



# Mill Plaza Redevelopment

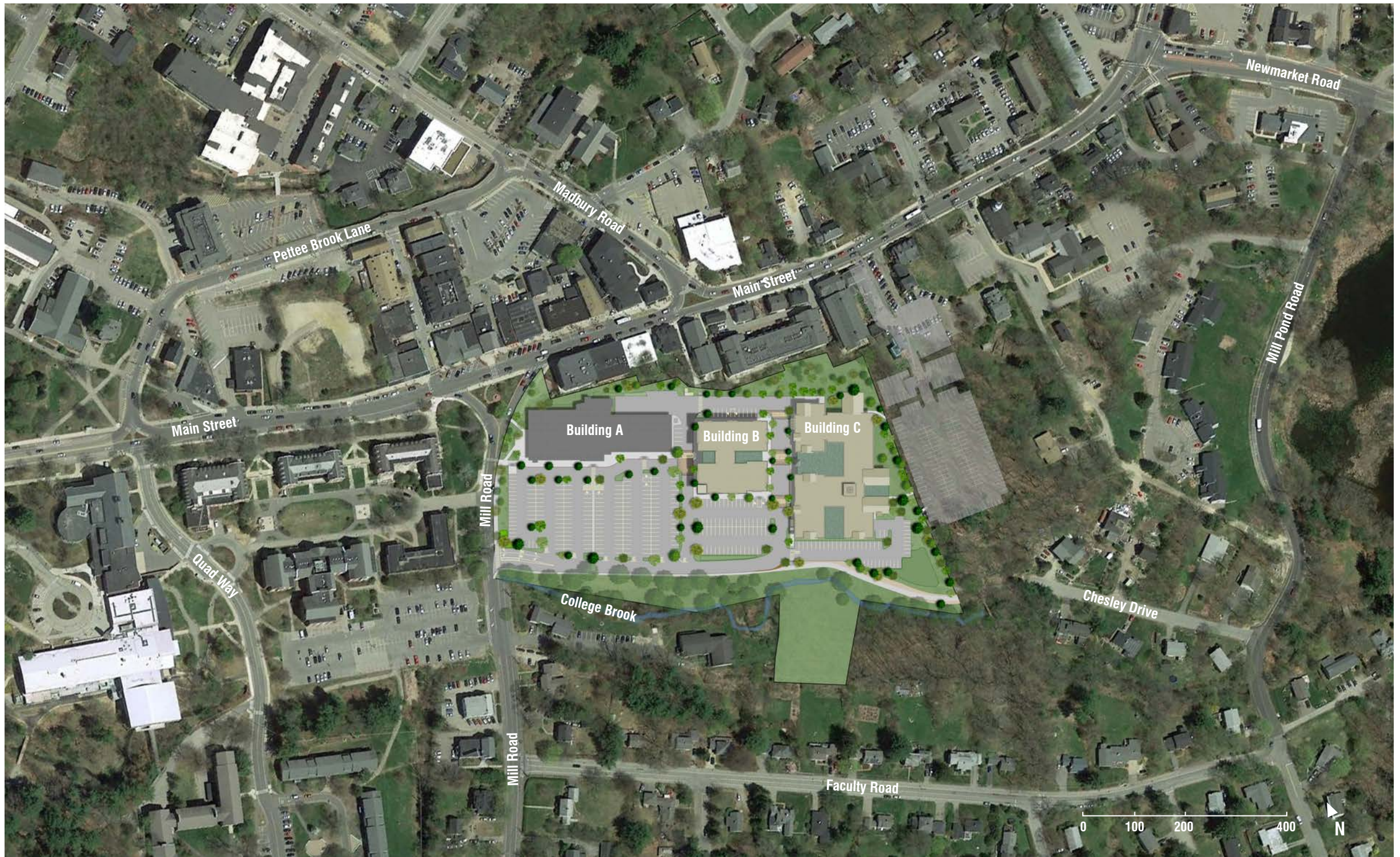
## Mill Road, Durham, NH

Town of Durham Planning Board  
July 22, 2020

Prepared for Colonial Durham LLC  
Prepared by Harriman



# 2020 Submission



Harriman

Prepared for Colonial Durham, Associates, LP

January 2020



# 2020 Updated Submission



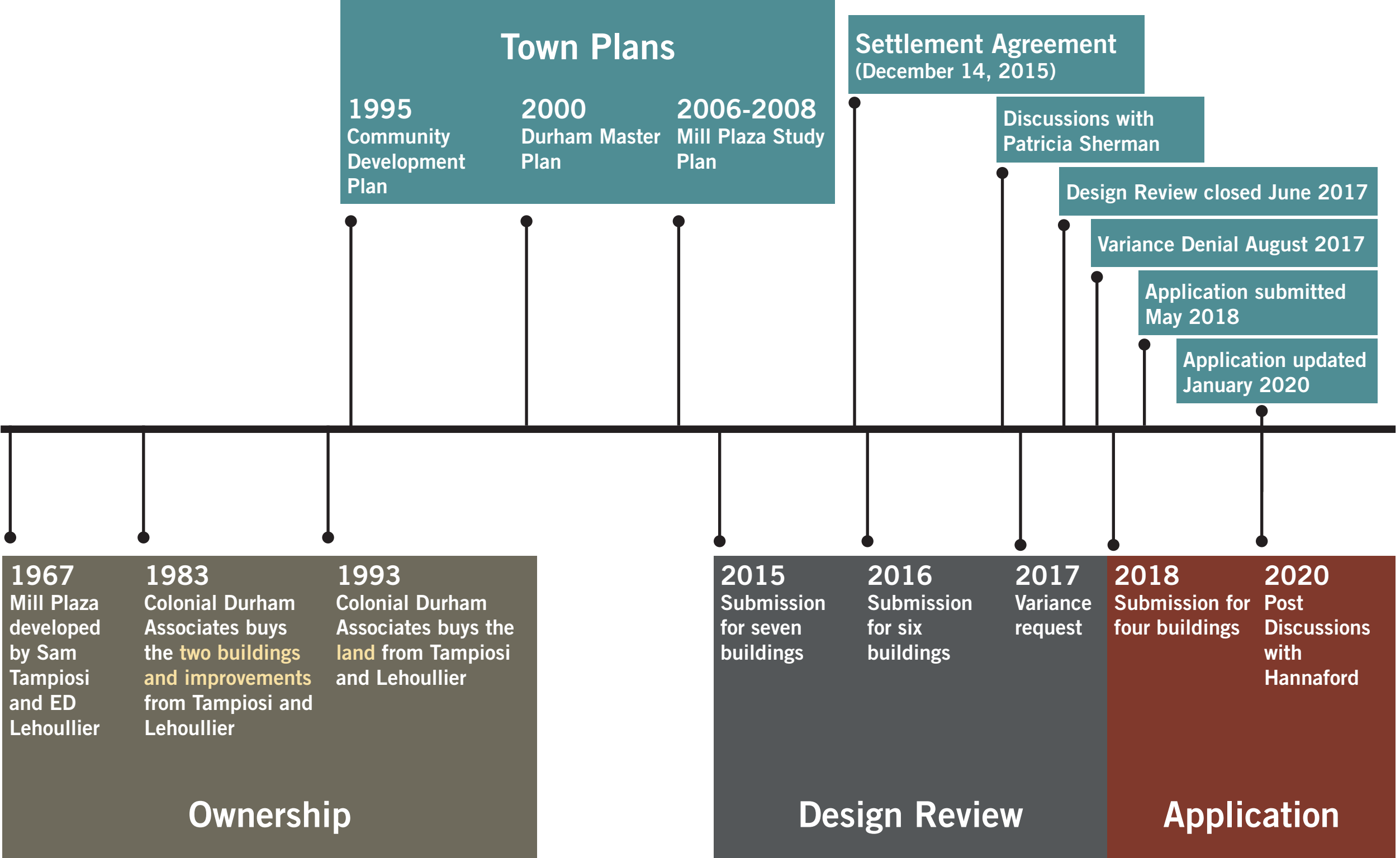
Harriman

Prepared for Colonial Durham Associates, LP

July 2020



# Mill Plaza Timeline





# 2008 Mill Plaza Study: Vision for a redeveloped “village center”

## 1 Work together for success.

We believe a redevelopment of the Mill Plaza that meets the interests and needs expressed by our community in the following recommendations would benefit both Durham and the Plaza property owner and developer. We recommend that town staff and their AIA150 design partners work with the owner and the developer to align their interests with the community's before the formal town planning approval process begins.

