



Institutional Overlay Zone (IOZ) Regulatory Framework

FINAL DRAFT / August 8, 2017

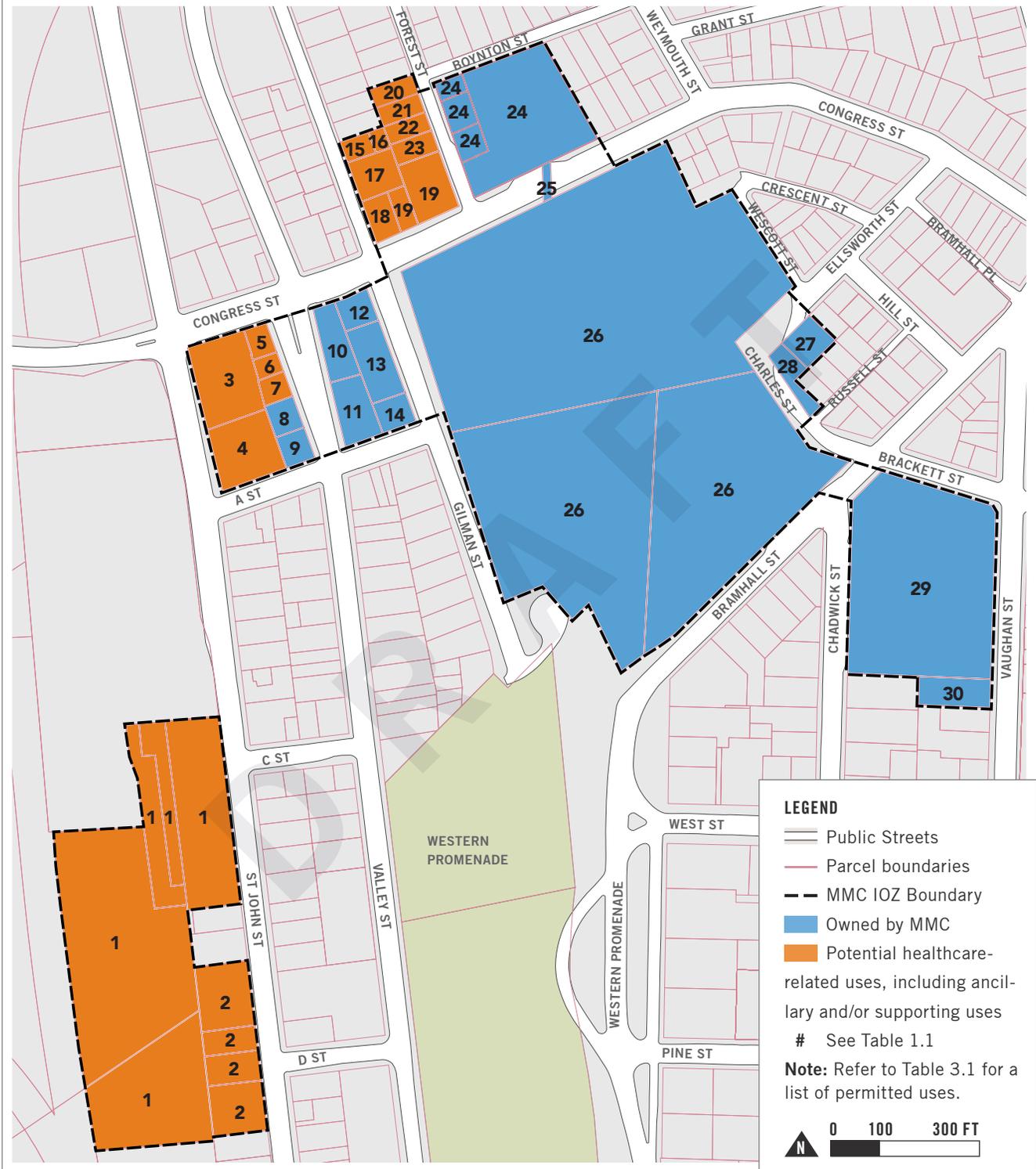
Submitted to the City of Portland for Planning Board Review

APPLICABILITY

All development proposed by Maine Medical Center (MMC) within the boundary of the Institutional Overlay Zone (IOZ) shall be consistent with the approved Institutional Development Plan (IDP), consistent with the Comprehensive Plan, and meet applicable standards of the land use code, unless such standards are superseded by the following Regulatory Framework. This Regulatory Framework shall govern future development by MMC within the IOZ unless amended by the Portland City Council upon formal application of MMC.

