



**GREATER DOVER
CHAMBER OF COMMERCE**

**WATERFRONT
PRESENTATION**

SEPTEMBER 18, 2002



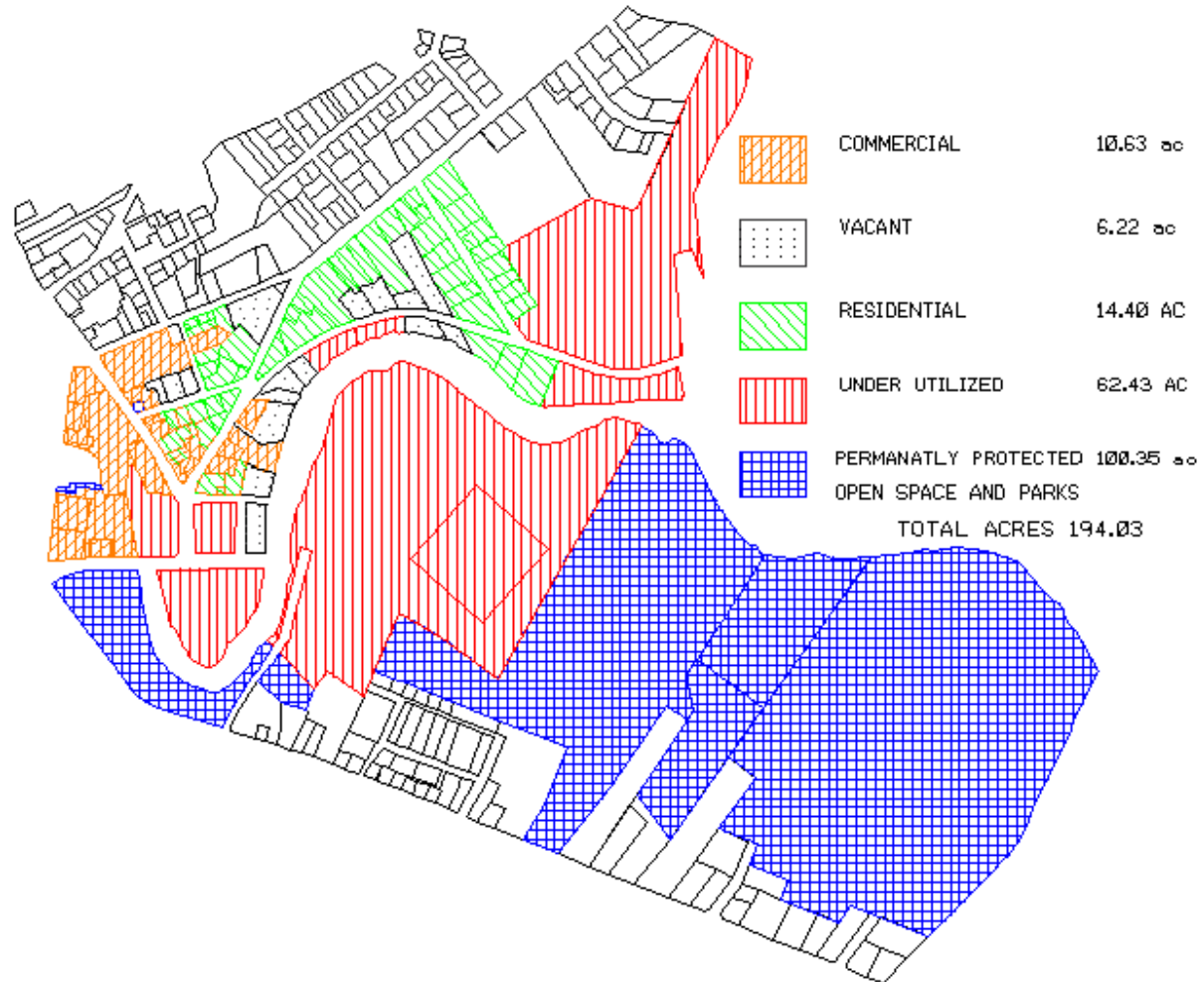
INTRODUCTION

“Along the entire seaboard, communities have capitalized on a potent combination of water, boats, retailing, residential units, and office space...Dover has a strong opportunity to attract an appealing mix of shops, offices and residential units along its downtown Cochecho waterfront.”

