

Memorandum



Maine Medical Center

MaineHealth

Maine Medical Center

To: Jean Fraser, City of Portland Planning Division
From: Maine Medical Center, Planning Department
Date: May 2019
Re: Bicycle Parking at Maine Medical Center (Bramhall Campus)

Vision

To provide safe, secure, and accessible bicycle parking for MMC patients, visitors, and staff.

Introduction

The MMC modernization and expansion project provides the hospital with an opportunity to create 128 new private patient rooms, add 19 procedure rooms for surgeries and other complex treatments, and enhance accessibility for patients, visitors, and staff. This growth provides an opportunity for MMC to reimagine its campus and utilize transportation demand management (TDM) strategies to reduce the number of single-occupancy vehicle trips to the hospital.

This memo documents MMC's commitment to promoting bicycle usage and provides a blueprint for how MMC will upgrade and increase bicycle parking on its main campus. It also satisfies a condition of approval imposed by the City of Portland for MMC's East Tower & Visitor Garage site plan. The site plan was approved on March 29, 2018 by the City of Portland Planning Board. Condition xii states:

“That the applicant shall submit an assessment of the existing bicycle parking near the East Tower to confirm whether it meets the City’s Technical Standards for the location, number and design of bicycle parking to serve the East Tower as expanded, and add to/relocate or replace bicycle parking as necessary to meet the standards prior to the issuance of a Certificate of Occupancy for the East Tower;”

Existing Conditions

MMC conducted a thorough bicycle parking inventory in July 2018 to better understand the quantity, distribution, quality, accessibility, and utilization of existing bike parking. Here is a summary of the data collection efforts:

- **Quantity and Distribution:** MMC currently provides 193 bicycle parking spaces (including 10 bike lockers) at nine (9) locations across the Bramhall Campus (Figure 1). All bike parking is outside the City right-of-way.

- **Quality:** Approximately 42 spaces are regarded as “acceptable styles” by the City of Portland and Bicycle Coalition of Maine. The remaining spaces are made available with “schoolyard” or “wave” racks. MMC is committed to replacing these unacceptable racks (see following section).¹
- **Accessibility:** The racks and secure lockers are well-distributed and well-illuminated and 60 percent of existing spaces are within 50 feet of hospital entrances. This exceeds the City’s requirement that a “minimum of ten percent (10%) of bicycle parking be provided within fifty (50) feet of entrances” (*City of Portland Technical Manual, Section 1.15.2.*).
- **Utilization:** Approximately 70 percent of the campus bike parking is occupied in the summer months (the racks at the South entrance and Main entrance are 90 percent occupied).²