1. BOUNDARY

MAP 1.1 MMC IOZ Boundary



1. BOUNDARY

TABLE 1.1 List of Properties Included in the MMC IOZ

| Map# | Legal Description | Address | Acreage | Ownership |
|------|-------------------------------|---|---------|-----------------|
| 1 | 64-A-2-8-9-11 74-A-7 / 75-A-6 | 222 St John St | 4.6516 | Owned by others |
| 2 | 68-D-1-3-13-14-16 | 180 St John St | 0.9494 | Owned by others |
| 3 | 65-G-1 | 950 Congress St | 0.4628 | Owned by others |
| 4 | 64-B-1 | 275 St John St | 0.4163 | Owned by others |
| 5 | 65-G-2 | 942 Congress St | 0.0659 | Owned by others |
| 6 | 65-G-3 | 940 Congress St | 0.0482 | Owned by others |
| 7 | 65-G-4 | 274 Valley St | 0.0667 | Owned by others |
| 8 | 65-G-5 | 268-270 Valley St | 0.0978 | MMC |
| 9 | 64-B-2 | 262-266 Valley St | 0.0895 | MMC |
| 10 | 65-H-1 | 932 Congress St | 0.1864 | MMC |
| 11 | 65-H-9 | 261 Valley St | 0.2185 | MMC |
| 12 | 65-H-2 | 930 Congress St | 0.1040 | MMC |
| 13 | 65-H-5 | 52 Gilman St | 0.2384 | MMC |
| 14 | 65-H-8 | 44 Gilman St | 0.1128 | MMC |
| 15 | 65-E-22 | 85 Gilman St | 0.0565 | Owned by others |
| 16 | 65-E-32 | 85 Gilman St | 0.0282 | Owned by others |
| 17 | 65-E-24 | 81 Gilman St | 0.1653 | Owned by others |
| 18 | 65-E-28 | 919 Congress St | 0.1059 | Owned by others |
| 19 | 65-E-29-30 | 909 Congress St | 0.3233 | Owned by others |
| 20 | 65-E-19 | 22 Forest St | 0.0826 | Owned by others |
| 21 | 65-E-21 | 18 Forest St | 0.0831 | Owned by others |
| 22 | 65-E-23 | 14 Forest St | 0.0826 | Owned by others |
| 23 | 65-E-25 | 12 Forest St | 0.0883 | Owned by others |
| 24 | 53-I-1-2-3-12 | 887 Congress St | 1.3400 | MMC |
| 25 | 53-X-1 | Congress St Air Rights and Pedestrian Walkway | --- | MMC |
| 26 | 53-D-7 54-H-1 64-C-1 | 22 Bramhall St | 12.563 | MMC |
| 27 | 54-C-6 | 34 Ellsworth St | 0.1341 | MMC |
| 28 | 54-C-10 | 40 Ellsworth St | 0.1155 | MMC |
| 29 | 54-I-1 | 308 Brackett St | 2.5200 | MMC |
| 30 | 63-B-8 | 214 Vaughan St | 0.1983 | MMC |

Notes:

