

# **COCHECHO WATERFRONT DEVELOPMENT PROJECT**

CITY OF DOVER, NEW HAMPSHIRE  
MAY 16, 2005

***REQUEST FOR QUALIFICATIONS***

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## **6. Reference Materials:**

**Go to the City of Dover website at this address**

[www.ci.dover.nh.us/waterfront](http://www.ci.dover.nh.us/waterfront)

**Download and read all materials including but not limited to:**

**Charrette Documents**

**Maps / Plans**

**Zoning Regulations**

**Reports**

# 1. Introduction

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## About Us:

Dover is the center of the Seacoast region and the easterly gateway to the White Mountains and Lakes Region of New Hampshire. With a population nearing 29,000, Dover continues to be one of the fastest growing communities in New Hampshire. New Hampshire's first community, Dover was settled in 1620. Dover's ocean access, water power and valuable forest and agricultural resources combined to give the City firm place in the early history of the state.

Today Dover has become a highly desirable place to live with a rich quality of life. The downtown core includes many historic homes and mills anchored by Upper and Lower Squares. More than 130 acres of richly equipped parklands, three rivers, a 70 acre pond, a year-round program of activities and events provide a cultural and recreational mecca for people of all ages. Recently named a "City of the Future" by New Hampshire, Dover boasts an active downtown with numerous restaurants and shopping culture and the arts are also a mainstay of the community. Venues and facilities include the Cochecho Arts Festival, the Dover Public Library, The Garrison Players and Woodman Institute, Dover's historical museum and The Mill Museum located in the Cochecho Falls Millworks.

Dover also has a diverse economic base. The downtown is characterized by many thriving retail establishments and restaurants. A Main Street Community, the City works closely with downtown business owners to further enhance this area. The City also touts a number of medium and large businesses including a major campus for Liberty Mutual Insurance that is in the process of expanding its operation to include another 1700 employees.

Dover's location is unmatched in New England. The City is convenient to New Hampshire and Maine beaches and is about an hour by car to Boston, Portland and the New Hampshire capital of Concord and the Manchester Airport. In addition to convenient auto access to the region, Dover is one of the three New Hampshire stops on the Amtrak, Down Easter train service between Portland, Maine and Boston. Dover's new multi-modal transportation center also provides access to interstate and local bus service as well as taxi and limousine services. The Cochecho River, which runs through the center of downtown Dover, offers boater virtually unrestricted access to the Atlantic Ocean.

## About the process:

This Cochecho Waterfront Development Advisory Committee (CWDAC) is interested in identifying developers qualified to propose and fulfill mixed-use development and revitalization of the City-owned portions of the Cochecho riverfront property consistent with the vision, goals and specific design guidelines contained in the 2005 Cochecho Waterfront Design Charrette. The Charrette documents and this Request for Qualifications, may be found at [www.ci.dover.nh.us/waterfront](http://www.ci.dover.nh.us/waterfront)).

The Design Charrette report provides an historic chronology of City development policy promoting the mixed use development of approximately 30 acres of City-owned riverfront property, the location and scope of which is addressed in Section 2 below (Project Site). More than 100 acres of abutting, privately owned, and in part underutilized, riverfront property is also discussed.

The Dover City Council has delegated development oversight authority and lead agency status for the Project to the Dover Housing Authority. The Board of Commissioners of the Dover Housing Authority has authorized its CWDAC, under the provisions of N. H. RSA 205,



to conduct Project Site developer selection and negotiate final Project Site development proposals.

The CWDAC's short term goal is to identify a limited number of development teams, determined to be sufficiently competent and creative by their responses, with whom a more detailed selection process may be commenced. If selected to continue to the next step, a development team will be asked to submit more specific proposals and provide additional proof of development expertise as well as substantiate full financial capability. Creativity will be measured not only in architectural and site design, but in the mix of uses proposed for development.



## 2. Site Description

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The project site consists of a 30-acre parcel with over a half mile of frontage along the Cochecho River on its westerly and northerly boundary. To the south of the site is a residential neighborhood and Henry Law Park. To the east of the site is Maglaras Park, a City-owned facility with several baseball fields and frontage on the Cochecho River. Within the confines of the parcel is a privately-owned five-acre parcel occupied by a residence with historical significance. Topographic and boundary mapping information for this site is available on the web site.

The parcel is currently accessed by vehicles, from the south, via Henry Law Avenue and River Street. A direct pedestrian linkage to the central business district is provided via a covered pedestrian bridge at the lower end of Washington Street. There is vehicular access from Maglaras Park to the south. A cooperative effort between the State of New Hampshire and the City of Dover has yielded funding for design and construction of a new vehicular bridge that will cross the Cochecho River into the project site, requiring relocation of the pedestrian bridge. The consultant selection process is currently under way for the design of this critical link to the waterfront site.

Dredging operations in the tidal portion of the Cochecho River began in November, 2004 and are scheduled for completion in the spring of 2006. The dredge spoils are being placed in the upland disposal cell located along the southerly edge of the site near adjacent to Maglaras Park. At the conclusion of dredging operations, the disposal cell will be capped and planted with grass. Integrating ideas for the use of the capped cell will be welcome. This dredging project will reestablish the navigable channel from the project site to the confluence of the Cochecho, Salmon Falls, and Piscataqua Rivers. This channel was first completed in the late 1800's and is generally 60 feet in width and provides a navigable depth of 7 feet at mean low water. The Cochecho River is tidal and provides boating access to the Piscataqua River, Great Bay estuary and its bordering communities, Portsmouth Harbor, and the Atlantic Ocean.





