

Via Electronic Mail

June 27, 2018



Department of Planning & Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Re: MMC Staff Parking Garage | 222 St. John Street | Neighborhood Meeting Certification**

To Whom It May Concern:

I, David Sensus, PE of Woodard & Curran hereby certify that a neighborhood meeting was held on June 25, 2018 at Maine Medical Center's Dana Auditorium located at 66 Bramhall Street, Portland, Maine at 5:30pm regarding the Maine Medical Center Level III Site Plan Submittal for the Staff Parking Garage located at 222 St. John Street.

I also certify that on June 13, 2018, invitations were mailed to the following:

1. All addresses on the abutters list provided by the Planning Division which includes property owners within 500 feet of the proposed development.
2. Residents on the "interested parties" list.

Signed,

A handwritten signature in black ink, appearing to read "David Sensus", written over a horizontal line.

David Sensus, PE  
Woodard & Curran  
Project Manager

06/27/2018  
Date

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting Minutes
4. Copy of the Neighborhood Meeting Presentation



Maine Medical Center  
22 Bramhall St.  
Portland, ME 04102

Address line 1  
Address line 2

Dear Property Owner,

This fall, Maine Medical Center (MMC) expects to begin the second phase of its \$512 million expansion project, which involves construction of an employee parking garage behind 222 St. John St.

This new garage will accommodate our current and projected employee parking needs and allow the removal of our Gilman Street parking garage, which fronts Congress Street. Once we remove that older garage, MMC will expand into that space with a patient tower featuring modern single-bed patient rooms and procedure rooms centered on enabling modern cardiac care. This project will enhance our quality of care, improve our capacity, modernize our facilities and help us pursue our vision of working together to ensure our communities are the healthiest in America.

**Given the proximity of your address to our planned St. John Street Garage, project construction may create direct or indirect impact on your property.** It is important that you understand the nature of this project so we can work with you to minimize any inconveniences.

MMC will submit its site plan application to the city of Portland Planning Department on June 22. As part of our planning process, we have scheduled an all-neighborhood briefing.

**Briefing details are below, no RSVP required:**

**Time and Date:** 5 p.m., Monday, June 25

**Location:** Dana Health Education Center Auditorium, adjacent to MMC, entrance across from 7 Bramhall St.

**Parking:** Street parking outside the Dana Center is available; MMC visitor parking (free) located a short walk away at Bramhall & Chadwick streets in the South Visitor Parking Lot

**This information session will help you understand the scope of this phase and allow you to ask any questions you may have.**

In the meantime, we urge you to visit [www.MMC.org/Modernization](http://www.MMC.org/Modernization) for information and to sign up for email and/or text alerts when new project updates posted. If you have any questions, please contact us at [MMCProjectContact@mmc.org](mailto:MMCProjectContact@mmc.org).

Respectfully,



Maine Medical Center  
MaineHealth

Jeffrey D. Sanders  
Executive Vice President & Chief Operating Officer  
Maine Medical Center

## 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](http://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 @ AVERSTA HOSPITAL 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>
7.		
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7761316



# Site Plan Two: St John Garage Neighborhood Meeting

June 25, 2018



# Neighborhood Meeting Agenda

- **Meeting Objective**
  - Introduce neighbors to the project and Site Plan Review Process
  - Obtain feedback
- **Topics for Discussion**
  - Project Background and Need & Review Process
  - Transportation Demand Management & Traffic Discussion
  - Right of Way Improvements
  - Landscape Design
  - Construction Management & Schedule
  - Ongoing Communications
  - Questions

