



250 Commercial Street
Suite 1001
Manchester NH 03101
Tel: (603) 627-5500
Fax: (603) 627-5501

Memo

To:
William Fideli Investments
Orion Student Housing
225 Franklin Street
26th Floor
Boston, MA 02110

From: Stephen Mayer

A&M Project # : 1925-01

Date: September 10, 2013

Re: Orion UNH LLC Student Housing

25/35 Main Street – Off-Street Parking Agreement

For approval
 As requested

For your use
 For review and comment

Orion UNH LLC proposes to designate 33 parking spaces on their 2 Mill Pond Road parcel for the 25/35 Main Street project.

The 2 Mill Pond Road property has 20 existing parking spaces and 19 residents. It is proposed that the current parking lot be reconfigured and expanded upon to include a total of 52 parking spaces (see Exhibit 1A). Per section 175-113 of The Durham Zoning Ordinance for dwelling units permitted to be occupied by 3 or more unrelated individuals, 1 parking space is required per resident. Therefore, 19 spaces shall be reserved for residents of 2 Mill Pond Road. The remaining 33 parking spaces shall be allocated to the 25/35 Main Street Orion Student Housing property under a “Shared Parking Agreement” (section 175-114 b.). The 25/35 Main Street project proposes 183 residents which require a total of 183 parking spaces. With 4 proposed parking spaces onsite and 33 parking spaces offsite there are 146 parking spaces that will not be provided. These shall be offset by a one-time parking impact fee, allowed in the Central Business District (section 175-112 a.). See Exhibit 1B for an aerial image that shows the location of the two properties with respect to each other.