



# Planning Board Workshop

**Maine Medical Center Site Plan Application #1  
East Tower & Visitor Garage Overbuilds**

February 27, 2018

PATIENT  
CENTERED

RESPECT

INTEGRITY

EXCELLENCE

OWNERSHIP

INNOVATION

# Contents

- Introduction
- What We Did Last Time
- Planning Board Questions That We Will Address
- Design
- Sewer / Stormwater
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Act with  
kindness and  
compassion.

Be an active  
listener.

Be a role  
model.

Set high  
standards.

Take  
responsibility.

Embrace  
change.

# What We Did Last Time

- Site Plan Timeline
- Construction Timeline
- Design Review
- Existing Retail Space
- Helipad Review
- Construction Management Plan Review

Act with  
kindness and  
compassion.

Be an active  
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Be a role  
model.

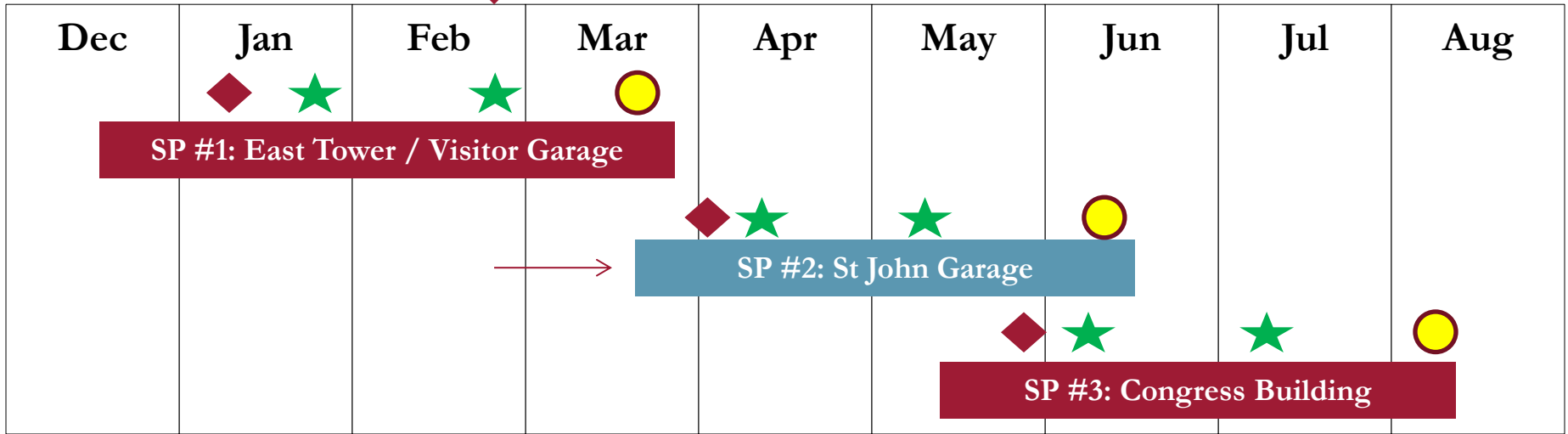
Set high  
standards.

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# Site Plan Timeline

TODAY



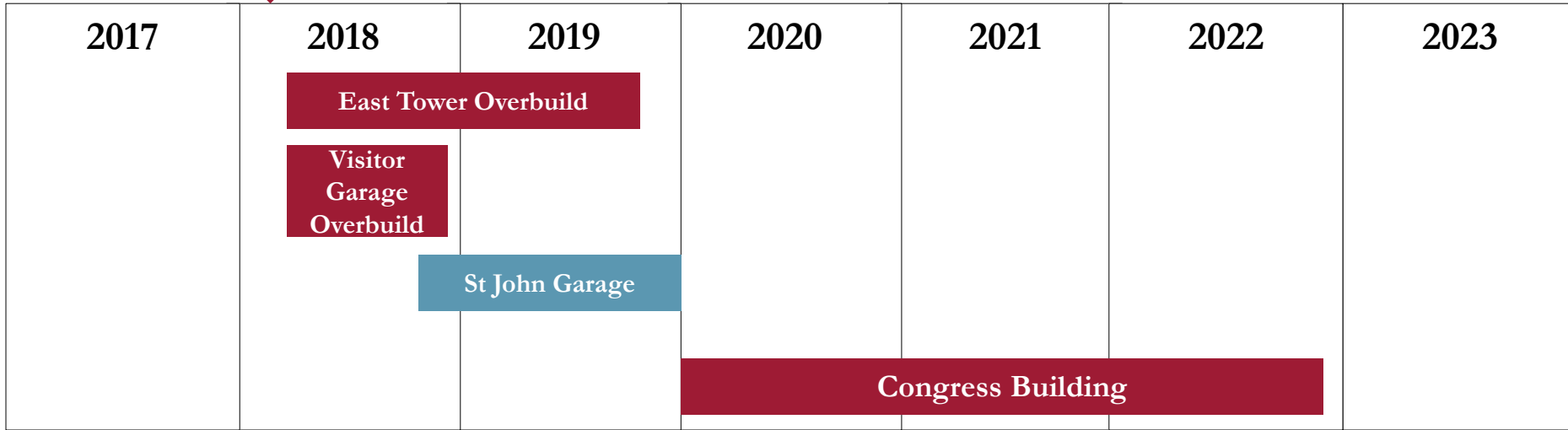
**Legend**

- ★ Planning Board Workshop
- Planning Board Hearing
- ◆ Neighborhood Meeting




- Act with kindness and compassion.
- Be an active listener.
- Be a role model.
- Set high standards.
- Take responsibility.
- Embrace change.

# Construction Schedule Overview

TODAY



**Legend**

-  Planning Board Workshop
-  Planning Board Hearing
-  Neighborhood Meeting

- Act with kindness and compassion.
- Be an active listener.
- Be a role model.
- Set high standards.
- Take responsibility.
- Embrace change.

# Helipad Review

- Anticipated increase in helicopter traffic
- Two pads = reduced helicopter shuttling from the jetport
- Additional route to deal with high-wind situations
- No change in sound profile overall
- Helipads are for emergency patient care **ONLY**

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# Construction Management Plan Review

## Turner Construction Background

- Healthcare construction
- Parking structure overbuild work
- Clinical overbuild
- Congested city environments

## CMP Approach & Challenges

- Minimize impacts to surrounding area
- Open and transparent communications
- Maintain hospital operations
- Safety

# Turner

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Take responsibility.

