

Appendix H

Design Parameters Report

D-R-A-F-T
Criteria and Parameters for Design Teams of the
The Durham/ AIA150 Community Partnership

*A Blueprint for America initiative and part of the 150th anniversary
of the American Institute of Architects*

This work is sponsored by the Durham/ AIA150 Community Partnership – a collaborative effort of the Town of Durham and the American Institute of Architects New Hampshire Chapter (AIANH). The pro-bono work of AIANH and its team of professional partners (PlanNH, The Jordan Institute, Granite State Landscape Architects, and the NH Preservation Alliance) is part of the “Blueprint for America” initiative – a yearlong observance in 2007 that marks the 150th anniversary of the founding of AIA.

This preliminary report from the partnership comes with thanks to the people of Durham, town staff, and the volunteers of the AIA150 team – for helping to explore the potential for this exciting redevelopment – and gratitude to Mill Plaza owner, John Pinto, for his encouragement of the work now under way.

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August 30, 2007

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INTRODUCTION AND OVERVIEW

The purpose of this document is to guide the work of three design teams charged with creating plans for redeveloping the Mill Plaza property – nearly 10 acres flanked by the University of New Hampshire campus, Main Street and the faculty residential neighborhood – in the heart of Durham, NH. These guidelines were developed over the past half-year with input from the citizens of Durham by a partnership between the Town of Durham and the New Hampshire chapter of the American Institute of Architects (AIA). AIA awarded Durham a grant of pro-bono design and consultation services in April as part of the “Blueprint for America” initiative – a yearlong observance in 2007 that marks the 150th anniversary of the founding of AIA. The town/AIA150 collaboration is proceeding with the encouragement of the owner of the Mill Plaza property, John Pinto.

Together with the Town-Council-appointed Mill Plaza Study Committee (MPSC), AIA is working with a team of professional partners including PlanNH, The Jordan Institute, Granite State Landscape Architects, and the NH Preservation Alliance. Following a community consensus building model, this multi-faceted partnership has set an ambitious definition of success: to develop a set of recommendations that lead to “a permitted project backed by the owner and a developer that meets the community’s goals and is slated for phase I construction by 2009.”

This report, “Criteria for Design Teams of the Durham/ AIA150 Community Partnership” is written for a wide audience but has two closest in mind: 1) the three teams of AIA150 designers who will use its contents to develop their ideas and plans, and 2) the general public and members of the MPSC who will hold their designs to scrutiny against the vision and standards articulated herein. The report and its appendices are intended to provide essential information and background necessary for these teams to develop plans that will be sensitive to the site’s history, its social, environmental, and economic context, and the community’s concerns and aspiration for it. It is not intended to constrain creativity or to prescribe a specific plan but rather to enable designers to make informed choices and, where necessary, to defend them. This report includes:

- ✓ A general history of the Mill Plaza
- ✓ Key documents outlining the Durham/AIA150 Partnership operating principles
- ✓ The Durham/AIA150 Partnership Work Plan
- ✓ Documents outlining the MPSC and AIA’s guiding principles and vision for the project
- ✓ A summary of resident/stakeholder concerns drawn from recent meetings and focus groups
- ✓ A thorough site analysis including natural and man-made features
- ✓ An analysis of economic and cost factors
- ✓ An Appendix, including Durham’s 2000 Master Plan

This draft compendium is a living document that will evolve in the design process and the vital conversation ahead with residents who look forward to seeing an exciting and thoughtfully re-envisioned Mill Plaza property.

A - Why Redevelop the Mill Plaza Site?

The Mill Plaza is an underutilized 9.68 acre site at the nexus of Downtown Durham, a true residential neighborhood and UNH. It holds tremendous potential for improvement – economically, socially and environmentally. At present, the Plaza hosts amenities vital to Durham such as the grocery store, library, ice cream shop and other services that can be reached by car bike or on foot.

Unfortunately, these amenities present themselves as a strip mall, situated on acres of asphalt that turns its back to related activities on Main Street due to the substantial change in grade. The Plaza cannot be seen from the higher elevations of Main Street and Main Street is not visible from the Plaza. Furthermore, the asphalt acreage becomes a heat sink in the summer, and in the winter, snow is plowed into College Brook. The parking provided in the Plaza is more than adequate for Plaza users, yet it is not available as overflow parking for the rest of downtown. To further illustrate the underdeveloped nature of the site, the table below shows that the Plaza has a development density similar to a standard residential lot.

Present Density:			
Square footage of existing Mill Plaza buildings	52,824	=	0.124
6.78 Acres Site (in square feet)	425,430		
Comparative Density:			
2,600 square foot house with garage	2,600	=	0.120
1/2 Acre residential lot (in square feet)	21,750		

Consider the increase in assessed value of 47 Main Street (Libby's) relative to its increase in density after it was rebuilt from a one story building into a three-story mixed-use property with a basement. A 200 percent increase in density more than quadrupled its assessed value.

Comparable example: 47 Main Street (Libby's)

1992 Density (before fire)	9,752	=	1.680	
	5,814			
2006 Density (after redevelopment)	20,654	=	3.550	212% Increase
	5,814			
1992 Previous 1 story commercial bldg.	Assessed Value	\$	549,100	
2006 New 3 story/basement commercial bldg.	Assessed Value	\$	2,428,800	442% increase

With a 212% increase in density came a 442% increase in assessed value.

In the summary of recent public and focus group comments (Section 5 of this report), further support can be found for undertaking a redevelopment to transform the Plaza property into a space that is more inviting, environmentally friendly and profitable.

B - A Brief History of the Mill Plaza

At about the time Julian Smith (a current Town Councilor and our MPSC vice chair) bought a house in Durham in 1965, the property that would become the site of the Mill Plaza went on the market. Dick Houghton recently told the Mill Plaza Study Committee that although some members of the business community thought the town should acquire the property and establish a town center there, the three selectmen were not interested because there was at that time no pressing need for more space to conduct town business. At that time, the selectmen and various town boards met in the Court House – and the town clerk and police department were also housed in the Court House while the Public Works Department operated in several buildings on what is now the back of the Town Hall parking lot. And in those days, of course, the town library was located in the University of New Hampshire's Dimond Library.

Exactly forty years ago, in 1967, two New Hampshire developers, Sam Tamposi and Ed Lehoullier, began the process of developing a nearly 10-acre parcel east of Mill Road between College Brook and the rear of buildings along Main Street. In their first conceptual plan for the development of the property that would become the Plaza, they proposed two town roads across their property: one running just north of College Brook from what was then and still is the end of Chesley Drive all the way to Mill Road, and a second coming down from Main Street across the Grange property and connecting at a right angle to the extension of Chesley Drive. Nothing came of the plan to build those two proposed town roads – and the first phase of the Plaza development opened in 1969 with a single building containing five businesses, including a grocery, a pharmacy, and a hardware store serviced by a parking lot about half the size of the present lot.

In 1968, at town meeting, that warrant included an article to see if the town would purchase land and buildings located at 29 Main Street, two doors east of the town-owned Grange, “to provide facilities for relocation and expansion of the Town offices.” That article failed by a vote of 360 to 88. In 1969, the board of selectmen, which had expanded from three to five members, decided to buy the two buildings that were later combined to make our present town hall.

Early in 1973, a traffic engineer for the New Hampshire Department of Public Works and Highways wrote to Becky Frost, the chair of the Durham Planning Board, to say that it would be “advantageous” to have additional vehicular access to the Plaza from Chesley Drive on the east and from Main Street via the Grange property on the north.

In 1974, as part of the process for approving and expansion of the parking lot and the construction of a second building on the site, the developers dedeed to the town a right-of-way parallel to the brook connecting Chesley Drive to Main Street with the stipulation that the town would have to vote at town meeting to build that town road within two years and build and accept that town road within five years of that vote. At the Durham Town Meeting in March 1974, Durham voters rejected a proposal put forward by Town Selectmen to extend Chesley Drive as a vehicular route to Mill Road. Instead, voters approved an amended proposal to extend Chesley Drive only as a foot and bicycle path. The vehicular right-of-way became null and void.

Over the years, several attempts to extend Chesley Drive into the Plaza have been defeated – in town meeting votes and in efforts to write the goal into the zoning ordinance and the master plan. Hundreds of residents, both inside and out of the Faculty neighborhood have signed petitions, written letters and attended meetings to voice support for preserving the buffer and wetland between Chesley Drive and the Mill Plaza. This green pedestrian-and-bike friendly corridor is used by residents across town as a gateway between the downtown, the Faculty neighborhood, and the Mill Pond. As a result of a town-wide petition and concerted engagement of the Faculty neighborhood, the town's current master plan calls for its enhancement as a pedestrian gateway to the Mill Pond and further states that Chesley Drive “should be excluded from evaluation as an option for improved access to the Mill Plaza.” These sentiments were echoed strongly in the neighborhood focus group hosted in July for this report (For more information, See Section 5, and Chesley Drive folder in Appendix).

In 1983, the original developers sold the two buildings and other improvements (but not the land) to John Pinto, an investment banker doing business as Colonial Durham Associates. Ten years later, in 1993, the original developers sold the land itself to Mr. Pinto. As time passed, the police department moved out of town hall into its own facility on Dover Road – and Public Works moved to Stone Quarry Drive.

In 1995, the town's Community Development Plan observed what had been obvious for some years: “The Mill Plaza makes up a large portion of the Central Business District and is currently not used to its potential.” That plan had as a goal: “To actively engage the owners of the Mill Plaza in the improvement of the buildings and open space.”

In 1997, the Durham Public Library moved out of the UNH library and began searching for a permanent home. In 2000, Durham's Master Plan established a number of goals you will find quoted in the Mill Plaza Study Committee's draft “Vision Statement” (Found in Section 5 of this report).

Last year, two things happened: the town administrator undertook a space-needs assessment for both the town hall and the library – and some members of the council and of the library board of trustees became interested in the possibility of locating a new town center at or next to a redeveloped Plaza. As a result, Neil Niman, the chair of the Town Council, Town Administrator Todd Selig, and others met with John Pinto, the owner of the Plaza, to discuss that possibility. After the meeting, Mr. Pinto wrote a letter to Todd Selig in which he suggested the Town begin “to develop design specifications” that would result in “both an improved tax base and better symmetry between the Town, the University, and [the Plaza] property.” Late last year, the Council voted to establish the Mill Plaza Study Committee and charged it with “the development of a future vision for the Mill Plaza site.” As mentioned in the Introduction and Overview, the MPSC's efforts have blossomed in the new collaboration with AIANH and its AIA150 partners.

Finally, on July 18, the Council Chair, the Town Administrator and representatives from AIA150 and the MPSC met with John Pinto to provide an update on their efforts. Mr. Pinto reinforced his support for the process underway and we look forward to working with him closely as the design and facilitation process progresses.

II - OPERATING PRINCIPALS

A - Town Council Charge for MPSC

RESOLUTION #2006-25 OF DURHAM, NEW HAMPSHIRE

CREATING A MILL PLAZA STUDY COMMITTEE TO DEVELOP A COMMUNITY VISION FOR THE MILL PLAZA IN DOWNTOWN DURHAM

WHEREAS, the Durham Town Council desires to develop a vision for the Mill Plaza (Tax Map 5, Lot 1-1) to be used for the purpose of enhancing downtown Durham for the benefit of the entire community.

NOW, THEREFORE, BE IT RESOLVED that the Durham Town Council, the governing body of the Town of Durham, New Hampshire, hereby adopts Resolution #2006-25 creating a study committee called the "Mill Plaza Study Committee" (hereinafter "committee") comprised of twelve members. The membership of the committee shall be as follows: One member to be designated by the owner of the Mill Plaza; one member of the Library Board of Trustees to be designated by the Library Trustees; one member of the Durham Planning Board to be designated by the Planning Board; one member of the Town Council designated by the Council; two members designated by the Durham Business Association; two members designated by the Durham Landlords Association; one member of the Historic District Commission designated by the Historic District Commission; two members representing the interest of the neighborhoods surrounding the Mill Plaza designated by the Town Council; one member representing the University of New Hampshire to be designated by UNH. The committee shall meet periodically until its charge is fulfilled as determined by the Council.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Durham Town Council hereby adopts the following charge for the Mill Pond Study Committee:

1. The development of a future vision for the Mill Plaza site. This vision may take into consideration abutting parcels as determined appropriate by the committee. The plan should pay special attention to:

Resolution #2006-25

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A) Increasing the taxable value of the Mill Plaza site. This plan may include a combination of retail space, office space, and rental housing stock, or any other combination of offerings, as determined by the committee and permitted by zoning.

B) Broadening the variety of, and square footage available for, retail businesses in the downtown area which would appeal to the permanent residents of the Town.

C) Creating a community gathering space (such as a village green, park, Public Library, municipal office complex, etc.) in the downtown area for Durham residents, students, staff, and

faculty at the University of New Hampshire to interact with one another in positive ways specifically designed to foster a sense of community and place in Durham.

D) Determination as to the density and build out possible for the Mill Plaza site under existing zoning regulations.

E) Projected traffic impacts on downtown roadways associated with increased density at the Mill Plaza site.

F) Projected impact of new development at the Mill Plaza site on surrounding neighborhoods.

2. To work with the owner of the Mill Plaza site to determine what the owner's expectations and goals are for the site and to assimilate these with the goals of the community.

3. To examine whether there would be potential economic and social benefits associated with the construction of a municipal Library, Town Office complex, and/or parking facility (either publicly or privately owned) in conjunction with the redevelopment of the Mill Plaza site.

4. Organize focus group sessions as deemed appropriate by the committee to determine resident and business expectations for the Mill Plaza site.

5. Make requests to the Town Administrator as needed for staff and/or contracted services to assist the committee with its charge. The Town Administrator shall evaluate such requests and make resources available as the Administrator determines appropriate and within budgeted amounts.

6. Develop a written report and associated visual material reflecting the final recommendations of the committee for review by the Town Council. A recommendation is desired by May 2007.

Resolution #2006-25

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7. Conduct all activities in accordance with RSA 91-A, the New Hampshire Right to Know Law.

8. Select a chairperson who shall organize and preside over the meetings of the committee, a vice-chairperson who shall preside at meetings in the absence of the chair, and a secretary who shall keep minutes of all meetings and submit these to the Town Administrator's Office for the official file.

PASSED AND ADOPTED this 20th day of November, 2006 by a two-thirds majority vote of the Durham Town Council with Seven (7) voting in favor, Two (2) voting against, and Zero (0) abstaining.

Neil Niman, Chair
Durham Town Council

ATTEST:

Lorrie Pitt, Town Clerk

Guidelines for the AIA150/ Mill Plaza Study Committee collaboration

adopted at June 6, 2007 MPSC regular meeting

Partnership: The AIA 150/ Durham collaboration is a partnership and not a customer/ client relationship.

