



Mill Plaza Redevelopment

Mill Road, Durham, NH

Planning Board
August 26, 2020

Prepared for Colonial Durham Associates LP
Prepared by Harriman

Architectural Criteria

Architectural Context

Updated Renderings

Results from August 8 Public Discussion

General Principles

Architectural Standards Keywords - principles:

Traditional idiom - harmonious with Durham's existing building styles and New England Architecture.

Details: Traditional vocabulary

Harmony with context of existing streetscape and buildings

Features of the site - blend as much as possible.

Variety within unity: forms responsive to adjacent context

Integrity of character, form, and detail. Building elements integrated and coherent, unified design.

Design Response

The design has striven to reflect the general principles throughout the development. The following graphics reflect the design's response to the Architectural Standards of the Town of Durham

Architectural Standards Keywords - principles:

Parallel or Perpendicular

Setbacks: meet zoning requirements

Courtyards: rectilinear open areas adjacent to buildings

Design Response

Buildings B and C align to Building A, maintaining a regular perpendicular and parallel pattern of buildings, pedestrian and vehicular site access, parking and landscape features.



Scale and Massing

Architectural Standards Keywords - principles:

Human scale

Unbroken elements: inappropriate

Simplicity of form: no subordinate masses

Smaller masses: larger structures broken down to appear to be separate buildings.

Prominent locations: iconic elements

Design Response

Differentiation of the retail/commercial level detailing with storefronts, entry alcoves. Provides engagement at pedestrian level.

Building setbacks at upper residential levels, add to scale reduction.

No unbroken facades.

Form is regular without subordinate masses.

Smaller masses: breaks in facade materials, variety of projections (bays)

Tower element at SouthWest corner of Building B, Clock tower Center of West elevation Building

C: Provide site orientation and highlight destinations.



Design Response

1. Differentiation of the retail/commercial level detailing with storefronts, entry alcoves. Provides engagement at pedestrian level.
 2. Building setbacks at upper residential levels, add to scale reduction.
 3. Smaller masses: breaks in facade materials, variety of projections (bays)
 4. Tower element at SouthWest corner of Building B, Clock tower Center of West elevation
- Building C: Provide site orientation and highlight destinations.

Proportion

Architectural Standards Keywords - principles:

Ratios: individual elements harmonious with one another.

Proper Proportion: Taller proportions, Vertical proportions in pedestrian oriented Central Business District.

Golden Section

Design Response

Proportions of facade and scaled to Windows.

Proportions emphasize vertical

Architectural Standards Keywords - principles:

Minimum: two stories to reinforce the street scape, or add stature with high parapets

Maximum: Per Zoning. Utilize detailing and balance of elements to mitigate apparent height

Heights: lower story generally taller than upper

Height-width ratio of street

Mitigating height: horizontal elements, roof changes, or setbacks.

Gables: over 2 1/2 stories challenging

Variations in heights: create variety and interest.

*Variations not more than 1 or 1 1/2 story difference with adjacent buildings, except if adjacent building is one story.

First Floor: should be at grade, prominent and readily discernible.

Design Response

Heights meet Zoning ordinance requirements.

Lower story taller than upper

Height to width ratio:

Detailing includes horizontal belt courses, variety of roof cornice heights.

Gables incorporated at Building C

Building interior setbacks create variety

First floor at grade, storefront and belt course creates differentiation with upper levels.



A1

EXTERIOR ELEVATION - "B" WEST

SCALE: 1/16" = 1'-0"

Design Response

1. Lower story taller than upper
2. Detailing includes horizontal belt courses, variety of roof cornice heights.
3. Building interior setbacks create variety
4. First floor at grade, storefront and belt course creates differentiation with upper levels. 14 feet versus 12 feet.
5. Proportions and elements emphasize vertical.

Architectural Standards Keywords - principles:

Special Treatment Required: roof element shall be treated in a special manner.

Extensive roof areas: shall be broken up with elements.

Gable roofs: 4/12 pitch, ideally on 2 1/2 story buildings

Roof styles: flat, gables, hip and sheds.

Mansard: shall not be used.

Eaves: minimum of 6 inches depth.

Green roofs: vegetated roofs are encouraged.

Design Response

The roof edges are detailed with cornices, trims, eaves.

Cornice: Parapet detailing with fascia trim and copings.

Gable roofs at Building C: pitches are 8/12, 9/12. Eaves 10" to 14" depths.

Roof Styles: primarily flat, gabled at limited locations.

Vegetated - Green Roofs: are used above commercial use areas, where residential footprint is setback from the base.

Design Response

Building C: pitches are 8/12, 9/12

Roof Styles: primarily flat, gabled at limited locations.

Vegetated - Green Roofs: are used above commercial use areas, where residential footprint is setback from the base.



View from above looking north east. Building B in foreground Building C in background.



A1

EXTERIOR ELEVATION - "B" WEST

SCALE: 1/16" = 1'-0"

Design Response

1. The roof edges are detailed with cornices, trims, eaves.
2. Cornice: Parapet detailing with fascia trim and copings.
3. Vegetated - Green Roofs: are used above commercial use areas, where residential footprint is setback from the base.

Architectural Standards Keywords - principles:

Regular pattern: align horizontally and vertically

Vertical form: Primary windows vertical proportion.

Window Style: double hung

Shutters: fully functional if used.

Window molding: Trim on all sides in wood buildings. Distinct lintel, sill in brick buildings.

Window to wall proportions: balance window to wall area.

Muntins: shall be used.

Design Response

Windows of the upper stories - regular pattern, diminish in height at upper story.

Primary windows vertical proportions

Double Hung windows

No Shutters

Openings with trim and lintel/sills

Window to wall proportions balanced

Muntins are incorporated in windows above First Floor.

Design Response

Windows of the upper stories -
regular pattern, diminish in
height at upper story.

