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Town of Durham

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Planning, Assessing  
and Zoning

To the Durham Town Planner and Planning Board

February 10, 2016

The proposed design for the Mill Plaza redevelopment is unacceptable. It is unrealistic to think that it would work.

Among the deficiencies:

- The transportation plan within the Mill Plaza is unrealistic, with only 2 passage ways for vehicles. These two passageways would be carrying cars used by customers, those working in the Plaza commercial buildings, Plaza residents, delivery trucks, trash and recycling trucks, etc. – all competing for space to move.
- Another deficiency is parking. Parking should be increased particularly to satisfy the needs of the commercial tenants and their customers.
- Third, residences should be locate on the north side of the Plaza, not on the south side, as per the Settlement Agreement between the applicant and the Town of Durham. And to this end, I recommend that the current Hannaford building be replaced by a new building to accommodate mixed use.

For these and other reasons, if this project is to move forward, the design needs to be fundamentally changed to be congruent with the Agreement with the Town of Durham and the Durham Zoning Code.

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