



July 19, 2017, 12:00pm – 1:00pm  
 Maine Medical Center  
 East Tower Classroom #2

## Minutes

### Attendees

Zack Barowitz  
 Garry Bowcott  
 Tim McNamara  
 Dennis Morelli  
 Tuck O'Brien  
 Lin Parsons  
 Walter Pochebit  
 Anne Pringle  
 Jeff Sanders  
 Penelope St. Louis  
 Spencer Thibodeau

- I. Welcome and Introduction  
 Jeff Sanders extended a welcome to the attendees.
- II. City Update: Tuck O'Brien provided a general City Update, explaining a PB Workshop was scheduled for August 8. At that time, MMC will have submitted its complete IDP. The discussion will be focused on newly updated sections of it including the Regulatory Framework and the Neighborhood Engagement Process. It is anticipated that a Planning Board hearing will be held in September.

The group agreed that MMC will hold its next larger Public Meeting in early September before the September Planning Board hearing.

- III. Neighborhood Engagement Discussion. MMC reached out to the group members to solicit input on a neighborhood engagement process to be put in place moving forward.
  - On a quarterly basis, MMC's Chief Operating Officer (COO) shall host a group meeting comprised of the following members:

- ✓ the President or Chair (or a designee of the same) of the following Neighborhood Associations: St John Valley, Western Promenade, West End, Parkside, and Libbytown
- ✓ The Director of Planning at the City of Portland, and,
- ✓ The District 2 Portland City Councilor

The group shall develop a Charter by which these quarterly meetings shall be conducted. The Charter and the meeting minutes shall be delivered to the City Neighborhoods and Island Liaison within 30 days of their adoption.

- In addition, the group shall annually complete a “checklist of actions” to be addressed by the group and the completed checklist shall also be filed with the City.
- To further an open dialogue, MMC will engage neighbors in more routine dialogue during major planning efforts.
- During construction, MMC shall provide contact information for a designated community liaison on its website for day-to-day inquiries and comments. Inquiries and comments shall be logged by MMC and responses shall be provided by MMC in a timely fashion.
- MMC shall employ social media to make information about any pending project readily available to the public. This shall include a dedicated website page and a dedicated email address for residents to ask questions, provide suggestions or voice concerns.
- Finally, MMC will set up a text alert system to notify any subscriber of advance construction impacts which may be necessary during construction.

IV. Libbytown Traffic Study Update: Zack Barowitz requested the opportunity to discuss the Libbytown Traffic Study. He informed that the Study has funding from PACTS and will be looking at the feasibility of two way traffic on Congress and Park where currently a one way traffic pattern is in place. He stated there would be no closing of the ramps proposed during this updated study. Jeff Sanders indicated that Walter Pochebit or Dennis Morelli, on behalf of MMC, would participate in any scheduled meetings.

During this discussion a question was raised about the traffic study information to be presented by MMC in connection with the IDP. MMC will be presenting baseline data relative to traffic in the IDP and will provide project specific data during site plan review in connection with an applicable Traffic Movement Permit (TMP). Tuck explained the difference between TDM and TMP and indicated that specifics are provided at the time of Site Plan Review but that overarching policies are to be included in the IDP on both issues.

A question was raised about the location of the MMC future parking structure and Jeff indicated that negotiation was still ongoing to locate the garage at 222 St. John Street.

V. Questions posed by Tim McNamara: Tim raised several issues during the meeting as follows:

If MMC originally was willing to confine its development to the boundary of its contract zone, and if MMC has no plans to expand outside of that area, whose idea was it to develop an IOZ boundary? Tuck explained that the City Planning Staff requested MMC explore the IOZ model as Planning does not believe contract zoning is productive zoning. The IOZ offers institutional flexibility with neighborhood certainty around future development. The City Council has adopted the IOZ model.

Tim asked why the area is being referred to as a “medical district?” Councilor Thibodeau indicated that it doesn’t matter what it is called but what the outcome is. He expressed his excitement about how this area can be positively approached through investment. The term “medical district” was used early on to convey possibility for MMC or others to create a vision for transformation.

Such transformation would include an active streetscape. Jeff Sanders indicated that MMC and the neighbors have the same goals: to make Congress Street more welcoming than it is today and, to the extent possible, support retail at pedestrian levels along Congress Street. It is about enhancing and preserving the neighborhood, not about unnecessarily displacing existing buildings.

Councilor Thibodeau feels that this IOZ will be great for the neighborhood. He recognizes that neighborhoods need businesses to create a sense of community – things like Salvage BBQ and Pizza Villa. He hopes to work with Greg Mitchell of the City’s eco-devo department to assist with further economic development in the area. The neighbors are concerned this IOZ will set forth a negative chain of events. Anne Pringle questioned this: isn’t it better to know where expansion possibilities exist than not?

The question came up about the requirement of a 1:1 replacement of retail and housing. Jeff indicated that MMC is subject to Housing Replacement Ordinance and that a 1:1 replacement is nowhere applied in the city. He is not sure how such a policy would be administered.

There was general agreement that on some issues the members of the group would recognize consensus would not be reached and that it was ok to agree to disagree.

VI. Adjournment