Primary windows vertical
proportions

Double Hung windows

No Shutters

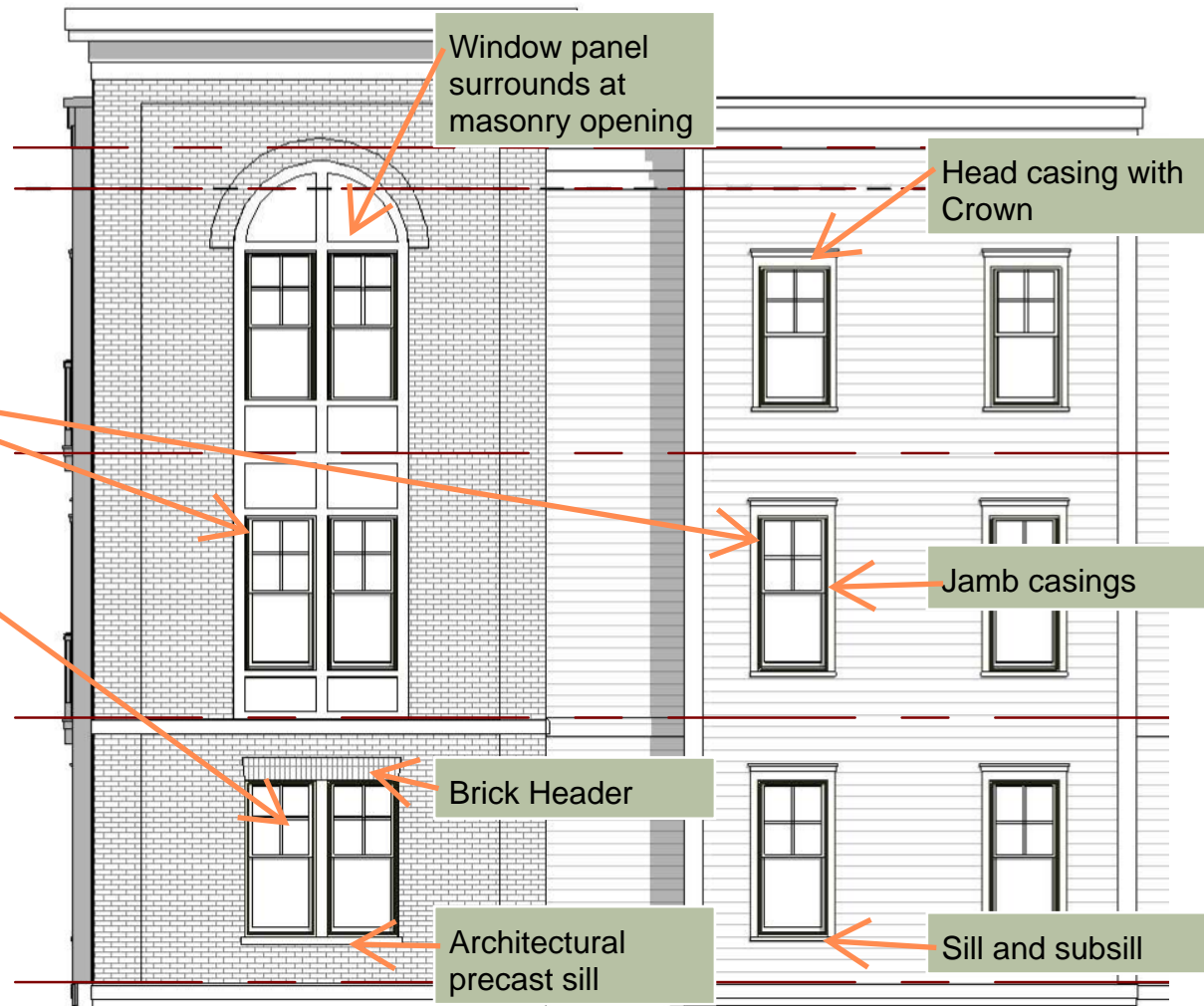
Openings with trim and intel/sills

Window to wall proportions
balanced

Muntins are incorporated in
windows above First floor.

In response to August 8
community feedback.

Detail of Building B South facade



Architectural Standards Keywords - principles:

Articulate by special design features.

Locate on front facade, prominent and readily recognizable.

Design Response

Key entrances are prominent on facades.

Building B primary entrances at West and East facades address the pedestrian arrival

Building A primary entrances are articulated with gable end detailing, making them more visually prominent.

Facade alcoves (setbacks), with column elements enhance Building B North and South facade entrances.

Entrance



View of entrances to Building A. Gables highlight commercial entries.



View of main entrance to Building B.
Entrance is recessed into the facade.



View of commercial entrance alcoves of Building C from entrance recess of Building B .

Building Facade

Architectural Standards Keywords - principles:

Cohesive, regular pattern of facade

Tripartite structure: base, midsection, top.

Depth: create depth, shallow trim/detailing elements, or greater depth with porticoes, bay windows

Embellishment: detailing elements can include: horizontal base, horizontal top, horizontal belt course, vertical corners, window surrounds, decorative brickwork.

Design Response

A Regular facade pattern is established.

The design incorporates base, midsection, and top.

Depth: upper story utilizes shallow trim elements and shallow bays. Deeper elements include setbacks. First floors incorporate recesses.

Embellishments: horizontal base, belt courses, cornices, vertical corner boards, window surrounds, inset brickwork.



Design Response

A Regular facade pattern is established.

1. The design incorporates base, midsection, and top.
2. Depth: upper story utilizes shallow trim elements and shallow bays.
3. Deeper elements include setbacks.
4. First floors incorporate recesses.
5. Embellishments: horizontal base, belt courses, cornices, vertical corner boards, window surrounds, inset brickwork.

Architectural Standards Keywords - principles:

High quality, durable, and substantial in appearance.

Brick and clapboards historically.

