



Dear Neighbor:

As 2017 draws to a close, I'd like to thank all the members of our community who engaged with Maine Medical Center as we developed and refined our expansion and renovation plans.

The dialogue with our neighbors and community stakeholders made this important plan better for all of us, and I look forward to continued open dialogue in 2018. The coming years will be busy for us, and it will be important to keep open the lines of communication between MMC and our neighbors to ensure things go as smoothly as possible for everyone.

Toward that end, I'd like to invite you to a neighborhood meeting where we will share our Site Plan #1 for the expansion and renovation project:

Meeting Date: January 10, 2018

Meeting Time: 6:00-7:30 PM

Meeting Location: Dana Center Auditorium (Entrance directly across the street from 7 Bramhall St.)

A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please contact us at MMCPProjectContact@mmc.org.

For more information and regular updates on the project please visit: <http://www.mmc.org/modernization>. We are offering a new feature on this page: an option to sign up for regular emails regarding upcoming meetings, construction/traffic notices, etc. We look forward to continuing the dialogue with you.

Respectfully,

Jeff Sanders
Executive Vice President and Chief Operating Officer
Maine Medical Center

Note: Under Section 14-32(C) and 14-524(a)d of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plans was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email: to bab@portlandmaine.gov

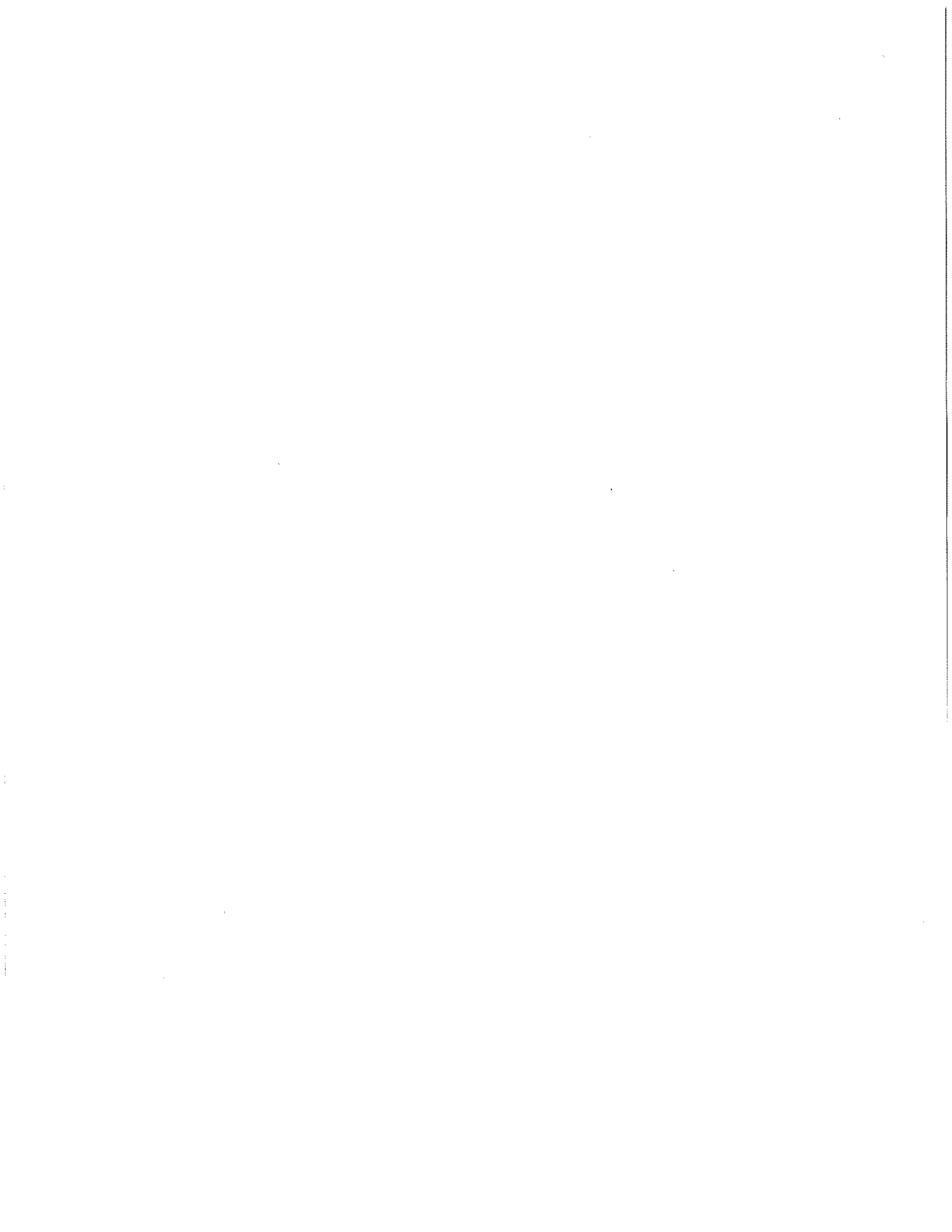


Maine Medical Center
MaineHealth

centered around you

Please Sign In

| Name | Neighborhood Affiliation |
|-------------------|-----------------------------|
| Jenny Mackenzie | St. John Valley |
| Alex Nedelkovic | 61 Luman St |
| Elizabeth Paine | 256 Vaughan |
| David Humphrey | " " |
| Rebecca Hatfield | Avesta Housing |
| ANNE PRINGLE | WPNA |
| Zack Barowitz | LNA |
| TIM WELLS | STV |
| LIZ TRICE | WPNA / PNA |
| Cherine Capuchino | St. John Valley - President |
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MINUTES