Mission: The Mill Plaza Study Committee and AIA150 will work together with the public and key stakeholders, using a consensus-based approach, to develop conceptual plans and recommendations for the redevelopment of the Mill Plaza property. As called for in the Town Council resolution creating the committee, these plans and recommendations will be conveyed in a written report to the Council.

Process: Ours is a goal-oriented collaboration that flows through the committee in a timely and open process. Our work products should be continually evaluated against ongoing public feedback and existing public policy and planning documents including:

The Mill Plaza Study Committee Vision Statement

AIA150 Summary & Principles

Town Council resolution establishing the Mill Plaza Study Committee

Durham Master Plan

Durham Community Development Plan

LEED Standards

Regular Meetings: AIA 150 representatives and Committee members share seats at our regular “meeting table,” while formal motions and votes are limited to appointed Committee members.

Steering Committee: Our core group of AIA 150 and committee representatives, including the Committee chair and vice chair, will meet to review progress and establish the agendas for public meetings and work sessions. Because we are a team, we will consult one another closely in advance on the content of all reports and public communications about our work.

C - Mill Plaza Study Committee Statement on Fairness and Transparency

Adopted – June 20, 2007

This three-part statement is intended to provide a measure of clarity for committee members and the public on the confluence of members' personal interests in the future of the site and their responsibility to participate fairly and openly on the study committee.

1. The members of the Mill Plaza Study Committee have been selected because they represent the range of affected interests regarding the current and potential future uses of this site. Thus, committee members are expected to have personal, professional, and financial stakes in the issues at hand.
2. In order to ensure a fair and transparent process, Mill Plaza Committee members are asked to share their interests, concerns, and ideas as openly as possible.
3. To the greatest extent possible, Committee members are encouraged to let other members know of pending events or actions that may directly affect the Mill Plaza Committee planning effort and to avoid any surprises that may adversely affect both the relationships among members as well as the substantive planning underway.

III - DEFINITION OF SUCCESS

Success for the Re-envisioning of the Mill Plaza would be:

1. A permitted project for the sites
2. Backed by the owner and the developer
3. That meets the community's goals
4. And is slated for phase 1 construction by 2009

Durham/ AIA150 Community Partnership Work Plan adopted at June 6, 2007 MPSC regular meeting

Please note that some specific dates within this time frame are tentative. We will endeavor to solidify times and meeting places as soon as practically possible.

June	July	August	Sept	Oct	Dec
<p>Wed, June 6 – Durham/ AIA 150 Community Work Plan Adopted</p> <p>Mon, June 18 – Present work plan to Council. Meet with John Pinto soon.</p> <p>Wed, June 20 – Regular meeting. Work on stakeholder issues, proposed design team approaches.</p>	<p>Wed, July 11 (or 18th) – Regular meeting. Choose from possible design team approaches. Preview draft data report.</p> <p>Wed, July 18 (or 25th) – PUBLIC FORUM 1 (evening). Present data report and get feedback from public on design team approaches.</p>	<p>Wed, Aug 22 –Regular meeting (except it's a 4th Wed) to discuss emerging concepts A-C</p> <p><i>(Throughout this timeline, Steering Committee meets between regular meetings and forums to set agendas, review drafts and check in with design teams.)</i></p>	<p>Sat, Sept 8 – PUBLIC FORUM 2 (afternoon). Design teams present their draft work for public feedback to guide revisions to be presented at Public Forum 3.</p> <p>Sat, Sept 29 – FORUM 3 (afternoon). Design Teams receive feedback on revised designs and begin conversation with public about merging their plans' best elements. This meeting provides guidance for the creation of hybrid design scheme.</p>	<p>Regular meetings Wednesdays Oct 3 & 17 to discuss merging of concepts A-C.</p> <p>Sat, Oct 27 – PUBLIC FORUM 4 (afternoon). Hybrid report is presented for public feedback.</p>	<p>Sat, Dec 8 (afternoon) – PUBLIC FORUM 5</p>

Gather & Analyze Information

Author foundational Data Report to guide design process. Present at Public Forum 1

Vision Statement	Site Analysis	Economics
Community Oriented Use Convey Stone	Mill Plaza Site Additional Sites	Existing Lease Terms Project Size
Shops Office Housing	Adjacent Natural Features	Double piece Phasing Financing
Family Faculty/Staff Students	Speed/Break Orientation/Veys Walls	Tax impacts TIF district? Barone from Development? Cost of Town Building? Cost of Infrastructure? Public/Private Partnership? parking Garage Ownership types Condo Private Lease to own Long Term Maintenance
Libraries Town Hall Purdie assets On Site uses ?? Off Site uses ?? Access for Pedestrian/Bikes Car/Bussier Service Vehicles Meeting Places before/after Outdoor Ballage LNH Main St Housing Green Space College Brook Waterford area	Historical Features Tribes Zoning/land use Historical Requirements Transportation Analysis Existing Road system Potential Modifications Service Vehicles Buses Pedestrian/Bikes Concert Scale of neighboring Bluffs Use of neighboring Bluffs Relationship to Town Master Plan LNH Master Plan Residential Areas See Capacity??	

Create Preliminary Designs A, B & C

Using Data Report and publicly vetted design option approaches, architect teams A-C (including Bill Schoonmaker, Robbi Woodburn, Walter Rous and Nick Isaak as one team) set out to create concept plans on their own. They present draft plans at PUBLIC FORUM 2 on Sept 8, take public feedback and return at PUBLIC FORUM 3 to present final versions of their concepts on Sept 22

- Each Design Option worked on with different team including:**
- 1 Architects
 - 2 Landscape Architects
 - 3 Engineers
 - 4 Traffic Consultants
 - 5 Estimators
 - 6 Real Estate Economists
 - 7 Mill Plaza members
 - 8 Citizens/City Staff
 - 9 Design Experts
 - 10 Real Estate Economists
 - 11 Development experts
 - 12 Owner/Owner's Rep

Environmental & Social Impact Assessment

Potential social impacts of each design option – physical, economic, environmental impacts on surrounding neighbors and wider community (i.e. Increased or decreased traffic, safety, pollution, flooding, property values etc.) will be assessed and reported for each design option at Forum 2 & Forum 3.

Create Hybrid Design from Best of A, B & C

Taking direction from FORUM 3, which is intended to draw best attributes from all three designs, design teams A-C work together to create a hybrid, including an updated environmental and social impact assessment. This will be a challenging stage for everyone – facilitation and clear communication will be key. This hybrid is presented at PUBLIC FORUM 3, likely on Oct 27. Taking this feedback, we will work to create a final report for the Council in early December.

Final Report

This final report, authored with AIA150, serves as the committee's formal recommendation to the Town Council. Complete with narrative and drawings tracing our process, it could ideally set the specifications to redevelop the Mill Plaza property. This document, including a final Environmental Impact Assessment & Social Impact Assessment, should be approved at PUBLIC FORUM 5, possibly Dec 8.

A - Mill Plaza Study Committee Vision Statement



Adopted unanimously on May 2, 2007

Preamble

Based on initial public input, our deliberations thus far, and recommendations in the Durham Master Plan, Durham Community Development Plan, and the Town Council's charge (Res # 2006-25), we the Mill Plaza Study Committee, have developed the following ten-part Vision Statement for the purpose of guiding the development of conceptual designs and our recommendations for redeveloping the Mill Plaza property. For further context, the attached appendix includes excerpts from key planning and policy documents – as well as recent public testimony and correspondence – relevant to each of the ten principles below.

Ten Principles for Mill Plaza Redevelopment

1. **Open Process:** The redevelopment should result from a genuine, thorough, and public conversation with Durham residents and should be brought to reality – taking the public's recommendations to heart – in a timely fashion.
2. **Community-Oriented Space:** The redevelopment should provide year-round community space – indoor and outdoor space where people linger to meet and talk to their friends, to shop and to enjoy all of the seasons.
3. **Mixed Uses:** The redevelopment should provide – in addition to an expanded grocery store – a variety of shops, stores and offices, and a variety of housing opportunities for families, including UNH students, faculty, and staff.
4. **Linkage:** The redevelopment should link visually and spatially with Main Street, as well as Mill Road and the UNH campus, to encourage pedestrian flow between town, campus, and the adjoining neighborhoods.
5. **Balanced Access:** The redevelopment should strike a balance among automobile, bicycle, transit, and pedestrian access to the site that ensures the commercial viability of businesses on the property and protects the integrity of the bordering Faculty neighborhood. This balance should include optimal integration of the site into the local street network.
6. **Quality Design:** The redevelopment should stand out as uniquely attractive through a design that embraces the principles of sustainability and green building – and complements its surroundings, from the Main Street and campus on one end, to the brook and quiet residential neighborhood on the other.
7. **College Brook Buffer:** The redevelopment should restore, enhance, and protect College Brook and its wooded buffer to benefit the ecology, add natural beauty to the property, and improve and strengthen the boundary between the core downtown and the bordering residential neighborhood.
8. **Civic Elements:** The redevelopment could include a new permanent town library and town hall. The purchase of adjoining land could be considered for these uses.
9. **Fiscal Enhancement:** The redevelopment should broaden the town's tax base through both the commercial and aesthetic value it adds to our community.
10. **Parking:** The redevelopment should include adequate short and long-term parking for customers, employees, and residents of apartments constructed on the Mill Plaza property. Additional parking to serve downtown Durham could be explored.

Appendix

This Appendix is intended to demonstrate how our ten principles are supported by recommendations in several key planning and policy documents. It also documents relevant public comments and correspondence. It includes references from:

- ✓ Durham Master Plan 2000
- ✓ Durham Community Development Plan 1995
- ✓ Mill Plaza Committee Council Charge (Res # 2006-25)
- ✓ Letter from Mill Plaza Owner John Pinto to Town Administrator Todd Selig (September 13, 2006):
- ✓ NH Open Meeting Law Title IV Chap 91-A
- ✓ American Institute of Architects' Ten Principles on Living Communities
- ✓ Public Comments (including April 4, 2007 hearing), Letters and E-mails

This is a work in progress that can be augmented throughout the process. In addition to grounding our goals in the work of others who came before us, references below are intended to provide greater context and guidance for us and our architects and designers as we proceed.

1. Open Process

Our goal is to encourage public participation and to function as openly as reasonably possible. To that end, we encourage public comment at our regular meetings and have held the first of a number of evening public hearings devoted to public input. Further, we have set up a Web page to post committee documents – including agendas, minutes, announcements and contact information for each committee member. We have advertised an e-mail address for the public that has brought much early correspondence.

Mill Plaza Committee Council Charge (Res # 2006-25):

The Town Council has charged us with “the development of a future vision for the Mill Plaza site” with a goal of completing a report by the end of May. We are also to “conduct all activities in accordance with RSA 91-A, the New Hampshire Right to Know Law.”

Letter from Mill Plaza Owner John Pinto to Town Administrator Todd Selig (September 13, 2006):

“... I look forward to working with the town as it advances upon the vision for both an improved tax base and better symmetry between the Town, the University and our property. In this regard, I would look to the town to develop design specifications so that we may then determine how best to participate to achieve the implementation of the vision of the Town leadership.”

Durham Community Development Plan 1995:

Improving the Plaza property has been a stated community goal for more than a decade. “Objective: To actively engage the owners of the Mill Plaza in the improvement of the buildings and open spaces” (Page 61).

Durham Master Plan 2000:

Mill Plaza Study Committee Vision Statement May 2, 2007

Our approach to working with the public is modeled after the town master plan process, which was open and comprehensive.

NH Open Meeting Law Title IV Chap 91-A:

“Preamble: Openness in the conduct of public business is essential to a democratic society. The purpose of this chapter is to ensure both the greatest possible public access to the actions, discussions and records of all public bodies, and their accountability to the people.”

Public Comments, Letters & E-Mails:

A month into the process, more than 100 people have taken advantage of our invitation to provide input to the committee’s work – via our regular meetings, the April 4 public hearing and our e-mail address. While a few questioned the wisdom of developing a public vision on private property – calling the committee’s task “unrealistic” and “a farce” – many expressed thanks for the opportunity provided by property owner John Pinto and the Council to have an early say, and have complimented the open process followed thus far. Several expressed optimism for what could be. One noted that the project presents a good opportunity to expand the town’s tax base by building out its core – as opposed to its more controversial periphery. The project could be done, she said, by following “smart growth” and green building principles.

2. Community-Oriented Space

Mill Plaza Committee Council Charge (Res # 2006-25):

“C) Creating a community gathering space (such as a village green, park, Public Library, municipal office complex, etc.) in the downtown area for Durham residents, students, staff, and faculty at the University of New Hampshire to interact with one another in positive ways specifically designed to foster a sense of community and place in Durham.”

AIA’s Ten Principles on Living Communities:

“6. Build Vibrant Public Spaces. Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.

7. Create a Neighborhood Identity. A ‘sense of place’ gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.”

Public Comments, Letters & E-Mails:

Several residents at the April 4 public hearing spoke to the need for public gathering space. One noted that Durham has taken a step in the right direction with summer concerts at the Mill Plaza but said the community could do better than setting up “lawn chairs on a parking lot.”

3. Mixed Uses

Mill Plaza Committee Council Charge (Res # 2006-25):

“1. A) Increasing the taxable value of the Mill Plaza site. This plan may include a combination of retail space, office space, and rental housing stock, or any other combination of offerings, as

Mill Plaza Study Committee Vision Statement May 2, 2007

determined by the committee and permitted by zoning. B) Broadening the variety of, and square footage available for, retail businesses in the downtown area which would appeal to the permanent residents of the Town.”

Durham Master Plan 2000:

“Create a downtown Durham that has available a wide range of retail and other commercial uses, including the creation of a Professional Office District adjacent to the Central Business District (3.13)”

“Expand office/retail space by allowing apartments to be included as a mixed use on the second and third floors of three-story buildings and on the third and fourth floors of four-story buildings with two floors of commercial space. This plan will provide economic stability due to the income from apartment rentals and will also increase available commercial space (3.15)”

Durham Community Development Plan 1995:

“Encourage the expansion of retail space within the confines for downtown Durham” (Page 54).

AIA's Ten Principles on Living Communities:

“2. *Provide Choices.* People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.”

Public Comments, Letters & E-Mails:

Several residents noted that they value the variety of shops available today in Durham and would not want to lose that in a new development. One said she likes to “park once and walk” to where she needs to go. “I don’t need to leave Durham,” she said. “I like that.”

4. **Linkage**

Durham Master Plan 2000:

“Create a physical and psychological linkage of the Mill Plaza with Main Street and the rest of downtown Durham (3.16).”

5. **Balanced Access**

Durham Master Plan 2000:

“Create an environment in downtown Durham that is less vehicle oriented and is more pedestrian oriented and balances the needs of *all* modes of transportation (3.7).”

Durham Community Development Plan 1995:

“Goal – An environment in downtown Durham that is pedestrian oriented while balancing needs of *all* modes of transportation. Objective: Create a safe environment for pedestrians, bicyclists, and motorists” (Page 47).

