Cochecho Waterfront Development Presentation To: Dover City Council March 21, 2018
Dover’s Waterfront Progress Report
The Vision

- Provide vibrant waterfront with public gathering places and access to the water.

- Social & economic benefits derived from a revitalized waterfront are shared by all Dover’s residents.
◆ Develop mix of uses

◆ Continue Riverwalk

◆ Provide opportunity for public access to water including boating facilities

◆ Create public gathering places—pedestrian friendly

◆ Develop housing clusters
Overview of 2016-2018 Efforts

- Planning and Design
- Construction
- Project Management
Planning and Design

- Site Concept Plan
- Waterfront Park
- Design Guidelines
- Engineering & Permitting
Conceptual Park Site Plans with public engagement

Results of online survey

- Farmer's Market: 53%
- Performance Space: 46%
- Ice Skating: 36%
- Food Trucks/Vendors: 36%
- Fun seating: 37%
- Picnic tables: 40%
- Public Art: 28%
- Splashpad/Water Feature: 27%
Conceptual Park Site Design
COCHECHO WATERFRONT PARK AMENITY BUILDING

SCHEMATIC DESIGN PACKAGE

FEBRUARY 16, 2018

UNION STUDIO
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CITY OF DOVER, NEW HAMPSHIRE
Cochecho Waterfront Development Advisory Committee

DESIGN GUIDELINES

COCHECHO WATERFRONT DEVELOPMENT
RESIDENTIAL: Fences, low walls, arbors, and plantings should be used to continue the building line close to the road edge and to maintain a sense of enclosure along the roadway. Edge treatments also define individual front yards and provide buffers between sidewalks and residents.

COMMERCIAL: Placing larger buildings behind smaller structures will screen the larger structures and create a pedestrian friendly building mass along the sidewalk. Continuation of a traditional streetscape pattern, and storefront design where applicable, is desired.

PARKING: Parking areas create a barrier between buildings and the public. Locate parking under or behind buildings.

KEY POINTS:
- Create front yard definition in residential areas.
- Design new buildings to front on the street and interact with pedestrian traffic.
- Place structures with more modest forms at the street edge to create pedestrian friendly scale.
BUILDING STRATEGIES

MAINTAIN PEDESTRIAN SCALE

In both commercial and large scale residential buildings first floor design carries significant importance. Pedestrian traffic is in direct contact with this level. First floor design is enhanced by alcoves, covered walkways, awnings, windows, public seating, bicycle amenities, architectural details, and other single story features that relate to pedestrians.

A significant portion of the building facade should be devoted to windows and doors to maintain the pedestrian relationship. Natural wood finishes create focal points at critical areas of interest.

Residential porches should be used to accentuate variations in the footprint of the building, but should not take the place of setbacks in the exterior building walls.

KEY POINTS:

- Buildings must relate to the pedestrian environment.
- Incorporating pedestrian-scaled features creates a sense of community and security, and invites greater activity in front of the building.

Provide pedestrian scale detail and three dimensional elements.
Residential porches are encouraged.
DEVELOPMENT PARCELS

A
WATERFRONT COMMERCIAL
0.4 ACRES

B
MIXED USE
TOWN HOMES
2.3 ACRES

C
MIXED USE
TOWN HOMES
2.6 ACRES

D
MULTI FAMILY
TOWN HOMES
2.0 ACRES

E
MULTI FAMILY
2.1 ACRES

F
TOWN HOMES
1.8 ACRES

G
SINGLE FAMILY
DUPLEX
4.0 ACRES
This Waterfront Retail Location provides a gateway to the Central Waterfront Community and Park.

**USE**

GATEWAY WATERFRONT
First Floor Restaurant / Commercial / Retail

**BUILDING TYPE**

- Pitched Roof
- Rooftop deck
- Glass at Pedestrian level
- 15 Stories
- Well defined entry with cover
- Visible connection to the street
- Height: 25 Feet : 1-2 Stories
- Parking: On Street

**DESIGN GOALS:**

- Provide an inviting activated use that complements the park
- Capture water views
- Extend the occupied space into the landscape with outdoor seating.
- Landscape zones are to be developed in accordance with the Landscape Development Guidelines.
The proposed site layout of the development parcel shown here illustrates five distinct landscape zones, each with its own function and character. This section describes the desired character of each zone and provides guidelines and recommendations to assist developers and their design teams to in their efforts to create unified, livable landscape spaces that reflect Dover’s vision for the future.
STREETSCAPE

Streetscape elements create character and sense of place. Consistent use of quality materials is highly encouraged.

CURBING – Vertical granite curbing.
PLANTING STRIP – 6’ Wide minimum
WALKWAYS
  • 5’ wide minimum, brick set on asphalt with 1” sand setting bed and polymeric sand swept joints.

STREET TREES
  • Minimum height 15’ at installation
  • Minimum caliper 3’ at installation
  • Minimum spacing 35’ on center
  • Prune limbs to 6’ in height
  • See planting and landscape section for specific requirements.

LIGHTING – Provide standard street lights. See Lighting section.
SITE FURNITURE – Include trash receptacles, benches, one of each per every 200 feet of street. See Site Furnishings section for specific requirements.
DUMPSTERS – Are not allowed in this zone.
SIGNAGE – Per City of Dover regulations.

KEY POINTS:

• Wide planter strips and street trees create a continuous greenspace along streets.
• Although CWD zone allows for zero lot line development, varied setbacks from the right of Way are encouraged in this zone to create pedestrian scale and interest.
• Planting strips, although part of the right of way, shall be maintained by adjacent property owners.
Example of 75% Design Plans
Construction Activity

◆ Public Paddlesports Dock
◆ Bluff Excavation
Float Configuration:

- Assist Bars and Transfer Platform
- Wheel-stops at bottom of ramp

ADA Kayak Launch:
- Assist Bars and Transfer Platform
- Wheel-stops at bottom of ramp

PADDLESPORTS DOCK

COCHECHO WATERFRONT
Bluff Excavation
Project Management

- Developer RFQ Process
- RFP Preparation
CITY OF DOVER, NEW HAMPSHIRE
Cochecho Waterfront Development Advisory Committee

REQUEST FOR QUALIFICATIONS

COCHECHO WATERFRONT DEVELOPMENT

Issue: 9/29/2017  Responses Due: 12/6/2017, 2 P.M.
REQUEST FOR PROPOSALS

COCHECHO WATERFRONT DEVELOPMENT

COCHECHO WATERFRONT DEVELOPMENT
ADVISORY COMMITTEE

CITY OF DOVER, NEW HAMPSHIRE

DATE ISSUED: March 28, 2018

PROPOSALS DUE: 2:00 PM May 24, 2018
Thank You

Questions ?