

# PLAN NH 2026 FALL CONFERENCE BUILT TO BELONG: DOVER WATERFRONT



September 15, 2026

# 4 Questions To Consider

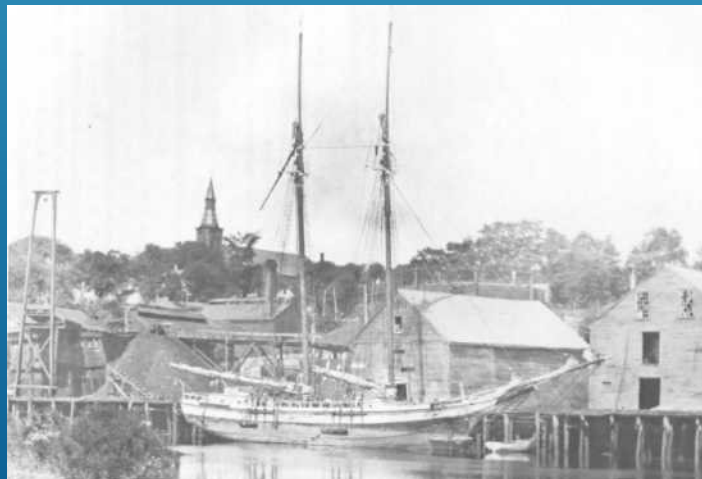
*Where have we been?*

*How did we get here?*

*Where are we now?*

*Where are we going?*

# WHERE HAVE WE BEEN?



- Long indigenous history
- Dover began as a fishing village in 1623
- Cochecho River Trade on this site
- Shift in Industry during Industrial Revolution to manufacturing
- Eventually used for municipal uses such as WWTP and DPW facility

COCHECHO WATERFRONT

# WATERFRONT SITE



- 29 Acre City owned parcel
- 1,900 ft. of frontage on tidal Cochecho River
- Adjacent to downtown, Henry Law Park and Maglaras Park
- Long history of municipal uses such as WWTP and DPW facility
- Access via Makem Bridge and Payne St. (Formerly River St)

COCHECHO WATERFRONT

# Waterfront Site



COCHECHO WATERFRONT

# VISION



- Goal was always an extension of the downtown and re-development of the site
- Public input
- Public-private partnership

# HOW DID WE GET HERE? ZONING



- Cochecho Waterfront District created
- Goal was always an extension of the downtown and re-development of the site
- Design Guidelines

## ZONING

### 170 Attachment 18

#### City of Dover

##### Cochecho Waterfront District (CWD)

[Amended 6-22-2016 by Ord. No. 2016.06.08-010; 9-11-2019 by Ord. No. 2019.08.28-012; 8-12-2020 by Ord. No. 2020.07.22-009; 8-9-2023 by Ord. No. 2023.07.012-008]

#### Permitted Uses [8]

- Bank
- Bed-and-breakfast
- Child-care facility
- Commercial parking facility
- Commercial recreation
- Dwelling, two-family [4]
- Dwelling, three- to four-family [4]
- Dwelling, multifamily [4]
- Dwelling, single-family [5]
- Eating and drinking establishments [6]
- Educational institution, postsecondary
- Hotel/retail
- Marina
- Office
- Personal service establishment
- Public recreation
- Public utility [7]
- Retail store
- Theater
- Water-related education/resource center
- Waterborne passenger transportation facility

#### Uses Permitted by Special Exception

- Conversion of existing dwelling to accommodate additional residential units [5]
- Helicopter takeoffs and landings

#### Sign Regulations

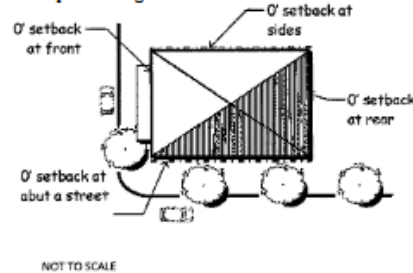
| Size                  | CWD District                                                                                                       |
|-----------------------|--------------------------------------------------------------------------------------------------------------------|
| Total signs permitted | 2<br>[per tenancy, and is for lot (excluding development identification signs)]                                    |
| Total area permitted  | 1 sf for each linear foot of business frontage                                                                     |
| Type                  |                                                                                                                    |
| Freestanding          | Permitted, provided that the principal building is set back at least 5 ft (max size is 60 sf, max height is 16 ft) |
| Projecting            | Permitted<br>(max size 24 sf, min ht 10 ft above sidewalk, max ht is 25 ft above sidewalk)                         |
| Wall/Awning           | Permitted<br>(max size 40 sf)                                                                                      |
| Temporary             | Permitted<br>(max height is 3 ft, max size 6 sf; see § 170-50E for additional regulations)                         |

