

Pedestrian Network Plan



The safety and security of pedestrians in and around its campus is of utmost importance to Maine Medical Center.

MMC's Campus Replacement and Modernization Project will transform the pedestrian experience of the campus along Congress Street. It will provide safe connections between Congress Street and neighborhood streets to the south of the Hospital.

Figure 1

Introduction: MMC Institutional Overlay Zone

Maine Medical Center (MMC) is a complete health care resource for the people of greater Portland, the entire state of Maine, and northern New England. MMC is the state's largest medical center, licensed for 637 beds and employing more than 6,000 people.

On November 20, 2017, Portland City Council voted to approve MMC's application for a zoning amendment, creating the **MMC Institutional Overlay Zone (IOZ)** for the boundary shown at right. The regulatory framework for the IOZ, which was created with input from neighbors, City planning staff, and the general public, will enable MMC to modernize and expand its Bramhall St campus in harmony with surrounding neighborhoods and the Congress Street corridor.

Portland City Council subsequently approved the **MMC East Tower and Visitor Garage Vertical Expansion Project**. The Standard Conditions for the approval dated March 29, 2018 include the following requirement:

"[...] the applicant shall develop a long term public Pedestrian Network Plan (both on and off the ROW) showing the integration of the upper level MMC campus with the Congress Street corridor, including measures to address CPTED principles, for implementation when the retail space beneath the Visitors Garage is available for lease or sale; such plan to be submitted for review and approval by the Planning Authority prior to the issuance of a building permit for the Congress Street Hospital Entrance;"

This document was prepared for MMC by Perkins+Will with input from the City of Portland Planning Department to meet the Pedestrian Network Plan requirement cited above. It complements MMC's Institutional Development Plan (IDP), which was approved by the City of Portland Planning Board on September 26, 2017 and is available on the MMC website.

MMC INSTITUTIONAL OVERLAY ZONE (IOZ)

