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IX. **Madbury Commons – Bicycle Relocation** - 17 & 21 Madbury Road. Modification to approved site plan for mixed-use student housing project to relocate the interior bicycle storage from the larger, northerly building to the smaller, southerly building. Ken Rubin for Golden Goose Properties, applicant. Tax Map 2, Lot 12-3. Central Business District.

➤ I recommend approval as stated at the bottom.

Please note the following:

- 1) See the request from Ken Rubin explaining the modification.
- 2) Per the Notice of Decision: *“Bicycles. There shall be parking/storage for a minimum of 60 bicycles outside and a minimum of 75 bicycles inside the building.”*
- 3) Barbara Dill and I visited the site with Ken Rubin on Wednesday and looked at both spaces. See the photographs below.
- 4) I think that Robin Mower’s note captures the situation well: *“As we all know, safety, convenience, and attractiveness of options are key to bicycle usage. So I am hopeful that Madbury Commons will install signage that is highly visible, clear in message, and welcoming to bicyclists who wish to avail themselves of these storage options.*

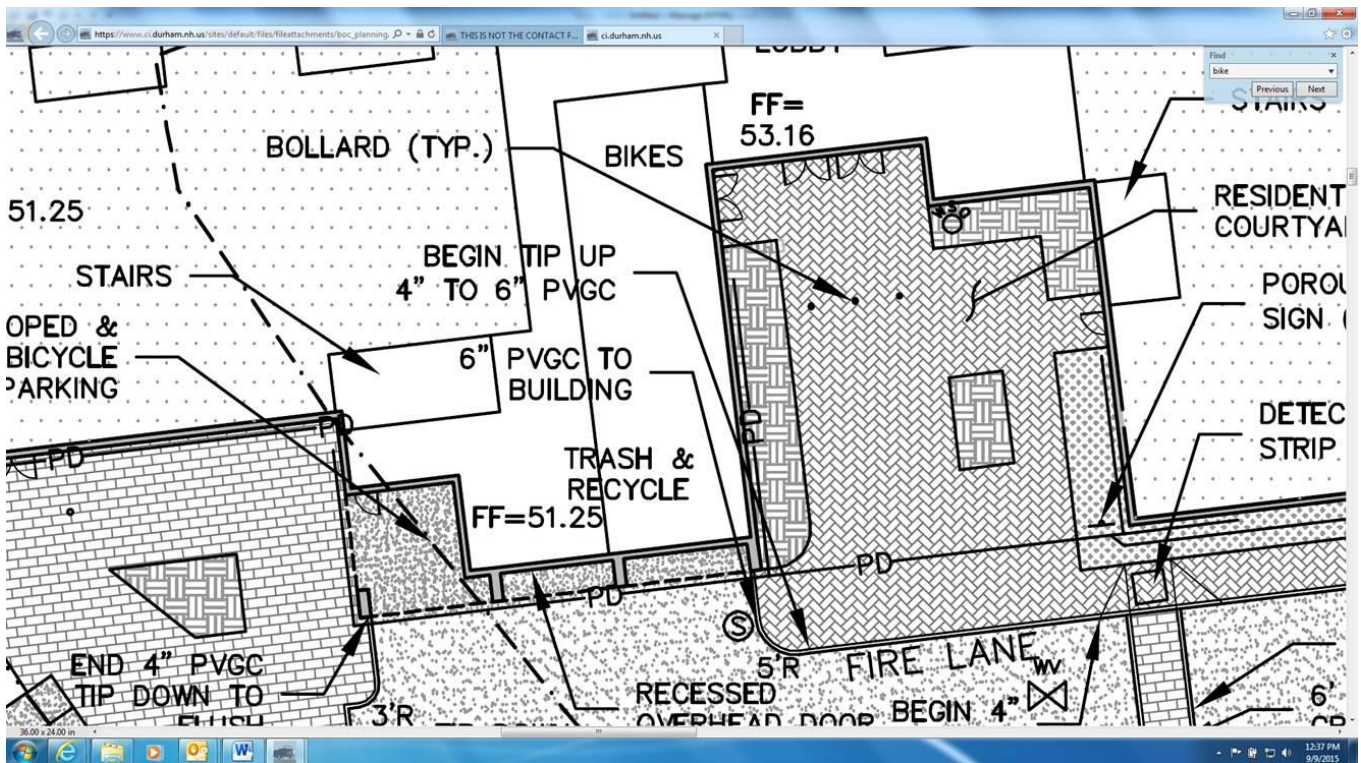
*That may mean signage in more than one location, i.e., *pointing* residents to this less visible, less easily accessible, storage area.”*