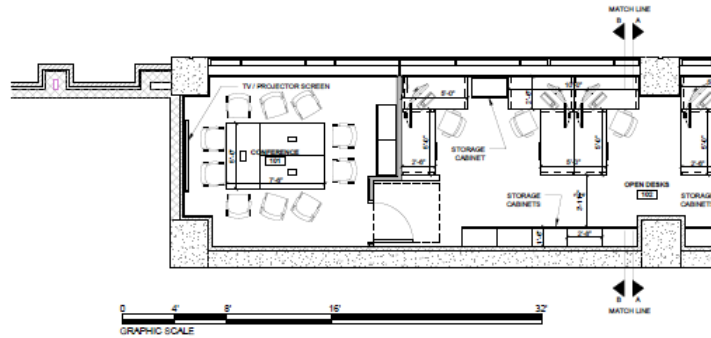
Embrace change.

# Congress St Retail Space

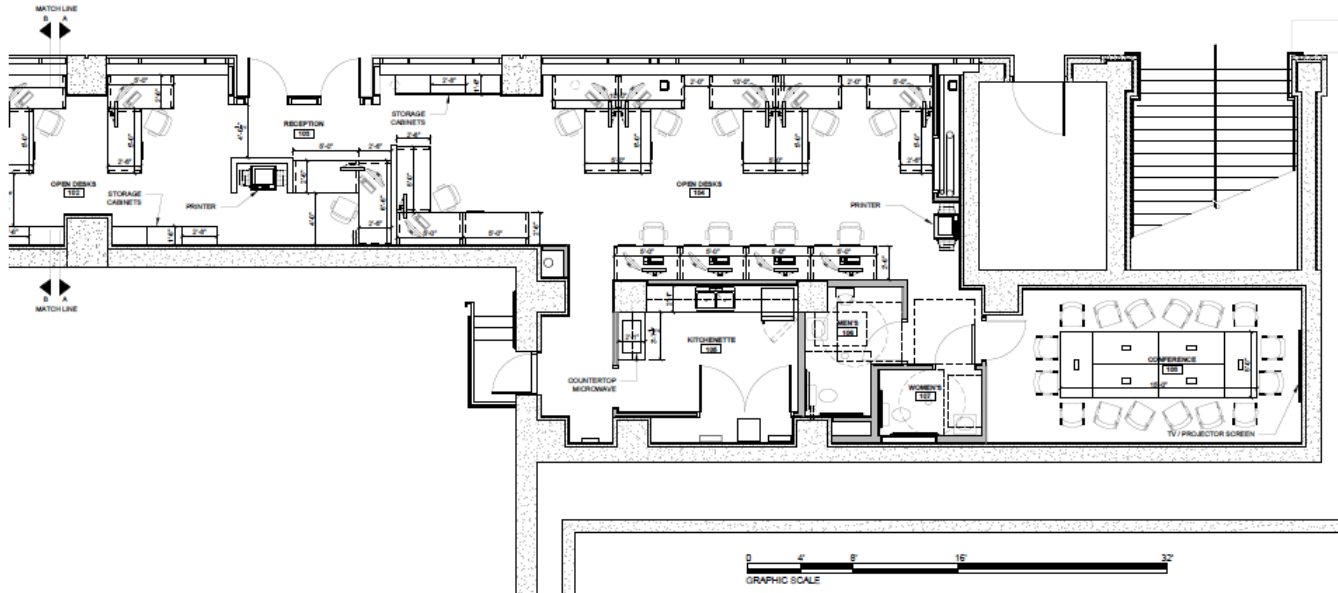
Congress St



WALL LEGEND	
	EXISTING WALL
	NEW WALL



2 FIRST FLOOR FURNITURE PLAN - PART B  
1/17/17



1 FIRST FLOOR FURNITURE PLAN - PART A  
1/17/17



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CONSULTANTS:

REVISIONS:

DATE: 16 FEBRUARY 2015  
PROJECT No.: 1008  
DRAWN BY: RST, RJS  
CHECKED BY: RJS  
SCALE: AS NOTED

SHEET TITLE:  
FURNITURE  
PLAN

A1-1



# What We Heard from You Last Time

- How will parking be accommodated during the Visitor Garage project?
- Are there any changes planned for the current entrances facing the West End?

Answered in the following slides:

- How does design blend with existing buildings?
- What are alternative East Tower designs?
- How can visual interest be added to the Visitor Garage?
- How does the proposed design tie into future designs?
- What is the detour for Congress St closure?

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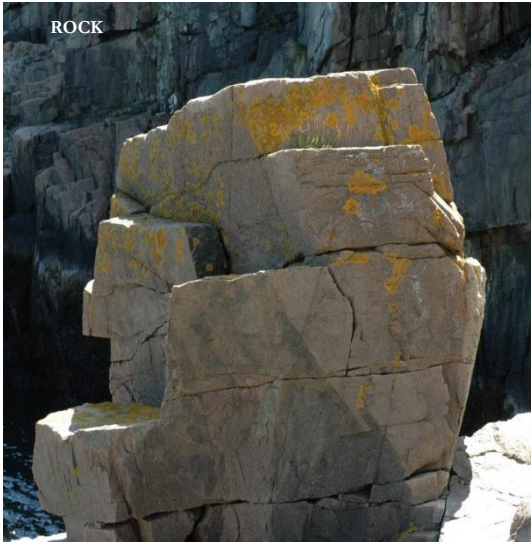
Embrace  
change.

