

# Expansion Group Meeting

April 5, 2017, 12:00pm – 1:00pm

Maine Medical Center

East Tower Class Room 2



## Minutes

### Attendees:

Tuck O'Brien  
Lin Parsons  
Ian Jacob  
Tim MacNamara  
Jeff Sanders  
Walter Pochebit  
Dennis Morelli  
Anne Pringle  
Garry Bowcott  
Penelope St. Louis  
Emma Holder  
Zack Barowitz  
Carrie Logneck  
Spencer Thibodeau  
Moses Sabina  
Basak Alkan (excused due to technical difficulties)

- I. Greeting and Introduction  
Jeff Sanders extended a welcome to the attendees.
- II. Jeff Sanders updated the status for submission of MMC's IDP. At the request of the City, MMC postponed submitting the IDP from 4/5/17 to 4/7/17 in order to give the City traffic engineers an opportunity to review the MMC analysis regarding parking and traffic.  
Jeff proposed a brief introduction of the draft IDP to the Expansion Group, narrowing the presentation to two major areas – IOZ Boundary and Public Engagement. Jeff also suggested a meeting be convened next week to discuss the parking and TDM issues involved with the IDP. The Group was amenable to this suggestion.
- III. Jeff Sanders presented an overview of the MMC IDP, indicating an intent to submit the IDP for a discussion with the City Planning Board on April 25, 2017. However, because MMC is looking into the feasibility of alternatives to the 13 story Gilman Block garage, the IDP Transportation section will need to be updated. As a result, the discussion was focused on two primary issues 1. the MMC IOZ Boundary and 2. Neighborhood Engagement.

### IOZ Boundary

Jeff presented the group with the boundary for the MMC IOZ which is being proposed. Recognizing the boundary goes beyond what was delineated in the former MMC Contract Zone, Jeff explained the City's new IOZ zone requires institutions to undertake a long-term vision and project areas of potential growth. While MMC has no current plans for some of the lots included in the Overlay zone, it delineated a logical expansion area from a land use perspective. Most of the area shown is not located in a residential zone but rather is located in business zones today. MMC is reaching out to the owners of each property included in the Overlay Zone to explain to them what is being asked of MMC.

The Group had several questions regarding the Overlay Zone:

Q. There was a question about why MMC shows expansion across Congress rather than down Crescent Street – wouldn't that be more logical?

A. Crescent Street is residential in character whereas Congress Street is a business zone.

Q. Why not expand north on St. John Street to eliminates some of the strip malls.

A. At the current time being within 250 yards of the main hospital allows for reimbursement to support hospital activities. It is also logical from a land use perspective.

Q. By showing the IOPZ boundary aren't you telegraphing your potential interest in the properties?

A. MMC is talking with each of these property owners. At present, MMC has no plans to utilize any of these parcels. However, the City's zoning method requires the institutions to look out some years and that is what MMC has done.

Q. I may not mind the Overlay Zone map if I knew the heights.

A. Basak Alkan, the Urban Planner, identified appropriate heights for these lots in the zone, based upon context and best land use practice. Jeff showed the group the map which depicts proposed heights. Due to technical difficulties Basak could not be heard. As a result, Basak will be prepared to discuss the heights at the next meeting.

Q. How did the transition zones get formed and shouldn't they encapsulate each lot?

A. This will be discussed by Basak.

Q. Are you still looking for 13 stories on the Gilman Block?

A. MMC is considering alternatives for parking. At the present time, the feasibility of alternative lots is still being investigated. However, the Gilman Block continues to be a viable alternative.

Q. Are the borings completed?

A. Yes, the analysis is with the engineers. It is likely that MMC would need to drill deeper for a garage on the Gilman Block.

Q. If you don't need to build a garage on Gilman will you still be seeking a 13 story height limit?

A. No. If an alternative location works for all parking, MMC would have no plans to change the structures at Gilman Street in the short term.

Q. What would St. John Valley think of parking at 222 St. John?

A. I'm all for it. (Tim McNamara)

Q. What is the City's vision for this area of the City?

A. The area is definitely going to change. It is exciting and there are lots of opportunities. PSA and others have been looking at St. John and Congress for some time. The MMC process is starting the City's visioning for the area. (Tuck O'Brien) Spenser Thibodeau would like the City's momentum to continue.

#### Neighborhood Engagement

Jeff asked for input from the neighbors. Currently MMC is proposing the continuation of the Neighborhood Engagement process currently set up – quarterly meetings, with more frequent meetings during construction; 2 neighborhood representatives from each association.

In addition, MMC will employ social media to assist in an open communication policy with its neighbors and the public. MMC has a new website for the project; it is looking in to text messages during construction when important events are happening on the surrounding street network, large deliveries, etc.

A discussion was held regarding the suspension of the quarterly meetings while the planning meetings are underway. It was requested that once every quarter, the monthly meeting be extended to 90 minutes to discuss operational issues as well as planning issues. The schedule below outlines the dates currently reserved:

<b>April 19,</b>	<b>1-2pm</b>	
<b>May 3,</b>	<b>12-1pm</b>	
<b>June 7,</b>	<b>12-1:30pm</b>	<b>quarterly operations meeting</b>
<b>July 5,</b>	<b>12-1pm</b>	
<b>Aug. 2,</b>	<b>12-1pm</b>	
<b>Sept. 6,</b>	<b>12-1pm</b>	
<b>Oct 4,</b>	<b>12-1:30pm</b>	<b>quarterly operations meeting</b>
<b>Nov 1,</b>	<b>12-1pm</b>	
<b>Dec 6,</b>	<b>12-1pm</b>	

For the quarterly meetings it was requested that a member of senior leadership be in attendance.

Tim McNamara indicated St. John Valley would be divvying up the IDP for review. Discussion was had about sending observations to MMC before they are submitted to the City so that any issues that can be resolved will be. There was general consensus that this was a good approach and maintains open dialogue.

- IV. City Update – Tuck O'Brien provided an update on the City process. Planning staff continues to educate City departments on how the IOZ is intended to work. The April

25 Planning Board workshop will consider the MMC IDP. At this point it appears that the IOZ text will be placed on the City Council April 24 Agenda for 1st reading; public hearing to be tentatively scheduled for May 9, 2017.

V. TDM Survey – Jeff Sanders handed out the TDM Employee survey conducted by VHB Consultants.

VI. Future Agenda Items – Emma Holder would like to take a look at MMC's existing Get on Board TDM program

VII. Adjournment