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121 Tech Owner, LLC  
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July 11, 2023

Mr. Michael Behrendt  
Durham Town Planner  
8 Newmarket Road  
Durham, NH 03824

**RE: 121 Technology Drive Site Maintenance Improvements – Site Plan Application**

Mr. Behrendt,

On behalf of 121 Tech Owner, LLC, the purpose of this letter is to share with the Town of Durham and the members of the Planning Board our intent and scope of work to refurbish the existing site improvements at 121 Technology Drive.

As you are aware from the prior presentation to the Planning Board in June, 121 Tech Owner LLC has been actively leasing the existing 500,000+ square foot building with success. As a result of this success, a substantial amount of new capital will be invested into the building and adjacent site areas to provide for these new businesses as they relocate to Durham.

This Site Plan Application seeks approval for these ancillary improvements and refurbishments of the existing parking areas, walkways, entrances, landscaping, loading docks, and related drainage and utility relocations. Ultimately, our goal is to provide a modern, engaging, and functional exterior environment to match the building improvements and uses.

**Scope of Work**

There are four primary locations for site improvements under this site plan application. The first is the existing UNH parking lot enhancements to provide for two (2) new at-grade loading bays and two (2) new dock-height loading bays at the building’s immediately adjacent southwestern lot. Work includes new retaining walls, a covered concrete loading platform, new and relocated drainage and fire protection equipment, cape cod berm and landscape barrier islands, adjusted bituminous sidewalk, and modified parking striping.

The second area of work includes the landscaping, walkways, and primary building entrance at the building’s adjacent southern lot. An existing bituminous walkway will be resurfaced from the existing bus stop to the primary UNH entrance, with another existing walk replaced with stone dust across the building’s frontage to the primary entry. The existing concrete walk from the parking area to the building will be replaced by a new paver walkway and flanked on either side by porous pavers and amenity spaces. The existing walkway and adjacent accessible parking stalls will be refurbished, and new landscaping will be installed.

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The third area adds a new at-grade loading space, walkways, landscaping, and outdoor amenity space for the former office area in the southeastern building corner as required by a new tenant in this location of the building.

Lastly, the existing parking lot to the building's northeast corner will be modernized and refurbished to serve a new tenant and its isolated entrance in this location. This work will include two (2) new dock-height loading bays, a retaining wall, granite curb and cape cod berm, landscaping, fencing, and minor lot reconfiguration to accommodate the new loading bays and parking lot compliance with current Site Plan Regulation dimensional standards. Minor drainage improvements are also proposed to collect drainage from the sunken areas of the loading docks.

All areas will include general maintenance of the parking lots, landscaping, and site features, but will not modify their existing configurations as otherwise shown in these plans. Further, ownership is currently working with Unutil to install a new 4-inch high pressure gas main within Technology Drive and into the property to replace the existing propane tank and system. This location is shown for reference and coordination, and the utility company is responsible for its installation and permitting, as required.

### **Stormwater Management Considerations**

All surface drainage from these locations is collected in a subsurface drainage system before discharging to a single design point located at the southwestern property (the existing fire pond). There is a very small increase in overall impervious area due to the addition of the new tenant's loading driveway/bay in the third area outlined above. In sum, this results in a negligible increase over existing impervious surfaces of 2,945 square feet, or a +0.28% over the existing impervious cover. According to the Town of Durham's stormwater checklist, this is a "no water quality threat" change over the baseline condition as it is below 5,000 square feet. Regardless, new structures will be installed with deep sumps and oil hoods in conformance with the plans in compliance with Town requirements.

The site contractor will be responsible for erosion control as needed, which will generally consist of silt barriers and catch basin protections in areas of full disturbance causing potential erosion and siltation. Please refer to the attached stormwater checklist for additional information.

Should the Planning staff or the Board require further information, I would be happy to provide. Please contact me at the information listed below. I look forward to working with you on this matter.

Sincerely,



Shawn P. Smith, PE, LEED AP  
SVP | Development