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

# 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:	<b>23</b>

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



Jeff Sanders,  
Executive Vice President and COO,  
MMC

# MMC Parking Supply

		Patient / Visitor	Employee	Total at Facility	Ownership
ON-CAMPUS 850 patient / visitor 1,538 employee spaces	Employee Garage	0	1,274	1,274	Owned
	Patient / Visitor Garage	480	0	480	Owned
	South Lot	370	0	370	Owned
	887 Congress (Forest St Garage)*	0	178	178	Owned
	7 Bramhall St	0	26	26	<i>Leased</i>
	905 Congress St (Sportsman Lot)	0	60	60	<i>Leased</i>
OFF-CAMPUS 489 employee spaces	222 St John St (First Atlantic Lot)	0	283	283	<i>Leased</i>
	181 High St (Gateway Garage)	0	100	100	<i>Leased</i>
	993 Congress St (Classic Lot)	0	97	97	Owned
	321 Brackett St	0	9	9	<i>Leased</i>
<b>TOTAL PARKING SPACES</b>		<b>850 Patient / Visitor</b>	<b>2,027 Employee</b>	<b>2,877 Total</b>	

\* The Forest St Garage has an additional 222 spaces that are dedicated to medical office staff and patients.



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 Needed to alleviate existing shortfall and to accommodate anticipated growth = **200-250 spaces**