## 2 Create a village center with quality design.

A redeveloped Plaza property should serve as a “Village Center” that stands as an example for future downtown development and provides residents a “sense of place”. By this we mean year-round community space – indoor and outdoor areas where people linger to meet and talk to their friends, shop, and enjoy all of the seasons. The redevelopment should link visually and physically to Main Street, Mill Road and the UNH campus. The architecture should embrace principles of sustainability and green building. This approach holds the greatest potential for community support and the future success of the Plaza.

## 3 Promote a balanced mix of uses.

The redevelopment should broaden Durham's tax base through both the commercial and aesthetic value it adds to our community. Ideally, this should be achieved through a balanced mix of uses featuring an expanded grocery store, retail shops, offices, and new housing to make for a more vibrant downtown and commercially successful center for the property owner.

## 4 Balance site access and flow.

The redevelopment should integrate with the existing downtown and balance automobile, bicycle, mass transit, and pedestrian access while assuring the commercial viability of businesses on the site. Main Street is the preferred option for additional motor vehicle access to enhance traffic flow. The redevelopment should include adequate short and long-term parking for customers, employees, and tenants.

## 5 Include a new Town Library.

For more than a decade, the Durham Public Library has been a tenant at the Mill Plaza. The Committee believes that including a new town library in a redeveloped Plaza is important to making it a true “Village Center”. The Committee and Durham's Library Board of Trustees have unanimously recommended locating a new library on the property.

## 6 Respect the Neighborhood.

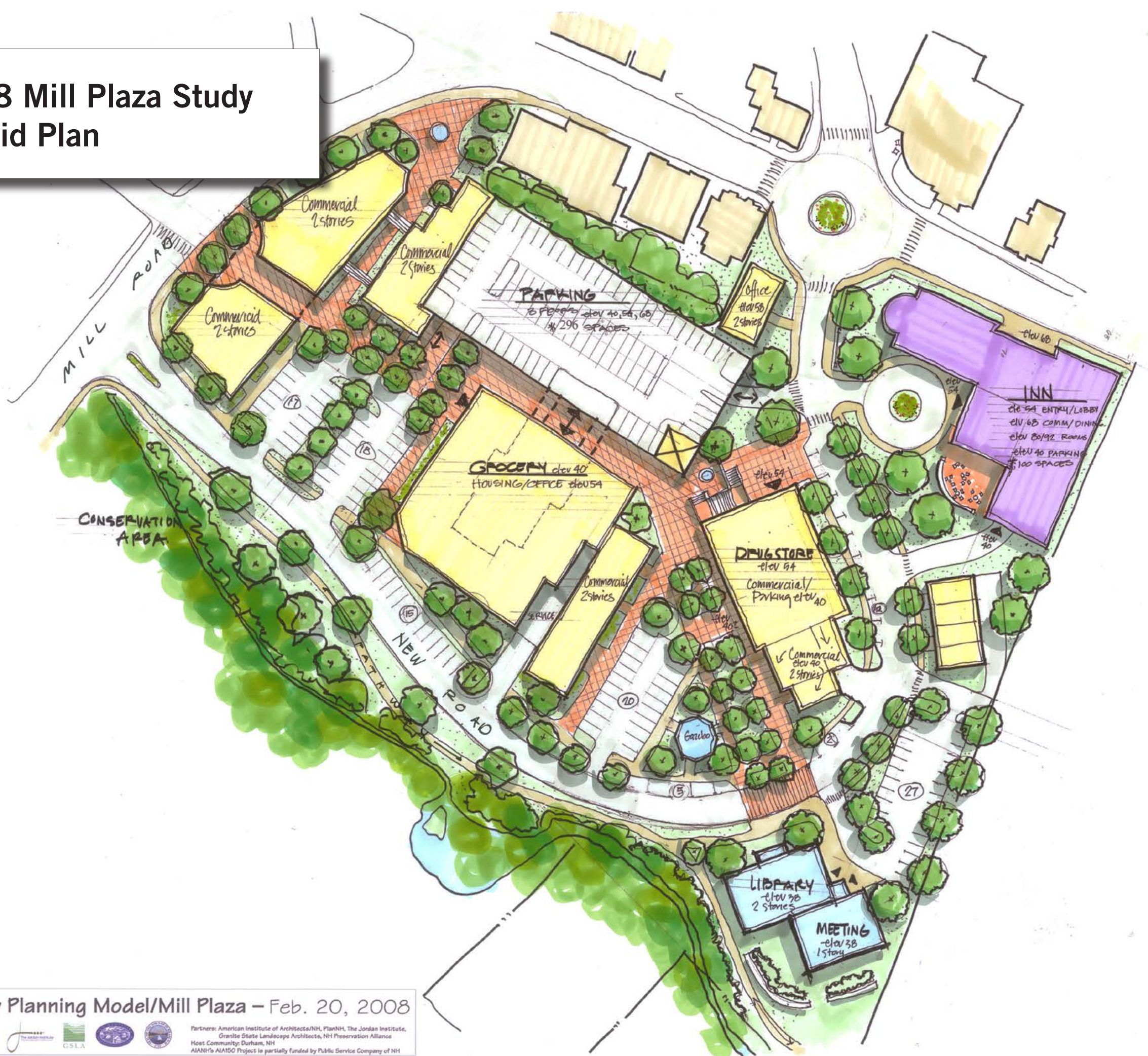
Impacts on the nearby residential neighborhood from additional light, noise, and traffic will need to be mitigated. Specifically, given the presence of a viable alternative, the developer should avoid pursuing a motor vehicle entrance via Chesley Drive in the Faculty Neighborhood. This recommendation is supported by recent AIA150 design review, MPSC focus groups, public comment, Durham's Master Plan 2000, multiple neighborhood and townwide petitions, and decades of debate at Town Council and Planning Board meetings. We also recommend student housing be located closer to Main Street and farther from existing homes.

## 7 Protect College Brook and its buffer.

College Brook, a tributary of the Oyster River, and its wooded wetland surroundings provide stormwater filtration, aesthetic beauty, wildlife habitat, and a valuable buffer for light and noise between the downtown commercial core and the Faculty Neighborhood. As supported by a report of the College Brook Restoration Group to the MPSC, the redevelopment should work to protect and restore the brook and its buffer's natural functions on the site. This would add value to the Plaza, reassure residential neighbors, and set an example for good environmental stewardship.



# 2008 Mill Plaza Study Hybrid Plan





# 2008 Mill Plaza Study

Commercial  
(2 stories)

Parking  
(3 stories)

<b>Commercial (SF)</b>	218,500
Hotel	60,000
Commercial	158,500
<b>Library</b>	13,000
<b>Residential</b>	Unknown

Hotel and Parking  
(3-4 stories)

Housing?

Drugstore and Parking  
(2 stories)

Commercial  
(2 stories)

Grocery/Office/Housing  
(2 stories)

Commercial  
(2 stories)

Library and Meeting Space  
(2 stories and 1 story)

Planning Model/Mill Plaza - Feb. 20, 2008  
Partners: American Institute of Architects/AIA, Portland, The Jordan Institute,  
Hart, Consulting, Durham, NC  
AIA's NAIAC Project is partially funded by Public Service Company of NJ