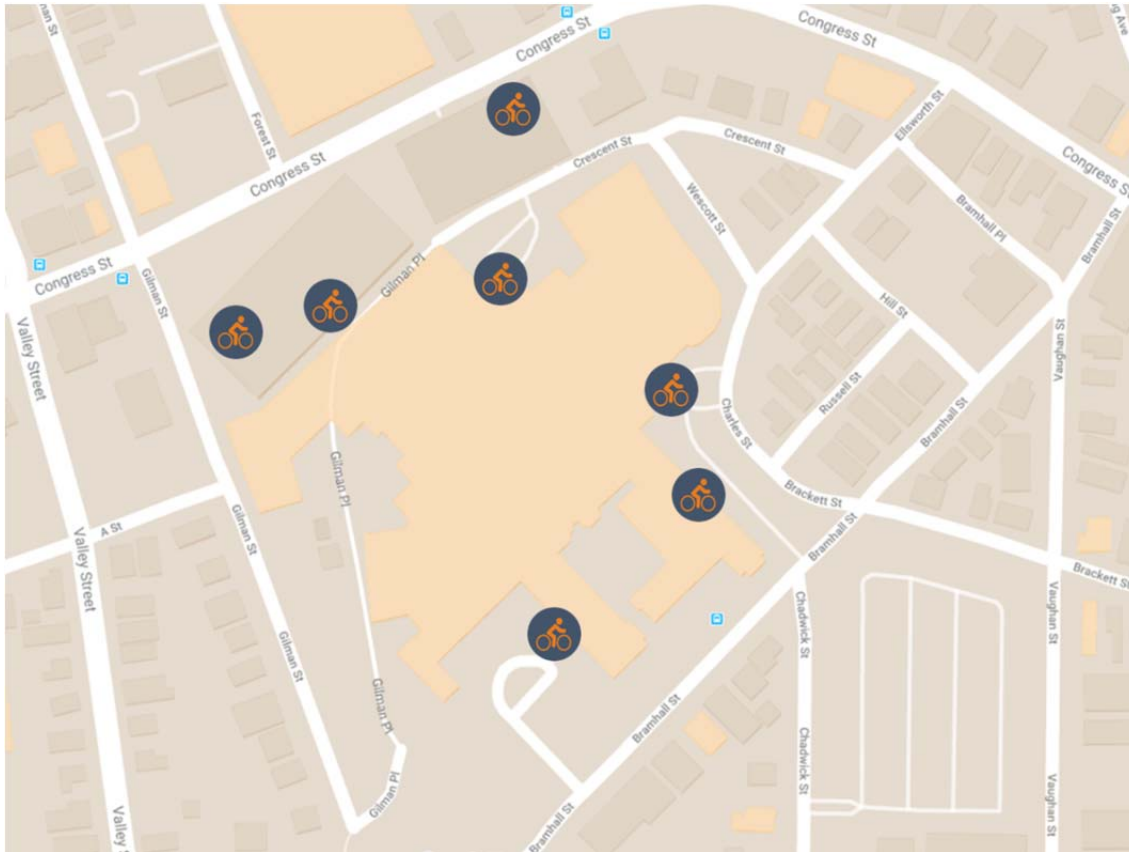


Figure 1: Existing Bicycle Parking Locations at Maine Medical Center (22 Bramhall)

Future Needs

The City’s Land Use code requires that two (2) bicycle parking spaces are available for every ten (10) vehicle spaces for the first 100 vehicle spaces and one (1) bicycle parking space for every twenty (20) vehicle spaces over 100 vehicle spaces (*Sec. 14-526 – Site Plan Standards*). It is anticipated that MMC will have 3,825 vehicle spaces (visitor, patient, and employee) by 2020, which suggests a need for 206 *total* bicycle parking spaces. In all, MMC expects to replace its unacceptable bike racks (151 spaces) and

¹ *The City of Portland Technical Manual (Section 1.15.5)* states that “a variety of commercially available racks are acceptable for installation on private property, including but not limited to those catalogue listings identified herein (Figures I-34 and I-35)”, however the document figures referenced by the City do not pertain to bike racks.

² Weather conditions during inventory (July 24, 2018): mix of sun and clouds, hot, humid. Subsequent inventories on rainy days indicate reduced demand. Winter utilization appears to be closer to 10 percent.

add 25 spaces, bringing the total to 218 spaces (12 more than required). MMC will distribute bicycle parking across campus while being mindful of security, illumination, accessibility, available space, and potential demand. The existing site plans for the St. John Street garage, for example, include 14 spaces in front of the garage (under a canopy) and approximately 16 spaces inside the garage.

Design Guidelines

While it is anticipated that all existing and new bike parking will fall outside the public right-of-way, MMC intends to use the City’s acceptable bike rack styles, such as durable “inverted-U” racks (Figure 2). As discussed below, MMC also proposes to use vertical “space-saving racks” (Figure 3) in the patient/visitor garage³. All new racks will be installed on hard surfaces, such as asphalt or concrete. Once installed, MMC expects that these styles will remain “acceptable” by the City until the end of the racks’ useful life.



Figure 2: Saris Stadium Rack. Approved for use by City of Portland on August 17, 2018.



Figure 3: Dero Bike File (Space Saver Racks)

³ In response to an October 2018 inquiry about the suitability of the Dero Bike File, Bruce Hyman responded: “chatting briefly with Nell about your email, we would find these acceptable for a yet-to-be determined percentage of the bike parking to be provided on campus. As you can imagine, we’ll want to know: where in the garage; how many; how accessible and visible it is; who the intended users are (visitors, employees, etc); and, what the distribution and type of bike parking is as part of your overall campus bike parking plan.”

Planned Improvements

MMC plans to install approximately 176 bike parking spaces across campus (includes new racks and replacing unacceptable racks), bringing the total available bike parking to 218 spaces (exceeding City’s requirement of 206 spaces). The table and map below highlight the planned improvements. Additional information is provided with respect to the new parking at the patient and visitor garage.



Figure 4: Map of Planned Bike Parking

Location	Planned Investment (# of Spaces)	Distance to Hospital Entrance	Details
1. East Tower/Main Entrance	24	45 feet	Saris Stadium Racks. Replace two existing "schoolyard" racks.
2. Dana Center	8	40 feet	Saris Stadium Racks. Replace one existing "schoolyard" rack.
3. South Entrance	16	75 feet	Saris Stadium Racks. Replace two existing "wave" racks.
4. Emergency Department	8	10 feet	Replace one existing "schoolyard" rack.
5. Patient/Visitor Garage	90	75 feet	Vertical space saver racks. <i>See additional detail below.</i>
6. St. John Street Garage	30	N/A (off-site)	Saris Stadium Racks. 14 spaces under canopy; 16 in garage. Accessible via transit and MMC shuttle.
Total	176		Exceeds the # required by City by 12 spaces

