



March 21, 2018

Jean Fraser, City Planner
City of Portland
Planning Department
389 Congress Street
Portland, ME, 04101

RE: Bike Parking on Maine Medical Center's Bramhall
Campus

Dear Ms. Fraser,

The purpose of this memo is to respond to the City of Portland's request to document quantity and location of existing bike parking on Maine Medical Center's Bramhall Campus. This request was made in the City Planning Department's Memo to the Planning Board dated 2/23/18 attachment 12.

QUANTITY OF BIKE PARKING

MMC's Bramhall Campus has 193 bike parking spaces which exceeds the requirements of the City of Portland's Land Use Code 14-526.A.4.b.i.(b).

Land Use Code 14-526.A.4.b.i.(b) states:

Non-residential structures. Two (2) bicycle parking spaces for every ten (10) vehicle parking spaces for the first one hundred (100) required vehicle parking spaces, plus one (1) bicycle parking space for every twenty (20) required motor vehicle parking space over one hundred (100) required vehicle parking spaces.

MMC has 2,388 on-campus car parking spaces and 489 off-campus car parking spaces for a total of 2,877 parking spaces. The required number of bike parking spaces calculated using the total number of car parking spaces is 159.

MMC's Visitor Garage addition will add 225 on-campus parking spaces for a new total number of car parking spaces of 3,102. The new number of required bike parking spaces calculated using the total number of car parking spaces is 170. There are 11 more bike parking spaces required based on the addition of 225 car parking spaces in the Visitor Garage.

MMC's current number of 193 bike parking spaces exceeds the number of required bike parking spaces in both cases.

LOCATION OF BIKE PARKING

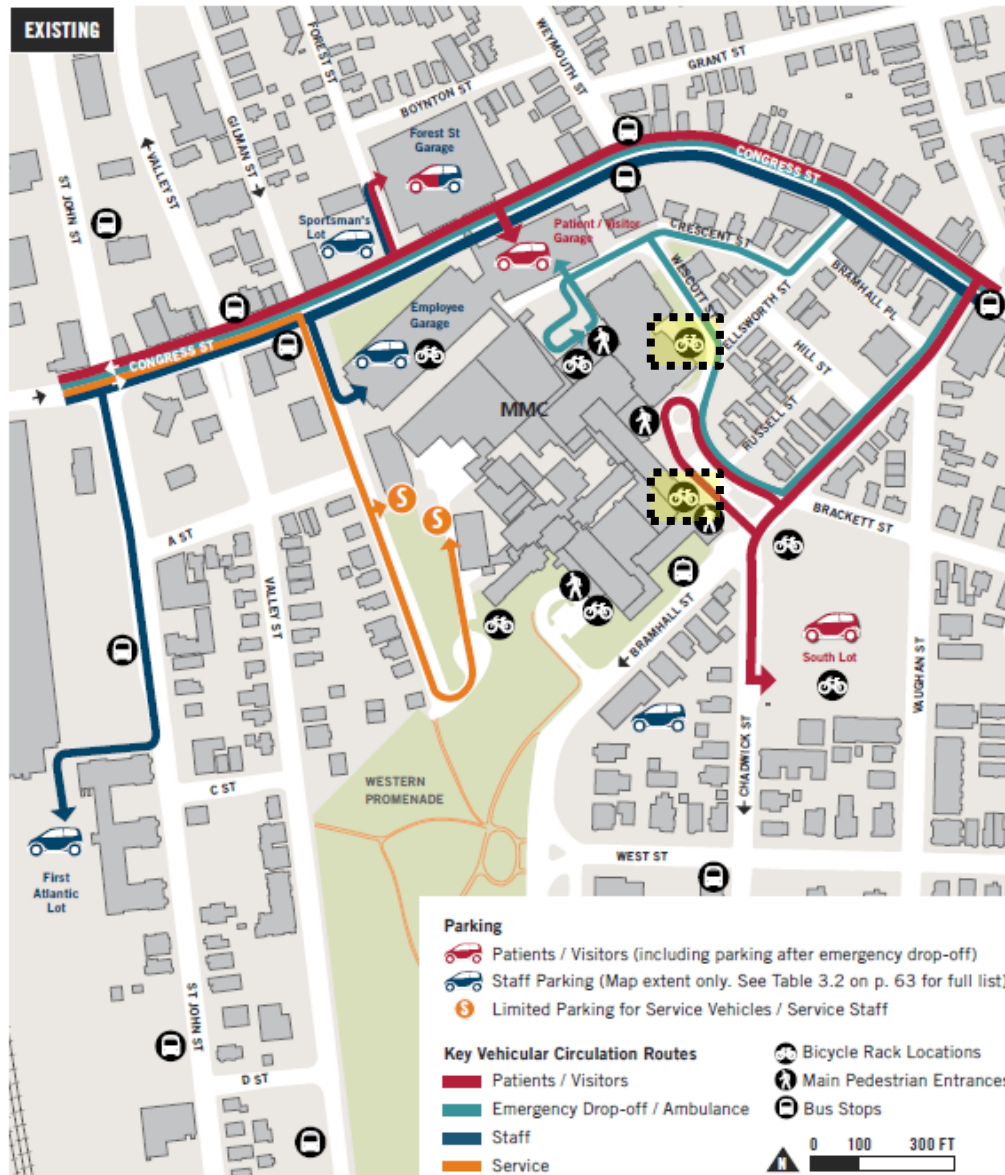
MMC meets the bike parking location requirement of the City of Portland's Technical Manual 1.15.3.

Technical Manual 1.15.3 sub-bullet number 2 states:

Where there is more than one structure on a site, or where a structure has more than one main entrance, the parking shall be distributed to adequately serve all structures or main entrances.

Figure 1 demonstrates that bike parking is “distributed to adequately serve all structure of main entrances.”

Figure 1 – MMC Bramhall Campus Bike Parking Locations



Source: MMC Institutional Development Plan, Approved by City of Portland Planning Board on 9/26/2017

The two bike parking racks highlighted in Figure 1 nearest to the entrance of the East Tower meet the requirements of the City of Portland’s Technical Manual 1.15.

Technical Manual 1.15 states:

Refer to Division 20 of the City Land Use Code (Sections 14-332.1) for zoning ordinance requirements concerning the number of bicycle parking spaces required.

Bicycle parking shall:

Director of Planning

Cc: Mark Harris, Senior Vice President of Planning, MaineHealth
Will Conway, Sebago Technics