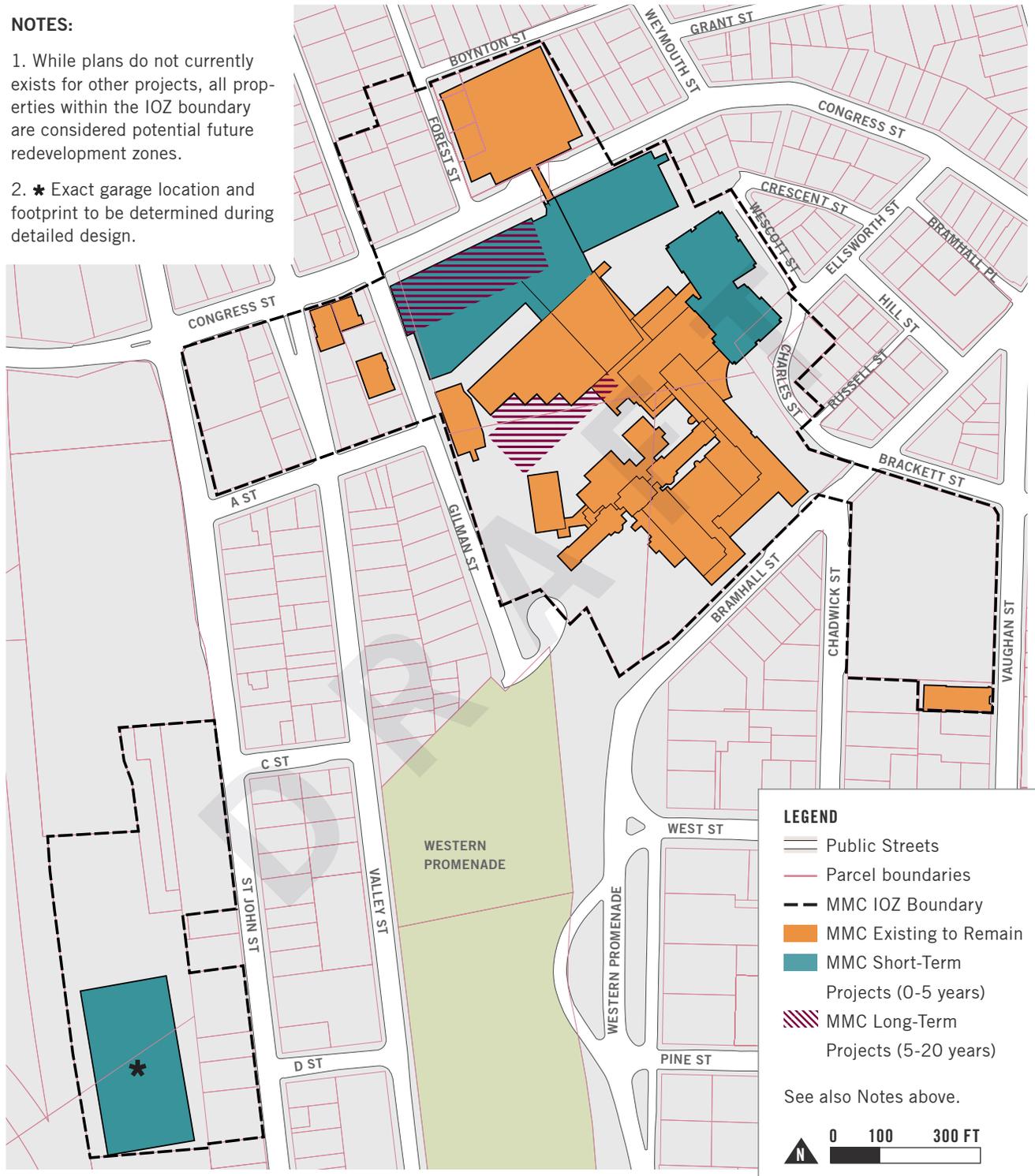
1. Properties owned by MMC are listed under MMC or MMC Realty Corp.
2. MMC will not extend its functionally related hospital operations beyond the boundary of the IOZ without further amendment to the IOZ and IDP. A functional relationship is defined as uses or activities that are integrally linked to the day-to-day operations of the MMC Bramhall Campus, without which activity MMC would be severely limited in one or more services.

2. PHASING AND SCHEDULES

MAP 2.1 MMC Development Phasing Plan

NOTES:

1. While plans do not currently exist for other projects, all properties within the IOZ boundary are considered potential future redevelopment zones.
2. * Exact garage location and footprint to be determined during detailed design.