#### Dimensional Regulations [1]

| Lot                       |           |
|---------------------------|-----------|
| Minimum lot size          | N/A       |
| Maximum coverage [2]      | 75%       |
| Minimum frontage          | N/A       |
| Principal Building        |           |
| Front setback             | 0 ft      |
| Abut a street setback     | 0 ft      |
| Side setback              | 0 ft      |
| Rear setback              | 0 ft      |
| Outbuilding/Accessory Use |           |
| Front setback             | 0 ft      |
| Abut a street setback     | 0 ft      |
| Side setback              | 0 ft      |
| Rear setback              | 0 ft      |
| Height of Building        |           |
| Principal building        | 55 ft max |
| Outbuilding               | 55 ft max |

\*: Deviations from these requirements are permitted by conditional use permit, subject to the requirements of § 170-20B(1), where applicable.

#### Principal Building Placement



## DOVER CODE

#### Footnotes

[1] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum nonwetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the New Hampshire Code of Administrative Rules Env-Wt 101.113 and the 1987 Federal Manual for Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the minimum lot size required.

[2] Lots located in the Cochecho Waterfront District (CWD) and located south of the Cochecho River may have a maximum lot coverage of 100%.

[3] Any new construction along the existing CWD/R-12 zoning boundary (as described herein\*) shall conform to the following setbacks:

- Structures and buildings shall be set back a minimum of 75 feet from said boundary.
- Pavement and parking shall be set back a minimum of 25 feet from said boundary.

\*Boundary runs from the northwest corner of Tax Assessor's Map K lot 3; thence turning and running southerly until the southern property line of Tax Assessor's Map K lot 4-B, and turning and running westerly along a line 400' parallel to Henry Law Avenue, until meeting Assessor's Map 22 lot 41, running northerly to intersection with Assessor's Map 22 lot 42, and running westerly along the southern property line of said lot for a distance of approximately 980 feet to the northeast corner of Tax Assessor's Map 22 lot 33; thence running westerly to the northeast corner of Tax Assessor's Map 22 lot 12.

[4] Provided that the lot contains at least 1,000 square feet of land area for each dwelling unit and that each dwelling unit contains at least 600 square feet of gross floor area.

[5] Single-family units are only allowed if adjoined to other residential or nonresidential uses in the same structure. Single-family detached units are not allowed.

[6] If fully enclosed with no drive-in service.

[7] Public utility facilities shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.

[8] Shall follow solar/green roof standard:

- All buildings must be solar ready.
- Commercial and mixed-use buildings that are 25,000 square feet or more must also incorporate solar panels and/or a green roof on at least 30% of the roof area.

- Solar shall not affect the view of the river for nearby properties or rights-of-way. Architecture shall complement the Design Guidelines for the Cochecho Waterfront Development. Approved public art is encouraged.

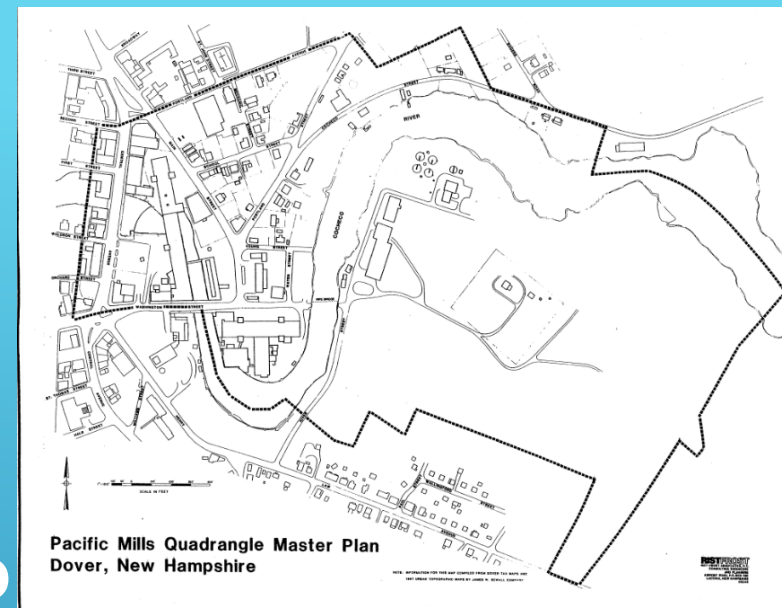
**Special Exception Criteria** [see § 170-59C(3) for additional regulations]

