



May 28, 2015

Durham Planning Board
8 Newmarket Road
Durham, New Hampshire 03824-2898

**Re: Application for Conditional Use Request
Lodges at West Edge
259 Mast Road
Durham, NH 03824**

Dear Planning Board:

We are pleased to submit our application for a conditional use permit for the Lodges at West Edge at 259 Mast Road, Durham, NH 03824 (hereinafter "Project") to expand an existing non-conforming use. We request an increase in the number of beds at the Project from 460 to 486. No new construction is required with this request. This is simply a change in the number of beds/occupants permitted at the Project and is in compliance with Durham zoning occupancy requirements, building code, and life safety code. Below is a detailed summary of the Project's conformance with the conditional use permit criteria:

1. Site suitability

The existing parking lot with 470 spaces is adequate to serve the increase in beds/occupants to 486 with .967 spaces per bed/occupant. In addition to vehicular parking, the Project provides 105 covered bicycle spaces, a UNH Wildcat Transit stop with service every 10 minutes during weekday hours, and a connection/extension to the UNH multi-use path network for bicyclists and pedestrians – all of which help to minimize vehicular need/impact. The site plan was coordinated and built following all requirements for emergency services, pedestrian facilities, and other municipal services. There are no environmental impacts with this request. Utilities to serve this property are in place and adequate to serve the additional residents.

2. External impacts

This request does not require any new construction. The number of parking spaces does not change and the number of cars at the site will not increase from the original approved plan. There will be no external impact as a result of granting this request.

3. Character of the site development

This request does not require any new construction and will have no impact to site character.

4. Character of the buildings and structures

This request does not require any new construction and will have no impact to the character of the existing buildings.

5. Preservation of natural, cultural, historic, and scenic resources

This request does not require any new construction and will have no impact to the preservation of natural, cultural, historic, and scenic resources.

6. Impact on property values

This request is not expected to cause any significant impact on property values of adjacent properties.

7. Availability of public services and facilities

Utilities to serve the Project are in place and adequate to serve the additional beds/occupants.

8. Fiscal impacts

Peak Campus Development, LLC commissioned a fiscal impact study with its initial conditional use request in 2012. The study concluded that the Project will have a net positive fiscal impact on the Town of Durham.

Please feel free to contact me directly at 404-920-5361 should you have any questions or comments. We appreciate your consideration of this application.

Sincerely,
Peak Campus Development, LLC



Jeff Githens
Vice President