Appropriate materials: red brick, wood or fibercement clapboards, cellular PVC, natural stone

Inappropriate materials: vinyl/aluminum siding, undressed concrete, concrete masonry units.

Foundations: shall be clad with concrete, textured block, brick or stone.

Mixing materials: avoid except between storefront and upper stories.

Clapboard width: show about four inches to weather. Larger spacing may be applicable.

Design Response

Primary materials include: brick, fibercement clapboards (5" to weather - manufacturer standard), fibercement and PVC trim.

Foundations dressed with brick, architectural concrete masonry

Architectural Standards Keywords - principles:

Colors: blend with nature. Bright colors are generally inappropriate.

Colors traditional to this region.

Subtle colors for larger buildings.

Multiple colors: preferable to use two to three colors.

Brick: deep red or reddish brown.

Design Response

Selected material colors are traditional to the region, harmonious with one another.

Multiple colors are used to articulate building massing per prior standard principles.

Red Brick utilized in the region.



Proposed Material samples:
delivered to Town office

Architectural Standards Keywords - principles:

Low intensity wall pack, gooseneck.

Building highlighting is not appropriate.

Design Response

Building Lighting selected to comply with Building Codes and Zoning for level of illumination.

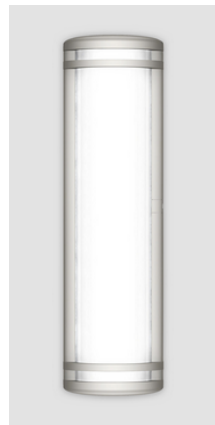
Commercial lighting is selected as low intensity wall pack and gooseneck type.

Wall pack lighting for building egress of less prominent facades will be cut off fixtures of minimal appearance.

No building highlighting is intended or desired.



Goosneck type Sign band lighting



Wall sconces at Entries

Storefronts

Architectural Standards Keywords - principles:

Compatible with the rest of the building: compatible character with the rest of the building.

Three Sections: Base, Display, Lintel

Windows: large expanse of glass in vertical orientation.

Awnings: canvas awnings, three to five feet deep, positioned above storefront window below sign band.

Design Response

Storefronts incorporate three sections,
Vertical mullions divide larger panes
Canvas awnings are utilized.



Specific Building Elements

Architectural Standards Keywords - principles:

Applicable:

Utility Elements: Screening of elements on ground or roof.

Garages: garages shall be unobtrusive, or screened from view.

Design Response

Utility elements are placed to reduce visual impact to neighboring properties. Screening is incorporated where appropriate.

Rooftop mechanical unit shall be screened with louver enclosure for visibility and acoustic reduction. Rooftop utilities will be located at a distance from the roof edge to reduce visibility.

Garage of Building C does not have garage doors, the vehicular entrances are aligned with the commercial storefronts - provide continuity to the first floor level.



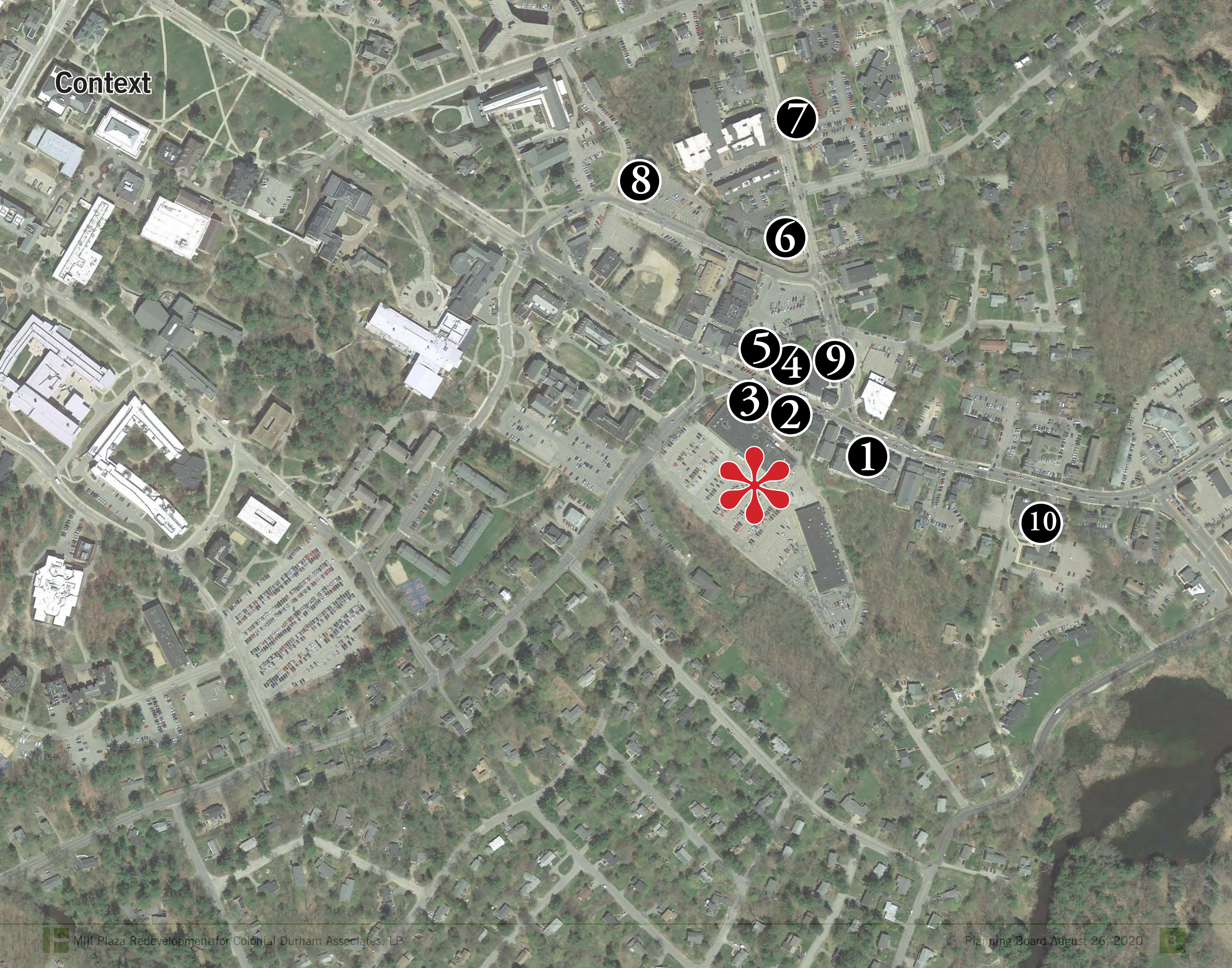
View of garage entrance at north end of Building C. Entrance is part of the commercial storefront base of the building. The garage will not have doors.