■ MMC Institutional Overlay Zone Boundary

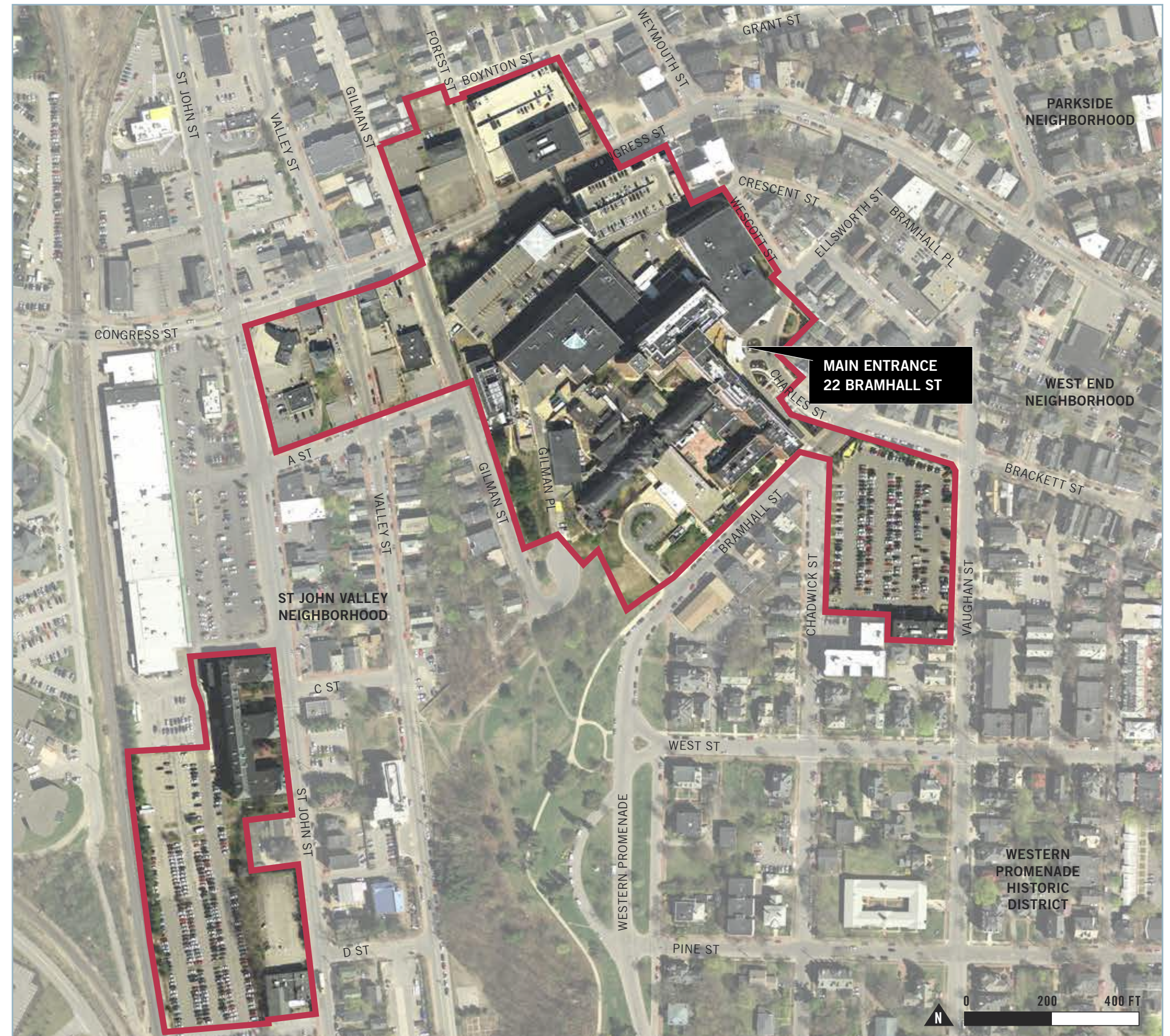


Figure 2

Evolution of the MMC Bramhall Campus

MMC Bramhall campus occupies a steep hill that rises about 100 feet from Congress Street, Portland's main street, to Bramhall Street. It is nestled in Portland's historic urban fabric and a robust sidewalk network that connects the campus to its surroundings.

The original hospital building was sited facing the Western Promenade and the then emerging residential neighborhood abutting the park. The campus has maintained this orientation in its evolution into the state's largest medical center.

Since the 2000s, the campus has a main drop-off and pedestrian entrance at 22 Bramhall St that connects to Portland's robust network of public sidewalks. The sidewalk network connects pedestrians to multiple transit stops located within walking distance of the campus. A series of public corridors take patients and visitors from the main entrance to all clinical destinations on campus. Campus amenities such as the Impressions Cafe, the Pharmacy and the Gift Shop are also located along the public corridors (see "Figure 2" on page 4).

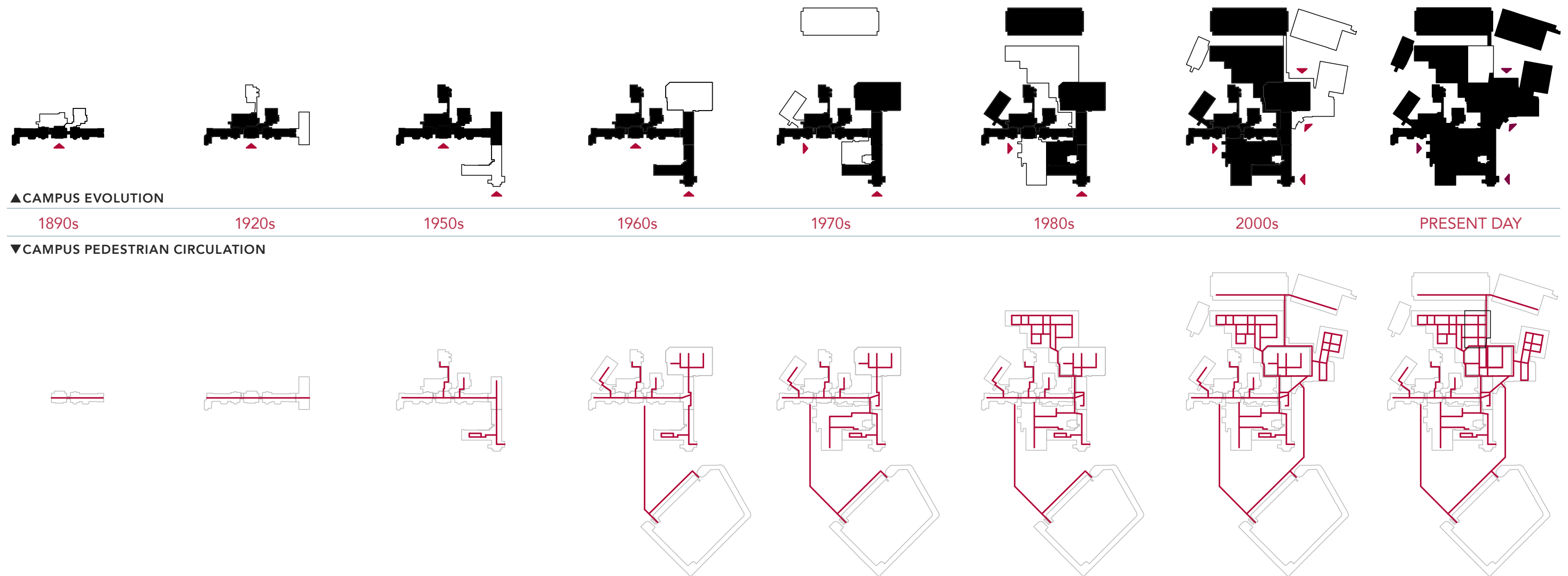


Figure 4

MMC Bramhall Campus Short and Long-Term Projects

(FROM MMC INSTITUTIONAL DEVELOPMENT PLAN, 2017)

