

To: Planning Board

From: Peter Wolfe

Dated: January 5, 2022

Re: Thinking About The Future of Mill Plaza

I recently looked up the definition of **planning**. Planning is the process of thinking before doing.

The reason for this email is to get you to focus on some topics you should consider before any final approval of the current application when looking toward the future. Ask yourself will I like what we approved 5 years from now.

Looking toward the future, I strongly believe the board must consider what types of vehicles will we the residents of Durham use in the future. Folks, read the news, electric cars are the future. Look at the Town Council goals; alternative energy is the future. Look at the Climate change Master Plan you are developing. From my letter to you dated June 21, 2021, review the following links I provided showing the trend today of shopping and charging your car.

<https://www.supermarketnews.com/sustainability/giant-food-rolls-out-electric-vehicle-charging-stations>

<https://www.chargepoint.com/blog/grocery-stores-add-ev-charging-their-basket-amenities/>

<https://www.eenews.net/stories/1061491825>

In the conditions of approval for the Mill Plaza application require charging stations where people shop not in some out of the way corner of the project! This is the future.

Second, to achieve the Council's goals and recommendations of the Climate Change Master Plan, push to have the applicant install solar panels on appropriate buildings.

You are going to say that you have no power to require the addition of solar panels. I'll remind those of you on the Planning Board when we approved the Peak/Lodges student housing development on Mast Road that I pushed for the addition of solar panels. In the end Peak agreed to use solar hot water for the club house and to wire all building for solar usage. See the approved conditions of approval:

SUBSEQUENT AND GENERAL TERMS AND CONDITIONS

16) Solar panels. Peak will incorporate thermal solar panels on the clubhouse to generate a significant percentage of hot water in the clubhouse.

17) Solar conduit and electrical panel spacing. Peak shall provide conduit and electrical panel spacing in the buildings [now as part of building construction] to prepare the project to accept photovoltaic solar panels if/when it becomes cost effective to do so. This applies to the type 200, 200A, and 300 buildings.

You have the ability to push for the same with the Mill Plaza redevelopment. Think about the future and where we as a community want to be.

Last, how do you want the project to look like when you drive in 5 or 10 years from now. Think of how the trees and vegetation will look. Will they be dead, or will they be thriving? If you want them thriving, now is the time to ensure it. Read and reread John Perry's comments to ensure the vegetation will last 10 years and implement his recommendations in your approval.