



**MILL PLAZA REDEVELOPMENT**

**NOVEMBER 18, 2020  
PLANNING BOARD**

**PREPARED FOR  
COLONIAL DURHAM ASSOCIATES LLC  
PREPARED BY HARRIMAN**

## OCTOBER 6 REVIEW MEETING

### Architectural comments

- consider larger window panels in the atrium commercial entrance to reduce number of mullions
- consider darker mullions/frames for commercial windows throughout as friendlier to store owners
- brick anchors are weak, can they be made stronger
- add awnings, lighting, and/or other less permanent features for making the commercial areas exciting, more unexpected - [Signage and Awnings will be tenant features. We represented a neutral tone at this time]
- lattice work on garage
- walkway corner of Bldg C has issues with window proportions (south wall(s))

### Color comments

- the blue seems out of place, more neutral colors?
- the colors are more pleasant on the three story structure with its horizontal rectangles than the four story structure, can we add features that reset the proportions of the vertical rectangles
- proportions seem to be a greater problem than the colors
- alternating first floor colors on Bldg C feel good



**Design Response**  
**Vertical proportions**

1. Modified Storefront mullions - reduced panes, at central entry.
2. Storefront finish changed to ebony. Window materials changed to ebony.
3. Modified band course materials to accentuate retail entry.
4. Extended height of brick at ground floor to sill level of 2nd floor.
5. Balcony railings changed to ebony.



