

Expansion Group Meeting

May 2, 2018, 12:00pm – 1:00pm

Maine Medical Center

Dana Center Classroom 1

Minutes

Attendees:

Emma Holder	Spencer Thibodeau
Alva Davis	Adam Parris
Anne Pringle	Dick Parsons
Brett Gabor	Tuck O'Brien
Lin Parsons	
Moses Sabina	
Garry Bowcott	
Penny St. Louis	
Walter Pochebit	
Matt Wickenheiser	
Jeff Sanders	
Zack Borowitz	

I. Welcome

Jeff Sanders extended a welcome to the attendees.

II. Miscellaneous

Jeff informed Emma that MMC would not be installing PV Arrays on the roof of the visitor garage at this time due to budgetary constraints. However, the garage is being built to accommodate such installation in the future. Emma disagreed with the cost projections represented by MMC. Jeff will provide a high level assessment of costs as determined by MMC but declined to release proprietary information on purchasing power of MMC. Spenser informed Emma could also get a good indication of costs by looking at two City projects – one on top of a parking garage at the City Jetport, and one at the transfer station on Riverside Street. In addition, the City's Sustainability Committee will be looking at the solar potential in its upcoming meetings.

Zack asked for an explanation on the process for responding to Neighborhood Association formal written correspondences. Jeff indicated the letters should be sent to Walter Pochebit and the preferred approach is to discuss the content at the Expansion Group meetings with the representatives thereafter relaying the information to their respective constituents. Jeff also again offered to attend any Neighborhood Association meeting if that would be useful.



III. City Update

Tuck informed that the City continues to work with MMC in anticipation of Phase II and III Site Plans. He also noted that the Historic preservation Board reviewed designs for the Employee Garage and offered feedback to assist MMC in bringing its design forward. The view that is most visible is from Veterans Bridge and MMC needs to be careful not to misdirect people to the employee garage as a result of too much signage on the visitor garage. The HP Board reviewed the plan in light of HP standards as well as those guidelines contained within the IDP. Portland Planning Staff will be summarizing the HB Meeting and submitting a memo to the Planning Board. The long views of the Parking Garage discussed at the meeting are attached.

IV. Detours and Crane Erection

Congress Street

Dick Parsons and Adam Parris from Turner Construction updated the Group on the construction logistics which will begin Monday May 7. Congress Street will be closed from May 7 – through June 28 (at the latest) to allow for the erection of a large crane and the addition of floors on top of the existing visitors garage. Putting the crane together will take 4 full days (6am – 5pm, generally although the first couple of days the crew may work until 6pm). Approximately 8 tractor trailer trucks, per day, will be travelling to the site next week to allow for the erection of the crane. Otherwise, materials stored on West Commercial Street will be delivered to the site, as needed, as the work progresses. Depending on the progress of the work, trucks will be arriving every ½ hour to hour at the Congress Street site.

Detour route signage has been erected and is ready for Monday. The State of Maine Department of Transportation, working with City Traffic engineers and MMC, have set out the best routes for the detours to occur and for the deliveries to be made. Careful planning went into arriving at the present plan.

The construction will continue as expeditiously as possible. Wind is the main factor that could potentially cause work to temporarily cease. Current work schedule is Monday through Saturday.

Wescott Street

A portion of Wescott Street has already been shut down and a detour has been established. A much smaller crane is able to handle the work of adding the additional floors to the East Tower.

For construction related issues, there are contact numbers on the MMC Modernization website, as well as on the City's website.

V. Western Prom Improvements

Jeff Sanders thanked everyone for their input to date and he indicated the following items are being addressed by MMC: improved lighting along the various paths to campus from St. John Street; the division of work between MMC and the City to improve and maintain the path along the western prom; improved crosswalks; bike storage capabilities at the employee garage and on campus; electric car charging stations in the visitor and employee garages. It was agreed that for those who wish to attend, a site walk of the area could be planned by starting next month's meeting a bit earlier.

VI. MMC Property Acquisitions



A question was raised as to when MMC need to disclose its property acquisitions. Jeff Sanders referenced the IDP and indicated the hospital must annually submit to the City a listing of the properties it has acquired in the City of Portland during the preceding year. Review of the IDP will be consulted to see if this list is submitted in January of each year or on the anniversary date of the IDP approval. Tuck O'Brien indicated the parties could always agree to some other process in addition to the annual reporting. A question was raised as to whether the leasing of property by MMC was also to be included in the list. Moses was concerned that if MMC acquired property they would then sit "dark". Jeff Sanders indicated that would not be MMC's intent and Tuck stated that future uses of acquired properties would need to be consistent with the policy statements in the IDP.

VII. Other Topics

Emma indicated she was provided a letter from Tim Soley about MMC taking over the leases at 222 St. John Street. Jeff Sanders informed this would be happening on August 1, 2018 and there is no intention to displace tenants. The only proposed reuse of the property would be to fit up space for a staff Wellness and Fitness Center.

The next meeting will include a discussion of Complete Streets and how MMC will address that policy in its employee garage site plan.

Meeting was adjourned at 1:10 pm.

Link to project:

<https://mainehealth.org/maine-medical-center/newsroom/modernization>