Rooftop mechanical unit is not visible from mid point of parking area. Unit is set back from primary facade and screened at roof level.

View of garage entrance at south end of Building C. Entrance is part of the commercial storefront base of the building. The garage will not have doors.

Context



Context



Context



Context



Context



Context



Understanding the Project: Plan

| | |
|--------------------|------------|
| Commercial (SF) | 80,250 |
| Residential (Beds) | 258 |
| Parking | 411 spaces |

Durham Mill Plaza



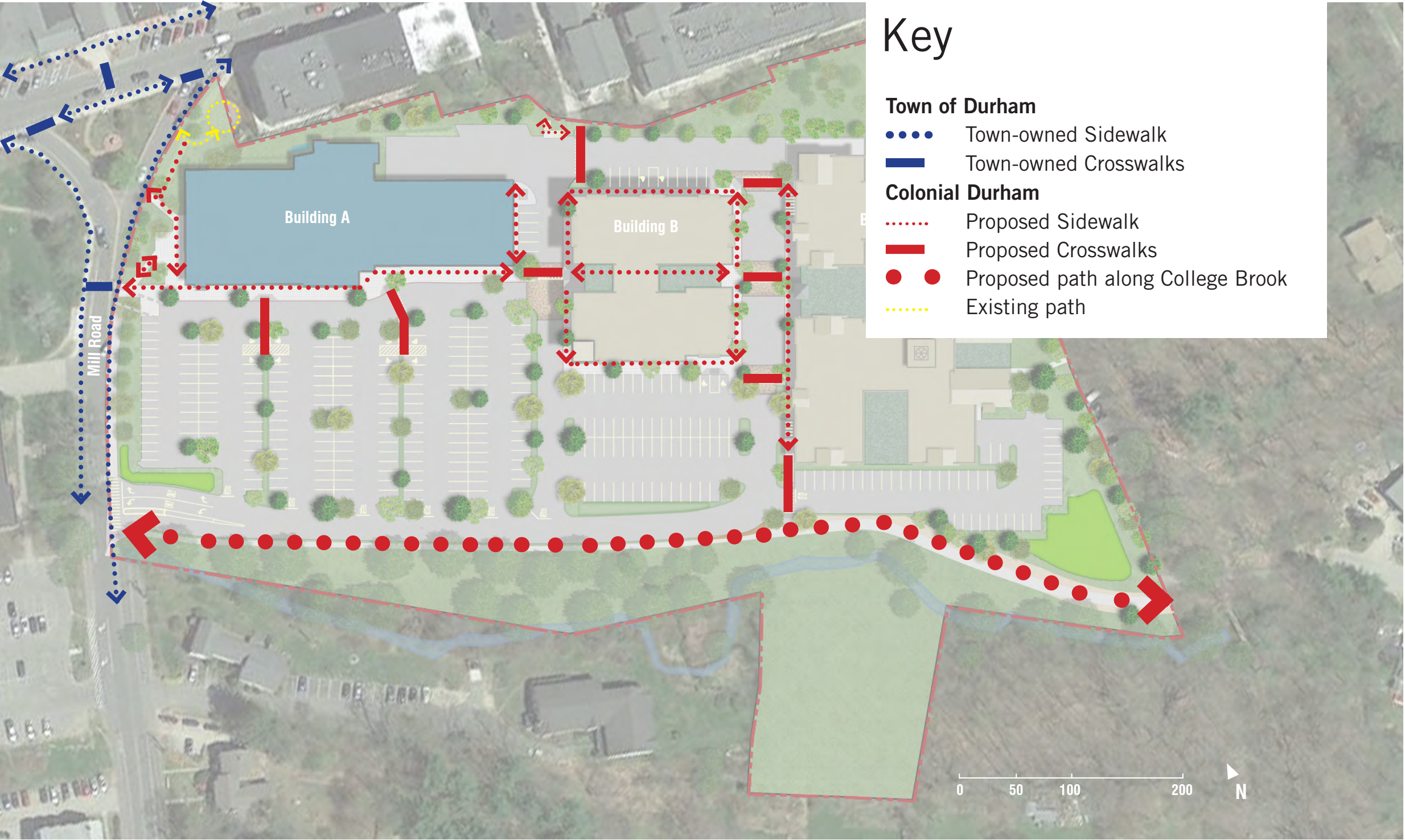
Harriman

Prepared for Colonial Durham, Associates, LP

July 2020

Understanding the Project: Connections

Durham Mill Plaza



Harriman

Understanding the Project: Key Moments



Understanding the Project: Key Moments



Understanding the Project: Key Moments



Understanding the Project: Key Moments



Understanding the Project: Key Moments



Understanding the Project: Key Moments



Understanding the Project: Key Moments



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Understanding the Project: Key Moments



