Project Site—The Future

Where Do We Stand Today?

Where Have We Been?

Where Do We Go From Here?

Dover’s Waterfront—A New Beginning
Where Do We Stand Today?

- Selected developer unable to finance waterfront redevelopment as per the Land Development Agreement (LDA).
- Submitted letter to abandon development effort.
- Unrealistic expectations given current market.
Where Have We Been?

- 1982-Pacific Mills Master Plan
- 1990-Cochecho River Waterfront MP
- 1994-First Charrette
- 1996-Waterfront Design Charrette
- 2002-Chamber WF Committee
- 2005-CWDAC Established
Where Have We Been?

CWDAC has:

- Created a Vision
- Conducted 2005 Charrette
- Solicited/Selected Developer
- Prepared Land Development Agreement & Design Guidelines
A Vision

• Provide vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter nature, conduct business & learn of Dover’s past.

• Ensure that the social & economic benefits derived from a revitalized waterfront are shared by all of Dover’s residents.
● Develop mix of uses

● Provide opportunity for public access to water including boating facilities

● Develop housing clusters

● Continue Riverwalk

● Creation of public gathering places—pedestrian friendly

● Construction of inn or function center
**Land Development Agreement**

- Due Diligence
- Development Restrictions
  - Design Guidelines, Waterfront Park
- Development Program
  - Concept Plan
- Environmental Conditions

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Design Guidelines

❖ Scale of Buildings
❖ Architectural Style
❖ Building Uses
❖ Environmental Quality
  lighting, landscaping, street furniture
❖ Circulation and Parking
❖ Access

Dover’s Waterfront-A New Beginning
Where Do We Go From Here?

Next Steps for CWDAC

Review of the Dickinson Plan

- Why not successful?
- What should change to ensure success?
Next Steps for CWDAC

A New Opportunity

Evaluate How the Real Estate Development World Has Changed?

- What has Changed?
- How Should We Adapt?
- Should We Modify the Vision/Program?
Next Steps for CWDAC

- Hold public hearing September 8th
- Conduct additional studies, e.g., market/feasibility analysis.
- Committee Goals/Tasks/Schedule
- Report back to Council
The Public Forum
We Want to Hear from You !

Ground Rules

- One person speaks at a time
- Time limit - 2 minutes for each person's comment
- Every idea is a good idea
- There are no right or wrong ideas
- Respect the opinions/ideas of other people
- This is not a gripe session

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Thank You for Your Participation