

PLANNING - LEVEL III REVIEW (14-526): MMC Congress Street Medical Building (285KSF) (19 procedure rooms, 64 patient rooms, licensed bed count remains 637)
Institutional Overlay Zone

IOZ - ZONING ANALYSIS

- a. *Use*
- b. *Dimensional Requirements*
Provide analysis with respect to dimensional requirements in the revised submittal.
- c. *Design*
See comments by others.
Please provide floor plans in revised submittal
- d. *Signs*
See below.
- e. *Transportation*
- f. *Environment*
- g. *Mitigation Measures*
- h. *Neighborhood Integration & Neighborhood Engagement*
- i. *Construction Management*
See comments by others.
Please provide some discussion on attempts to minimize impacts to pedestrian circulation along the south side of Congress Street. Could sidewalk closure be limited to certain construction/demolition phases?
Provide discussion on bike accessibility around the construction site.
- j. *Other*

		Preliminary Review (10/10/18)	
Transportation	a. Impact on Surrounding Street Systems	Traffic Movement Permit analysis to come pending scoping meeting	
	b. Access and Circulation	See comments by others. Please provide a circulation plan showing how visitors and employees access the main entrance/employee entrance by different modes. Further discussion on the street layout pending. At the least, a climbing bike lane should be shown on Congress Street. The Congress Street sidewalk should be widened as possible to provide better pedestrian access along the site frontage A sidewalk material waiver request should be submitted. Pending review of this request, in places where sidewalk material is proposed to transition, details should be provided. Ideally, transitions would occur at curb cut locations. A sidewalk waiver request should be submitted for the Gilman Street frontage. Provide more information on 'mechanical areaway' showing in the Gilman Street ROW. This appears to be a sidewalk obstruction? Confirm how a pedestrian coming from the west would access the front door on foot if stairs are not an option?	•
	c. Public Transit Access	Plans have been forwarded to METRO for review. Further discussion of bus shelters and associated access improvements (including crosswalk and north side shelter) pending.	○

		At the least, bus shelter as proposed lies in the middle of the pedestrian desire line. Please propose alternate location.	
	d. Parking	Bike racks should be provided at this entrance. Please indicate on revised plans.	•
	e. Transportation Demand Management (TDM)		
Environmental Quality	a. Preservation of Significant Natural Features		
	b. Landscaping and Landscape Preservation	See comments from others forthcoming. Provide street trees on Gilman Street.	
	c. Water Quality, Storm Water Management and Erosion Control	See comments from others.	
Public Infrastructure and Community Safety	a. Consistency with Master Plans		
	b. Public Safety and Fire Prevention	See comments from others forthcoming.	•
	c. Availability and Adequate Capacity of Public Utilities	Utility plans are still under review.	•
Site Design	a. Massing, Ventilation and Wind Impact		•
	b. Shadows		•
	c. Snow and Ice Loading		
	d. View Corridors		
	e. Historic Resources		
	f. Exterior Lighting	Please provide light fixture cut sheets for all lights proposed. Photometric plan should show average and max illumination levels.	•
	g. Noise and Vibration		•
	h. Signage and Wayfinding	Revised sign plan still under review.	
	i. Zoning Related Design Standards	See comments from others.	

Other Submittals Required

Utility capacity letters

Plan edits

- rescale site plan at 1" = 20'
- include distances to property lines on site plan
- add height calculation from average grade on elevations
- plans need to be stamped by an engineer

RTI

Encroachments (building and 'mechanical areaway') into Gilman ROW need further review.

Other Permits/Reviews Required

Site Location of Development

FAA

Waivers

Please provide formal requests for sidewalk material waiver and waiver of sidewalk along Gilman Street

Outstanding Items from Earlier Reviews

- Pedestrian Network Plan (requirement of IDP, included as condition of approval on East Tower) - *That 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*).