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Dickinson Development gets approval for \$65 million mixed-use Dover Landing

June 21, 2012 - Retail

It's been five years since Mark Dickinson, president of Dickinson Development of Quincy, first introduced his vision to transform a municipal public works yard near downtown into an upscale, mixed-use "lifestyle concept" project.

Finally, in early May, Dover's Cocheco Waterfront Development committee unanimously approved Dickinson's revised plans, paving the way to move ahead with the estimated \$65 million project known as Dover Landing. The 21-acre site hugs the Cocheco River and is connected directly to the downtown commercial district by a new bridge.

The project timeline calls for site and building design to proceed through 2012; complete permitting and closing with the city in early 2013; and construction in two phases from mid-2013 through early 2016. Dickinson estimates the project will create hundreds of construction jobs and that commercial tenants will create several hundred full-time jobs. He predicts annual real estate taxes for Dover will be as much as \$1 million upon completion.

"Successful development is all about compromise and patience," said Dickinson, who has earned a reputation for staying with his projects despite seemingly impossible hurdles.

About five years ago Dickinson replied to the city's Request for Proposals and was named designated developer for Dover Landing in 2007. Since then there have been numerous change requests.

Under Phase I, a 16,000 s/f, 2-story waterfront building will include one or two restaurants on the ground floor and offices on the second. This will be a visual gateway from downtown Dover to Dover Landing.

Across from the waterfront park will be three townhouse-style buildings of "live work" units. The first floors will be office or retail with residences above and garages behind.

As part of the agreement, Dickinson agreed to build a waterfront park from the bridge to Henry Law Park. This park will include a riverwalk and event pavilion adjacent to the parking. A new pier will be built for excursion and day boats, a short walk from downtown and the restaurants.

"In 2011 Money Magazine rated Dover, as one of the country's 'Top 100 Places to Live. 'We're hoping Dover Landing can help the city move up several notches," said Dickinson.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540