**Helicopter Takeoffs and Landings:** Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- There shall be a distance of 1,000 feet between any existing residential structure and any proposed helicopter landing pad.
- Except in the case of an emergency, no helicopter takeoffs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- The facility shall be accessory to the principal use located on the lot.
- All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- The conditions for granting a special exception contained in § 170-59C(3) must also be satisfied.

# HOW DID WE GET HERE?

- ◆ 1984: Pacific Mills Master Plan
- ◆ 1990: Council Committee-  
Cochecho River Waterfront MP
- ◆ 1994: Chamber Waterfront Comm. 1996  
Waterfront Design Charette
- ◆ 2002: Chamber Waterfront Comm.
- ◆ 2005: CWDAC established



# COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE

- ❖ Collaboration with The Dover Housing Authority
- ❖ Tasked with redeveloping the waterfront property since 2005
- ❖ 15 members
  - ❖ 12 citizens
  - ❖ 3 ex-officio members

**CWDAC's vision is to 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. The social and economic benefits derived from a revitalized waterfront are shared by all of Dover's residents.**

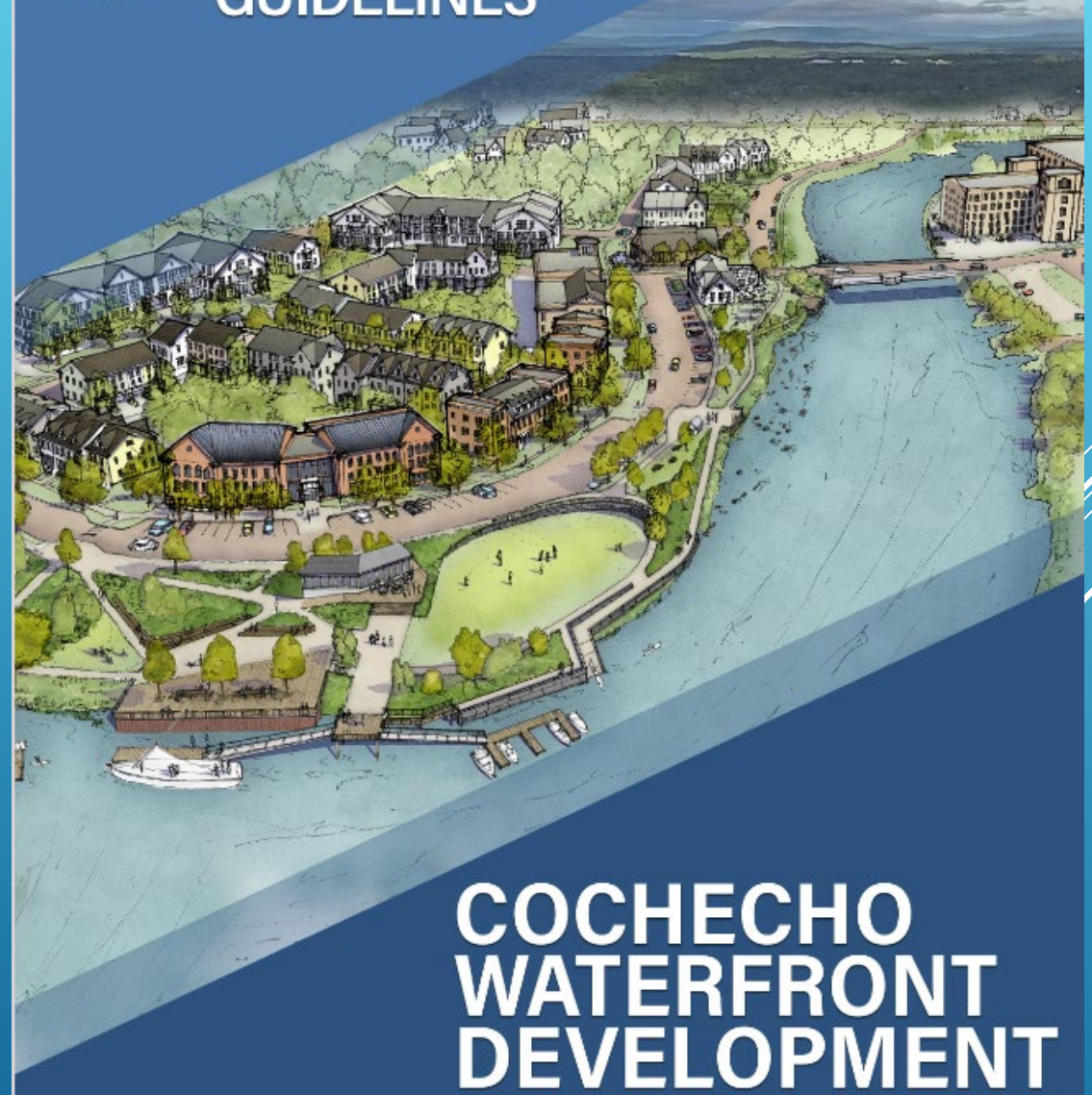
# ***Where Have We Been?***

- ***Created a Vision***
- ***Held a charrette***
- ***Solicited/Selected Developer***
- ***2008 Recession***
- ***Created TIF District***
- ***Created Design Guidelines***
- ***Went back out to bid in 2018***



CITY OF DOVER, NEW HAMPSHIRE  
Cochecho Waterfront Development Advisory Committee