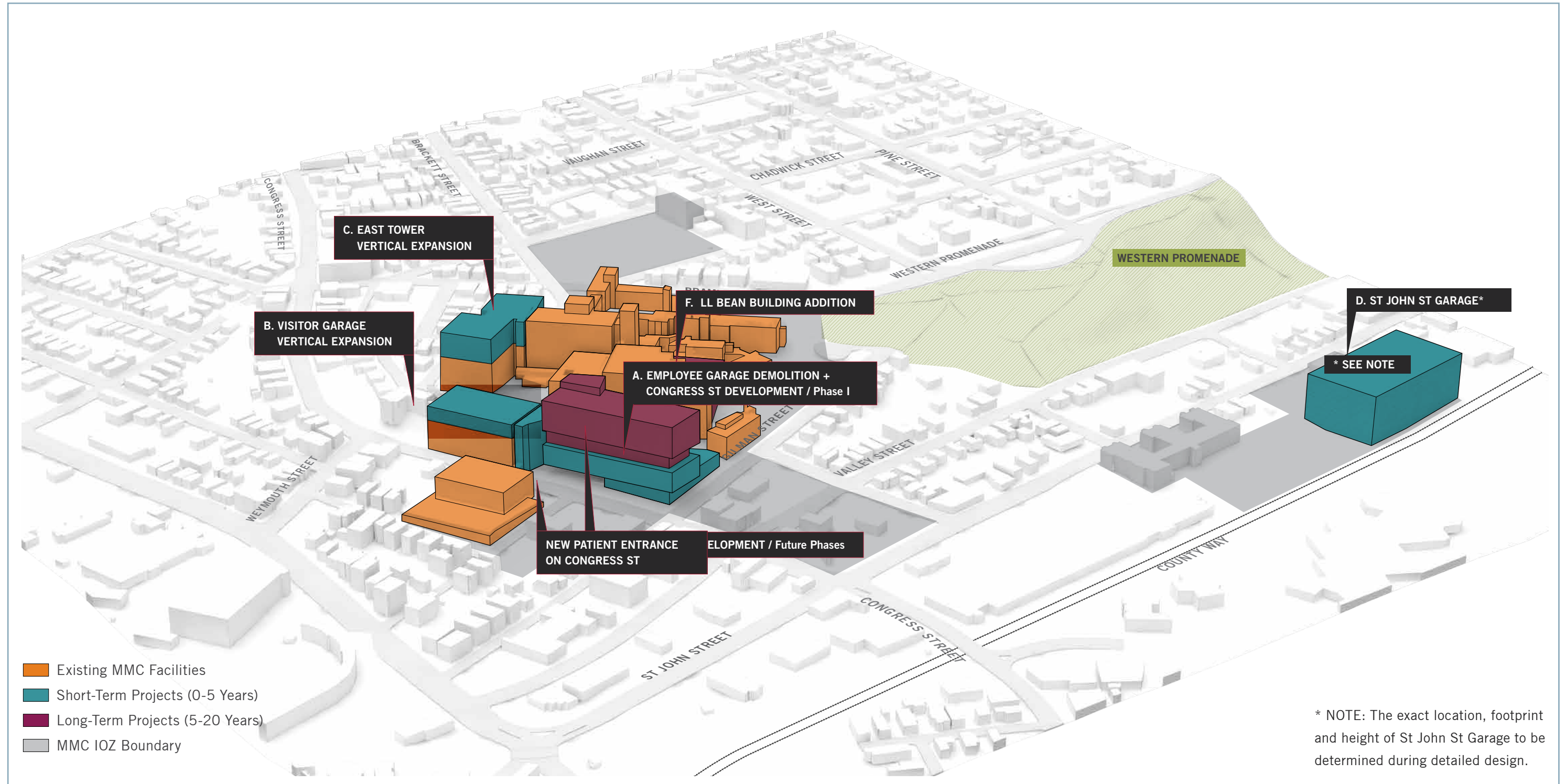


Figure 5

MMC Bramhall Campus Short and Long-Term Projects

(FROM MMC INSTITUTIONAL DEVELOPMENT PLAN, 2017)

