

## **Expansion Group Meeting**

October 3, 2018, 12:00pm – 1:00pm

Maine Medical Center

Dana Center Classroom 1

### **Minutes**

#### Attendees:

Emma Holder	Anne Pringle
Lin Parsons	Nell Donaldson
Brett Gabor	Spencer Thibodeau (phone)
Moses Sabina	Tuck O'Brien
Garry Bowcott	Caitlin Aceto
Penny St. Louis	Alva Davis
Dennis Morelli	Dominic Gagnon
Jeff Sanders	Al Green
Matt Wickenheiser	Walter Pochebit
Aaron Ledbetter	

#### **I. Welcome**

Jeff Sanders extended a welcome to the attendees and introduced Aaron Ledbetter, Administrative Fellow.

**II. Congress Street Tower Site Plan** was reviewed. The anticipated schedule for the project was delineated as: late fall/winter 2019 demolition of garage; early 2020 site work prep; 2021 structure; 2023 completion/commissioning. During construction contractors will park offsite.

The preliminary traffic management plan associated with the Congress Street Tower was reviewed. 2 way traffic on Congress and Gilman will be maintained; fencing will run alongside Congress and Gilman; it will be noisy during deconstruction of the Employee Garage but MMC's team is working to minimize negative impacts; deconstruction of the garage will start from Gilman and proceed toward Congress; hours of work is not definite but possibly 7am-3pm and the work hours will occur within the city required 7am – 7 pm.

Site work: there will be a 3 foot deep solid slab to hold the new structure; there will also be a retaining wall on the back side

Building structure: there will be a large crane in place on Congress in the Fall 2020; street shut down to bring crane onto the property but thereafter no shut down of roads; base of building will allow an additional 5 stories to be built in future

Pedestrian: raised pedestrian plaza landscaping on corner of Congress and Gilman – raised for seating; existing powerlines will be underground; suggestion to box trees in to keep from dying – City has set standards now to address that; Emma suggested the importance of bike lanes on both sides of Congress

North facing building: 8 story tall atrium with glass skylight; LEED silver certified building-30% reduction in water, 15% reduction in power and 40% reduction in lighting; roof garden with small walking path which can be used by both visitors and staff.

Transportation (Gorrill Palmer): TMP requirement is 100 trips per day at peak hour – provided by MDOT – delegated authority to City for review; turning study done – question why 295 on and off ramps weren't included in study – City will have an answer at the next meeting or at the planning board; two paths for shuttle buses from 222 St. John Street to the main campus is expected to be - right on St. John to Danforth to Western Prom and left on St. John to A Street to Gilman- suggestion that A Street also be added to the study; keep in mind with new garage there will be 1200 less employees traveling on Congress.

Employee garage will have license plate recognition software to prevent unauthorized use. The first City workshop for the Site Plan is scheduled for October 23. MMC will be holding its required neighborhood meeting mid-October

### **III. Committee Charter**

Discussion was had regarding survey results collated by Nell. The City will take the lead on first draft of the Charter. City will work with Aaron and smaller subgroup – Emma volunteered to help and anyone can contact Nell for input.

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

#### **Link to project:**

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