- 5) The approved location for bicycles seems to be the ideal location for bicycles. However, Madbury Commons is being overwhelmed with visitors to the site, notably on weekend evenings, and this room is the appropriate location to be used for security and observing those entering the building. It seems that there is no alternative location for the bicycles better than what is proposed. There is no other first floor room near this entrance that would be available, most of the first floor is being used by the IOL, and there is no basement in the larger building. The proposed location is not ideal but seems workable. It will require bicyclists to enter the building, take the elevator to the basement, and walk down a corridor. Fortunately, there are many outside spaces and these will probably get the bulk of usage for much of the year. Adding signage to reach the proposed location will be helpful.
- 6) I shared information about the modification with the staff. I received comments back from two people as follows.

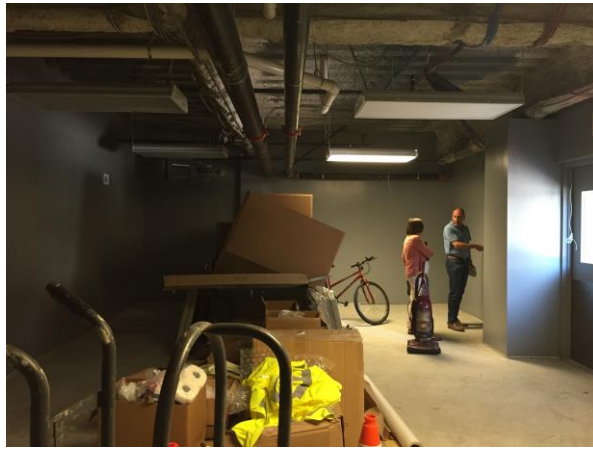
- 7) Tom Johnson stated, Building Official stated: *“I will have some code issues with the proposals. Please have them provide revised architectural drawings for our review.”*
- 8) John Powers, Deputy Fire Chief, stated: *“We will need to determine if the code will require the interior “bike storage” to have a 1-hour rated separation from the rest of the building. The codes for NEW construction typically require sprinkler coverage AND the rated separation. However, there’s usually parameters in the code that may exempt the rated separation from being required.*

DFD supports the concept of a dedicated interior bike room, as we frequently see people storing their bikes in egress stairs which is prohibited.”

- 9) This approved site plan drawing shows the bikes to be stored in the larger, northerly building at 21 Madbury Road (marked “bikes” just to the left of the plaza area).



Photographs of approved location:



Photographs of proposed location:



****DRAFT****

NOTICE OF MODIFICATION

For relocation of bike room from 21 Madbury Road to 17 Madbury Road

Project Name: Madbury Commons
Project Description: Mixed use project
Address: 17 & 21 Madbury Road
Applicant: Golden Goose
Property Owner: Golden Goose
Map and Lot: Map 2, Lots 12-3 and 12-4 also affecting Map 2, Lot 12-2
Zoning: Central Business District
Date of approval: **September 23, 2015**

The Planning Board approved the modification for the relocation of the space for the interior storage of bicycles from 21 Madbury Road to 17 Madbury Road with the following terms and conditions:

- 1) The applicant shall post appropriate signage leading to the new bicycle storage area. The applicant shall present a plan for the signage to the Town Planner for approval.
- 2) The applicant shall obtain approval from the Building Official for the new location to ensure that there are no building code concerns.
- 3) The applicant shall obtain approval from the Fire Department for the new location to ensure that there are no fire code concerns.