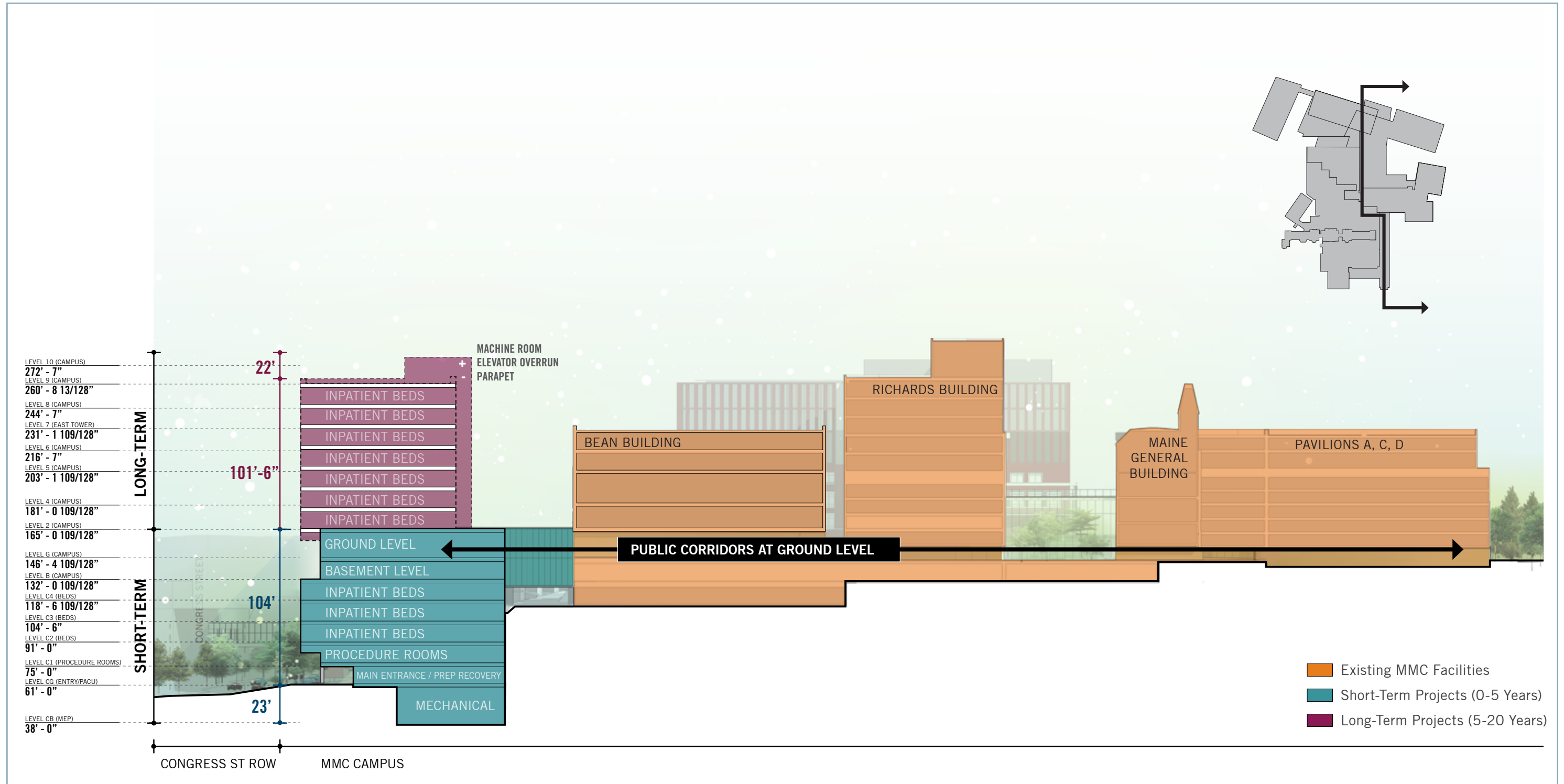


Figure 6

Existing Pedestrian Network

The MMC Bramhall campus straddles a steep hill that rises about 100 feet between Congress Street, Portland's main street, to Bramhall Street where the hospital's main entrance is located. A series of public corridors take patients and visitors from the main entrance to all clinical destinations and public amenities on campus. A pedestrian bridge carries the corridor over Crescent St to the Staff and Visitor Garages. From here, campus users can take the parking elevators to Level C2 to access a bridge across Congress St to reach the medical office building, or to Level CG to walk out to Congress Street. The stairwells that are connected to the Staff and Visitor Garages can also be used for egress onto Congress Street but are accessed by card or with key only*. Today, there are no official pedestrian entrances to the hospital complex along Congress Street.

* The Visitor Garage stairway was built in 2005 to provide public access between the MMC campus and Congress St, per requirement #16 of the 2005 Contract Zone Amendment. Due to chronic misuse of the stairway space, MMC installed security features that allow egress-only.

PUBLIC PEDESTRIAN INFRASTRUCTURE

- Sidewalks and Pathways (from City of Portland GIS, 1/5/2018)
- Crosswalks
- 🚌 Transit Stop
- 🚦 Traffic-Light-Controlled Intersection

MAINE MEDICAL CENTER (MMC) PEDESTRIAN INFRASTRUCTURE

- MMC Campus Public Circulation, Ground Level
- MMC Campus Public Circulation, Level CG (Congress St)
- MMC Campus Public Circulation, Level CB (Staff Entrance)
- 🚪 MMC Public Elevators
- 📦 MMC Stairway, Public Egress-Only
- 🚲 MMC Bicycle Rack Locations
- 🚶 MMC Public Pedestrian Entrances

MMC INSTITUTIONAL OVERLAY ZONE (IOZ)

