

From: [Doug Clark](#)
To: [Audrey Cline](#); [Karen Edwards](#)
Cc: [Peter Murphy](#)
Subject: FW: 18 Main Street Parking
Date: Tuesday, April 09, 2019 11:32:08 AM

ZBA
Town of Durham, NH
8 Newmarket Road
Durham, NH 03824

April 9, 2019

To whom it may concern,

I am in full support of the proposed parking lot at 18 Main Street. As everyone in town knows, we are in dire need of additional parking, particularly overnight parking in the downtown core. Locating a lot at 18 Main Street makes complete sense due to it's proximity to downtown, the fact that it will not be visible from Main Street thereby preserving the aesthetic of our historic district, and will have little impact on Main Street traffic.

I feel as though the town administration is talking out of both sides of their mouth when it comes to the continued redevelopment of our tiny and sparse central business district. On one hand land owners are encouraged to fully develop their properties, particularly when it comes to adding more and more commercial space. On the other hand they don't want this unless each land owner can provide adequate parking. As we all know We can't have it both ways. If you fully develop a lot with commercial space, there is no room for parking. Downtown lots are relatively small and most of them are filled with ledge. The economics of blasting ledge and building multiple underground parking lots on parcels that are too small to optimize the number of spaces is completely impractical. Our downtown already suffers from far too many undersized surface parking lots.

If we are committed to increasing the density of our commercial core, we need a solution that will support all of downtown and it is ridiculous to suggest each property owner needs to solve their needs on their own lots. A public structured parking garage, large enough to support the needs of the entire downtown, is the only practical solution for Durham. It is the reason Durham created a downtown TIF and authorized the collection of fees in lieu of parking. To continue to collect this money and not solve the problem is dishonest and unethical.

And now comes Peter Murphy, one of our most responsible developers who has a history of working well with the town and is proposing a parking lot that will have minimal impact on Main Street and will solve at least some of our parking problems. I urge you to find ways to support him and this project, and then insist that the town begins to work on a long term solution immediately.

Sincerely,

Doug Clark

Clark Properties, LLC
74 Main Street