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Town of Durham

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Planning, Assessing
and Zoning

Comment on initial proposal to HDC for old town-hall lot development:

7/10/14

This proposal disappoints in several respects:

- A. The erection of the high retaining wall and the placement of the access drive, the drive-up window and the escape lane put the blank sides of the building on the road and gives the cold shoulder to 108 and our new town hall as well as to Schoolhouse Lane and the Three Chimneys
- B. Not a shred of landscaping is indicated
- C. The amount of parking is excessive and is detached from the entrance.
- D. The attempt at a pedestrian walkway is unappetizing and leads to dumpsters
- E. There is no synergy between the buildings; they are randomly scattered on the site
- F. There are too many directional and entrance options and no clarity in the circulation. Exiting the gas station onto Dover Rd. is already difficult; with this plan, the problem will be exacerbated.
- G. HDC normally is concerned with buildings but this site plan makes it extremely difficult to build anything remotely presentable or appropriate to this site. This is a plan more suitable for a strip mall .

Suggestions:

- A. Don't try to load every square inch with parking and building footprint.
- B. Push the whole design further back and bring forward the retail building which has the potential to have a more friendly and appropriate face opposite town hall.
- C. Accommodate the level change between the gas station and the new development without leveling to such an extent that a barrier to the street is created
- D. Rethink the approach to the drive-up window, or even the necessity of having one.

Respectfully,

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