

CITY COUNCIL WORKSHOP: PUBLIC PRIVATE PARTNERSHIPS

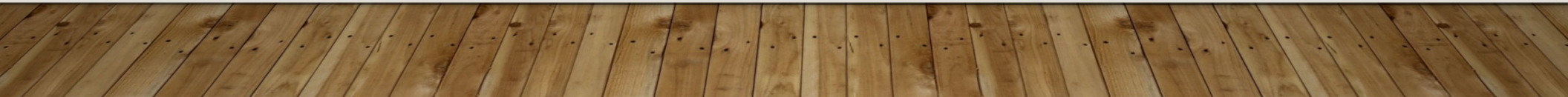
January 7, 2026

-
- Cochecho Waterfront Development
 - Background
 - Land Development Agreement
 - Update
 - What's next
 - Littleworth Road Development
 - Background
 - Land Development Agreement
 - Update
 - What's next

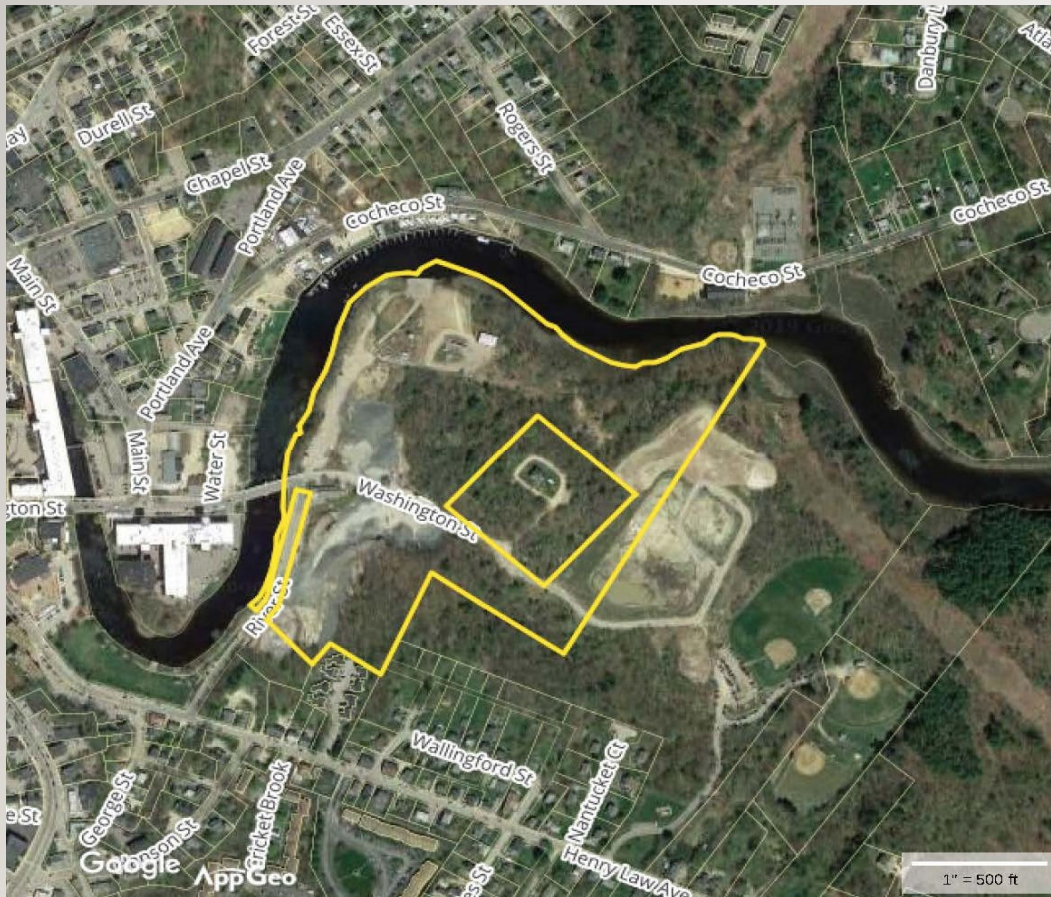
COACHECHO WATERFRONT: POTENTIAL



COCHECHO WATERFRONT: REALIZED



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 River St.

COCHECHO WATERFRONT



COCHECHO WATERFRONT

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.

