



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, September 25, 2013**

IX. **25-35 Main Street**. Site plan review to redevelop three lots into a **mixed-use student housing development**. The proposal involves rehabilitating the houses at 25 and 35 Main Street, demolishing the houses at 27 and 29 Main Street, demolishing or relocating the barn in the rear, erecting two new houses fronting on Main Street, erecting two large new buildings, one in the rear and one fronting on Main Street. **Orion Student Housing**, Bill Fideli and Philip Wills, applicant; Allen and Major, engineer; Lisa DeStefano, DeStefano Architects, architect; Tim Phoenix, attorney. Tax Map 5, Lots 1-6, 1-7, and 1-8, Central Business Zoning District.

➤ I recommend acceptance and setting the public hearing for October 9

Please note the following:

- 1) **Acceptance**. A few items will be needed (See below) but I think it appropriate to accept the application as complete, provided any necessary items are submitted in a timely fashion.
  - 2) **Energy**. We will need the energy checklist. It would be useful for the applicant to speak with the Energy Committee or a representative once the checklist is completed.
- Historic District Commission:**
- 3) The Historic District Commission approved the building design and site design (aspects of site design under its purview).
  - 4) The HDC approval is enclosed.
  - 5) The HDC approval includes information on materials and colors.
  - 6) As part of any prospective final site plan approval the HDC approval will be incorporated.
  - 7) The applicant expects to return to the HDC in the future for outstanding items, including fencing, signage, and paving materials. In the likely event that the Planning Board asks for changes in the site design or items that would affect the architectural design, then the applicant would return to the HDC for those items, as well.
  - 8) There are a few secondary building elevations that are not included and which were not submitted to the HDC. One condition of the HDC's approval was that those elevations be submitted to the Planning Board as part of site plan review. Those elevations will be submitted later, and will be compatible with the approved elevations.
  - 9) Within the Historic District the Architectural Regulations are superseded by the HDC's review.
  - 10) As part of the HDC approval, the existing houses at 25 and 35 Main Street will be rehabilitated.
  - 11) Note that the HDC approved demolition/relocation of the barn. The Agricultural Commission has gotten the word out that the barn is available for relocation. The applicant has agreed to let any

party take the barn, but the applicant would not be participating in that process, merely allowing a third party to remove it. None of the buildings approved for demolition, should be demolished until a building permit is issued, as part of a prospective site plan approval.

- 12) EDC. We encourage the applicant to meet with the Economic Development Committee soon.
- 13) Commercial Use. The applicant stated they intend to apply for a variance to reduce the amount of nonresidential/commercial space on the first floor. A discussion with the EDC about this will be beneficial. Please note that, regarding this requirement, in my professional opinion, it is appropriate to *consider* treating a complex of buildings (such as Orion, Madbury Commons, and Sora Development) different from an individual building fronting the street.
- 14) Dumpster. One dumpster is proposed. The applicant will examine possibly including a second dumpster location.
- 15) Beds. 52 dwelling units are proposed. About 180 beds are proposed. There are around 65 beds on site now.

Traffic and Parking:

- 16) The driveway will be one way, likely with vehicles moving in a southerly direction.
- 17) A traffic study, including pedestrian, bicycle, and vehicular use, should be prepared.
- 18) A parking analysis/letter should be prepared. The applicant owns other neighboring properties that could be incorporated into a plan.
- 19) The intent is that the courtyard not be actively used for parking.

Drainage:

- 20) It is proposed that stormwater be infiltrated directly into the ground. Pervious cobblestones are proposed for the driveway. This will be attractive and environmentally friendly.
- 21) Dave Cedarholm says that we need to look at the condition of the drainage line that extends to Pettee Brook.
- 22) Fire Department. The Fire Department will continue its review for access. It is expected that the ladder truck could pull into either entrance but not navigate through the driveway. The Fire Chief mentioned using a mountable curb but it is desirable to avoid that if possible, to enhance attractiveness for pedestrians.
- 23) Management Plan. A management plan for the students will be needed. Orion will have 24 hour security for its various properties in Durham but it remains to be seen how this will be done.
- 24) Snow. Snow would be moved off site. There may be some storage on site.
- 25) Utilities. There is a newer water line in Main Street. There is a section of sewer line that is new but the route for sewer is a little tricky. We will get more information from Public Works.
- 26) Sidewalk. What is the condition of the sidewalk in front of the development? Are any improvements appropriate?
- 27) Trees. It would be desirable to add some trees in the front along Main Street, even if they are to be planted in the Town's right of way. We will look at this.
- 28) Lighting. We will need a lighting plan.
- 29) Bicycles. More bicycle racks will probably be needed. Some covered racks would be appropriate.
- 30) Schedule. The applicant hopes to start construction Spring 2014 and open in the Fall 2015.