



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, June 14, 2017

- IX. **Public Hearing - Riverwoods Continuing Care Retirement Community (CCRC) – Stone Quarry Drive.** Preliminary (design review) site plan and lot line adjustment application for CCRC to be located on a vacant 11.3-acre site in the northeast quadrant of the junction of Route 108 and Route 4 (one lot in from Route 108). The 315,815 square foot building, with a 95,141 square foot footprint, will contain 150 independent living apartments, 24 assisted-living apartments, 24 memory-care units, and 24 skilled-nursing units. The 57+/- foot-high building will range from 2 to 5 stories. There will be 107 enclosed and 172 outside parking spaces. The proposal includes a lot line adjustment with the adjacent lot – 8-0. Applicant - The RiverWoods Group, c/o Justine Vogel, CEO. Property owner - Rockingham Properties, c/o Dave Garvey, partner. Engineer – Jeff Clifford, Altus Engineering. Landscape architect – Robbi Woodburn. Attorney – Sharon Cuddy Somers, DT&C. Map 11, Lot 8-1 through 8-15. Office Research District.
- I recommend that the Planning Board discuss the project, individual board members offer comments to provide guidance to the applicant, and close the design review (unless it is considered that further discussion at the design review stage is desired).

Please note the following:

- 1) **Updated plans.** The applicant has submitted updated renderings showing how visible the buildings would be and explaining proposed land swaps and an easement with the Town of Durham. These land deals would be presented to the Town Council for consideration.
- 2) **Overview.** The proposed project will be located on an 11-acre parcel situated in the northeast quadrant of the Route 108/Dover Road and Route 4 interchange. There is fairly high ground with the highest point at 80 feet. The finished floor will be at about 62 feet. The site is in the Stone Quarry commercial subdivision that leads to the Durham Public Works Facility. The parcel is on the southerly side of Stone Quarry Drive. Fifteen lots (8-1 through 8-15) will be combined to accommodate the project. As many know, there is a long-established Riverwoods development in Exeter. Riverwoods is a non-profit organization.
- 3) **Preliminary.** This is a preliminary application. The applicant will give a detailed presentation at the public hearing. Many issues will not be addressed until a formal

application is submitted, such as stormwater management, lighting, signage, final landscaping, etc.

- 4) **Marketing Center.** We have a separate formal site plan application on the board's agenda for conversion of adjacent lot 8-0 to a marketing center for the project.
- 5) **Conditional use.** A conditional use will be needed for driveways and parking areas situated within wetland buffers. After the formal application is submitted, the applicant will coordinate with the Conservation Commission for its review.
- 6) **Traffic study.** As part of a formal submission a traffic study will likely be needed. The applicant already met with NHDOT for a scoping session.
- 7) **Architecture.** Architectural review is not involved in the Office Research District. However, the submittal must include full renderings. The Planning Board, staff, and public will be very interested in seeing the design.
- 8) **Lot line.** A lot line adjustment application will need to be submitted along with the formal site plan application, for the adjustment with the adjacent lot.
- 9) **Emergency services.** At the appropriate time, we will ask for input from the Police, Fire, and EMS services. All three have seen the preliminary plans.
- 10) **Utilities.** Water and sewer lines will need to be extended some distance to the site.
- 11) **Units.** There will be 150 independent living apartments, 24 assisted-living apartments, 24 memory-care units, and 24 skilled-nursing units. Most of the independent units will be 1-bedroom. Others will be 2-bedroom. The independent units will have full cooking facilities. The assisted living units will not have cooking facilities other than a refrigerator, sink, and microwave. There will be no cooking facilities in the memory support and skilled nursing units.
- 12) **Parking.** The plan includes 107 enclosed and 172 outside parking spaces for a total of 279 spaces. The applicant expects there to be a maximum of 60 employees per shift (to be confirmed).
- 13) **PILOT.** The Town will negotiate a payment in lieu of taxes (PILOT) with Riverwoods, since it is a nonprofit organization.
- 14) **Site walk.** A site walk of the main project and the marketing center is scheduled for Wednesday, June 14, at 4:00 pm. The public is welcome to attend.