PLANNING | IOZ & LEVEL III SITE PLAN REVIEW

MMC 2400-space employee garage (ground level + 8 tiers) w/ 52 adjoining surface parking spaces (replacing 283 spaces in ‘First Atlantic Lot’) 190 St. John Street

ZONING ANALYSIS

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|  | *Final review (9.5.18)* |
| *Use* |  |
| *Dimensional Requirements* |  |
| *Design* |  |
| *Signs* | On the draft sign plan:  - No signs will be permitted on properties not owned by MMC (e.g. 1.b).  - There are concerns about sight line obstructions on several of the signs, including 1.a, CS.2, and EG.1a. Please provide a sight line analysis.  - There are concerns about the size of the signs in general. Could those proposed as 11’ in height be brought to a more pedestrian scale (e.g. 8’?) There are particular concerns about the size of 4.a, which is replacing a much smaller sign, and 6.a. Both of these should be brought to a pedestrian scale.  - Eliminate one of the signs marked 5.b and reduce the size of the remaining to the scale of the existing sign  - Please indicate dimensions of CS.1 and method of illumination. At first blush, this sign appears out of scale.  - The layout of EG.1a is inconsistent with other signs of similar purpose (e.g. ST.3a). Is there a reason for this? |
| *Transportation* |  |
| *Environment* |  |
| *Mitigation Measures* |  |
| *Neighborhood Integration & Neighborhood Engagement* |  |
| *Construction Management* | Construction easements will be a condition of approval. |
| *Other* |  |

SITE PLAN REVIEW

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| Transportation | a. Impact on Surrounding Street Systems |  |
| c. Public Transit Access |  |
| d. Parking |  |
| e. Transportation Demand Management (TDM) |  |
| Environmental Quality | a. Preservation of Significant Natural Features |  |
| b. Landscaping and Landscape Preservation |  |
| c. Water Quality, Storm Water Management and Erosion Control |  |
| Public  Infrastructure and Community Safety | a. Consistency with Master Plans |  |
| b. Public Safety and Fire Prevention |  |
| c. Availability and Adequate Capacity of Public Utilities |  |
| Site Design | a. Massing, Ventilation and Wind Impact |  |
| b. Shadows | See public comment regarding additional shadow information. Please provide if possible. |
| c. Snow and Ice Loading |  |
| d. View Corridors |  |
| e. Historic Resources |  |
| f. Exterior Lighting |  |
| g. Noise and Vibration |  |
| h. Signage and Wayfinding |  |
| i. Zoning Related Design Standards |  |

RTI/Easements

* Need evidence of rights to make permanent improvements to Eagles lot, 210 St. John, and Union Station Plaza
* Utility easements/access easements will need to be formalized per easement diagram sent 8/17/18

Other

* MDOT’s Valley Street paving to move forward as per 8/2 email between Dave Senus & the City of Portland/MDOT.

Waivers

Bicycle parking – providing 40 spaces

Maximum driveway width – 30 feet (24 max)

Driveway separation

Parking dimensions

Illumination

Other Permits Required

ME Construction General Permit