



Site Plan Two: St John Garage Planning Board Workshop

July 10, 2018



A Day at the Medical Center

Thursday, September 21st, 2017

Gassed Beds	
Total Beds:	637
Patient condition closures:	44
Construction closures:	4
Staffing closures:	13
Open beds:	576
Held for assigned admits:	7
Census at 0700:	553
Beds remaining:	16

Available Beds	
Medical/Surgical:	0
Cardiac:	4
Intermediate Care:	0
Intensive Care:	4
Psychiatric:	1
Childrens:	2
Obstetrics:	5
Beds remaining:	16

Patients Waiting for a Bed	
In the ED:	17
In the ED waiting for P6 (excludes outside psych placement):	0
In the PACU:	2
Transfer from other facilities:	4
Total:	23

Expected Admissions	
ED admits:	45 - 55
Procedural admits:	45 - 50
Cath Lab admits:	1 - 4
Outside admits:	10 - 15
Total:	101 - 124



Jeff Sanders,
Executive Vice President and COO,
MMC

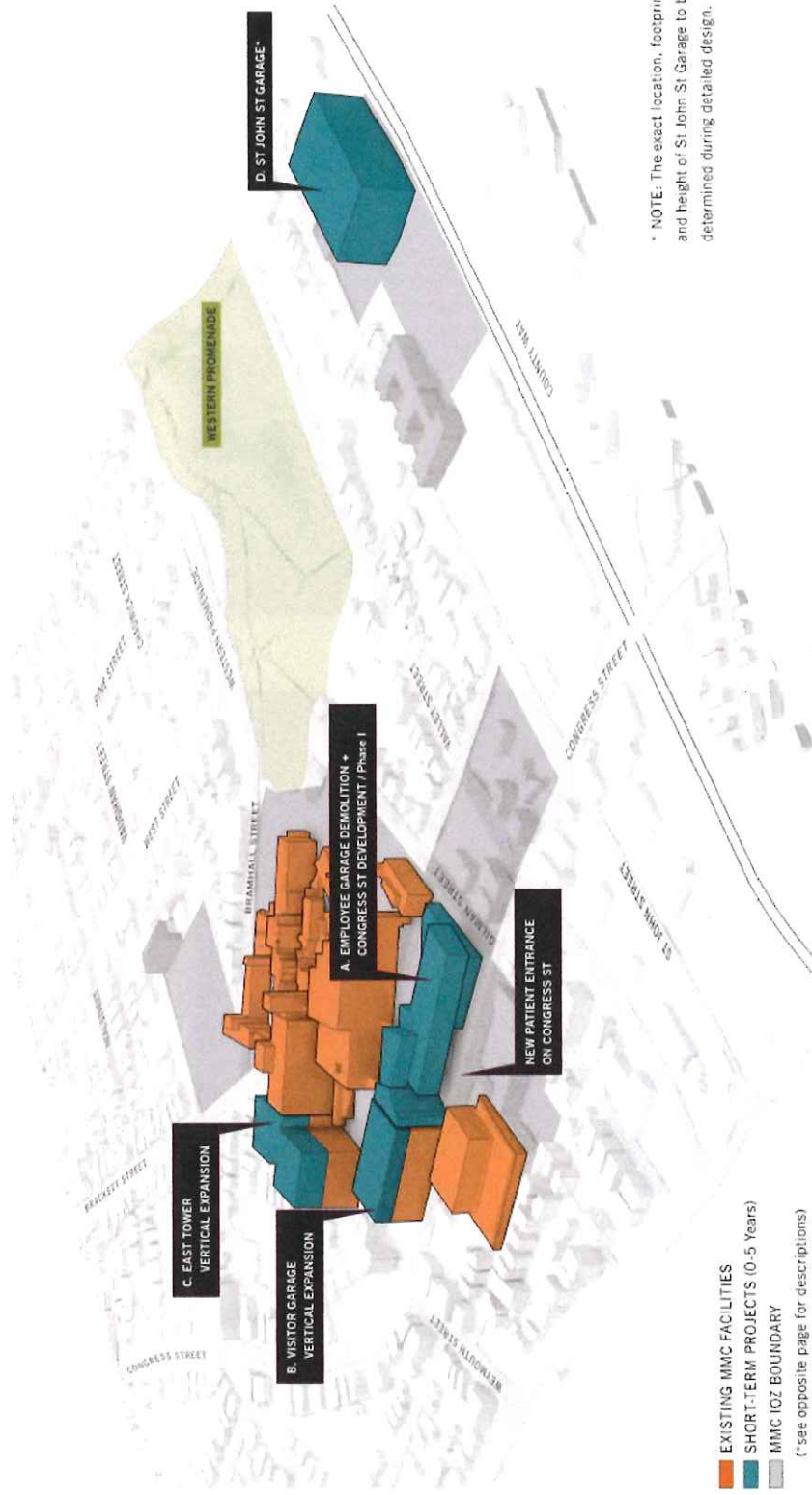
MMC Patient/Visitor Parking Summary

- Existing Peak Parking Demand = 875 parkers
- Existing MMC Parking Supply = 850 spaces
- Current Patient/Visitor Shortfall = (-25) spaces
- Future Patient/Visitor Parking Demand = 175 spaces
- Total New Patient/Visitor Parking Spaces = **200-250 spaces**
Needed to alleviate existing shortfall and to accommodate anticipated growth



Jeff Sanders,
Executive Vice President and COO,
MMC

Master Facility Plan



■ EXISTING MMC FACILITIES
■ SHORT-TERM PROJECTS (0-5 Years)
■ MMC IOZ BOUNDARY
 (* see opposite page for descriptions)

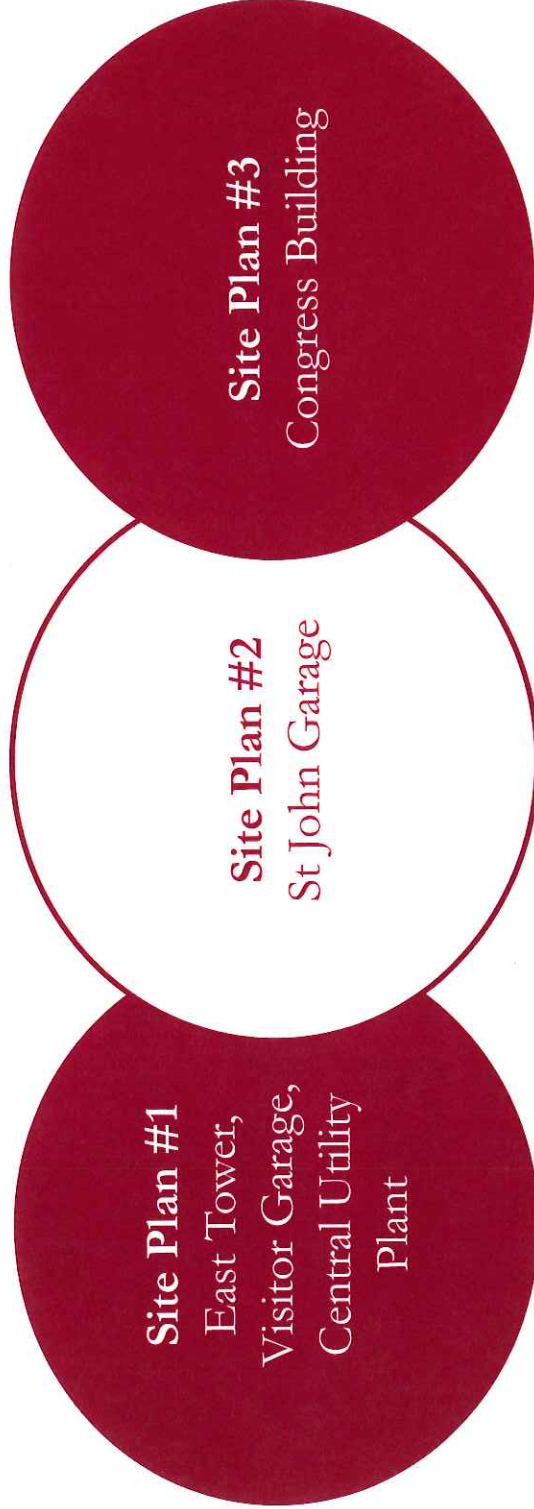
* NOTE: The exact location, footprint and height of St John St Garage to be determined during detailed design.

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

Jeff Sanders,
 Executive Vice President and COO,
 MMC

MMC MFPP Site Plan Review

Today
➔



- Three separate applications with overlapping schedules
- Intended to make the materials digestible and to provide more opportunities for feedback from the City and Neighbors



