

**From:** Nathanael Stewart <nathanaelstewart@me.com>

Date: Wednesday, June 24, 2020 at 11:05 AM

To: Karen Edwards <kedwards@ci.durham.nh.us>, Rick Taintor <rtaintor@ci.durham.nh.us>

Subject: appraisal report misconstrues our home purchase (Mill Plaza redevelopment)

Dear Planning Board Members,

I was disturbed to read in the appraisal report that our 2018 purchase of 11 Faculty Road was cited as evidence in favor of the current plaza development plan.

It is true my family was made aware of the development. However, our understanding of the plan at that time has little relation to the current plan.

I (falsely, it now appears) believed that the primary purpose of the plan was to enhance the facility as a plaza for use by Durham residents - a true, "plaza redevelopment." While we understood construction noise, etc can be a short-term nuisance, we were optimistic about the prospects, particularly given the ample town and community feedback we found online.

After years of neglect and under-investment by the current owner (as aptly documented by Joshua Meyrowitz in his recent report), such a redevelopment and upgrade makes perfect sense and is badly needed.

However, this needed redevelopment has no relation to the current plan. The current plan is anchored by enormous, four story student apartment buildings - this is the core of the project. Calling the current plan a "plaza redevelopment" is absurd when in reality it is simply shoehorning more student housing into a university town that does not need it.

To put it bluntly, the current plan is a "money-grab" by an absentee landlord at the expense of Faculty neighborhood residents, other landlords, and the character of the town. Given the enormous amount of time spent considering this development, it is sad that the plan has fallen to this low point.

While property values are important, at times other values are equally if not more important. The best thing about the Faculty Neighborhood is its location and the great people who we feel fortunate to have as our neighbors.

Durham deserves something better.

Sincerely,

Nathanael Stewart  
11 Faculty Road  
Durham, NH