## **DESIGN GUIDELINES**

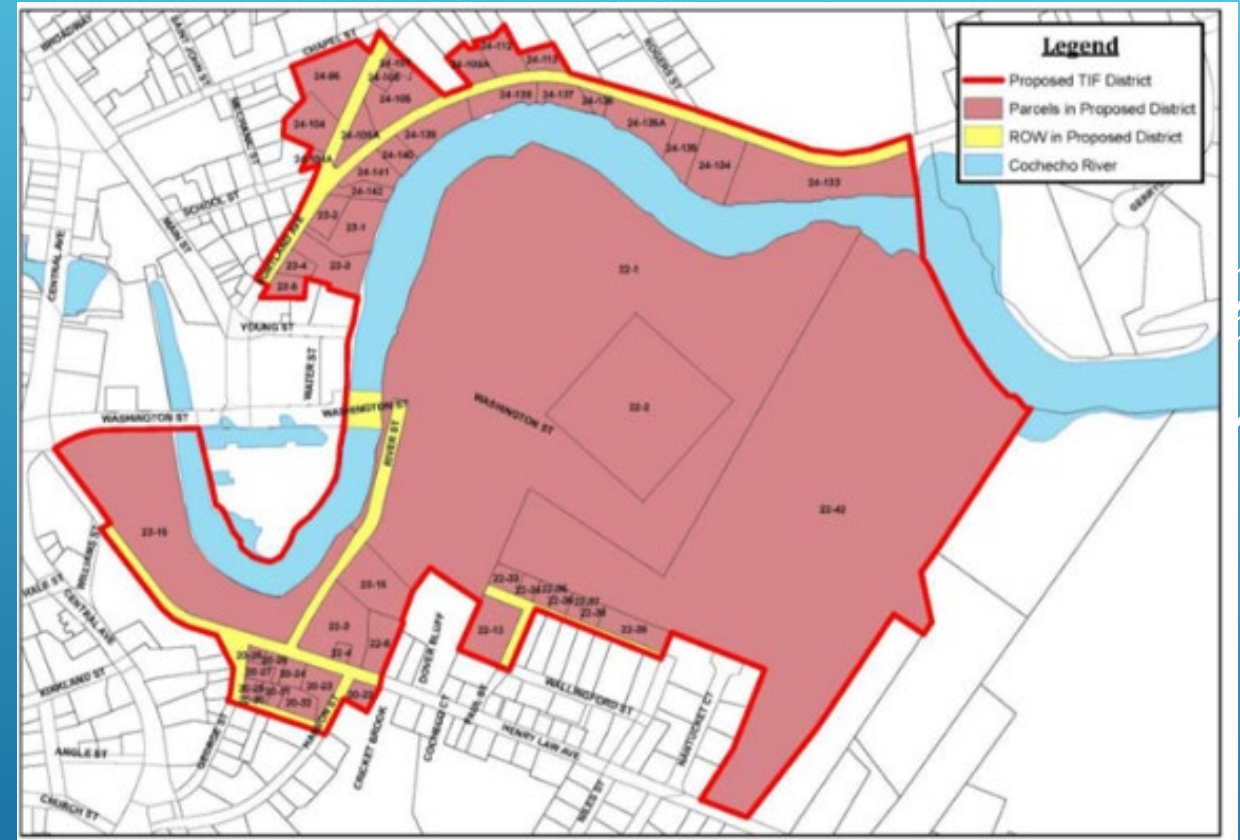


## **COCHECHO WATERFRONT DEVELOPMENT**

Adopted September 19, 2017

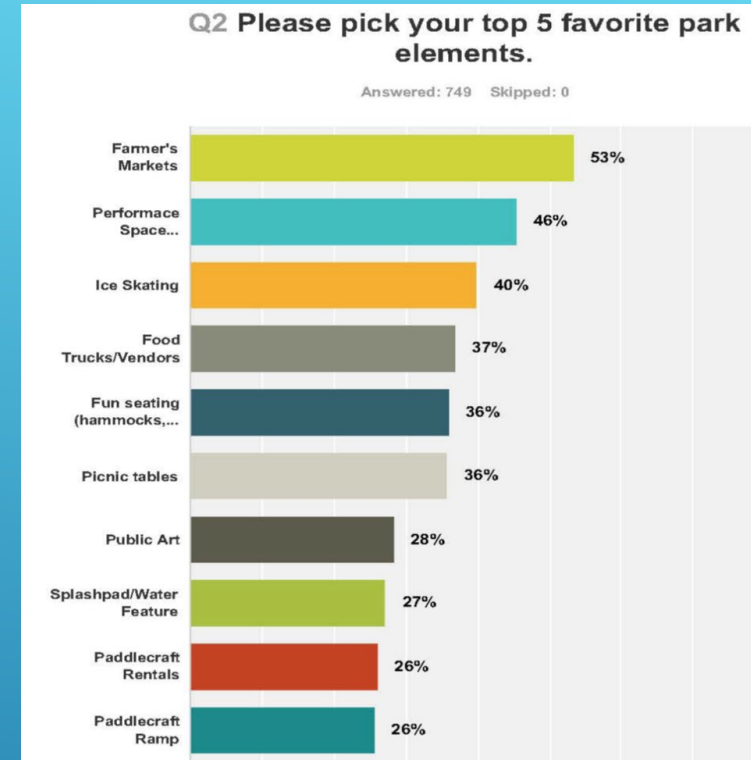
# HOW DID WE GET HERE? FINANCING

- Set up a Tax Increment Financing (TIF) District



COCHECHO WATERFRONT

- ▶ Expand downtown area by 12%
- ▶ Continue Riverwalk
- ▶ Provide public access to the Cochecho
- ▶ Create public gathering spaces
- ▶ Enhance a vibrant community
- ▶ Create pad ready development areas
- ▶ Create public roadways/utilities



## PUBLIC INVESTMENTS

# ***Bluff Excavation***



COACHEO WATERFRONT

# ***How Did We Get Here?***

**REQUEST FOR PROPOSALS**  
**COCHECHO WATERFRONT DEVELOPMENT**  
**COCHECHO WATERFRONT DEVELOPMENT**  
**ADVISORY COMMITTEE**  
**CITY OF DOVER, NEW HAMPSHIRE**