# Design

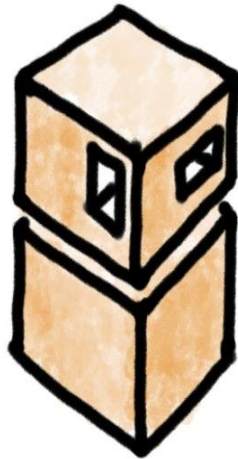
Jeff Keilman, Architect, Perkins + Will

**Be a role model. Take responsibility. Set high standards.**  
**Embrace change. Be an active listener.**  
**Act with kindness and compassion.**

# CONCEPT DIAGRAMS



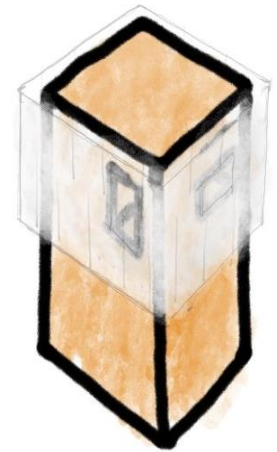
SOLID HEAVY



SOLID / LIGHT



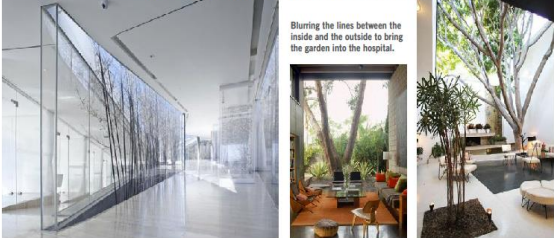
ETHEREAL



# CONCEPT DIAGRAMS



**INTEGRATION OF INSIDE AND OUTSIDE**

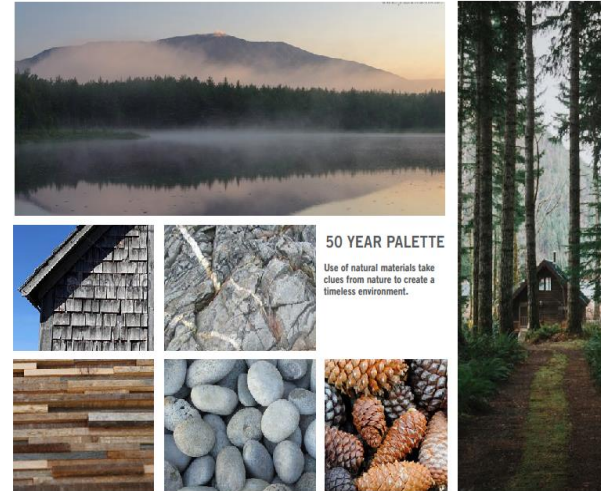


Blurring the lines between the inside and the outside to bring the garden into the hospital.



**CIRCULATION**

**MATERIALS INSPIRED BY MAINE**



**50 YEAR PALETTE**

Use of natural materials take clues from nature to create a timeless environment.

Act with kindness and compassion.

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# East Tower

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# FLOOR PLAN

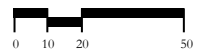
Views to White Mountains



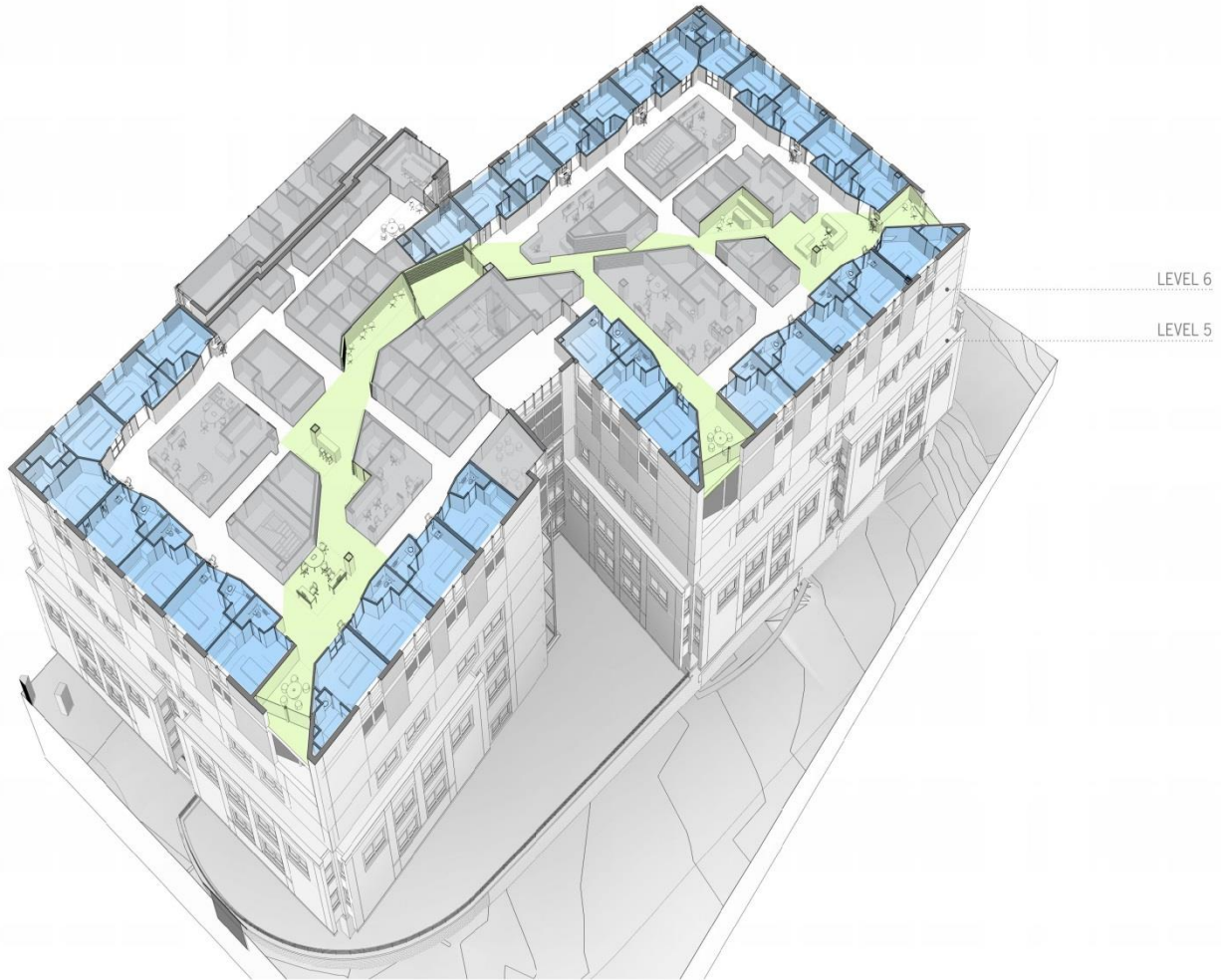
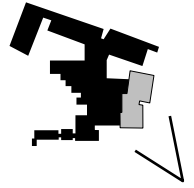
Views to Casco Bay



