



December 6, 2016
Expansion Group Minutes
East Tower Classroom #3

Attendees:

Tim MacNamara
Jeff Sanders
Walter Pochebit
Anne Pringle
Garry Bowcott
Rich Petersen
Ian Jacob
Michael Patterson
Penelope St. Louis
Emma Holden
Dennis Morelli
Trevor Watson

I. Greeting and Introduction

Rich Petersen extended a welcome to the attendees.

II. Overview of MMC Institutional Development Plan

III. Jeff Sanders walked the group through a slide presentation to be used at the Planning Board meeting on December 13, 2016. Mr. Sanders explained the factors causing MMC to seek City approval for its replacement and modification project.

- To explain the high census that MMC experiences, Mr. Sanders walked the group through a “typical day” at MMC. He explained that often the hospital has a limited number of beds available to treat its patients, due in large part to the number of beds that cannot be occupied in existing semi-private rooms due to infection or disease related issues, gender conflict, and the like.
- In addition to limited capacity issues, Mr. Sanders outlined the aging infrastructure at MMC that must be modernized. It was shown that 77% of the buildings at MMC are older than 30 years old and 62% are greater than 47 years old. Further, the employee parking lot on Congress Street is at the end of its useful life and needs to be taken down and its parking capacity replaced.
- Mr. Sanders explained that state of the art care today requires bigger rooms to accommodate the technology needed to properly treat patients. More

advanced medical treatment being provided locally, rather than in Boston, often requires larger space to accommodate the number of providers present during complicated medical treatment and surgeries.

- MMC has a fairly high case mix index, meaning it is providing treatment to ever increasingly complex patient needs.
- Details on MMC's project were provided to the group, it being explained that the hospital planned within the geography of its existing campus. A slide was shown which depicted where the planned replacement and modification would take place.
- The presentation shared with the group the slides which will be presented to the Planning Board on December 13, 2016.

During and throughout the presentation there was a dialogue amongst the group. Questions related to alternatives or incentives available to limit the number of parking spaces needed on campus. Mr. Petersen acknowledged that thought will be given to trying to provide additional incentives to MMC employees to car pool, bike or use other means of alternative transportation to and from the MMC campus.

Does MMC have a high volume of elective surgery? Rich Petersen explained that MMC does all that it can to provide elective care and treatment of patients in ambulatory settings to the extent possible, like at its Scarborough Surgery Center. Additional off site ambulatory care settings are being explored – both within and outside of the city of Portland. However, it is doubtful alternative locations will diminish to the volume of services needed at the medical center.

Where is MMC in its soil sampling? Mr. Pochebit explained MMC is about halfway through soil testing on the Gilman Block. It will then move to undertake four soil samples at the south lot to identify the soil composition. Nothing is planned for the south lot today but it is good information to have moving forward.

What is the balance to be achieved in the number of stories for the Gilman Street parking Garage? MMC will know more when its soil sample results are back. It is looking into whether any of the parking levels can be accommodated underground. It was recognized that there is a cost differential for underground parking. Mr. Petersen informed that the parking proposed does not add additional capacity it is replacing the existing garage. Presently, MMC leases off-site parking at over 6 different locations in the City, utilizing a shuttle bus system to transport its staff to and from the medical center. Analyzing transportation is an ongoing process at MMC. As part of this Project, MMC is planning to add 225 car spaces to the visitor's garage.

Two views were expressed by two neighborhood representatives: – having a car is a privilege that should come with a pricetag; - are we asking MMC to alter the societal norms that have been imbedded around car ownership and use? Are we asking MMC to change our behaviors?

IV. City Update

Tuck O'Brien, City Director of Planning presented an update on the status of the City's Overlay Zone development. He indicated the City's intent is for the Overlay Zone and institutional IDPs to be able to take into account on a more consistent basis the unique challenges faced by the City's institutions. Alternatives to development should be allowed where the alternatives are the best solution for the institution, the surrounding neighborhoods and the City as a whole. The process allows for the balancing of demands including financial considerations, the viability of the organization, the concerns of the neighbors, etc. Mr. O'Brien recognized that MMC's IDP will be an iterative process but is a good first step towards achieving goals of benchmarking baseline data that can be informative in coming years. Rome wasn't built in a day.

The City will be presenting further development of the outline of an Institutional Overlay Zone to the Planning Board on December 13. MMC has not formally applied for anything yet but will provide an introduction to its project to the Planning Board in conjunction with the City's IOZ presentation.

V. Upcoming dates to Calendar

MMC will be inviting its neighbors to a meeting on January 12, 2016 at 6 – 7:30 pm at the Dana Center to present its project and answer questions from the neighborhood. The City will have a representative there as well to inform on progress regarding the IOZ and IDP development.

The Expansion Group members are invited to sit down with MMC's Urban Designer, Basak Alkan, the week of December 12 to share thoughts on MMC's Project in order to thoughtful planning of the IDP. Ian suggested a charrette be held.

Recognizing that the Neighborhood Associations meet monthly, Jeff Sanders extended an offer to have MMC attend those meeting(s) upon request.

VI. Future Agenda Items

If the Expansion Group wants to place an item on the Agenda, email Penny St. Louis. One item that will be discussed in January is the website development for the MFP Project. It is intended that the website will provide our neighbors with up-to-date information on the Project as it proceeds through construction.

VII. Adjournment.

As there were no further questions the meeting was adjourned.