**DATE ISSUED: March 28, 2018**

**PROPOSALS DUE: 2:00 PM May 24, 2018**

**COCHECHO WATERFRONT**

# *How Did We Get Here?*

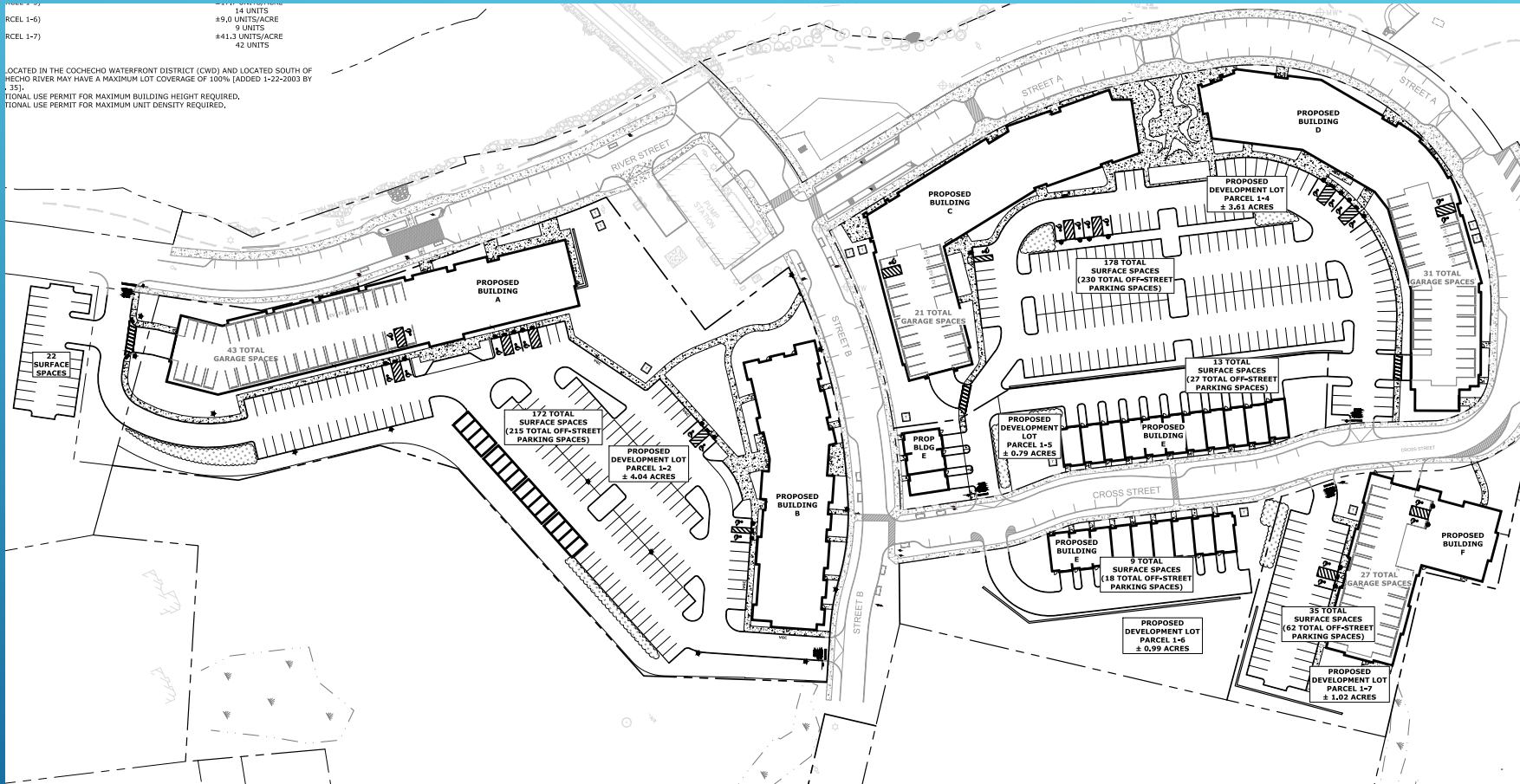
## Cochecho Waterfront Development Proposal



11 Beacon Street, Suite #1120  
Boston, MA 02108  
Phone: 617-742-6000  
[www.cathartes.com](http://www.cathartes.com)  
Contact: Jeff Johnston, [jeffj@cathartes.com](mailto:jeffj@cathartes.com)