Views to Portland Water Front



# AXONOMETRIC

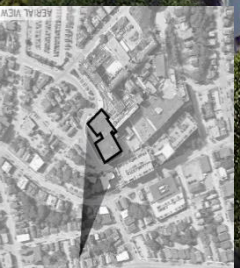










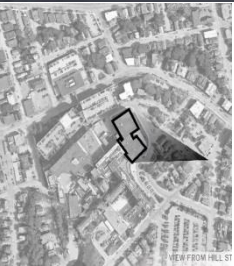












## Bramhall and Hill Street





## Bramhall and Hill Street



1. YE A  
(ry)  
three  
to the  
it going

1. Do you want to include  
them on this chart?  
2. Which one do you  
like?  
3. What is the best  
to do?  
4. How do you  
feel about  
it?  
5. What  
should  
I change?











ATMOSPHERE

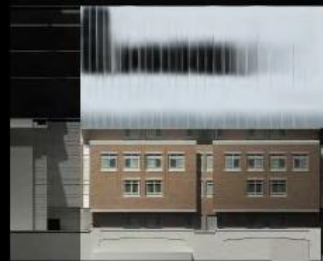
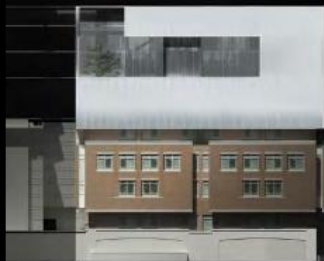


ATMOSPHERE





# East Tower Concepts





# Visitor Garage

Act with kindness and compassion.

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# Existing



Proposed



# Visual Interest - Banners

WHITE BANNER



DARK BANNER



# Visual Interest – Vertical Panels

WHITE VERTICAL SCREENING - PROPOSED



GRAY VERTICAL SCREENING - ALTERNATIVE



# Fall Prevention





# Alignment with Future Designs

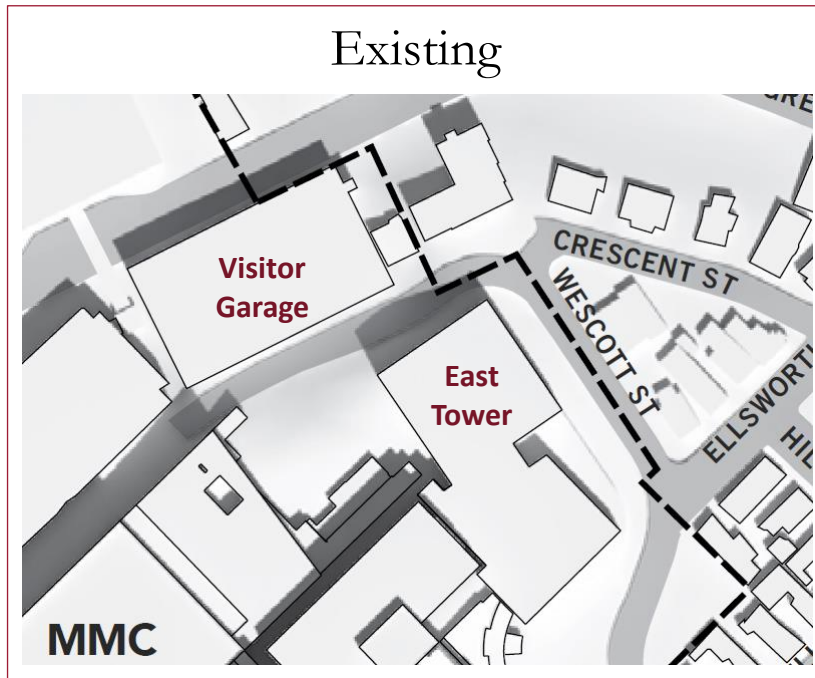


# Sewer & Stormwater

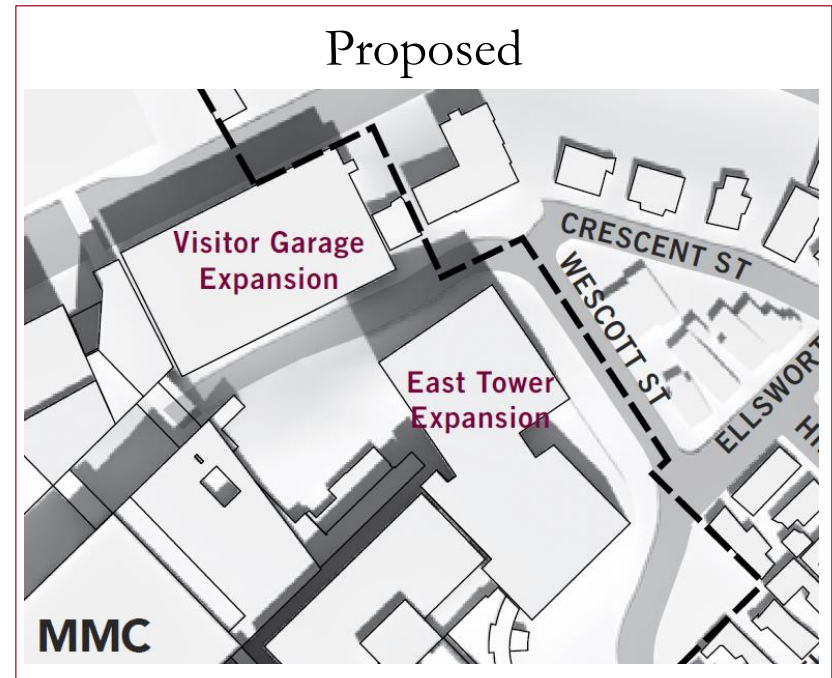
Dan Riley, Senior Project Manager, Sebago Technics

**Be a role model. Take responsibility. Set high standards.**  
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**Act with kindness and compassion.**

# No Change to Impervious Surface



Source: IDP Fig.5.17 Shadow Study / Existing Conditions (June 21, noon)



Source: IDP Fig.5.18 Shadow Study / Proposed (June 21, noon)