2. PHASING AND SCHEDULES

| TABLE 2.1 Thresholds for Plan Monitoring | |
|---|---|
| Element | Monitoring Report Schedule |
| MMC Institutional Development Plan (IDP) | Five (5) years from the date of IDP approval. Monitoring reports shall include a summary of progress on IDP implementation and of acquisitions and divestment since the date of IDP approval. At the time of submission of the Monitoring Report, MMC shall identify any updates to the IDP, which may result from updated Master Planning, changes in baseline information, changes in the adjacent neighborhoods which affect MMC, to allow the IDP to remain current. Updates to the IDP shall not require approval by the Planning Board, but any material change to the IDP required for future site plans will be submitted to the Planning Board simultaneous with site plan application in the form of an amendment to the IDP. |
| MMC Transportation Demand Management (TDM) Plan | Every two (2) years from the date of TDM Plan approval. TDM monitoring reports shall include a summary of progress toward targets established in the TDM Plan. |

3. USES

| TABLE 3.1 List of Uses Permitted by Right within the IOZ | |
|---|---|
| In addition to the uses permitted in the underlying zone, the following uses are permitted as a matter of right. | |
| Healthcare facilities including but not limited to the following ancillary and/or supporting uses: <ul style="list-style-type: none"> • Hospital • Medical Office / Clinic • Laboratory Center / Services • Research and Development (R&D) Laboratory or Facility • Educational Facility / Conference Center • Administrative / Business Office • Accessory Service or Trade Uses • Guest House • Multi-family Housing for Healthcare Staff and Students • Rehab / Skilled Nursing Facility | <ul style="list-style-type: none"> • Retail Facility • Restaurant / Cafe • Employee Service Amenities • Day Care Center • Fitness Center or Gymnasium • Parking Lot • Parking Garage • Bicycle Storage • Heliport • Antenna Station |

A. Mixed Uses: In recognition that Maine Medical Center is part of a mixed-use area of the City, with important existing services and businesses that serve the local and wider community, healthcare facility development fronting onto Congress Street and St. John Street shall activate the public realm, to the extent able, with uses such as service and retail/restaurant, landscaping, active building entrances, pocket parks, etc, on the ground or other publicly accessible level, consistent with the design intent contained in the approved Institutional Development Plan. Such uses, where constructed or facilitated as part of a healthcare related development, are expressly permitted whether ancillary or supporting the healthcare facility or not, and shall be open and welcoming to the general public in addition to employees or visitors of Maine Medical Center.

4. DIMENSIONAL REQUIREMENTS

TABLE 4.1 Dimensional Requirements

| | |
|---------------------------------------|--|
| Max. Building Heights | Max. building heights for new buildings within the IOZ shall be governed by Map 4.1, or by the Transition Zones clause of this table (see below) for those buildings located in Transition Zones. Refer to IDP “Chapter 5. Design” for methodology on determining heights. |
| Minimum Building Heights | Three stories, except in transition zones, where the minimum building height shall be two stories. Minimum building heights shall not apply to building awnings, associated kiosks, pavilions or similar building components. |
| Floor-Area-Ratio | None |
| Minimum Building Setbacks | Minimum building setbacks shall be governed by Map 4.3. Additional requirements are listed in the Transition Zones and Congress Street Build-to-Zone sections of this table. |
| Congress Street Build-to-Zone* | <p>A Build-to-Zone is identified for some properties that abut Congress Street. See Map 4.3 for the location of Build-to-Zone.</p> <ul style="list-style-type: none"> i. The Congress Street Build-to-Zone extends between 0 to 40 feet from the right-of-way boundary. ii. Buildings located in these parcels must have a minimum of 70% of the façade facing Congress Street located within the Build-to-Zone. |
| Transition Zones | <p>Transition zones are identified inside the IOZ boundary in areas where the IOZ abuts or is located across a public right-of-way from a residential zone or a historic-designated district.</p> <p>See Map 4.2. for location of transition zones.</p> <ul style="list-style-type: none"> i. Transition zones shall extend 50 feet into the parcel from the parcel boundary. ii. Transition zones that abut a Residential zone with an intervening public right-of-way that is not an alley shall have a max. height limit that matches the max. height permitted within that Residential zone. iii. In areas where the IOZ abuts a Residential zone without an intervening public right of way or an alley, minimum side and rear yard requirements of the abutting Residential zone apply within the IOZ boundary. |

