

1. APPLICATION FORM

Via Electronic Submission

June 22, 2018



Helen Donaldson
Senior Planner
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

**Re: Maine Medical Center
222 St. John Street Employee Parking Garage | Level III Final Site Plan Application**

Dear Nell:

On behalf of Maine Medical Center (MMC), we are pleased to submit this Level III – Final Site Plan application along with supporting materials relating to a new, free-standing MMC employee parking garage at 222 St. John Street in Portland, Maine.

This submission package is intended to meet the City's submission requirements as outlined in the Level III Application procedures. The project site is located at 222 St. John Street adjacent to the Union Station Plaza and Fraternal Order of Eagles (184 St. John Street). The project involves the demolition of an existing surface parking lot at 222 St. John street currently utilized by MMC through a lease agreement and the construction of a new 2,400 space parking garage which will front toward St. John Street, and a 50-space surface parking lot north of the garage structure. MMC will purchase an existing surface parking lot currently owned and used by the Fraternal Order of Eagles at 184 St. John Street, and redevelop this lot to provide vehicle access to Levels 1 – 8 of the garage and a pedestrian entrance along St. John Street. Utilities, site features, landscaping, lighting, and stormwater management systems are included in the design documents.

The construction of the MMC garage at 222 St. John Street is identified in the Institutional Development Plan (IDP) that was prepared by MMC and approved by Portland City Council within the framework of the Institutional Overlay Zone (IOZ). Currently, employees use the Employee Garage on Congress Street with access from Gilman Street along with various other satellite lots including the 222 St. John Street surface parking lot. As part of MMCs identified short-term projects, the existing Employee Garage will be demolished and all staff parking will be consolidated to the new garage location at 222 St. John Street.

Work associated with the proposed parking garage will occur on portions of three separate properties consisting of 222 St. John Street (Cowcatcher LLC), the Fraternal Order of Eagles property at 184 St. John Street, and within an access easement from Union Station Plaza to Cowcatcher LLC. Seven separate lots are associated with these three properties which is further detailed in the table below.

Property	Lots/Parcels	Area	Building Area
222 St. John Street	064 A008, 064 A002, 075 A006, 075 A 007	4.9 acres	28,202
Fraternal Order of Eagles	068 D014, 068 D013, 068 D016	25,320 sf	0
Access Easement from Union Station Plaza to Cowcatcher LLC	N/A	11,057 sf	0



We look forward to working with your office on this project and would be glad to meet to discuss this application in greater detail. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

WOODARD & CURRAN

A handwritten signature in black ink, appearing to read "David Senus", written over a horizontal line.

David Senus, PE
Project Manager

PN: 0231158.00



LEVEL II and LEVEL III APPLICATION SUBMISSION CHECKLIST
 Submit each Tab as one PDF file and bookmark the items as noted below
 Please confirm by electronically checking the boxes to the left

Tab 1 – General Application Documents

Checklist	Items to be Provided
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PROJECT DESCRIPTION <ul style="list-style-type: none"> Cover Letter with detailed project description
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	COMPLETED CHECKLIST – LEVEL III APPLICATION
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	RIGHT, TITLE AND INTEREST <ul style="list-style-type: none"> Deeds, leases, or purchase and sales agreements
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EVIDENCE OF STATE OR FEDERAL APPROVALS, if applicable <ul style="list-style-type: none"> Permits or letters of non-jurisdiction, if applicable
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ZONING ASSESSMENT <ul style="list-style-type: none"> Table listing required and proposed uses and dimensional standards Zoning Assessment Table
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EXISTING &/OR PROPOSED EASEMENTS OR COVENANTS, if applicable <ul style="list-style-type: none"> Evidence of existing easements and any proposed easements
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	WAIVER REQUESTS <ul style="list-style-type: none"> Written request for waiver describing request and reason. Waiver Table
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FINANCIAL CAPABILITY <ul style="list-style-type: none"> Letter or evidence from a financial institution or third party verifying financial capacity to undertake project
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	TECHNICAL CAPABILITY <ul style="list-style-type: none"> Evidence of technical capability of applicant and consultants – resumes and/or examples of past projects

LEVEL II AND LEVEL III SITE PLAN STANDARDS AND SUBMISSION CHECKLIST

Provide assessment of compliance with standards and include supplemental documentation, as applicable.