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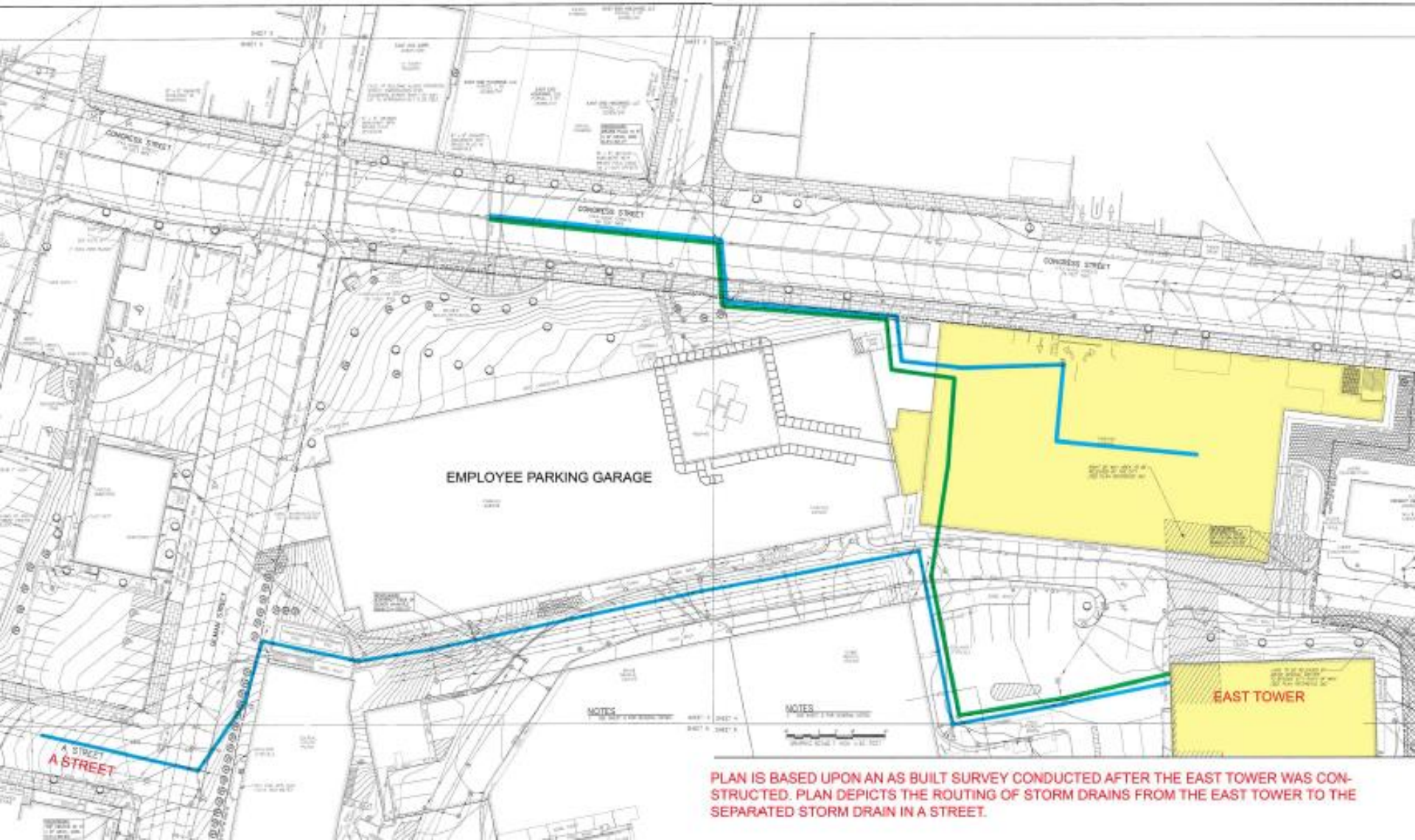
Take responsibility.

Embrace change.

# Existing Conditions

Stormwater

Sewer



PLAN IS BASED UPON AN AS BUILT SURVEY CONDUCTED AFTER THE EAST TOWER WAS CONSTRUCTED. PLAN DEPICTS THE ROUTING OF STORM DRAINS FROM THE EAST TOWER TO THE SEPARATED STORM DRAIN IN A STREET.

