally, the Committee has been preparing a Request for Qualifications for developers that we hope to finalize and release this summer. These will be finalized at our July meeting.

We look forward to seeing you at our next meeting on July 19 when we will have a discussion for both the developer Request for Qualifications and the draft Design Guidelines.

Your Chairman,



Jack Mettee



CWDAC approves final Waterfront Concept Plan

At its April meeting, CWDAC officially endorsed the final Waterfront Concept Plan and asked Union Studio to prepare a bird's-eye rendering of this concept.

This rendering would allow individuals to see the proposed plan in a more three-dimensional view, as seen above.

This plan calls for a total of 226 residential units, 9,000 square feet of commercial space and a 4,000-square-foot restaurant on the waterfront property. Of the 226 residential units, 138 would be part of multi-family buildings, 69 would be townhouses and 12 would be single-family residences. By proposing 64 covered parking spaces associated with the apartments on the east side of the parcel, the design allows the design flexibility to provide more green space.

As Committee Member Dan Lynch noted, "We were very supportive of this plan and rendering. We felt it provided a realistic, positive template which reflects the vision that the city has had for this site

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."

for a number of years".

Committee Member Roberta Woodburn also noted that, "This rendering gives a tremendous sense of what the waterfront might look like and that is very exciting for us and the City."

City Council approves Phase 3 contract with design team

In support of the efforts of CWDAC and the city to redevelop the waterfront, the Dover City Council has approved a contract for \$423,677 for Phase 3 design. This phase is very important since it includes the final design for the park and the public improvements to the site. The work tasks associated with Phase 3 include:

- Preparation of 75 percent and 99 percent design and development plans of the waterfront, including site grading, shoreland stabilization and storm water management;
- A boundary and topographic survey of the property;
- Preparation of 75 percent and 99 percent design development plans of the riverfront park;
- Assistance with the public dock bid;
- Preparation of 100 percent construction documents for public site improvements and riverfront park;
- Preparation of an updated remedial action plan;
- Assistance with the RFQ and RFP process to solicit developers.

The field work associated with these work tasks has already begun. One change from the previous contract is that the lead consultant will switch from Union Studio to the Horsley Witten Group. The consultants that comprise the design team will remain the same, but due to focus of the work being primarily engineering, Horsley Witten Group will be the lead consultant. The contract runs through June of 2018.

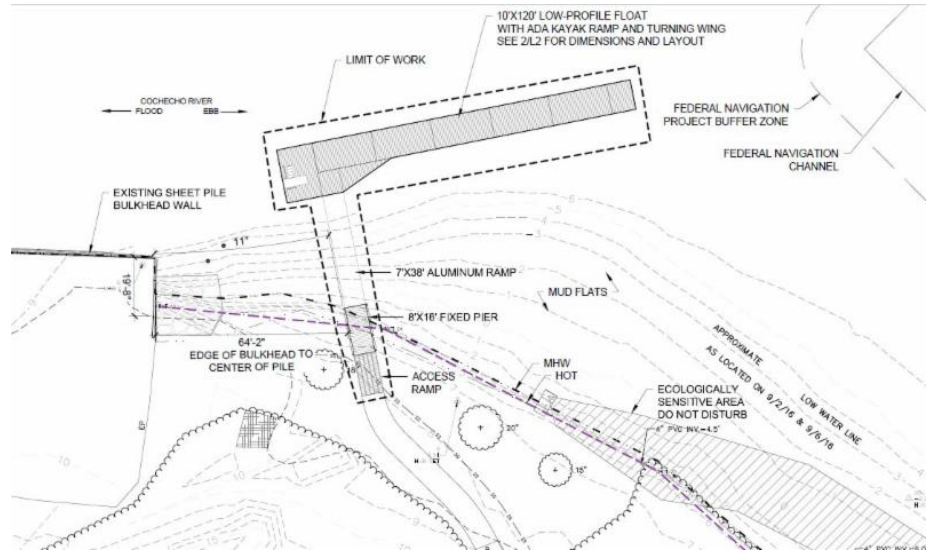
Wetland permits approved and dock construction bid released

As part of the redevelopment efforts, the city applied for two wetland permits from the state. One permit was for the construction of dock along the Cochecho River. The second permit was to impact wetlands associated with the partial bluff removal.

Through the efforts of staff and the consultants, Ironwood Design Group and Waterstone Engineering, the wetland permits were issued recently by the New Hampshire Department of Environmental Services.

The permit for the public dock was issued on June 7, 2017. Since the

dock is in the public waters, the permit must also be approved by the Governor and Executive Council. The dock will provide public access to the Cochecho River for kayaks, canoes and rowers and will be designed to be compliant with the Americans with Disabilities Act.



Paddle sports dock layout, aerial view

The city has issued a proposal for bids to construct and install the dock, with a deadline of July 25. If all goes as planned the award of bid could be on the Aug. 9 City Council agenda for approval. Timing of the dock installation will depend on the selected contractor's schedule, but late September is the goal.

The wetlands permit for the bluff area, seen below, was necessary to remove a 3.7-acre portion of the bluff area. The impacted wetland is 3,600 square feet in size and is a side-slope seepage that has low functions and values. This permit was issued by NHDES on June 9, 2017. The Dover Planning Board approved a conditional use permit for the wetlands impact at their meeting on June 27.





Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, June 20, 2017.

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



The first block of brick stores at Dover Landing were built in 1815 by Joseph Smith and Rogers & Patten. These buildings, on the east side of Main street, remained standing for many years.

In 1838, the Nutter & Pierce brick block on the corner of Washington and Main streets (later purchased by the Cohecho Manufacturing Company) was built, the third brick block erected on the Landing.

It was also reported in 1838 that the number of vessels arriving in Boston from Dover that year was 97, larger than from any other place east of New York, except Portland.