

MAINE MEDICAL CENTER LEVEL III SITE PLAN APPLICATION  
EAST TOWER / VISITOR GARAGE VERTICAL EXPANSIONS  
WRITTEN SUBMISSION Q Design Review / Consistency with Design Standards per Zoning  
Ordinance Section 14-526

The proposed East Tower Expansion and Visitor Garage Expansion comply with the design guidelines as outlined in the approved Maine Medical Center IDP and IOZ Regulatory Framework as well as Zoning Ordinance Section 14-526.

As building expansions to existing structures, the impacts are minimal to the existing public realm and ground plane. This includes the critical areas outlined by the Zoning Ordinance such as massing, wind, mechanical systems, shadows, and snow and ice loading since the building footprints are not modified. View corridors are preserved since the building expansions increase the height of existing structures and are not adjacent to existing structures except those owned by Maine Medical Center. The projects are also not considered part of historic properties and are not located within or adjacent to a historic district.

All of these considerations were documented within the Maine Medical Center IDP and IOZ Regulatory Framework which set the basis for review of the proposed East Tower and Visitor Garage expansions.

The East Tower and Visitor Garage expansions are extensions of existing conditions. These meet the design guidelines in MMC's IDP.

- These designs contribute to the campus vision and organizational goals.
- The overall composition and experience of the campus was considered in the design process.
- Building entrances and the public right of way are not impacted by this project.
- The expansions are extensions of existing conditions and are therefore compatible with the existing and planned character of the neighborhood.
- Façade materials will be high quality and contribute to an attractive public realm.
- The design process considered the long views. The rooftop helipad will not be screened for safety reasons.
- This project does not impact the ground floor of any existing building.