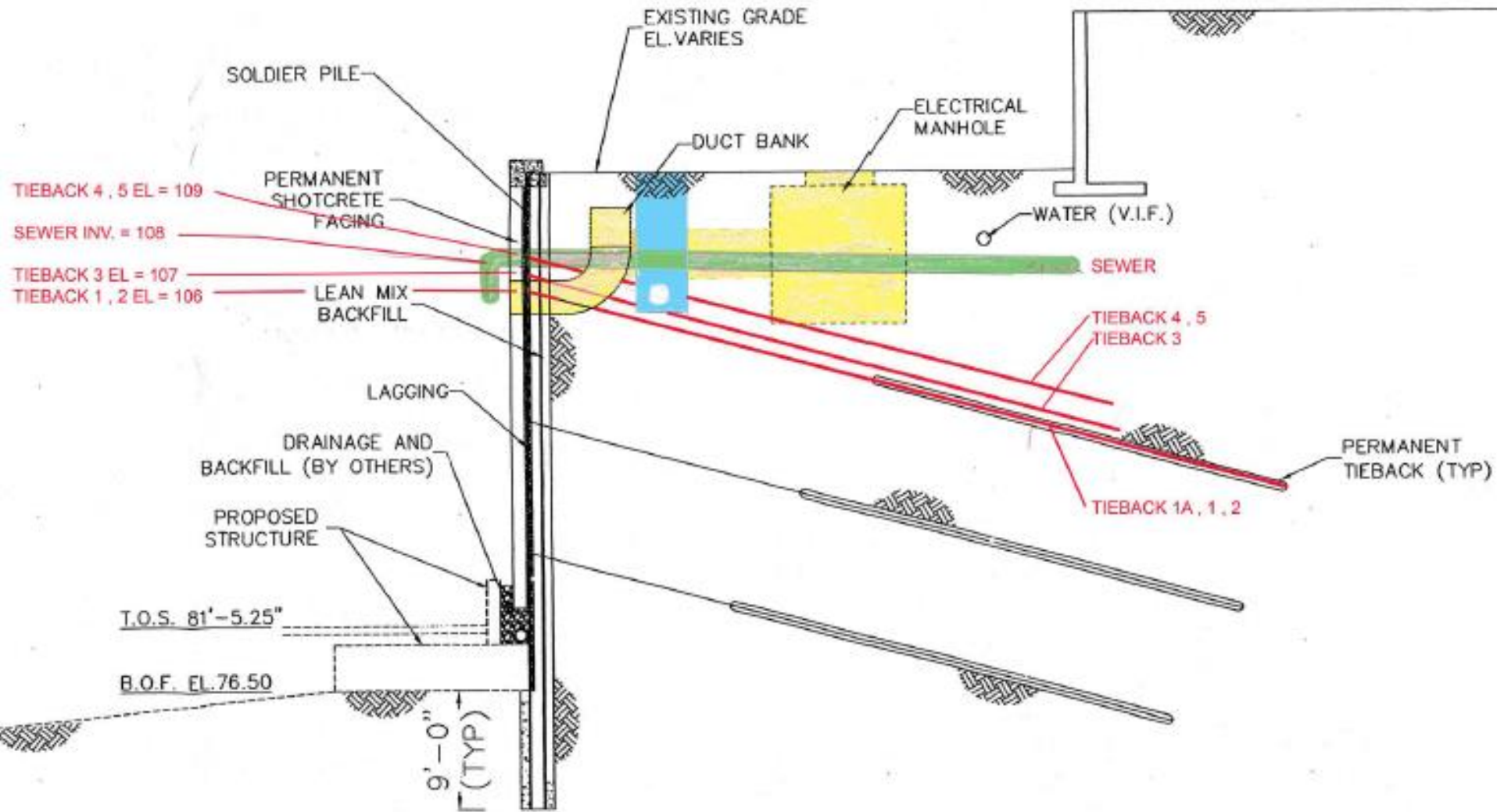
# Site Detail with Tieback Locations

Stormwater

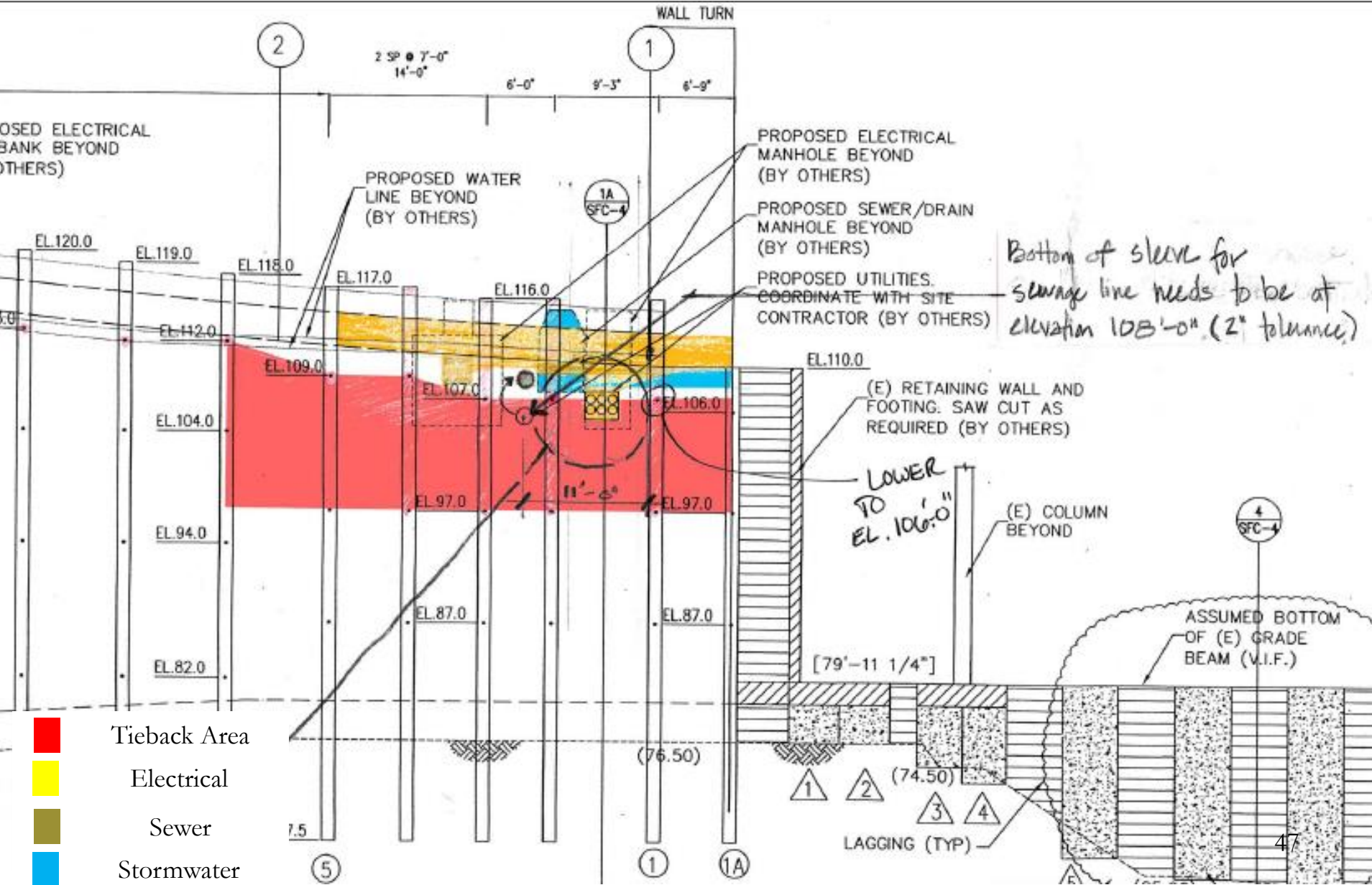
Sewer



# Site Detail with Tieback Locations Cont.



# Site Detail with Tieback Locations Cont.



# Sewer & Stormwater Summary

- Significant safety and liability concerns with redirecting existing infrastructure
- Not feasible to connect to A St separated system
- Need further discussion with the City