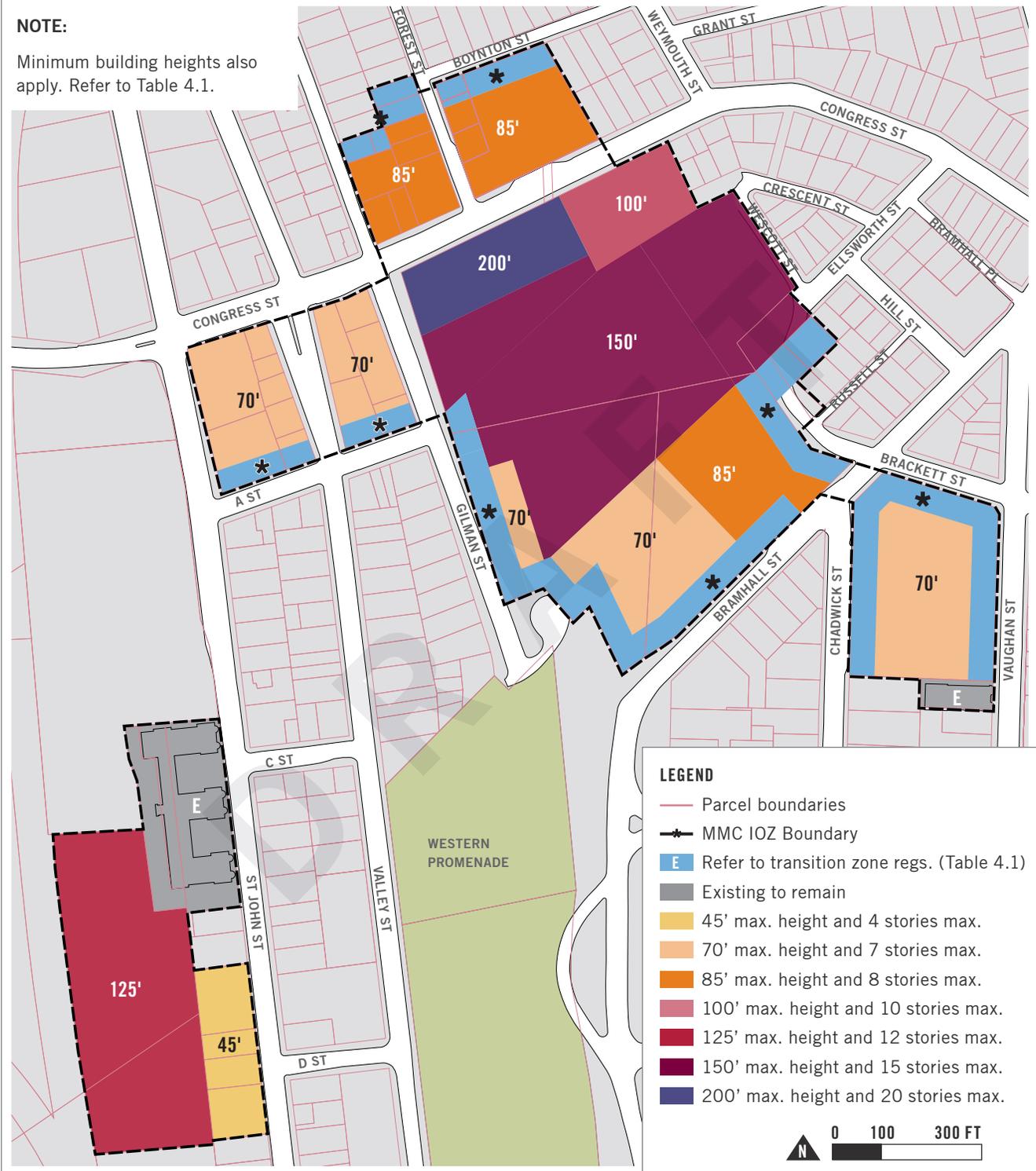
***A "build-to zone" is the area on the lot where all or a portion of the street-facing building facade must be located, measured as a minimum and max. yard (setback) range from the public right-of-way boundary.**

4. DIMENSIONAL REQUIREMENTS

MAP 4.1 Max. Building Heights

NOTE:

Minimum building heights also apply. Refer to Table 4.1.