CONCEPT



REALITY



THE DEAL

- 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
- 420 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

PUBLIC INVESTMENTS

- 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
- Adjacent investments include:
 - Upgrades to the River Street Pump Station
 - Closure of the dredge cell, creating a parking lot
 - Relocation of the Skate Park
 - Reconstruction of Maglaras Park
 - Reconstruction of Payne and Henry Law Avenues, and Henry Law Park

June 20, 2023



COCHECHO WATERFRONT

CURRENT STATUS

- Utilities and base roadways in place
- Nebi Park connects Henry Law Park to Maglaras Park
- Pavilion 95% constructed
- Public art bases are installed waiting art
- Building E (townhomes) complete
- Buildings C/D (mixed use) 90% complete
- Building F under construction

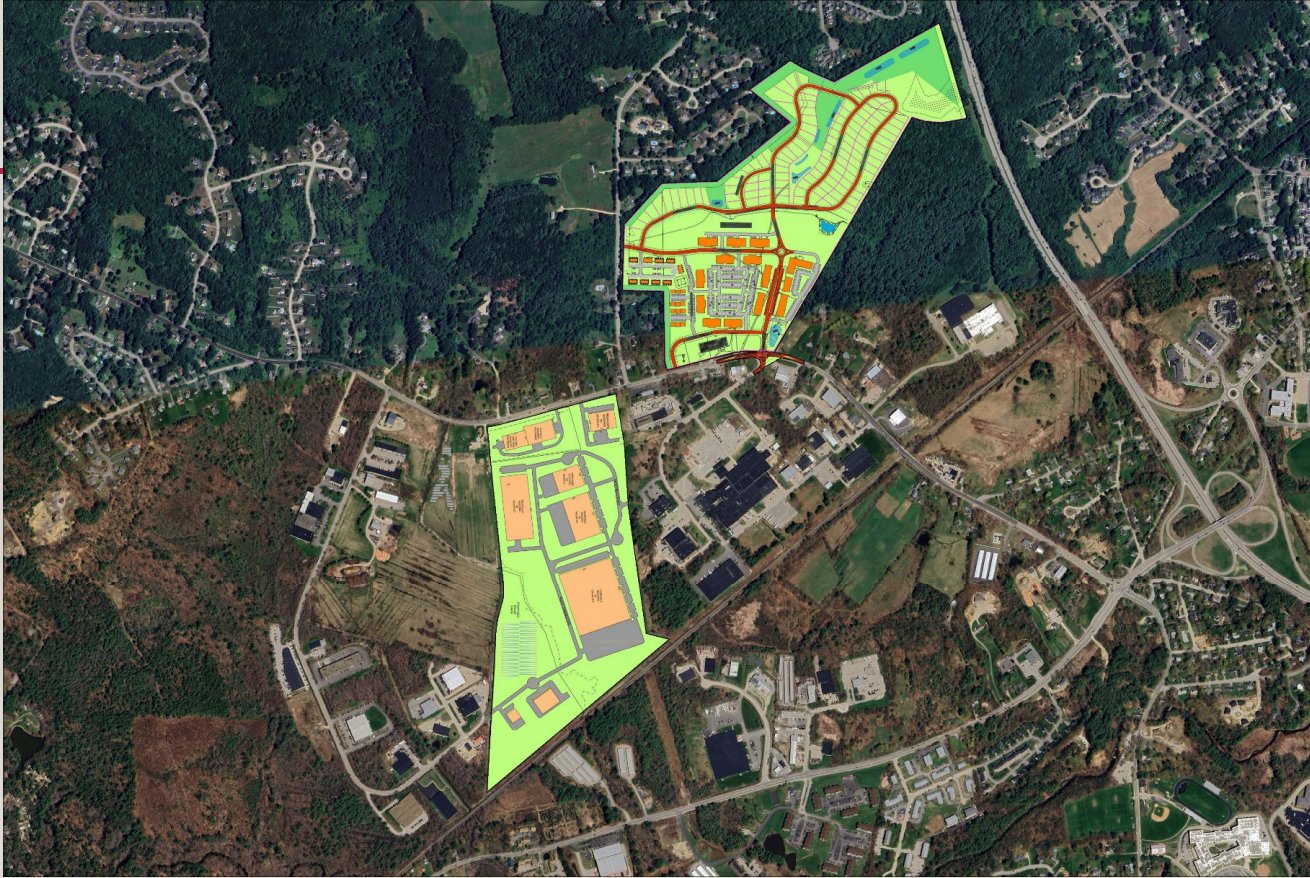


WHAT'S NEXT

- Pavilion completion (January)
- Reconstruct bulkhead area (March)
- Complete plaza/pavers at pavilion (April)
- Complete street tree installation (May)
- Complete sidewalk/walkway network (June)
- Reinstall paddle sports dock (June)
- Celebrate opening of Nebi Park (July)



LITTLEWORTH ROAD:

