

Memorandum
Department of Planning and Urban Development



To: Jean Fraser, Planner; Planning Board

From: Jeff Levine, Director

Cc: Penelope St. Louis, MMC
Jeffrey Sanders, MMC
John Peverada, Portland Parking Division Director

Date: July 3, 2013

Re: Maine Medical Center Expansion TDM Plan

To follow up on Jeffrey Sanders' letter of June 19th, I offer the following thoughts:

1. The offer of 36 new bicycle parking spaces is appreciated. Maine Med is clearly at a point where it is maturing as a bicycle destination, especially for employees, and that should be encouraged. As such maturation occurs; however, there can be a diminishing return from providing additional traditional bicycle racks. Some bicyclists simply do not like to park at bike racks, either for personal safety reasons or for fear that their bicycle might be vandalized. At a location like Maine Med, such as in high-bicycle locations in other cities, there may be a need for higher-security bicycle parking such as bike lockers rather than additional racks. I would suggest that the applicant be asked to provide a contribution to bicycle parking equivalent to the offer of two additional racks, with the specific use of those funds to be determined through further study of the needs and the final determination of the Planning Authority. Possible uses include providing fewer, higher quality, bike lockers; a contribution towards the City's development of a business plan for a bike sharing system; or the provision of racks as currently proposed.
2. I recommend that any car-sharing spaces required as part of a review be identified for the use of any car sharing company that the City chooses. While the current agreement is with U-Car, it is possible that, in the future, the provider of this service might change to a different vendor. I'd like to keep all regulatory approvals flexible in case such a change is made.