Jeff Sanders,
Executive Vice President and COO,
MMC

Staff Parking Garage

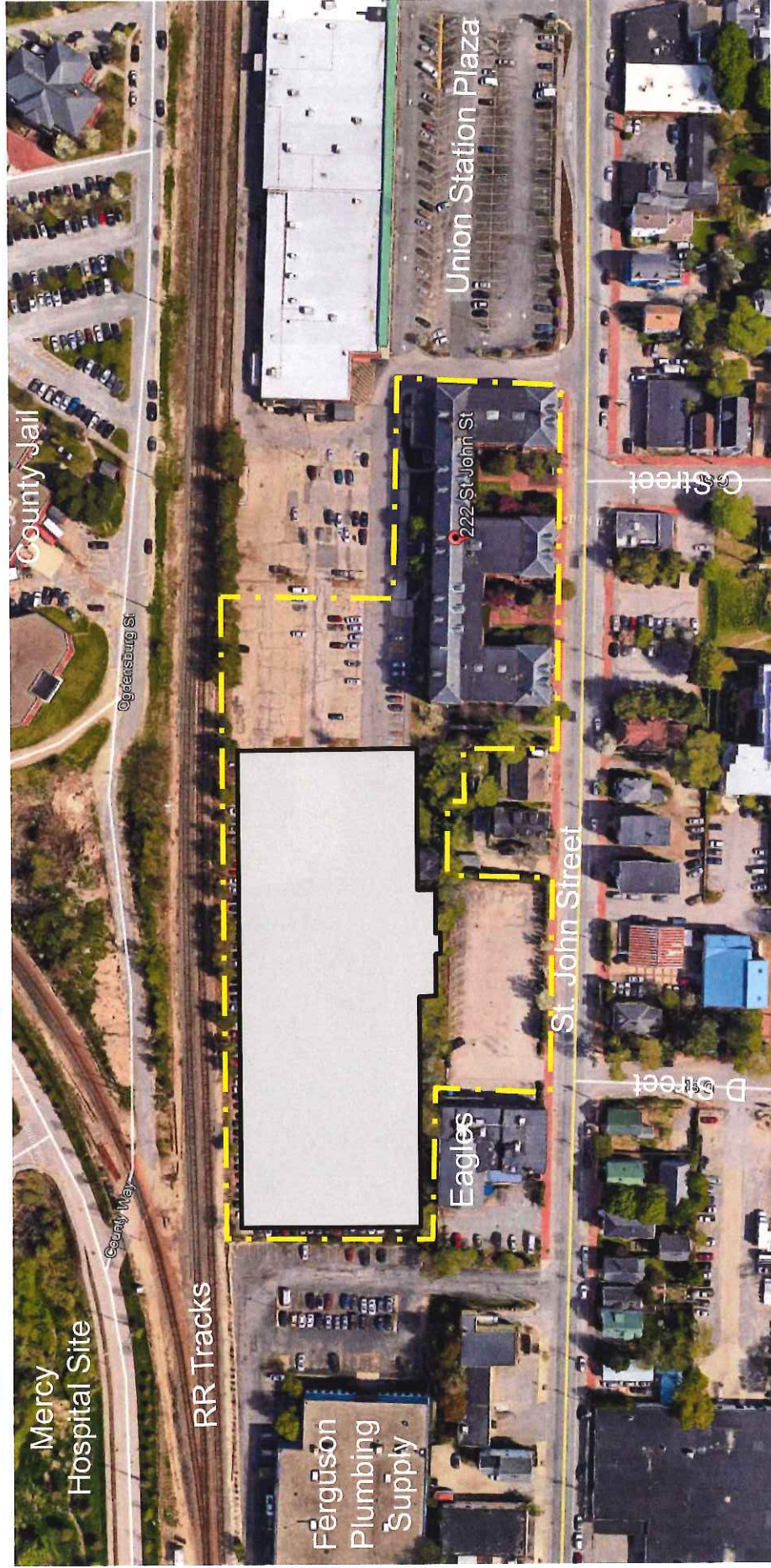


Jeff Sanders,
Executive Vice President and COO,
MMC

Site Overview and Zoning Review

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

Proposed Garage



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

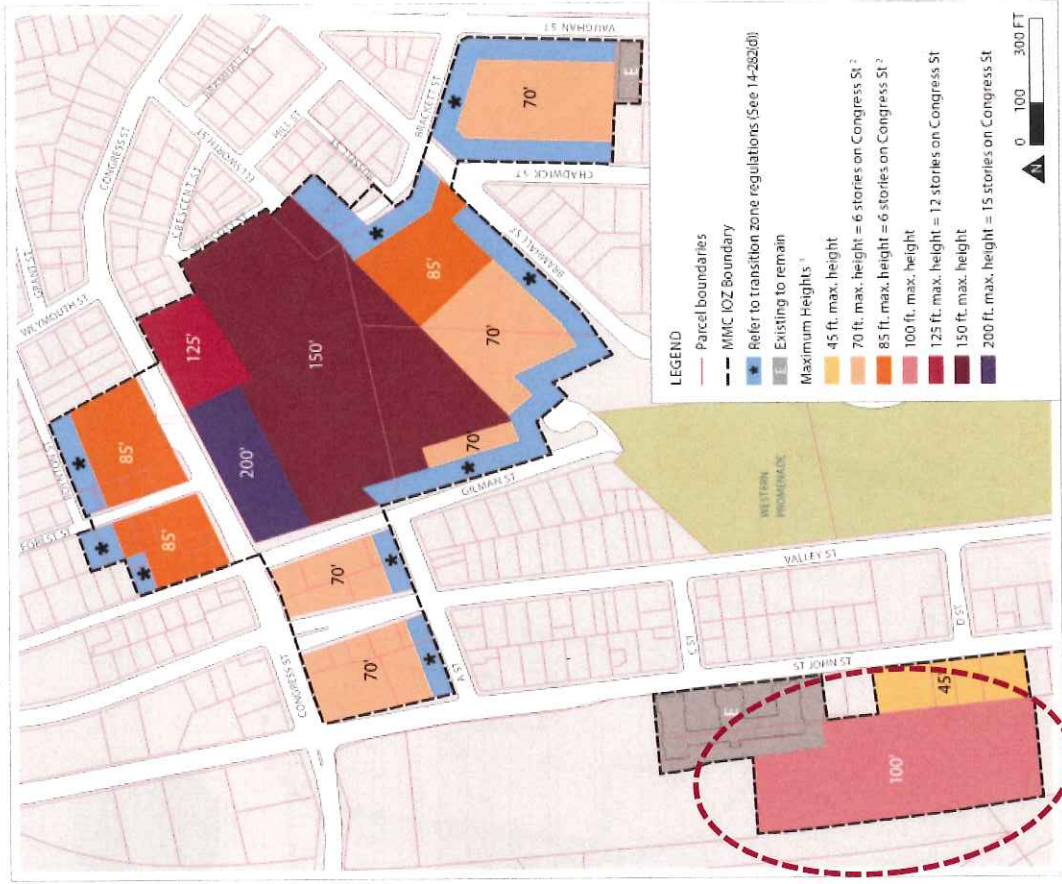
Embrace change.

Dave Senus,
Project Manager,
Woodard & Curran

Zoning Compliance I.O.Z. Regulatory Framework

	Requirement	Proposed
Building Height	100'	96.25'

Maximum Building Heights



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

Dave Senus,
Project Manager,
Woodard & Curran

Zoning Compliance

I.O.Z. Regulatory Framework

	Requirement	Proposed
Maximum Building Length	Length of proposed parking garage at 222 St John St shall not exceed 500 feet as measured roughly parallel to St John St.	482'

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

Dave Senus,
Project Manager,
Woodard & Curran

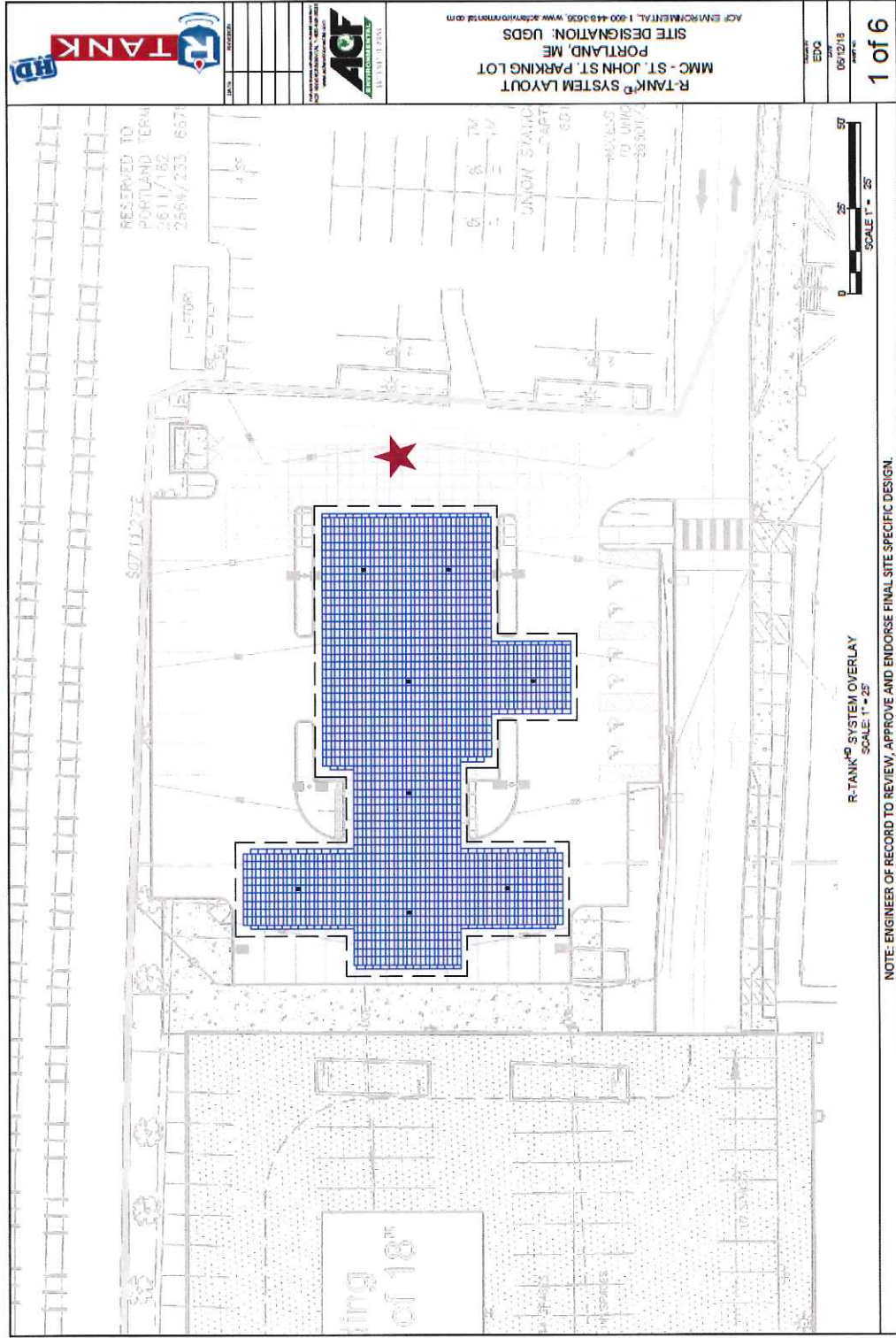
Stormwater Plan

- **Stormwater**
 - Treat top deck of garage and surface parking area
 - » Stormwater will be stored in subsurface storage tanks and discharged to a filter
 - » Filter discharges into 18” existing drainage associated with Union Station Plaza (easement established between owners)
 - Treat St. John Street entrance through a catch basin filter located in garage entrance driveway, connect to existing storm drain in St. John Street (30” RCP)



Dave Senus,
Project Manager,
Woodard & Curran

Stormwater Detention & Treatment



NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE-SPECIFIC DESIGN.

