



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 305, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, December 20, 2016**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee (Chair), Dana Lynch, Norm Fracassa, Peg Purcell, Sean Fitzgerald, Robbie Woodburn, Matt Cox, Jack Buckley, Kim Schuman

EXOFFICIO MEMBERS: Michael Joyal, Alan Krans, Mayor Karen Weston

STAFF: Steve Bird – City Planner, Gary Bannon – Recreation Director

OTHERS: Jennifer Martel, Rob Roseen, Jeremy Lake, Jon Ford, Barry Abramson, Renee Bourdeau, Chris Wyskiel, Rachel Rawlinson, Kyle Pimental, Dan Gabriel, Kevin McEneaney, Doug DeDe, Josh Henry, Dane Drasher, others

1. Meeting was called to order at 5:35 pm.

2. Minutes of November 15, 2016

Motion: Lynch made the motion to approve the regular minutes of 11/15/16, Cox seconded. Vote: Unanimous

3. Citizens Forum: None

4. Changes to the Agenda: None

5. Correspondence:

Mettee reported that CWDAC had received a letter from Tony McManus on 12/13/16 with his comments on waterfront development.

6. Old Business: None

7. New Business:

A. Overview from Union Studio on Phase 2 Work Tasks

Lake reviewed the progress on the phase 2 tasks in detail using a PowerPoint presentation. The design team members will provide an update on each of the tasks.

B. Update on On-site Pre-permitting Meeting Held on December 2, 2016

Roseen: We are working with 9 different state and federal agencies on various permits. After a pre-permitting meeting in November, they requested a site walk so they could view the site.

Martel: We toured the site starting at the bluff area near the skate park and walked along the shoreline past the Makem Bridge to the knuckle area to look at the bulkhead. The area of the proposed dock was next and then the wetlands behind the building. The meeting was very productive.

Roseen: We found out that more of the shoreline area can be left in place than we originally thought.

Weston: Is there still room in the dredge cell for any material?

Roseen: Yes there is. We are still figuring out how much material will be generated.

C. Update on Filing of DES Wetland Permits Applications for Dock and Bluff Wetland Impact

Martel: The dock permit was completed and filed with DES the first week of December. With the shorter pier design the cost estimate for the dock is at \$154,000.

Roseen: The application to DES for the 3,600 square foot wetland impact associated with the bluff removal was filed at the same time. The Conservation Commission reviewed both applications on December 12th and voted to endorse both.

D. Report from Park Sub-committee on Survey Results

Martel: The park survey was completed and distributed via Survey Monkey in early December. We have received almost 750 responses which far exceeded our expectations. The survey listed potential park elements except for those elements that have already been decided on by CWDAC. She reviewed the top 10 responses that include farmers market, picnic tables, performance space, fun seating, ice skating, public art, and paddlecraft ramp. The Park sub-committee will meet in January to review the survey results. There were two questions that allowed responses so those 400 results were presented in a word cloud.

Bird: The sub-committee will doing a reality check on the results and will also factor in maintenance costs. All three parks will be viewed together and some elements might be better suited for one park.

E. Report on Results of RFQ for Bluff Excavation Contractor

Bird: After getting the go ahead last meeting, the city completed the RFQ and it was distributed the middle of November. Response were due back on December 15th. We received four responses from four companies. The review of the RFQ's will be conducted by Ann Legere, Doug Steele, Dave White, Dana Lynch of CWDAC and myself. The responses will be ranked and a decision will be made on the need for interviews. A meeting is set for next Thursday and we may have a recommendation by the January meeting depending on how the interviews go.