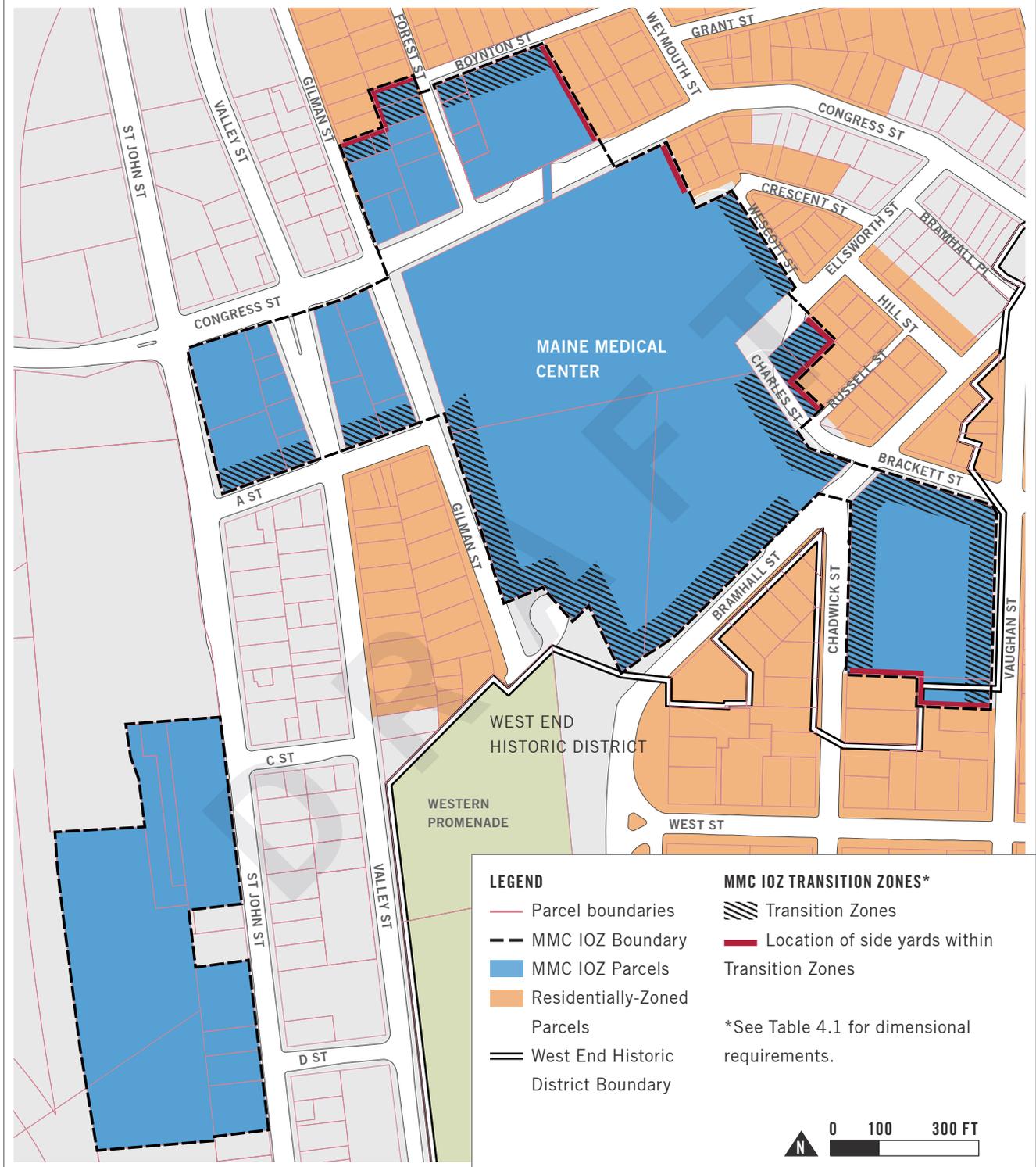
LEGEND

- Parcel boundaries
- MMC IOZ Boundary
- Refer to transition zone regs. (Table 4.1)
- Existing to remain
- 45' max. height and 4 stories max.
- 70' max. height and 7 stories max.
- 85' max. height and 8 stories max.
- 100' max. height and 10 stories max.
- 125' max. height and 12 stories max.
- 150' max. height and 15 stories max.
- 200' max. height and 20 stories max.



