



MEMORANDUM

To
Michael Behrendt, Durham Town Planner

From
Emily Keys Innes, AICP, LEED AP ND, Senior Urban Planner

Date
December 5, 2016

Project
16117 Mill Plaza, Durham, NH

Subject
Mill Plaza Submission for December 14, 2016

Cc:
Steven G. Cecil AIA ASLA, Harriman
Joseph M. Persechino, P.E., Tighe & Bond
Ari Pollack, Esq., Gallagher, Callahan, & Gartrell, PC
Sean McCauley
Edgar Ramos

46 HARRIMAN DRIVE
AUBURN, ME 04210
207.784.5100

123 MIDDLE STREET
PORTLAND, ME 04101
207.775.0053

33 JEWELL COURT, SUITE 101
PORTSMOUTH, NH 03801
603.626.1242

170 MILK STREET, SUITE 5
BOSTON, MA 02109-3438
617.426.5050

www.harriman.com

The following refinements and additional information have been provided, taking into account the questions and suggestions that we have received.

Context Plan

- Aerial context – We have provided a site plan within the larger context of its surroundings, using the most recent aerial view we could find. It has the Orion project in its completed form.

Site Plan

- Parking and landscape – Detailed layout studies have been undertaken which have allowed a more compact parking area to be created. This has allowed the addition of planting beds and trees that have been distributed to break up the appearance of the parking lot.
- Flexible use/sustainable surface area – An area in the southeast corner of the site is indicated for special surface materials which could include lawn pavers or other materials. This area could be used flexibly used if needed for additional parking and snow storage, but would be composed of pervious materials and be part of the sustainable stormwater management strategy.



- Wetlands and waterway setbacks – The path and paving have been moved northwards so that no new paving extends beyond existing paving towards the brook at any point.
- Streetscape character – The plan indicates the inclusion of special paving treatments to create a sense of a new street and pedestrian corridor connecting the new mixed-use area with Mill Road. Sidewalks would be expanded in several areas to provide for outdoor seating for restaurants and cafés, if appropriate.
- “Streets” and “square” – The overall layout of the new site elements is organized around the traditional composition of village centers, using the design vocabulary of streets, courtyards, passageways, and alleyways. The new mixed use-buildings help form a “square” where the internal streets meet.
- Green roofs – Terraces above retail and commercial space would be provided with sustainable, green roof systems that would not be accessible from interior units, but would provide a visual amenity and environmental benefit.
- Pedestrian connection to Main Street – The connection would be transformed into a combination stairway and handicapped-accessible ramp that would allow this path to become fully accessible, improving the current conditions.

Building Elevations

- Massing – The buildings have been broken into a variety of building forms drawn from traditional New England building types and scales. They use of gables and dormers in sloped roofs provides space for some housing units, but is also a practical response to a snowy environment. Excavation will allow the ground levels of the new structures to be well below the ground level of the buildings along Main Street in general, and the Orion project in particular. The combination of excavation and roof massing is intended to reduce the apparent scale from residential land to the south and east of the site.
- Façade composition – The facades emphasize a ground floor with commercial and retail uses along the new sidewalks, internal “streets”, and parking edges. The facades use changes in planes, colors, and materials to provide a diverse character and human scale.
- Materials – The new structure near the middle of the site (Building D) is envisioned as a brick-faced building. The other buildings would have primarily a clapboard expression. The materials will be compatible with and reminiscent of other treatments in the center.