- 1988 City of Dover Master Plan



WATERFRONT LOCATION



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CHAMBER GOALS FOR WATERFRONT DEVELOPMENT

- Place waterfront property back on the tax rolls with mixed use development
- Provide opportunity for greater public activity and waterfront access



1984 PACIFIC MILLS MASTER PLAN

- Promote private development of and public access to the Cochecho riverfront, including new waterfront park and marina with public boat access.
- Market the city-owned land for residential and mixed-use development.
- Relocate sewage treatment plant and department of public works facilities.
- Construct new Washington Street bridge over the river.



1988 CITY OF DOVER MASTER PLAN

- Restore Cochecho waterfront to optimize open space, recreation, and water access with private development.
- Relocate sewage treatment plant and department of public works facilities.
- Establish task force to develop strategy for land development.



1991 COCHECHO WATERFRONT MASTER PLAN

- Relocate public works facility
- Provide boat access and marina facilities
- Create new access to the parcel
- Feature mixed-use development



1994 RIVERWALK

In 1994 a Chamber/city partnership was created to construct a riverfront walk along the downtown portions of the Cochecho River

- Phase I (1994): Included clean-up of the grounds in Henry Law Park and new landscaping, new fencing along the river's bend, picnic canopies, tables and grills, park lighting, benches and the cantilevered outlook along the paved Riverwalk
- Phase II (1998): Involved the brick paving and curbing for the Riverwalk plaza, plaza lighting and fencing, plaza benches and landscaping
- Phase III (future): Extend Riverwalk



1994 COCHECHO RIVERFRONT PARTNERSHIP

- In December, 1994 the Dover City Council created the Cochecho Riverfront Partnership to coordinate the redevelopment effort.
- The Partnership organized a charette team of local and outside design experts to develop a design vision for the property.



1995 DESIGN CHARETTE

The charette developed several design concepts and a list of design guidelines to be used by a prospective developer. The design guidelines are being incorporated into the protective covenants for the City-owned parcel.



