



Mill Plaza Redevelopment

Mill Road, Durham, NH

Community Meeting
September 12, 2020

Prepared for Colonial Durham Associates LP
Prepared by Harriman

Agenda

General Principles for the Use of Color
Traditional New England Colors
Color Palette Context in Durham
Project Approach to Color Usage
Colors in Development in Storrs, CT
Submitted Color Options for Mill Plaza
Discussion and Poll

This meeting is recorded and will be provided to the Town. This meeting is not part of the Town's public hearing process.

If this meeting is Zoom-bombed, we will end the meeting and reschedule this discussion for a later date.

Please treat all participants with courtesy and respect.

View from vehicular exit from Mill Plaza to Mill Road



General Principles

Design Response

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

Interpretation of Color:

Traditional to be reflective of established characteristics of both the historic and contemporary structures of Durham



Traditional Colors

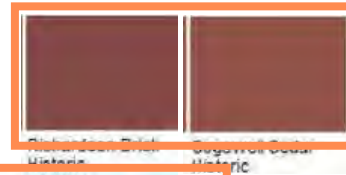
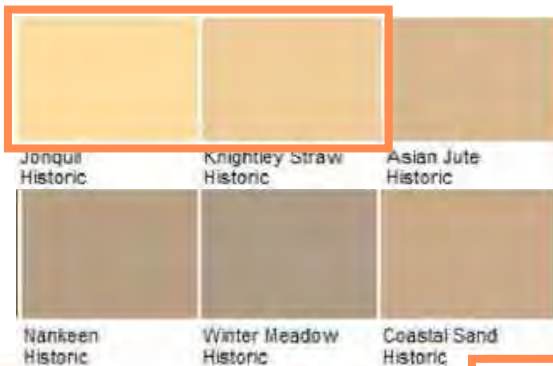
HISTORIC NEW ENGLAND

Periods referenced:

Colonial Revival: 1885-1915

Colonial / Georgian Revival: 1900-1940

Recommended Colors



Durham Context

Design Response

The following images identify the general color context of a portion of the Central Business District of Durham as viewed along the Main Street loop - Main St, Madbury Rd, Pettee Brook Ln

Annotations provide color context and relationships considered for the Mill Plaza development.





Neutral - mid block and
internal block



Traditional - neutral
mid-block



Higher contrast colors
at end/corner volumes
Neutral at mid-block



Higher contrast colors
at bays and roof edges.