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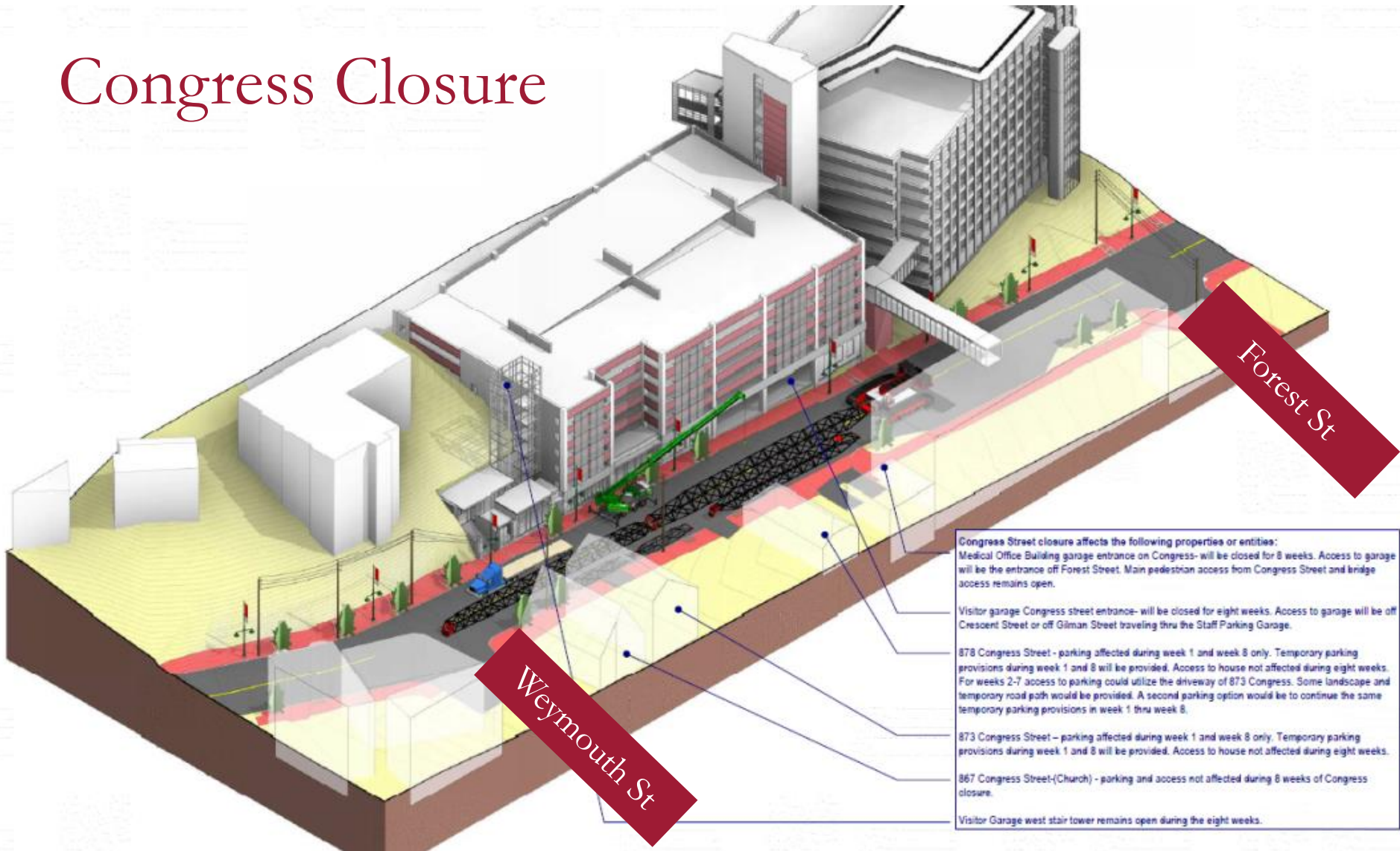


# Congress St Detour

Jeff Sanders, Executive Vice President & Chief Operating Officer, MMC

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**Embrace change. Be an active listener.**  
**Act with kindness and compassion.**

# Congress Closure



Act with kindness and compassion.

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# Congress St Detour Intent

- Minimize the impact of the Congress St closure
- Provide a safe and reliable system for commuters and local traffic
- Reduce the volume of traffic that approaches the closure location to avoid concentrating traffic at the closure
- Ongoing monitoring of traffic to identify opportunities to improve