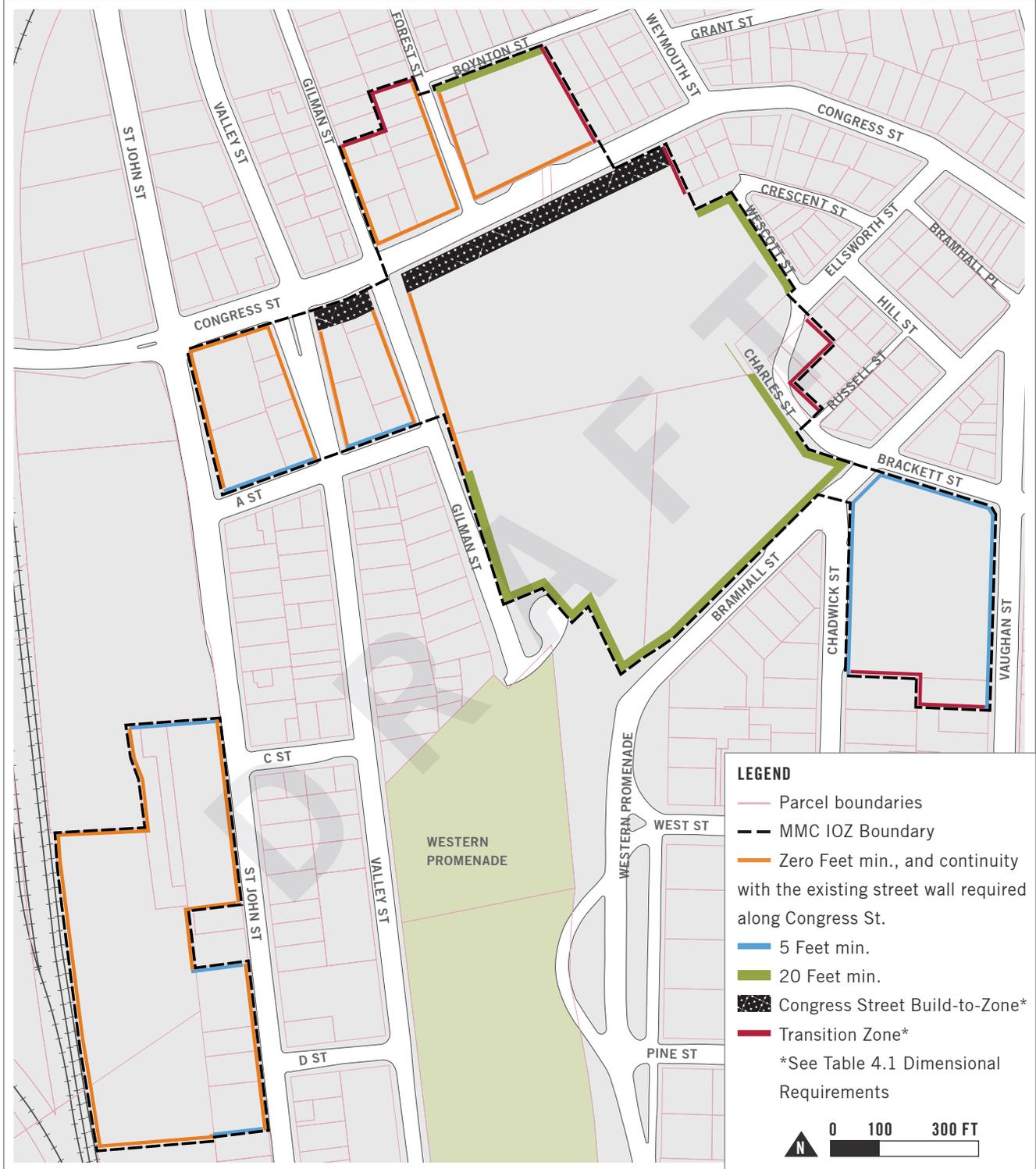
4. DIMENSIONAL REQUIREMENTS

MAP 4.2 Map of Transition Zones



4. DIMENSIONAL REQUIREMENTS

MAP 4.3 Map of Minimum Setbacks



5. DESIGN

A. New buildings within the IOZ shall adhere to the Design Guidelines set forth in Chapter 5: Design of the IDP and the site plans standards of the City of Portland.