## Changes to 2008 Study

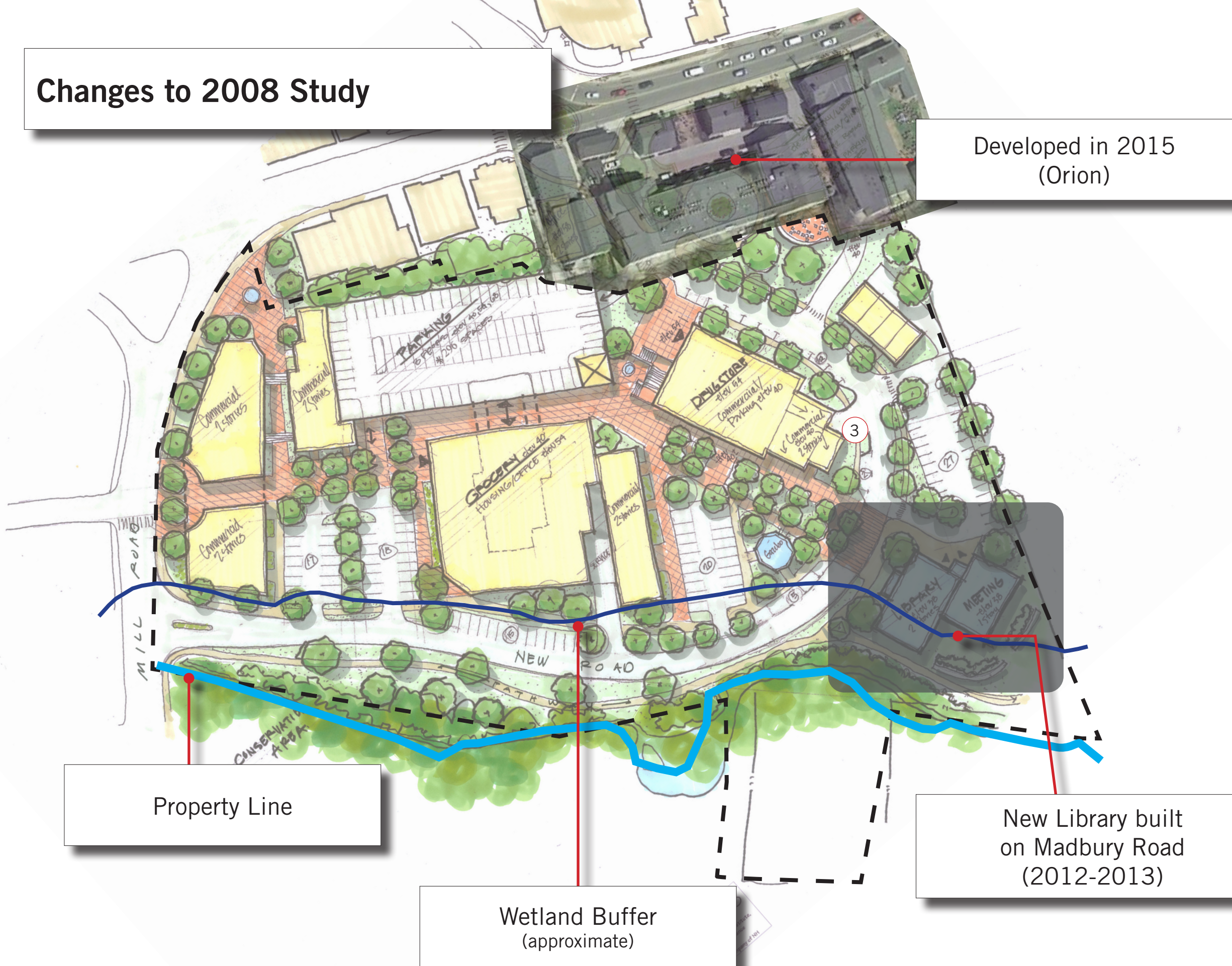


Wetland Buffer  
(approximate)

New Library built  
on Madbury Road  
(2012-2013)



# Changes to 2008 Study



Developed in 2015  
(Orion)

Property Line

Wetland Buffer  
(approximate)

New Library built  
on Madbury Road  
(2012-2013)



## Changes to 2008 Study

Developed in 2015  
(Orion)

Outlet to Main Street  
now unavailable.

Pedestrian axis now no longer viable.

Property Line

Wetland Buffer  
(approximate)

New Library built  
on Madbury Road  
(2012-2013)



# Changes to 2008 Study

Existing Tenants with Long-Term Leases

Already Developed (Orion: 2015)

Outlet to Main Street now unavailable.

Pedestrian axis now no longer viable.

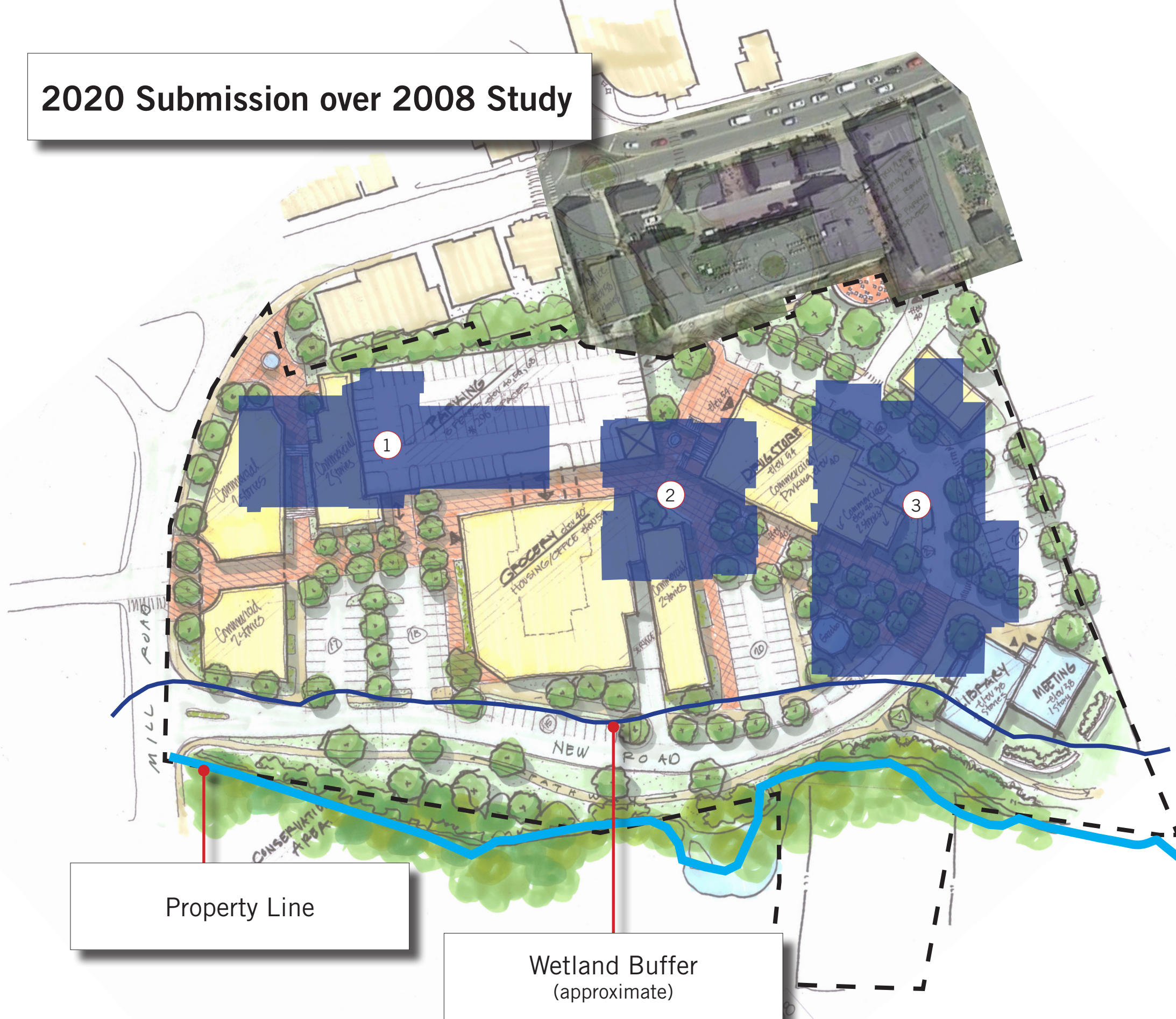
Property Line

New Library built on Madbury Road (2012-2013)

Wetland Buffer (approximate)