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

Dave Senus,
Project Manager,
Woodard & Curran

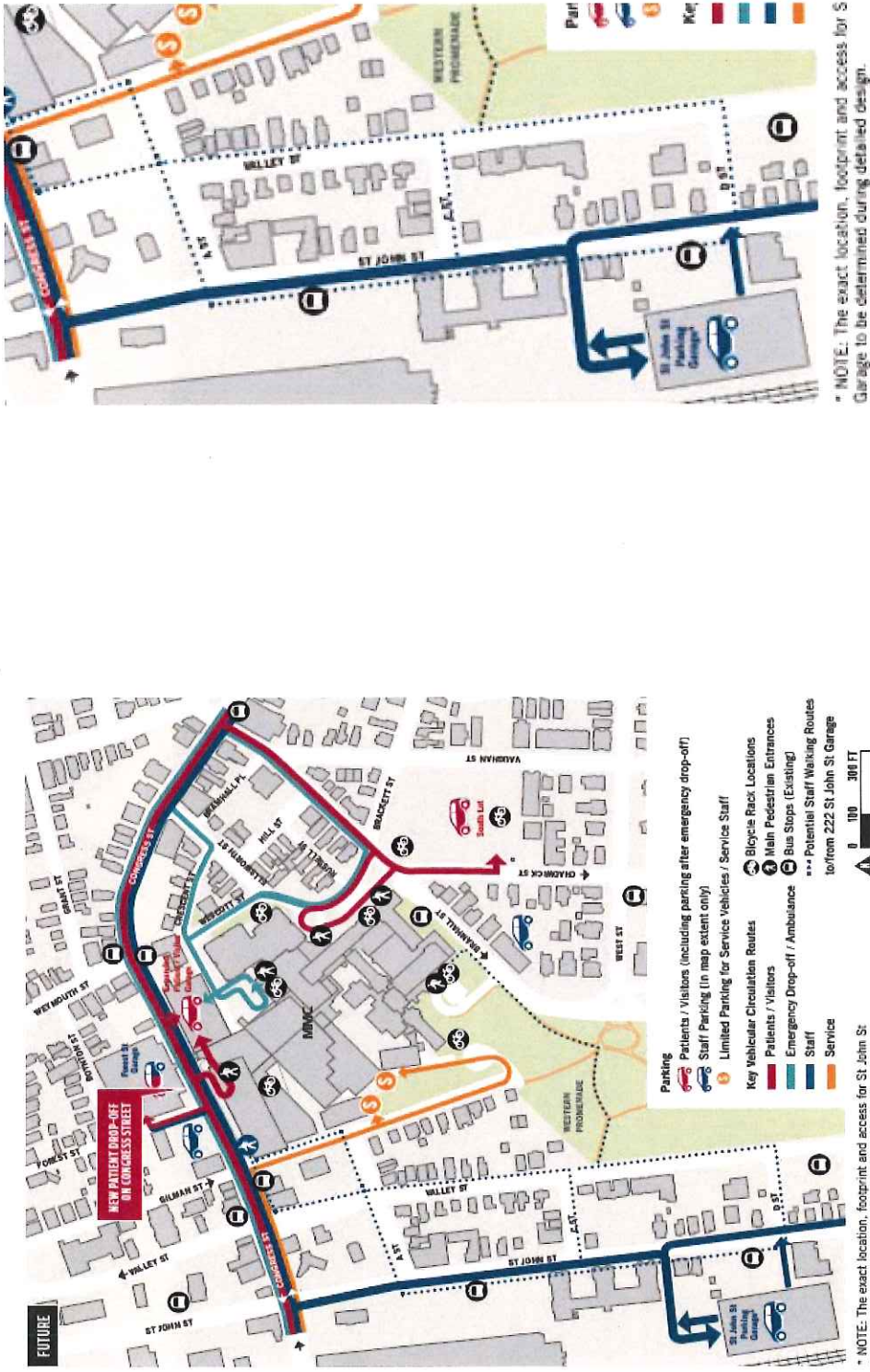
Stormwater Treatment Area Summary

	Area (SF)	Area(AC)
Total Project Area:	229,656	5.27
Proposed Disturbed Area:	204,783	4.70
Total Impervious Surface Area:		
Existing:	190,077	4.36
Proposed:	176,076	4.01
Reduction:	14,001	0.32
Redeveloped Non-Roof Impervious Area:		
Total (includes top floor of garage):	146,887	3.37
Required Treatment Area (50%):	73,444	1.69
Provided Treatment Area (R-Tank & Jellyfish Filter):		
Total Area Treated	157,512	3.62
Total Redeveloped Non-Roof Impervious Area Treated:	125,012	2.87
Percentage of Redeveloped Non-Roof Impervious Area Treated:	85%	
Additional Provided Treatment Area (Catch Basin Filter):		
Total Area Treated	32,723	0.75
Total Redeveloped Non-Roof Impervious Area Treated:	9,319	0.21
Percentage of Redeveloped Non-Roof Impervious Area Treated:	6%	

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

Dave Senus,
Project Manager,
Woodard & Curran

Pedestrian Travel Routes (as noted in IDP)

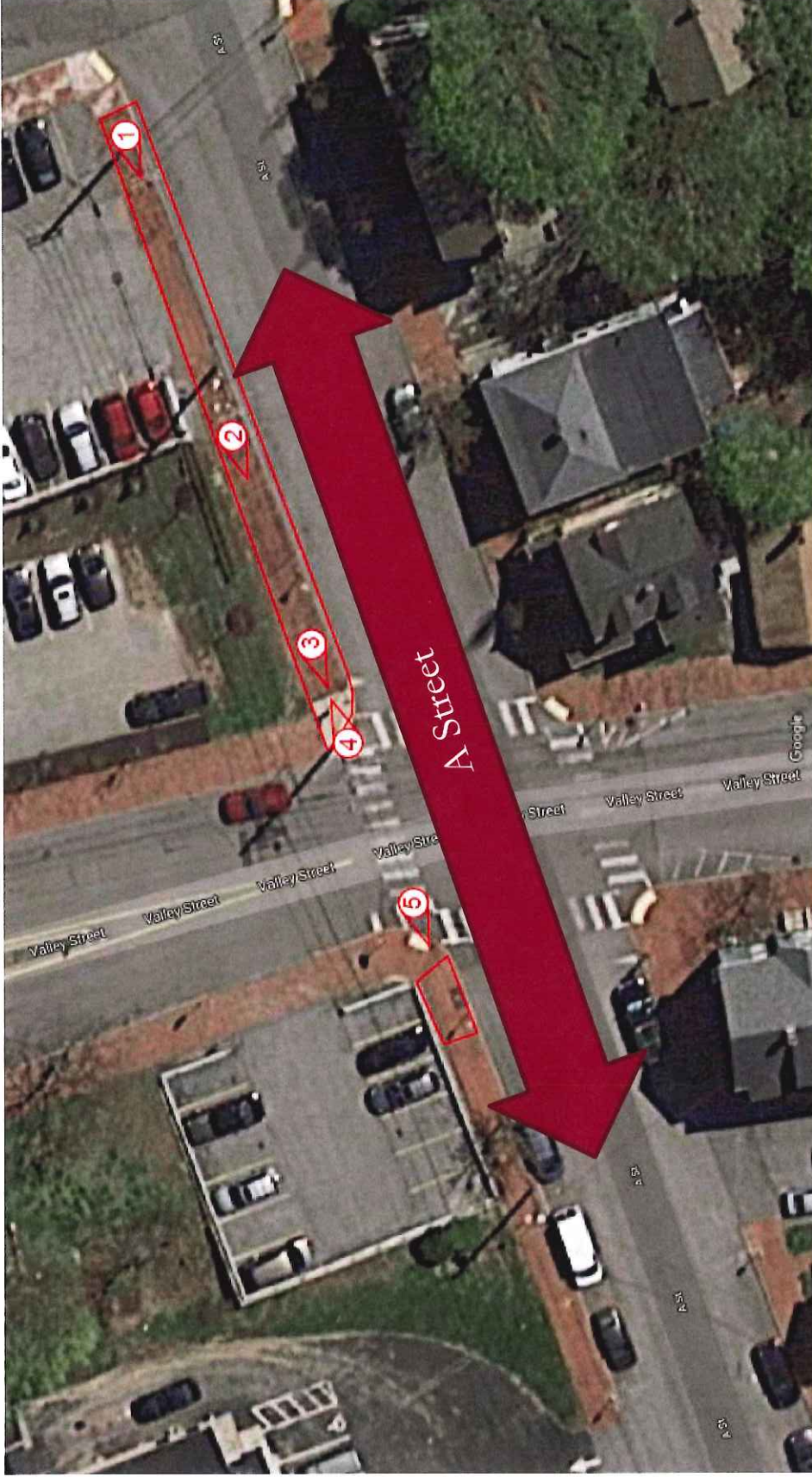


MAINE MEDICAL CENTER / Institutional Development Plan 59

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

Dave Senus,
Project Manager,
Woodard & Curran

Right of Way Improvements



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

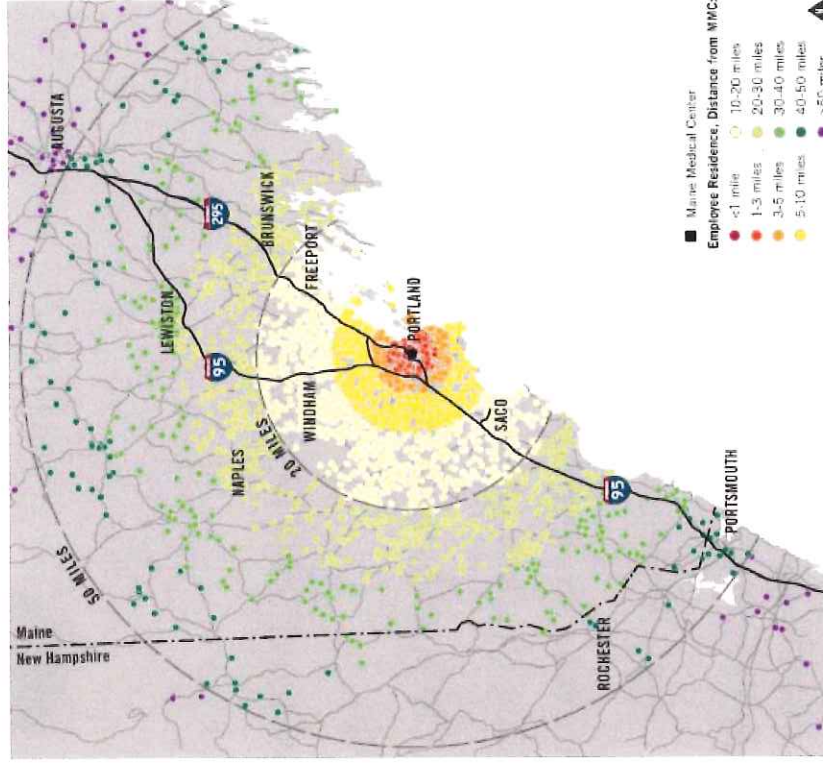
Dave Senus,
Project Manager,
Woodard & Curran

Transportation Demand Management

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

Improving Data Collection

- Gate readers similar to EZPass to secure the garage
- Sensors in the proposed garage to monitor utilization
- Employee surveys every other year