- MMC IOZ Parcels
- MMC Buildings
- Non-MMC Buildings within MMC IOZ

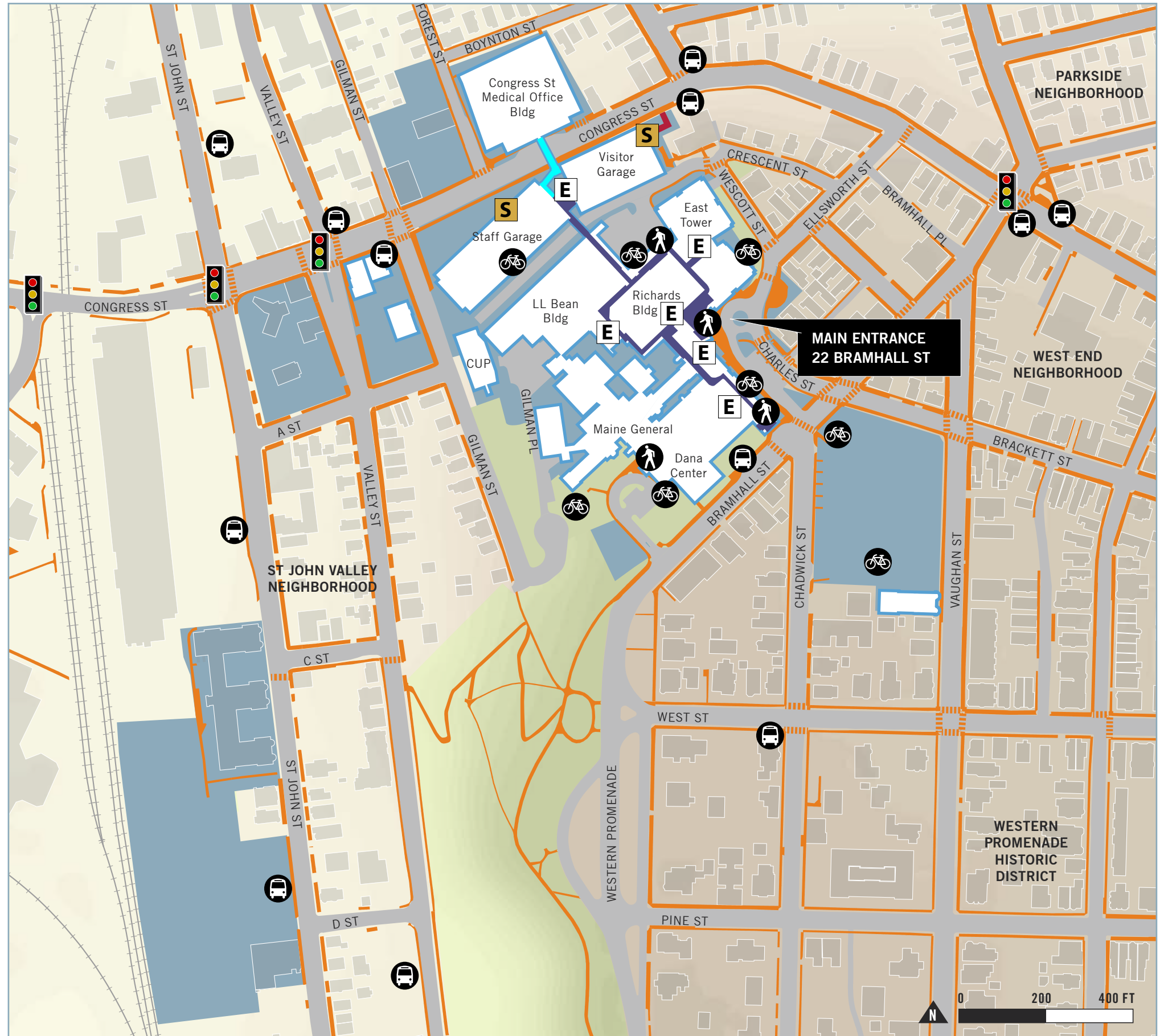




Figure 7




Future Pedestrian Network

The MMC Campus Replacement and Modernization Project, which is described in the MMC Institutional Development Plan and illustrated in Figure 4 on page 6, will replace the existing Staff Garage with a new hospital building fronting Congress Street with a new drop-off and pedestrian entrance. Patients and visitors will be able to take elevators from the lobby area to the main public level of the hospital. The Visitor Garage stairway will remain egress-only per the current agreement between MMC, the City and neighbors. As part of this project, MMC proposes to improve the sidewalk between Gilman Street and the Visitor Garage and add a landscaped pedestrian space along the sidewalk that will moderate the 23 feet difference in grade between the new drop-off and Gilman St. A card-controlled staff entrance will be located at the corner of Congress and Gilman Sts. Sidewalk improvements and new crosswalks are also proposed for key routes between the proposed staff garage on St John St and the new staff entrance.