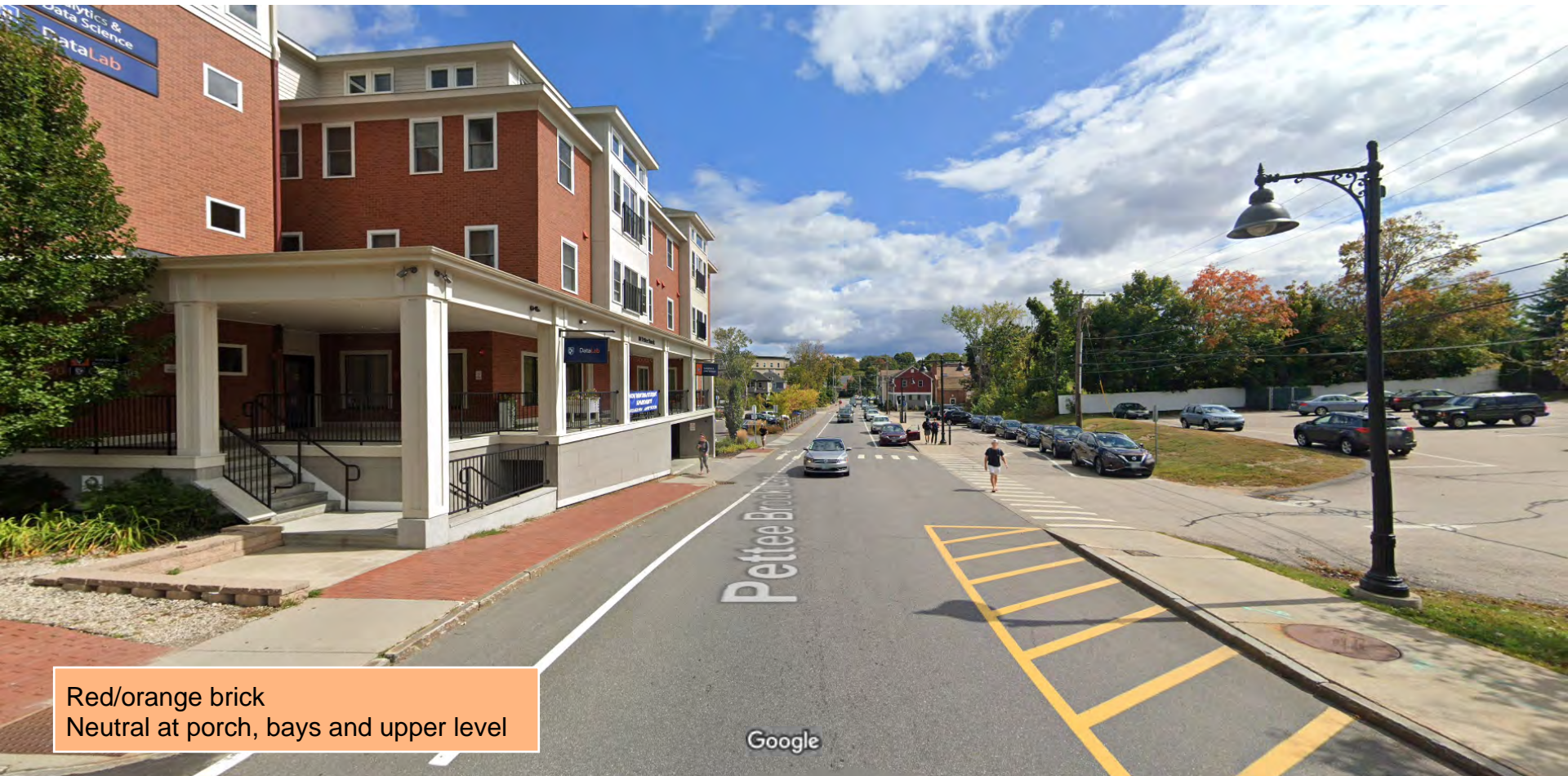
Higher contrast colors
at bays and roof edges



High contrast color mid block - draws focus



Neutral color at top floor reduces visible impact



Red/orange brick
Neutral at porch, bays and upper level







Red/orange brick, white trim,
aluminum storefronts









Red/orange brick, off white trim,
stone bands and window openings



Red/orange brick, off white trim,
stone bands and window openings





Higher contrast colors
at end/corner volumes
Neutral colors mid block



Mill Plaza Approach

Design Response

The following images clarify the project intent for the application of color to the major material components of the building facades.

Annotations provide color approach based on color tone and material use. Colors are based on currently available materials. Actual colors may vary slightly due to availability at time of construction.

