

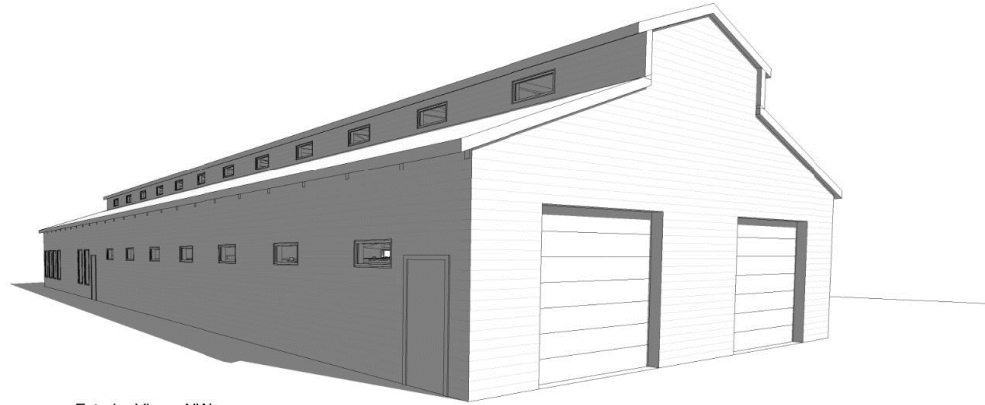
Great Bay Rowing Update

CWDAC 3/18/2024

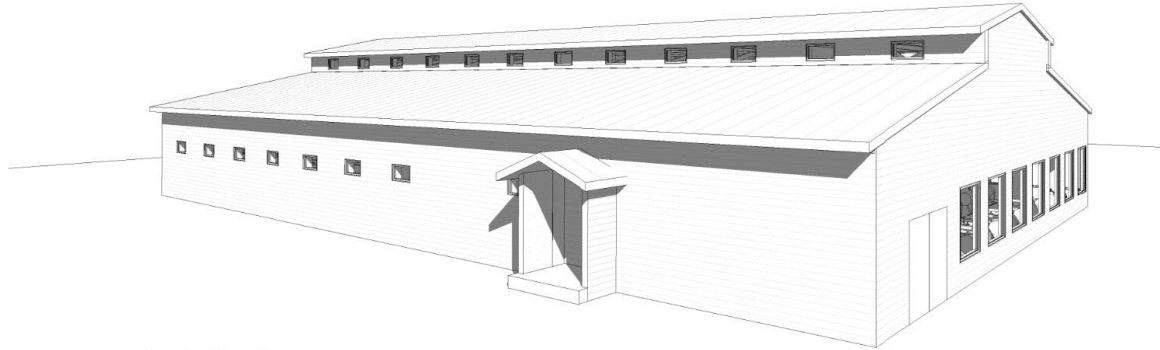
UPDATE OVERVIEW

1. Building design process
2. Lease
3. Funding
4. What's working, what's not
5. Current operating locations

