

November 1, 2018

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



Re: MMC Congress Building | 22 Bramhall St | Level III Site Plan
Zoning Assessment

Dear Nell:

Thank you for coordinating the review of the Maine Medical Center Congress Building project located at 22 Bramhall with frontage on Congress St.. This letter provides an Assessment of Zoning Compliance for MMC's Site Plan Application for the Congress St. hospital building.

The proposed project is in alignment with the approved Maine Medical Center IDP and IOZ Regulatory Framework. The Congress St. Building is listed as a near-term project in the IDP. This project begins to address the key institutional needs identified in MMC's IDP. As outlined in the approved IDP, the goals of this project are to address MMC's multi-factorial clinical and building needs.

Compliance with the IOZ Regulatory Framework specified in the City of Portland Land Use Code (Chapter 14) and the MMC IDP is described in the following sections.

Applicability

The proposed development is within the boundaries of the MMC Institutional Overlay Zone (IOZ) specified in the IDP; therefore, the IOZ standards apply to this project.

Updates and Amendments

The proposed building is consistent with the MMC IDP approved by the Portland City Council in October 2017. No updates or amendments are proposed to the IDP as a part of this project.

Uses

Hospital is listed as a use permitted by right within the IOZ.

Dimensional Requirements

The proposed building will consist of 265,000 square feet of hospital space across six floors including a mechanical floor that is partially below grade at the Eastern edge of the building plus two partial floors required to connect the building to the rest of MMC's campus. As discussed in the IDP, MMC used a multi-part methodology to determine the appropriate height profile for potential future development within the IOZ boundary, including project definition, urban design analysis, slope analysis and visioning.

- **Building Height.** The maximum height identified in the IOZ Regulatory Framework for the location of the proposed building is 200'.

- The average building height for the proposed building is 64', considering the average proposed ground elevation of +70' at the building edge and the average roof elevation at the is 134'.
- **Building Setbacks.** A minimum of 0' is specified along the Western edge of the project area as shown in Map 4.2 of the IOZ.
 - The proposed building is located 0' from the right-of-way and has continuity with the Congress Street Build-to-Zone.
- **Congress Street Build-to-Zone.** The proposed building is located within the Congress Street Build-to-Zone as indicated on Map 4.2 in the IOZ. The Congress Street Build-to-Zone requires a minimum of 70% of the façade facing Congress Street to be located within the Congress Street Build-to-Zone which extends between 0' to 40' from the right-of-way boundary.
 - 99% of the façade facing Congress Street is within the Congress Street Build-to-Zone.
- **Transition Zone.** As identified on Map 4.1 in the IOZ, there are no transition zones associated with the project area.

Design

The IOZ regulatory framework specified that new buildings shall adhere to the design guidelines set forth in Chapter 5 of the IDP and the site plan standards of the City of Portland. Compliance with the design guidelines was detailed for the City in a memo from Perkins + Will to Al Green at MMC dated September 14, 2018 and submitted to the City as “35 Zone Related Design Standards (Design Narrative)”./ submission dated

Signs

Signage for the proposed building is outlined in the unified campus-wide Signage Master Plan submitted to the City. The Signage Plan demonstrates that signs are designed in proportion and character with building facades and adjacent street typology, and coordinated with the building and landscaping design, and will be constructed of appropriate permanent, high quality materials and finishes.

Transportation

The MMC Transportation Demand Management (TDM) Plan is discussed in the approved IDP (IDP page 74). As outlined in the IDP, MMC has considered its transportation needs holistically, factoring into its future development alternative means of transportation (IDP page 25). The City approved MMC's TDM Plan along with the Site Plan application for the St John Garage on September 11, 2018. That plan was submitted along with the Site Plan application for the Congress Building.

A parking demand analysis was conducted as part of the Transportation Plan in the IDP to determine parking needs based on supply and demand, and trip reduction efforts outlined in the TDM Plan. The analysis revealed an existing staff parking shortage of 150 to 200 spaces, with the MMC parking system typically operating at or above capacity during weekday daytime hours (IDP page 65). Approximately 500 to 600 additional staff parking spaces are required to meet projected demand based on expected staff growth. The City approved MMC's St. John St Garage site plan application on September 11, 2018 which takes steps towards addressing MMC's parking challenges.

Environment

The proposed development incorporates features that are designed to integrate with the surrounding context, including open space and pedestrian networks and infrastructure.

Mitigation Measures

MMC will mitigate site plan impacts to off-premise infrastructure in a manner proportionate to those impacts.

Neighborhood Integration and Neighborhood Engagement

In addition to the required neighborhood meeting as required by the Level III Site Plan process, MMC does the following in terms of neighborhood integration and neighborhood engagement:

- Monthly and as needed meetings with representatives of each of the neighborhood associations abutting the Bramhall Campus and Libbytown where MMC provides lunch;
- Targeted outreach to local businesses and residents;
- Open meetings where businesses and residents are invited to ask questions about the project and provide feedback;
- Provide mitigation measures (such as parking) to anyone directly impacted by temporary street parking closures or traffic detours;
- A webpage where all project information is available; and
- A project alert notification system where people can be updated via email or text of project updates.

Construction Management

A Construction Management Plan (CMP) that conforms to all IOZ requirements was provided to the City in its initial Site Plan application packet of materials on October 1, 2018. The CMP includes a construction schedule, and strategies for managing communication, noise, air quality, traffic, and parking impacts associated with the construction.

Other Requirements

- **Helipad.** This standard does not apply to the proposed project.
- **Snow Ban Parking.** In accordance with the IOZ Regulatory Framework, MMC will make parking available to neighbors within the parking garage for a set timeframe during designated snow ban parking events.
- **Healthy Communities.** This standard does not apply to the proposed project.