Public Comments, Letters & E-Mails:

At least one resident at the hearing suggested a redevelopment should be welcoming to bicycle riders. Another resident warned that redevelopment should not hinder access to the grocery store by senior citizens who live nearby. One resident stressed that access for emergency vehicles must be a priority in any site design given the potential for new apartments and an increase in visitors to the property.

6. Quality Design

Durham Master Plan 2000:

“The image and the reality that an active, dense downtown presents is considered desirable, particularly when the downtown has a strong pedestrian presence, as is the case with Durham’s downtown. It is important to promote development that will further improve the character, vitality, and pedestrian use of the downtown. (3.16)”

AIA’s Ten Principles on Living Communities:

“10. *Design Matters*. Design excellence is the foundation of successful and healthy communities.”

Public Comments, Letters & E-Mails:

Several residents suggested adhering to the principles of green building. A couple have suggested using pervious asphalt to protect College Brook.

7. Restored Buffer

Durham Master Plan 2000:

“College Brook should be restored in those areas where it has experienced degradation. The Mill Pond and adjacent wetlands should be enhanced as a demonstration of the importance of greenway extensions into the downtown core. Enhancement of foot paths and passive recreational use of this area should be encouraged for the benefit of those living in the immediate neighborhood and to enhance the vision of Durham’s special relationship with its fresh- and saltwater bodies. Sightings of rare and endangered species have been recorded in the College Brook greenway and Mill Pond area. The fact that unusual and important wildlife sightings can take place immediately adjacent to the Town’s commercial core is of great importance to the sense of the Town of Durham as a place where modern presence can exist in concert with nature (4.24).”

“Pedestrian access to the Mill Pond may be encouraged with downtown displays of footpaths such as the pedestrian path to the pond from Main Street and Mill Road through the Mill Plaza to the footpath through the woods that connects with Chesley Drive. This route should be enhanced as a pedestrian gateway to the Mill Pond (4.25).”

“Chesley Drive should specifically be *excluded* from evaluation as an option for improved access to Mill Plaza for the following reasons ... (3.14)”

AIA's Ten Principles on Living Communities:

"7. *Create a Neighborhood Identity.* A 'sense of place' gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

8. *Protect Environmental Resources.* A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.

9. *Conserve Landscapes.* Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons."

Public Comments, Letters & E-Mails:

We have received several letters from Plaza neighbors and also UNH Natural Resources faculty expressing concern about College Brook and the hope that it would be protected and restored in any redevelopment. Many residents – echoing the language in the Master Plan – place a high value on the College Brook greenway as it represents a slice of nature in the heart of our downtown.

8. Civic Elements

Mill Plaza Committee Council Charge (Res # 2006-25):

"1. The development of a future vision for the Mill Plaza site. This vision may take into consideration abutting parcels as determined appropriate by the committee.

C) Creating a community gathering space (such as a village green, park, Public Library, municipal office complex, etc.) in the downtown area for Durham residents, students, staff, and faculty at the University of New Hampshire to interact with one another in positive ways specifically designed to foster a sense of community and place in Durham.

"3. To examine whether there would be potential economic and social benefits associated with the construction of a municipal Library, Town Office complex, and/or parking facility (either publicly or privately owned) in conjunction with the redevelopment of the Mill Plaza site."

Public Comments, Letters & E-Mails:

Although one resident dismissed the notion of a library or a city hall on the Plaza Property, which he contended is prime commercial space, others expressed hope the town would establish a new library on the property. One resident cited Dover's McConnell Center and the new Portsmouth Library as examples of civic centers that can add value to their surroundings.

9. Fiscal Enhancement

Mill Plaza Committee Council Charge (Res # 2006-25):

"1. A) Increasing the taxable value of the Mill Plaza site. This plan may include a combination of retail space, office space, and rental housing stock, or any other combination of offerings, as determined by the committee and permitted by zoning.

B) Broadening the variety of, and square footage available for, retail businesses in the downtown area which would appeal to the permanent residents of the Town.”

10. Parking

Durham Master Plan 2000:

“Provide parking areas in the downtown that accommodate the retail and commercial needs, maximize number of parking spaces, move traffic through efficiently, are well landscaped, and blend with the desired character of downtown (3.9).”



A New Hampshire Model Community: Beyond the Charrette
a Blueprint for America initiative
and part of the 150th anniversary of the American Institute of Architects
SUMMARY AND REFERENCE

About the Blueprint for America

The Blueprint for America is a nationwide effort by the components of the American Institute of Architects to celebrate its 150th anniversary. Throughout the country architects, citizens, and community leaders will come together to address a community's distinct needs. The Blueprint for America uses the design processes to help citizens find their voices and realize a vision for beautiful, safe, and livable communities.

The commonalities of these "visions" will be refined to inspire a national vision for healthy, safe, and sustainable American communities and outline the necessary steps required to enhance the built environment. A compendium of the local programs will be gathered within a framework, providing a national mosaic with interrelated themes, issues, and solutions designed by AIA architects, community members, and community partners. The resulting mosaic will be presented to the nation as a gift for the future and as a testament to the value of design and the AIA architect.

A New Hampshire Model Community

The New Hampshire AIA (AIANH) component's initiative is to continue its anti-sprawl, livable community efforts by engaging one community over a longer period of time, with the goal of obtaining permits for a workforce housing or mixed use development tailored to a New Hampshire community's needs. We will interface with elected officials, other nonprofit organizations, local media, and community groups or other entities that comprise the community's civic leadership.

Once permitting is achieved, a private or non-profit developer could then implement this affordable, smart growth

project as a model that citizens could see and experience. This initiative will also become a guidebook for northern New England states, illustrating how communities can engage their residents in a proactive process that develops planning and zoning guidelines, not one solely reactive to impending growth.

By sharing our knowledge and experience, AIANH's architects offer our communities the opportunity to celebrate their heritage while addressing emerging challenges and trends.

The AIANH Blueprint for America is a collaborative effort of AIANH, PlanNH, The Jordan Institute, the Granite State Landscape Architects, and the New Hampshire Preservation Alliance. For more information on the Blueprint for America initiative go to: www.aianh.org.

By the conclusion of 2008, AIANH 150 will complete a design, guiding it through the permitting stage, for a model neighborhood in a NH Community, based on the AIA's Livable Community Guidelines.

AIA's 10 Principles on Livable Communities

1. Design on a Human Scale

Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.

2. Provide Choices

People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.

Continued next page

3. Encourage Mixed-Use Development

Integrating different land uses and varied building types creates vibrant, pedestrian-friendly, and diverse communities.

4. Preserve Urban Centers

Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services, and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.

5. Vary Transportation Options

Giving people the option of walking, biking, and using public transit, in addition to driving, reduces traffic congestion, protects the environment, and encourages physical activity.

6. Build Vibrant Public Spaces

Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.

7. Create a Neighborhood Identity

A "sense of place" gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

8. Protect Environmental Resources

A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.

9. Conserve Landscapes

Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.

10. Design Matters

Design excellence is the foundation of successful and healthy communities.

Visit the **Center for Communities by Design** for more information on how architecture can influence the quality of life in our nation's communities., www.aia.org

AIA Position on Sustainable Design and Resource Conservation and The "2030 Challenge"

The AIA has adopted a policy advocating that "all new buildings be carbon neutral by 2030, using zero fossil fuels to operate."

The AIA policy promotes sustainable design and resource conservation practices for architects to achieve a minimum reduction of fifty percent of the current consumption level of fossil fuels used to construct and operate buildings by the year 2010. Subsequent targets each year thereafter will result in the design and construction of carbon neutral buildings by 2030.

For more information about the **AIA Committee on the Environment**, go to www.aia.org/cote_default. For information on the **2030 Challenge** go to: www.architecture2030.org.

Questions?

Contact:

Carolyn Isaak

AIANH Executive Director

PO Box 398

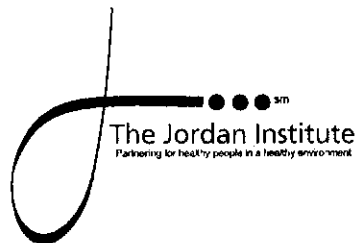
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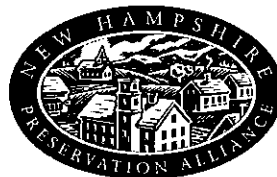
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AIANH



PLANNH



EVALUATION CRITERIA FOR THE MILL PLAZA PROJECT 7/11/07

Mill Plaza Study Community Principles *	AIA150 Principles for Livable Communities ** AIA 2030 Carbon Neutral Criteria ***	LEED For Neighborhood Development ****
<p>1. Open Process: The redevelopment should result from a genuine, thorough, and public conversation with Durham residents and should be brought to reality – taking the public's recommendations to heart – in a timely fashion.</p>	<p>Use of consensus process to convene; clarify responsibilities; deliberate; decide; and implement agreements</p>	<p>Community Outreach and Involvement</p>
<p>2. Community-Oriented Space: The redevelopment should provide year-round community space – indoor and outdoor space where people linger to meet and talk to their friends, to shop and to enjoy all of the seasons.</p>	<p>(6) Build Vibrant Public Spaces: Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.</p>	<p>Access to Public Spaces' Universal Accessibility Open Community Outreach and Involvement</p>
<p>3. Mixed Uses: The redevelopment should provide – in addition to an expanded grocery store – a variety of shops, stores and offices, and a variety of housing opportunities for families, including UNH students, faculty, and staff</p>	<p>(2) Provide Choices: People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives. (3) Encourage Mixed-Use Development: Integrating different land uses and varied building types creates vibrant, pedestrian-friendly and diverse communities.</p>	<p>Diversity of Uses Compact Development Preferred Location Housing and Jobs Proximity Affordable Sales and Rental Housing</p>
<p>4. Linkage: The redevelopment should link visually and spatially with Main Street, as well as Mill Road and the UNH campus, to encourage pedestrian flow between town, campus, and the adjoining neighborhoods.</p>	<p>(1) Design on a Human Scale: Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.</p>	<p>Smart Location Walkable Streets</p>

AIA150 NH Model Community/Mill Plaza Base Data – July 18, 2007








Prepared: American Institute of Architects, Project: The Jordan Institute
 Smart Community Design, Inc.

<p>5. Balanced Access: The redevelopment should strike a balance among automobile, bicycle, transit, and pedestrian access to the site that ensures the commercial viability of businesses on the property and protects the integrity of the bordering Faculty neighborhood. This balance should include optimal integration of the site into the local street network.</p>	<p>(5) Vary Transportation Options: Giving people the option of walking, biking and using public transit, in addition to driving, reduces traffic congestion, protects the environment and encourages physical activity.</p>	<p>Walkable Street Reduced Automobile Dependence Bicycle Network Transit Facilities</p>
<p>6. Quality Design: The redevelopment should stand out as uniquely attractive through a design that embraces the principles of sustainability and green building – and complements its surroundings, from the Main Street and campus on one end, to the brook and quiet residential neighborhood on the other.</p>	<p>(10) Design Matters: Design excellence is the foundation of successful and healthy communities. (7) Create a Neighborhood Identity: A “sense of place” gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.</p>	<p><i>Integrated design and development at the neighborhood scale</i></p>
<p>7. College Brook Buffer: The redevelopment should restore, enhance, and protect College Brook and its wooded buffer to benefit the ecology, add natural beauty to the property, and improve and strengthen the boundary between the core downtown and the bordering residential neighborhood.</p>	<p>(8) Protect Environmental Resources: A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values. (9) Conserve Landscapes: Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.</p>	<p>Site Design for Habitat or Wetlands Conservation</p>
<p>8. Civic Elements: The redevelopment could include a new permanent town library and town hall. The purchase of adjoining land could be considered for these uses.</p>	<p>(4) Preserve Urban Centers: Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.</p>	<p>Access to Surrounding Vicinity Preferred Location</p>

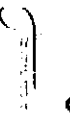
AIA150 NH Model Community/Mill Plaza Base Data – July 18, 2007

<p>9. Fiscal Enhancement: The redevelopment should broaden the town's tax base through both the commercial and aesthetic value it adds to our community.</p>		<p>Innovation in Design:</p>
<p>10. Parking: The redevelopment should include adequate short and long-term parking for customers, employees, and residents of apartments constructed on the Mill Plaza property. Additional parking to serve downtown Durham could be explored.</p>	<p>AIA 2030 Carbon Neutral Principals</p>	<p>Reduced Parking Footprint</p>
<p>* Communities Vision Principles adopted by the Town Council on 6/18/07</p> <p>** Ten principals for Liveable Communities Created by the American Institute of Architects</p> <p>*** Goal for building to be Carbon Neutral by 2030</p> <p>**** LEED Neighborhood Development</p> <p>A pilot high performance integrated design process created by the US Green Building Council (LEED Leadership in Energy and Environmental Design)</p> <p>www.usgbc.org/leed/nd</p>	<p>AIA 2030 Carbon Neutral Principals</p>	<p>Construction Pollution Prevention</p> <p>LEED Certified Green Buildings</p> <p>Energy Efficiency in Buildings</p> <p>Reduced Water Use</p> <p>Building Reuse and Adaptive Reuse</p> <p>Minimize Site Disturbance through Site Design</p> <p>Minimize Site Disturbance during Construction</p> <p>Stormwater Management</p> <p>Heat Island Reduction</p> <p>Solar Orientation</p> <p>On-Site Energy Generation</p> <p>On-Site Renewable Energy Sources</p> <p>District Heating & Cooling</p> <p>Infrastructure Energy Efficiency</p> <p>Wastewater Management</p> <p>Recycled Content for Infrastructure</p> <p>Construction Waste Management</p> <p>Comprehensive Waste Management</p> <p>Light Pollution Reduction</p> <p>LEED® Accredited Professional</p>

AIA150 NH Model Community/Mill Plaza Base Data – July 18, 2007



AIA NH PLANNING



Partners: American Institute of Architects, The Urban Institute, American Institute of Architects, NH Preservation Alliance

E - CBI Summary of Stakeholder Interests, Concerns and Ideas

Please note that these are organized, paraphrased comments of stakeholders that the Durham Mill Plaza Committee/AIANH150 Project facilitators interviewed between July 6 and July 26, 2007. This list will be updated and amended from time to time. If you have concerns or ideas that are not listed below, please email: PlazaCommittee@ci.durham.nh.us. Please note that if the same comment was made, we listed the issue or idea only once in this list. All comments were made without attribution by name or organization.

Stakeholders Included to Date:

Town staff, UNH staff, Durham Library Trustees, Ecology-Conservation stakeholders, Neighbors and Abutters, the Durham Energy Committee, the Durham Historic Commission, the Durham Neighborhood Alliance, the Durham Business Association, the Durham Taxpayers Association, the Durham housing interests. And, meetings held July 18, 2007 (Public Forum at UNH MUB Theater II) and July 25, 2007 and e-mails sent the Mill Plaza Committee e-mail address.