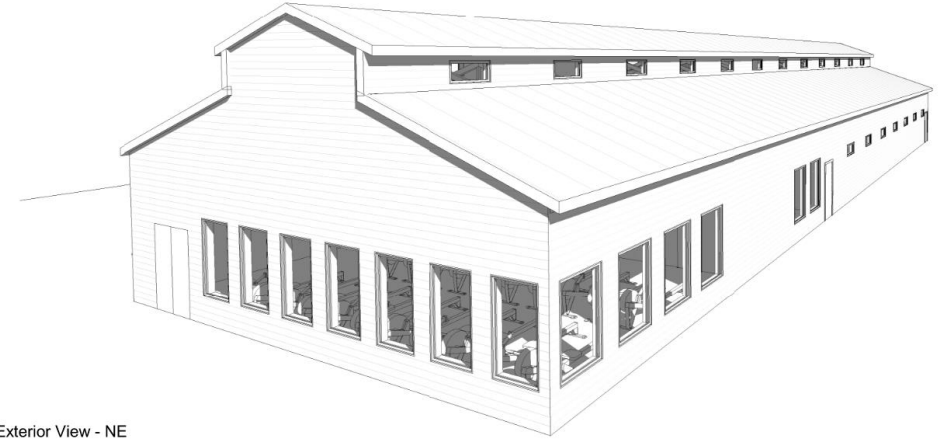
3D Views



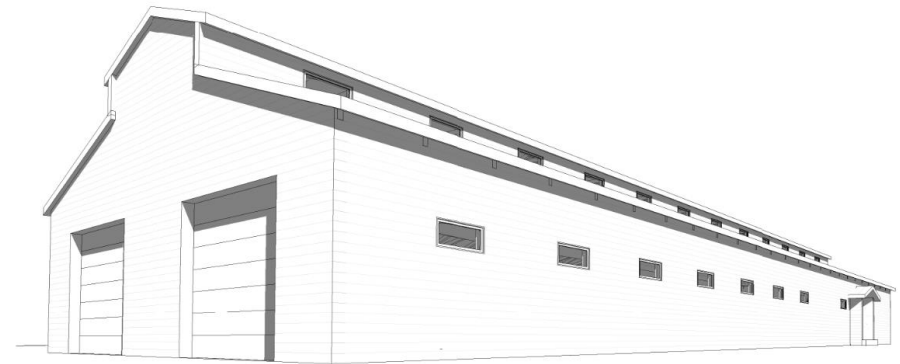
① Exterior View - NW



② Exterior View - SE

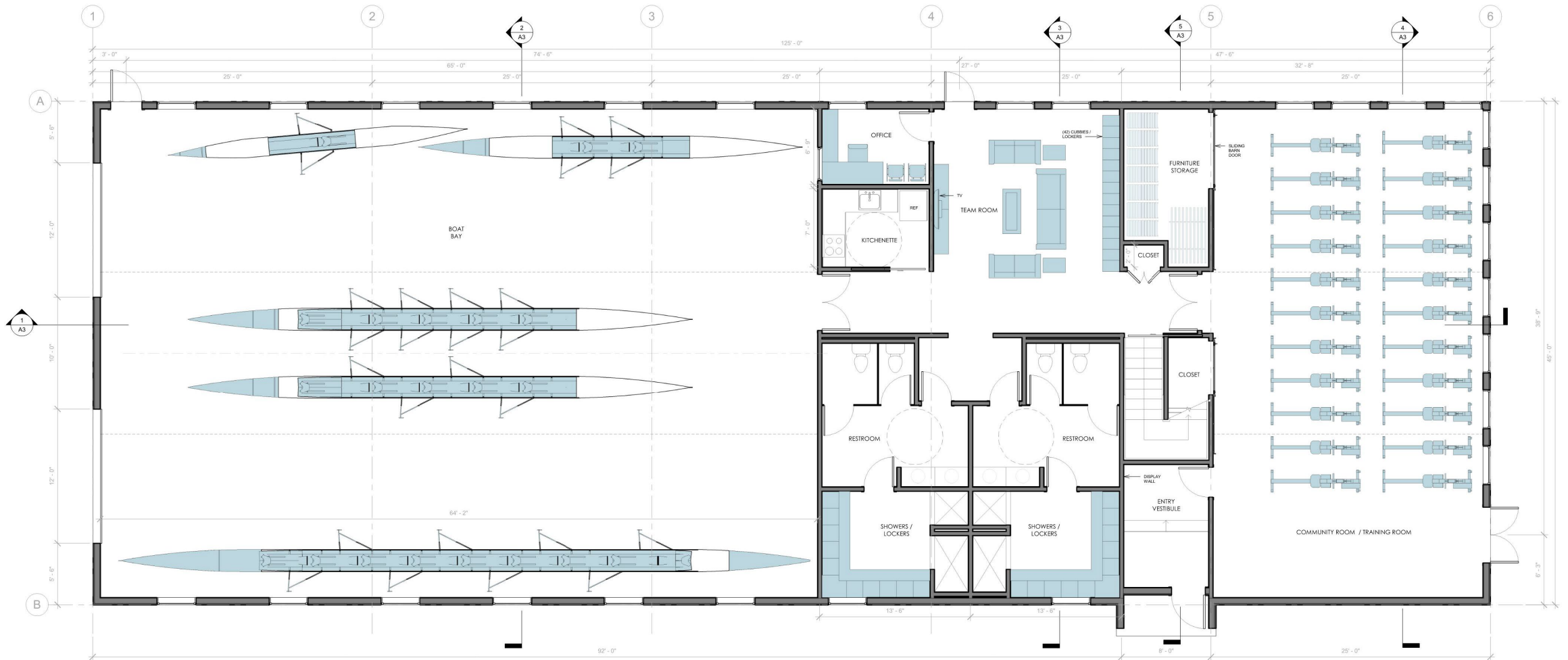


③ Exterior View - NE

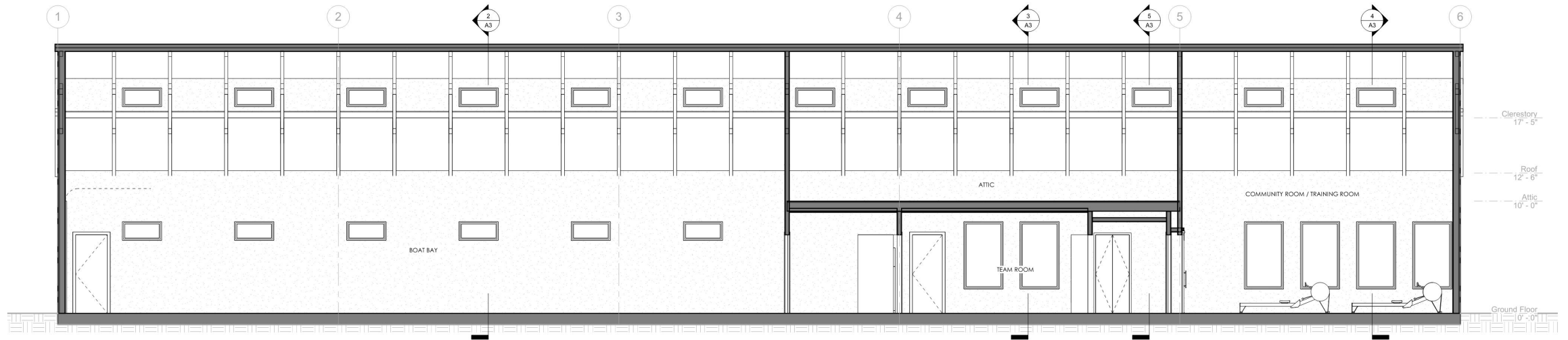