## 2020 Submission over 2008 Study

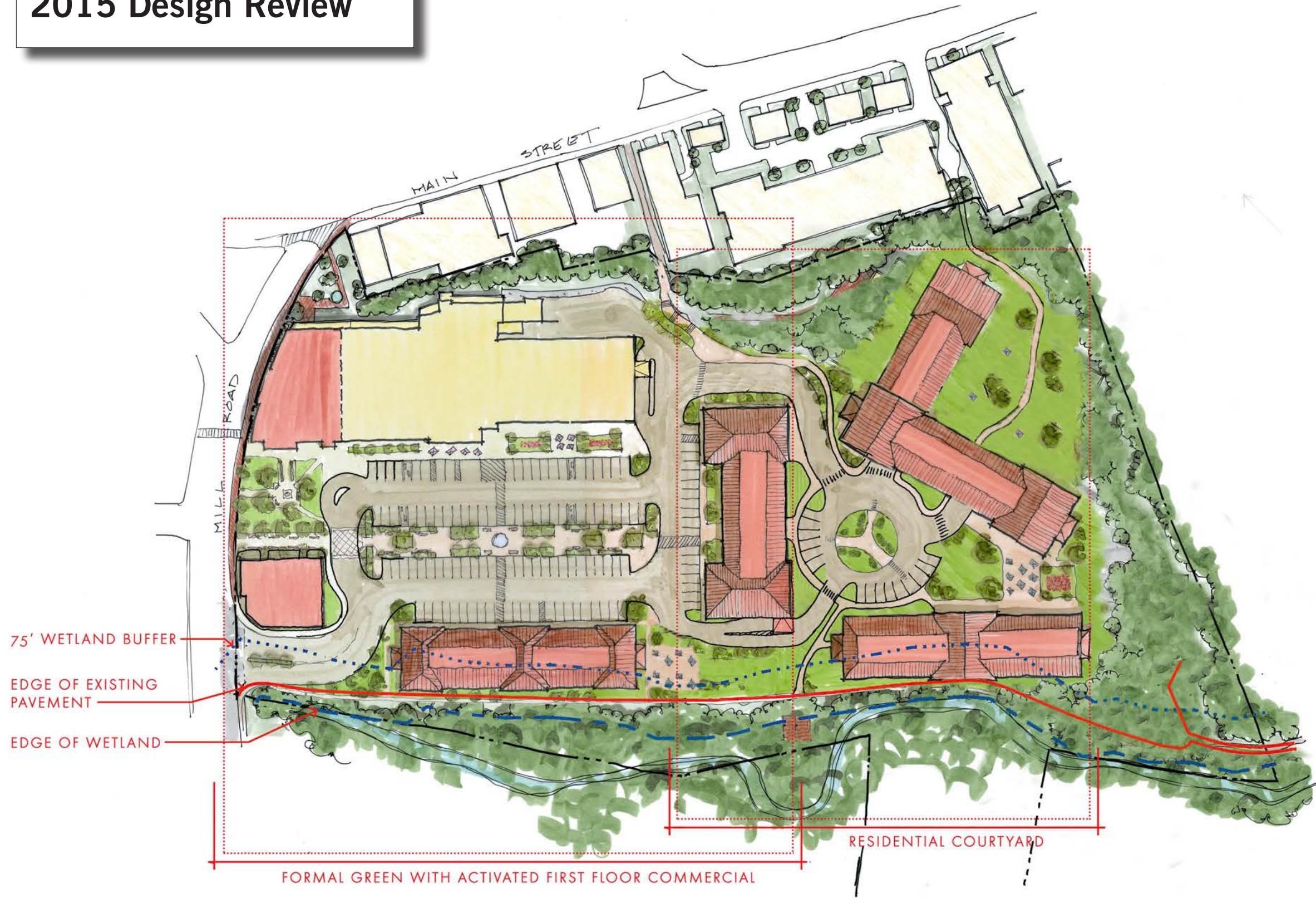


Property Line

Wetland Buffer  
(approximate)



# 2015 Design Review



DURHAM VILLAGE CENTER  
MILL ROAD, DURHAM, NEW HAMPSHIRE

SITE PLAN  
SCALE 1:40

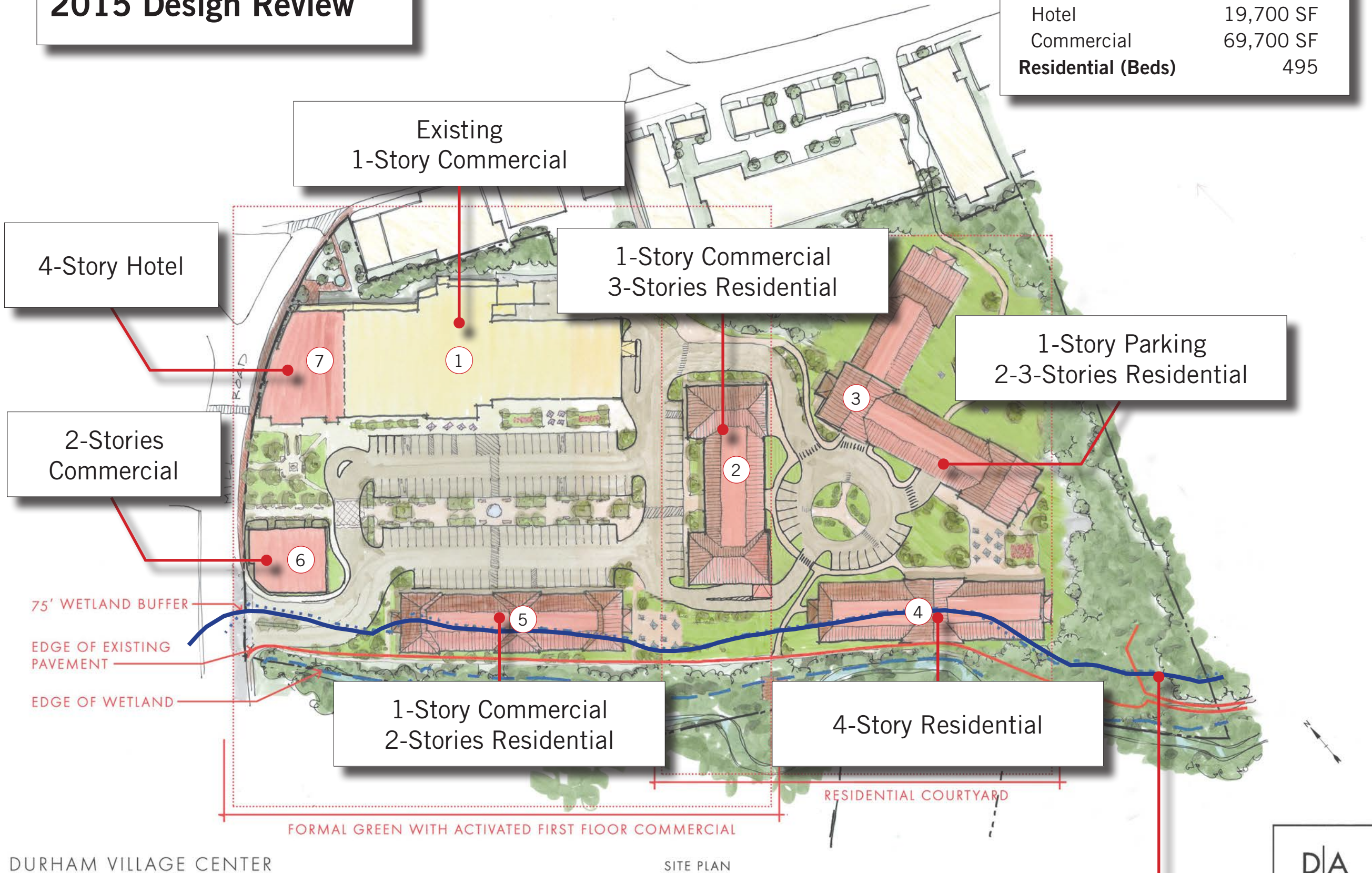
14 JANUARY 2015





# 2015 Design Review

<b>Commercial (SF)</b>	89,400
Hotel	19,700 SF
Commercial	69,700 SF
<b>Residential (Beds)</b>	495