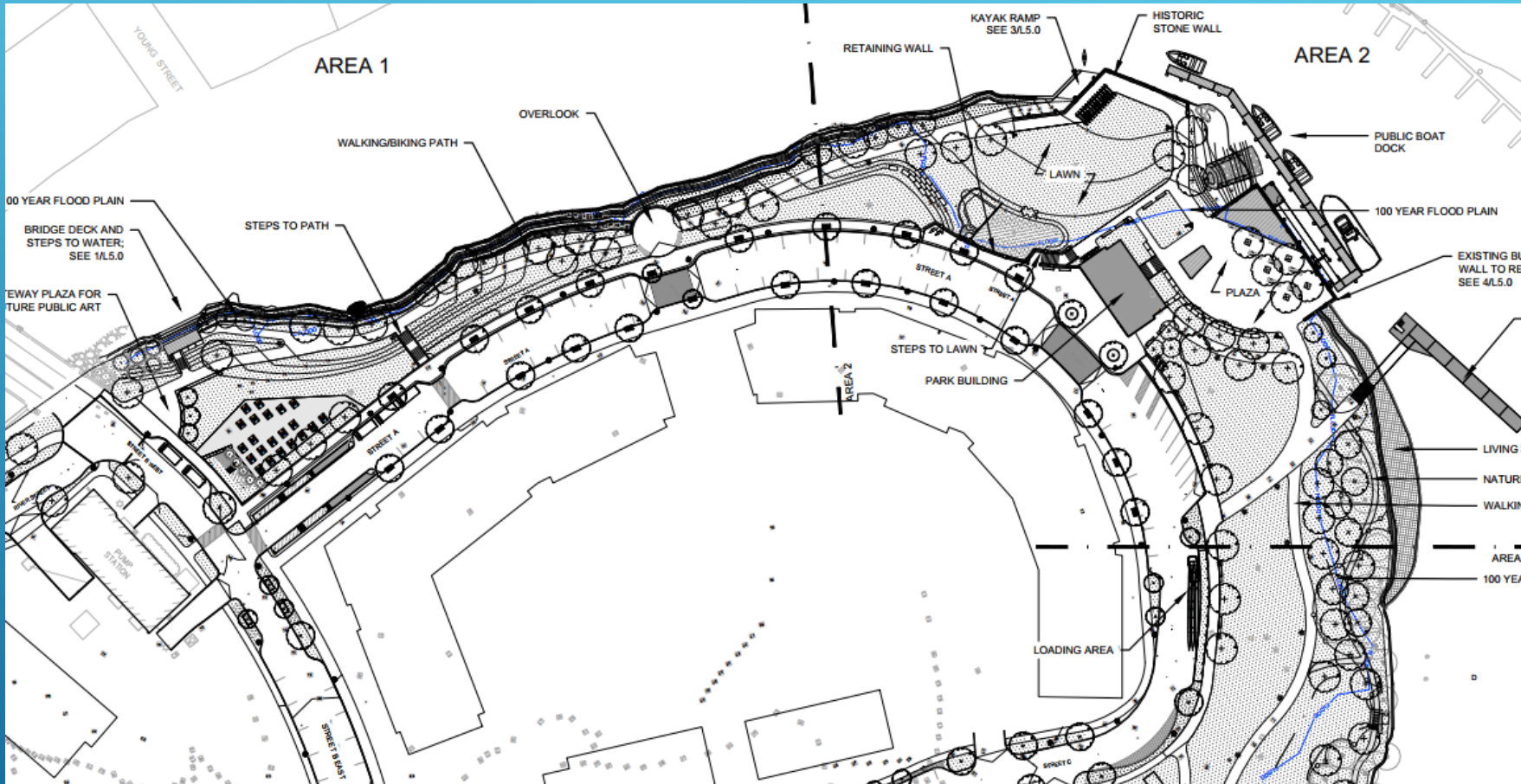
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# How Did We Get Here?



COCHECHO WATERFRONT

# How Did We Get Here?



- ▶ Purchase price: \$3,372,500
- ▶ Mixed Use Development to include multi-family residential, retail and office, restaurant, and potentially a hotel
- ▶ Total size: 500,000 square feet
- ▶ 475 multi-family residential units or hotel rooms
- ▶ 20,000 square feet of street level commercial/restaurant space
- ▶ City to use \$20+ million in TIF funding to complete public improvements: bluff excavation, site grading, shoreline stabilization, waterfront park, streets and public utilities
- ▶ Guarantee \$75,000,000 valuation

## THE DEAL



COCHECHO WATERFRONT

# CONSULTANTS/VENDORS



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



**EARTH**

**NORTHEAST EARTH MECHANICS, LLC**

159 BARNSTEAD ROAD, PITTSFIELD, NH 03263

(603) 435-7989

[nearth.com](http://nearth.com)



**Ironwood**  
design group, LLC

**ABRAMSON & ASSOCIATES, Inc.**  
*Real Estate Advisory Services*



**PINE BROOK**  
CONSTRUCTION



**COCHECHO WATERFRONT**



# CONCEPT



REALITY



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Nebi Park 2026

# Where Are We Now?



Ribbon cutting ceremony July 14, 2026

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# Where Are We Now?



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# Where Are We Now?



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# ***Where Are We Going?***

# *Questions*