F. Presentation of Site Concept Plan by Union Studio

Lake reviewed the previous preliminary concept plan and presented the new more detailed site concept plan. The plan shows 18 townhouses east of River Street, 12 single family houses on top of the bluff and 47 multi-family units in the quarry area. North of Washington Street is the restaurant near the bridge, 46 multi-family units over 6,000 sf of commercial space, 26 multi-family units over 4,500 sf of commercial space closer to the knuckle and 26 multi-family units over 4,500 sf of commercial space further around the corner. There are 51 townhouses on the hill. Floor plans for the townhouse units were shown. The elevation of the site would be in the 4-5% range. Totals would be 145 multi-family, 69 townhouses, 12 single family, 15,000 sf of commercial and a 4,000 sf restaurant.

DeDe: Are you planning access for public transit?

Lake: We have not looked at that specifically yet but that will be part of the discussions and design considerations.

Woodburn: What are you providing for parking spaces?

Lake: One space per multi-family unit off street, 2 car garages for larger townhouses, 1 car garages for smaller townhouses and 2 car garage for single family. About 160 spaces in street parking.

Weston: What about the impact of the winter parking ban?

Lake: We would have to take that into account.

Abramson: Demand would be 1.5 parking spaces per unit, but some units will likely be owned by snow birds. More parking lessens the number of units you can fit, which would impact revenue generated.

Purcell: What is your target market? What would school impacts be?

Abramson: These kinds of projects don't attract families with kids. I can review my projections from the study I did two years ago.

Woodburn: What is the balance between the 15,000 sf of commercial and the number of residential units?

Abramson: This number of residential units will not support the commercial space, but it is included because that is what CWDAC's vision includes. The restaurant is the best bet. Commercial space should be active storefronts or professional offices or galleries. Retail uses would be tough to support.

Lake: Some developers prop up a use like a coffee shop as an amenity for the residents. The buildings can have some flexibility to convert from residential to commercial space.

Cox: Why didn't we put homes and shops next to the park on the other side of the street?

Lake: We wanted to have a separation between the public and private space. The road is the delineator.

Weston: Could the second floor be used for office space?

Abramson: That would be unlikely as the space would not be attractive to office users.

Mettee: I want to ask if any members think that this concept plan is off the rails at this point.

Lynch: No, not off the rails. The architectural guidelines will be very important to have a consistent look with more than one developer. I am concerned with blocking the views of the river. Not sure if we should include the plan in the RFP.

Woodburn: The plan is helpful with illustrating design concepts.

Krans: As soon as you show this plan, it becomes the plan in the public's eyes. We need to be careful with how we present it.

Mettee: Dickenson had a much different approach. He ended up with 150 to 180 units. You are denser with this plan. Could we do a cross section of the site to illustrate the elevation changes?

Fitzgerald left the meeting at 6:52 pm.

G. Presentation of Preliminary Financial Update by Barry Abramson

Abramson: Preliminary development costs are around 12 million with park costs making up 4 million. Improvements can be done in phases to help reduce the financial impacts. I still need to

do a TIF analysis for the next meeting. It looks like you will need money from the general fund upfront to cover the bonded debt. This plan is at maximum density.

Mettee: When will you be able to get the financial analysis completed?

Abramson: If you want it before the January meeting, I will have it done by then.

H. Discussion of Timing of Private Sector Development

Mettee: I want to have a discussion on when to open it up to developers.

Abramson: There are many critical path items to consider, like grading and bluff removal. If you work backwards, you could issue an RFP next spring and not be slowing yourself down. I would recommend a two stage RFP process, with looking at qualifications and level of interest in the first phase.

Krans: There are really 3 sections of the parcel, the bluff, the area south of Washington Street and the area north.

Rosen: The grading and park construction are the first phase, but the remedial action plan is going to take some time.

Lake: The big question is how much time it would take to complete the bluff excavation. Our estimate is that the northside will not need any bluff material to accomplish the grading plan, so much of the bluff material may not be needed by the city.

Bird: That will be an important question that we discuss when we interview the excavation contractors. We need to make sure they have a market for all the material from the bluff excavation and that the bluff removal is not being held up by the lack of a market.

8. Committee member comments: None

9. Adjournment: Mettee declared the meeting adjourned at 7:22 pm.