DURHAM VILLAGE CENTER  
MILL ROAD, DURHAM, NEW HAMPSHIRE

SITE PLAN  
SCALE 1:40

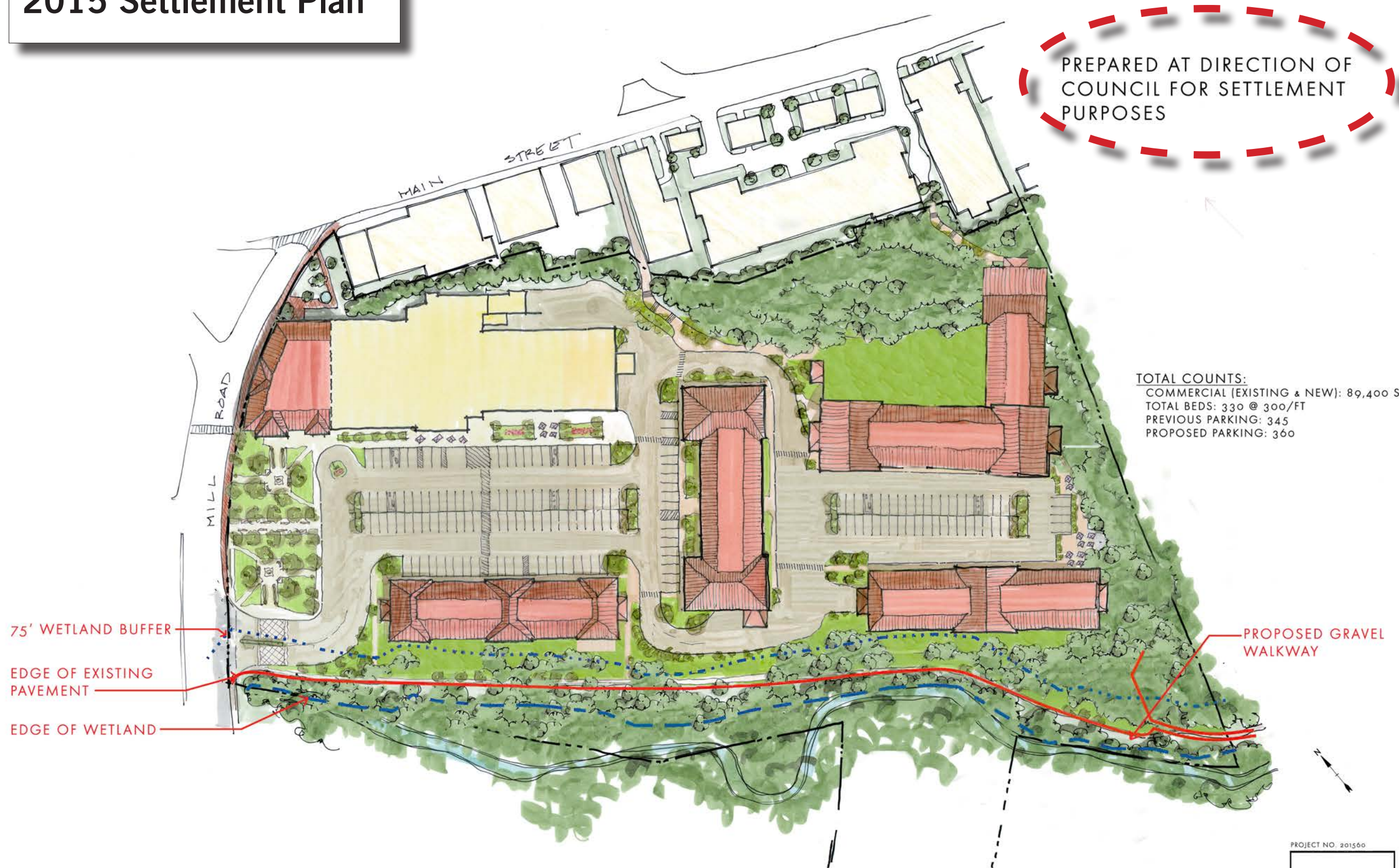


Wetland Buffer  
(approximate)





# 2015 Settlement Plan



TOTAL COUNTS:  
COMMERCIAL (EXISTING & NEW): 89,400 SF  
TOTAL BEDS: 330 @ 300/FT  
PREVIOUS PARKING: 345  
PROPOSED PARKING: 360

