

Neighborhood Meeting

June 25, 2017, 5:30PM – 6:30PM

Maine Medical Center

Dana Center Auditorium

Minutes

Attendees:

Alan Prosser	Dennis Morelli	Randy Dunton
Beth Prosser	Dominic Gagnon	Mark Wilcox
Tessa Metcalf	Dave Senus	Barry Sheff
Dan Chase	Gretchen Giumarro	Tuck O'Brien
Deborah Heald	Dave Thomas	Matt Wickenheiser
Tyler Brinkmann	Travis Kirby	Matt Tonello
Jeff Sanders	Todd Neal	
Walter Pochebit	Larry Bartlett	

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.
- Staff at MMC park in one of 8 different locations near MMC's Bramhall campus. This is a neighborhood and staff dissatisfier.
- Based on observations and reports from patients and staff, the current patient parking deficit is approximately 25 spaces; the staff parking deficit is approximately 220 spaces.
- 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 (application submitted), 3. Congress Building (application pending).
- Attendees had questions about the placement of the proposed staff garage and whether the South Lot was considered.
- Attendees had questions about whether the proposed staff garage extends behind the historic building structure at 222 St. John Street; MMC team clarified that it does not and is separated by approximately 65'.

III. Transportation Demand Management & Traffic

- MMC's TDM program ("Get on Board!") has been in place since 2008. There are several enhanced and new programs being put into place now. These are outlined in the site plan application for the St John garage.
- The shuttle entrance to the garage will be on the ground floor and accessed via the driveway at Margarita's. The primary commuter entrance will be off of St John St near the existing Eagles building.

- MMC is proposing placement of a permanent traffic signal at the primary garage entrance and St John St.
 - Attendees asked MMC to consider a blinking yellow light during off-peak hours.
 - Attendees had concerns about the ability of tenants at 210 St John to back out of the driveway onto St John St safely.
 - Attendees shared concerns about the permanent loss of on-street parking in the area of the lane reconfiguration. MMC estimates that the number of on-street parking spaces that will be removed is between 10-13. MMC will follow up with City to understand protocol and property owners to discuss the loss of on-street parking further.

IV. Right of Way Improvements

- Potential walking paths from the proposed garage and the Bramhall campus were identified in MMC's Institutional Development Plan. MMC has evaluated the existing conditions of those pathways and identified areas in need of repair. MMC reviewed the repairs that are planned.
 - Attendees asked about the potential walking pathways and the unofficial pathway across the vacant lot adjacent to the Florence House. The unofficial pathways will likely remain until the owners of that property develops the site.
 - Attendees asked if there are any considerations of making "C" Street a 2-way road; Tuck O'Brien (City) noted that there are no current plans that he was aware of to change "C" Street.

V. Landscape Architecture

- An overview of the location and type of planting proposed was reviewed.
 - Attendees shared concerns about the invasive nature of the proposed plantings, specifically Honey Locust. MMC will review the plantings and avoid those which are not approved by the City of Portland.
 - Attendees asked about the proposed grade change behind 210 St. John Street; MMC team explained the grade change that will occur in this area along with improvements to drainage, addition of a privacy fence, and addition of plantings at the rear of these properties if amenable to property owner.

VI. Construction

- Proposed construction plans were shared and are as follows:
 - Work Hours – 7 a.m. – 6 p.m., Monday – Friday.
 - Rare weekend / Holiday work, with advance notice, start after 8 a.m.
 - Pile Driving will create noise, vibration – will fast-track by using 2 crews, October. 2018 - December. 2018 (est.)
 - Vibration monitoring to involve adjacent property surveys.
 - Dust Control – Tarped dump trucks; on-going sidewalk and street cleaning; use of wetting agents; covering stock piles.
 - No smoking allowed on site.
 - Contractor parking not allowed on adjacent public streets.

- The proposed construction traffic route utilizes the Veteran's bridge and St John St. The main site access will be through the north-end of the existing Eagles parking lot. Secondary site access will be through the Margarita's entrance. Flaggers will be in place to facilitate safe traffic flows during key times of construction.
 - Attendees asked about an alternative site access through the Ferguson property to the south of the construction site. MMC has approached the property owner who shared concerns about the impact on the traffic associated with the plumbing supply business there. MMC is unable to use this access point for construction traffic.
- Attendees were interested in the core samples taken during pre-construction. Representatives from Consigli construction explained that geotechnical borings have occurred on the site and bedrock is approximately 50' below grade.
- Attendees asked if the construction plan has been approved by the City; MMC clarified that the construction plan has just been submitted to the City and is now under review.

VII. 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. In addition, the project Manager, Tim Braun, can be reached for serious and immediate issues at 207-671-8919.

Link to project:

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



MAINE MEDICAL CENTER NEIGHBORHOOD MEETING
222 ST. JOHN STREET | STAFF PARKING GARAGE
JUNE 25, 2018 | 5:30PM
SIGN-IN SHEET

Name	Address	Email
1. <u>Alm Prosser</u>	<u>195 St John St.</u>	<u>7761316</u>
2. <u>Beth</u>	<u>Portland</u>	
3. <u>JESSA METCALFE</u>	<u>190 VALLEY -</u>	<u>JMETCALFE @ AVESTA HOSPI. ORG</u>
4. <u>Dan Chase</u>	<u>210 St. John St.</u>	<u>dchase26@gmail.com</u>
5. <u>Deborah Heald</u>	<u>213 St. John St.</u>	<u>deborahheald@gmail.com</u>
6. <u>TYLER BRINKMAN</u>	<u>210 Valley St.</u>	<u>charliebrinkmann@yahoo</u>
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