Understanding the Project: Key Moments



Understanding the Project: Key Moments



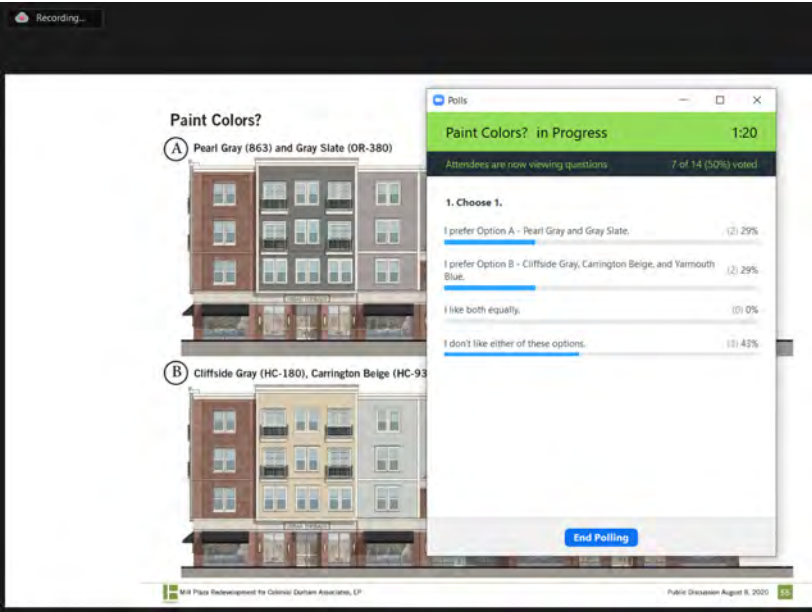
Understanding the Project: Key Moments



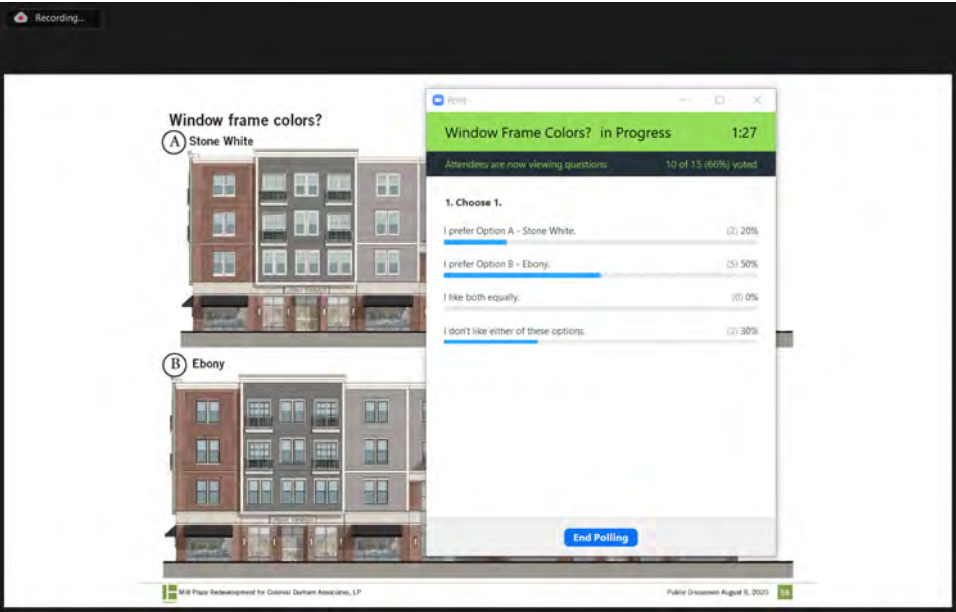
Understanding the Project: Key Moments



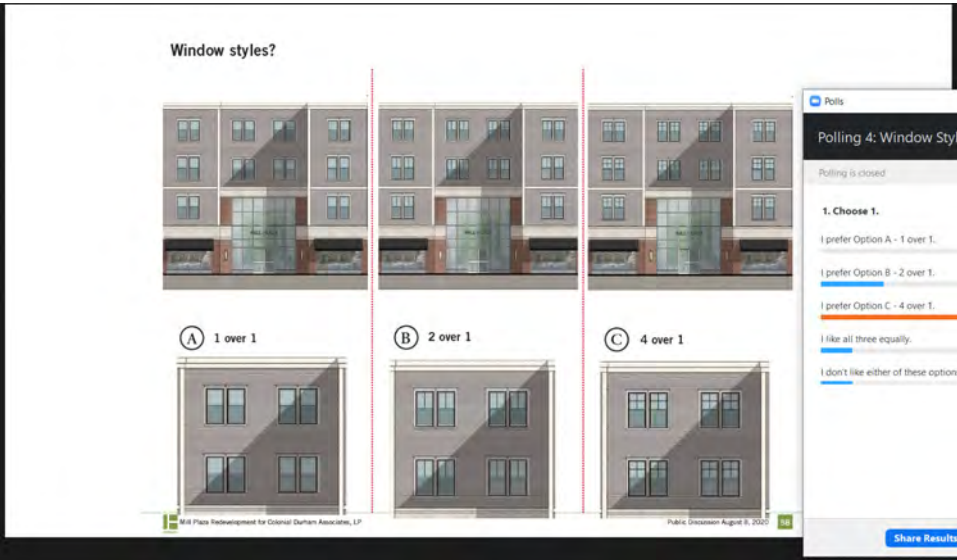
Understanding the Project: Community Discussion August 8, 2020



