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Subject:Down town zoning changes

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From:* YOUNGS RESTAURANT <youngsrestaurant@comcast.net>

To:pnrasm@yahoo.com <pnrasm@yahoo.com>

Hi Paul,

Hope all is well for all folks in Durham during this historic time. I would like to take a minute and chat about the potential zoning changes. This is only my personal feeling about the situation knowing Durham and it's growth issues over the past 10years.

To me, If Durham wants to see a growth in it's downtown tax base, they have no choice other than to expand the base. So what does that mean. You can go to 4 stories, but an investor is only going to invest if they can see a return on their investment. That means the space needs the capability to be occupied.

Obviously, student housing being the most effective way to rent space. I know this is a sensitive topic and I get it. But office space is obsolete and getting worse with the pandemic. I think you could do 2 floors of student housing and a floor for high end condominiums. This would be a great opportunity to attract young professionals and retirees to Durham.

This said, one of the road blocks for this kind of development is parking. Especially if you were to rent 2nd floor commercially. If a high tech company or a company that does business with UNH wants to look to be in Durham, they would want parking or it's just not going to work. This would help all business thrive downtown as well.½

In closing I wish Durham well. I know these topics are very difficult. Good Luck.½

Ken Young

President

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