④ Exterior View - SW

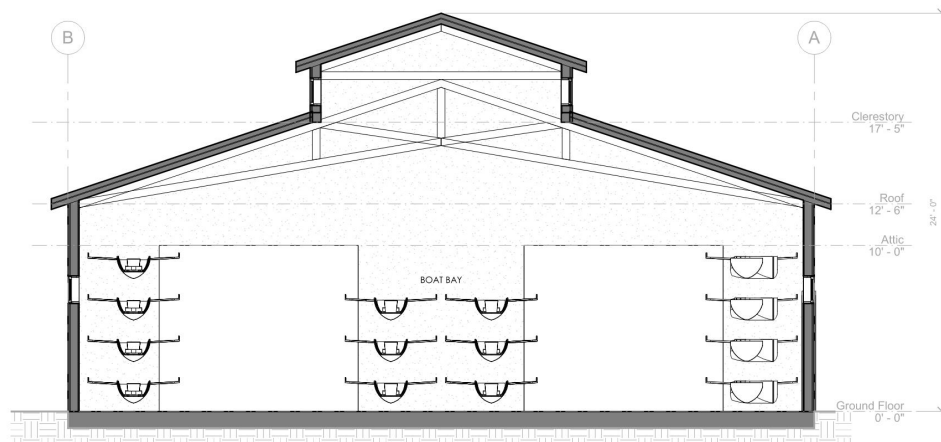
Floor Plan



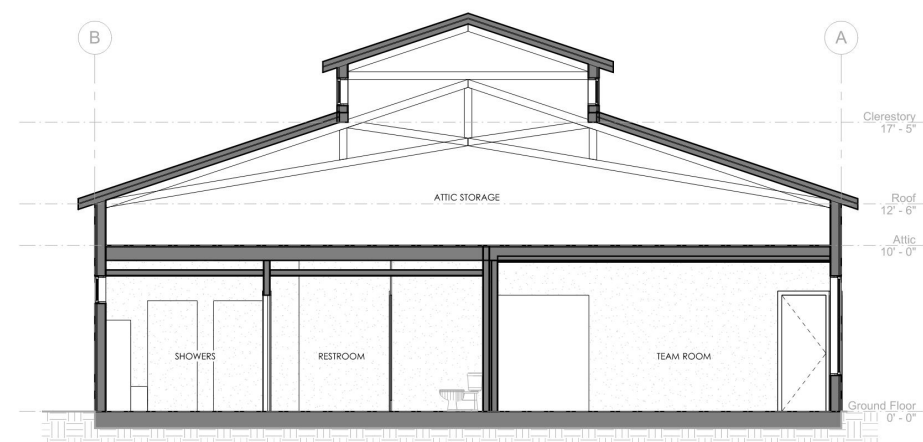
Sections



① E/W Section
1/4" = 1'-0"



② Section - Boat Bay
1/4" = 1'-0"



③ Section - Team Room & Restrooms
1/4" = 1'-0"