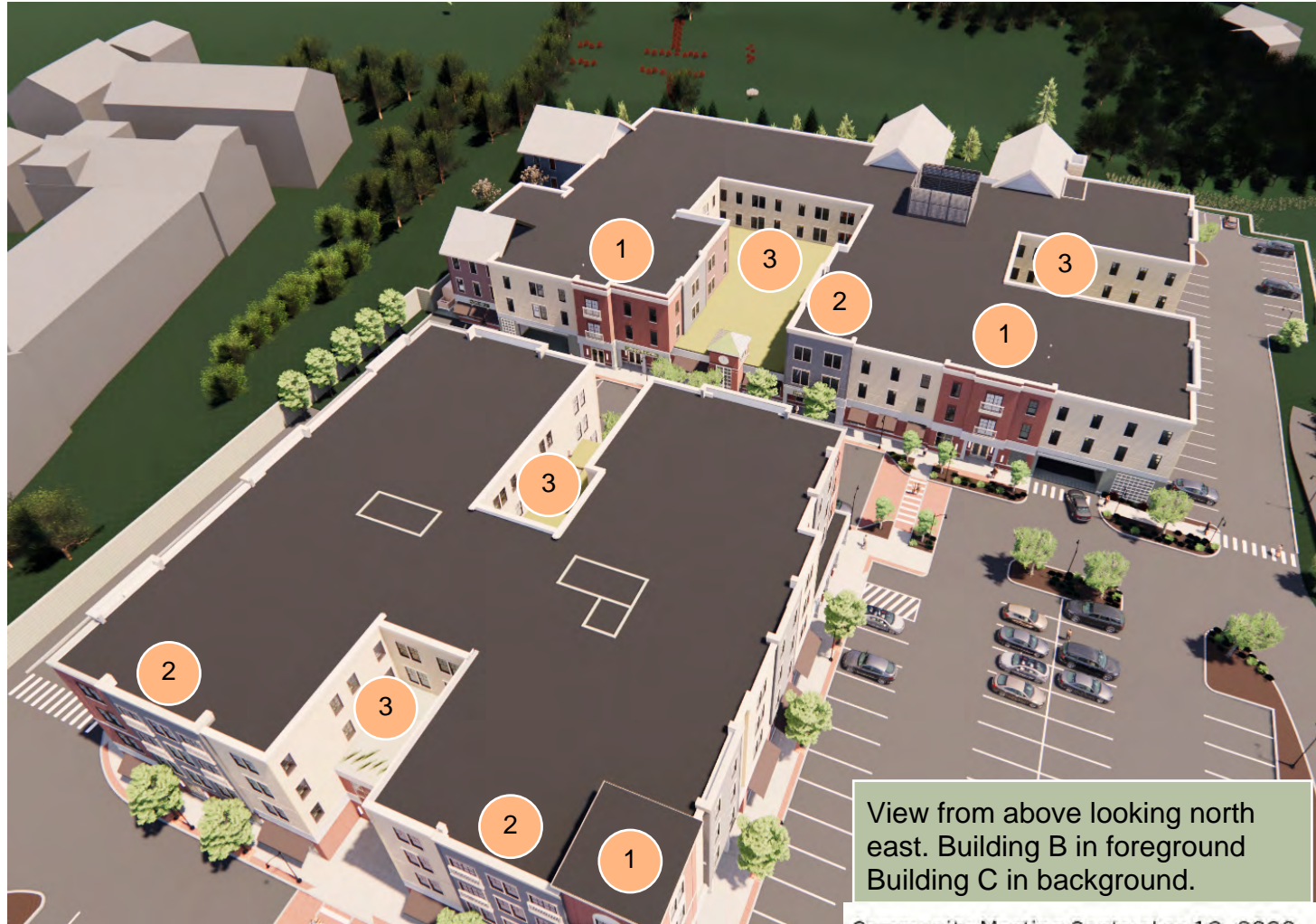
Brick
Siding
Fiberglass windows

Please note colors as viewed on screen will appear different from actual material.



Design Response

1. Use of brick at corners, emphasizing tower element to highlight destination
2. Contrast color at bays for emphasis. Contrast colors used in limited locations.
3. Building interior setbacks more neutral - muted color - used for mid-block and setbacks



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

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

Design Response

1. Use of brick at corners, emphasizing tower element to highlight destination
2. Contrast color at bays for emphasis. Contrast colors used in limited locations.
3. Building interior setbacks more neutral - muted color - used for setback areas for daylight reflectivity.
4. Cornice, window trims, and surrounds - off white
5. First floor at grade, storefront and belt course reflective of traditional granite use.
6. Brick at storefront traditional treatment.