# Congress St Detour

## Patient / Visitor Garage Traffic Control Plan

Figure No. 1

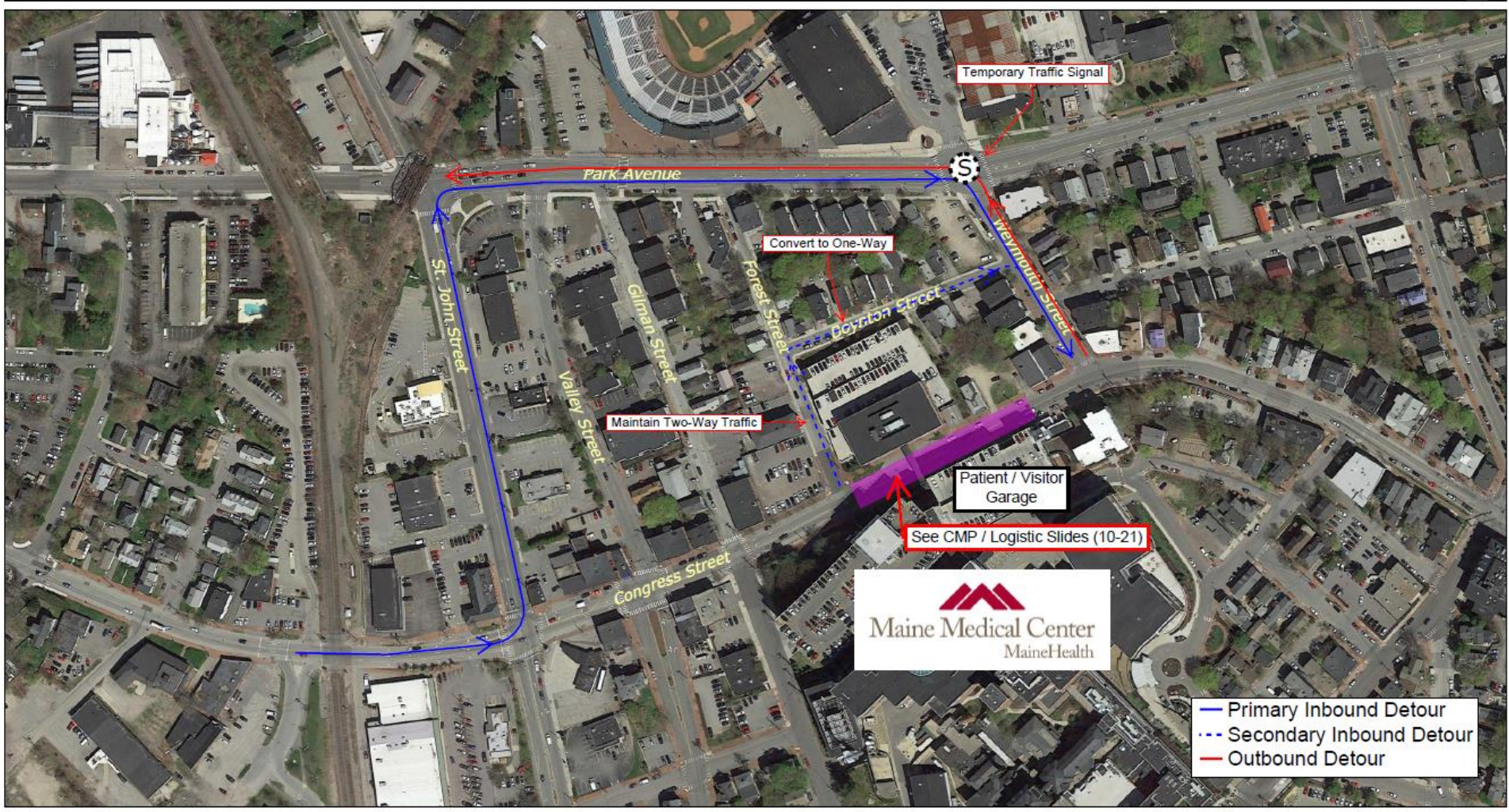


Maine Medical Center Expansion  
PORTLAND, MAINE

# Congress St Closure (cont.)

## Congress Street Detour

Figure No. 2

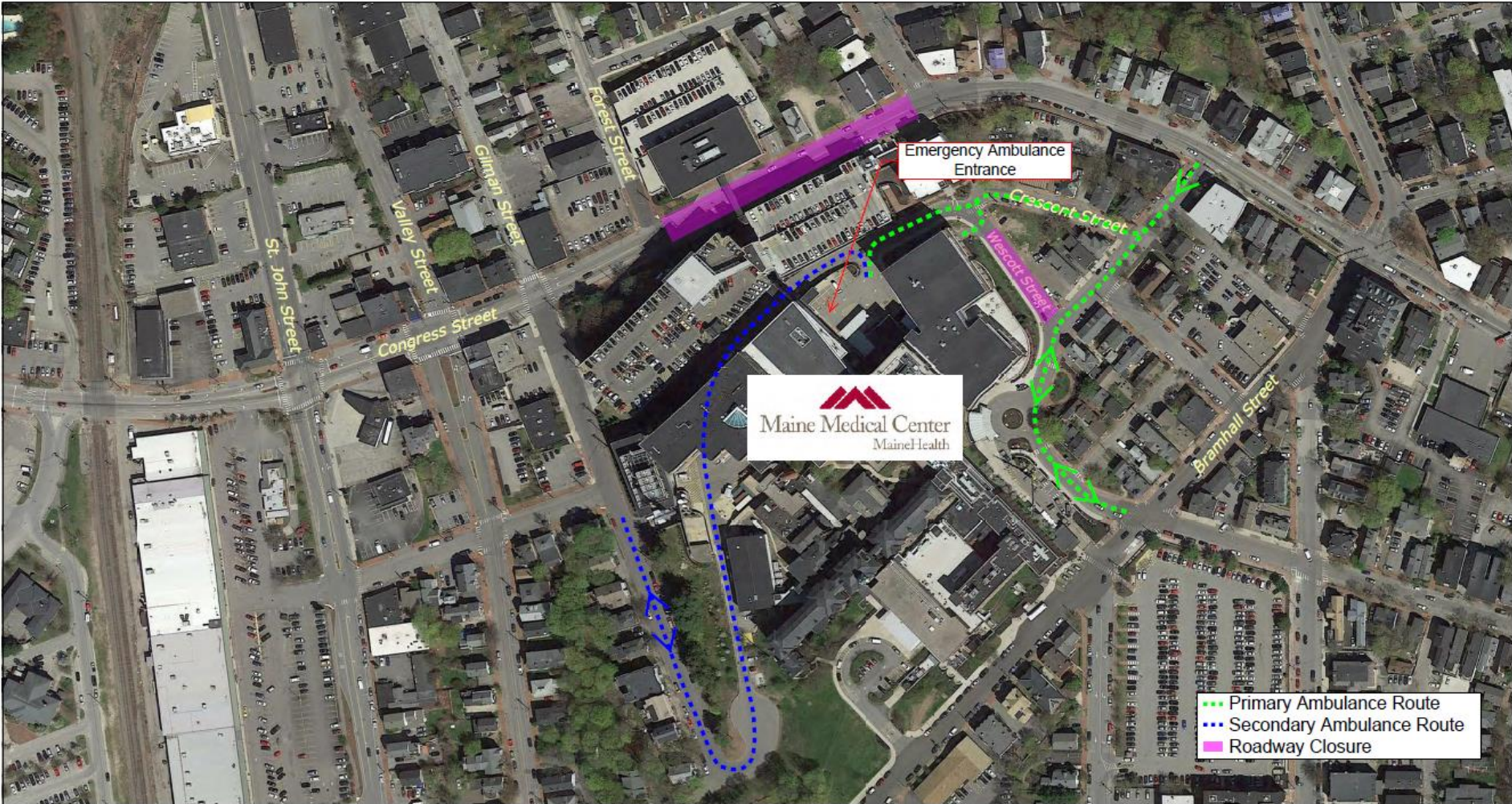


Maine Medical Center Expansion  
PORTLAND, MAINE

# Emergency Access

## Ambulance Routes

Figure No. 1



Maine Medical Center Expansion  
PORTLAND, MAINE

# Next Steps

Jeff Sanders, Executive Vice President & Chief Operating Officer, MMC

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South West