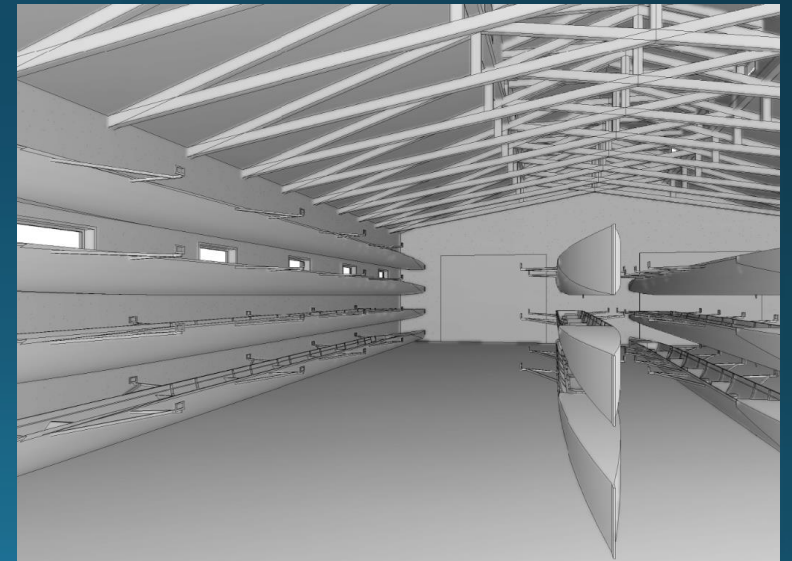
Interior Views



5 Interior View - Training Room



Interior View - Team Room



Interior View - Boat Bay

Initial Concept



Lease

- First round of lease edits between the City and GBR are complete
- Many areas of agreement found in round one
- Second round is in process
- Additional information has been collected as requested by the City and second pass at changes will be underway shortly

Funding

- Met with our bank to get the wording for the lease
- Working with some community and government partners at present
- Private and grant campaigns will be underway once the lease is complete

What's Working?

- Hilton Park: City helped negotiate an easement agreement with DOT last fall to facilitate the continuation of operations.
- City support of our use of the upper Cocheco area: walking the trail with us, trying to come up with solutions, and offering to put in a safety launch.
- Longer-term Hilton Park Option: Chris is helping as we are in the negotiating process with DOT for longer-term use of Hilton Park.
- Winter storage of equipment - Given a secured space off Mast Road. Very helpful since we are "homeless" right now.
- Gary starting the City-GBR partnership 11 yrs ago.

What's Not Working?

- Communication: An effective balance between the pace at which the City replies to our questions and makes requests of us and what we need to function as a build team and keep our organization running needs to be found.
- Current and future temporary rowing operations: To prioritize the build process in our organization, we need a definitive plan as to where GBR will operate until the park site is safely accessible.
- Balance in the partnership between GBR & the City.

Balance in the partnership between GBR & the City

GBR

- support community rowing and paddlesports
- serve as an activator within the park & a steward on the waterfront
- partner with the City Rec. Dept. to expand non-water offerings

City of Dover

?

Current Operating Locations: Where Can We Row?

Site	Room on the river at high and low tide	If dock, modification needed?	Boat Storage	Can all programs run?	Parking?	Timing with other activities on site?	Additional Cost
Cochecho River Site A	Yes	N/A	campsite spot just behind launch area, outside of construction area	yes	Maglaras & Dover street parking	No issue - outside the construction area	nominal - some clearing, solar charging for cox-boxes etc, a few mods to racks etc.
Cochecho River Site B	Yes	N/A	Section of land just off the old site road	no, would continue to run learn to row programs at current alternative locations until we can return to dock	Maglaras & Dover street parking	No issue - outside the construction area, except that entrance to the water area is steeper and would require stronger and more experienced athletes carrying boats.	nominal - some clearing, solar charging for cox-boxes etc, a few mods to racks etc.
Site C - George's Marina	Yes	yes - need to extend the end of the dock so it is lower	would we be allowed to park trailer in his lot?	Possibly - it is impossible to make the 90 degree turn onto the dock around the concrete pilon with a larger boat. We can continue to run some programs at alternative locations, but we might not be able to use our 8-oared shells here.	yes if allowed to use his lot - could get tight for our bigger programs, but we can run some of our programs at alternative locations.	Unsure if we would be out of the way enough at the end of the dock for regular boat owners	George would likely charge us to use this spot; modest charges to temporarily extend/lower end of dock

Cocheco Site A

Google Maps

google maps great bay rowing dover nh

Cocheco River "Site A"



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Make sure your search is spelled correctly. Try adding a city, state, or zip code.

Try Google Search instead

Should this place be on Google Maps?

Cocheco Site B

Google Maps google maps great bay rowing dover nh



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Cocheco Site C

Google Maps George's Marina



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All 3 Sites

3/9/24, 11:08 AM

Google Maps

Google Maps

GBR Alternative Cochecho River Access Sites



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THANK YOU!

- For your vision and support