PUBLIC PEDESTRIAN INFRASTRUCTURE

- Sidewalks and Pathways (from City of Portland GIS, 1/5/2018)
- Proposed Sidewalk Improvements
- - - - Existing Crosswalks - - - - Proposed New Crosswalks
-  Transit Stop  Traffic-Light-Controlled Intersection

MAINE MEDICAL CENTER (MMC) PEDESTRIAN INFRASTRUCTURE

- MMC Campus Public Circulation, Ground Level
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-  MMC Bicycle Rack Locations
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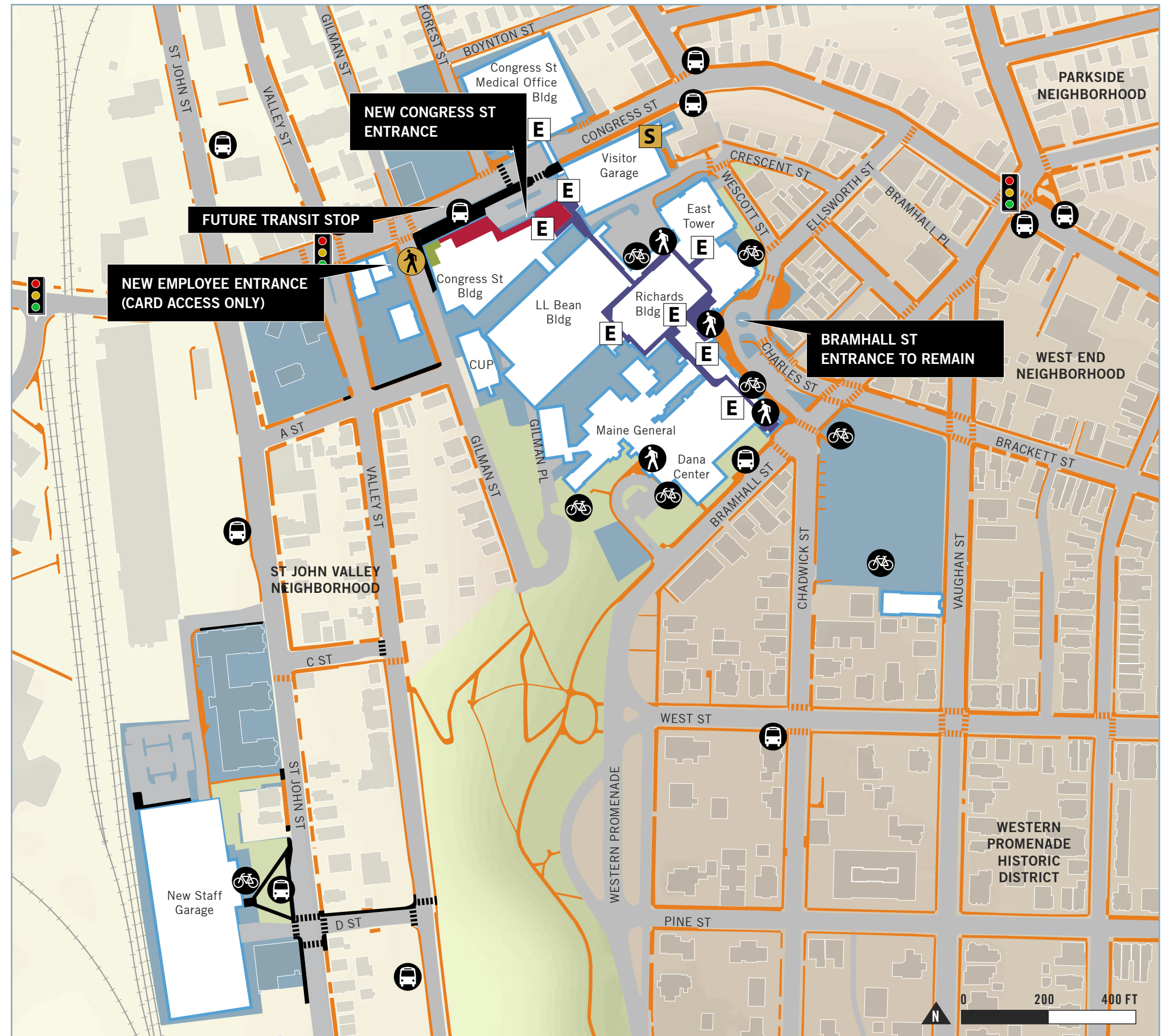


