

MEMORANDUM

Date: May 25, 2016
To: Michael Behrendt, Town Planner, Town of Durham
From: Emily Keys Innes LEED AP ND
RE: **Submission of Conceptual Plan for Mill Plaza**
Copied To: Steven G. Cecil AIA ASLA, The Cecil Group
Joseph M. Persechino, P.E., Tighe & Bond
Ari B. Pollack, Esq., Gallagher, Callahan & Gartrell, PC
Sean McCauley
Edgar Ramos

We submit the attached conceptual plan to the Planning Board on behalf of Colonial Durham, LP for the proposed redevelopment of Mill Plaza. We understand that the TRC will review this document at their meeting of May 31 and the Planning Board will review it at their meeting of June 8. We will be available at both meetings.

This conceptual plan is a response to questions and comments from Town officials and members of the public at earlier stages of the design review process, and the settlement between the Town and Colonial Durham. Representatives from the project team met with members of the public and tenants in two separate meetings on Saturday, May 14 to discuss possibilities for the site and to gather input from meeting participants about different options for siting the proposed uses.

The location of uses within this plan reflect those discussions, while incorporating development goals and tenant considerations. A major assumption is that both Hannaford and Rite Aid remain in their current positions within the site. Both have long-term leases which must be taken into account in the site planning process.

The site plan strives to create compact footprints for surface parking by consolidating as much parking as possible below residential building and landscaped terrace. A diagram shows safe movements for pedestrians and bicyclists between the formal site entrance at Mill Road and the pedestrian entrances off Chesley Drive and Main Street.

A priority was the relationship between the Mill Plaza and Main Street. Two commercial buildings continue the village edge from Main Street along Mill Road to the site entrance. The first building is a small two-story addition to the end of the existing building which would activate and frame the sidewalk and Bicentennial Park. The second building is a single-story bank with a drive-thru window. Within the interior of the site, a new two-story commercial building defines the courtyard for primary customer parking.