| Attendees | | |
|------------------|--------------------|-------------------------------|
| Jenny Mackenzie | Tim Wells | Jeff Sanders |
| Alex Nedelokovic | Liz Rice | Dominic Gagnon (Colliers) |
| Elizabeth Baird | Channing Capuchino | Randy Dunton (Gorrill Palmer) |
| David Humphrey | Tuck O'Brien | Dick Parsons (Turner) |
| Rebecca Hatfield | Walter Pochebit | Richard Martineau (Turner) |
| Anne Pringle | Dennis Morelli | |
| Zack Barowitz | Al Green | |

I. Welcome & Introduction

Jeff Sanders welcomed the group and briefly covered the following:

- A high-level review of what was included in MMC's Institutional Development Plan (IDP) and Regulatory Framework.
- An overview of the project and project timing. Specifically that the East Tower expansion must be completed first in order to relocate the helipad.
- MMC's continuing efforts to engage the neighborhoods.
- An overview of MMC's site plan applications and timing of submittals and City of Portland Planning Board meetings.

II. City Update

Tuck O'Brien thanked the group for attending and shared the following through presentation and question and answer:

- The City has been working to coordinate the process with MMC and stakeholders for approximately 18 months.
- There are many details of MMC's plan that the City is working with MMC to review.
- Because this is a large project, it has been split into three phases. The 1st application was received in December and the first Planning Board meeting is scheduled for January 23rd. The Public Hearing in March will be the final approval of MMC's first of three site plan applications. We expect two workshops per application and the review of all phases of the project will continue through the Spring and is expected to be complete at the end of the Summer. MMC will then be required to seek the appropriate permits from the City.
- The issue that the City and MMC are working through right now is management of construction impacts related with street closures.



- Tuck and his department are available to answer any questions from the public or review the process at any time.
- MMC has excelled at hosting the neighborhood meetings and more will be scheduled.
- When asked about mitigations to public impact and MMC's contributions to the City, Tuck reiterated the neighborhood engagement programs that are in process like the community grant program in which the hospital contributes \$30,000 annually, the healthy communities program which is taking shape, and the services that MMC provides as part of its mission. The City's Comprehensive Plan also focuses on the St John St / Congress St area as an important node within the City. Tuck also addressed questions specifically to the overlay zone and offered his or his staffs' time to review details of the new zoning with anyone interested.
- Members of the St John Valley Neighborhood association shared, via comment, they are not in favor of an Avesta housing project in their neighborhood. They already have the Florence house. Also, they are unanimously opposed to a conversion from one- to two-way traffic on Congress St.
- A member of the audience provided feedback on the meeting format. She would prefer more opportunities for two-way communication with MMC.

III. Construction Management Plan

Dick Parson, Turner Construction, introduced himself and his team and proceeded to share the following:

- Turner construction company is an international construction company and the largest healthcare builder in the United States. The company, and specifically the team working on this project, has extensive experience in garage and clinical building overbuild work and work in congested city environment. This makes Turner construction company best suited for MMC's project.
- Turner's approach to this project is to minimize the impacts to surrounding areas, maintain open and transparent communication for the duration of the project, maintain hospital operations, and provide a safe environment for anyone traveling in or near the construction site.
- The East Tower overbuild will require temporary closure of Wescott St between Ellsworth and Crescent. The majority of construction activity will occur within the construction fence. Materials will be delivered from Congress St, up Ellsworth, and directly into the construction fence.
- Contractor parking for all phases of the project will be located at MMC's Scarborough facility on Route 1.



- The Visitor Garage overbuild is a three level addition that will provide MMC with 225 additional parking spaces for patients and visitors. The project requires a temporary closure of Congress St between Weymouth and Forest Ave. The closure will last up to 8 weeks. Turner explored alternatives to closing Congress St that included a two smaller cranes, different position of the crane, and different construction materials. All alternatives were considered to be unfeasible by Turner Construction.
- MMC and Turner Construction are reaching out to business owners and residents in the immediate area to discuss the closure and expected impacts.
- Turner is addressing several challenges with detailed mitigation strategies.
 - o Material staging: Staging will occur at off-site facilities.
 - o Material delivery: Material will be delivered to the site by the same truck drivers on a just-in-time basis.
 - o Emergency Traffic: Turner, MMC, the City, and other stakeholders are evaluating detour routes that maintain a safe and efficient level of service.
- Turner is selecting contractors based on merit and experience. There will be no allegiance to any trade unions.

IV. Design Review

Jeff Keilman, Perkins + Will Architects, introduced himself and shared the following:

- The approach for this phase of the project and the East Tower and Visitor Garage expansions is to extend existing conditions and continue with the vision for the campus.
- The interior of healthcare buildings are highly specialized and regulated. Interior designs drive the exterior of the building which is often different from buildings designed to meet needs of other programs (i.e. offices or classrooms).

V. Question / Answer

Q: Will the Visitor Garage remain parking?

A: Yes. It is not feasible to convert the building into any other use.

Q: What is the timeline for the Congress building?

A: We anticipate submitting the Site Plan application for the Congress Building later this spring.