Figure 8

Proposed Pedestrian Improvements

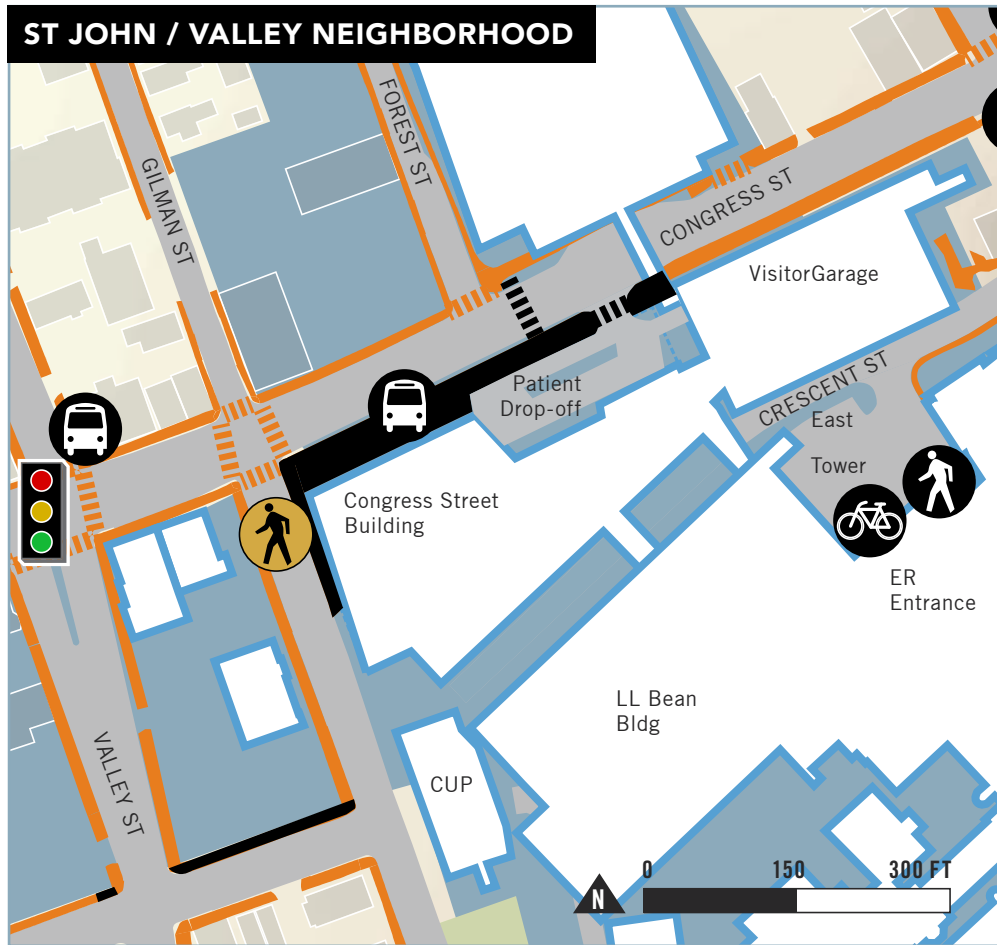
The following pedestrian and CPTED improvements are proposed as part of MMC's Campus Replacement and Modernization Project:

ST JOHN VALLEY NEIGHBORHOOD:

- New or repaired brick sidewalks and new standard crosswalks that meet the City of Portland Technical Standards:
A, C, and D Streets, St John Street, and Valley Street (see Figure at right for specific locations)
- New pocket park between the Staff Garage and St John Street

CONGRESS STREET:

- New entrance provides public pedestrian connection between Congress Street and the main public floor of the uphill MMC campus
- New concrete sidewalk, as shown, in front of Congress Street Building and alongside its Gilman St facade
- Expanded sidewalk zone with pedestrian-friendly landscape moderating the grade difference between the drop-off plaza and Gilman Street
- New transit stop with shelter in front of the Congress St Building
- New Crosswalk on Congress at Forest Street
- New card-controlled staff entrance at the corner of Gilman Street



PUBLIC PEDESTRIAN INFRASTRUCTURE

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MAINE MEDICAL CENTER (MMC)

- 🚲 MMC Bicycle Rack Locations
- 🚶 MMC Public Pedestrian Entrances
- 🚶 MMC Controlled Staff Entrance
- 🏠 MMC IOZ Parcels
- 🏢 MMC Buildings
- 🏠 Non-MMC Buildings within MMC IOZ

Figure 9

Crime Prevention Through Environmental Design (CPTED)

The MMC Campus Replacement and Modernization Project integrates best practices in CPTED to create a safe pedestrian environment along the campus edge. Key improvements include:

- The new pedestrian entrance on Congress Street provides a safe and secure public connection between Congress Street and the main public floor of the uphill MMC campus
- The new Congress St Building will increase pedestrian activity along Congress St. The sidewalk along the new building will be lit with pedestrian-oriented lighting meeting the City's Technical Standards.
- The englazed building lobby, which overlooks Congress Street, will provide "eyes on the street" and additional nighttime lighting for this zone
- Pedestrian improvements envisioned for the multiple routes between the Staff Garage and the Staff Entrance will be lit in accordance with City's Technical Standards
- Closure of the Visitor Garage stairway to public access from Congress Street addresses safety and security issues related to misuse of this space.