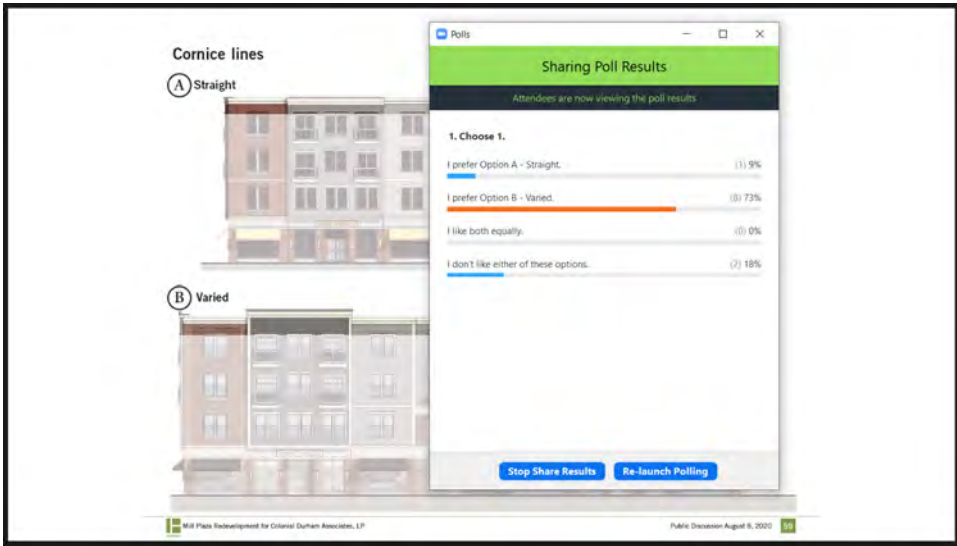
| | |
|--|---|
| A: Pearl Gray/ Gray Slate | 2 |
| B: Cliffside Gray, Carrington Beige, and Yarmouth Blue | 2 |
| Neither | 3 |
| Total | 7 |



| | | | |
|----------------|----|----------------|---|
| A: Stone White | 2 | A: Stone White | 1 |
| B: Ebony | 5 | B: Ebony | 6 |
| Neither | 3 | Neither | 1 |
| Total | 10 | Total | 8 |

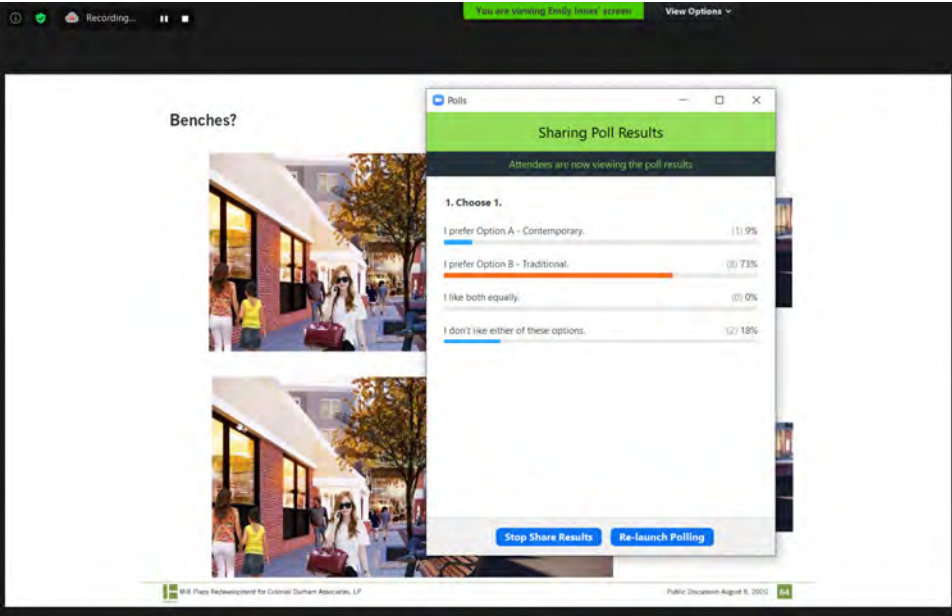


| | |
|------------------|----|
| A: One over one | 0 |
| B: Two over one | 2 |
| C: Four over one | 6 |
| All three: | 1 |
| Neither | 1 |
| Total | 10 |

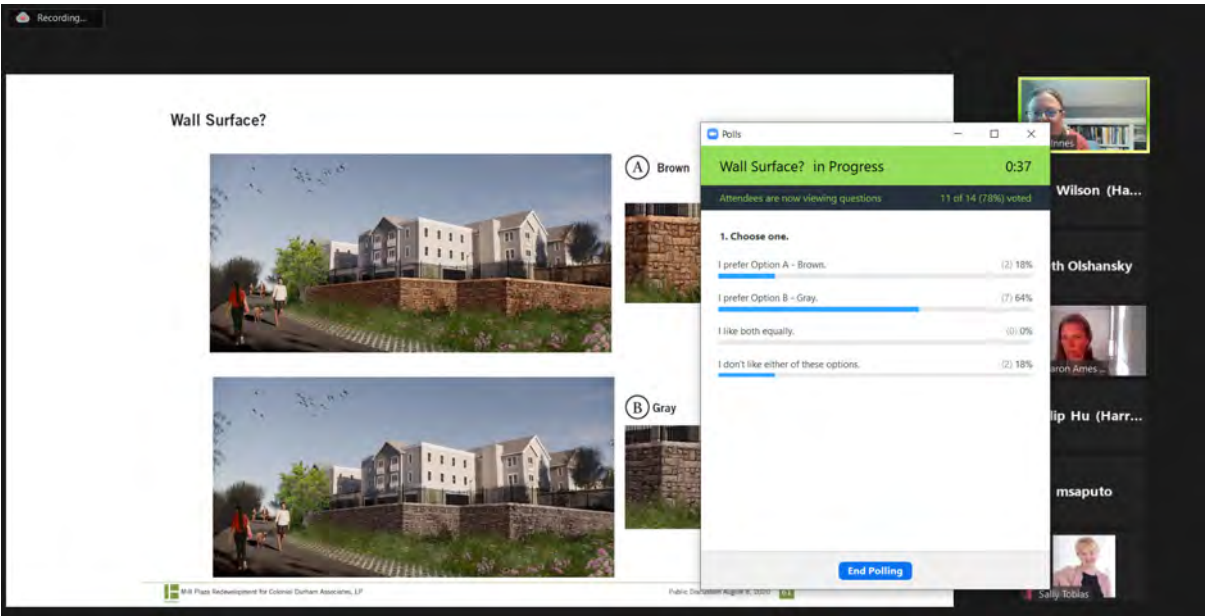


| | |
|-------------|----|
| A: Straight | 1 |
| B: Varied | 8 |
| Neither | 2 |
| Total | 11 |