Submit each Tab as one PDF file and bookmark the items as noted below

Tab 2 - TRANSPORTATION

Check list	Assess/Provide/Document:
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Transportation Analysis- Traffic Impact (14-526 (a) 1) <ul style="list-style-type: none"> • Provisions for pedestrian, bicycle, vehicle, and loading circulation and incremental volume of traffic impacts • Traffic Impact Study (Technical Manual, Section 1) if applicable
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Access and Circulation (14-526 (a) 2 a) <ul style="list-style-type: none"> • Access and internal circulation, addressing ADA access • Access and egress impacts on traffic flows • Description and use of drive-up features, if applicable
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Loading and Servicing (14-526 (a) 2 b) <ul style="list-style-type: none"> • Loading and servicing needs, route and travel way geometrics for deliveries • Turning templates for delivery vehicles, if applicable
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Sidewalks (14-526 (a) 2 c) <ul style="list-style-type: none"> • Sidewalks and condition along street frontages and internal walkways • Engineered details for ADA ramps and public sidewalk details meeting sidewalk materials policy and ADA ramp construction details as applicable (Technical Manual, Section 1)
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Public Transit (14-526 (a) 3), if applicable <ul style="list-style-type: none"> • Existing available transit services • Proposed site plan design details, such as easement, pad base, and shelter
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Off-Street Parking: Vehicle & Motorcycle/Scooter) (14-526 (a) 4 a and c) <ul style="list-style-type: none"> • Expected parking demand, proposed parking supply, ADA parking, and applicable Zoning Requirements • Address Technical Manual standards (Section 1) for curb cut separation and parking lot layout and locate on site plan
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Bicycle Parking (14-526 (a) 4 b) <ul style="list-style-type: none"> • Address bicycle parking requirements and identify locations on-site • Construction details for bike racks (Technical Manual, Section 1)
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Snow Storage (14-526 (a) 4 d) <ul style="list-style-type: none"> • Management plan for snow removal and locate snow storage areas on plan
Yes NA Plan <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Traffic Demand Management (TDM) (14-526 (a) 5), if applicable <ul style="list-style-type: none"> • Develop TDM with Trip Reduction Targets and Strategies

Tab 3 - ENVIRONMENTAL AND LANDSCAPE FEATURES			
Check list			Assess/Provide/Document:
Yes	NA	Plan	Preservation of Significant Natural Features (14-526 (b) 1), if applicable <ul style="list-style-type: none"> Trees, plants, habitats listed on State or Federal list of endangered or threatened High and moderate value waterfowl and wading habitat Aquifers on Casco Bay Islands Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains) Proposed preservation areas and protection measures Documentation from environmental consultants, determinations from applicable state agencies
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Landscaping and Landscape Preservation (14-526 (b) 2 a) <ul style="list-style-type: none"> Preservation of trees and preservation within required zoning setbacks (Technical Manual, Section 4) Protection measures of existing vegetation during construction Protection measures within Shoreland Zone, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Site Landscaping (14-526 (b) 2 b) <ul style="list-style-type: none"> Screening and buffering of service areas and between non-residential and residential uses Planting plans with plant schedule and sizes (Technical Manual, Section 4)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Parking Lot Landscaping (14-526 (b) 2 b ii), if applicable <ul style="list-style-type: none"> Landscaped islands within parking areas (Technical Manual, Section 4)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Street Trees (14-526 (b) 2 b iii) <ul style="list-style-type: none"> Existing Heritage or Feature Trees on site and measures to preserve Identify street trees on the plan meeting the site plan and Technical Manual standards (Section 4) or identify alternative measures, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tab 4 - ENVIRONMENTAL AND STORMWATER			
Check list			Assess/Provide/Document:
Yes	NA	Plan	Water Quality, Stormwater Management and Erosion Control (14-526 (b) 3 a) <ul style="list-style-type: none"> Stormwater report in compliance with Section 5 of Technical Manual and DEP Chapter 500 stormwater for basic, general and flooding standards, as applicable Erosion control plan and measures Evidence of compliance with Urban Impaired Stream Standards pursuant to DEP Chapter 500 stormwater, as applicable Subsurface sanitary sewage disposal and groundwater protection
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Tab 5 - PUBLIC INFRASTRUCTURE AND SAFETY			
Check list			Assess/Provide/Document:
Yes	NA	Plan	Consistency with City Master Plans (14-526 (c) 1) <ul style="list-style-type: none"> Identify consistency with master plans Proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Public Safety and Fire Prevention (14-526 (c)) <ul style="list-style-type: none"> Address Crime Prevention through Environmental Design (CPTED) (Technical Manual, Section 3) Emergency vehicle access Address consistency with public safety standards (Technical Manual, Section 3) Submit a code summary referring NFPA 1 and all Fire Department standards (Technical Manual, Section 3) – Fire Checklist
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Availability and Adequacy of Public Utilities (14-526 (c) 3) (Technical Manual, Sections 2 & 9) <ul style="list-style-type: none"> Electrical services, including providing underground services Identify existing and proposed connections for public utilities and required public utility upgrades Sewer line connections are required, if there is a main within 200 feet Proposed solid waste management facilities on-site and management for the site Written evidence of the ability to serve from utility companies, as applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tab 6 - SITE DESIGN			
Check list			Assess/Provide/Document:
Yes	NA	Plan	Massing, Ventilations and Wind Impact (14-526 (d) 1) <ul style="list-style-type: none"> Wind and ventilation impacts on adjoining structures and/or adjacent public spaces. Wind study, if applicable Bulk, location or height impacts on adjoining structures Identify and locate HVAC equipment and venting away from public spaces and residential properties Identify screening and manufacturing specifications for noise, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Shadows (14-526 (d) 2), if applicable <ul style="list-style-type: none"> Shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	Snow and Ice Loading (14-526 (d) 3) <ul style="list-style-type: none"> Building design to prevent snow and ice from loading or falling onto adjacent properties or public ways
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Yes	NA	Plan	View Corridors (14-526 (d) 4), if applicable <ul style="list-style-type: none"> Protection of designated view corridors (Portland Design Manual, Appendix 1)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>Yes NA Plan</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Historic Resources (14-526 (d) 5), if applicable</p> <ul style="list-style-type: none"> • Identify developments within Historic Districts or affecting Designated Landmarks • Certificate of Appropriateness or other evidence • Identify Developments within 100 feet of Historic Districts or affecting Designated Landmarks. Advisory HP review may be required • Address preservation and documentation of Archaeological Resources
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<p>Yes NA Plan</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Exterior Lighting (14-526 (d) 6)</p> <ul style="list-style-type: none"> • Cut sheets of on-site light fixtures and any architectural or specialty lights (Technical Manual, Section 12) • Engineered details for any lights proposed in street right-of-way (Technical Manual, Section 10)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<p>Yes NA Plan</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Noise and Vibration (14-526 (d) 7)</p> <ul style="list-style-type: none"> • Evidence of noise levels for equipment, such as equipment specifications, to demonstrate consistency with zoning requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<p>Yes NA Plan</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Signage and Wayfinding (14-526 (d) 8), if applicable</p> <ul style="list-style-type: none"> • Signage plan showing the location, dimensions, height and setback of all existing and proposed signs. Signs in Historic Districts are reviewed by Historic Preservation staff • Proposed commercial and directional signage on site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<p>Yes NA Plan</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Zone Related Design Standards (14-526 (d) 5)</p> <ul style="list-style-type: none"> • Address Historic Preservation Design Review, if applicable • Address any applicable design review standards by zone • Address submission requirements from Design Manual, page 1, addressing neighborhood context • Description of exterior materials, color, finish, and samples
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<p>Tab 7 - Construction Management Plan</p>				
<p>Check list</p>				
<p>Yes NA Plan</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Construction Management Plan</p> <ul style="list-style-type: none"> • Construction Management Document and Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Level II and Level III Site Plan Checklist