CURRENT ISSUES

Vehicular Traffic, Parking and Vehicle Traffic Flow

Traffic and Flow

- Designers need to consider traffic flow concerns, volume of traffic, blind spots, is it ready for a traffic signal? The town struggles with this already.
- UNH is willing to look at current traffic flow and restructure if it would help
- Not much nice about the current site, the only thing is that it is low impact in terms of traffic (though underutilized as a site)
- Right now, at 4 PM, there's backed up traffic. One accident in the right place, it's all blocked over. Now traffic backs up over hill, past churches, right up to Durham House of Pizza.
- Traffic movement more of a problem than parking per say.

Parking

- Is all the current asphalt parking necessary?
 - An interest in minimizing asphalt parking
- A negative aspect of current site is all the asphalt and how the parking lot is managed
- UNH students use many of the spots downtown, so there isn't a lot of room for more cars

Pedestrian Traffic and Pedestrian Flow

- There is concern about accidents in current crosswalks
- Pedestrian access and the path network need to be re-looked. Making paths better, e.g., signs delineating path locations should be considered
- Concerned about heavier pedestrian flow in terms of outdoor seating, area is already congested
- People like how currently you can walk safely, away from traffic to the plaza via Chesley Drive, and those shops are walkable from surrounding neighborhoods.
- Residents close to the plaza for walking use – cherish, proximity, just walk, being in a town environment, kids walk to school, way it straddles residential and university community is very nice. Many in Durham stroll through the Faculty neighborhood via the Chesley Drive entrance to Mill Pond and Jackson Landing.

Maintenance and Safety

- Snow removal. Snow currently ends up at the end of the plaza pushed into bushes and ultimately into the brook. This is unsightly, there is debris in brook with sand and salt...some kind of snow removal would be important
- Drainage from the back hill. Main Street drains toward the Plaza, and the back corridor needs to be analyzed
- Property maintenance of bushes, shrubs, etc., between town and plaza is of concern. The town currently maintains half...awkward turf war over responsibilities and rights
- Do not sacrifice safety for aesthetics in terms of fire protection, or for extra sq. footage for buildings
- There are no limits on fire ladder size regarding building height. Fire department already deals with dorms that are high-rise, so have proper equipment.
- Would like access to main street backside, access to 3 sides of buildings without sprinklers is important on current site

Abutters

- At night mill plaza is buffer between downtown and the University
- Thinks that the status quo is fine and that nothing more should go in, but rather less.
- A well-designed re-development that respects the boundary with the surrounding residential neighborhood can work.

College Brook and Natural Buffer

- The sedimentation and pollution of Mill Pond due to sediments and pollution in College Brook is of concern. More than just Plaza site, UNH upstream is source of much of problems with the Brook
- This area is important to folks who live nearby and across town and as a natural zone for wildlife.
- The brook and its buffer provide a slice of nature in Durham's downtown and a shield from noise, light and heat from the Plaza. It also mitigates runoff and flooding.
- Brook buffer zone concerns based on passed mismanagement, not necessarily the case for the future
- The brook has been ignored in the past
- Concerns about encroachment of property lines on brook in 60's and 70's, possible mistakes that were never corrected
- The brook was used as sewer in the past and this is unacceptable
- Do not want the brook to be a dumping place for the Plaza
- Need facts, hard data about what a healthy stream. Get in touch with Frank Mitchell (cooperative extension) for buffer zone assessment along college brook
- Get in touch with Frank Mitchell (cooperative extension) for buffer zone assessment along college brook

Aesthetics

- Current space is ugly.
- Accepted the plaza, not particularly attractive, functional place, but not well used overall.
- Many like the existing Durham business district, which is unique, and not strip mallish so much.
- Proximity of the structures, and the way they are structured are currently more of a hike for residents walking.

Current space and architecture looks outdated.

Uses

- Use the market a lot, like the inside
- We don't have a town center, the way the University is laid out.
- Having a downtown with vital services like a grocery store and drugstore is nice. Don't have to leave Town and we like that.

- Retail is tough in this town. A clothing store in town, one other soft goods store, didn't make it. Critical to look at what businesses survive, businesses do come and go, essential services -- groceries, drug store, florist -- seem to be the ones that survive.
- The ice cream place that is interactive, a place to sit, is great for younger kids, people enjoy sitting on a nice day, a sitting spot next to the Bagelry is great.
- Currently people go to Dover and Portsmouth. No place to get a meal for grownups. Only two now -- Libby's and the University Center.
- We are in a university town. Recognize that there are 33 weeks to be in business. On May 30th, not one car at 10:30 AM in Building 2 ...

Housing

- Concern that some current off campus housing standards and practices are low. Experience with good business practices and thoughtful landlords has been very positive and had good outcomes.
- There is very little affordable or workforce housing in Durham. People who work at UNH can't afford to live in town.
- Currently student housing is a good investment, and landlords would not want to disrupt that market

REDEVELOPMENT IDEAS AND ISSUES

Vehicular Traffic, Parking and Vehicle Traffic Flow

Traffic, Transportation and Flow

- Keep main traffic out of the neighborhoods
- Concern that any traffic lights up by the grange would increase traffic on the Faculty Road "cut-through", especially during high traffic hours during the school year.
- Multiple entrances and exits are desirable for fire safety, ease of use of facility
- Consider the whole town and not just those who live in walking distance
- Move access and egress points away from the brook
- Entrance and egress at Grange, would avoid traffic snarls at current intersections
- Chesley Drive should not be opened to vehicular traffic, and this issue has been dealt with many times in the past, and has been decided in the Town's Master Plan. Multiple petitions over the years have demonstrated broad and deep support -- not only across the neighborhood but also across town -- for preserving the wetland and wooded footpaths and keeping this a safe space for children and pedestrians.
- Chesley Drive should be opened to vehicular traffic.
- Shuttle stops near groceries and amenities would be great

- Public has to pay for University shuttle, but can use it. Some don't have right stops. Could you reroute transportation network better? Use local transit system. If stop right by grocery store, that would be good.
- Enforce trucking routes/truckload laws. Currently trucks cut through downtown area even though they are not supposed to. If trucks were redirected to existing trucking routes, there would be less traffic downtown.

Parking

- Quantity (Spaces)
 - Compliment and help out rest of downtown
- Quality (duration)
 - Not be harried for time (i.e., the parking attendant, patrons use the library for hours)
- Parking that would help UNH as well
- Maybe metered parking to keep folks moving
- Build a parking garage, and have less asphalt
 - the garage could be hid in a more natural pedestrian environment
 - designers could put the garage underground
- Have parking restrictions for UNH students, have them park on campus, if student housing is built
- Reduce ordinances to restrict housing to one parking spot per unit
- Paid parking spaces for rent associated with new housing
- Still want some convenient parking, especially for those cold winter days, do not want to have to walk to a garage
- Creative ideas to reduce vehicular traffic. Grocery delivery, online shopping for instance
- Protect the current shoppers! New urbanization, new foot traffic, new bicycle, are they really coming that way now? I would bet that most folks drive to the grocery store. There has been lots of talk about new buildings, greater density, *but what about existing parking needs?*
- Incorporate parking place into other uses. In Salt Lake, welcoming place, parking space built underneath, more space underneath. Two tiered and very convenient. That one had entrance and exit at different spots. Buried parking garage, buried into hill is an idea.
- Every bed needs a parking space or else people won't want to rent/buy here.
- Work with UNH to deal with its parking issues, then more spaces would be available downtown for others.

Pedestrian Traffic and Pedestrian Flow

- Interested in controlling pedestrian crossings, not based on past precedence of crosswalk locations but where they make the most sense given where students walk
- Pedestrian thru way, easements are already in place, could be used to upgrade and even add a park
- Pedestrian and traffic access, ease of flow important, access from main street
- Possibly widen sidewalks to make better use of outdoor spaces
- Would need to work on parking, e.g., parking garage
- Enhance pedestrian thru way there
- Foot bridge from UNH to control pedestrian traffic

College Brook and Natural Buffer

- Conservation of brook area and its wooded buffer is important
- The brook area could be spectacular as intended in the past. Concerns about past intent and promise with this development.
- Need to deal with the brook for utilitarian reasons as well, slow the river and maximize capacity to address flooding and increasing water volume in the Brook
- Need to cooperate with UNH
 - develop a recharge area, wetlands, daylight more sections of the stream
 - UNH developments upstream have increased runoff, leading to erosion and sedimentation
 - Need to address historic pollution from UNH facilities and current chloride runoff
- Over all water quality in the brook needs to be kept in mind
- Concerns about developing on the brook side in terms of flooding, impact in the brook and on abutting neighborhoods for which the brook is a buffer zone. A new project should not flood homes downstream. This presents a potential liability for the town and developer.
- Would like AIA to find sources of funding for stream rejuvenation projects
- Reduce grade off the parking lot into the brook and deal with parking lot encroachment on floodplain of the brook, at least have legal setbacks, 12 or 25 ft
- See the brook in terms of a healthy stream rather than a “conveyance system”

Town Buildings

- New Town Hall on the site and help fund construction by selling the existing Town Hall and its land for development

- New Town Library site
 - Size-looking for 12500 sq. feet
 - Preferably on one floor, but on two is ok if need be
 - Staff issues of moving between floors
 - Sharing a building is preferable so they can benefit from shared facilities, shared meeting space, and it is a destination for folks
 - However if the Town decides it does not want to build a new Town Hall the trustees are fine with the idea of having their own free standing building
 - Do not want to be an appendage of the town hall if connected
 - Separate entrances maybe...independence even if shared facility
 - Some rooms controlled by town hall some by library and then shared over flow
 - Dedicated library space is necessary if shared facility
 - Emphasis is that they want their own facility
 - Plaza site is first preference for site location
 - Prominent spot, maybe second story of building with condo form of ownership
 - Karegis land would be great property for the town to own, and for the library, but concerned that planning with this property in mind could be dangerous with out guarantee about land ownership
 - Library should not share walls with retail stores, noise, smells etc.
 - Multi purpose, space for meeting is key
 - Electronic retrieval could reduce need for sq. footage
 - But still need for larger capacity of volumes according to trends
 - Currently 28,000 volumes jammed into the current space
- A library in partnership with an income producing “Civic Center” that includes income generating classes, workshops, lectures and performances
- The right building and location would make big difference in the functionality of the Town Hall and municipal buildings in general
- Concern that putting town hall on new development would eat into tax revenue
- Important to have municipal facilities down town for vibrant town
- Making town services part of the “destination”
- Get rid of the Grange and use that spot for private development or a new Town Hall.
- Put Town Hall and a Library on Chesley Drive.
- The Portsmouth Children's museum is looking for a new space - why not lure them to Durham and draw "money spending young families" to day trip to Durham as a destination.

Retail and Office Space

- Please keep the Durham Market Place (DUMP) as the main draw there, it is the best store in Durham.
- Approach NH restaurants and businesses that might have interest in opening a location. Smuttynose Brewery was recently snubbed in Portsmouth - what about a brew-pub in Durham? Or other NH owned chains like the Common Man restaurants? Include more local ethnic restaurants i.e. Mexican (Ixtapa Cantina).
- Provide for small stall type "food court" offerings that would allow for Franz's Foods or Campus Convenience Indian Food types to have a place to do business.
- Offer a place for customers to sit in a comfortable common outdoor area to eat.
- Outdoor eating/leisure space... Tin Palace potential
- Several business there are good to have, are mainstays to the Town, and should be kept/preserved, like the grocery store
- Practical stuff there but not exciting stuff, not a whole lot of vibrancy as a whole from the Plaza and would like to see that
- Not more low end undergrad housing, pizza and beer
- Concern that businesses will need to compete with UNH
- A bookstore would be great. What about the UNH bookstore moving and becoming an anchor tenant?
- A music store
- Places that offer classes to seniors (and others)
- Would prefer businesses to housing. It would be good to create a space where people want to spend money on goods and services.
- Creative places to shop to attract folks from outside of Durham is important
- Commercial properties geared towards more than college kids: shoe store, movie, and boutique bakery. Have more variety, attract outside folks
- Not fast food joints
- Residents currently don't come here to eat, go somewhere else. How about ethnic restaurants, a range of new and different kinds of places to eat.
- A fitness center, not for college kids
- Move the museum into the downtown
- A used book store
 - One suggestion was for a book store that does not focus on text books, and includes a crafts area (coffee shop with knitters help area maybe), music
- Office space for businesses, say professional businesses or spin-off small businesses/start-ups from the university

- Stability of current stores is both good and bad, good in reliable, but bad in low end nature does not turn over
- Services are important
 - New stores that do come in should be balanced with practical stores like the grocery store and Rite Aid
- Health food store, thrift store, interest in broader range of restaurants, not just appeal to college, hope wouldn't turn into more pizza, piercing, tattoos, college fair often seen, but
- First class Spa (high end spa)
- Does the developer have a marketing plan to attract (and retain) businesses to the plaza?
- A crafts and art building that offers classes
- Movie and performing arts center
- Knitting and fabric store
- Need a good slogan to attract businesses
- Non-chain restaurants and coffee shops with tables outside
- A unique and family affordable restaurant center that offers international foods with additional rooms for cooking classes and various
 - The food court spaces would be rented to Internationally themed restaurants that had take-out as well as "eating in."
 - Open to at least 9pm

Housing

- Mixed housing would be nice
- Focus housing on professionals and young families
 - Consider entirely non-student housing
 - Consider mix of affordable and higher end housing units to attract younger families
- Senior housing convenient to shopping
 - One suggestion was that housing should be focused on this demographic
- Concerns about mixed residential, i.e., residents and students living next to each other may cause problems
- Concern that bringing more people to this area in off hours may cause problems
- Managed, high end student housing, possibly town owned would be desirable

- Work on creative ways to leverage peer pressure among land lords to maintain housing to higher standards
- Student housing market is too volatile to be the basis of Plaza redevelopment.
- Mixed use to encourage mix of people for higher adult to student ratio, so downtown is not so much an extension of UNH. Engineer down town so it is a social experience for all, not just students experiencing Durham
- Some landlords concerned that more beds at Mill Plaza would create competition for their current student housing operations.
- Housing built in one spot may impact housing in others negatively, UNH housing developments vs. potential housing in Mill Plaza
- Want a bigger mix of housing than just undergrad
- Concern that rent needs for new developments would not be amenable to work force or transitional housing
- Concern about noise and other issues if more students are downtown at night
- Who would want to live in housing except students given possible noise concerns from loud weekend crowds downtown?
- Concern about some time conflicted relationship between Durham and UNH over housing
- Interested in having UNH and Durham on the same page and working together. UNH has a current understanding with town to try and house more of students on campus. Building undergrad housing would attract more students downtown
- Interested in well managed and maintained housing facilities
- Condos may be a good option
- Transitional housing for University folks
- Family, graduate, possibly “low-income” housing. Central location appealing. Concerns of affordability for this type of housing, would it meet the rent needs of the property owners. Could also get tax credits if mixed-use housing were put in and reduce risk for landowner.
- Undergrad housing. Commercially appealing. And, high end, well managed undergrad housing.
- Concern about behavior issues, concerns of attracting more students downtown.
- Mixed use of affordable housing and a few luxury penthouses on top.