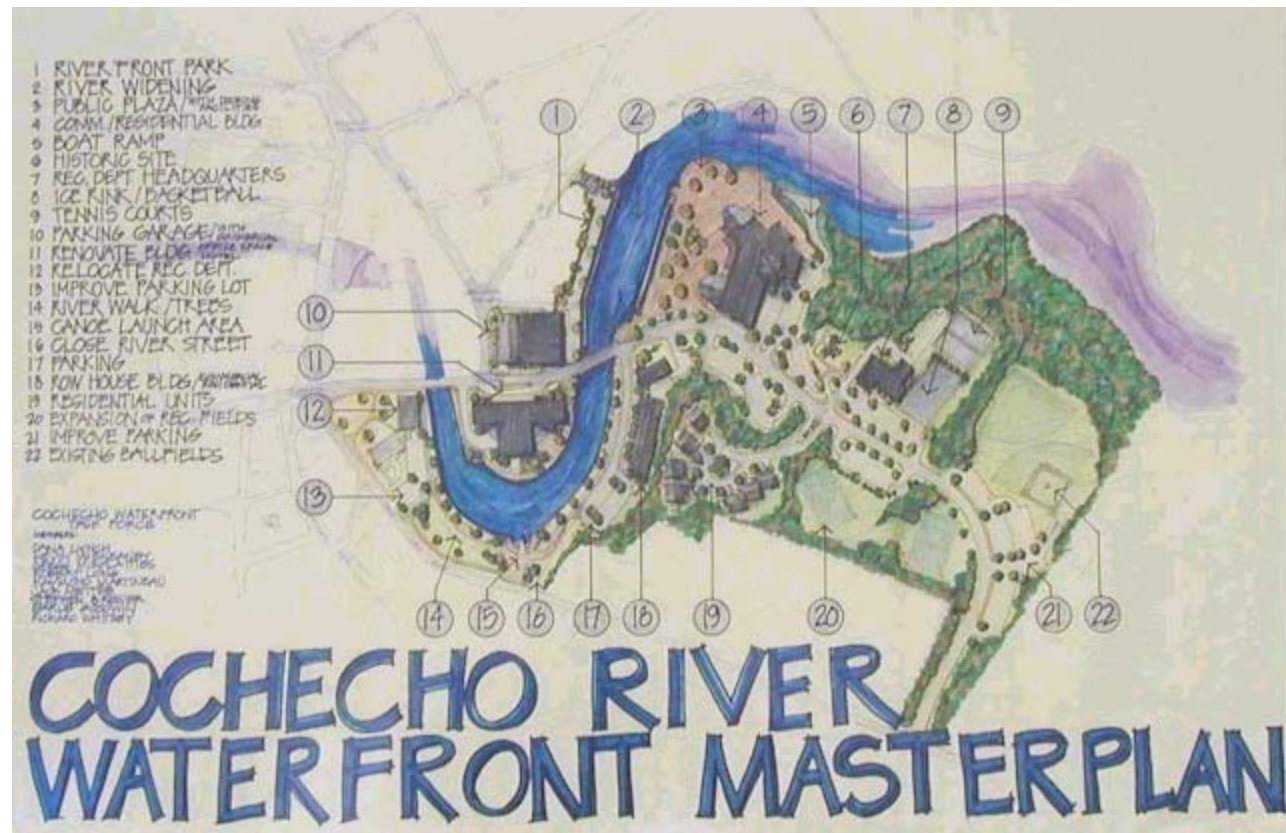
EARLY DESIGN CONCEPTS

- Waterfront Task Force
- Design Charette Plan A
- Design Charette Plan B

These concepts provided a number of ideas for features that might be incorporated into the final plan for the development of the waterfront.



WATERFRONT TASK FORCE DESIGN



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DESIGN CHARETTE PLAN A



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DESIGN CHARETTE PLAN B



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COMMON DESIGN FEATURES

- Mix of commercial and residential uses (shops, restaurants, offices, apartments)
- Emphasis upon waterfront history
- Expansion of marine uses
- Creation of a formal walkway, or riverwalk
- Creation of an open community amphitheater
- Vehicular or pedestrian linkage between waterfront and downtown Dover



CHAMBER/AG ARCHITECTS DESIGN CONCEPTS

As part of the ongoing effort to refine and update the community vision for the Waterfront, the Chamber has partnered with AG Architects, PC to depict the Chamber's vision for the Waterfront property directly along the Cochecho River.



CHAMBER/AG ARCHITECTS DESIGN CONCEPTS

All of the earlier design concepts featured only aerial views of the projected development. The concepts that you are about to see start with an aerial view and transition to a street level view.



CHAMBER/AG ARCHITECTS DESIGN CONCEPTS

These designs are not intended to present an exact representation of the finished waterfront development. The designs are intended to continue and refine earlier waterfront design efforts. Features of these designs can be mixed and should not be viewed as “either/or” options.