DURHAM VILLAGE CENTER  
MILL ROAD, DURHAM, NEW HAMPSHIRE

SITE DEVELOPMENT CONCEPT - ROOF PLANE  
NTS

16 NOVEMBER 2015

PROJECT NO. 201560

**D|A**  
DeStefano Architects

©2015



# 2015 Settlement Plan

Commercial (SF)	89,400
Residential (Beds)	330

PREPARED AT DIRECTION OF  
COUNCIL FOR SETTLEMENT  
PURPOSES



DURHAM VILLAGE CENTER  
MILL ROAD, DURHAM, NEW HAMPSHIRE

## SITE DEVELOPMENT CONCEPT - ROOF PLANE

NTS

16 NOVEMBER 2015

PROJECT NO. 201560

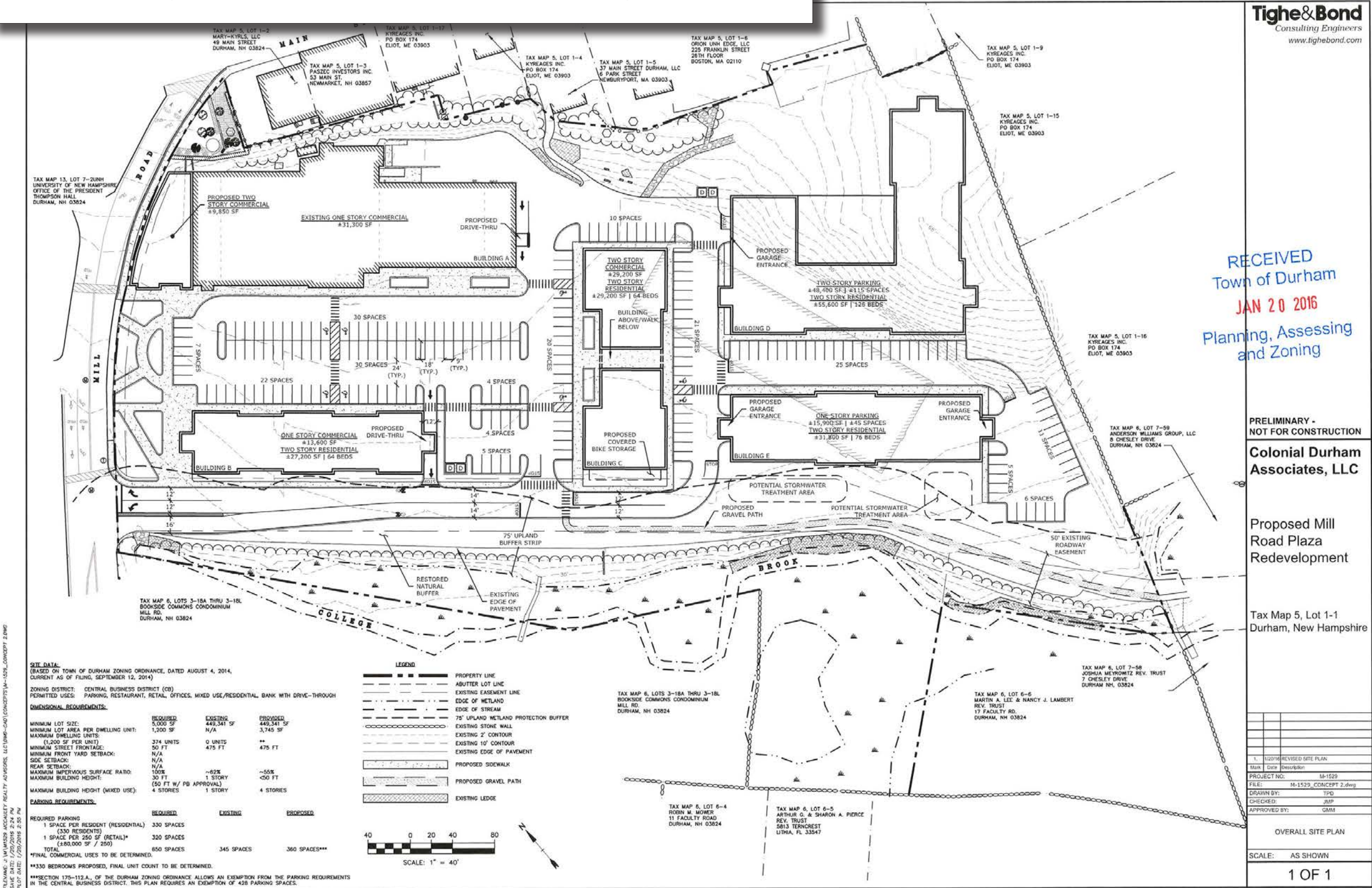
**D|A**  
DeStefano Architects

©2015





2016 Design Review (Post-Settlement Agreement)





# 2016 Design Review (Post-Settlement Agreement)

Commercial (SF) 83,950  
Residential (Beds) 330

2-Stories Commercial

Existing 1-Story Commercial

2-Stories Commercial  
2-Stories Residential

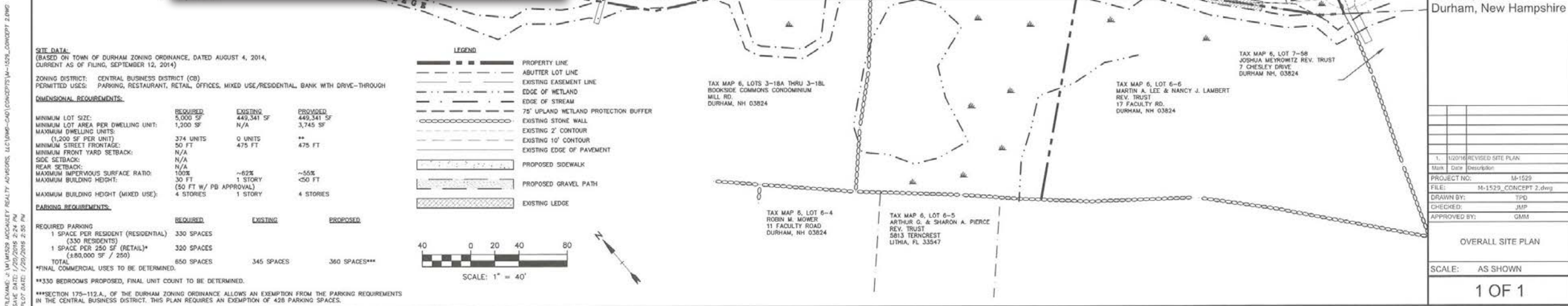
2-Stories Parking  
2-Stories Residential

1-Story Commercial  
2-Stories Residential

1-Story Parking  
2-Stories Residential

RECEIVED  
Town of Durham  
JAN 20 2016  
Planning, Assessing  
and Zoning

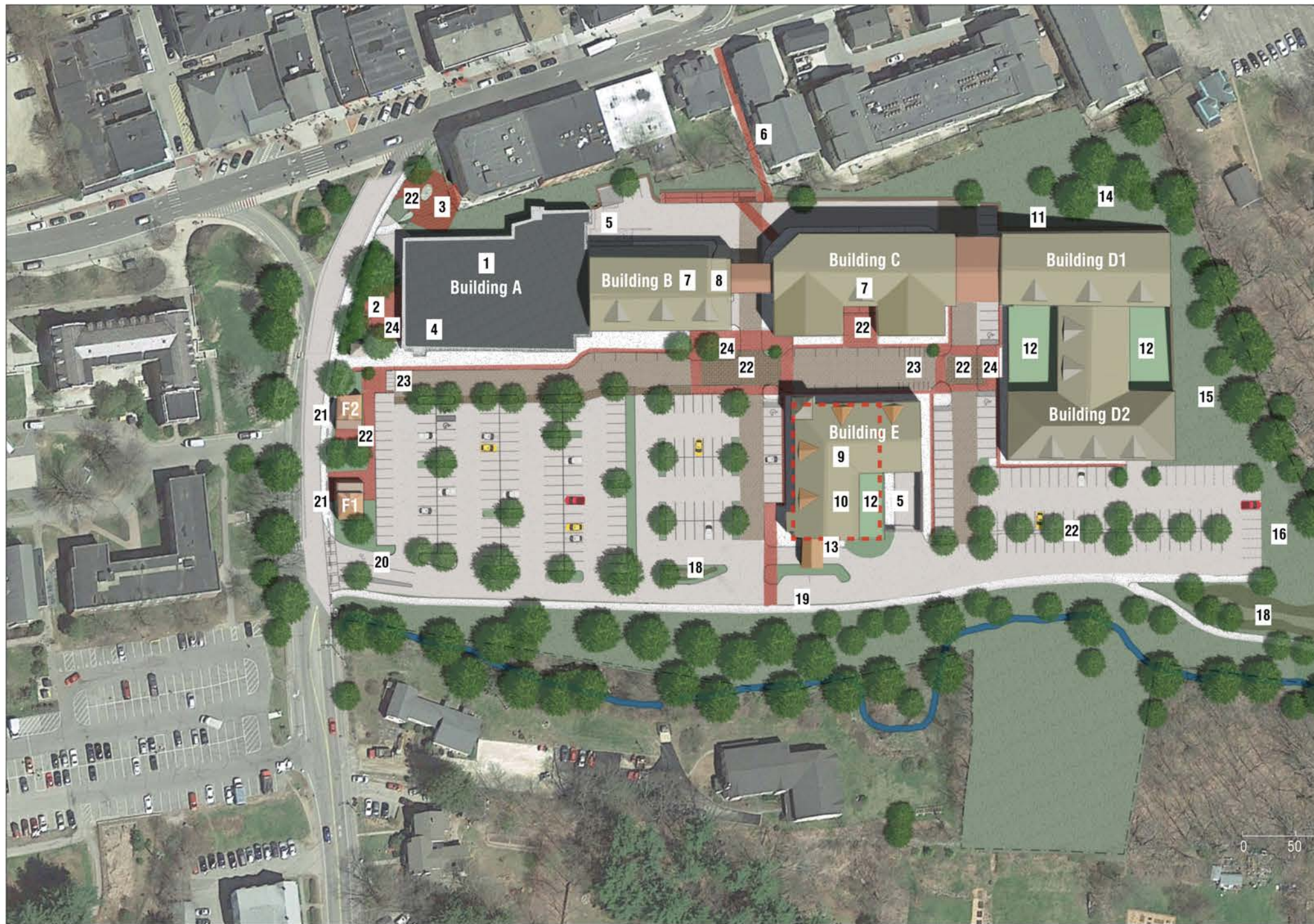
Colonial Durham  
Associates, LLC  
Proposed Mill  
Road Plaza  
Redevelopment  
Tax Map 5, Lot 1-1  
Durham, New Hampshire





# 2017 Variance Request

Durham Mill Plaza



- KEY:**
1. Existing retail
  2. Park and plaza
  3. Bicentennial Park
  4. Hannaford
  5. Loading
  6. Pathway connection to Main Street
  7. Residential (3 floors above commercial)
  8. Bank drive thru
  9. Residential (2 floors above commercial)
  10. Rite Aid (outlined) at ground level
  11. Commercial and parking (outlined) at ground level
  12. Landscaped roofs above commercial and parking
  13. Drive-thru pharmacy
  14. Excavated hillside
  15. Landscape buffer along property line
  16. Snow storage area connected to bio retention basin
  17. External walk
  18. Rain garden/ bio retention basin
  19. Paving relocated further from Brook
  20. Two exit lanes
  21. Potential small shop or café
  22. Potential areas for permeable pavers
  23. Scooter parking
  24. Bicycle racks

**PROGRAM:**

<b>Commercial/Retail</b>	80,000 sq. ft.
<i>Original (approximate)</i>	55,000 sq. ft.
<i>New (approximate)</i>	25,000 sq. ft.
<b>Residential:</b>	330 beds/ 157,000 sq. ft.
<b>Parking (Car and Scooter):</b>	
<b>TOTAL</b>	<b>354 SPACES</b>

