

Karen Edwards

From: Michael Behrendt
Sent: Wednesday, February 24, 2021 12:44 PM
Subject: Main Street #19 - impact on property values and fiscal impact

To the Planning Board,
Please see the email from Jim Rice, Town Assessor, in response to the questions that the board wanted me to check into.

Michael Behrendt

Durham Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824
(603) 868-8064
www.ci.durham.nh.us

From: Jim Rice
Sent: Wednesday, February 24, 2021 12:36 PM
To: Michael Behrendt
Subject: RE: Main Street #19 - impact on property values and fiscal impact

Michael,

There are three residential properties that abut the proposed parking lot located at 19 Main Street, and are identified on Durham's tax maps as Map 5, Lot 7-59, Map 6, Lot 1-12 and Map 6, Lot 1-13. Whether this project would cause a diminution of value to these properties would be pure speculation at this point. The true litmus test would be to analyze properties that sold within this neighborhood (Chesley Drive) before and after the construction of this parking lot to ascertain market value changes. However, I can tell you that the property located at 5 Chesley Drive recently sold on January 27th, 2021. It was on the market for 2 days, had nine (9) offers with an asking price of \$390,000 and sold for \$436,000 cash sale. When I contacted the real estate agent who sold the property, she indicated that the buyers were informed of the proposed renovations to the Mill Plaza and this parking lot and it did not make a difference. They (buyers) were just glad that this property was within walking distance to downtown, Mill Plaza and the University campus. Therefore, no chilling effect. I do not believe an outside consultant is required to investigate this question any further.

Based on the information presented to me regarding this project and consulting with H. Charles Kurfehs, MAI a commercial real estate appraiser, it is estimated that the additional 140 parking spaces could contribute approximately \$1.4 - \$1.7 million in assessed value.

If you have any questions, please don't hesitate to contact me.

Jim Rice, CNHA
Assessor
8 Newmarket Road
Durham, NH 03824
(603) 868-8064
jrice@ci.durham.nh.us

From: Michael Behrendt <mbehrendt@ci.durham.nh.us>
Sent: Friday, February 19, 2021 5:20 PM
To: Jim Rice <jrice@ci.durham.nh.us>
Subject: Main Street #19 - impact on property values and fiscal impact

Jim,
The Planning Board discussed the conditional use for the proposed parking lot expansion at 19 Main Street on Wednesday. *The board requested that I ask you about two of the conditional use criteria related to this project. Could you get back to me by around Thursday, March 4?*

Criterion 6. Impact on property values: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.
Can you provide any guidance on this criterion regarding surrounding properties? Do you recommend that the board require an outside consultant look at this question?

Criterion 8. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.
Can you give us a sense of the likely increase in value of the subject property? Do you recommend that an outside consultant look at this question? I will also check with the Police and Fire Departments for the likely impact on their services.

You can see the documents related to the project at this link. The updated site plan is dated 2-2-21. The overall site will go from 43 parking spaces now to 183 parking spaces. Pete Murphy would rent them out on the open market, likely to students.