Outdoor Amenities

- Outdoor gathering places, green space with park benches
 - -place for public concerts and chamber music that you can walk to
- Develop bike paths and connect Plaza to larger bike path network

- Have adequate landscaping to protect abutters, especially as original plans included more landscaping that was never done
- A low impact river walk, dirt trail with benches maybe
- A play ground, maybe at mouth of Chesley drive as a transition from residential to commercial
 - -kids need a place to be and play
 - -maybe a skate park (but liability?)
- Commercial and green spaces/park space closely integrated
- Create a “string of pearls” of natural areas incorporating other natural areas in area
- Better storm water management
- Maintain the land-walls for their sound absorption
- Space for picnics, activities, for families with kids
- Library is fine sharing green space with the Town, they do not need the green space specifically under the library’s domain.
- Green area surrounding the library as much as possible
- Open courtyard surrounded by businesses to address space for families
- Perry-Bryant property good place for a park

Sustainable Development

- Have passive solar, a great location for it, lots of sun on the rooftops there
- Superinsulation for the new buildings, especially the grocery store, which generally tend to be energy inefficient
- Rainwater catchment cisterns for watering landscaping
- Pervious pavement
- Look into geothermal energy for the site
- Scaled up renewable energy projects, such as larger solar and geothermal projects for whole site and/or town
- Packed earth or stone paths instead of pavement
 - -pervious surface
 - -cheaper maintenance down the road and lower energy input than asphalt
 - -aesthetically pleasing
- Buildings be LEED and Energy Star rated
- Battery system feeding off solar and other sources of renewable power for grid failures
- Passive survivability, if lose power for long period of time the buildings should be fine just sitting there, even in winter
- Study solar orientation

- Use as little energy as possible, conserve this as best as possible while producing energy with aim to have net zero or net energy producing facilities
- Be aware of energy footprint, and minimize
- Increase what is available at the site so people do not have to drive as much and encourage foot traffic
- Current site is very energy inefficient
- Use the development as an educational tool as well, so schools can have access to learning from this, more than utilitarian function. Students can see it as experiment in sustainability, energy efficiency. Show kids how solar, geothermal, etc., all work
- This is a great opportunity to improve the plaza in terms of energy efficiency and construction, go above and beyond current practices. Create a statewide if not national showpiece of what can be done

Aesthetics, Atmosphere, Uses

- Tie in the downtown on Main Street with a two level design taking advantage of the hill. Create some connection with Main Street via open stairways or two level buildings open at the top to Main Street and the bottom to Mill Plaza.
- Think about the Roman Piazza as a model - an open space pedestrian square where community members can gather meet and talk. Include a focal point of a fountain or statue or gazebo or raised central area for speakers or bands during town events (like memorial day, Santa, etc.).
- This is a community meeting place, mixed use: offices, retail, housing, town hall, library
- Develop buildings to serve as a catalyst for growth
- Would like to see a mixed bag of shops/kiosks, eateries, and definitely a library, that catered and drew diverse populations into the downtown mix
- The key is to transform the downtown into a fun, lively area where people are comfortable interacting
- Install a town Wifi system for folks at the Plaza site
- Space that is safe for young kids and families...there is no current place
- Mixed new and old, not just shiny new modernist design, this hasn't worked in the past. More colonial design
- Moving historical buildings in, e.g., incorporating Grange building into municipal structures...maybe a meeting space
- With bigger venues, different business, or public gatherings could affect public safety issues like fire and police concerns
- Concerned with quality construction in terms of safety standards
- Lighting in general needs to be looked at in terms of efficiency and light pollution, both for any residential units and parking lights as well

- Concern that expanding retail space and size would create light pollution, specifically from loading docks, buffers for this light pollution would be important for the neighborhoods
- Look into radiant heat for buildings
- A nice low-rise building in the middle of the current parking area...think beyond strip design
- Concerns that whatever buildings go into the site that they respect their neighbors and can not look onto the back yards of abutters
- Revenue producing, aim to reduce people's taxes
- Be conscious of not building expensive infrastructure
- Want a downtown that speaks to people, that makes a statement
- Integrate downtown and plaza site more seamlessly, have a second main street through plaza maybe
- The current site is under utilized, denser development would be great\
- A more 24 hour location so things don't die at 9pm
- Want the Red Tower kept
- They want a community center feeling, to be a presence. Viable city center, not just parking
- Character is important
- Light and airy, enjoyable to work in, creates environment for patrons and staff
- Not a "mall" setting or feel
- No cutesy towers or towers in general in the development of the Plaza site
- Genuine, real, ease of access, harmonious mixed use
- Real bricks/stones, not faux appearance to down town
- Currently a lack of connectedness and community between UNH and Durham, and the Plaza does not do anything to help this
- Interested in having reinvestment in the site so it does not look like it does now, run down, lack of positive aesthetics
- Creating a "destination" should be a goal...trying to encourage foot traffic and locality, less driving
- Interested in further building community between UNH and Durham
- Address the psychological barrier of students to doing more downtown
- Approximate design continuity, not jarring
- Avoid fake neo-colonial look
- Municipal buildings could be a buffer between student housing/UNH and main street
- Low sq. ft. density currently, with high potential for much greater density

- Create a space for college kids
- Redesigning to include more community space, not just make a bigger mall, like the idea of making sure, redesign, spaces for community members to gather, central green, envisioning, U shaped with green, wide sidewalks, with tables outside of coffee shops, community members to gather, facility rooms (in library)
- Design standards generally for Durham, nice to integrate with what happens in the plaza to downtown, future design standards
- Looking at the market and demographics and who you want to draw to place. Need to make it somewhat of a destination, then, market to populations within Durham, older people, students, faculty, and working people.

Finances

- Use TIFS but no bonds other kinds of bonds that raise expenses/costs of Town. This should generate tax revenue, not take it.
- Set up a Durham Housing Authority, build affordable housing and get tax credits from federal housing authority.
- How much in extra taxes will a new development really produce?
- Would like to know how much the project will cost, where will the money come from, and how will the budget be tracked to ensure that at the end of this process the final proposal is not one that is over budget?
- What would the short-term impacts on taxes on water, sewer be? Would there be any long-term tax/cost offsets?
- Concern among many, including many seniors, about how the project will be financed. Do not want project to result in tax increases
- There's a concern that the owner might want to flip the property shortly after developing it. Is there any first-right of refusal option?
- Want to know what UNH's enrollment forecasts for next 10-15 years are. This is going to affect what is viable in terms of student housing.

Examples from Other Areas and Contacts

- A Guidebook for NH Municipalities may be helpful in your considerations regarding the protection of College Brook. This publication is available at <http://extension.unh.edu/CommDev/Buffers.pdf> or by calling Sharon Hughes at UNH Cooperative Extension at (603)862-1029. It provides very specific and helpful information.
- Would this publication be of interest to the AIA / Committee / landscape architects regarding the Mill Plaza? Landscaping at the Water's Edge: An Ecological Approach
- During the rebroadcast of one of the public meetings concerning re-development of the Mill Road Plaza, concerns were raised about parking lot run-off into College Brook. It brought to

mind the work that Tom Ballestero of the UNH Civil Engineering Department is doing with permeable pavement/asphalt. It is a newly developed product and is intended to mitigate pollutants in runoff. Such a product might be useful for the Plaza project. Tom and his colleagues at UNH can be contacted at: tom.ballestero@unh.edu and robert.roseen@unh.edu. and also at the project's website: www.unh.edu/erg/cstev.

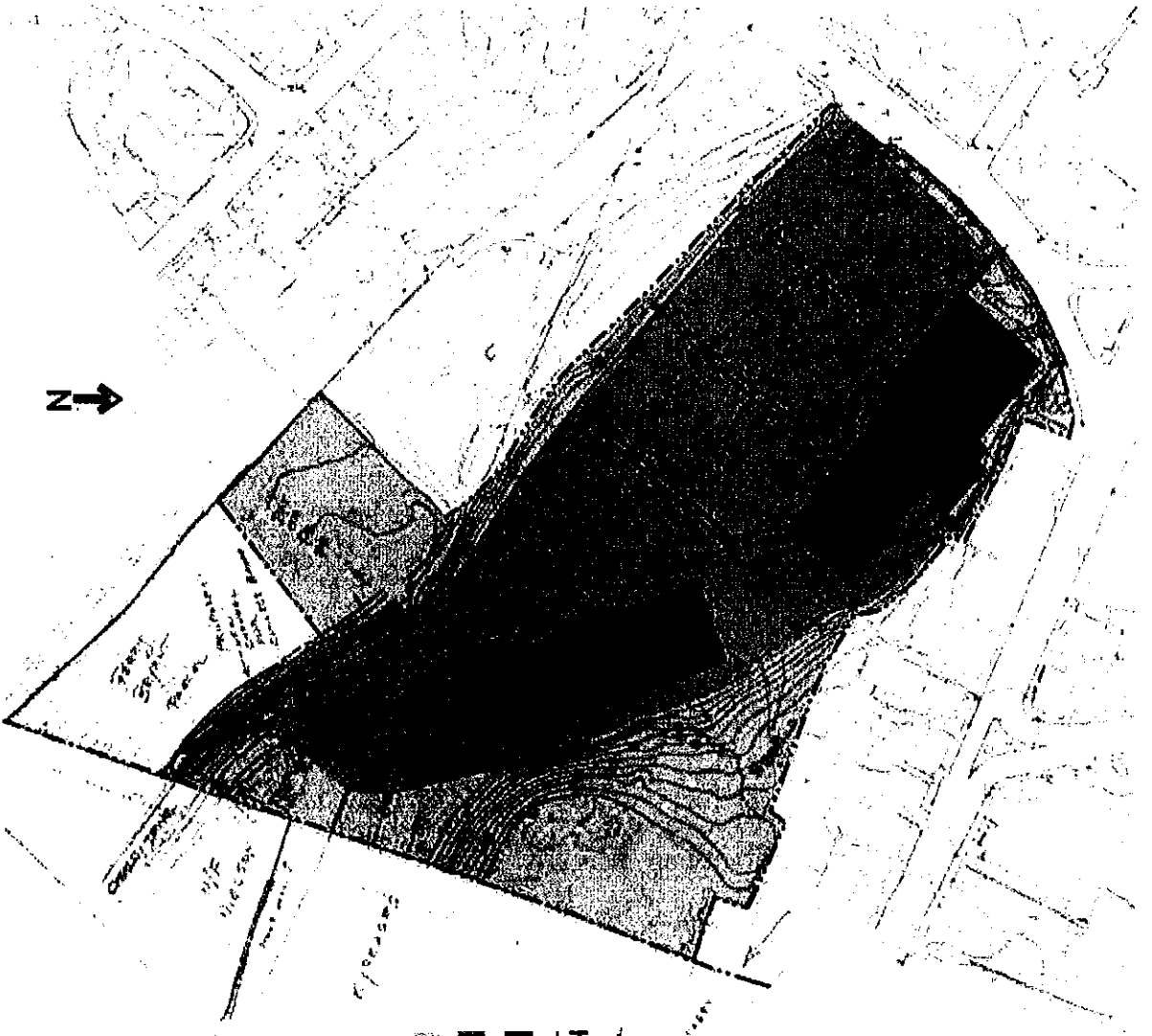
- I would suggest contacting There is an extensive experimental project using this type of pavement, as well as other mitigation methods, at UNH's West Edge parking. Tapping this resource could be very useful for the Mill Plaza project.
- Portsmouth, NH. Downtown housing even with noise issues is in high demand due to amenities and vibrancy. Has a great historic commission, brand new buildings look really good, design standards, and has benefited economically and in terms of historic preservation.
- Ithaca, NY. Niche restaurants and shops, more food options, pedestrian walking mall downtown
- Highland Park Village Dallas, TX and Westwood Village in Westwood CA. Appealing private developments that have been long established
- Old bike path plan, bicycle lobby organization, Greater Seacoast. Few years ago Tom Kelly at UNH, Office of Sustainability
- Movement in Germany to build passive houses without any heat at all. Effective radiant heat if sealed, passive design. Passive survivability, if lose power for long period of time...
- Relocating UNH bookstore to the Plaza Site. Integrating the bookstore into the community based on the Oberlin example. Ithaca, NY is an example where they did a survey, and downtown businesses want to coax the bookstore downtown, get kids downtown, bring in parents for university paraphernalia...foot traffic customers
- Style concern, no hokey artificial town center, want something real not like Bowie Maryland. Variation in design, but tastefully done, individuality
- Good examples – Lebanon and Hanover developments
- Delafield Wisconsin . . . look at that
- Irvine, CA
 - Nice planned community with mixed use apartments, pedestrian friendly, good greenbelts
- Littleton, NH
 - The Village Book Store in Littleton, NH (a town smaller than Durham) is one of the most exciting bookstores stores north of Boston.
 - The presence of this store (only 30 years old) served as the major catalyst for the various improvements to Littleton. a town of 4,431
- Jasmine, a NYC restaurant
 - This style restaurant center can be expanded by providing rental space for more ethnic groups to share their cuisine

VI - SITE ANALYSIS

A - Site/Natural Considerations

1 - Boundaries of Site under Consideration

- Site is on Durham Assessor's Map 5, Lot 1-1 and consists of approximately 10.0 acres
- Site is currently 59% (5.9 acres) impervious (buildings and pavement)
- The deed for the property as well as some old recorded plans reference several easements and right-of-ways on the parcel, which the status of each needs to be verified



Pervious/Impervious

Key: Surface Condition

- Buildings (roofs)
- Paving
- Pervious Groundcovers

AIA150 NH Model Community/Mill Plaza Base Data -- July 18, 2007



AIA150 NH PLANNING



Prepared by the Planning Department of the City of Portsmouth, New Hampshire
 Date: July 18, 2007

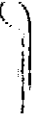


Point: 43 07 58.41' N 70 56 33.90' W
Streaming | 100%
Eye Alt: 6908 ft

AIA150 NH Model Community/Mill Plaza Base Data -- July 18, 2007



AIA NH PLANNING



Project: Mill Plaza Base Data
Date: July 18, 2007



OWNERS:

LOT #	OWNER	AREAGE
TOWN OF DURHAM MAP # 5		
LOT 1-1	COLONIAL DURHAM ASSOCIATES	0.88
LOT 1-2	NORMAN F. WENARD	0.12
LOT 1-3	PACER INVESTORS INC.	0.13
LOT 1-4	KYRONGS INC.	0.14
LOT 1-5	TOWN OF DURHAM	0.13
LOT 1-6	WESTY DURHAM LLC	0.18
LOT 1-7	WESTY DURHAM LLC	0.2
LOT 1-8	KYRONGS INC.	0.22
LOT 1-9	KYRONGS INC.	0.24
LOT 1-10	KYRONGS INC.	0.29
LOT 1-11	KYRONGS INC.	0.28
LOT 1-12	KYRONGS INC.	1.22
TOWN OF DURHAM MAP # 6		
LOT 3-19	BRYANT PROPERTY SERVICES INC.	1.12