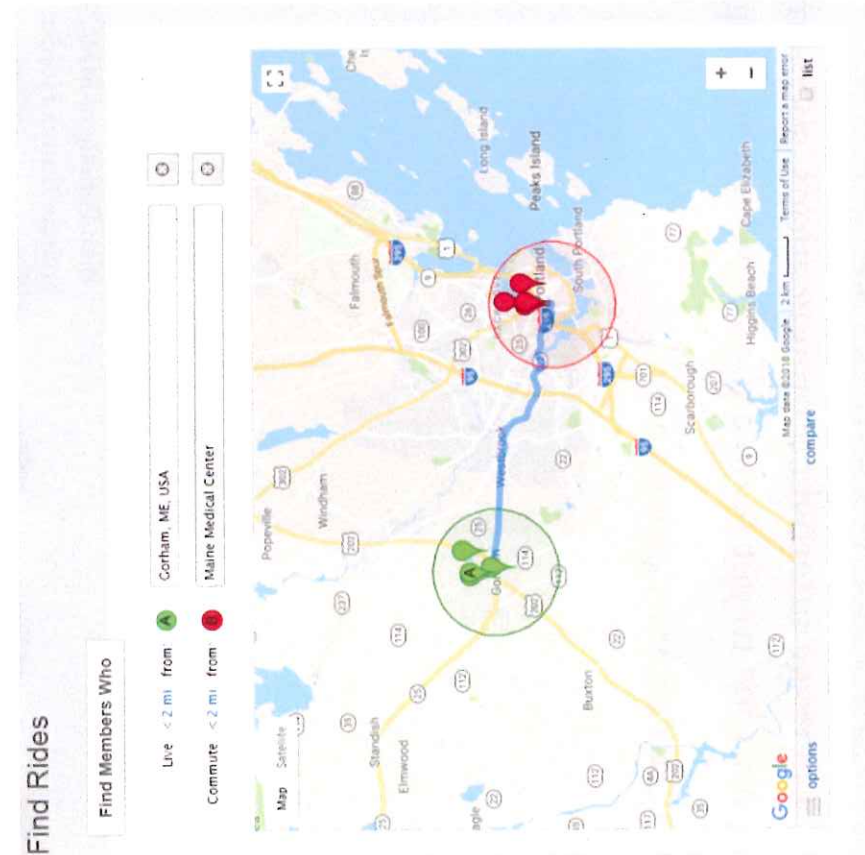


Bramhall Campus Staff Home Locations and Distances to Work (MMC TDM Plan)



Al Green,
Director of Planning,
MMC

Carpool, Vanpool, and Car Share



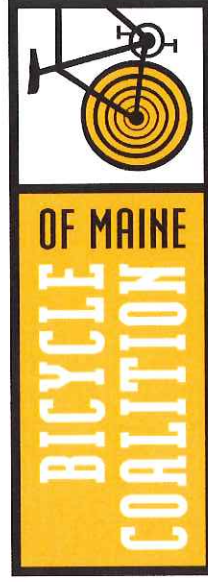
- Carpooling / Vanpooling is MMC's #1 TDM program by volume of participants according to survey (est. 150 participants)
- UCar located on site
- Participants are eligible for parking cost reimbursement
- 100 parking spaces reserved on level 1 of the St John garage for carpoolers
- Continue to promote the GOMAINE carpool match program
- Participate in "WAY 2 GO Maine 2018"



Al Green,
Director of Planning,
MMC

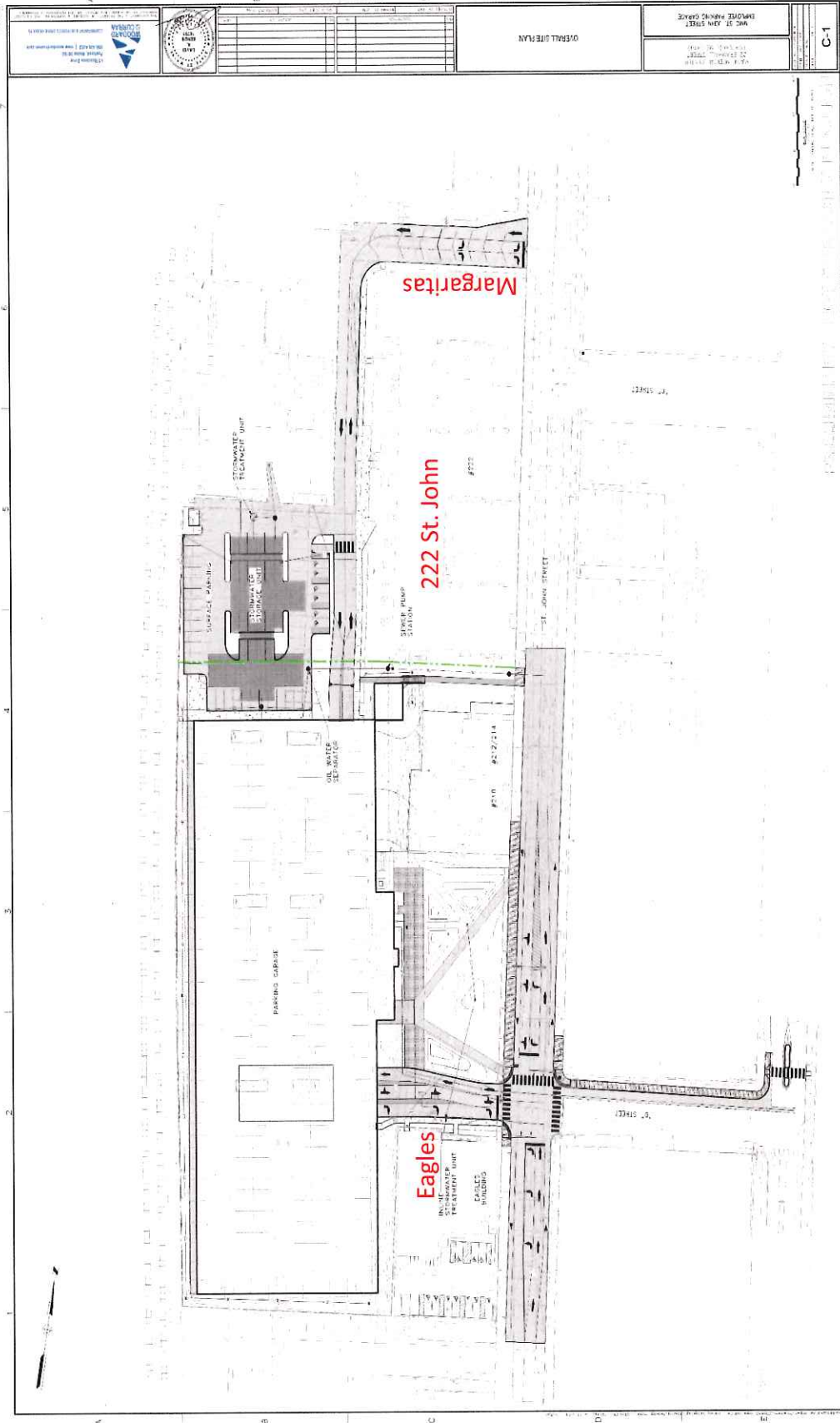
Looking to the Future

- 6 Vehicle charging stations in the St John Garage (room for 20 more in the future)
 - 4 in the expanded Visitor Garage
- Bike share
- Involved in regional conversation
 - City of Portland
 - PACTS (GPCOG)
 - METRO
 - Portland Trails
 - Bicycle Coalition of Maine
 - Other employers



Al Green,
Director of Planning,
MMC

Site Overview – Traffic Flow



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

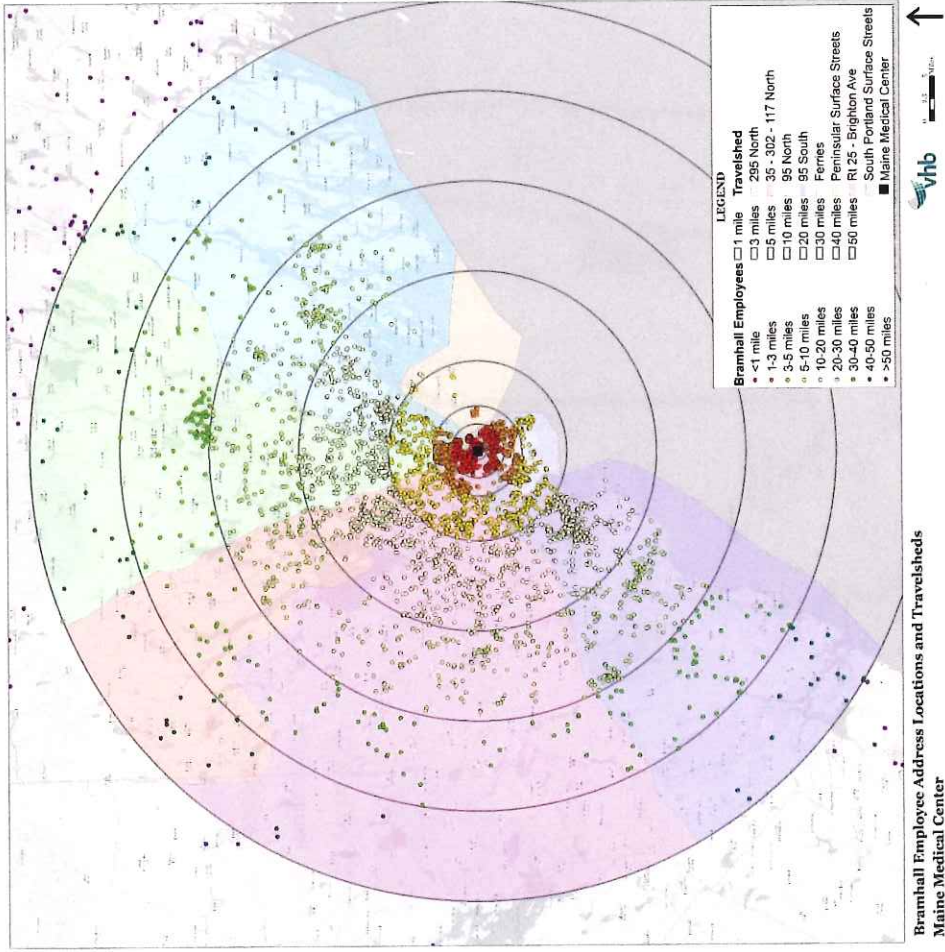
Take responsibility.

Embrace change.

