

SEP 10 2013

REQUEST FOR PRE-APPLICATION REVIEW

Planning, Assessing,
Zoning & Code Enforcement

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant
Durham Development Associates, LLC

Phone number: 410.832.0065

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:
(15-1) Town of Durham
(14-2) Gamma Theta Corporation - P.O. Box 708, Durham, NH 03824
(14-5) Chittenden Corporation (Peoples National Bank) - 2 Burlington Square, Burlington, VT 05401

Phone number:

3. Location of Proposed Development:
Pettee Brook and Main St., Durham, NH

4. Tax Map ~~14-8-15~~ 2 Lot Number 15-1; 14-2; 14-5

5. Type of Development Mixed-use

6. Is this a request for ☒ Conceptual Consultation ☐ Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

8. Items on the attached Pre-Application Review Checklist

Conceptual Site Plan
Conceptual Floor Plans
Concept Section

9. Costs: Advertising _____
Abutters Notification _____ (includes applicant and/or owner)
Total: _____

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements.

Date 09/09/13

Applicant and or Owner or Agent

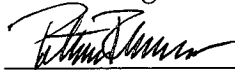
Durham Development Associates, LLC

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

NOT APPLICABLE - CONCEPT PLAN REVIEW

Date 09/09/13

Owner/Agent



SEP 10 2013

Project Name: Oyster Square

Submitted by Durham Development Associates, LLC

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Project Description:

The commercial district's Main Street in Durham, New Hampshire in some ways is a dividing line currently separating campus needs to the south, and minor retail/dining offerings to the north. As such, retail shops on Main Street are generally geared toward student-centric uses including UNH clothing; book sales, coffee shops, pizza and pubs. Summer months often find barren streets and are devoid of town activity. The town also lacks sufficient public parking and vital urban spaces to enjoin full-time Durham residents together with University staff and students. As a result, limited retail offerings and parking keep Durham visitors and residents from frequenting and utilizing Durham's Main Street corridor in a meaningful way. The project seeks to create and promote a more vibrant/active downtown; bring jobs to the downtown core; and improve Durham as a destination for a Knowledge Community merging living, learning, culture and work spaces.

As the Gateway to Durham's commercial sector, the 213,000 SF Oyster Square seeks to create a unique mixed-use structure infusing:

- Public Town Square: providing for Farmers Market; Music events and Food Festivals
- Public Parking facility; 155 covered and secure parking spaces
- University Interoperability Laboratory; 35,000 SF of high tech research Laboratory
- Speculative Office space; 12,000 SF of additional office/research space
- Upscale retail (32,000 SF) including table-cloth restaurants; a gallery; fashion shops, focusing both on Main Street and internally around Town Square.
- Student Housing; 300 beds

The project amalgamates three existing parcels:

- 70 Main St; Tax Map Parcel No. 14-5 Peoples United Bank; 0.73 Acres
- 66 Main St; Tax Map 14-2; Vacant Gamma Theta Corporation (ATO); 1.18 Acres
- Tax Map Parcel No. 15-1; the small town parking lot on Pettee Brook Road.; 0.30 Acres

These sites will form a single property of approximately 2.3 acres. The U-shaped, 4-story structure opens to Main Street and incorporates a 20,000 SF landscaped public plaza. Parking will be located beneath the plaza and provide for 155 spaces. Entrance to the parking will be from Pettee Brook Road. Since the "Podium" (roof of parking and Plaza base) opens to Pettee Brook, the structure provides spaces that frame Pettee Brook Road with residential and retail uses. It also allows for pedestrian access up to the Plaza via stairs and elevator., LLC

Architectural vernacular will be geared toward typical New England details incorporating clapboard siding, masonry, hip and gable rooflines, and a mix of storefront and double-hung windows. The project's scale seeks to continue the pedestrian scale of Main Street (two levels) and the higher 4-story structure will be away from Main Street.