Harriman

Prepared for Colonial Durham, Associates, LP

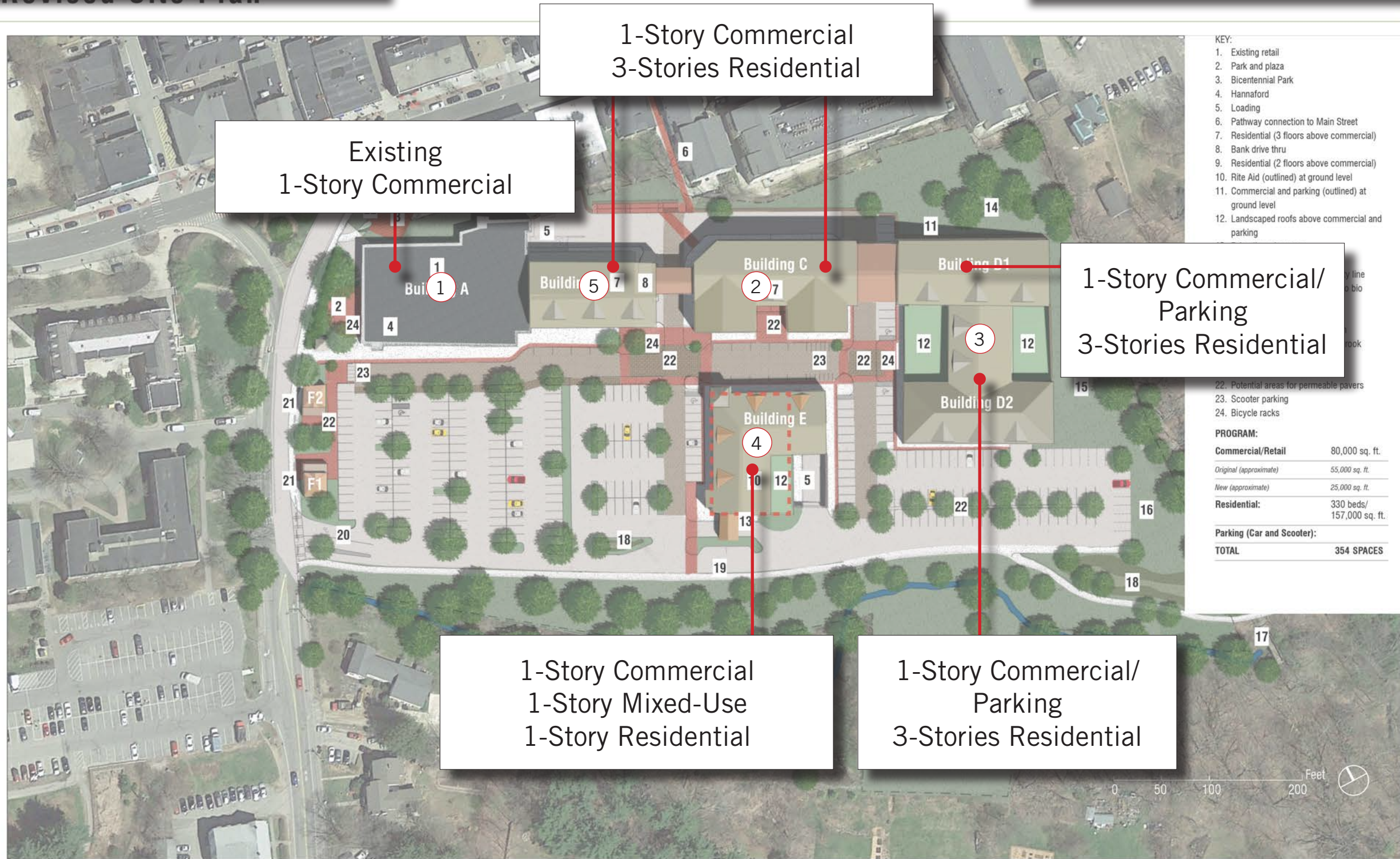
June 2017



# 2017 Variance Request

Commercial (SF)	80,000
Residential (Beds)	330

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

June 2017



# 2017 Update (Post-Variance Request)

Durham Mill Plaza



- Key:
- 1. Retail
  - 2. Park and plaza
  - 3. Bicentennial Park
  - 4. Hannaford
  - 5. Rite Aid
  - 6. Loading
  - 7. Pathway connection to Main Street
  - 8. Residential (2 floors) above commercial (2 floors)
  - 9. Residential (2 floors) above commercial (1 floor)
  - 10. Residential (2 floors) above parking (1 floor)
  - 11. Pedestrian area
  - 12. Ground level commercial outlined
  - 13. Ground level parking outlined
  - 14. Pedestrian archway
  - 15. Paving relocated further from brook
  - 16. Excavated hillside
  - 17. Landscape buffer along property line
  - 18. External walk

<b>PROGRAM:</b>	
<b>Commercial/Retail</b>	80,000 sq. ft.
<b>Residential:</b>	330 beds/ 151,580 sq. ft.
<b>Parking:</b>	
Main lot	228 spaces
Other Surface Parking	17 spaces
Parking Below Building	146 spaces
<b>TOTAL</b>	<b>391 SPACES</b>

Harriman

Prepared for Colonial Durham, Associates, LP

November 2017



# 2017 Update (Post-Variance Request)

Commercial (SF)	80,000
Residential (Beds)	330

Durham Mill Plaza



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Prepared for Colonial Durham, Associates, LP

November 2017



2018 Submission

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

May 2018



# 2018 Submission

Commercial (SF)	82,273
Residential (Beds)	330

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

May 2018



# 2020 Update to Submission

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020



# 2020 Update to Submission

Commercial (SF)	80,250
Residential (Beds)	258

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020



# Changes to Development Volumes

Submission	2015	2015 Settlement	2016	2017 Variance	2017 Post-Variance	2018	2020
<b>Commercial (SF)</b>	<b>89,400</b>	<b>89,400</b>	<b>83,950</b>	<b>80,000</b>	<b>80,000</b>	<b>82,273</b>	<b>80,250</b>
% Change from previous	N/A	0%	-6%	-5%	-5%	3%	-2%
Cumulative % Change	N/A	0%	-6%	-10%	-10%	-8%	-10%
<b>Residential (Beds)</b>	<b>495</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>258</b>
% Change from previous	N/A	-33%	0%	0%	0%	0%	-22%
Cumulative % Change	N/A	-33%	-33%	-33%	-33%	-33%	-48%

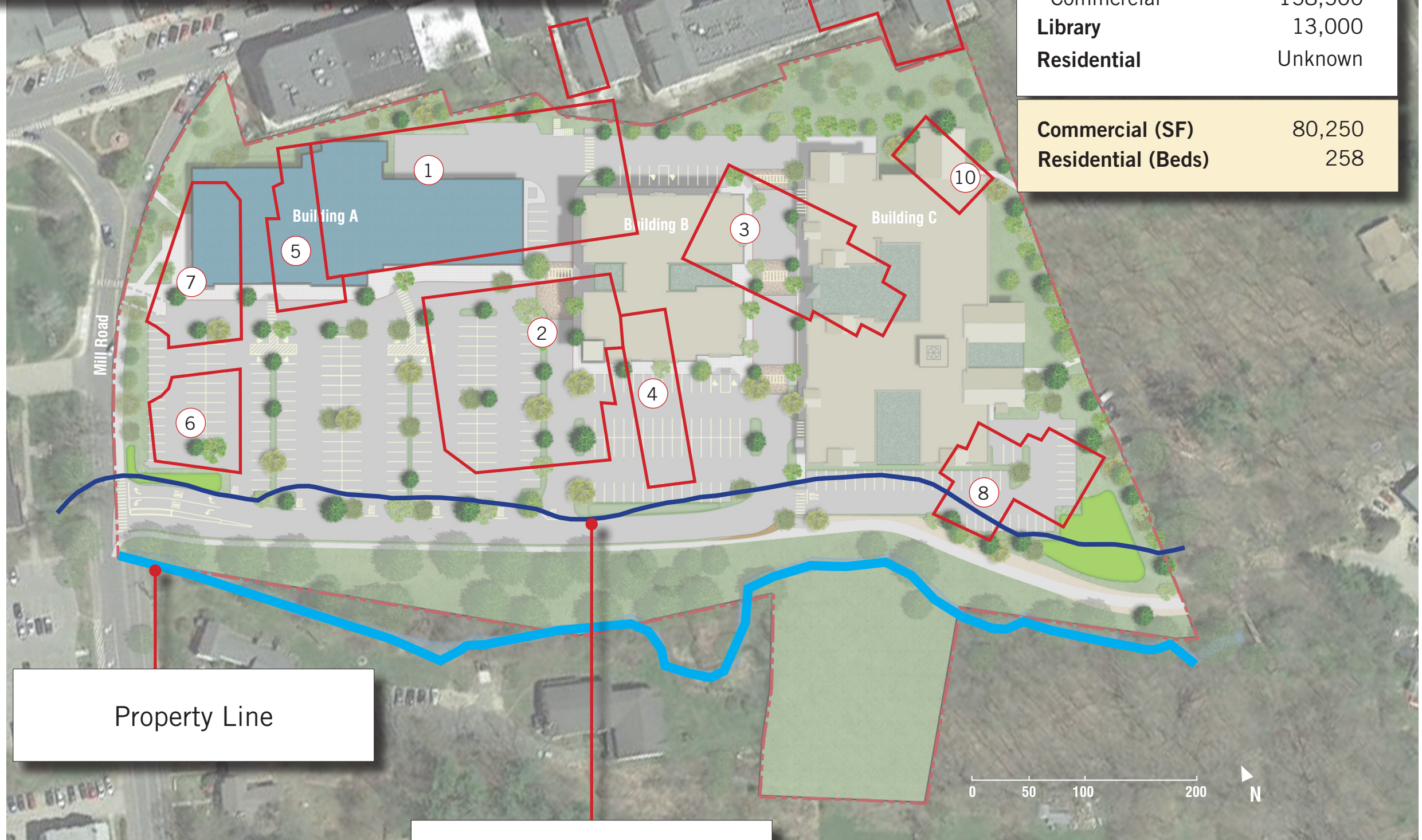
	Building Use and # of Stories						
<b>Building 1</b>	Hannaford/Rite Aid (1)	No change	No change	Hannaford/ Bank (1)	Hannaford/ Rite Aid (1)	No change	<b>No change</b>
<b>Building 2</b>	Commercial (1) Residential (3)	Commercial (1) Residential (2)	Commercial (2) Residential (2)	Commercial (1) Residential (3)	Commercial (2) Residential (2)	No change	<b>No change</b>
<b>Building 3</b>	Parking (1) Residential (2-3)	Parking (1) Residential (3)	Parking (2) Residential (2)	Commercial and Parking (1) Residential (3)	Parking (1) Residential (2)	No change	<b>No change</b>
<b>Building 4</b>	Residential (4)	Parking (1) Residential (2)	Parking (1) Residential (2)	Commercial (1) Mixed-use (1) Residential (1)	Parking (1) Residential (2)	Commercial (2) Residential (2)	<b>Removed</b>
<b>Building 5</b>	Commercial (1) Residential (2)	No change	No change	Rite Aid/ Commercial (1) Residential (3)	Parking (1) Residential (2)	Removed	<b>Removed</b>
<b>Building 6</b>	Commercial (2)	Removed	Removed	Removed	Commercial (1) Residential (2)	Removed	<b>Removed</b>
<b>Building 7</b>	Hotel (4)	Commercial (1) Residential (2)	Commercial (2)	Removed	Removed	Removed	<b>Removed</b>