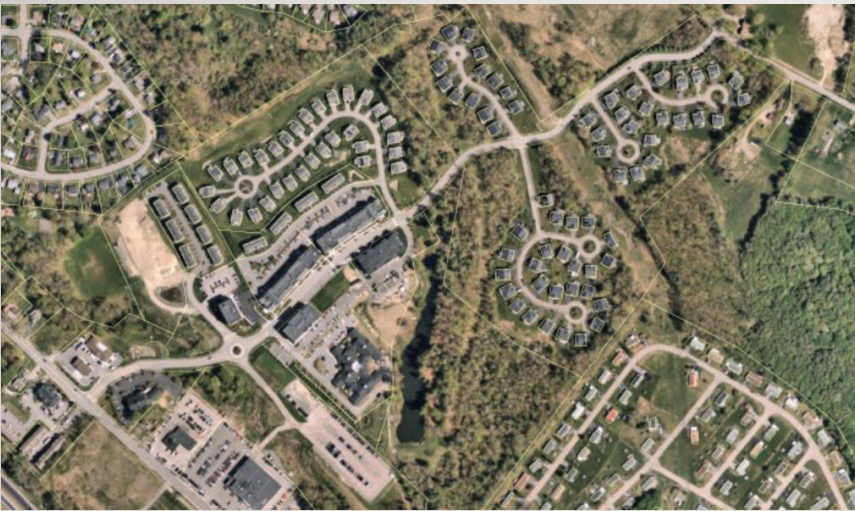


PAST SUCCESSES - STONEWALL KITCHEN



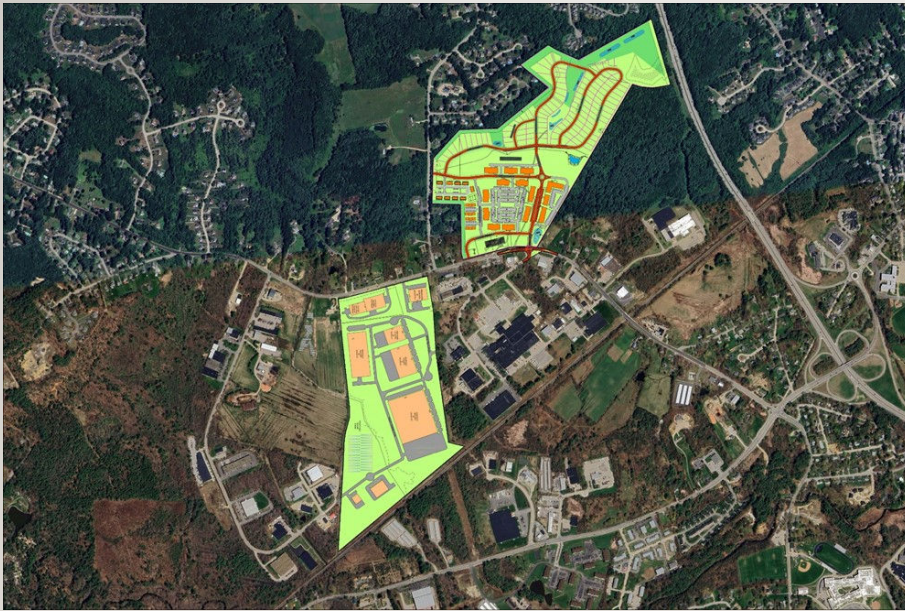
- Development SF
 - 100,000 required
 - 400,000 current
- Valuation
 - 6 Million required (by 2017)
 - 34 Million current
- Job Creation
 - 250 employees

PAST SUCCESSES - POINTE PLACE

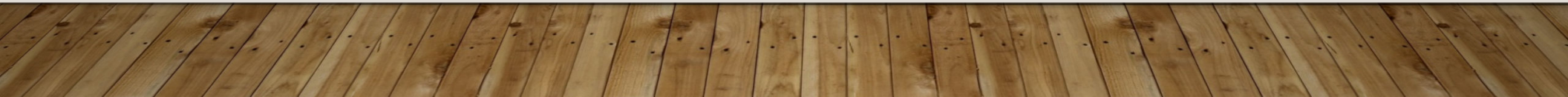


- Development
 - 430 Residential units
 - 80,000 SF Commercial space
- Valuation
 - 17 Million required (by 2023)
 - 154 Million current
- Job Creation
 - 140 Employees

WESTFIELD/TERRA NOVA SITES



- 180 Acres privately owned land
- 2,000 ft. of frontage on Littleworth Road
- 600 ff of frontage on Columbus Avenue
- Adjacent to Crosby and Industrial Park Roads with access to both
- Land in “current use”, due to farming uses
- Access via NH Routes 155 and 9, and the Spaulding Turnpike (Exit 8W)

