



Letter of Intent – Design Review Application for  
AAM Durham Residences, LLC – Student housing expansion  
Located at 32, 34 Madbury Road, Tax Map 2 / Lots 10-3

**1.0 Project Purpose**

The intent of this project is to permit the expansion of the existing site with the construction of a new three story 6-unit student housing building. The lot is currently developed with a 12-unit student housing building and onsite parking. The current development is a non-conforming use and this proposed expansion will utilize section 175-28 of the Zoning Regulations which allows a 50% expansion of a non-conforming use by conditional use permit.

**2.0 Existing Conditions**

The subject parcel is located in the Professional Office district at 32 Madbury Road. The site has been managed as a student living facility since about the 1970's. The property transferred to new ownership in December 2020. The new owner, AAM Durham Residences, LLC is a subsidiary of AAM15 Management, LLC. AAM15 Management, LLC is an independent private equity investment and management company, with a strategic focus in hotel, multifamily, mixed use, and commercial real estate acquisitions and development throughout the East Coast.

The parcel has about 465 feet of frontage on two streets and is therefore, restricted by larger front lot setbacks than other lots. Since the address is on Madbury Road and Madbury Road is acknowledged as a commonly used road that goes through Durham, this project expansion is focused on developing the orientation of the lot towards the front being on Madbury Road. The lot is bordered on the south and west by fraternities, and on the north by commercial properties the Durham Health Center and Bagdad Wood Associates, a senior housing development. On the east by one residential house. The existing building is set to the east of the property with paved parking along the east and south property line. This parking lot is accessed from Garrison Ave. There is an additional parking lot to the west and north with access from Madbury Road. There are approximately 38 existing parking spaces. The property is served by municipal water, sewer, natural gas, and underground utilities. There is a closed drainage system on Madbury Road and at the intersection of Madbury and Garrison Road. This closed drainage system extends into the front lawn of the subject parcel on the west. The property currently drains to the west and south via overland flow and is collected into the

closed drainage system. The roof of the existing building is connected directly to the closed drainage system through pipes connected to the gutter down spouts.

### **3.0 Redevelopment Proposal**

The proposal is to construct a 2250 SF+/- building footprint with three stories. The proposed building will have its front entrance facing Madbury Road and placed on the front setback. The proposed building will have five 3 bedroom living units and one 2-bedroom unit, two units per floor with approximately 397 SF/person. The site development will include a relocation of the Madbury Road entrance and reconstruction of the entire parking lot on the west and north side of the site. This new parking lot configuration will be more conforming by moving the parking to the side of the parcel and behind the building while preserving the front lawn on the corner of Madbury Rd. and Garrison Ave. The site development will be incorporating a new stormwater management system, landscaping, and improved accessible walkways. Pedestrian space will be developed between the front of the new building and the front property line, while maintaining the lawn area to the southwest at the intersection. The redevelopment proposal will require a site plan and conditional use permit. The conditional use permit is required under section 175-28 (D) expansion of a non-conforming use. This section allows an expansion by not more than 50%. The existing building totals 14,340 SF and 12 residential units and 34 beds. The proposed expansion is 6600 SF with 6 residential units and 17 beds. We have reviewed the eight conditional use criteria in section 175-23 (C) and we are confident that the site expansion will meet these requirements.

### **Approvals required from the Planning Board**

The Site Plan Review Regulations and Zoning Regulations will require the following approvals based on the current proposed development scope of work.

1. Planning Board Approvals:
  - Site Plan approval for building and site expansion per RSA 674:43-44 and the Durham Site Plan Review Regulations.
  - Site Plan and Conditional Use approval per Site Plan Review Regulation and RSA 674:43-44 and Zoning Regulations pursuant to Article VII Section 175-28 (D); expansion of a non-conforming use by conditional use.

#### *A. Design Review request*

In accordance with the site plan review regulations, this design review application includes the application and supporting documentation, and the following plans:

1. Existing Conditions and Preliminary Site Plan
2. Floor Plans
3. Building Elevation Plans

**Horizons Engineering, Inc.**

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