Al Green,
Director of Planning,
MMC

Traffic – Trip Assignment

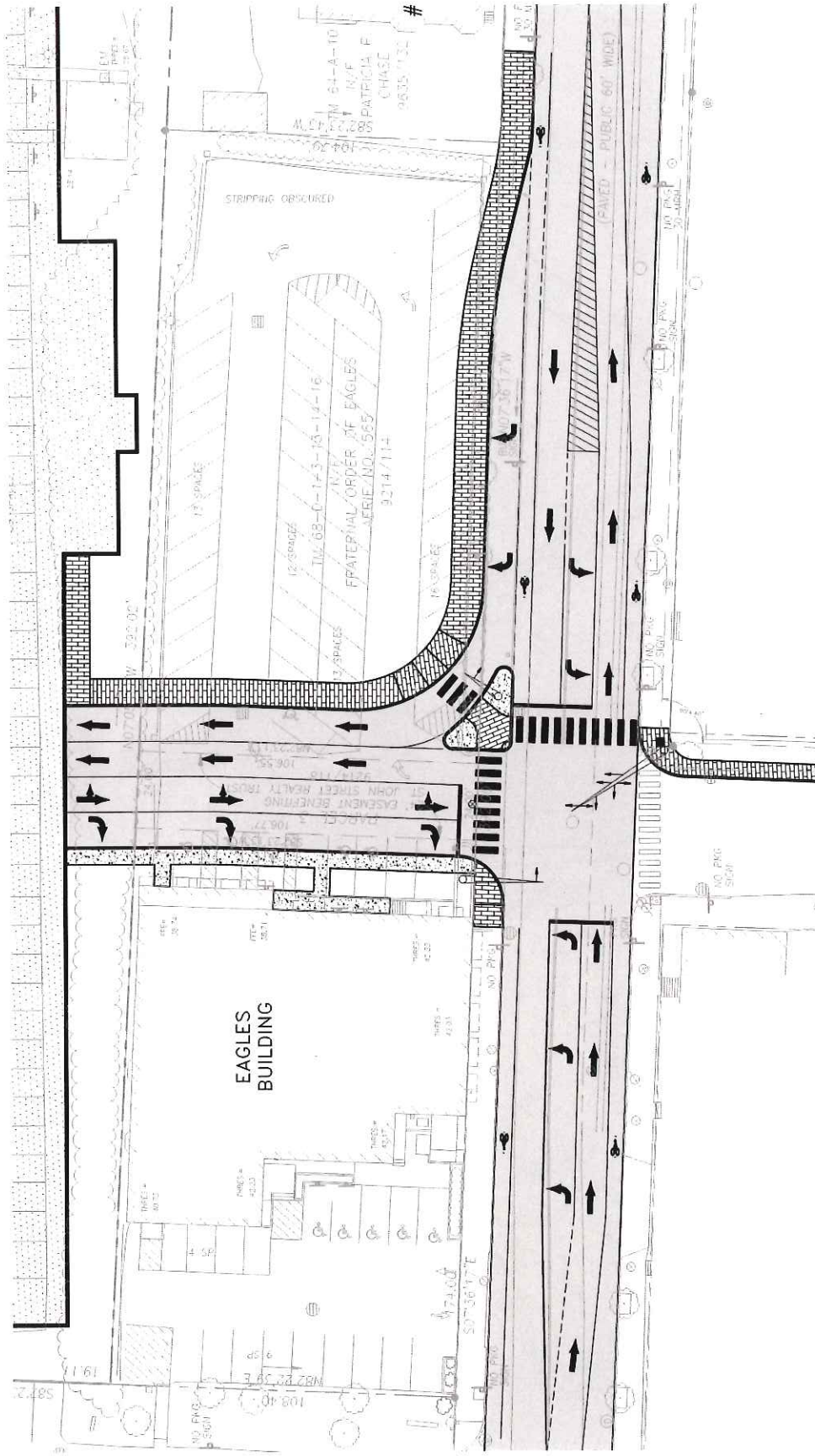
- MMC Employee Data
- Regional Transportation Patterns
- Actual Traffic Counts
- Conversations with City Staff about Potential Future Developments



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

Al Green,
Director of Planning,
MMC

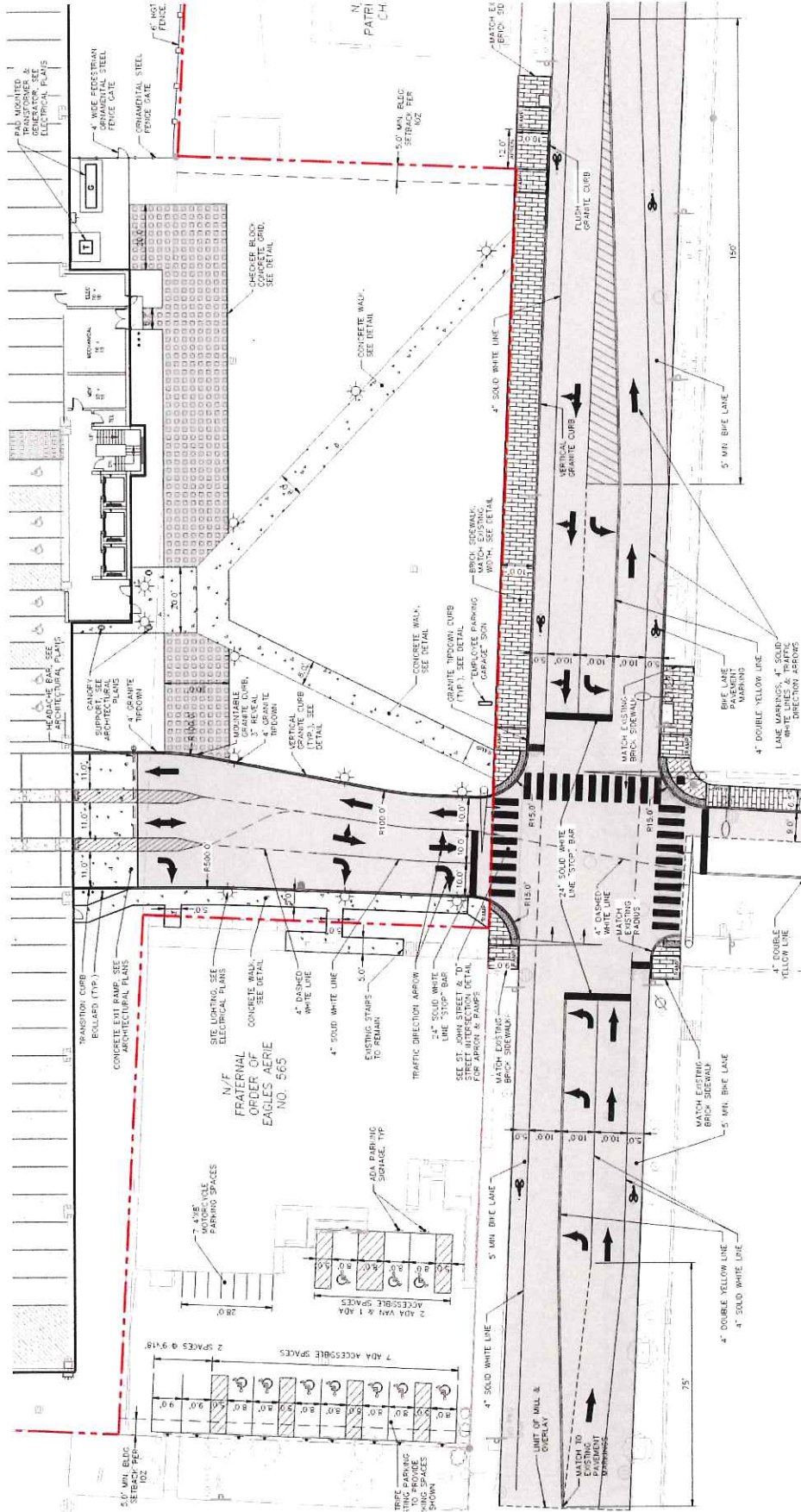
Lane Configuration – Early Concept



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

Al Green,
 Director of Planning,
 MMC

Lane Configuration – Proposed Concept



Embrace change.

Take responsibility.

Set high standards.

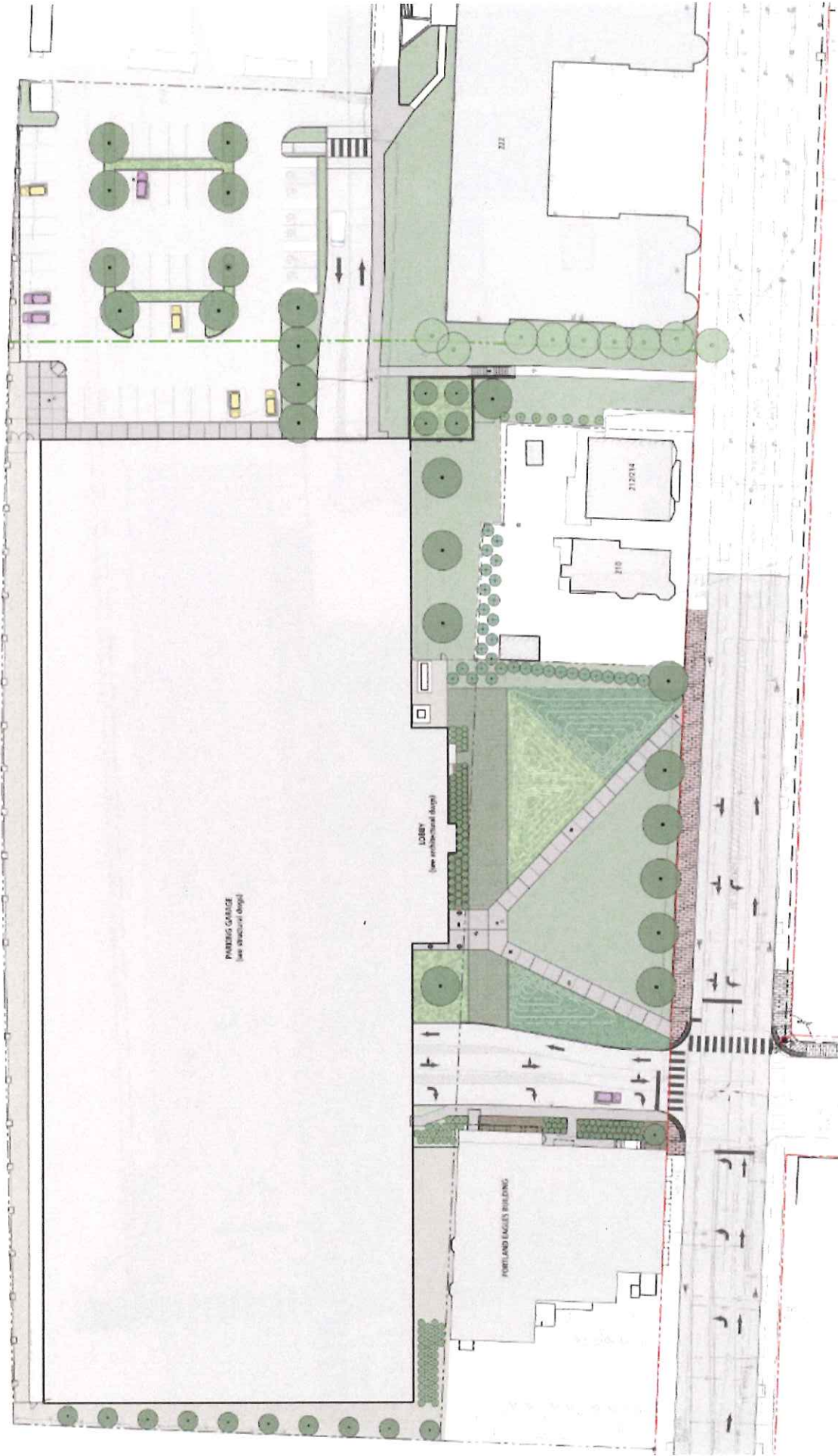
Be a role model.

