



# WATERFRONT DEVELOPMENT Update

## Cochecho Waterfront Development Advisory Committee

Dana Lynch, chair

Jack Mettee

Matthew Cox

Dana Lynch

Peg Purcell

Kimberly Schuman

Sean Fitzgerald

Carla Goodknight

Dane Drasher

Kyle Pimental

Dennis Ciotti

Norm Fracassa

Robbi Woodburn

EX OFFICIO  
MEMBERS:

January 8, 2018

## A Message from the Chair

Dear Friends of the Waterfront,

While it has been several months since our last newsletter, much progress has been made on the waterfront project along the Cochecho River. As you may know, in September, Jack Mettee, longtime Chair of CWDAC, stepped down as Chair of the committee for personal reasons.

Jack will remain on the committee as a regular member. As Vice Chair, I have assumed the role as Acting Chair since then. I plan to serve as the leader of the committee at least until March, when new officers are selected. More importantly, we have moved forward on a number of waterfront activities including the bluff excavation, soliciting developers for redevelopment of the waterfront and approval of the paddle sports design and funding. These are all discussed in more detail below.

Thank you for your continuing support of our efforts and we welcome any comments or input you may have.

*Dana Lynch, Interim Chair*



**Dana Lynch**

**J. Michael Joya, Jr.**  
City Manager

**Allan Krans**  
Dover Housing  
Authority  
Executive Director

**Karen Weston**  
Mayor

To contact the committee, or to share comments, visit our contact form on the project [website here](#).

## Upcoming meetings:

**Cochecho Waterfront Development Advisory Committee**

- The next meeting of the CWDAC will be held on Tuesday, Jan. 16, 2018.

## More Information

For more information about the Cochecho Waterfront Development Advisory Committee and development of the City's waterfront property, or to contact the committee, visit the City of Dover's [waterfront development page](#)



## Bluff excavation under way

In early November, the remaining permits required from the state and federal permitting agencies were obtained. Work on the removal of a 3.7-acre portion of the bluff began in early December.

Tree clearing began the first week of December and the excavation of the soil layer above the bedrock began a week after that.

The soil will be trucked to Maglaras Park where it will be placed on the slope north of the dredge cell. The blasting of the bedrock is scheduled to begin the second week of January and continue until March 15.

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## Six developers respond to Request for Qualifications (RFQ)

Last September CWDAC and the City issued an RFQ to solicit potential developers interested in entering into a public/private partnership to develop portions of the waterfront. Responses were due on Dec. 6, 2017. Six responses to the RFQ were submitted from the following companies:

- Cathartes - Boston
- Chinburg Properties - Newmarket
- STF Development Corporation - Dover
- Summit Land Development - Dover
- The Riverwoods Group - Exeter
- Two International Group - Portsmouth

The submittals will be reviewed by a sub-committee and interviews will be held on Jan. 8 and 10 to determine the developers most qualified and experienced to undertake redevelopment on the waterfront.

From these interviews the subcommittee will recommend the

[here](#).

## CWDAC Mission Statement

*"... [T]o provide a vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter nature, conduct business and learn of Dover's past."*

developers who will be asked to proceed to the second stage, where detailed Requests for Proposals will be prepared.

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## Waterfront public dock

As part of the development of a waterfront park along the riverfront area, a public dock for various paddle sports has been designed and has received permits for installation from the NH Department of Environmental Services. The dock is designed to accommodate canoes, kayaks and crew boats and will be fully compliant with American with Disabilities Act accessibility standards.

After conducting a competitive bid process, the City Council voted on Dec. 13, 2017 to award the bid for construction and installation of the dock to The Dock Doctors of Ferrisburgh, Vt.

The City Council also approved acceptance of a generous donation of \$19,000 from the Great Bay Rowing Club to help pay for the dock.

The dock is expected to be installed this spring.

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## Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, Nov. 21, 2017.

To view the meeting online, [click here](#).

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A historical map of Dover, Delaware, showing the waterfront area. The map is in sepia tones and includes street names like 'WASHINGTON ST' and 'BAY ST'. A red line highlights a specific area on the waterfront. The text 'DID YOU KNOW?' is overlaid in large, bold, yellow letters with a black outline.

# DID YOU KNOW?

This moment in Dover's waterfront history

In 1823, "a person on the Landing having in charge a wagon loaded with powder, strewed a quantity on the ground; a lad touched the loose powder with a coal of fire, which communicated to the straw in the wagon, and the whole exploded. Two men were killed in attempting to stop the horses, and a third was seriously injured. The wagon was blown to atoms."