

# Expansion Group Meeting

January 4, 2017, 12:00pm – 1:00pm

Maine Medical Center

East Tower Class Room 3



## Minutes

### Attendees:

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

#### I. Greeting and Introduction

Jeff Sanders extended a welcome to the attendees.

#### II. City Update – Tuck O'Brien was unable to make the meeting and therefore no City Update was presented.

III. Communication Plan Clay Holtzman, of the MMC Communications Department, presented to the Group. He explained the neighborhood communication plan MMC has developed using the MMC website. Clay described, through visual demonstration, the locations and context of MMC project developments and updates on the website. There is a link for project updates and schedules as well as a direct link to the City Planning Department website. In addition, Clay walked the Group through the email link for members of the public to ask questions or submit concerns regarding the project as it progresses. The questions will be logged and responded to. Clay concluded his presentation and asked the group for comment and feedback information or other suggestions to enhance MMC's communication efforts.

Suggestions were made by neighborhood representatives as follows: renaming the link from "Bramhall Modernization" to something referencing the "MMC hospital

- project” to make it easier to locate. Another neighbor suggested a different title to the page that describes project updates. A question was raised as to whether the City could create a special link dealing with this project. Finally, it was requested that the upcoming neighborhood meeting date, time and location be posted.
- IV. Introduction of Basak Alkan, Perkin and Will Urban Planner Jeff Sanders introduced Basak Alkan, the Urban Planner working with MMC and the neighbors to review the initial draft of the IDP, recognizing that this document will undoubtedly change upon the finalization of the City’s Institutional Overlay Zone language still in development.
- V. Overview of MMC Institutional Development Plan The draft Institutional Development Plan was presented to the Group and Basak explained the various elements being considered for inclusion at this time. Group participants asked several questions and made suggestions: include in the IDP document the land holdings of MMC even if they are not to be included in the Overlay Zone Boundary. MMC agreed. A member expressed disappointment in feeling that this project lacked sufficient thought by MMC, did not appear to make sense and seemed to be fast tracked. Jeff Sanders explained that MMC has a critical need for patient beds that can no longer be delayed if the patients of Maine are to be treated locally. He informed that the program needs have been considered for some time and this plan has been thoughtfully developed to meet the immediate needs of patients seeking tertiary care in the State. A question was asked about including the South Lot and 887 Congress Street in the Plan. In fact, these two lots have been shown as possible sites of future development, although has no plans for additional development of these sites at this time. At the request of the neighbors, MMC will describe the area of the Pavilions in its plan and indicate the potential in the future to develop in that area although there has been no consideration of doing so by the Hospital. A question of when details in the garage will be presented. In addition, the continued request for active uses on the first floor of Congress Street façade was voiced. A question was asked as to whether alternative locations for parking have been considered. Jeff Sanders indicated that due to the parking needs of the clinical staff caring for patients 24/7 no other suitable locations have been identified at this time.
- VI. Timeline and Upcoming Neighborhood Meeting– Jeff Sanders reviewed the schedule of upcoming meetings of import:
- Upcoming meeting with Planning Board (1/10/17)
  - Meetings with neighbor representatives and Basak Alkan (1/11/17)
  - Upcoming meeting with neighbors (1/12/17)
  - Updated timeline being worked on with the City
  - Expansion Group next meeting East Tower Classroom #3 (12:00-1pm)
- VII. Rumors? A question was asked as to whether there was not a higher and better use for the Gilman Block than for a parking garage.
- VIII. Adjournment