

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

Final review of revised submittal pending.

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.

Final review of revised submittal pending.

Re vibration monitoring, please clarify what is included within 'site surveys' as described in the construction management plan.

Construction management plan will need to include a component to address ROW work.

j. Other

		Preliminary Review (10/10/18)	
Transportation	a. Impact on Surrounding Street Systems	Traffic Movement Permit analysis to come pending scoping meeting	There are a number of places in the application where the old employee trip gen figures are being cited still, and thus the trip generation is not figures are incorrect. Please review and revise.
	b. Access and Circulation	<p>See comments by others.</p> <p>Please provide a circulation plan showing how visitors and employees access the main entrance/employee entrance by different modes.</p> <p>Further discussion on the street layout pending. At the least, a climbing bike lane should be shown on Congress Street.</p> <p>The Congress Street sidewalk should be widened as possible to provide better pedestrian access along the site frontage</p> <p>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.</p> <p>A sidewalk waiver request should be submitted for the Gilman Street frontage.</p> <p>Provide more information on 'mechanical areaway' showing in the Gilman Street ROW. This appears to be a sidewalk obstruction?</p> <p>Confirm how a pedestrian coming from the west would access the front door on foot if stairs are not an option?</p>	<p>Gilman sidewalk waiver is not supported by staff or the consulting traffic engineer. Please show this sidewalk on revised plans.</p> <p>Congress Street curblines still under review, pending additional discussion with DPW.</p> <p>Revise ramps as described by others.</p> <p>Move crosswalk to west side of Forest, proximate to bus shelter</p> <p>Provide additional information on mechanical areaway as well as electrical infrastructure in the Gilman ROW.</p> <p>License will be required</p>

	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.	Please show shelter on south side of Congress in revised plans, as well as stop on north side of Congress.
	d. Parking	Bike racks should be provided at this entrance. Please indicate on revised plans.	Please clarify how bicyclists will know how to access the bicycle parking.
	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.	See comments from others. Install curb at ROW line on Congress St. planting bed Further discussion pending on rounded tree wells. Clarify street trees on Gilman Street and make sure plans are coordinated
	c. Water Quality, Storm Water Management and Erosion Control	See comments from others.	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.	See comments from others. Please verify vertical clearances within the turnaround area. Further review of islands at driveway pending from Fire
	c. Availability and Adequate Capacity of Public Utilities	Utility plans are still under review.	See comments from others Please clarify extent of utility infrastructure in Gilman Street ROW, particularly electrical infrastructure?
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.	Lighting plan requires waiver from TM re maximum and average illumination levels. Show correct profile of lights on site plan and doublecheck to make sure that site plan matches others
	g. Noise and Vibration		
	h. Signage and Wayfinding	Revised sign plan still under review.	Please provide revised sign plan per prior comments. Provide sight line analysis
	i. Zoning Related Design Standards	See comments from others.	-Floor plans -Roof plans -Sections Please provide rendering of main entrance from ground plane (from PB workshop)

Other Submittals Required

Please confirm that the bike rack diagram and detail sheets have been uploaded to ePlan.

Need 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 (Still under review)
- plans need to be stamped by an engineer

- Can you confirm which utility poles are staying and which will be removed? Any remaining utilities & poles should be shown on the revised utility plan.

~~-Send neighborhood meeting documentation~~

~~-Doublecheck shuttle routing diagram. It shows the Congress St. bound shuttle using Congress, rather than Gilman.~~

- Tree well irrigation should be shown on plans.

- Doublecheck location of main entrance as shown on site plan. I think the notation may be slightly misleading?

- Plaza details - granite banding?

~~-Need circulation plan~~

RTI

Encroachments (building encroachment, 'mechanical areaway', potentially electrical/other utility infrastructure) are shown in the Gilman (& Congress) ROWs. These will require license agreements

The Gilman Street sidewalk is proposed to extend onto private property. A public pedestrian easement is generally required in this type of instance.

Other Permits/Reviews Required

Site Location of Development (under review)

FAA

Waivers

Sidewalk material waiver - recommended by staff.

Gilman sidewalk waiver - not recommended by staff. Please show sidewalk on revised plans.

Driveway width waiver still under review – recommended by staff.

Maximum (5.4 v 5 fc) and average (1.34 v 1.25 fc) illumination levels – recommended by staff

Surface area standard -

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”*.
Please add broader (i.e. external to campus) access routes from IDP to PNP
Access at east end of Visitor Garage will need further discussion. Access and CPTED concerns need to be addressed.
Include some mention of Western Promenade improvements as conditioned under the Employee Garage review
Re the sidewalk material figure, this figure generally shows existing sidewalks (or sidewalks as proposed through site plan review). Include parallel graphic to show a proposed long-term sidewalk material plan