
TO:	Jean Fraser, Planner	DATE:	3/26/2018
FROM:	Michael Guethle, PE; Ryan Wingard, PE	PROJECT NO.:	13982A
SUBJECT:	Bramhall St. - 22; MMC East Tower and Visiting Parking (PEZ.2017.289)		

Wright-Pierce has reviewed the Level III Site Plan Application information provided for the East Tower and Visiting Parking redevelopment proposed at 22 Bramhall Street, including the updated plans and response to comments received. The project will include adding three levels of parking to the existing parking garage, relocating the heliport to the East Tower, and adding 2 floors to the East Tower. The work will add 0 square feet of new impervious surfaces, 0 square feet of disturbed surfaces, and 0 square feet of new building surfaces. The project will add 225 parking spaces, and will add 137,961 square feet of building floor area.

Documents Reviewed by Wright-Pierce:

- Level III Site Plan application, dated (most recent) March 14, 2018.
- Planning Board Public Workshop Documents, dated March 1, 2018.
- Engineering Permitting Plans, dated (most recent) February 22, 2018.
- Construction Management Plan, dated (most recent) February 14, 2018.

Comments:

1) Visitor Garage Expansion

- a. The existing facility currently discharges to a combined sewer system within Congress Avenue. There has been previous discussion about separating the proposed building expansion to the A Street separate storm drain.
 - i. DPW issued a memorandum on 2/23/2018 indicating that connections to combined sewers required prior approval from the Department of Public Works (*Ord. No. 263-96, 5-20-96; Ord. 129-14/15, 1-21-2015, Effective 1-1-2016*)

- ii. The applicant has provided an updated Boundary Survey. Associated with the updated boundary survey were certain details and descriptions of utilities within the project corridor, indicating their location adjacent to existing building locations and existing retaining walls with building supports.
 - iii. Information was also provided confirming that two 6” pipes discharging into the existing separated storm system were discontinued sewer services from when the system was a combined sewer, and that these pipes terminate before the existing retaining wall. These pipes therefore are not ideal connections for a proposed roof leader.
 - iv. A presentation was provided by the applicant and the applicant’s representative at the Public Workshop on 2/27/2018 that further reviewed the utility corridor. At this presentation, more information was provided indicating utility locations adjacent to existing buildings and existing retaining walls with building supports.
- b. A meeting with the Applicant, Sebago Technics (Applicant’s Representative), City of Portland Planning, and Department of Public Works was held on 3/15/2018 to determine next steps.
 - i. The City Planning, Department of Public Works, and Review Staff recognize the high difficulty of removing the existing roof leader connections from the combined sewer. As such, the Department of Public Works will allow the existing connection to remain.
 - ii. It would be physically and economically difficult to provide additional detention for the Visitor Garage as part of the work proposed in this Site Plan. As such, the Department of Public Works is requesting that future phases of development at the Maine Medical Center Campus seek to maximize detention opportunities.
- c. The applicant has indicated that no floor drains are proposed for parking decks not exposed to roof runoff (rain). If any floor drains not exposed to roof runoff are

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installed, flows shall be conveyed to an oil-water separator connected to the combined sewer, and this shall be coordinated with the Department of Public Works.

2) General Comments:

- a. Ability to Serve letters from affected utilities are required as part of the Level III Application process. Ability to Serve Letter from Central Maine Power has been provided.