

Level III Site Plan Neighborhood Meeting

October 17, 2018, 5:30PM – 7:00PM

Maine Medical Center – Congress Building Site Plan Application

East Tower 2 & 3

Minutes

Attendees:

Karen Snyder Troy Bennett Steve Whittier George Rheavld Kris Hall Thomas Cummings	Richard Parsons Gregg Scholler Dominic Gagnon Matt Wickenheiser Randy Dunton Jeff Sanders Al Green Dennis Morelli
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I. Welcome

Jeff Sanders extended a welcome to the attendees and discussed the objectives and previewed the content of the presentation.

II. Project Background and Need & Review Process

- MMC struggles to meet the daily patient care need due to capacity limitations created by semi-private rooms.
- A neighborhood attendee questioned the validity and statistical significance of the information MMC shared on a slide demonstrating a day at MMC. MMC explained the information is an example of a typical day at MMC and not meant to be statistically significant but that it is a scenario that MMC experiences often.
- Staff at MMC park in one of 8 different locations near MMC's Bramhall campus. This is a neighborhood and staff dissatisfier.
- City of Portland review of MMC's facility project is broken down into three site plan applications: 1. East Tower & Visitor garage (approved), 2. St John Garage (approved), 3. Congress Building (application submitted).
- Neighborhood attendees had several questions about the orientation of the proposed MMC buildings, the institutional overlay zone (IOZ), and the improvements to the right-of-way that were approved as part of the St John Street Garage site plan. Others questions were as follows:
 - Q: Why didn't MMC build a bigger garage?
 - A: MMC feels that the proposed garage is sized appropriately for MMC's needs.
 - Q: Will the garage be built of quality materials that last a long time?
 - A: Yes. Adhering to recommended maintenance schedules is also important when considering the lifespan of any building. MMC intends to adhere to all recommended maintenance schedules.
 - Q: How close is the proposed garage to the 222 St John historic building?

- A: Less than 100'. MMC presented to the Historic Preservation board as required by City of Portland regulations.
 - Q: What beautification efforts are planned in the neighborhood?
 - A: The Planning Board approved plans submitted in MMC's St John Garage site plan application to replace broken or unsafe sidewalks, improve lighting, and add pedestrian street crossings between the new garage and MMC's Bramhall campus.

III. Design

- MMC reviewed the proposed design drivers of the Congress building, shared renderings of the proposed buildings, and discussed how each of the design guidelines outlined in MMC's institutional development plan (IDP) are met.
- A neighborhood attendee commented on the design of the building's façade at the street level on the corner of Gilman St and Congress St. The attendee felt that the design guideline to limit blank facades was not met by the proposed design. MMC shared that the employee entrance was added in part to address and meet the "limit blank facades" design guideline.
- One resident questioned the need to remove a large tree; MMC responded with information about trees being added and the inclusion of 2 green rooftop gardens in the new building's design.
- The trees being planted in front of the building will be approved by the City of Portland arborist.

IV. Construction Management Plan

- A representative of Turner construction provided some background on Turner construction, an overview of the project timeline, and logistics required to complete the project. The project is anticipated to be 36 months in duration.
- The topic of property surveys was discussed: Turner does not anticipate vibrations from construction activities to impact the adjacent properties. In order to ensure that adjacent properties are not impacted, vibrations monitoring devices will be placed around the construction site and building foundations will be installed using a screw-auger rather than an impact hammer. No blasting will occur during this project.
- City of Portland allows construction crews to work between 7:00AM – 7:00PM on weekdays. Turner will work within these times but anticipates the occasional weekend work will need to be completed.
- One resident had questions regarding MMC's future development plans, after Phase III. Response was that this is it for foreseeable future for this campus, but that additional floors to new Congress Street Building would be next logical expansion area.

V. Traffic

- MMC outlined the methods used to develop to complete the traffic analysis and shared the results of the analysis.

- MMC does not anticipate a significant increase in overall traffic as a result of the project. Traffic volumes will be redistributed from the MMC parking garage to the future St John St. garage and Bramhall St entrance to the future Congress St entrance.

VI. Communications

- For more information and on-going updates, anyone can visit MMC's website to sign up for email and text alerts: www.mmc.org/modernization.

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>