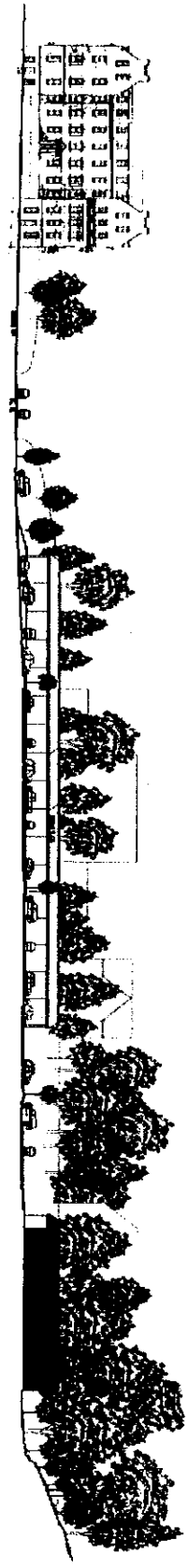
AIA150 NH Model Community/Mill Plaza Base Data — July 18, 2007



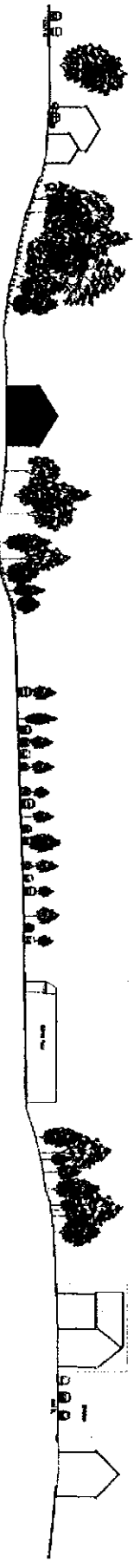
AIA NH PLANNE



Prepared by the Department of Urban and Community Planning, The College of Arts and Sciences, The University of North Carolina at Chapel Hill

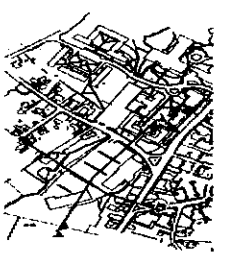


SECTION A-A
1" = 2'



SECTION B-B
1" = 2'

MILL PLAZA STUDY
 DURHAM, NEW HAMPSHIRE
 PREPARED BY UNIVERSITY OF NEW HAMPSHIRE
 ENERGY AND CAMPUS DEVELOPMENT



AIA150 NH Model Community/Mill Plaza Base Data – July 18, 2007
 AIA150 AIA NH PLANNING



UNIVERSITY OF NEW HAMPSHIRE
 ENERGY AND CAMPUS DEVELOPMENT

3 - College Brook

This section is meant as a reference guide rather than a source for hard data. Several references to reports and individual experts are listed as well as other pertinent information. Also, please refer back to the previous two sections, “CBI Summary of Stakeholder Interests, Concerns and Ideas”, and “Letters to the MPSC” for comments, concerns and anecdotal information about College Brook.

- College Brook flows north to south across westerly side of site
- College Brook is approximately 6-8 feet below the lower edge of the parking lot
- The FEMA Flood Maps show a flood zone associated with College Brook but it appears that the flood area is within or just beyond the banks of the channel, it does not appear to extend into the parking lot

OYSTER RIVER WATERSHED ASSOCIATION

May 31, 2007

Dave Howland, Chair, Mill Plaza Study Committee
Durham Town Hall
Durham, NH 03824

Dear Dave:

I very much appreciated the opportunity to participate in the Mill Plaza site walk last week; I'm sorry that I wasn't able to attend the following meeting due to family responsibilities.

Julian Smith did an excellent job of leading the walk. He pointed out both opportunities and challenges involved in redevelopment possibilities, and he was able to add relevant historical contexts that led to the present situation. I came away with a much improved understanding of the overall project and the potential for enhancing the character of the shopping area, as well as the concerns that nearby residents and other Durham citizens have expressed.

I wish to emphasize the concern that I expressed at the site walk for the integrity of College Brook, where the parking lot encroaches into the riparian area of the brook. Julian expressed very well the need to improve the management and treatment of storm water runoff at the Mill Plaza, but I am concerned about the adequacy of runoff containment and treatment structures. The storm of April 16 last month and the storms from last year have demonstrated shortcomings in engineering designs when unusual events occur. (They do seem to be occurring at increasing frequency.) Add to that the prospects for increased impervious area in redevelopment plans and the recurring deficiencies in snow removal (documented in the photos from an ORWA Riverwalk in February, given to Julian), and the prospects for a healthy College Brook appear to be bleak indeed. If the brook isn't healthy, then Mill Pond can be expected to suffer, as will the crucial estuarine resources downstream.

There was discussion at the site walk of increasing the College Brook buffer (presently 25 feet); there appears to be resistance to the idea because of past decisions by the town. I entreat the committee to not write off the future integrity of College Brook because of decisions that may have been unwisely made. The prospects for producing an attractive, economically beneficial plaza should allow for negotiated concessions that would permit environmental security for the stream running past it.

There is little doubt that the present circumstance violates even the current 25 foot buffer requirement in some places. I urge the committee to recommend that College Brook protections be integral to any redevelopment plan for Mill Plaza. Only by doing this can the town be justly proud of its downtown, as opposed to dealing with an obvious, recurring problem area.

Other members of the Oyster River Watershed Association and I are prepared to discuss these concerns in more detail, if the committee wishes to do so.

Sincerely, 
Dick Weyrick, Vice-President
Oyster River Watershed Association

Home: 25 Old Concord Turnpike
Lee, NH 03824
866-2862, dweyrick@comcast.net

a - Reference List for College Brook Resources

PEOPLE

Durham Conservation Commission

Chair: Cynthia Belowski, Chair (4/07) 35 Edgewood Rd. (603) 868-5562
cbelowski@comcast.net; also appointed to the Lamprey River Advisory Commission on 4/9/07

Dwight Baldwin, former Chair 6 Fairchild Dr. (603) 868-5759
ddbaldwin@comcast.net

Oyster River Watershed Association

Dick Weyrick, 868-2862; dweyrick@comcast.net

UNH Cooperative Extension Service

Frank Mitchell, Extension Specialist, Water Resources

UNH Cooperative Extension Pettee Hall, 55 College Rd. Univ. of New Hampshire 03824 862-1067; Frank.Mitchell@unh.edu

-- Frank Mitchell joined UNH Cooperative Extension in March, 1979. For nine years he was responsible for environmental education programs at Pine Island Outdoor Education Center in Manchester. In November, 1988, he moved to the Water Resources Program as Water Resources Specialist and Water Quality Team Leader. He is currently a Land and Water Conservation Specialist, located at UNH, Durham. Frank has experience as an educator, naturalist and program administrator. He is active in his community, Deerfield, where he has served as Conservation Commission Chair and as a member of a Civic Profile Steering Committee and Community Vision Committee. He has also served as Chair of Bear-Paw Regional Greenways, a regional land trust, and is currently a member of its Board of Directors.

http://cecf1.unh.edu/staffbios/index.cfm?fuseaction=display.detail&employee_id=9

PUBLICATIONS, WEBSITES

NH Department of Environmental Services

1. 2006 LIST OF WATER IMPAIRED BY NON-POINT SOURCES ["non-point" means that

Date: 7/20/06

<http://www.des.state.nh.us/wmb/was/documents/2006-NP-Sources.pdf>

<http://www.des.state.nh.us/wmb/was/documents/2006-NP-Sources.pdf>

[note: "non-point" refers generally to runoff, rather than "point," such as a pipe]

See page 10 for data about the **College Brook**

For explanation of TMDL (total maximum daily load), referred to in the above, see:

<http://www.des.nh.gov/WMB/TMDL/>

2. Meanderings: The Newsletter of the New Hampshire Rivers Management & Protection Program

Draft One 8/1/07 Criteria for Design Teams of the Durham/ AIA150 Community Partnership A Blueprint for America initiative & part of the 150th anniversary of the American Institute of Architects

<http://www.des.nh.gov/news/meanderings/MeanderSpring07.pdf>

PAGE 3: The “Guidelines for Naturalized River Channel Design and Bank Stabilization,” its accompanying “White Paper: Fluvial Geomorphology and River Restoration” and an electronic library are the results of a four-year collaborative effort funded by the NH Department of Transportation and an US EPA 319 grant administered by DES. This effort, which included thorough review and comment by federal, non-profit, state, and private interests, provides the scientific justification and details current and holistic approaches to the practice of naturalized river channel design and bank stabilization.

3. Guidelines for Naturalized River Channel Design and Bank Stabilization

http://www.des.nh.gov/rivers/guidelines_naturaldesign.htm

The Guidelines for Naturalized River Channel Design and Bank Stabilization and its accompanying White Paper: Fluvial Geomorphology and River Restoration provide river stakeholders with the latest science and approaches to work with natural river processes, while still protecting human investments, channel stability, water quality and aquatic habitat. [LINKS TO PAPERS FROM THIS SITE]

NH Water Resources Research Center

College Brook Project

http://www.wrrc.unh.edu/current_research/collegebrook/collegebrookhome.htm

[links to: Description of Project, Description of Sites, Water Quality Data, Pollution Events

Storm water Manager's Resource Center

http://www.stormwatercenter.net/Model%20Ordinances/buffer_model_ordinance.htm

Buffer Model Ordinance [includes definitions -- such as best practices -- and standards]

The Center for Watershed Protection

http://www.cwp.org/better_site_design.htm

Better Site Design

[EXCERPT FROM ROBIN MOWER COMMENTS AT APRIL 4, 2007 PUBLIC FORUM:

One measure of stream quality is the percent of urban land use in buffer zones and the percent of impervious surface in a watershed, according to a United States Geological Survey report called

Effects of Urbanization on Stream Quality at Selected Sites in the Seacoast Region in

New Hampshire, 2001-03. The report also states, “forested riparian areas [that is, wooded

buffers] may be important in maintaining water-quality and habitat conditions.”] SEE BELOW

FOR LINK

<http://pubs.usgs.gov/sir/2005/5103/>

New Hampshire Science Center

In cooperation with the New Hampshire Department of Environmental Services

Effects of Urbanization on Stream Quality at Selected Sites in the Seacoast Region in New

Hampshire, 2001-03

AVAILABLE ONLINE ONLY

By Jeffrey R. Deacon, Sally A. Soule, and Thor E. Smith

U.S. Geological Survey Scientific Investigations Report 2005-5103

Complete text of report is available as a PDF (1,579 KB) [<<<SEE LINK FROM THIS PAGE]

* * * * *

Instream Flow Council

<http://www.instreamflowcouncil.org/ifcbook2.htm>

Instream Flows for Riverine Resource Stewardship is by far the best treatise on the subject of instream flows to date. The material in the book represents an exhaustive treatment of a very complex and highly technical subject. It frequently, and appropriately, stresses the importance of addressing five riverine components (i.e., hydrology, biology, geomorphology, water quality, and connectivity) and three policy components (legal, institutional and public involvement) when developing, commenting on, or designing instream flow programs. . . . The numerous IFC position statements and critical opinions highlighted throughout the book will definitely be a considerable help to agencies and others who have long sought such statements. There is truly something here to address almost every instream flow issue or opportunity."

BUFFERS

* * * * *

<http://www.cwp.org/wetlands/articles.htm>

The Wetlands & Watersheds Article Series

* * * * *

<http://www.crlc.org>

Connecticut River Joint Commission

estuarine researcher says: "Best buffer brochures I've ever seen"--specific to Vermont and New Hampshire

SPNH: Society for the Protection of New Hampshire Forests

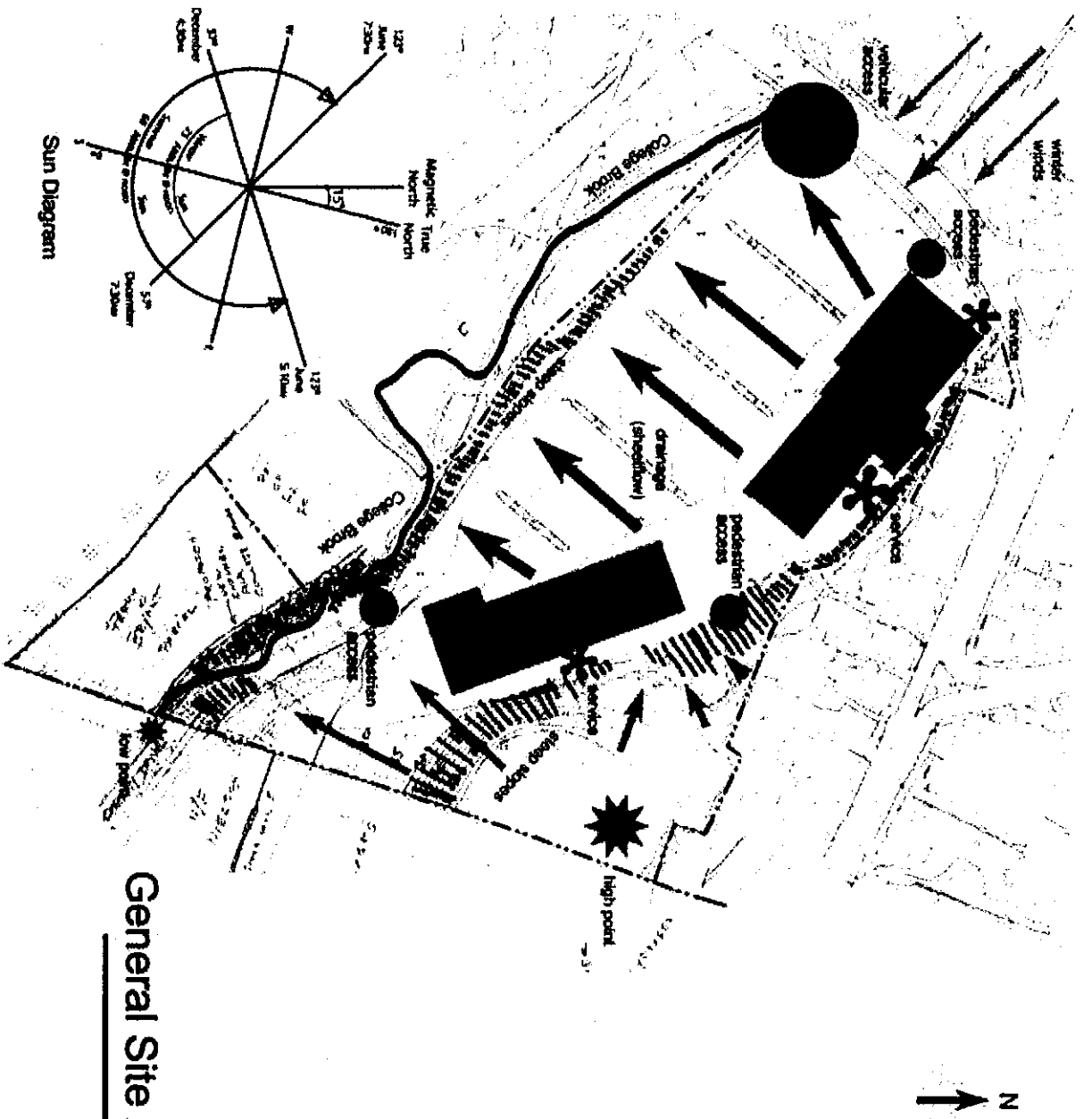
"Forest Notes: Public Lands, Public Waters, Conserving Phillips Brook Forest" Spring 2006 issue from the Society for the Protection of New Hampshire Forests:

<http://www.spnhf.org/news/forest-notes.asp>

A good resource used by municipalities in NH is "Buffers for Wetlands and Surface Waters: *A Guidebook for NH Municipalities*". This book was co-authored by Frank Mitchell one of the contact names I believe you have -- he is with UNH Coop Ext. The book recommends a 100 foot buffer at minimum to protect soil and water quality.

