



ADDENDUM TO HEARING REPORT #30-13
Department of Planning and Development
Planning Division

To: Chair Morrisette and Members of the Portland Planning Board

From: Jean Fraser, Planner

Date: July 9, 2013

Re: July 9, 2013 Planning Board Hearing
 MMC Surgical Facility Addition, MMC Campus
 22 Bramhall Street

ADDENDUM #1 Revised Potential Conditions of Approval

1. Report #30-13 on this project contains a potential condition of site plan approval (ii) that relates to details of the TDM enhancements and how they would be implemented. This condition was included in the Report based on the comments of Jeff Levine, the Director of Planning and Development in Attachment 10 of the Report. The potential condition reads:

That the applicant shall implement the proposed TDM Plan enhancements of a car share parking space and additional bicycle facilities in accordance with the Memorandum from Jeff Levine, Director of Planning and Urban Development dated July 3, 2013, prior to the issuance of a Certificate of Occupancy;

2. The Director of Planning and Development and the applicant have had further discussions on this condition and agreed that the focus of the TDM enhancements would be the parking space for a shared car (probably but not necessarily U-Car) and implementation of the proposed bike racks (36 bike spaces). The question of a contribution to the bikeshare program was agreed to be handled outside the regulatory environment.
3. The condition has been revised to confirm that the TDM enhancements would be as originally proposed by MMC in Attachment M, and staff have suggested two minor qualifications that reflect the concerns originally highlighted in the Director's Memo:
 - That the use of the bike racks (once installed) would be monitored as part of the ongoing TDM performance review; and
 - That the car share parking space should not be limited to "U-Car" to provide flexibility to change the vendor at the MMC parking space if necessary, and the space would be in an off street location to be agreed with the City.
4. The revised potential condition of approval is now recommended to be as follows:

That the applicant shall implement the TDM Plan enhancements as proposed in Attachment M to this report prior to the issuance of a Certificate of Occupancy. These comprise a car share parking space that shall be for the car share company utilized on public streets by the City (currently U-Car), in an off-street location to be agreed with the City; and two bike racks (36 bicycle parking spaces) at the corner of Bramhall and Chadwick Streets. If the City changes carshare vendors in the future, MMC will change the company utilizing this space to match the City's new vendor. MMC will provide information on bike rack usage across their campus as part of MMC's ongoing annual reporting on TDM performance.

5. Tom Errico (Traffic Engineering Reviewer) and John Peverada (City's Parking Manager) have been consulted during this reconsideration of the condition. The revised potential condition is included in bold in the revised Section **X. PROPOSED MOTIONS** below.

X. PROPOSED MOTIONS in the Planning Board Report #30-13 - AS REVISED

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report #30-13 for application #2013-130, relevant to the conditional use application and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the conditional use for Maine Medical Center Surgical Facilities Roof Addition at 22 Bramhall Street (**is/is not**) in conformance with the conditional use standards of the Land Use Code subject to the following conditions:

Potential condition:

- i. That the applicant shall submit evidence to the Planning Authority of approval by the FAA, prior to the issuance of a Building Permit.

2. DEVELOPMENT REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report #30-13 for application #2013-130, Maine Medical Center Surgical Facilities Roof Addition at 22 Bramhall Street, relevant to the Site Plan, Amended Site Location of Development Act under delegated review by Portland, and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

SITE PLAN REVIEW INCLUDING AN AMENDED SITE LOCATION OF DEVELOPMENT ACT

The Planning Board finds that the plan (**is/is not**) in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

Potential conditions:

- i. That the applicant shall implement the mitigation strategies for two minor safety issues in the project area (Congress Street between Weymouth and Ellsworth Street; Intersection of Congress Street and Valley Street) as recommended in the May 29, 2013 letter from Gorrill Palmer, as supported by Tom Errico, Consultant Traffic Engineering Reviewer in e-mail dated July 3, 2013; such implementation shall be coordinated with the Department of Public Services prior to proceeding and be implemented prior to the issuance of a Certificate of Occupancy; and
- ~~ii. That the applicant shall implement the proposed TDM Plan enhancements of a car share parking space and additional bicycle facilities in accordance with the Memorandum from Jeff Levine, Director of Planning and Urban Development dated July 3, 2013, prior to the issuance of a Certificate of Occupancy; and~~
- ii. **That the applicant shall implement the TDM Plan enhancements as proposed in Attachment M to this report prior to the issuance of a Certificate of Occupancy. These comprise a car share parking space that shall be for the car share company utilized on public streets by the City (currently U-Car), in an off-street location to be agreed with the City; and two bike racks (36 bicycle parking spaces) at the corner of Bramhall and Chadwick Streets. If the City changes carshare vendors in the future, MMC will change the company utilizing this space to match the City's new vendor. MMC will provide information on bike rack usage across their campus as part of MMC's ongoing annual reporting on TDM performance; and**
- iii. That the applicant shall address the particular technical Fire Prevention standards, as outlined in the e-mail from Captain Chris Pirone of the Fire Department dated June 6, 2013, to the satisfaction of the Fire Department prior to the issuance of a building permit; and
- iv. That any signage shall be subject to separate review and approvals/permits.