**WEST ELEVATION - OPTION "ABCBA"**

**SIDING COLORS:**  
 BOOTHBAY BLUE  
 COBBLESTONE

**TRIM COLOR:**  
 COBBLESTONE



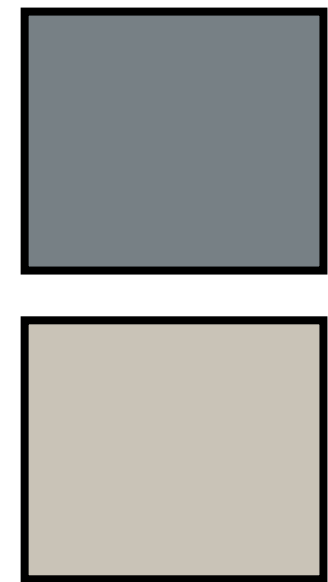
**BUILDING B**



**SIDING COLORS:**  
 BOOTHBAY BLUE  
 COBBLESTONE

**TRIM COLOR:**  
 COBBLESTONE

**EAST ELEVATION OPTION "ABCBA"**



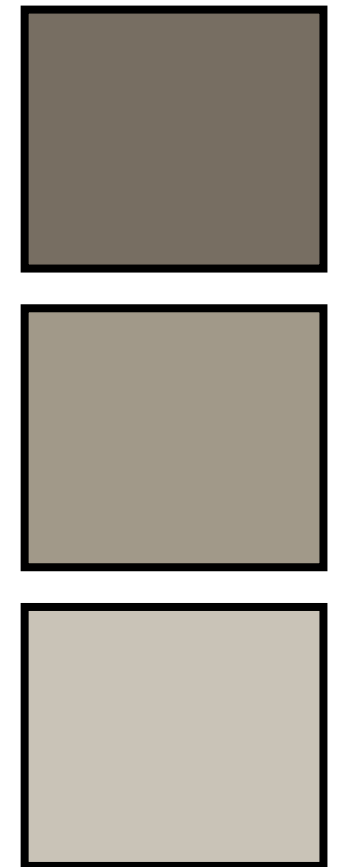
**BUILDING B**



**SIDING COLORS:**  
 TIMBERBARK  
 MONTEREY TAUPE

**TRIM COLOR:**  
 COBBLESTONE

**EAST ELEVATION OPTION "ABCBA"**



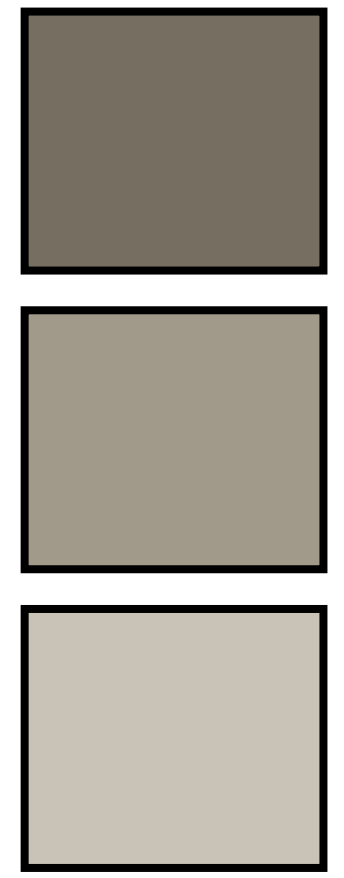
**BUILDING B**



**SIDING COLORS:**  
 TIMBERBARK  
 MONTEREY TAUPE

**TRIM COLOR:**  
 COBBLESTONE

**WEST ELEVATION - OPTION "ABCBA"**



**BUILDING B**



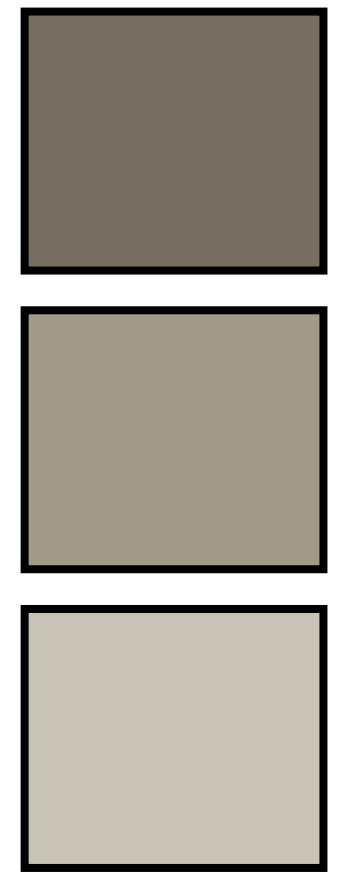
**NORTH ELEVATION**

**SIDING COLORS:**  
 TIMBERBARK  
 MONTEREY TAUPE

**TRIM COLOR:**  
 COBBLESTONE



**SOUTH ELEVATION**



**BUILDING B**

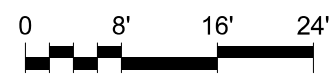


ELEVATION  
CONTINUES BELOW



**SIDING COLORS:**  
 TIMBERBARK  
 WOODSTOCK  
 BROWN  
 MONTEREY TAUPE

**TRIM COLOR:**  
 COBBLESTONE



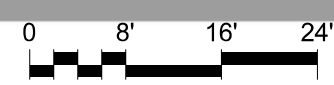
ELEVATION  
CONTINUES



WEST ELEVATION



40' - 6 1/2"



SOUTH ELEVATION

BUILDING C



**BUILDING C**



**EAST ELEVATION**

ELEVATION CONTINUES BELOW

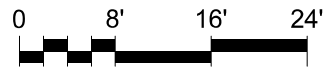
**SIDING COLORS:**  
TIMBERBARK  
WOODSTOCK  
BROWN  
MONTEREY TAUPE

**TRIM COLOR:**  
COBBLESTONE

ELEVATION CONTINUES



**NORTH ELEVATION**





WEST ELEVATION: Looking South at pedestrian crossing



EAST ELEVATION: 2nd floor Residential Entry  
(trees removed for drawing clarity)

**SIDING COLORS:**  
TIMBERBARK  
KHAKI  
MONTEREY TAUPE

**TRIM COLOR:**  
COBBLESTONE



NORTH ELEVATION: 2nd floor Residential  
(trees removed for drawing clarity)

# FACULTY ROAD



NEAR 7 FACULTY ROAD.  
'HIGH POINT OF  
FACULTY ROAD.