Understanding the Project: Key Moments

Design Response

1. Use of brick at corners, emphasizing tower element to highlight destination
2. Contrast color at bays for emphasis. Contrast colors used in limited locations.
3. Neutral or muted color is used most prominently.
4. Cornice, window trims, and surrounds - off white to unify detailing



Understanding the Project: Key Moments



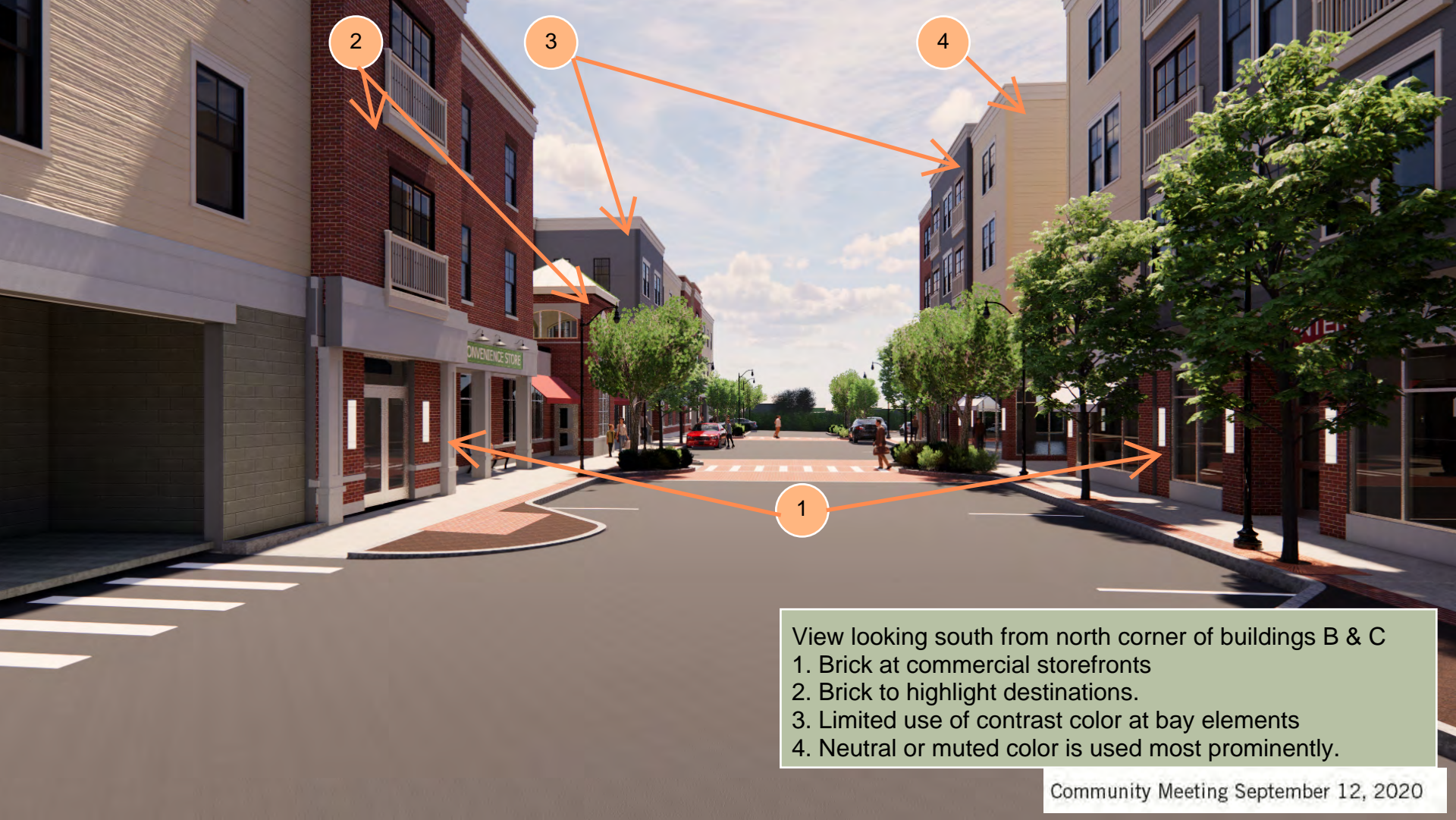
Commercial storefronts: brick, aluminum storefronts, off-white trim and sign bands

View of main entrance to Building B. Use of muted wall color adjacent the entry recess assists to enhance the prominence of the entry.

