

April 12, 2021

Ladies and Gentlemen of the Planning Board:

RE: Parking Plateau at 19-21 Main Street

Though I believe this project is bad for the town, at both front and back, I will focus here on the Entrance.

I read the Traffic Study, and heard the verbal report at the March 10 PB meeting. I also re-watched the meeting later.

I was gratified to hear Mr. Parnell say: “We are concerned about the traffic on Main street, **but also in Durham.**” Thank you for that.

Suggestions were made at that meeting of changes that might help manage the in/out from the lot. They were:

#1

Remove stop sign at Post Office. That sign was installed not all that long ago. It’s a very heavily traveled pedestrian area.—Much more so in the last couple of years —now that over a thousand student beds have been built within a small radius of the Post Office.

I very often cross at that intersection. I never saw anybody blow that Stop sign. I can almost feel the respect of the drivers for me, a pedestrian. The Stop Sign was put in for a good reason. Please do not take it down --- for a BAD reason.

#2

Mandate a “Right Turn Only” out of the lot. Well, that’s crazy. Even *without* a “Right Turn Only”, most cars will go right. But they will not turn left into Park Court, as suggested. (nor should they.) Because they

would STILL be turning in front of oncoming traffic to do that. –Why make an immediate three-point just to come out and get in line westbound?

Or, they could turn right out of the lot and go to the light and turn left into the hotel lot, then turn around and wait for the light to allow them to head right towards downtown. Possible, but not the “keep-on-rolling” that going round through Faculty Road would provide.

Nah! They will go right out of the lot, and right at the lights, and ultimately up Faculty Road. --Another intrusion of this proposed project into the Faculty neighborhood.

#3

Maybe changing the timing of the lights at the Holiday Inn? Well, that would have a ripple effect on Gasoline Alley. The next time you're sitting at the light, with the Irving Station on your left, observe how difficult it is, right now, for a car to come out of that station and try to make a left. It's a very difficult prospect for those drivers. Do we want the same thing happening a few hundred feet up the hill?

Why should Durham twist and turn to conform to this proposal? It just does not fit with Durham and its downtown.

Did the traffic study take into consideration the inevitable addition of traffic from the Plaza? Development of some sort will be happening there. That single exit will feed quite a lot of traffic up to Main Street and up the hill.

Also, please consider the five-story building ordinance that is now before the board. A couple of five-story buildings (already in proposal stage), downstream of this parking plateau entrance, will have an effect that should be considered.

I didn't hear anything in the report about Friday and Saturday NIGHTS in town. A different scenario. It's pretty lively. There is considerable street and pedestrian traffic in the area of the project, and vehicles tend to move faster in the evening hours than during the day. I would suspect that there would be considerable in/out traffic from the project site at those times, as well.. Now, add in evening sports events.

I still cannot see what about this project is good for Durham. Mr. Murphy's evidence that students would like to have a parking lot there in the center of town does not translate to a mandate that Durham contort itself toward this project.

Thank you for reading, and thank you for the time you put into this and other projects.

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