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Town Planner's Recommendation
Madbury Commons
Wednesday, April 10, 2013

- VIII. **Preliminary Conceptual Review for a Site Plan and Conditional Use Application. 17 & 21 Madbury Road. Complete redevelopment of multifamily site** known as "The Greens" for mixed use project with multifamily housing for 460 +/- residents, office/retail, and parking for 57 to 100 cars, to be called "Madbury Commons." **Golden Goose Properties** c/o Barrett Bilotta and Ken Rubin (applicant); Rose Lawn Properties c/o Laura Gangwer (owner of 17 Madbury); GP Madbury 17 c/o Barrett Bilotta (owner of 21 Madbury); Michael Sievert PE, MJS Engineering (engineer); Shannon Alther, TMS Architects (Architect). Tax Map 2, Lots 12-3 & 12-4. Central Business Zoning District. *Recommended action:* Provide comments on the updated version and continue application to April 24
- The applicant has just requested that the application be withdrawn from the April 10 meeting.

Please note the following:

- Updated drawings were submitted on a preliminary basis and are still enclosed in this packet.
- In my professional opinion this rendition does not meet the zoning requirements, the intent of the site plan regulations (notably the Architectural Regulations), nor the goals of the community. Since the applicant has withdrawn from the April 10 meeting I will not comment further on the updated drawings.
- I believe that the applicant is correct in noting that two primary objections to the prior "Pentagon" design were mass and the amount of commercial space (along with treatment of Pettee Brook). However, there seemed to generally be a positive response to the architecture and the way the building fit on the site, notwithstanding concerns about mass, size, and setbacks.
- I think the most promising approach would be to return to the pentagon approach but to either downsize the building appropriately and/or break the building into 3, 4, or 5 separate buildings (rectangular and/or L-shaped) following roughly the footprint of the pentagon. This design basically accommodates the site well. Consider five parts of the site:
 - 1) Front of the building on Madbury Road – 1, 2, or 3 buildings providing an attractive streetscape and accommodating business
 - 2) Sides of the building – There is a concern about the massing here but more massing might be accommodated depending on visibility from Madbury Road,

given the proximity to adjacent buildings and existing vegetation, as seen at the site walk.

- 3) Rear of the building – this is where the bulk of the mass and student units could go. It would be minimally visible from Madbury Road and would be consistent with the large bulk of other buildings in the vicinity.
 - 4) Interior courtyard – this would provide access to the side parking area, some potential parking, a pleasing outdoor space, and some potential for frontage for special businesses (at least from the rear for businesses on Madbury Road). It should be specially designed with landscaping and pervious paving materials that give it a courtyard character rather than the feel of an asphalt parking lot.
 - 5) The side area for parking, which would be used in this manner for any design.
- It is my sense that there is an appreciation that some of the zoning requirements might be difficult to fully implement on this site. I believe that with a design that effectively addresses architectural quality, massing, placement on the site, strong presentation of commercial opportunities, providing a good buffer to Pettee Brook, restoring Pettee Brook as appropriate, and a range of other concerns (parking, energy efficiency, porous pavement, etc.), there would be a pathway toward an ultimate approval.
 - One resident shared a worthwhile suggestion with me at the site walk: restore Pettee Brook behind the building, as appropriate; restore/rebuild the two pedestrian bridges; create an attractive pedestrian path linking the two bridges; create an attractive frontage of the rear facing Pettee Brook Road; explore creating businesses along the rear fronting Pettee Brook (such as boutiques and cafes). It is expected that the Town's parking lot on Pettee Brook will likely be developed in the future obscuring this part of the building but it could be designed to accommodate future reuse.