Understanding the Project: Key Moments



View of commercial entrance alcoves of Building C from entrance recess of Building B.
Commercial storefronts: brick, aluminum storefronts, off-white trim and sign bands



- View looking south from north corner of buildings B & C
1. Brick at commercial storefronts
 2. Brick to highlight destinations.
 3. Limited use of contrast color at bay elements
 4. Neutral or muted color is used most prominently.

Understanding the Project: Key Moments



View looking east from south corner of buildings B & C
1. Brick at commercial storefronts
2. Brick to highlight destinations.
3. Limited use of contrast color at bay elements
4. Neutral or muted color is used most prominently.



- View looking east from south corner of buildings B & C
1. Brick at commercial storefronts
 2. Brick to highlight destinations.
 3. Limited use of contrast color at bay elements
 4. Neutral or muted color is used most prominently.

Understanding the Project: Key Moments



View looking north from site pathway near Chesley Dr.
1. Limited use of contrast color at bay elements
2. Neutral or muted color is used most prominently.
3. Contrast color at 2- story gabled volumes

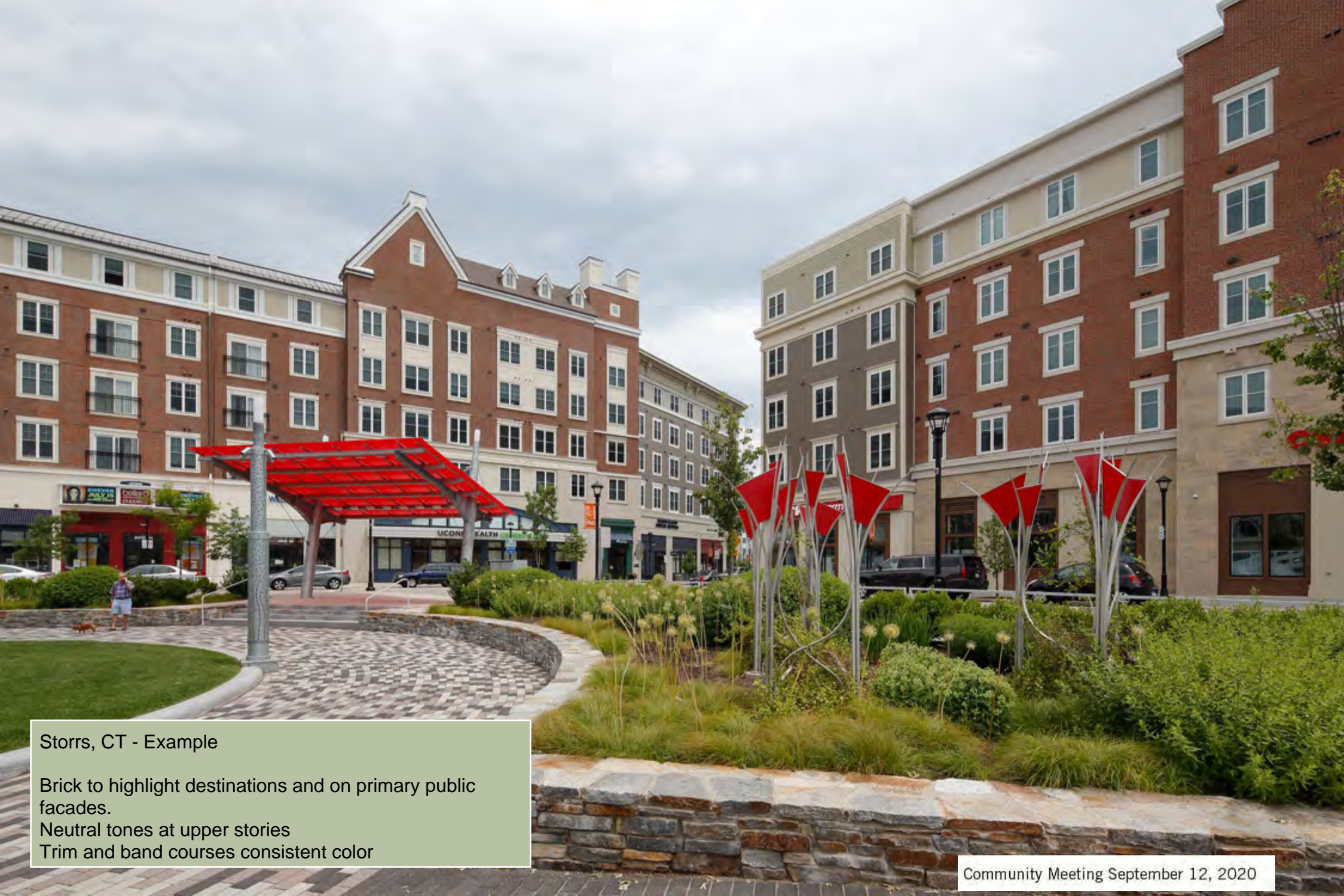
Similar Approach

Design Response

The following images reflect a similar project approach. The development of Storrs Center in Storrs, CT was referenced by Mr. Richard Kelley, Planning Board Secretary, during the August 28, 2020 presentation.

The Storrs project was not a reference during the design. The images are presented to assist visualization of the approach based on a completed development.