CHAMBER/AG ARCHITECTS DESIGN CONCEPTS



Version I: Aerial View

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CHAMBER/AG ARCHITECTS DESIGN CONCEPTS



Perspective
Option One



Version I: Street Level View

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CHAMBER/AG ARCHITECTS DESIGN CONCEPTS



Version II: Aerial View

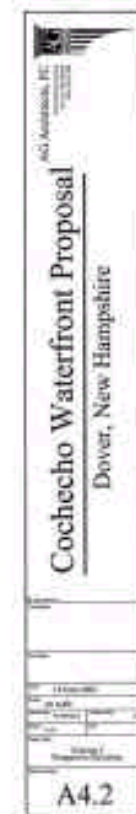
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CHAMBER/AG ARCHITECTS DESIGN CONCEPTS



Perspective
Option Two



Version II: Street Level View

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BOTH DESIGN CONCEPTS FEATURE

- Significant public green space. Out of the 35 acre parcel, the buildings, parking and landscaping will occupy less than half the total area.
- Clustered buildings of architectural styles consistent with others in downtown Dover
- Mixed-use development

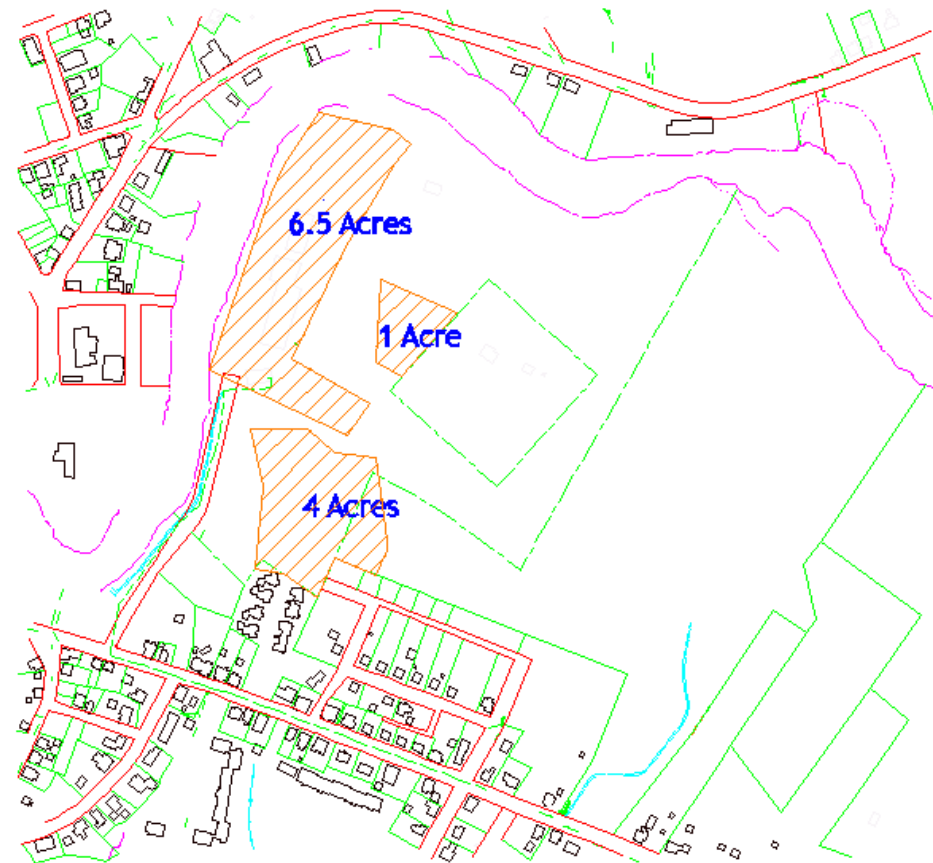


BOTH DESIGN CONCEPTS FEATURE

- Pedestrian and/or vehicular linkage between waterfront and downtown Dover
- Onsite parking
- River walk extension
- Public boat launch