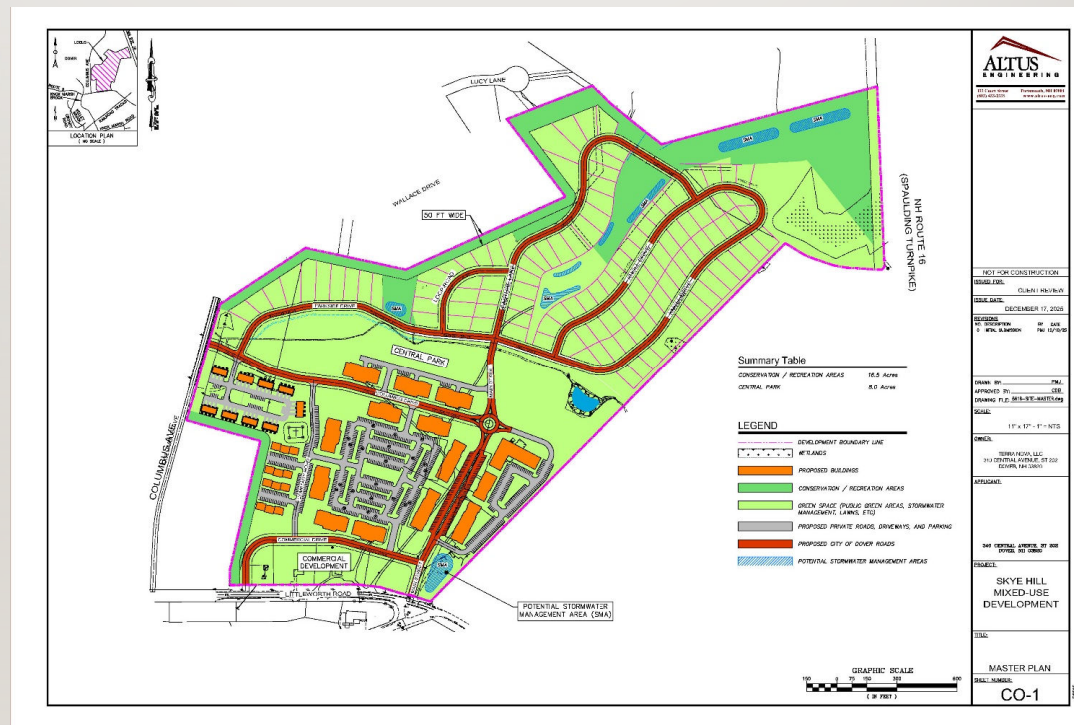


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CP1

Parker, Christopher, 1/7/2026

SKYE HILL CONCEPT



THE DEAL

- Multi-site, mixed use development to include multi-family and single family residential, retail, office, restaurant, and manufacturing/industrial
- 800 residential units of residential
- 10% units to be “attainable”
- 600,000-800,000 square feet of Commercial/Industrial space
- 14+ acres of new open/public space, plus additional park and community space
- City to reimburse developer for the completion of public improvements: internal streets and public utilities and roadway improvements on Littleworth Road
- Guarantee Tax Assessed Valuation to cover the debt service, over ten years, of the municipal bonds

PUBLIC INVESTMENTS

- Reimburse developer for the upgrade of utilities and road systems within the new development
 - Looping water between Crosby and Industrial Park Roads
- Reimburse developer for creation of new roadways and improvements along Littleworth Road
- Provide 14 acre parcel in exchange for attainable housing
- Create 14 acres of buffer to existing residential areas
- Promote access to services and employment

CURRENT STATUS

- Development Agreement Signed
- Development Agreement Revised
- Conservation/Open Space Easement recorded
- City Parcel conveyed
- Westfield Phases I, II, III and IV approved
- Construction of Westfield Phase I, completed
- New roadway work completed from Industrial Park and Crosby Roads (Phase II and III)
- Solar array permitted. Interconnect review underway (Phase IV)
- Met with NHDOT to discuss transportation routes
- Skye Hill Pre-TRC discussions with staff

WHAT'S NEXT

- Skye Hill concept to TRC (February)
- Neighborhood meeting #1 held (March)
- Skye Hill Planning Board Review (May)
- Phase II Westfield Construction (Spring)
- Skye Hill Overall Plan Approval (July)
- Neighborhood meeting #2 held (August)
- Skye Hill roadway network (September)
- Solar Array Construction (Fall 2026)
- Skye Hill major roadway networks complete (spring 2027)
- Engineering Plans for individual phases of Skye Hill developed (as needed Fall 2026 through 2036)
- Neighborhood meetings and Planning Board review Westfield and Skye Hill (TBD)