



August 2, 2017, 12:00pm – 1:00pm
 Maine Medical Center
 East Tower Classroom #3

Minutes

Attendees

Carrie Logneck
 Moses Sabina
 Jeff Keilman
 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 indicated the Planning Board will be holding a workshop on August 8, to be followed by a hearing in early fall. Thereafter the Regulatory Framework will be presented to the City Counsel. Jeff Sanders indicated the status of the CON at the state level was going very well, with an expected approval in the fall as well. It is also expected that construction will commence in March 2018.
- III. Institutional Development Plan/ Regulatory Framework: The Group had been provided a copy of the DRAFT IDP/Regulatory Framework and Jeff Sanders opened the floor for discussion. A number of questions were raised and a great discussion was had, as follows:

- Can we comment on site plan issues? Tuck responded that MMC has been meeting with the Expansion Group, the City Staff and the Planning Board to finalize its overarching IDP. Specifics will be addressed at the site plan stage of the process.
- Why isn't the Mercy Hospital State Street site or industrial lots on St. John Street or other lots along Congress Street considered for inclusion in the IOZ? The IOZ as presented reflects the most logical areas for the Hospital to grow given adjacencies and the need for clustered services within a hospital structure. MMC has already planned to move 500 IT jobs to Westbrook.
- What about the Maine Eye and Ear lot? What is its use? MMC has no knowledge of that lot or its ownership.
- What is the future of Holt Hall? MMC currently utilizes that building and its use will remain for the future. MMC is really stressed for space and the MOB at 887 Congress Street is bursting at the seams.
- Jeff Keilman explained that the Regulatory Framework is your traditional zoning component - it defines geography of the zone, heights, setbacks and uses. It may alter zoning requirements of the underlying zones.
- Shouldn't there be a larger transition on the Gilman Block. The City has been satisfied that MMC made its case through Design Criteria for the transition on the Gilman Block.
- Is there an intended "step down" for the transition zones? Yes and that is reflected in the heights. There is consideration of whether to include a maximum story requirement.
- Aren't the stories of different buildings of differing overall heights? Yes.
- Will retail be required on the first floor? Tuck explained that there will be a street activation requirement. This is not necessarily retail and it would not be good planning to require continuous retail on the ground floor of every building. Activation could also include landscaping, parks, building entrances, etc. The City does not want to create empty storefronts.
- What about housing being developed in this area? MMC is not in the business of developing housing. To the extent MMC removes housing units, it is subject to the City's Housing Replacement Ordinance.
- Can any Housing Replacement funds be used in the St. John Valley neighborhood? Spencer Thibodeau would be in favor of this. He would need to address it with Jon Jennings and the Chair of the Housing Committee at the City.
- Will Design Guidelines apply to the parking garage? Jeff Keilman indicated the Design Guidelines provide a blueprint for architectural design in the future.
- Will the Neighborhood Engagement continue throughout the project? Yes. The Neighborhood Engagement process is set out in the IDP based upon the Expansion Group's recommendation and agreement.

- Page 59 of the IDP indicates that MMC's share of traffic volume at Congress/St. John during peak Pm is 150%. That is an error and will be clarified by the traffic engineer.

IV. Adjournment. Prior to adjourning, Jeff Sanders indicated MMC intends to hold a final larger neighborhood with a date TBD.