Text in **blue** indicates a change from a previous design.



# 2008 Study over 2020 Updated Plan

Durham Mill Plaza



<b>Commercial (SF)</b>	218,500
Hotel	60,000
Commercial	158,500
<b>Library</b>	13,000
<b>Residential</b>	Unknown

<b>Commercial (SF)</b>	80,250
<b>Residential (Beds)</b>	258

Property Line

Wetland Buffer  
(approximate)

Harriman

Prepared for Colonial Durham, Associates, LP

July 2020



# 2015 Outline over 2020 Updated Plan

<b>Commercial (SF)</b>	89,400
Hotel	19,700 SF
Commercial	69,700 SF
<b>Residential (Beds)</b>	495

<b>Commercial (SF)</b>	80,250
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July 2020



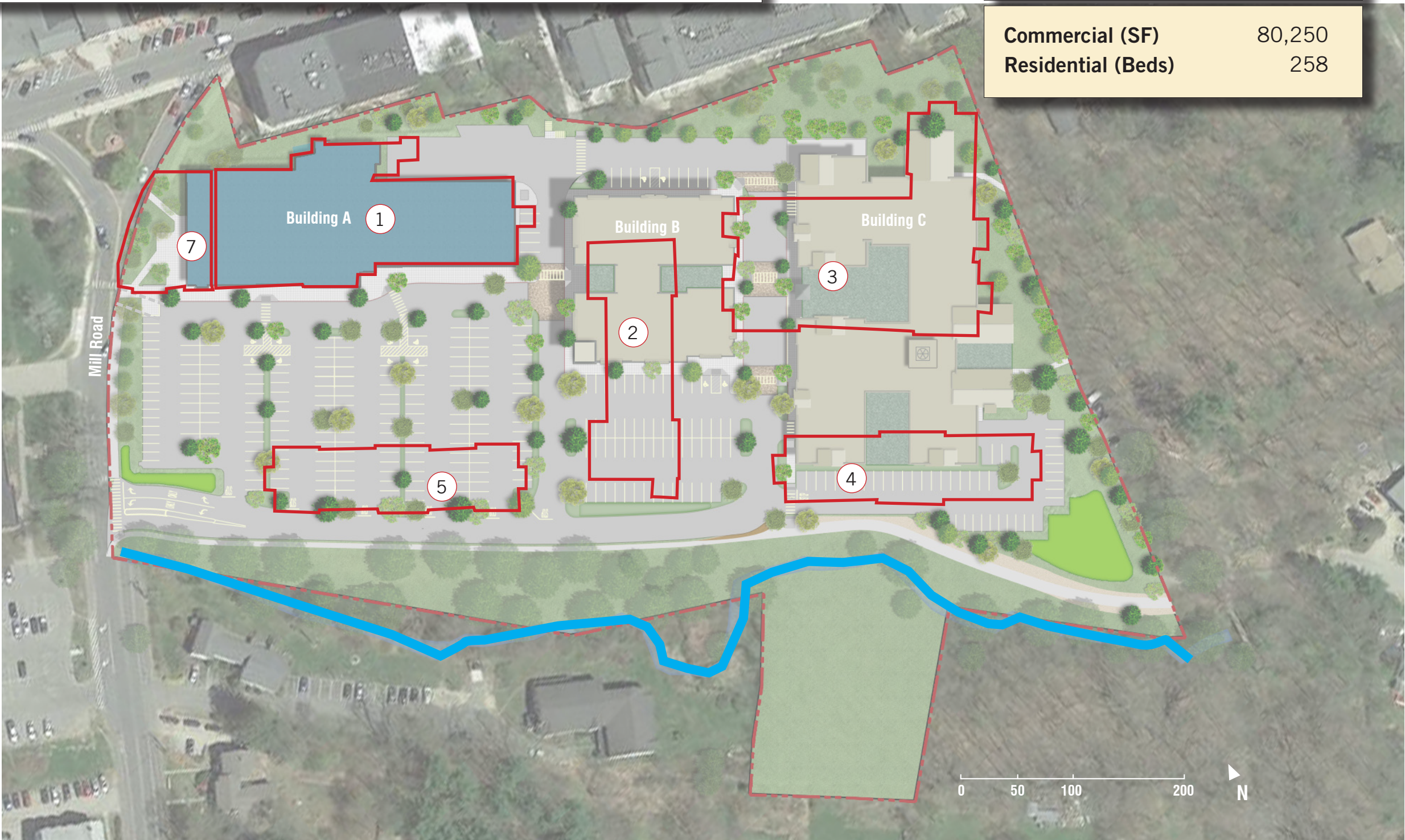


# 2015 Settlement Plan over 2020 Updated Plan

Commercial (SF)	89,400
Residential (Beds)	330

Commercial (SF)	80,250
Residential (Beds)	258

Durham Mill Plaza



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July 2020





# 2016 Outline over 2020 Updated Plan

Durham Mill Plaza

Commercial (SF)	83,950
Residential (Beds)	330

Commercial (SF)	80,250
Residential (Beds)	258



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Prepared for Colonial Durham, Associates, LP

July 2020





# 2017 Variance Request Outline over 2020 Updated Plan

Commercial (SF)	80,000
Residential (Beds)	330

Commercial (SF)	80,250
Residential (Beds)	258

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020





# 2017 Post-Variance Outline over 2020 Updated Plan

Commercial (SF)	80,000
Residential (Beds)	330

Commercial (SF)	80,250
Residential (Beds)	258

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020





# 2018 Submission Outline over 2020 Updated Plan

Commercial (SF)	82,273
Residential (Beds)	330

Commercial (SF)	80,250
Residential (Beds)	258

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020





# 2020 Submission (with revised landscape)

Commercial (SF)	80,250
Residential (Beds)	258
Commercial (SF)	-10%
Residential (Beds)	-48%



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020