Dover City Council Workshop

Waterfront Development Update

September 3, 2014
Dover’s Waterfront - A New Beginning

30 + acre Waterfront Parcel
Project Site

Where Do We Stand Today?

Where Have We Been?

Where Do We Go From Here?

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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?
CWDAC Established--2005

• Legal Operating Structure
• A Vision
• Land Development Agreement
• Development Design Guidelines
Legal Operating Structure

- Dover Housing Authority authorized by City Council to redevelop waterfront (RSA 205) in accordance with design charrette.

- CWDAC is an instrument of the Dover Housing Authority as per Council resolution-2005.
Legal Operating Structure

- CWDAC responsible for waterfront planning, development process, project review and design approval of development proposals.
- Operates with by-laws.
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

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Where Do We Go From Here?

Next Steps for CWDAC

Review of the Dickinson Plan

- Why not successful.
- What should change to ensure success?
- What can we capture:
  - Plans; Studies

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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

Where Do We Go From Here?

- Holding public hearing on September 8th to get citizen views.
- Reaffirm current development framework with council using state RSA for CWDAC to continue redevelopment efforts.
- Additional studies particularly for contracted market/feasibility analysis.
Next Steps for CWDAC

Where Do We Go From Here?

- Committee Goals/ Tasks/ Schedule
- Staff Assignments/ Support
- Reports back to Council
Thank You

Questions?

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