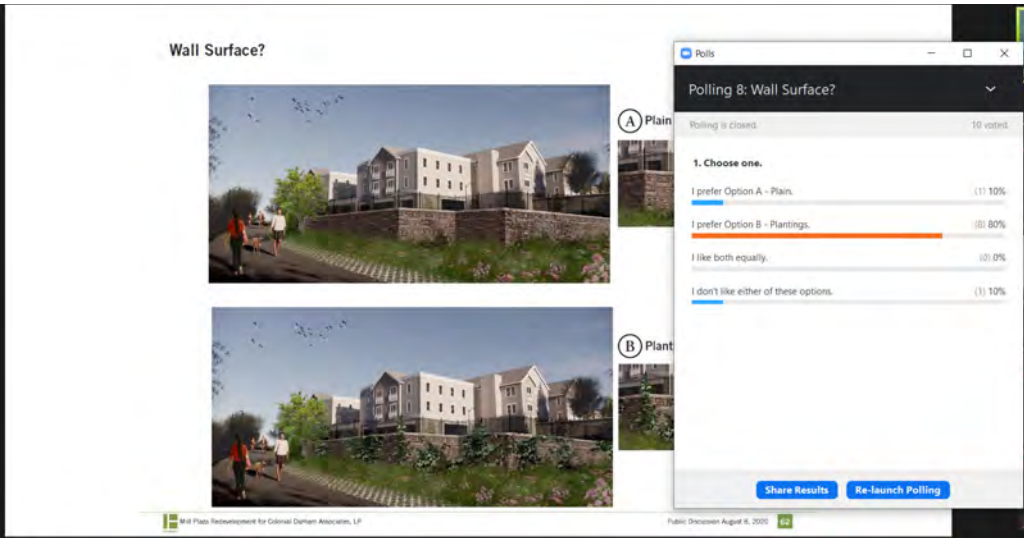
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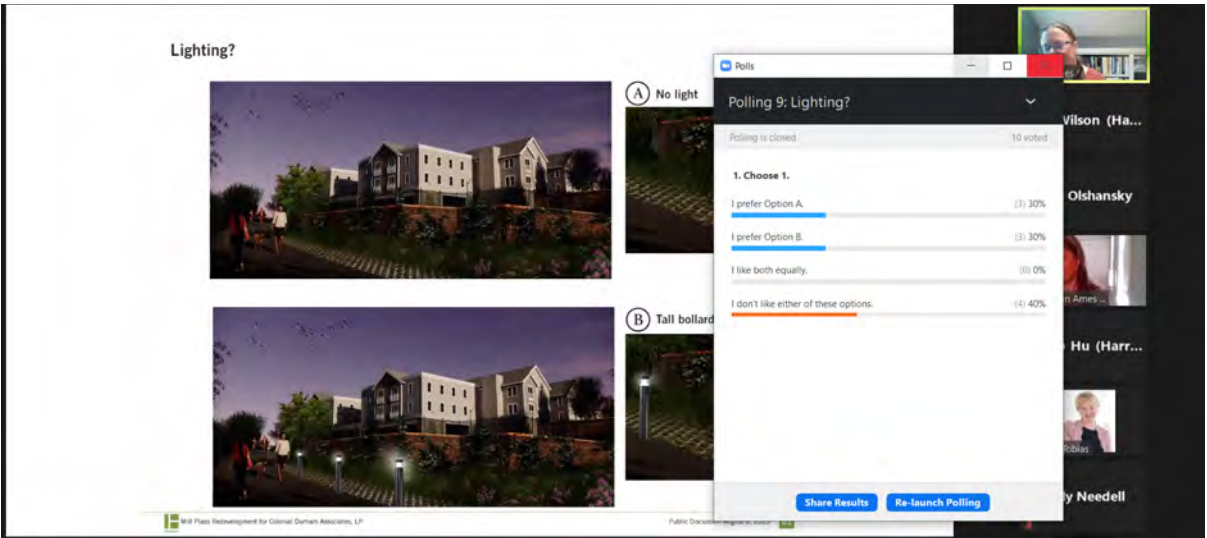
| | |
|-----------------------|----|
| A: Contemporary bench | 1 |
| B: Traditional bench | 8 |
| Neither | 2 |
| Total | 11 |



| | | | |
|----------------|----|-------------|----|
| A: Brown stone | 2 | A: Block | 1 |
| B: Gray stone | 7 | B: Textured | 8 |
| Neither | 2 | Neither | 2 |
| Total | 11 | Total | 11 |



| | |
|----------------------|----|
| A: Plain wall | 1 |
| B: Plantings on wall | 8 |
| Neither | 1 |
| Total | 10 |



| | |
|----------------|----|
| A: No lighting | 3 |
| B: Lighting | 3 |
| Neither | 4 |
| Total | 10 |

Understanding the Project: Community Discussion August 8, 2020



A1 EXTERIOR ELEVATION - "B" WEST
SCALE: 1/16" = 1'-0"



B1 EXTERIOR ELEVATION - "B" NORTH
SCALE: 1/16" = 1'-0"

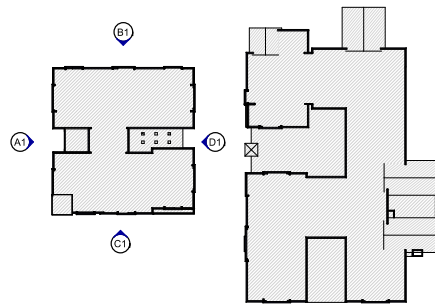


C1 EXTERIOR ELEVATION - "B" SOUTH
SCALE: 1/16" = 1'-0"