Be an active listener.

Act with kindness and compassion.

Al Green,
Director of Planning,
MMC

Landscape Architecture



Landscape Architecture



View from St. John Street

Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Gretchen Griummaro,
Landscape Architect,
Michael Boucher Landscape Architecture

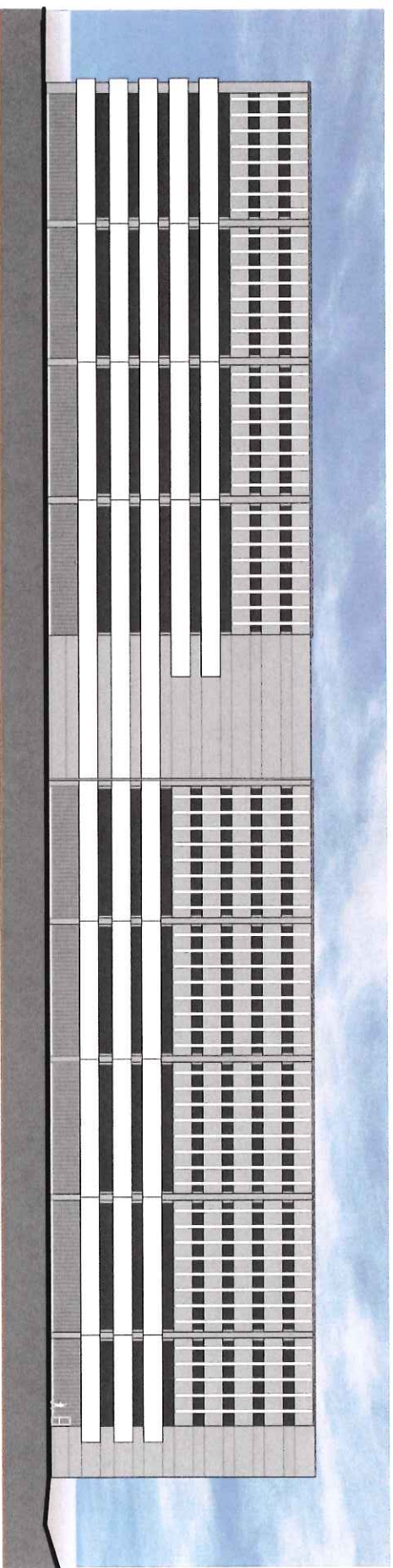
Design Review To Date

- Presentation to Historic Preservation
 - Be recessive and provide a background to 222 St John St – Railroad Building
 - Be consistent on all elevations
 - Stair tower provides a feature to break up the mass
 - Design should express function as a garage
- Meetings with City Staff
 - Importance of selected corners
 - Importance of view from Veteran's Bridge @ Fore River Parkway

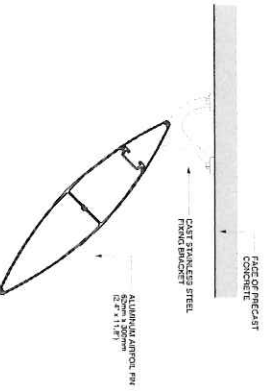


Mark Wilcox,
Architect,
Winton Scott Architects

Building Architecture



West Elevation



Aluminum Fin Plan Detail



Ground Floor Security Grilles



South Elevation

Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Mark Wilcox,
Architect,
Winton Scott Architects



View from St. John Street

Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Mark Wilcox,
Architect,
Winton Scott Architects



