



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, November 14, 2018

- XI. **66 Main Street Mixed-Use Project.** 66 Main Street. Conceptual site plan on 1.18 acres. Mixed-use project with two separate buildings and central promenade linking Main Street to Pettee Brook Lane. Restaurant, retail stores, office space, residential, and garage parking. Elliott Sidewalk Communities LLC, Sparks, Maryland, c/o Tim Elliott, applicant. University of New Hampshire, c/o David May, property owner. Map 2, Lot 14-2UNH. May also include Town parking lot behind on Pettee Brook Lane. Central Business District.
- I recommend that the project be discussed and the conceptual review be closed.

Please note the following:

- 1) Conceptual review. The application is submitted for a preliminary conceptual review. A conceptual review does not involve any notices or public hearing. It is usually completed in one meeting, though it may be continued if the applicant and board think useful. There is no need for a site walk unless the project will be continued to another meeting. Interested parties may submit comments in writing and speak at the meeting in the public comments time. The applicant said that he will likely submit a design review application afterwards, which would involve a more detailed presentation and review.
- 2) Zoning Review. We will need to conduct a zoning review for the various elements of the project, including the residential uses. We will evaluate the proposal in terms of both the current standards and those now proposed in the zoning amendments. Some elements such as the height maximum may require a conditional use. Others may require a variance.
- 3) UNH land. The site is now owned by the university. UNH will convey the land to the applicant and it will thus be fully subject to Town requirements.
- 4) Technical Review Group. The project was presented to the TRG on November 6. I will send notes from the meeting to the board shortly.
- 5) Architectural Regulations. The project will be subject to the Town's architectural regulations.

- 6) Parking garage. The project includes a parking garage underneath to be accessed from Pettee Brook Lane. There is ledge there so the applicant will analyze how much parking can be created in a cost-effective manner. The applicant has a geotechnical study of the site. The project will likely be subject to the parking impact fee if there are not sufficient spaces created.
- 7) TIF. The project lies within the Town's downtown tax increment financing district. We will examine whether it is appropriate for the Town to participate in the project in any manner using the TIF funds.
- 8) Pedestrian connections. Establishing and maintaining attractive pedestrian connections between 66 Main Street and Main Street in general, the hotel at Hetzel Hall, also being developed by the applicant, and Pettee Brook Lane and Madbury Commons will be important.
- 9) Public space. A central element of the plan is the pedestrian promenade. We will work with the applicant on the design of this space so that it is attractive and inviting for the public. I think that the space will need to be carefully crafted to create appealing spaces. Ideally, it will not function like an angled funnel but will be somewhat rectilinear with various separate spaces and focal points. Perhaps an arch could be constructed at the Pettee Brook end.
- 10) Stone wall. How will the existing stone wall along Main Street be handled? It would be desirable to incorporate as much of it as possible into the design.
- 11) Traffic study. A traffic study will probably be needed. The board can determine later if a run on the traffic model should also be required.
- 12) Police Department. Here are preliminary comments from Chief Kurz:

From initial discussion the Police Department projects that the property would not be under control of UNH upon construction commencement there making the policing responsibilities that of the Town of Durham.

- The facility is proposing to build a parking garage under the facility. The Town may wish to engage in discussions about a private/public partnership in the removal of the considerable ledge at this location. The potential for providing spaces for business employees of the downtown is possible.
- Regardless of the success of the Town and property owner's discussion regarding parking, there should be adequate parking spaces for employees of the business within the complex. Additionally, if the residential units are targeting married students and/or young professionals, the Police Department would request that there be a minimum of one space per unit as there is no overnight street parking in the downtown area. If the property is designed for student housing, parking spaces are

not required as there should be no encouragement that students bring vehicles to Durham.

- The Police Department is very impressed with the initial conceptual plans and the presence of this type of commercial complex in the community
- 13) Fire Department. The department will look at the close spacing of the buildings relative to those on the adjacent lots.
 - 14) Pettee Brook Lot. The applicant wants to speak to the Town about acquiring and incorporating a portion of the Town's parking lot on Pettee Brook Lane into the project.
 - 15) Construction Management. April Talon stressed that if this project is built at the same time as the hotel then we will need to manage the construction carefully to minimize the impacts upon the downtown.
 - 16) Other issues. The range of issues related to stormwater management, parking, traffic flow, solid waste, utilities, emergency services, landscaping, lighting, etc. will be discussed more as the plans develop.

This old aerial photo still shows the old ATO building on the site