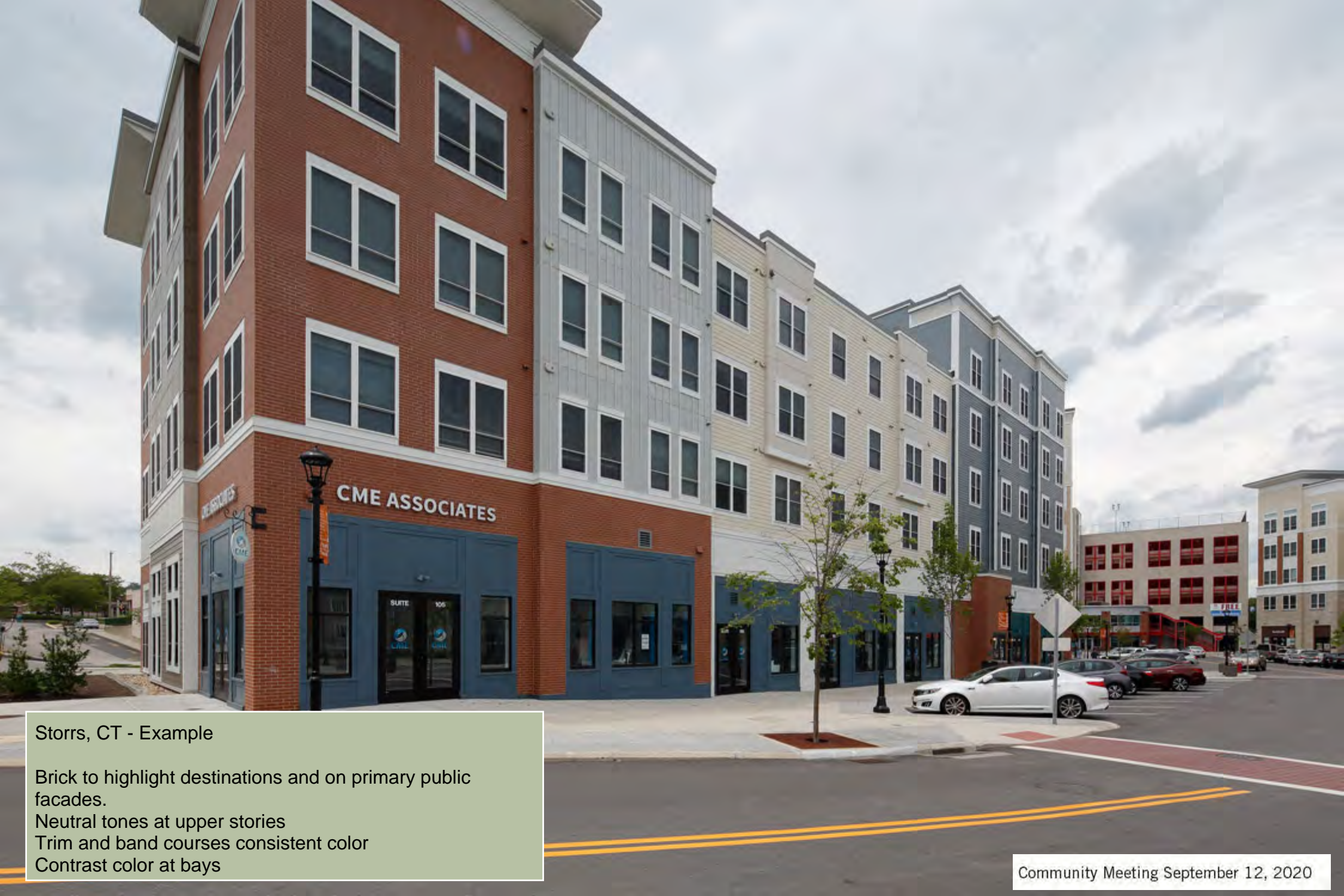


Storrs, CT - Example

Brick to highlight destinations and on primary public facades.

