Dover Landing

Presentation for the Meeting of the Cochecho Waterfront Advisory Committee
April 15, 2008
Factors Impacting Site Plan/
Site Constraints

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

LEGEND
1. 3-STORY OFFICE
2. 3-STORY RESTAURANT/COMMERCIAL
3. 2-STORY RETAIL/COMMERCIAL
4. 2-STORY RENTAL RESIDENTIAL
5. 2-STORY FLEXIBLE TOWNHOUSES
6. 2 STORY: 4 STORY TOWNHOUSES
7. 3-STORY RESIDENTIAL FLATS WITH PARKING BELOW
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

SHESKLY ARCHITECTS
Schematic 4-15-08
Architecture – Urban Character

Dover Landing
Dover, New Hampshire
River Walk View Looking South
Architecture – Urban Character
Architectural Detail
Architectural Detail
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