

Karen Edwards

From: [REDACTED] on behalf of Jayson Seaman [REDACTED]
Sent: Tuesday, February 03, 2015 9:21 PM
To: Karen Edwards; Michael Behrendt
Subject: Durham Business Park proposal

Dear Karen and Michael, I am writing to voice my support for the proposed development by Eric Chinburg at the Durham Business Park site, and to request that you send my comments to the planning board.

I support the development of the site for two main reasons: (1) The continued pursuit of tax contributions from development in Durham, and (2) The need for affordable, tasteful senior housing in Durham. I do have one concern I will share at the end, but will speak to each of these points in turn.

I am pleased to see private development downtown and hope the estimated \$21M contribution to the tax base mitigates future increases. I see the proposed senior housing development as consistent with this trend and I want to encourage the planning board and town council to continue to pursue development where possible and appropriate. It would be good to see the Durham Business Park put to use for this purpose.

Durham is showing itself to be a desirable place for seniors to either stay or relocate upon retirement. As its citizens age, finding affordable housing options will be increasingly important. Even better are facilities that provide progressive care options. I encourage the planning board to work with Chinburg Builders to enable the construction of the proposed facility on the DBP site.

My only concern with the proposal is that I believe it is important to balance student housing – which is proliferating – and elderly housing with favorable conditions for development that also strengthens Durham as a desired location for middle class families. This population is crucial to the cultural vitality and economic stability of the town, especially given the strong link between property values and perceived school district quality. The housing stock in town is dated, expensive, and heavily taxed, and buildable lots are few. The Chinburg proposal does not relate to this issue per se, but as part of an overall planning approach I think various housing needs should be considered in a conscientious and balanced manner.

Thank you

Jayson Seaman
Durham, NH