North View

After

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

Mark Wilcox,
Architect,
Winton Scott Architects

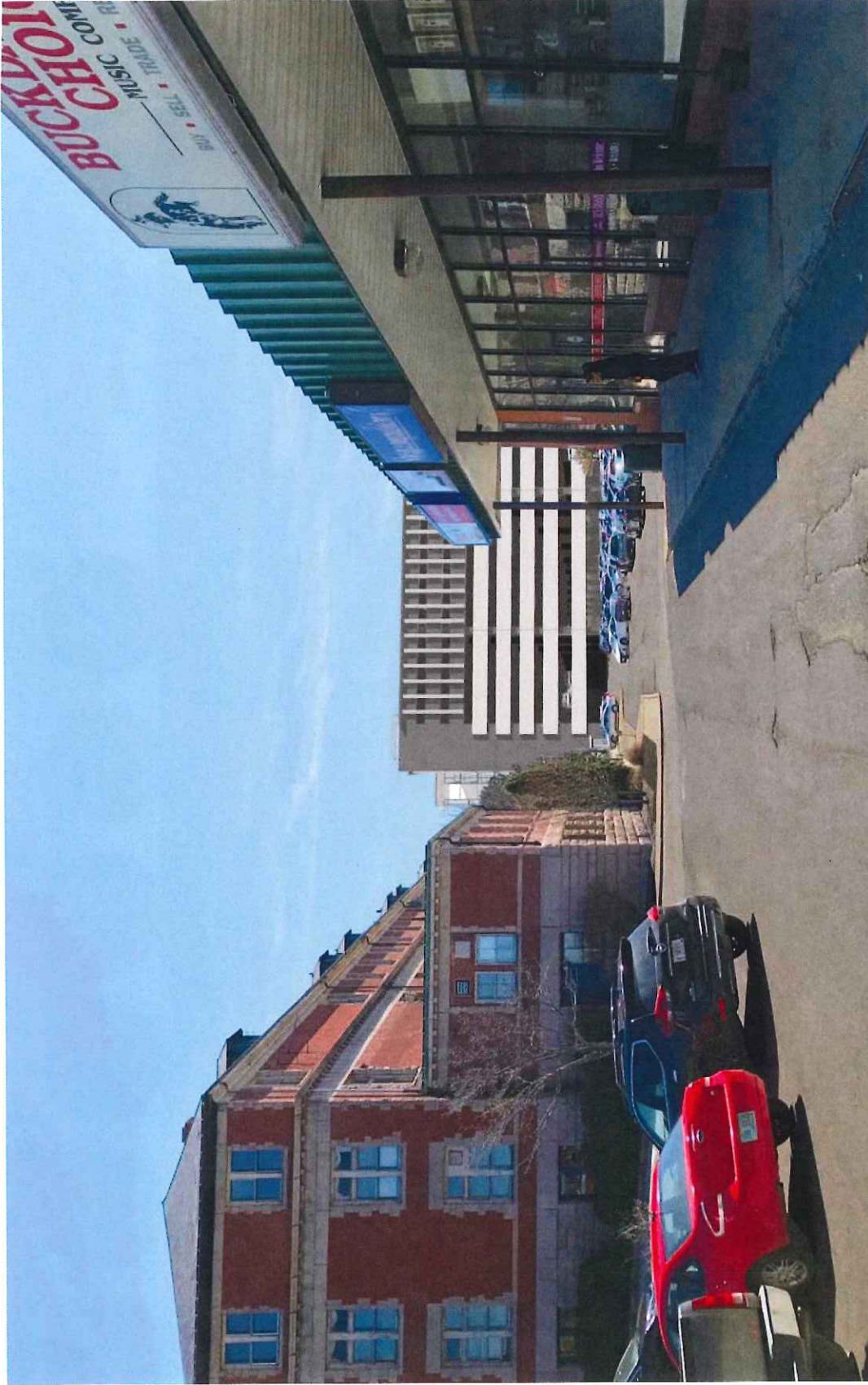


A Street View

After

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

Mark Wilcox,
Architect,
Winton Scott Architects



Shopping Center View

After

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

Mark Wilcox,
Architect,
Winton Scott Architects

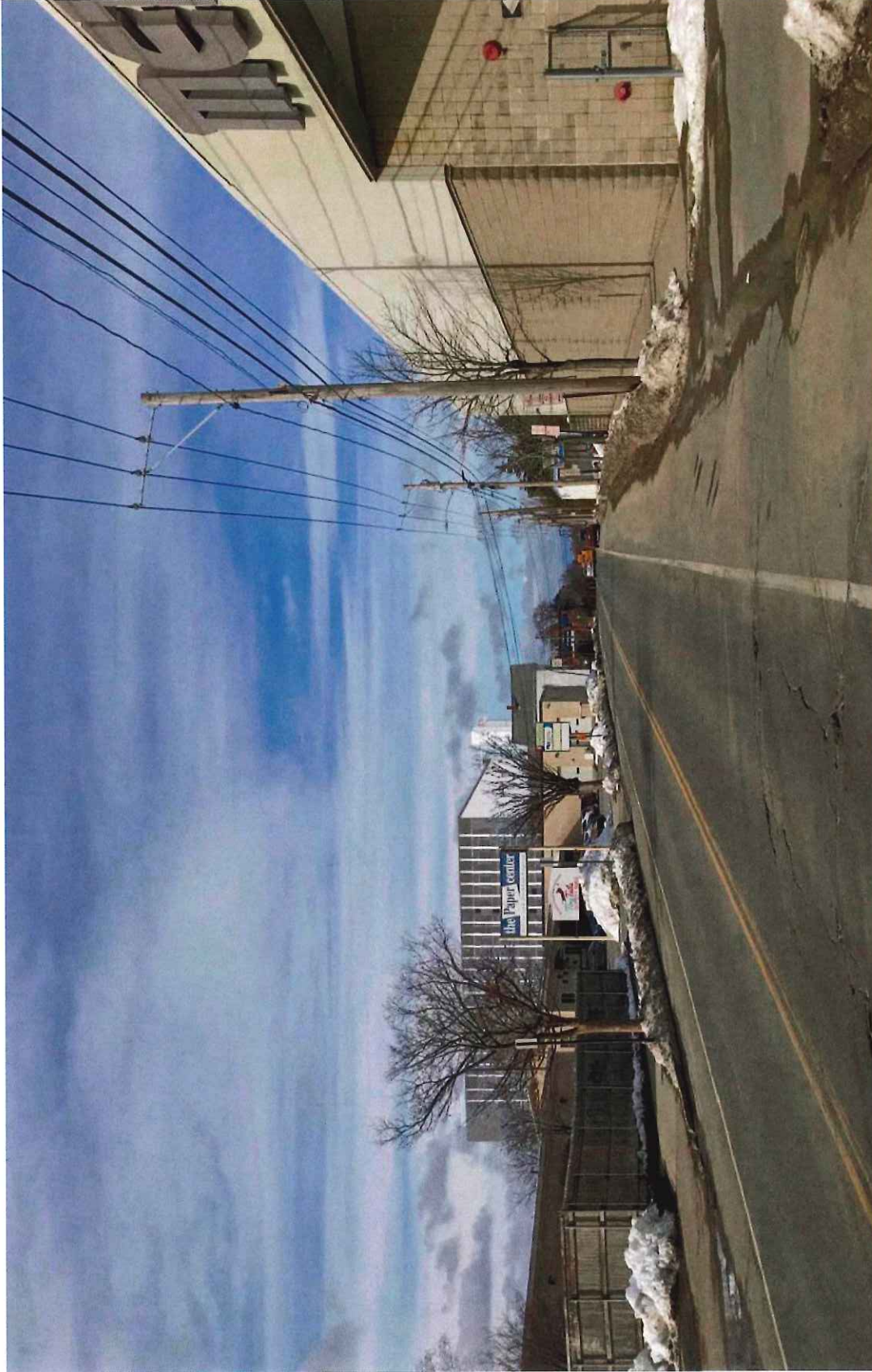


View At 222 St. John

After

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

Mark Wilcox,
Architect,
Winton Scott Architects

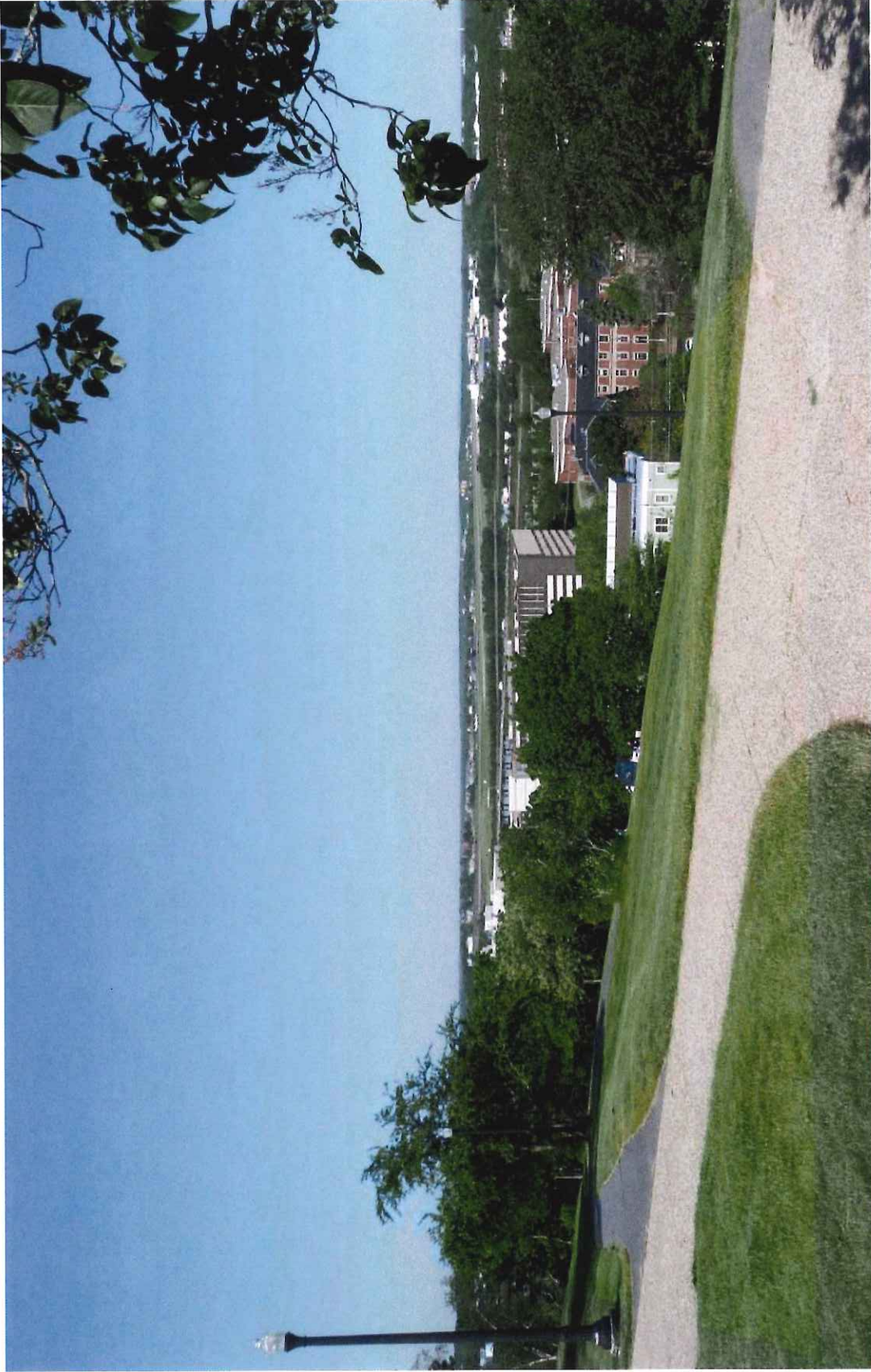


View From South

After

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

Mark Wilcox,
Architect,
Winton Scott Architects



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Western Prom View

After

Mark Wilcox,
Architect,
Winton Scott Architects



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

View From Edge of Promenade

After

Mark Wilcox,
Architect,
Winton Scott Architects



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

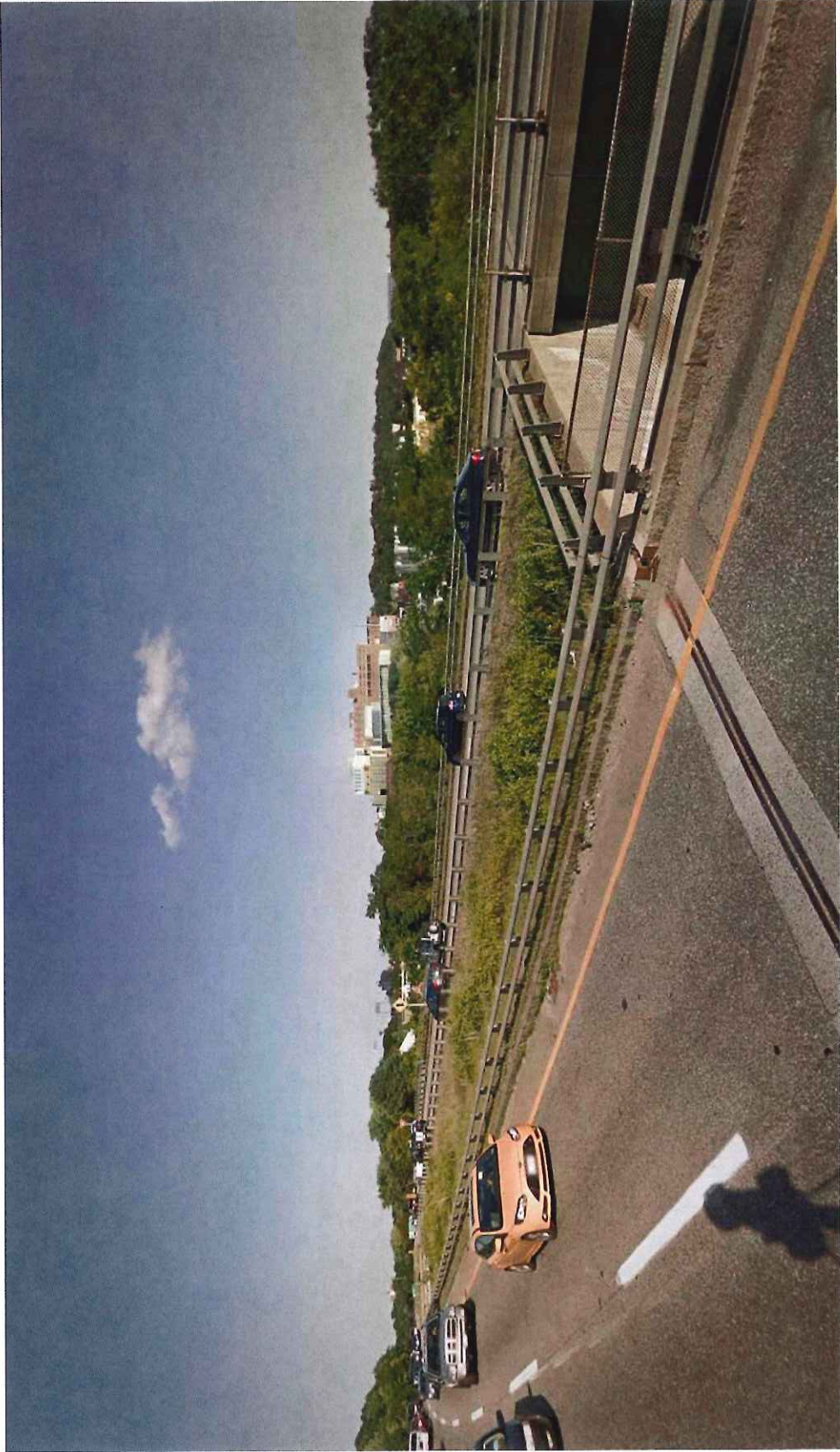
Take responsibility.

Embrace change.

View From TB Reed Circle

After

Mark Wilcox,
Architect,
Winton Scott Architects



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

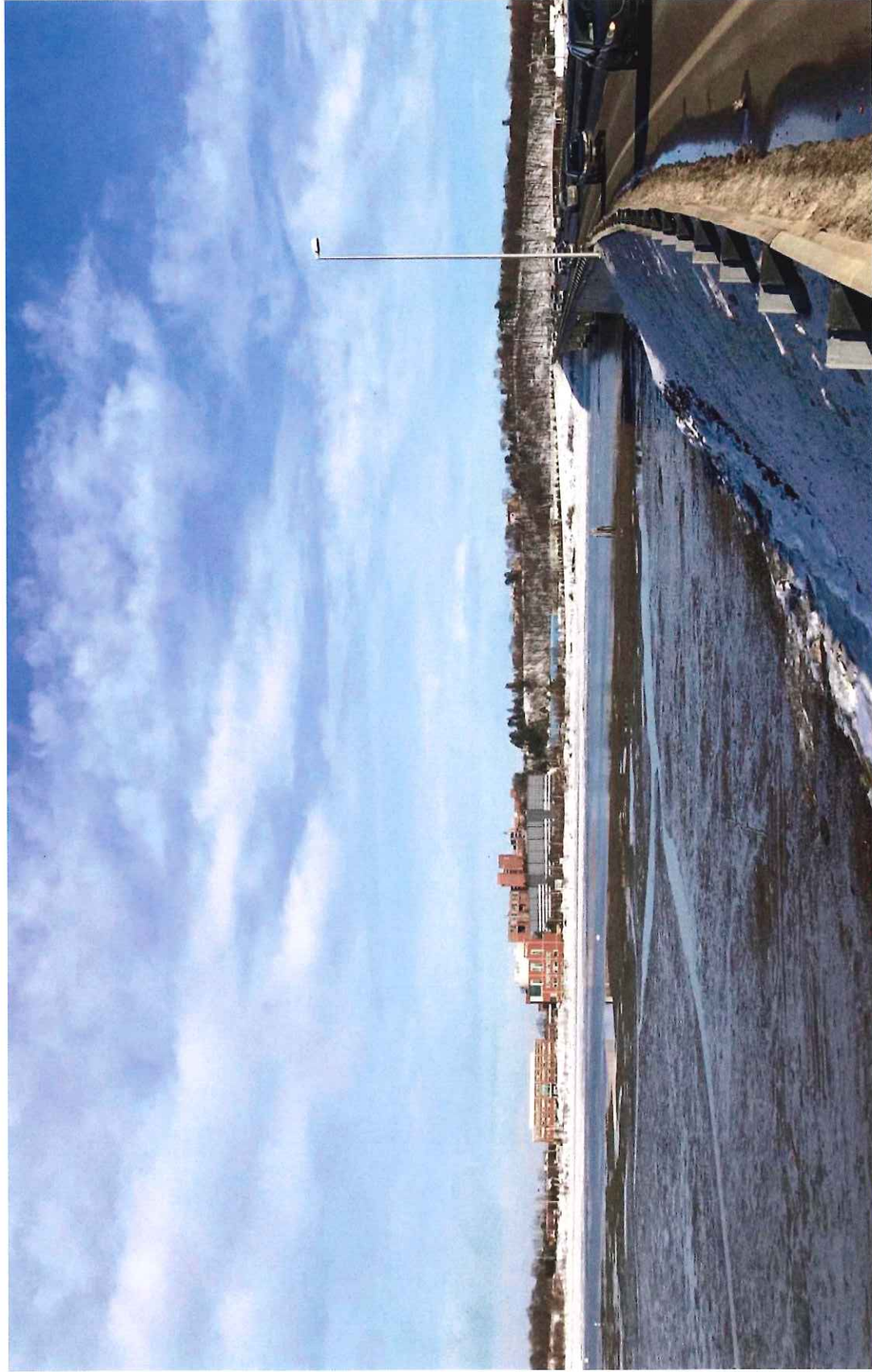
Take responsibility.

