



TOWN OF DURHAM
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Town Planner's Review
Wednesday, October 14, 2020

- X. **Public Hearing – UNH Health Sciences Simulation Center.** UNH plans to construct a new 20,000 square foot building to provide space for growing enrollments in health professional programs. The structure and a relocated parking lot will be located on the west side of the railroad tracks in front of Gregg Hall. The Planning Board may provide nonbinding comments in accordance with RSA 674:54.
- I recommend that the board hold the public hearing and then provide nonbinding comments to UNH.

Please note the following:

- 1) The project is being reviewed by the Planning Board in accordance with RSA 674:54 Governmental Land Uses. Any new use is brought to the Planning Board for one public hearing and a chance for the board to provide nonbinding comments to UNH. Doug Bencks, UNH Campus Architect, will present the plans to the board. We appreciate the opportunity to review the plans and provide comments. The plans were sent to the TRG but I have not received any comments. We do not present UNH projects to the TRG at a meeting.
- 2) The draft site plan shows the plan clearly. The project involves a new building, a new parking lot, a pedestrian circulation plan, and stormwater structures. Is use of concrete for the front sidewalk possible? Is use of porous pavement possible for the parking spaces?
- 3) There is a fairly sizable wetland to the east of the site and there will be some wetland fill for the parking lot. I assume that UNH will install erosion control on the east side of the site to protect the wetlands.
- 4) I encourage UNH to incorporate landscaping to buffer the parking lot, screen the transformer, and enhance the appearance of the building, especially in front of the southerly section of the building where there are high horizontal windows.
- 5) It would be advisable to extend the sidewalk in front of the building to the north to meet Water Works Road so that students approaching the building from the north need not walk along the entrance driveway.
- 6) Four light poles are shown. We encourage UNH to use shielded dark-sky compliant luminaires including for any fixtures attached to the building.

(over)

- 7) Hardie board siding, an attractive solid material, is being used. Can the four windows on the easterly façade of the southern section be made more attractive/more vertical? Has an elevation drawing been developed yet for the southerly face (as seen from Gregg Hall)?
- 8) I recommend that a bicycle rack be installed in front of the building. This could be a good project for students in design classes to develop an original design.
- 9) The colors seem attractive and low key. I suggest seeing how the building would look reversing the colors, with a dark body and light trim. The vertical dark gray siding is attractive. Is this same siding being used on the northerly façade of the southern section?
- 10) Where will the snow be plowed? How will solid waste and recycling materials be handled? We would encourage UNH to review the Town's energy checklist for ideas.