I'm sure you have this but for easy access Frank can be reached at: Frank Mitchell, Extension Specialist, Water Resources

UNH Cooperative Extension Pettee Hall, 55 College Rd. Univ. of New Hampshire 03824 862-1067; Frank.Mitchell@unh.edu



General Site Analysis

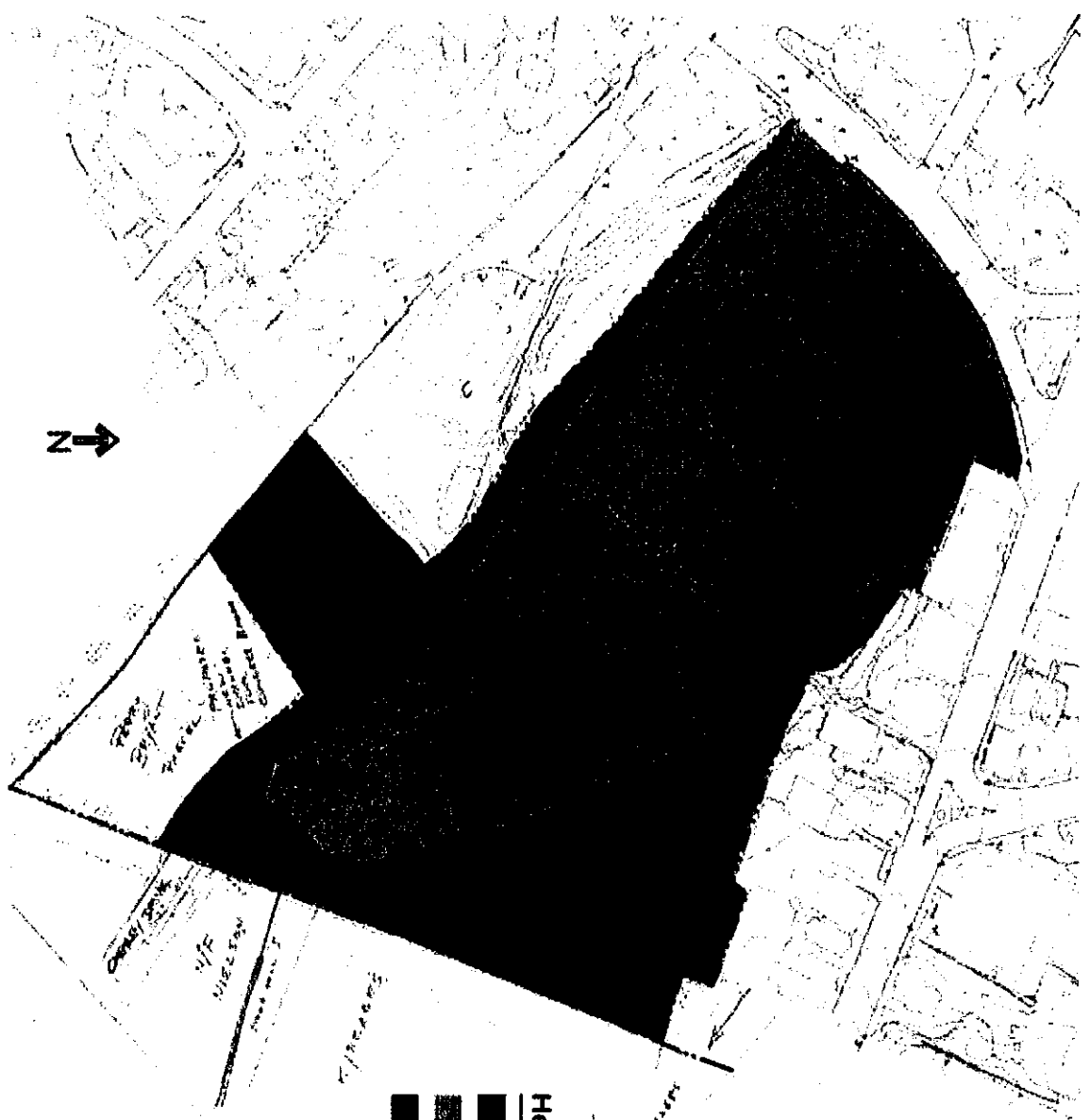
AIA150 NH Model Community/Mill Plaza Base Data -- July 18, 2007









5 – Slopes

- Existing parking lot pitches northeast to southwest and drops approximately 8 feet
- Northeast corner of the site (behind the library, Zyla's, China Buffet) is wooded and rises approximately 25 feet in elevation.
- See Cross Section of site pg. 60 for further detail as well.



Heat Islands
 Displacing vegetation with buildings and paving contributes to heat build up over urban areas.

Heat Island Effect

-  Buildings
-  Paving
-  Vegetation

AIA150 NH Model Community/Mill Plaza Base Data – July 18, 2007



AIA150 NH Model Community/Mill Plaza Base Data



City of Concord, New Hampshire
 Planning Department

B Site /Manmade Considerations

1 - Existing Zoning

- The site is zoned CB – Central Business
- The land within 75 feet of College Brook is within the Shoreland Protection Overlay district
- The land within 75 feet of any wetlands adjacent to College Brook is within the Wetland Conservation Overlay District (Setback from College Brook is an exception and is recorded as a 25ft. setback)

C - Site/Engineering Considerations

1 - Water

- A 10 –inch water main exists on Mill Road and Main Street
- There is an 8-inch water line that currently runs through the site, connecting to Chesley Drive
- Water pressure is estimated at 45-60 psi
- Adequate water supply exists for redevelopment of this parcel

2 – Sewer (per David Cedarholm, P.E., Town Engineer)

- An 18-inch sewer main runs through the property from Mill Street to Chesley Drive and continuing northerly along the Oyster River to the sewage pump station at Dover Road
- Currently there are back up issues during periods of heav rainfall believed to be caused by roof drain connections to the sewer system on the UNH Campus (the Town is working on this with UNH to resolve this problem)
- The 18-inch sewer has sufficient capacity (once the above issue is corrected) to service any re-development of this parcel
- Parcel re-development will have to take into consideration the location of this existing sewer main

3 – Utilities

- Natural Gas
 - Northern Utilities provides gas service
 - A 6-inch gas main exists in Mill Road and a 4-inch main exists in Main Street
 - Adequate supply is available for any re-development of this parcel
- Other Utilities
 - Overhead Electric, telephone and Cable TV services are available from Mill Road
 - Verizon provides telephone service
 - Need to verify electric service provider – either PSNH or NH Electric Co-op
 - Adequate service is available from all utilities for any re-development of this parcel

4 – Drainage and Storm Water Management

- Storm water from the site is currently collected through a series of catch basins and drain manholes and discharges directly to College Brook
- Condition of the existing drainage system is unknown at this time, but appears to provide little, if any, pre-treatment of run off before it enters College Brook and does not meet current water quality standards
- Re-development of this parcel will need to incorporate storm water best management practices as required by NH DES and US EPA to improve water quality of the storm water discharges

D - Site Access

- Vehicle access is from a single curb opening on Mill Road (a Town maintained road) with one entering lane and two exiting lanes
- Sight distance to and from the entrance on Mill Road is good
- Pedestrian access is available to several of the abutting properties along Main Street, as well as to Chesley Drive

SPACE PROGRAM FOR MILL PLAZA

EXISTING

FUNCTION	GSF	CODE	EXTG	NOTE
RETAIL				
Grocery Store	17,000	1/250 5.5/1000*		NOTE There will be a
Bagel Works	4,000	1/100 sf seat+1/emp		Tenant managed survey
Drug Store	8,640	1/250 sf		to determine who uses
Federal Credit	3,000	1/250 sf		the Mill Plaza lot
Healthsouth	1,820	1/250 sf seat+1/emp		and at what time of day
Cleaners	400	1/250 sf		
Pizza	1,000	1/100 sf seat+1/emp		Hannaford prefers 5.5 spaces/1000sf
China Buffet	3,000	1/100 sf seat+1/emp		
Zylas	4,800	1/250 sf		UNH uses .5 spaces/resident student
Uppercut	1,200	1/250 sf		
Video Store	1,600	1/250 sf		
Sub Shop	1,400	1/100 sf seat+1/emp		
Federal Savings	2,000	1/250 sf		
LIBRARY	2,964	1/500 gsf		
	52,824		346	285 spaces recommended by consultant hired by Durham

AIA150 NH Model Community/Mill Plaza Base Data - July 18, 2007



AIA150 AIA150 NH PLANNING



285 spaces recommended by consultant hired by Durham

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**ADMIN. OFFICE
TOWN OF DURHAM**



Town Hall & Library
Space Needs Assessment
Town of Durham, NH 03824

July 2006

Sumner Davis Architects Inc.
959 Islington Street
Portsmouth, NH 03801





Durham NH Town Hall & Public Library
Space Needs Assessment

Narrative

Summary

This Space Needs Assessment has been prepared to determine the space and functional requirements for the Durham Town Hall and Durham Public Library to assess the current and future needs of the Town.

In March 2006 the Durham DPW hired Sumner Davis Architects Inc., of Portsmouth to conduct an analysis of the current and future space needs of the Durham Town Hall. Subsequently, the Town Administrator requested that the study also include an assessment of the space needs of the Durham Public Library. An additional request was made to determine if a new, combined Town Hall/Library facility would fit on the current Town Hall site. The study has used 12,600 as the 20 - 30 year projected Town population on which to base future facility square foot needs.

The design team gathered drawings of existing conditions, interviewed Town employees, walked thru the Town Hall and Public Library, and prepared programs of current and proposed spaces. Proposed library data was gathered from architectural floor plans, previously created in 2002.

After analysis it appears that the Town Hall and Public Library functions can indeed share services; and that the size and configuration of the proposed combined building could be built on a number of different sites, including the Town Hall site. Important data to consider will be how the combined spaces are to be used by both employees and the public, and what room there is to meet future growth.

Existing Durham Town Hall

The Town Hall has occupied its current location since 1977. The existing layout consists of two adjacent residential buildings connected by a two-story circulation space. Several additions have been added through the years, including expansion to the main Council Meeting Room.

Deficiencies in the building include noncompliance with ADA (handicap accessibility); inadequate stair widths, riser and tread dimensions; and other building and life safety code violations. There is a lack of short term and long term temperature controlled storage space, inadequate filing and workspace, a lack of security for staff, and very inefficient mechanical and HVAC systems. A general deficiency of meeting space is important to note, both for employee use, and for public meetings. Currently, there is excessive circulation space throughout the facility; the connected buildings and their awkward layout of spaces are not appropriate for the long term growth needs of the Town.

Existing Durham Public Library

The Durham Library currently leases 3,600 sq. feet of space in the Mill Road Plaza, housing a collection of approximately 28,000 volumes. In 2000 a Programmatic Space Needs study was conducted by a library consultant for the Board of Trustees to assist in the planning of a new library facility.

In 2002, the Board of Trustees commissioned a conceptual design for a new library building. The facility was proposed to be located directly behind the existing Town Hall building. We have reviewed the program square footages used in the 2002 design plan and they are presented here as the basis for the Library's portion of this Space Needs Assessment. Note that the Library's preferred design concept is to be located in the conceptual town center as envisioned in Durham's Master Plan.



Durham NH Town Hall & Public Library
Space Needs Assessment

Of special concern are issues of accessibility by children and the ability to hold large public meetings. Further, it is noted that operating expenses are rising every year, with rent accounting for nearly one third of the Library's total operating cost.

Proposed Combined Town Office/Library Facility

The proposed site for a combined facility is the current Town Hall location. The existing Town Hall building will be demolished and the new facility will be approximately 30,740 sq. ft..

The facility will be designed with a common basement of 6,756 net sq. ft., a combined Town Hall/Library first floor of 9,200 sq. ft., a combined Town Hall/Library second floor of 9,200 sq. ft. and a combined Town Hall/Library third floor of 4,720 sq. ft.. The common basement is divided into sections of secured, temperature-controlled storage for use by the Town Hall, several Town committees, the Trustees of Trust Funds, the Library, the Fire Department and the Police Department. Additional common spaces include mechanical rooms, the elevator and elevator machine room, an electrical room, a sprinkler room, egress stairs and circulation corridors.

The central core common to both the Library and Town Hall will be designed on three levels, including a public meeting room, a secondary meeting room, public restrooms, entry vestibules, circulation corridors, a ceremonial main stair, egress stairs, atrium spaces, and an elevator.

The existing site will accommodate the new building footprint and will provide 75 parking spaces with 4 handicapped parking spaces as required by the Town's zoning ordinance.

The Town Hall offices, including Town Clerk, Tax Collector and Business Office are designed to allow for a restricted public point of contact on the first floor, off of the central core. In addition, the library entrance, the public meeting space, and restrooms are off the central core. The Town Council chambers is sub-dividable so separate meetings can occur simultaneously.

The second floor will house the Planning & Zoning Departments, including Code Enforcement, Assessor, and Town Planner. The Library's second floor functions will include children's stacks, crafts, and workrooms, all internally secured with limited public access from the central core.

The third floor would house the Town Administrator and staff, conference rooms, computer functions, and an employee break room. Separately the Library will have two meeting rooms, storage, a staff break room, and the Friends of the Library meeting space.

The proposed Town Hall/Library facility is a functional and efficient way to take advantage of common circulation, shared facilities, and single site utilization. The design will lower site and building construction costs, and help reduce long-term maintenance costs. At a minimum, the design should save approximately 5,000 sq. ft. of duplicated corridors, additional mechanical rooms, an additional elevator and equipment, and the need for two building sites. The building size is intended to meet the projected growth of the Town's population for 30-40 years.