Table 1: Planned Bike Parking by Location and # of Spaces

Upon completion of the new Congress Street building, MMC estimates that approximately one half of Bramhall employees will enter the hospital from Congress Street. The new entrance will likely offer an appealing alternative to bicycle commuters and hospital visitors who will no longer need to bike uphill to the hospital's Main Entrance and/or South Entrance (via Bramhall Square). In order to accommodate additional demand for bike parking, MMC plans to install 90 new bike parking spaces on the ground level of the existing Patient and Visitor Garage. The proposed parking area (Figure 5) is directly accessible from the garage entrance (Congress Street) and will be limited to bicycle traffic (staff, patients, and visitors). MMC proposes to utilize a vertical-hanging space-saver rack, like the Dero Bike File (shown above), which is similar to what is used in other parts of the City, like Portland's East End neighborhood.

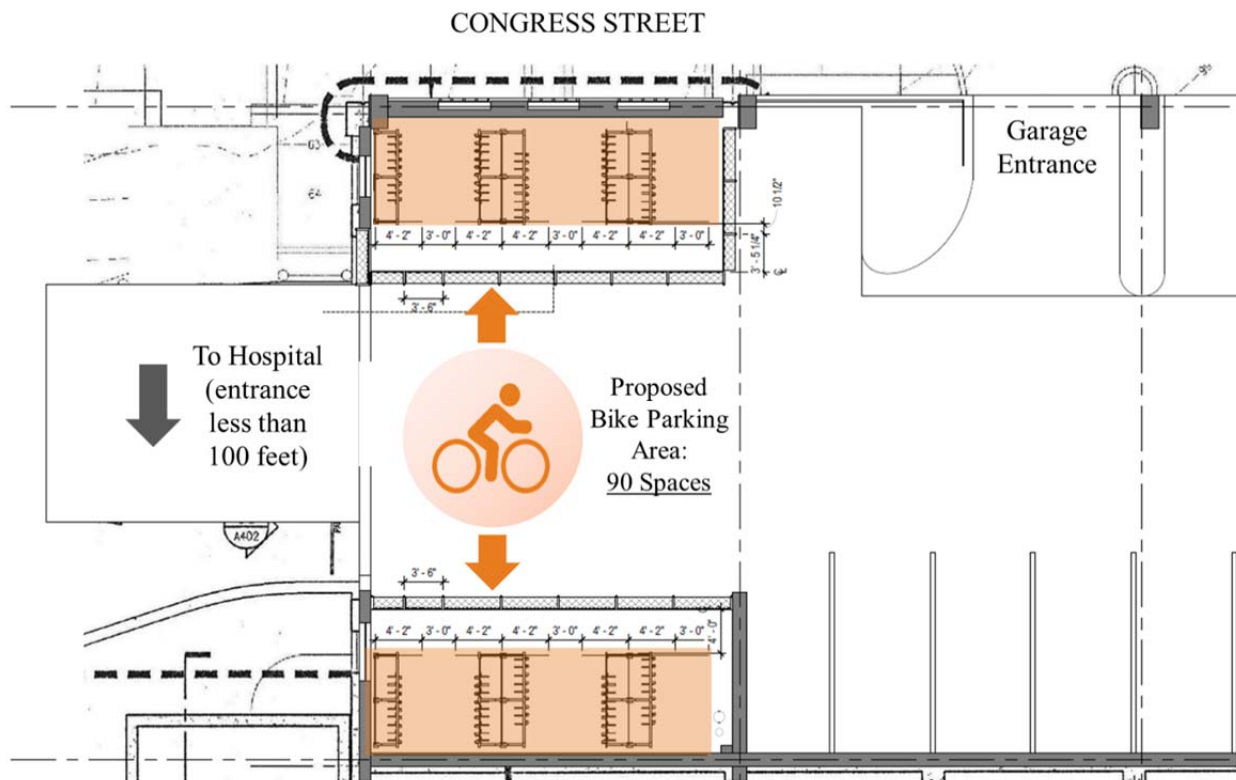


Figure 5: Planned Bike Parking in the Patient/Visitor Garage (Dero Space Saver Racks or something comparable)

Conclusions

Maine Medical Center is committed to improving active transportation facilities for its staff, patients, and visitors and currently offers 193 bike parking spaces on campus (including 10 secure bike lockers). Many of the current racks are outdated and the modernization and expansion project offers a unique opportunity to reevaluate campus bike parking and invest in new bike racks that are accessible, reliable, secure, and consistent with City standards. As such, MMC plans to replace its unacceptable bike racks (151 spaces) and add 25 spaces, bringing the total bike parking capacity to 218 spaces (12 more than required), all of which will be within 100 feet of hospital entrances.