



May 22, 2013

Mr. Michael Behrendt, AICP
Town of Durham
Director of Planning & Community Development
15 Newmarket Road
Durham, NH 03824-2898

Re: A&M Project #: 1925-01
Orion Student Housing
#25-35 Main Street
Durham, NH 03824

Dear Mr. Behrendt:

On behalf of Orion UNH, LLC, Allen & Major Associates, Inc. herewith submits an application for Design Review of the proposed Orion Student Housing project located at 25-35 Main Street. The project consists of the redevelopment of the three parcels identified on the Town of Durham Tax Map 5 as Lots 1-6, 1-7, and 1-8. The total land area for the redevelopment is 1.09 acres or 47,676± square feet.

The proposed site redevelopment would restore 25 and 35 Main Street to their original architectural significance, demolish 27 and 29 Main Street and a barn, and construct two new residential buildings. The redeveloped 25 – 35 Main Street will function as multi-family housing primarily targeted to collegiate students. The restoration/building program includes a three-story tee-shaped building with a rear facing basement level and three 2-story buildings along the frontage. The total number of proposed student housing units is 57. Site access will utilize the existing two curb cuts on Main Street to provide access for visitors and emergency equipment. A screened dumpster enclosure would be provided as well as sidewalks throughout with connections to Main Street. The attached Schematic Site Plan shows the locations of the proposed buildings and site improvements.

The new buildings would be serviced by municipal water and sewer within Main Street. The electrical and data lines would be routed below ground with connections to the existing overhead lines along Main Street. The Stormwater Management System would be designed to comply with the Town of Durham Stormwater Standards and any applicable New Hampshire Department of Environmental Services requirements. Conceptually, the stormwater for the site redevelopment would include a subsurface detention system with an overflow to the existing storm drain within Main Street. Other stormwater best management practices which may be used include water quality units, on-site infiltration, and pervious pavement. The proposed stormwater management system would mitigate for the increase in impervious area and would improve the water quality exiting the site.

The site landscaping would include native and adaptive species suitable for the urban environment, with an emphasis on passive security. Passive security measures place an emphasis on seeing and being seen, as such, the landscape plan would focus on elements such as flowering trees and low ground cover in lieu of dense shrubs and privets. The rear building has been designed to utilize the existing screening of the mature trees behind the rear of the property. Site lighting would be pedestrian scale pole lights with decorative lamp fixtures in keeping with the building architecture. Wall sconces would be located at every building entrance/egress.

The proposed building architecture embraces the colonial nature of Durham's Historic District taking cues from the surrounding neighborhood with elements such as nested gables, dog-house dormers, decorative trim and balanced elevations, while fitting seamlessly into the Central Business District. The project architect has prepared building elevations and perspectives, which are included as part of this application.

We thank you in advance for your consideration and look forward to working with the Town of Durham on this important and exciting project.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Robert P. Clarke, PLA, ASLA
Vice President

Cc: William Fideli, Orion Student Housing, LLC
Phillip Wills, Orion Student Housing, LLC
Chris Santoro, CUBE 3 Studio, LLC

Attachments:

1. List of names and addresses of all abutters
2. Copy of the current deed
3. Schematic Site Plan (Sheets C-2 and TP-1)
4. Proposed Building Elevations (From HDC Application submitted 4/18/13)
5. HDC Package Cover/Table of Contents (Refer to actual application for content)