Neutral tones at upper stories

Trim and band courses consistent color



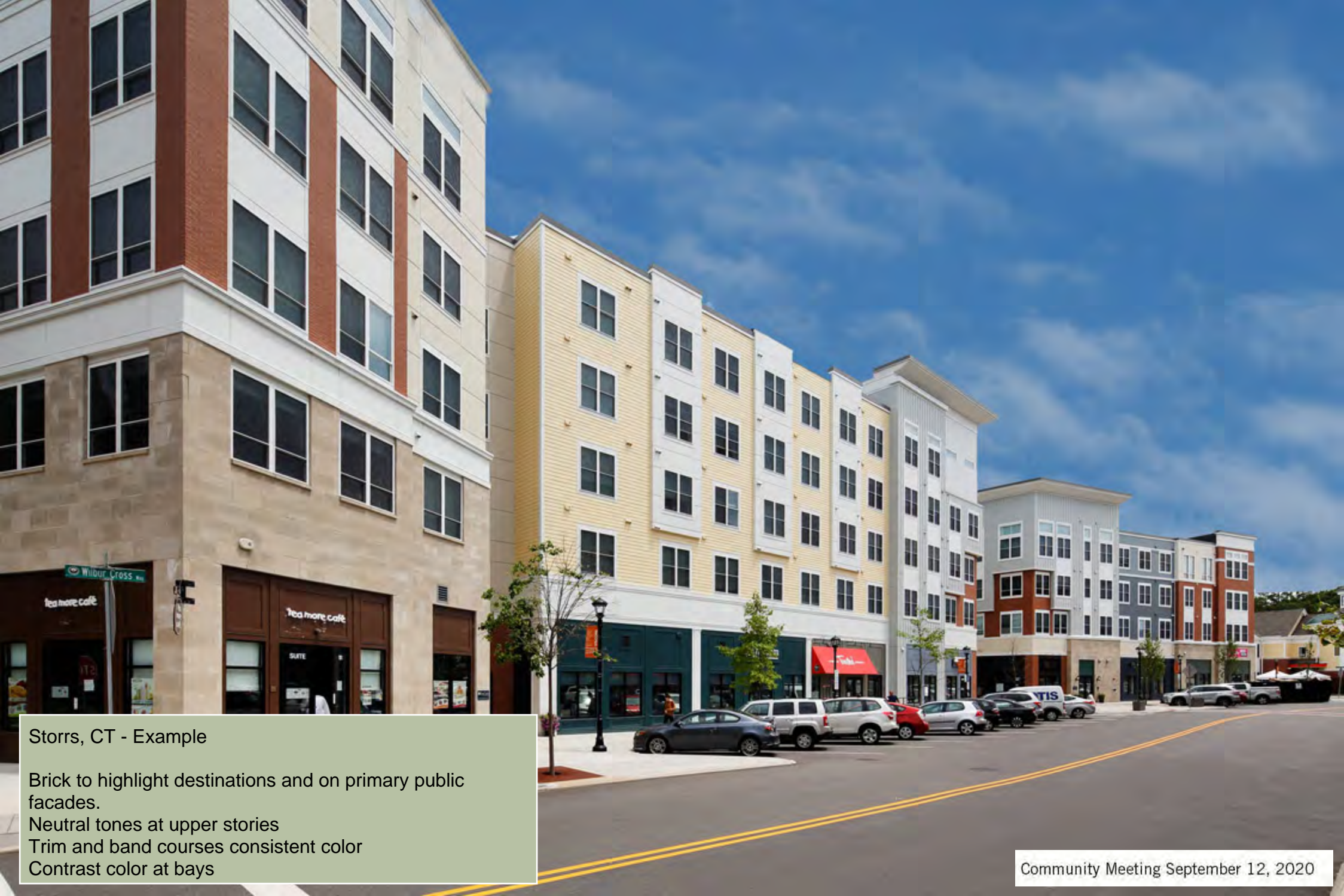
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Contrast color at bays



Storrs, CT - Example

Brick to highlight destinations and on primary public facades.

Neutral tones at upper stories

Trim and band courses consistent color

Contrast color at bays

Color Options

Design Response

The following images reflect the design color options submitted for the Planning Board's consideration.

The options will be followed by a poll.

We refer to the options based on tonal characteristics of the siding elements.

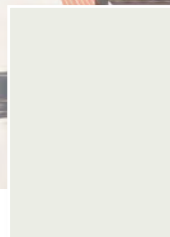
Option 1: Neutral

Option 2: Neutral Gray

