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Town of Durham**

APR - 3 2013

**Planning, Assessing,
Zoning & Code Enforcement**

Michael Behrendt, AICP
Director of Planning and Community Development
Town of Durham
15 Newmarket Road
Durham, New Hampshire 03824-2898

Dear Michael:

Thank you for the candid feedback you and the Planning Board have delivered regarding Madbury Commons. We came away from last Wednesday's meeting with sufficient feedback to inform our way forward. The purpose of this communication is to inform you and the planning board of an alternative direction we are contemplating.

First, there were several important insights we gained: that the multiple characterizations of our project as "massive" meant our project is viewed as too large; that the Town believes widening the ratio of commercial to student housing space is important and that the Town Planners are unsympathetic to the economic viability of the commercial space. We believe the "Pentagon" proposal has a lot of positives for the Town but ultimately we will not be able to meet the unrealistic commercial requirements.

Thus, we have designed an alternative plan that encompasses a much downscaled project – one that we trust will be less controversial. We have reduced the height and scale and simplified the construction in order to conform to the existing planning board sentiment and, more critically, the current zoning ordinances. The design calls for four separate 3-story structures stretching from Madbury Road to the rear of the property.

We believe our new project will be a valuable addition to downtown Durham and address what we now understand are the primary Town's goals of:

- transforming a rundown student housing complex
- Adhering to the commercial square foot ratio requirements
- creating a structure that conforms to New England architectural sensitivities with appropriate height and mass
- transitioning students out of residential neighborhoods
- providing critical additional tax revenue
- Promoting economic development in the downtown business district.

While our project design has changed, our partnership spirit with the Town has not. We are particularly thankful for the guidance extended to us by Todd Selig. We will continue to work with Todd and the Town committees and officials to incorporate their feedback and will be actively in front of the Planning Board with our site design in effort to remain on our schedule.



Please feel free to forward this message together with the attached new conceptual drawings to the Planning Board members and other stakeholders with interest. We look forward to discussing the current "pentagon" design and this new proposal today during the site walk.

Sincerely,

Eamonn Healy

A handwritten signature in black ink, appearing to read "Eamonn Healy", is written over a horizontal dashed line. The signature is fluid and cursive, with a large loop at the end.

Chief Financial Officer
Golden Goose Properties