The topography of the site includes a generally level area, approximately 10 to 12 feet above the river, which extends approximately 300 feet upland. The mid-section of the site (in the vicinity of the private residential property) rises to approximately 30 to 40 feet higher than the low lands at the rivers' edge. The southerly portion of the site has a high bluff with excellent views of downtown looking north and down the Cochecho River looking south. The bluff is approximately 60 feet above the rivers edge and access will be via Henry Law Avenue.

### 3. Submission Requirements

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Developers responding to this RFO are required to submit detailed information as set forth in this Section. Additional material and information, as deemed appropriate by the developer, may also be included in the submission package.

All materials submitted in response to this Request for Qualifications become the property of the City of Dover and may be used as the City of Dover deems appropriate.

#### **Developer Identification and Credentials**

1. Identify the development entity's name, street address, mailing address, and phone number, fax, email, and web page. Specify the legal form of the organization (e.g., corporation, partnership, LLC, joint venture, other).
2. Identify person(s) with the authority to represent and make legally binding commitments for the entity.
3. List all officers, partners, owners, shareholders, and members of the development entity by name, title, and distribution (percentage) of ownership and their addresses and phone numbers.
4. Identify members of the development team, including engineering, architectural and economic and financial consultants.
5. Indicate the role of each in implementing the development and managing the completed project.
6. Include resumes of key individuals.
7. Include an affidavit expressly authorizing the submission of these materials, signed by the corporate principals of the prime development entity.

#### **Narrative**

All submissions shall include a written description of the developer's general approach and the overall vision for undertaking this project.

While presentation style graphics are not required in this phase of the selection process, respondents may include graphics if it will facilitate the Committee's understanding of the developer's vision for the waterfront property.

#### **Relevant Development Experience**

1. List and describe the development entity's experience in developing and operating comparable development projects, with emphasis on the following:

General description/history including date, location, development program, design concept, land uses, scope / size and costs;

The precise role of the development entity, its principals, partner(s) and team members;

The unique challenges of the project(s);



Notable architectural, urban design, landscape architectural, and other design aspects of the project(s) (provide photographs of projects);

Integration of private development with active public open space;

Distribution of mixed uses types (both as proposed and as implemented);

Project and property management;

Public/private partnerships;

2. Describe the development entity's history of retaining ownership or leasehold rights of properties following development.



A view from site looking back toward the bluff and River Street



## 4. Selection Process & Criteria

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### Process

All Developers responses will be reviewed and evaluated based on the information contained in the respective submission packages, responsiveness to the selection criteria, and other factors.

CWDAC will evaluate submissions beginning after the submission date. At the conclusion of deliberations, a short list of interested developers will be created and those parties will be invited to submit formal proposals.

### Selection Criteria

The factors to be considered in the selection process include but are not limited to:

#### Development Team

The Committee will consider:

- Developer's relevant credentials, particularly related to mixed use development integrated with an existing urban waterfront
- Development teams demonstrated ability to effectively execute the work in a timely manner
- Proven ability to work effectively and productively with the community and public agencies and communities
- Developer's track record in contributing to the revitalization of adjacent neighborhoods

#### Development Vision

The Committee will consider:

- Development team's creativity and overall development VISION for this site
- Development team's design aesthetic, as demonstrated in previous projects
- Responsiveness to the Charrette goals and design guidelines

#### Other

The Committee will consider:

- Completeness and quality of the submission
- Other compelling information and materials as provided by the team
- Demonstrated success in partnering with arts and cultural organizations in the planning and execution of the development

## 5. Submission Instructions

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### DUE DATE:

Responses are due on or before **Thursday June 30, 2005 by 3:30 p.m.**

Please submit **15 bound paper copies** and one electronic copy on a compact disk of the required material by the date and time indicated above.

**Cochecho Waterfront Development Advisory Committee  
City of Dover  
RFQ Response  
288 Central Avenue  
Dover, New Hampshire 03820-4169**

The cover letter shall be a Letter of Interest. This letter must be signed by a duly authorized member of the prime development entity. Proof of authorization in the form of a record of an official vote of the corporation or similar is required.

Provide all required qualification materials in a sealed box or envelope (paper size not larger than 11" x 17") and clearly labeled on the outside of the package. All qualification materials, including presentation graphics, must be bound in a single volume. Any large format presentation board(s) must be completely wrapped and labeled. Submission materials must be bound using methods such as GBC, spiral and/or three ring binders.

### Review of Submittals; Additional Information

The CWDAC reserves the right to review or reject any or all submittals received for any reason; and to request additional information as deemed necessary and appropriate.

Any team or team member found to be engaged in any form of lobbying efforts or in unsolicited contact with the CWDAC shall be disqualified regardless of the status of the selection process.

### Questions

Questions concerning this RFQ should be directed to

Steve Stancel, Planning Director  
City of Dover  
288 Central Avenue  
Dover, NH 03820-4169

[s.stancel@ci.dover.nh.us](mailto:s.stancel@ci.dover.nh.us)

(603) 516-6008