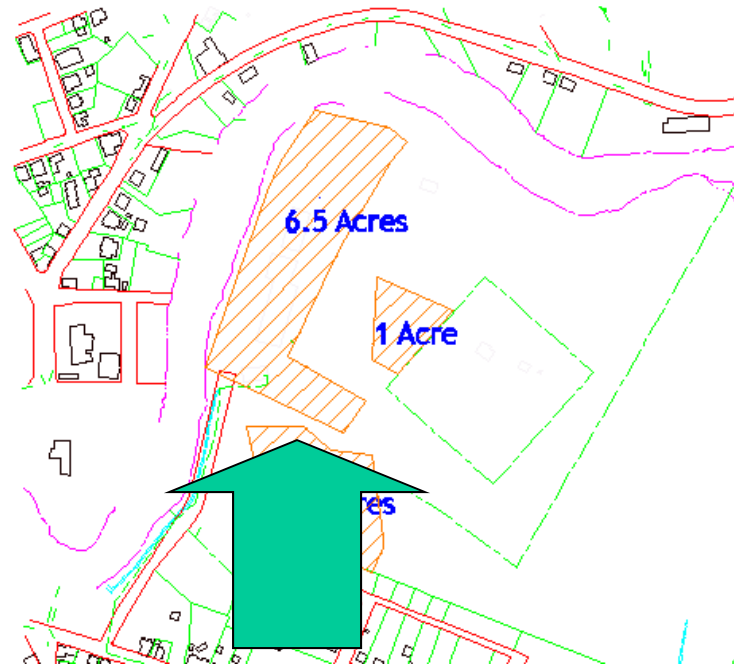
PROPOSED FOOTPRINT



Less than half the total Waterfront area is capable of sustaining development.



PUBLIC GREEN SPACE



Out of the 35 acre parcel, the buildings, parking and landscaping will occupy less than half the total area.



INCREMENTAL DEVELOPMENT

(show maps with examples of proposed phase 1,
phase II)??

Development can occur in phases.



PROJECTED ECONOMIC IMPACT

- Both layouts would provide a total of 200,000 to 300,000 square feet of retail/office/residential space on 3-4 stories.
- Estimated tax revenue from a fully completed project would be between \$500,000 and \$700,000 per year.



ACTION PLAN STATUS

Task	Status
Demolish old sewage treatment plant	Complete
Conduct Phase II environmental site assessment	Complete
Finalize site development guidelines	In progress



ACTION PLAN STATUS

Task	Status
Pursue maintenance dredging of Cochecho River	In progress
Extend Riverwalk and trail network	In progress
Conduct traffic study re: vehicular bridge vs. Henry Law Ave. upgrade	In progress



ACTION PLAN STATUS

Task	Status
Remove public works facility	Complete
Rezone w/protective covenants for site	In progress
Design and engineer bridge	In progress



PUBLIC PARTICIPATION

- Citizen-based Cochecho Waterfront Task Force devoted thousands of volunteer hours
- More than 600 residents and businesses contributed to the Cochecho Riverwalk between 1994-98
- The Design Charette in 1996 was composed of a guest team of experts and a local team of residents
- In 1999 Dover residents spoke in support of the City plan to redevelop the waterfront during public Speak Out Dover sessions held in advent of the recent updates to the Master Plan



NEXT STEPS

- Resolve parking needs for One Washington Center, downtown, and Pacific Mills
- Perform additional traffic analysis
- Reconstruct Henry Law Ave. or vehicular bridge
- Acquire cost estimates for additional infrastructure



NEXT STEPS

- Relocate lot line between Waterfront property and Maglaras Park.
- Rezone Waterfront property from industrial to mixed-use.
- Establish protective covenants.



NEXT STEPS

- Study alternative funding, i.e., tax increment financing, 108 loans, grants etc.
- Decide how and to whom will DEDC market property
- Establish primary decision-maker empowered to take action regarding property.



PARTING THOUGHT

“The land...affords a unique opportunity to craft an inviting mix of marina, retail, office and residential space. In doing so, it would draw an important entertainment component to the downtown scene, place excess public lands on the local tax roll, and recapture the flavor of the City’s historic past.”

- 1988 City of Dover Master Plan