



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

Town Planner's Recommendation
Wednesday, September 25, 2013

- X. **Main Street and Pettee Brook Lane** – Conceptual site plan for major redevelopment of three lots for **mixed-use project** with retail, restaurants, office space, UNH Interoperability Laboratory, parking garage, public town square, and student housing (300 beds). Durham Development Associates, LLC, applicant; **Sora Development**, c/o Tim Elliott, developer; Gamma Theta (Alpha Theta Omega), Chittenden Corporation (People's National Bank), Town of Durham (parking lot), property owners. Tax Map 2, Lots 14-2, 14-5, 15-1. **Recommended action**: Close conceptual and set design review and public hearing for October 9.

- I recommend closing the conceptual review and setting a design review and public hearing for October 9.

This is a very exciting project. The applicant, Tim Elliott, has been extraordinarily patient and diligent (having already made several dozen visits to Durham from Baltimore), working through myriad details with landowners, UNH, and the Town. That process continues.

The preliminary design looks terrific (recognizing that there are many issues, including zoning constraints) to work through. Possible/likely tenants include UNH's Interoperability Laboratory (to relocate from the Goss Building on Technology Drive), Barnes and Noble (to relocate from the UNH Memorial Union Building), People's United Bank, and The Common Man Restaurant. Mr. Elliott has been speaking with a number of other potential office and retail tenants. The applicant has done an impressive job fitting the initial design, with its multiple levels, onto the square site. The courtyard could potentially be an outstanding civic space for the community.

All of that being said, we have a great deal of work to do, reviewing this proposal, addressing concerns, moving through various iterations, and refining the details.