D1 EXTERIOR ELEVATION "B" EAST
SCALE: 1/16" = 1'-0"

From average grade to flat roof = 48 feet



A2 KEY PLAN FOR A20.1
SCALE: 1" = 80'-0"

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AUBURN PORTLAND PORTSMOUTH BOSTON

Harriman Project No. 16117

PERMIT DRAWINGS
NOT FOR CONSTRUCTION



SCALE IN FEET
0 10' 20'
GRAPHIC SCALE

Mill Plaza
Redevelopment

Colonial Durham
Associates, LP

7 Mill Road, Unit L
Durham,
New Hampshire 03824

| MARK | DATE | DESCRIPTION |
|-------------|-------------------|-------------|
| 1/2/2020 | GENERAL REVISIONS | |
| PROJECT NO: | M1529-002 | |
| DATE: | 5/23/2018 | |
| FILE: | | |
| DRAWN BY: | ERP/AEW | |
| CHECKED: | MB | |
| APPROVED: | EKT | |

EXTERIOR ELEVATIONS

SCALE: As indicated

A20.1

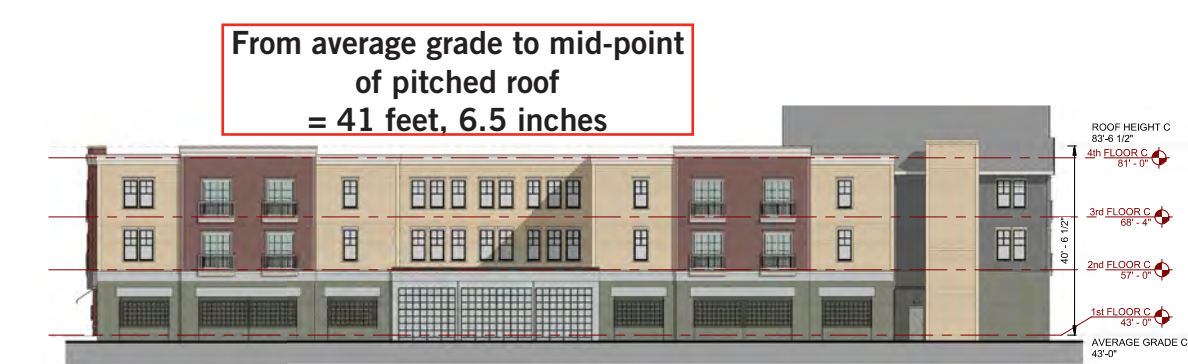
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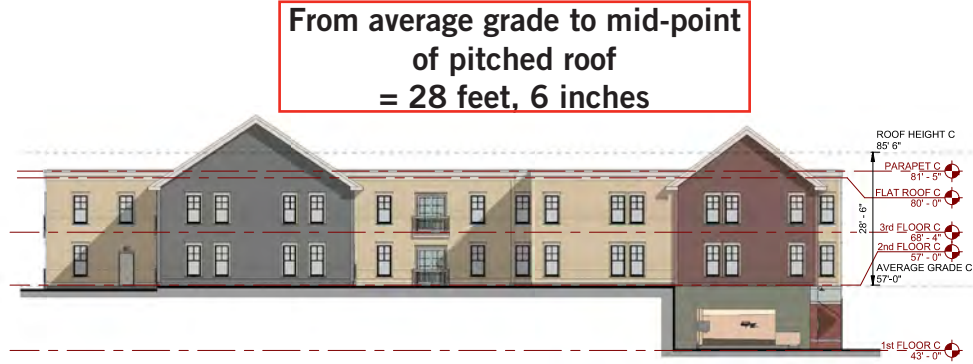
Understanding the Project: Community Discussion August 8, 2020



C1 EXTERIOR ELEVATION - "C" EAST
SCALE: 1/16" = 1'-0"



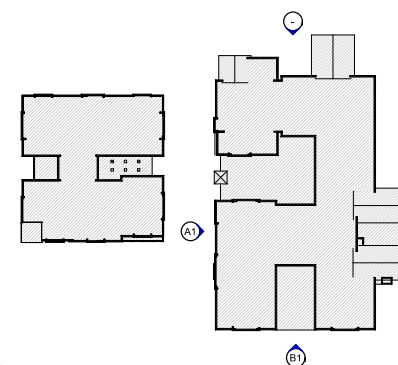
B1 EXTERIOR ELEVATION - "C" SOUTH
SCALE: 1/16" = 1'-0"



B2 EXTERIOR ELEVATION "C" NORTH
SCALE: 1/16" = 1'-0"



A1 EXTERIOR ELEVATION - "C" WEST
SCALE: 1/16" = 1'-0"



A2 KEY PLAN FOR A20.2
SCALE: 1" = 80'-0"

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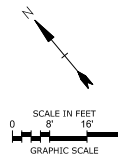


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Mill Plaza
Redevelopment

Colonial Durham
Associates, LP

7 Mill Road, Unit L
Durham,
New Hampshire 03824

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| DRAWN BY: | ERP/AEW | |
| CHECKED: | MB | |
| APPROVED: | EKT | |
| EXTERIOR ELEVATIONS | | |
| SCALE: | As indicated | |
| A20.2 | | |

Plot Date: 8/25/2020 1:53:16 PM



Understanding the Project: Community Discussion August 8, 2020



Understanding the Project: Community Discussion August 8, 2020

Durham Mill Plaza



Harriman

Prepared for Colonial Durham, Associates, LP

July 2020

Understanding the Project: Community Discussion August 8, 2020

Durham Mill Plaza



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July 2020

Understanding the Project: Approximate location of proposed buildings on existing site

