

Karen Edwards

From: Rick Taintor
Sent: Sunday, September 12, 2021 5:42 PM
To: Barbara Dill; Heather Grant; James Bubar; Lorne Parnell; Paul Rasmussen; Richard Kelley; external forward for stobias; William McGowan; Raymond Philpot; Eleanor Lonske; Nicholas Germain; Chuck Hotchkiss
Cc: Karen Edwards; Todd Selig
Subject: Mill Plaza – number of bedrooms per dwelling unit.
Attachments: Unit size mixes 210912.pdf

Planning Board members,

Following up on mentions at Planning Board meetings of unit sizes in the proposed Mill Plaza buildings, Ellie Lonske asked that I share the link to the floor plans submitted by Colonial Durham Associates. These were submitted in January 2020, before several current members joined the Board. The January 2020 floor plans are on the Planning Board website at the following link:

https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning_board/page/54468/x.x_building-floor-plans.pdf

In this proposed layout, 160 beds (62% of the total) are in 4-bedroom units, 60 beds (23%) are in 2-bedroom units, and 38 beds (15%) are in 1-bedroom units.

Because there has been so much discussion about the project's orientation to students, the Board may wish to address the mix of unit sizes (i.e., number of bedrooms per dwelling unit) in its evaluation of the application. Restricting the size of dwelling units is not unheard of in college towns. For example, last year the city of Tuscaloosa, AL, banned 4- and 5-bedroom units in large developments and as of October 2020 was considering extending this ban to all developments regardless of size:

<https://www.tuscaloosaneews.com/story/news/2020/10/25/tuscaloosa-city-leaders-weigh-ban-four-and-five-bedroom-apartments/6008248002/>

<https://www.tuscaloosaneews.com/story/news/2021/08/12/building-ban-extended-student-based-complexes-tuscaloosa/5565993001/>

With this in mind, I decided to take a look at some hypothetical alternative unit mixes that might be more attractive other potential downtown residents such as singles/couples, young families and empty nesters. The attached document compares the current CDA proposal to three hypothetical alternatives. All of the alternative mixes exclude 4-bed units and contain various combinations of 1-, 2- and 3-bedroom units, as follows:

	Unit Size		
	1 Bed	2 Beds	3 Beds
Alternative 1			
% of Beds	30%	40%	30%
% of Units	51%	32%	17%
Alternative 2			
% of Beds	35%	35%	30%
% of Units	56%	28%	16%
Alternative 3			
% of Beds	30%	50%	20%
% of Units	50%	40%	10%

Importantly, all three alternative scenarios preserve the number of beds in CDA's current proposal (258), so that none of the alternatives affect the "density" of development as called out in the Settlement Agreement.

Please note that the attached document is not meant to suggest a recommendation to approve or modify the current application, but rather a way to illustrate how the Board could influence the type and character of occupancy through a condition about the unit mix. If the Board feels that this type of approach is useful I would be happy to explore it further at a future meeting.

Regards,
Rick

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PROPOSED AND ALTERNATIVE UNIT SIZE MIXES

January 2020 floor plans

Building & Floor	Unit Size (No. of Beds)			Total Units	Total Bedrooms/Beds
	1	2	4		
C2	10	13	12	35	84
C3	10	13	12	35	84
B3	9	2	8	19	45
B4	9	2	8	19	45
Total Units	38	30	40	108	258
% of Units	35%	28%	37%		
				Total	
Bedrooms	38	60	160	258	
% of Beds	15%	23%	62%		

Alternative unit mixes (hypothetical)

Alt. 1 30%-40%-30%-0%	Unit Size (No. of Beds)			Total
	1	2	3	
% of Beds	30%	40%	30%	
Beds	80	100	78	258
Units	80	50	26	156
% of Units	51%	32%	17%	

Alt. 2 35%-35%-30%-0%	Unit Size (No. of Beds)			Total
	1	2	3	
% of Beds	35%	35%	30%	
Beds	90	90	78	258
Units	90	45	26	161
% of Units	56%	28%	16%	

Alt. 3 30%-50%-20%-0%	Unit Size (No. of Beds)			Total
	1	2	3	
% of Beds	30%	50%	20%	
Beds	80	130	48	258
Units	80	65	16	161
% of Units	50%	40%	10%	

PROPOSED AND ALTERNATIVE UNIT SIZE MIXES

	Unit Size (No. of Bedrooms)				TOTAL BEDS
	1 BR	2 BR	3 BR	4 BR	
NUMBER OF BEDS BY UNIT SIZE					
January 2020 proposal	38	60	0	160	258
30%-40%-30%-0%	80	100	78	0	258
35%-35%-30%-0%	90	90	78	0	258
30%-50%-20%-0%	80	130	48	0	258
NUMBER OF DWELLING UNITS BY UNIT SIZE					
January 2020 proposal	38	30	0	40	108
30%-40%-30%-0%	80	50	26	0	156
35%-35%-30%-0%	90	45	26	0	161
30%-50%-20%-0%	80	65	16	0	161

