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May 20, 2013

Christopher G. Parker
Director of Planning and Community Development
City of Dover
City Hall, 288 Central Avenue
Dover, NH 03820

**RE: Impact Fee Waiver Request
Residential Development @ Cocheco Falls Millworks
Dover Planning File No. P11-60**

Dear Chris:

On behalf of Cocheco Mills Holdings, LLC ("Owner"), I write to respectfully request a waiver of a portion of the impact fees due to the City of Dover as a result of the referenced Planning Board approval. Please find enclosed herein a list of potential projects that the Owners proposes to undertake or fund to re-direct portions of the impact fee. Please consider this list as a working document to be vetted and improved upon with you and other City administrators. We hope to have an open dialog to develop a list that is most beneficial to the City and fulfills the intent of the impact fee statute.

As previously discussed, the 74 apartments in the first phase of the project are scheduled to be completed in June 2013 with occupancy expected on or about July 1, 2013. Chinburg Builders will be requesting final inspections in the coming weeks. We respectfully request that the City extend the due date of the impact fee until after we have the opportunity to present our waiver request to the Planning Board. We understand that this extension will not impact our ability to request final inspections and the City's ability to issue certificates of occupancy. If our understanding is incorrect, please immediately advise.

Calculation of Impact Fee - Phase 1

The total amount due for Phase 1 is \$181,152 per the calculation below.

74 Units			74,000 SF		NET AMOUNT DUE
PROPOSED APARTMENTS			EXISTING OFFICE		
	per unit	total	per SF	total	Total
Rec	\$870	\$64,380	\$0.00	\$0	\$64,380
Police	\$407	\$30,118	\$0.14	\$10,360	\$19,758
Fire	\$377	\$27,898	\$0.12	\$8,880	\$19,018
School	\$1,054	\$77,996	\$0.00	\$0	\$77,996
	\$2,708	\$200,392	\$0.26	\$19,240	\$181,152

Proposed Use of Impact Fees

The Cocheco Falls Millworks is ideally located at the heart of Dover's vibrant central business district. This premier location presents a wonderful opportunity to invest the impact fee in a focused area



that will have broad benefits to the City and provide for the continued vibrancy of the business district. We are pleased to have this opportunity to help identify projects around the Millworks to direct the impact fee.

We understand that the fee must be invested in City-owned property or in privately-owned areas that are publicly accessible. In addition to the City sidewalks around the perimeter of the property, the property abuts City-owned park land adjacent to the Cocheco Falls. The property's privately owned courtyard has been used a public amenity since its creation in the 1980's and we intend to improve and maintain the courtyard in a manner that welcomes the public. Lastly, our repositioning strategy includes the creation of a publicly accessible indoor "Main Street" themed corridor that will have a mix of retail, commercial, and service-oriented tenants. Access to this indoor Main Street will be through the courtyard during normal business hours consistent with the hours of other businesses in the central business district. In summary, we feel strongly that we have a number of areas in which to direct the impact fee.

Therefore, we propose to offset the Recreation and School components of the impact fee with the following projects. This list is intended to present concepts and order of magnitude budgets. More design work will be required to finalize scope and budget. We hope to review this list with you and other City administrators to prioritize projects and better define scopes for final budgeting prior to formal presentation to the Planning Board. Please refer to the attached plan to help identify the location of each project.

I. Projects to Offset Recreation Impact Fee (amount due: \$64,380)

(A) City-Owned Central Avenue / Falls Park		
1.	Replace Broken Park Benches & Install Additional Seating	\$2,500 - \$3,500
2.	Restore & Expand Planting Beds	\$5,000 - \$7,500
3.	Replace Decorative Street Pole Lights – Use Low Energy Fixtures and "Dark Sky" Cut-Offs	\$15,000 - \$20,000
4.	Install Additional Historic Markers	\$3,000 - \$5,000
Sub-Total:		\$22,500 - \$31,000

(B) City-Owned Park – North Side of Falls (near Kelly's)		
5.	Install Decorative Fencing	\$2,500 - \$3,500
6.	Create New Planting Beds	\$5,000 - \$7,500
7.	Create Dam Overlooks along Existing Brick Wall with Pavers	\$15,000 - \$20,000
Sub-Total:		\$25,500 - \$36,000

(C) Cocheco Falls Millworks Courtyard		
8.	Replace Decorative Street Pole Lights – Use Low Energy Fixtures and "Dark Sky" Cut-Offs. Install outlets for use by	\$20,000 - \$30,000



	Dover Main Streets Holiday Lighting Program.	
9.	Install new granite posts at edge of public sidewalk along "Front Door" of courtyard.	\$6,000 - \$7,000
10.	Install new park benches along sidewalk and within courtyard	\$4,000 - \$6,000
11.	Construct new gateway sign at "Front Door" to courtyard to welcome public. Sign design to mimic wrought iron fence section with period style lettering - "Welcome to Cocheco Falls Millworks" or similar. Sign design to be reviewed by City.	\$5,000 - \$10,000
12.	Restore planting beds and install new plants and irrigation	\$12,000 - \$15,000
13.	Restore crushed stone pathway	\$3,000 - \$5,000
14.	Reset granite bollards and steps	\$5,000 - \$6,000
15.	Restore Bridge Over Cocheco Falls and Create New Seating	\$10,000 - \$15,000
16.	Add Public WiFi to Courtyard	\$1,300 - \$1,500
	Sub-Total:	\$66,300 - \$95,500

Potential Grand Total: \$114,300 - \$162,500

II. Projects to Offset School Impact Fee (amount due: \$77,996)

(A) City-Owned Central Avenue / Falls Park		
17.	Install Additional Educational Markers	\$3,000 - \$5,000
18.	Restore Existing Educational Markers/Pictures in Wood Frames - Replace Picture & Frame	\$3,000 - \$5,000
(B) City-Owned Park - North Side of Falls (near Kelly's)		
19.	Install Additional Educational Markers at New Overlooks	\$3,000 - \$5,000
(C) Cocheco Falls Millworks Courtyard		
20.	Restore Existing Educational Markers/Pictures in Wood Frames - Replace Picture & Frame	\$3,000 - \$5,000
21.	Install New Public Art from School Arts Program	\$5,000 - \$6,000



(D)	Cocheco Falls Millworks Indoor Main Street	
22.	Create New, Publicly Accessible Millworks Educational Display	\$7,500 - \$15,000

Potential Grand Total: \$24,500 - \$41,000

Thank you for considering our waiver request. We look forward to meeting and to discussing our proposal in detail.

Sincerely,

Matt Assia
Chinburg Properties on behalf of Cocheco Mills Holdings, LLC

Attachment

cc: Eric Chinburg, Chinburg Properties
Brint Shone, Chinburg Properties
Geoff Spitzer, Chinburg Builders