

RESOLUTION #2006-25 OF DURHAM, NEW HAMPSHIRE

CREATING A MILL PLAZA STUDY COMMITTEE TO DEVELOP A COMMUNITY VISION FOR THE MILL PLAZA IN DOWNTOWN DURHAM

WHEREAS, the Durham Town Council desires to develop a vision for the Mill Plaza (Tax Map 5, Lot 1-1) to be used for the purpose of enhancing downtown Durham for the benefit of the entire community.

NOW, THEREFORE, BE IT RESOLVED that the Durham Town Council, the governing body of the Town of Durham, New Hampshire, hereby adopts Resolution #2006-25 creating a study committee called the "Mill Plaza Study Committee" (hereinafter "committee") comprised of twelve members. The membership of the committee shall be as follows: One member to be designated by the owner of the Mill Plaza; one member of the Library Board of Trustees to be designated by the Library Trustees; one member of the Durham Planning Board to be designated by the Planning Board; one member of the Town Council designated by the Council; two members designated by the Durham Business Association; two members designated by the Durham Landlords Association; one member of the Historic District Commission designated by the Historic District Commission; two members representing the interest of the neighborhoods surrounding the Mill Plaza designated by the Town Council; one member representing the University of New Hampshire to be designated by UNH. The committee shall meet periodically until its charge is fulfilled as determined by the Council.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Durham Town Council hereby adopts the following charge for the Mill Pond Study Committee:

1. The development of a future vision for the Mill Plaza site. This vision may take into consideration abutting parcels as determined appropriate by the committee. The plan should pay special attention to:

- A) Increasing the taxable value of the Mill Plaza site. This plan may include a combination of retail space, office space, and rental housing stock, or any other combination of offerings, as determined by the committee and permitted by zoning.
 - B) Broadening the variety of, and square footage available for, retail businesses in the downtown area which would appeal to the permanent residents of the Town.
 - C) Creating a community gathering space (such as a village green, park, Public Library, municipal office complex, etc.) in the downtown area for Durham residents, students, staff, and faculty at the University of New Hampshire to interact with one another in positive ways specifically designed to foster a sense of community and place in Durham.
 - D) Determination as to the density and build out possible for the Mill Plaza site under existing zoning regulations.
 - E) Projected traffic impacts on downtown roadways associated with increased density at the Mill Plaza site.
 - F) Projected impact of new development at the Mill Plaza site on surrounding neighborhoods.
2. To work with the owner of the Mill Plaza site to determine what the owner's expectations and goals are for the site and to assimilate these with the goals of the community.
 3. To examine whether there would be potential economic and social benefits associated with the construction of a municipal Library, Town Office complex, and/or parking facility (either publicly or privately owned) in conjunction with the redevelopment of the Mill Plaza site.
 4. Organize focus group sessions as deemed appropriate by the committee to determine resident and business expectations for the Mill Plaza site.
 5. Make requests to the Town Administrator as needed for staff and/or contracted services to assist the committee with its charge. The Town Administrator shall evaluate such requests and make resources available as the Administrator determines appropriate and within budgeted amounts.
 6. Develop a written report and associated visual material reflecting the final recommendations of the committee for review by the Town Council. A recommendation is desired by May 2007.

7. Conduct all activities in accordance with RSA 91-A, the New Hampshire Right to Know Law.
8. Select a chairperson who shall organize and preside over the meetings of the committee, a vice-chairperson who shall preside at meetings in the absence of the chair, and a secretary who shall keep minutes of all meetings and submit these to the Town Administrator's Office for the official file.

PASSED AND ADOPTED this 20th day of November, 2006 by a two-thirds majority vote of the Durham Town Council with Seven (7) voting in favor, Two (2) voting against, and Zero (0) abstaining.

Neil Niman, Chair
Durham Town Council

ATTEST:

Lorrie Pitt, Town Clerk