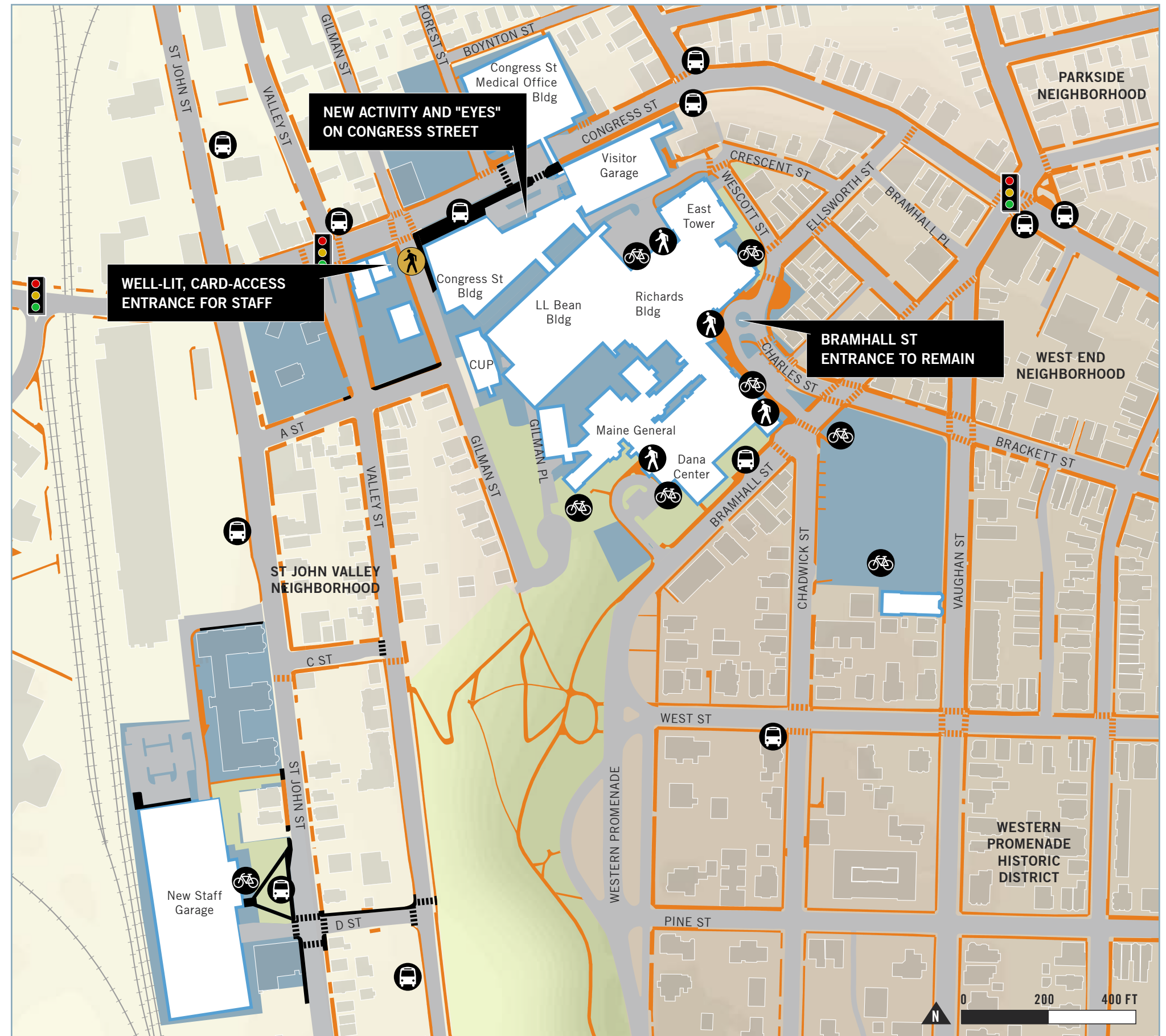


Figure 10
Sidewalk Materials

The MMC Institutional Overlay Zone (IOZ) and the surrounding area has a mix of sidewalk materials as surveyed by the City of Portland, and illustrated at right.

As indicated in the approved Institutional Development Plan, MMC may request waivers from the city's sidewalk material policy during site plan review in order to ensure safe pedestrian access to campus facilities.

MMC has identified the following sidewalk materials for public realm improvements included in its MMC Campus Replacement and Modernization Project :

- Brick sidewalks for proposed sidewalk improvement on A, C, and D Streets, St John Street, and Valley Street (See "Figure 8" on page 10 for locations)
- Concrete sidewalks in front of the future MMC Congress Street Building and alongside its Gilman St facade (See "Figure 8" on page 10 for locations)

No additional changes are planned on campus sidewalks at this time.

SIDEWALK MATERIALS FROM CITY OF PORTLAND GIS

- Brick Sidewalks
- Brick-Concrete Sidewalks
- Concrete Sidewalks
- Asphalt-Brick Sidewalks
- Asphalt Sidewalks
- Other Sidewalks, no material listed

MAINE MEDICAL CENTER (MMC)

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