Please upload the following drawings with the listed details into e-Plan

- RECENT BOUNDARY SURVEY** (stamped by Maine Licensed Surveyor)

Must be in compliance with Technical Manual, Section 13

SITE PLAN(s) (stamped by Maine Licensed Engineer) including:

Existing Conditions

- Approximate location of structures on abutting property
- Topography
- Locate water courses
- Delineate wetlands
- Zone lines

Proposed Site Plan

- Ground floor area, and grade elevations for all buildings

Access, Circulation, and Parking

- Streets and intersections adjacent to site , any proposed geometric modifications
- Location, dimensions and materials of all existing and proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines
- Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas
- Location and dimensions of proposed loading areas
- Existing and proposed transit infrastructure with dimensions/ engineering specifications
- Location of vehicle and bicycle parking with dimensions and engineering specifications

Site Considerations

- Identify snow storage areas
- Location of fire hydrants
- Location of solid waste management facilities

UTILITY PLAN including:

- Existing utilities on site and within public streets
- Location, sizing, and directional flows of all existing and proposed utilities
- Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to site
- Electric utility infrastructure

<input type="checkbox"/> GRADING and DRAINAGE PLAN including:
<ul style="list-style-type: none"> • Existing grades and drainage • Proposed grades • Proposed stormwater management meeting Technical Manual (Section 5) standards • Location and proposed alteration of a water course • Preservation or alteration of wetlands
<input type="checkbox"/> EROSION CONTROL
<ul style="list-style-type: none"> • Must be in compliance with Technical Manual, Section 5
<input type="checkbox"/> LANDSCAPE PLAN including:
<ul style="list-style-type: none"> • Existing vegetation to be preserved and preservation measures • Proposed landscaping and buffers • Planting schedule
<input type="checkbox"/> RECORDING PLAT , if applicable
<ul style="list-style-type: none"> • IF SUBDIVISION: Must be in compliance with requirements of Section 14-496 (b)
<input type="checkbox"/> ARCHITECTURAL PLANS & RENDERINGS including:
<ul style="list-style-type: none"> • Exterior building elevations, color renderings, illustrations of all sides • Location and dimensions of all existing & proposed HVAC & mechanical equipment, all proposed screening • Provide context drawings, if applicable (Design Manual, page 1) • Floor plans