

To: Members of the Durham Planning Board
From: Robert Ryan
Subject: Input regarding the proposed Mill Plaza Redevelopment Plan
Date: February 3, 2022

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Dear Members of the Durham Planning Board:

I am writing in opposition to the proposed Mill Plaza Redevelopment building plan.

There is a popular misconception that the only people that care about the Mill Plaza and Church Hill parking lot issue are the people who live in the Faculty Hill or downtown area; that is not the case - I live three miles away and want to see the character of this neighborhood remain as a quiet neighborhood in the heart of downtown.

Durham has a master plan with zoning rules for a reason: it defines a unified, long-term vision specifying the appearance and quality of life. Then, the master plan was set aside for a Conditional Use Permit with a new set of rules governing site suitability, neighborhood impact, impact to property values, and other criteria. While it seems obvious to me that the CUP fails to meet many of these criteria, it begs the question: why have rules if we don't follow them when it is *inconvenient*?

In simple words, this project violates everything the master plan envisioned and fails to meet the amended criteria of the CUP - a colossal building structure, a massive parking lot, the destruction of trees, runoff to nearby streams, and it destroys the fabric of the Faculty neighborhood. I strongly urge the Planning Board reject this ill-conceived plan.

Regards,

Robert Ryan

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