Trees in rendered view  
shown as 'winter'  
**Trees in existing front  
lawns/ street not shown**

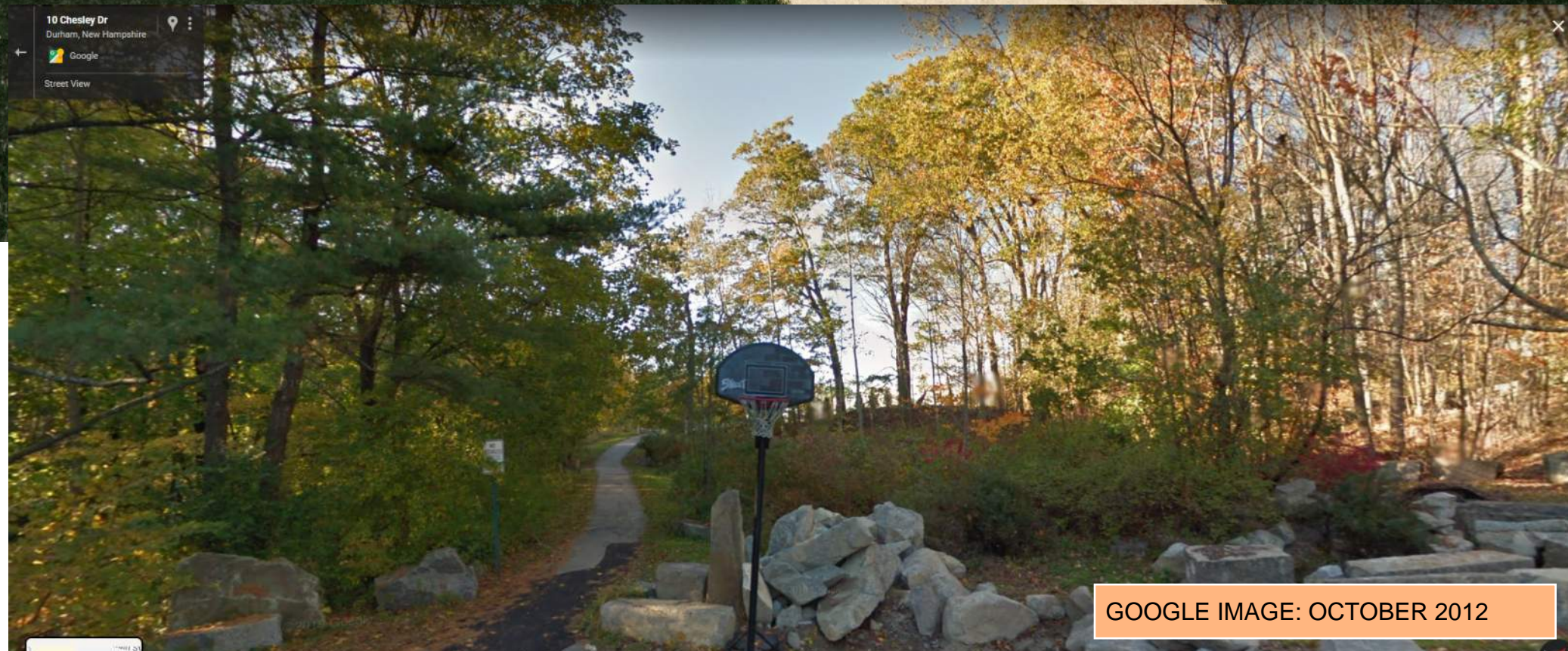
GOOGLE IMAGE: OCTOBER 2012

FACULTY ROAD



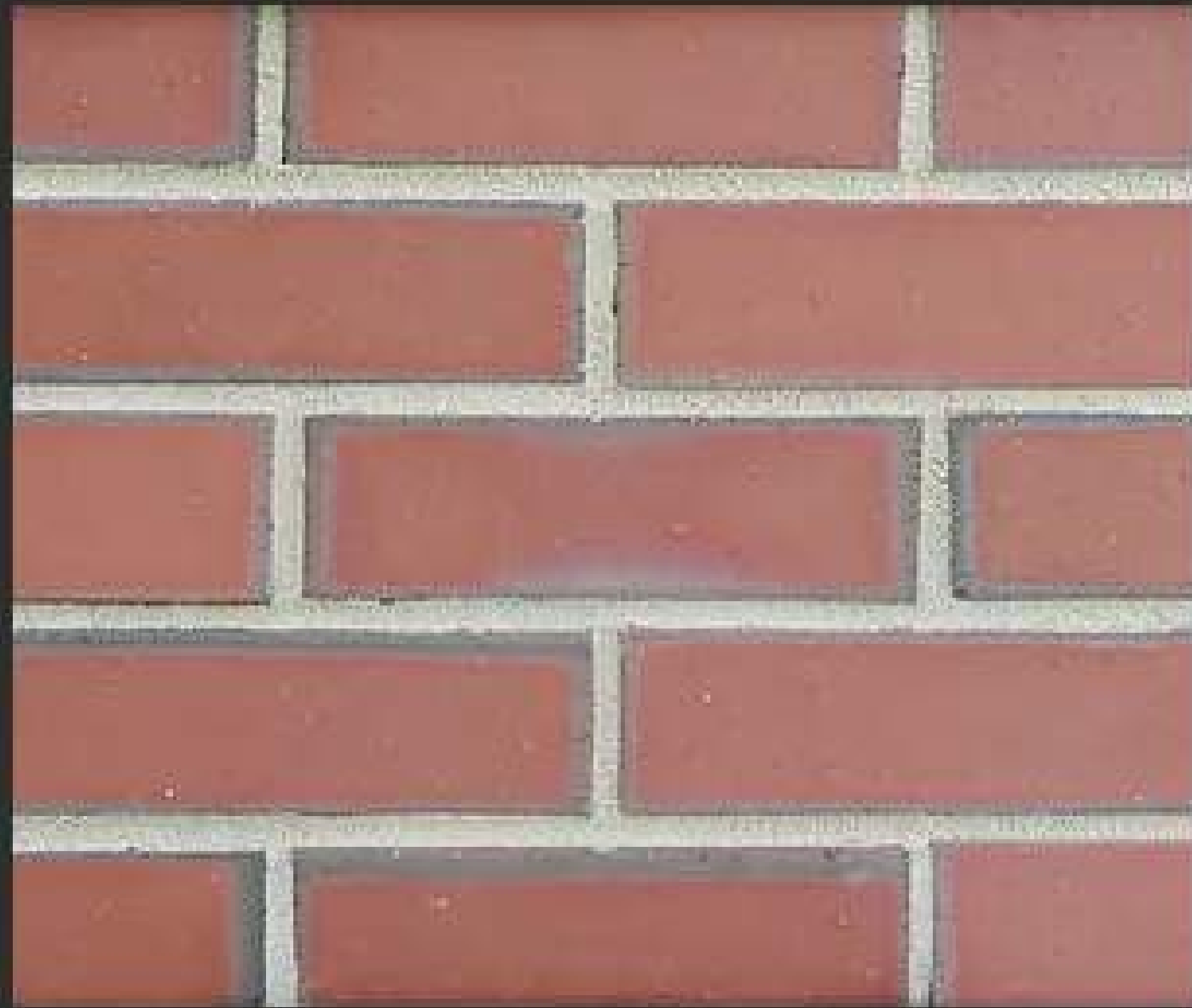
NEAR 15 FACULTY ROAD.  
Trees in rendered view shown as 'winter'  
**Trees in existing front lawns/ street not shown**

# CHESLEY DRIVE PATH



AT CHESLEY DRIVE  
PATHWAY

Trees in rendered view  
shown as 'winter'



Academy Smooth Narrow Flash Ran...



Royal River Full Range

ORIGINAL BRICK SELECTION:  
SMOOTH FINISH WITH COLOR  
VARIATION



ALTERNATE BRICK SELECTION:  
INCREASE IN TEXTURE &  
COLOR VARIATION

Physical Address:  
130 Morin Brick Road  
Auburn, ME 04210