

Planning Board
Town of Durham, NH
8 Newmarket Road
Durham, NH 03824

RE: Letter of Intent for re-development of 74 Main Street

I am writing to share my intentions for the re-development of 74 Main Street. To start with, I am planning a renaissance of the Durham restaurant scene. I am a 50-year resident of Durham who has a comprehensive understanding of the town's make up and needs. The premise of this proposal is rooted on the overwhelming evidence that the residents of Durham could be the most underserved demographic in the State of New Hampshire, and combined with UNH's 4,000+ faculty and staff, hundreds of business partners of the IOL, countless events held by the university, numerous visits from student's parents, and the planned Main Street hotel and West Edge Research Park, there is an established adult market in dire need of upscale dining options.

Clark's American Bistro will be the anchor tenant of this re-development, providing an upscale dining option, wine bar, grab and go chop shop and an event space to begin filling the void left with the closing of the New England Center.

The property will also be the first to take on the more ambitious agenda of re-colonizing Durham Village with up-scale adult housing. I am working with architects on a design that will both fit in and stand out, with the intention of creating an iconic building that will house high-end condominiums for young professionals, older singles, empty nesters and active retirees. As someone who fits into one of these groups, my wife and I were distressed at how there are literally no options for empty nesters like us, who wanted to downsize out of the neighborhoods of Durham but were not ready for one of our many retirement communities. This property was once a part of Durham Village, and we hope we can create a model that will prompt other property owners to join the movement to create a village of adults west of Jenkins court and add much needed diversity and commerce to our Central Business District.

Although I currently live in Middleton, I am not a carpet bagger. I attended Oyster River Schools and UNH, established two restaurants, our first health club and three multi-unit apartment buildings in town. I have served on the Town Council, Town Gown, ZBA, Economic Development Committee, Energy Committee and one of the Master Plan Committees.

I am hopeful the residents of Durham are ready to re-claim downtown, and believe this project could be the start of something transformational.

Doug Clark