

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		
	Preliminary Review	Final Review
Use		
Dimensional Requirements		
Design		
Signs	Proposed sign does not match others on campus per the sign plan submitted in 2008. In the final submittal, provide an explanation as to why the design diverges from the sign plan.	
Transportation	Continued concern re likely success of some TDM measures and data collection. Wait on hiring of TDM coordinator to finalize TDM plan. Campus-wide parking analysis in IDP, GP's memo, and TDM plan don't entirely match. GP's memo cites a projected deficit of 500-600 spaces. This figure does not appear in the IDP, and doesn't mesh with employee growth figures from the IDP (approximately 300 new employees by 2026?). A table with ratios and existing and projected demand would be helpful.	
Environment		
Mitigation Measures		
Neighborhood Integration & Neighborhood Engagement		
Construction Management	CMP should include some discussion of methods to mitigate impacts to 210 St. John, particularly given location of construction access. Also speak directly to concerns about loss of landscaping there. Need construction easements on Union Station Plaza lot. These will be required prior to building permit. Speak to timing of deliveries (i.e. in June meeting, we discussed loading during off-peak hours) Finalize plan for temporary parking for displaced employees Clarify which three spaces are being taken on St. John Street during construction (figures conflict) Ped detour plan should include temporary crosswalk at 210? Provide more detail on how the public will be apprised of construction updates.	
Other	Provide more information on how snow ban parking will be managed.	

SITE PLAN REVIEW			
		Preliminary Review	2nd Review
Transportation	a. Impact on Surrounding Street Systems	<ul style="list-style-type: none"> Waiting on confirmation that MaineDOT agrees to installation of traffic signal (GP was making initial contact) 	
	b. Access and Circulation	<ul style="list-style-type: none"> Intersection design <ul style="list-style-type: none"> Further discussion on design of bike lane pending – need to confirm best practice for avoiding southbound right turn/bike conflicts. See bike lane paint specs here: https://www.transpo.com/roads-highways/materials/pavement-marking-material/color-safe-bike-lanes Include evaluation of pedestrian connections through Western Promenade. There is evidence of desire lines off the formal path network. Could these be formalized? If so, lighting or additional safety measures (e.g. call boxes?) may be necessary. Any new lighting or paths would need to be approved by HP. 	
	c. Public Transit Access	<ul style="list-style-type: none"> Technically, not required to provide a facility under site plan review, as the nearest pullout is less than a quarter of a mile north. However, there is an existing METRO 	

		<p>stop in front of the Eagles lot. How will this stop be handled?</p> <ul style="list-style-type: none"> Note that METRO is working to install a shelter facility on Congress at the north end of Union Station Plaza. 	
	d. Parking	<ul style="list-style-type: none"> See notes on parking analysis above Support partial waiver on bike parking. However, bike parking location (in off-corners of ground level of garage) should be reevaluated. Is there a more accessible location closer to the entrances? 	•
	e. Transportation Demand Management (TDM)	<ul style="list-style-type: none"> See above 	
Environmental Quality	a. Preservation of Significant Natural Features	<ul style="list-style-type: none"> 	
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> Add notes to planting plan regarding treatment of 210 St. John buffer. It is our understanding that existing arborvitae in this area will be replaced if damaged during construction. This (or any alternative plan for this area) should be noted. Clarify which fence detail goes in which location. May be more comments re viability of checkerboard pavers in utility access area Provide screening for transformer and generator on front of building Need street trees on D Street, as possible 	•
	c. Water Quality, Storm Water Management and Erosion Control		•
Public Infrastructure and Community Safety	a. Consistency with Master Plans	<ul style="list-style-type: none"> 	
	b. Public Safety and Fire Prevention	<ul style="list-style-type: none"> Continued concerns re CPTED around site. Evaluate for additional opportunities for natural surveillance/territorial reinforcement. Expand entrance? Bring security room with windows to grade level? 	•
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> Need capacity to serve letters Revise dumpster enclosure to wood Provide capacity to serve letters upon receipt 	•
Site Design	a. Massing, Ventilation and Wind Impact	<ul style="list-style-type: none"> 	•
	b. Shadows	<ul style="list-style-type: none"> 	•
	c. Snow and Ice Loading	<ul style="list-style-type: none"> 	
	d. View Corridors	<ul style="list-style-type: none"> 	
	e. Historic Resources	<ul style="list-style-type: none"> 	
	f. Exterior Lighting	<ul style="list-style-type: none"> Need waiver request for average illumination levels Is there an opportunity to dim or turn off lights at night when use will be down? Concern re visibility of rooftop lights from Western Prom. Can the top deck be closed down at night and these lights be shutoff? As noted above, may need lighting within Western Prom. Further info on this pending evaluation noted above. 	•
	g. Noise and Vibration	<ul style="list-style-type: none"> 	•
	h. Signage and Wayfinding	<ul style="list-style-type: none"> See above. 	
	i. Zoning Related Design Standards	<ul style="list-style-type: none"> Can material samples be provided for Planning Board 	•

RTI/Easements

- Need Exhibit A of Eagles P&S
- Need evidence of rights to make improvements to 222 St. John and to Union Station Plaza lot
- Need evidence of easement across Union Station Plaza lot for stormwater & access
- Confirm that we have evidence of stormwater infrastructure easements with 222 St. John pursuant to lot split. Is there a figure showing this & the access easement?

Other

- As discussed at our June meeting, the city is repaving Valley Street this summer. Need to scheduling a meeting prior to the paving to either amend the contractor's scope of work or have MMC do the work.

Other Permits Required

ME Construction General Permit

FAA Aeronautical Study for Determination of Hazard (crane height and final completed building height). Confirm that lighting does not need to be reviewed by the FAA as well?

MEDEP Stormwater Permit (city delegated review)