



MEMORANDUM

Date: October 11, 2016
To: Michael Behrendt, Town Planner, Town of Durham
From: Emily Keys Innes, AICP, LEED AP ND
RE: **Submission of Conceptual Plan for Mill Plaza**
Copied To: Steven G. Cecil AIA ASLA, Harriman
Joseph M. Persechino, P.E., Tighe & Bond
Ari B. Pollack, Esq., Gallagher, Callahan & Gartrell, PC
Sean McCauley
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We submit the attached conceptual plan and supplementary materials to the Planning Board on behalf of Colonial Durham, LP for the proposed redevelopment of Mill Plaza. We understand that the TRG will review these at their meeting on October 18 and the Planning Board will review the documents at their meeting of October 26. We will attend those meetings to present the materials and answer questions.

These materials were presented to a small group of residents on Saturday, October 8. As a result of that meeting, we are making some changes to the conceptual design. Unfortunately, those changes will not be ready for submission today; we will send them to you by Thursday (October 13), close of business.

The current concept responds to many of the concerns brought up at the Planning Board meeting in June, addressing the location and orientation of residential housing on the site, concerns about pedestrian safety, requests for additional green space, and requests for a reduction in the number of parking spaces.

The revisions suggested on Saturday will continue to address the location and orientation of housing and will further address issues of scale raised by participants in the meeting.

The attached materials document some of the existing conditions on the site, identify constraints on development and opportunities for amenities, provide the current conceptual plan and different views of that plan, and suggest some possible design elements in terms of building type and form, public spaces, access for pedestrians and bicyclists, and low impact design for stormwater mitigation.

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