6. SIGNS

A. At the time of first site plan review following IDP approval, a unified campus-wide Signage Plan shall be submitted for review and approval by the Planning Authority. Any update to such plan due to a change in name or logo shall not require amendment to the IDP.

B. Signs shall be designed in accordance with the campus-wide Signage Plan. All signs shall be designed in proportion and character with building facades and adjacent street typology. All signs shall be coordinated with the building and landscaping design and be constructed of appropriate permanent, high quality materials and finishes.

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7. TRANSPORTATION

A. Sidewalks:

- i. The use of alternative sidewalk material, in lieu of brick, is approved throughout the IOZ provided that such alternative material would provide a more slip resistant surface to improve pedestrian safety. Such alternative material may include concrete.

B. Transportation Demand Management (TDM):

- i. At the time of the first site plan review following IDP approval, MMC shall submit a campus-wide TDM Plan substantially in accordance with those TDM objectives and strategies identified in the approved Institutional Development Plan. The TDM Plan may be phased into short-, mid-, and long-term actions to allow for progressive implementation over time.
- ii. The TDM Plan shall be designed to provide transportation choice with the goal of reducing parking demand and single-occupancy vehicle trips to and from MMC by employees.
- iii. The TDM Plan shall establish parking and trip reduction targets associated with the short-term (0-2 years), mid-term (2-5 years), and the long-term (5+ years), as well as a data collection plan.

C. Parking:

- i. Parking requirements in the IOZ shall be established at the time of site plan review based on a parking study that includes a campus-wide analysis of demand and supply. Based upon the unique needs of the institution, as demonstrated by the campus-wide parking study the results of the parking demand study shall determine parking requirements and shall be sufficient to alleviate parking pressure on surrounding neighborhoods
- ii. Parking studies developed by MMC shall integrate parking and trip reduction achievements and data contained in the TDM Plan.

8. ENVIRONMENT

A. Development proposed by MMC shall be designed to integrate with the surrounding context, including open space and pedestrian networks and infrastructure.

9. MITIGATION MEASURES

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

10. NEIGHBORHOOD INTEGRATION

A. Neighborhood Engagement:

- i. For the purpose of keeping surrounding residential areas apprised of its future development plans, and to address any neighborhood issues related to the operations of the MMC Bramhall campus, MMC shall adhere to the ongoing community engagement principles identified in the approved Institutional Development Plan.
- ii. For the purpose of keeping surrounding residential areas apprised of its future development plans, and to address any neighborhood issues related to the operations of the MMC Bramhall campus, MMC shall conduct ongoing community engagement, including the formation of a Neighborhood Advisory Committee comprised of representatives of MMC, the Parkside neighborhood, the West End neighborhood, the St. John Valley neighborhood, the Libbytown neighborhood, and the City.

11. CONSTRUCTION MANAGEMENT

A. Construction Management:

- i. At the time of site plan review, MMC shall submit a Construction Management Plan substantially in accordance with those construction management principles identified in the approved Institutional Development Plan for review and approval by the Planning Authority.
- ii. The Construction Management Plan shall include a construction schedule, as well as strategies for managing neighborhood communication and noise, air quality, traffic, and parking impacts associated with the construction as set forth on the Construction Management Template developed by the City and attached and incorporated to the IDP as Appendix A.

12. OTHER REQUIREMENTS

A. Helipad:

- i. MMC shall be governed by the provisions of the Helistop Overlay Zone, with exceptions as identified in the approved Institutional Development Plan. To the extent the helipad is determined a “rooftop appurtenance,” the helipad need not comply with screening requirements .

B. Snow Ban Parking: When the City of Portland declares a Snow Parking Ban, MMC shall make parking available to neighbors in a designated parking area on or near its campus upon the following condition:

- i. Hours: Due to the patterns of patient flow in the hospital, the hours of snow ban parking for registered vehicles during an announced City of Portland Snow Parking Bans are 6:00pm until 6:00am. Vehicles that are not moved out of these parking areas by the applicable time each morning are subject to towing at the owner’s expense.

C. Housing Replacement: MMC shall be governed by the City of Portland Housing Replacement Ordinance.

End of section.

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