The combined, yet separate functions of the Town Hall, Library, building storage, and mechanical systems work well together. These uses combined as one building with a central core creates friendly pedestrian circulation, efficient communication and information sharing between departments, and an overall efficiency for the common benefit of the Town.



Durham NH Town Hall & Public Library
Space Needs Assessment

Square Foot Calculations

Existing Town Hall

<i>Use</i>	<i>Room Assignment</i>	<i>Square Feet</i>	<i>Comment</i>
BASEMENT			
Storage	Basement A	755 sf	Unsuitable for storage: wet/moldy
Utilities	Boiler Room A	42 sf	Protected construction
Storage	Basement B	780 sf	Unsuitable for storage: wet/moldy
Utilities	Boiler Room B	42 sf	Protected Construction
Utilities	Mechanical Room	80 sf	Older, inefficient equipment
Unoccupied	Crawl Spaces	1,308 sf	Lack of headroom
Circulation	Egress Stairs (2)	72 sf	Code Deficiencies
Net SF		3,079 sf	
FIRST FLOOR			
Entry	Rear Vestibule	32 sf	Not ADA Accessible
Circulation	Main Lobby	550 sf	Low energy efficiency
Circulation	Council Room Lobby	235 sf	Small size, lack of seating
Meeting	Council Meeting Room	756 sf	Seats 50, recently expanded
Toilet	Men's Lobby Toilet	81 sf	Recently renovated; Min. ADA
Toilet	Women's Lobby Toilet	69 sf	Recently renovated
Entry	Vestibule A	34 sf	Not ADA Accessible
Entry	Vestibule B	34 sf	Not ADA Accessible
Office	Copy Room	168 sf	W/ additional workstation
Office	DCAT Control Room	187 sf	Inadequate workstations, cramped
Circulation	Rear Stair	42 sf	Code Deficient
Circulation	Main Stair	42 sf	Code Deficient: Awkward, cramped
Office	Town Clerk Work Area	310 sf	Congested; 4 workstations
Office	Town Clerk Public Counter	49 sf	Narrow, lack of security
Storage	Town Clerk Records	156 sf	Inadequate shelving; small
Office	Town Planner	178 sf	No meeting or filing space
Office	Planning Assistant	216 sf	Not ADA Accessible; no counter
Office	Code Enforcement Officer	126 sf	No plan storage; No mtg. area
Office	Town Assessor	172 sf	Need larger deed filing area
Storage	File Alcove	37 sf	Inadequate space
Net SF		3,474 sf	
SECOND FLOOR			
Circulation	Main Stair	48 sf	Code Deficient: Awkward, cramped
Circulation	Rear Stair	48 sf	Code Deficient
Circulation	Bridge	74 sf	Connecting link; Not ADA Accessible
Atrium	Open To Below	600 sf	Major heat loss
HVAC	Mechanical Room	158 sf	Inefficient equipment & use of space
Office	Business Office Lobby	216 sf	No counter; multi-use w/ files
Office	Business Manager	160 sf	Inadequate; lack of filing
Office	Administrative Assistant	156 sf	Lack of security; no privacy
Office	Financial Analyst	126 sf	Inadequate office size
Office	Waiting	189 sf	Lack of privacy/waiting
Office	Town Administrator	190 sf	Adequate; Min. mtg. Space



Durham NH Town Hall & Public Library
Space Needs Assessment

<i>Use</i>	<i>Room Assignment</i>	<i>Square Feet</i>	<i>Comment</i>
Tollet	Unisex Tollet	34 sf	Min. size; no privacy
Office	Town Admin Assistant	216 sf	No work counter; Lack of stor.
Office	GIS & MIS	175 sf	Crowded, shared spaces
Office	Server Room/Kitchenette	<u>178 sf</u>	Separation of uses required
Net SF		2,566 sf	
EXISTING TOWN HALL SF		10,304 SF	9,119 Net SF x 1.13 = Total SF



Durham NH Town Hall & Public Library
Space Needs Assessment

Existing Public Library

<i>Use</i>	<i>Room Assignment</i>	<i>Square Feet</i>	<i>Comment</i>
FIRST FLOOR			
Egress	Shared Front Entry	20 sf	Common Entry W/ Adjacent Store
Circulation	Front Lobby	80 sf	Gathering Space @ Circ. Desk
Office	Circulation Desk	180 sf	Counter & Desk
Collection	Adult Reading	570 sf	Newspapers & Magazines
Circulation	Adult Stacks	440 sf	Shelving
Circulation	Children's Play Area	380 sf	Books & Toys
Circulation	Children's Stacks	325 sf	Shelving
Toilet	Bathroom	60 sf	ADA compliant
Egress	Rear Entrance	120 sf	Hallway
Office	Computer Area	150 sf	Table & Chair
Circulation	Stacks	400 sf	Young Adult
Circulation	Stacks	315 sf	Adult
Office	Copier	10 sf	Shared
Office	Computer Area	<u>150 sf</u>	Table & Chairs
EXISTING PUBLIC LIBRARY GROSS SF		3,616 SF	3,200 Net SF x 1.13



Durham NH Town Hall & Public Library
Space Needs Assessment

Proposed Town Hall

<i>Use</i>	<i>Room Assignment</i>	<i>Square Feet</i>	<i>Comment</i>
FIRST FLOOR			
Circulation	Lobby/Corridors	160 sf	Dept. Directory; Lg. Town topo map
Circulation	Rear Egress Stair	160 sf	Town Hall use only
Office	Town Clerk Waiting	120 sf	Adequate seating, public counter
Office	Town Clerk Reception Counter	200 sf	Three (3) workstations, security glass
Office	Town Clerk Work Area	280 sf	Two (2) workstations, files
Office	Town Clerk Office	256 sf	Separate office w/ meeting area
Office	Town Clerk File Alcove	80 sf	Secured storage for current use files
Office	Conference Room	168 sf	Table & chairs for six (6)
Office	Tax Collector	144 sf	Separate office w/ desk/workstation
Storage	Records Vault	210 sf	Limited Access
Office	Business Office Waiting	180 sf	Seating for four (4); Counter
Office	Business Manager Office	224 sf	W/ meeting area; File storage
Office	Admin Assistant	180 sf	Secure w/ glass window to public
Office	Financial Analyst	180 sf	File storage; Workstation
Office	Business Office waiting/reception	180 sf	Seating for four (4); Counter
Storage	File Alcove	48 sf	In use documents
Net SF		<u>2,770 sf</u>	
SECOND FLOOR			
Circulation	Lobby/Corridors	360 sf	Drinking Fountain
Circulation	Rear Egress Stair	160 sf	Town Hall use only
Office	Planning/Zoning Waiting	192 sf	Public counter w/ computer stations
Office	Town Planner	256 sf	Includes mtg. area; Plan files
Office	Admin Assistant	280 sf	Workstation, files, bookshelves
Office	File Room	120 sf	Storage for mylar plan files, etc.
Office	Planning Assistant	120 sf	Work area; Files
Office	Conference Room	180 sf	Multi-use meeting space
Office	Code Enforcement	320 sf	Plan review table; Flat files; Shelves
Office	Code Enforcement Asst	150 sf	Desk; Computer workstation
Office	Town Assessor	256 sf	Meeting area; Book shelves; Files
Storage	Assessing Department	84 sf	Current, in-use Town records
Office	Copy Room	256 sf	Office supplies; Layout counter; Mail
Maintenance	Janitor Closet	36 sf	Stop sink; supplies
Net SF		<u>2,770 sf</u>	
THIRD FLOOR			
Circulation	Lobby/Corridors	320 sf	Drinking fountain
Circulation	Rear Egress Stair	160 sf	Town Hall use only
Common	Employee Break Room	180 sf	Kitchenette; Table & chairs
Office	Town Administrator Waiting	100 sf	Public Waiting
Office	Town Administrator	320 sf	Meeting area; Seating; Files
Office	Conference Room	120 sf	Shared, private conference room
Office	Town Administrator Asst.	240 sf	Two (2) desk/workstations, Files
Office	Work Alcove	80 sf	Copy machine, counter
Office	GIS/MIS	180 sf	Two (2) workstations
Net SF		<u>1,700 sf</u>	
PROPOSED TOWN HALL GROSS SF		8,181 SF	7,240 Net SF x 1.13 = Total SF



Durham NH Town Hall & Public Library
Space Needs Assessment

Proposed Public Library

<i>Use</i>	<i>Room Assignment</i>	<i>Square Feet</i>	<i>Comment</i>
FIRST FLOOR			
Collection	Adult Stacks	1400 sf	Shelving, seating area
Conference	Adult Conference Room	256 sf	Seating for 30; Table & chairs
Collection	Young Adult Reading	300 sf	Shelving; Reading areas
Office	Main Circulation Desk	220 sf	Counter @ 2 levels
Office	Work Room	400 sf	Counters, central mail room; Copiers
Office	Director's Office	168 sf	Meeting area w/ table & chairs
Circulation	Egress Stair	160 sf	Library use only
Egress	Corridors	200 sf	Internal to Library
Entry	Vestibule	50 sf	ADA Accessible
Storage	Janitor's Closet	40 sf	Cleaning supplies
Net SF		<u>3,194 sf</u>	
SECOND FLOOR			
Circulation	Corridors	250 sf	Circulation; Information
Toilet	Unisex Toilet	50 sf	ADA; Serves Library
Office	Children's Librarian	180 sf	With meeting area
Storage	Children's Area Storage Room	200 sf	Supplies; Work Area
Storage	Janitor's Closet	11 sf	Mop sink; Equipment
Office	Children's Librarian Desk	252 sf	Circulation; Information
Collection	Children's Stacks	1367 sf	Tables & chairs; Reading alcoves
Office	Crafts	324 sf	Work area
Circulation	Egress Stair	160 sf	Internal to Library
Design Feature	Open To Below	400 sf	Atrium
Net SF		<u>3,194 sf</u>	
THIRD FLOOR			
Toilet	Unisex Toilet	50 sf	ADA
Storage	Storage Room	96 sf	General use
Office	Small Meeting Room	180 sf	OYRA
Office	Computer Server Room	114 sf	Server Equipment; a/c
Circulation	Egress Stair	160 sf	Internal to Library
Circulation	Corridors	200 sf	2 nd Means of egress
Storage	Eave Storage	350 sf	Limited headroom
Office	Staff Break Room	220 sf	Kitchenette; Table & chairs
Office	Friends Of The Library	188 sf	Meeting/Work room
Net SF		<u>1,558 sf</u>	
PROPOSED PUBLIC LIBRARY GROSS SF		8,978 SF	7,946 Net SF x 1.13



Durham NH Town Hall & Public Library
Space Needs Assessment

Proposed Common Spaces

<i>Use</i>	<i>Room Assignment</i>	<i>Square Feet</i>	<i>Comment</i>
BASEMENT			
Storage	Library	1,200 sf	Secured; Climate controlled
Storage	Town Hall	1,200 sf	Separate space for each department
Storage	Trustees Of Trust Funds	250 sf	Secured; Shelving
Storage	Historic District Commission	250 sf	Secured; Flat files; Shelves
Storage	Parks & Recreation Committee	250 sf	Secured; Standing files; Shelves
Storage	Zoning Board Of Adjustment	300 sf	Secured; Files
Storage	DCAT Governance Committee	250 sf	Secured; Files
Storage	Economic Development Committee	250 sf	Secured; Files
Storage	IWM Advisory Committee	250 sf	Secured; Files
Storage	Police Department	450 sf	Secured; Files
Storage	Fire Department	450 sf	Secured; Files
Utilities	Elevator	64 sf	2500#
Utilities	Elevator Machine Room	64 sf	Adjacent to elevator
Utilities	Mechanical Room	550 sf	Serves entire facility
Utilities	Sprinkler Room	48 sf	Fire protection
Utilities	Electric Room	160 sf	Main panel; Telephone; Data
Circulation	Corridors	450 sf	Unfinished
Circulation	Egress Stairs (2)	320 sf	Library side
Total Net SF		6,756 sf	
FIRST FLOOR			
Circulation	Entry Vestibule	50 sf	From parking lot
Circulation	Main Lobby	200 sf	Topo Map display; Directories
Circulation	Corridors/Gallery	240 sf	Access to Library & Town Hall
Circulation	Main Stair	220 sf	Serves Library & Town Hall
Circulation	Elevator	64 sf	ADA Accessible
Meeting	Common Meeting Room	880 sf	Sub-dividable
Storage	Janitor's Closet	40 sf	Equipment; Supplies
Toilet	Men's Toilets	240 sf	ADA Accessible
Toilet	Women's Toilets	240 sf	ADA Accessible
Net SF		2,174 sf	
SECOND FLOOR			
Circulation	Lobby	300 sf	Directories
Circulation	Corridors	350 sf	Display
Circulation	Elevator	64 sf	ADA Accessible
Circulation	Main Stair	220 sf	Serves Library & Town Hall
Toilet	Men's Toilets	240 sf	ADA Accessible
Toilet	Women's Toilets	240 sf	ADA Accessible
Office	Conference Room	300 sf	Shared uses
Office	DCAT Control Room	240 sf	Workstations; Equipment
Storage	Janitor's Closet	40 sf	Supplies
Storage	Utility Room	180 sf	Equipment
Net SF		2,174 sf	
THIRD FLOOR			
Circulation	Lobby	300 sf	Directories
Circulation	Corridors	350 sf	Display
Circulation	Elevator	64 sf	ADA Accessible
Office	Computer Server Room	200 sf	Common To Building
Net SF		914 sf	
PROPOSED COMMON SPACES GROSS SF		13,580 SF	12,018 Net SF x 1.13



**Durham NH Town Hall & Public Library
Space Needs Assessment**

Summary of Square Footages

Existing Town Hall	10,304 SF
Existing Public Library	3,616 SF
Town Hall & Public Library - Combined Facility	
Proposed Town Hall	8,181 SF
Proposed Public Library	8,978 SF
Proposed Common Spaces	<u>13,580 SF</u>
Total Combined Facility	30,739 SF

Additional Building Options

New Town Hall Facility Stand-Alone Facility Without Basement Space For Other Town Departments	13,950 SF
New Public Library Facility Stand-Alone Facility Without Basement Space For Other Town Departments	14,730 SF

VII - ECONOMIC CRITERIA for DURHAM

A – Taxes

- According to Town Sources the Plaza taxes for 2006 were \$150,168.

B – TIF

- For information of TIFs in general and in Durham please see this link and associated links:
[http://www.ci.durham.nh.us/DEPARTMENTS/planning/economic development.htm](http://www.ci.durham.nh.us/DEPARTMENTS/planning/economic%20development.htm)

**Economic Feasibility - Durham Plaza
Fundamental Concept: Every Investment generates at Return**