Embrace change.

Route 295 View

After

Mark Wilcox,
Architect,
Winton Scott Architects



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

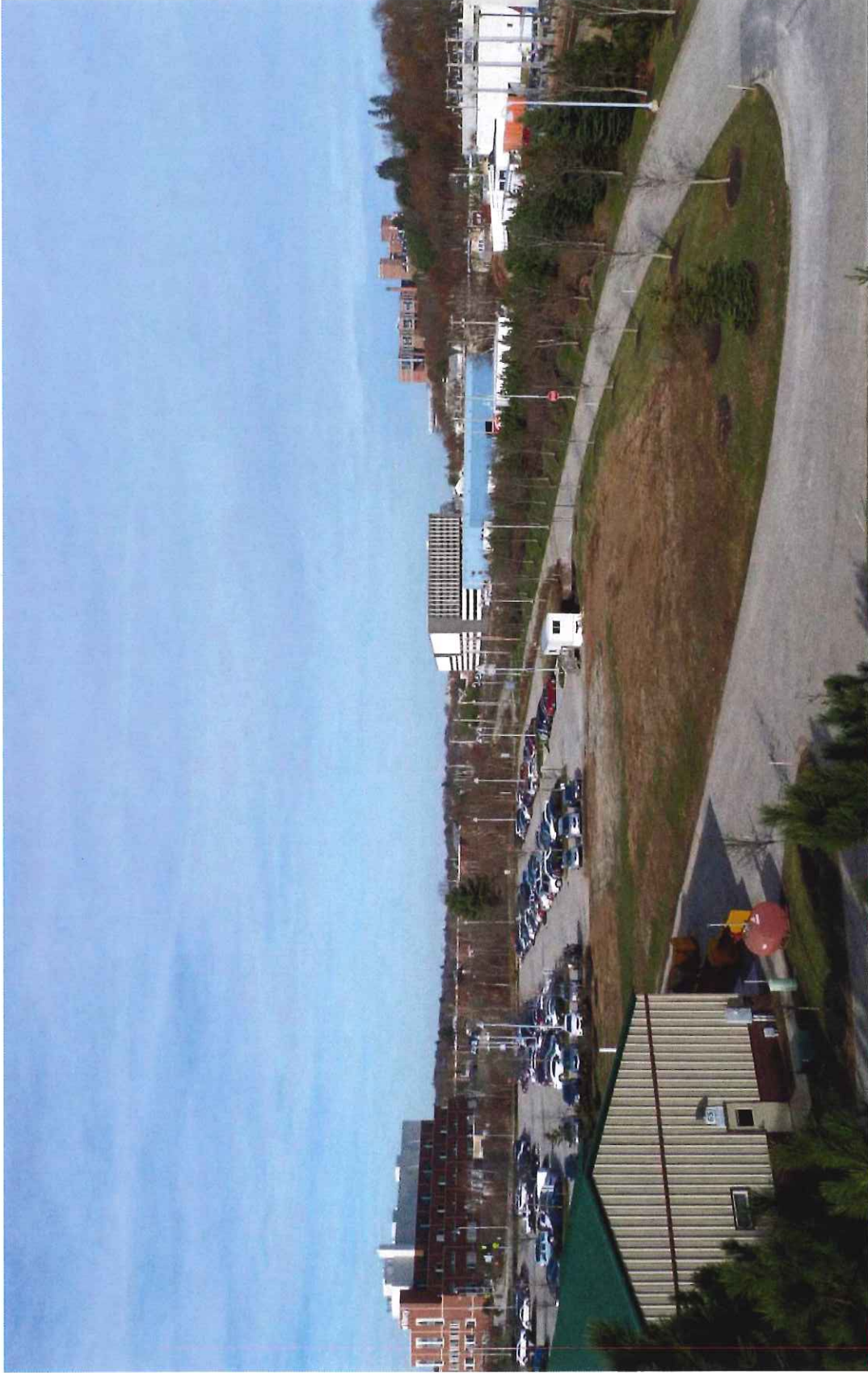
Take responsibility.

Embrace change.

Veterans Bridge View

After

Mark Wilcox,
Architect,
Winton Scott Architects



Veterans Bridge Close View

After

Embrace change.

Take responsibility.

Set high standards.

Be a role model.

Be an active listener.

Act with kindness and compassion.

Mark Wilcox,
Architect,
Winton Scott Architects

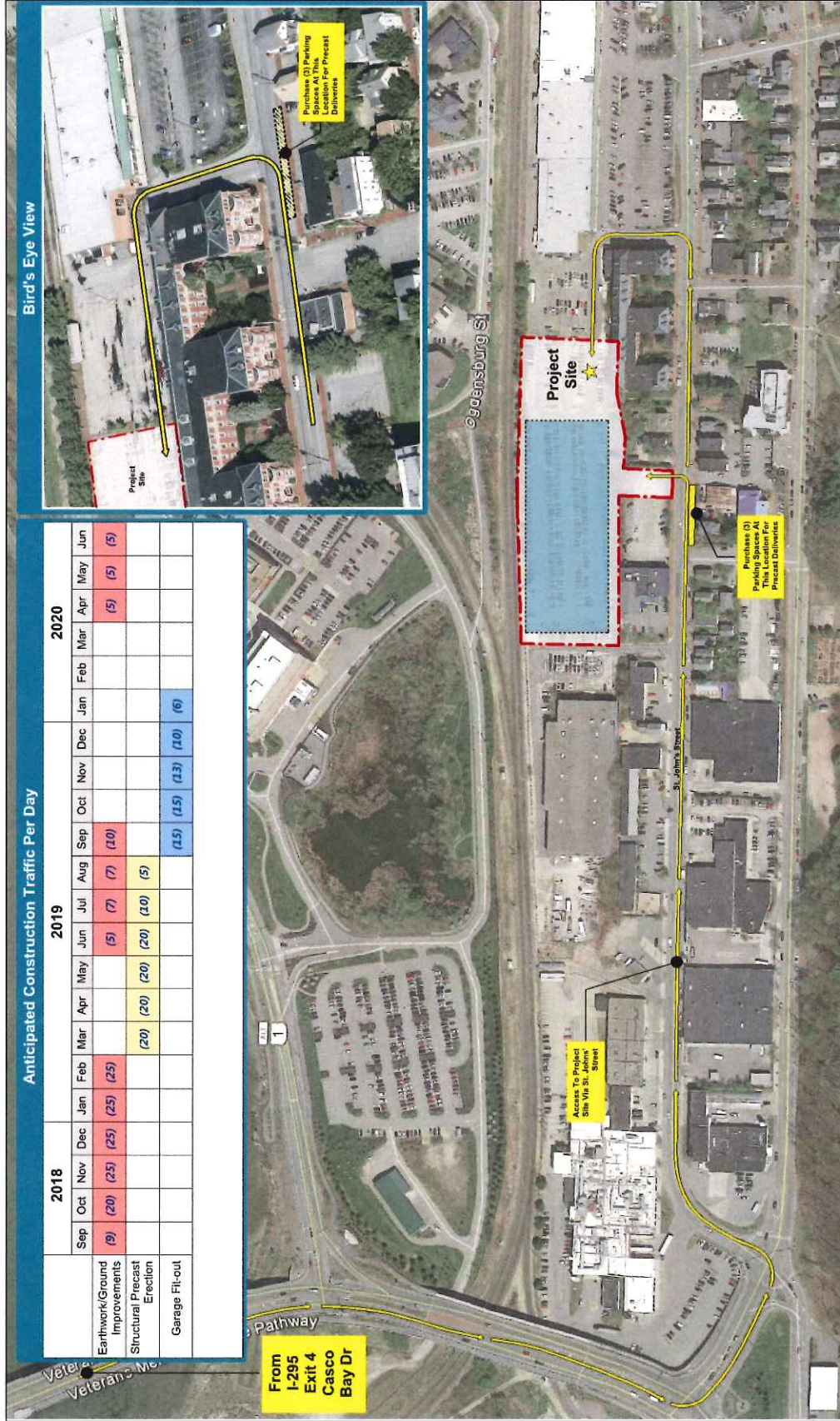
Construction Details

- 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.



Dave Thomas,
Project Executive,
Consigli

Truck Routes



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



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Dave Thomas,
Project Executive,
Consigli



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Dave Thomas,
Project Executive,
Consigli

Neighborhood Engagement and Communications

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

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



Newsroom

MaineHealth > Maine Medical Center > Newsroom > *MMC Campus Modernization Project*

Media

Press Releases

MMC Campus Modernization Project

Project Updates

Neighborhood Meeting Minutes

Sign up for Project Alerts

Additional Information

MMC Campus Replacement & Modernization Project

Maine Medical Center is excited to begin work on the largest modernization and replacement project in its history – a patient-focused initiative that will enable the state's largest hospital to meet the most urgent healthcare needs well into the future.

Altogether, the \$512 million project will create 128 new private patient rooms, add 19 procedure rooms for surgeries and other complex treatments, provide an additional 225 spaces for patient and visitor parking, and consolidate MMC employee parking into one nearby garage that will meet current demand and future growth. The project will also open Maine Medical Center to Congress



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

Jeff Sanders,
Executive Vice President and COO,
MMC