Option 3: Contrasting



Option 1: Neutral



ARCTIC
WHITE



NAVAJO BEIGE



COBBLE STONE

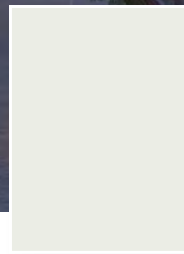


BOOTHBAY BLUE

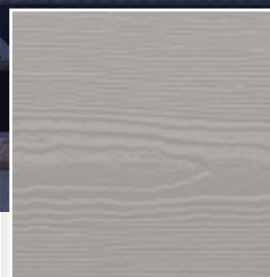
Siding Colors submitted:
January 2020
Neutral Tones

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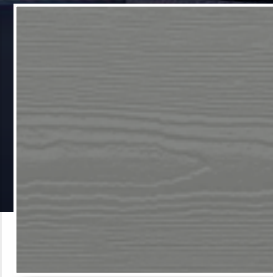
Option 2: Neutral Gray



ARCTIC
WHITE



PEARL GRAY



GRAY SLATE

Siding Colors submitted:
July 2020
Neutral Gray Tones

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Option 3: Contrasting



COBBLE
STONE



WOODLAND CREAM



NIGHT GRAY



COUNTRYLANE RED

Siding Colors submitted:
August 2020
Contrasting Tones

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Thank you