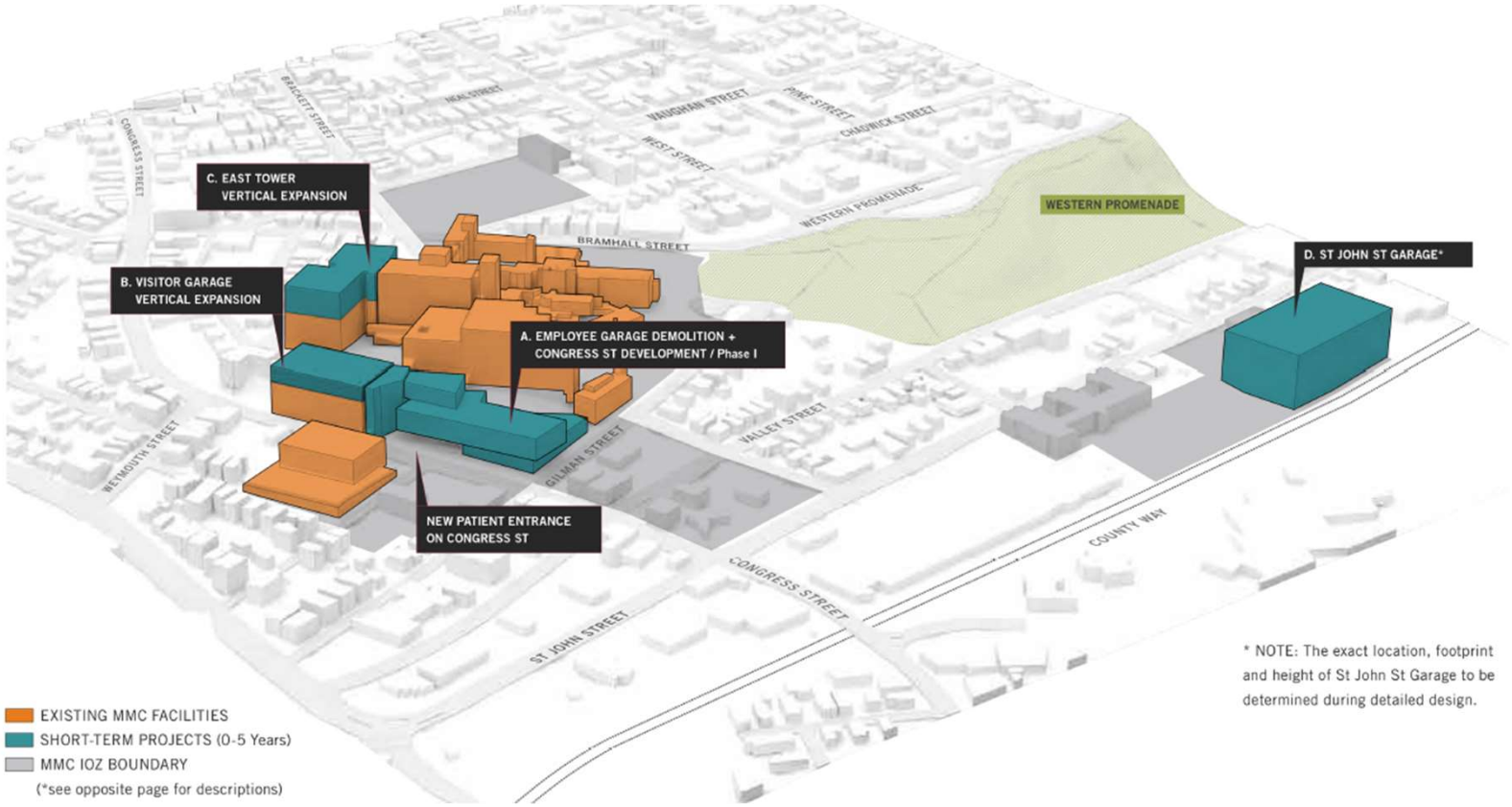


# MMC Physician/Staff Parking Summary

- Existing Peak Parking Demand = 2,247 parkers
- Existing MMC Parking Supply = 2,027 spaces
- Current Physician/Staff Shortfall = (-220) spaces
  
- Future Physician/Staff Parking Demand = 270 spaces
  
- Total New Physician/Staff Parking Spaces = **500-600 spaces**  
Needed to alleviate existing shortfall and  
to accommodate anticipated growth



# Master Facility Plan



- 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

# Today

- Construction on Phase One has started and will continue through the fall of 2019.



## East Tower

## Patient & Visitor Garage

Act with kindness and compassion.

Be an active listener.

Be a role model.

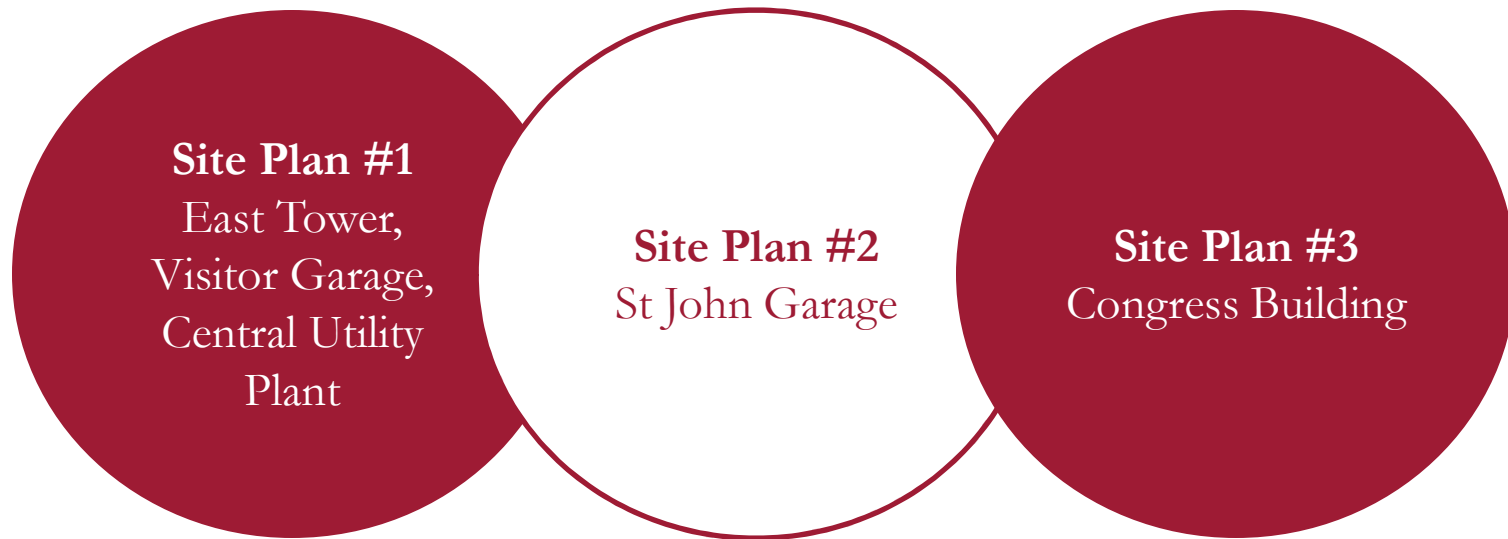
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MMC

# MMC MFP Site Plan Review

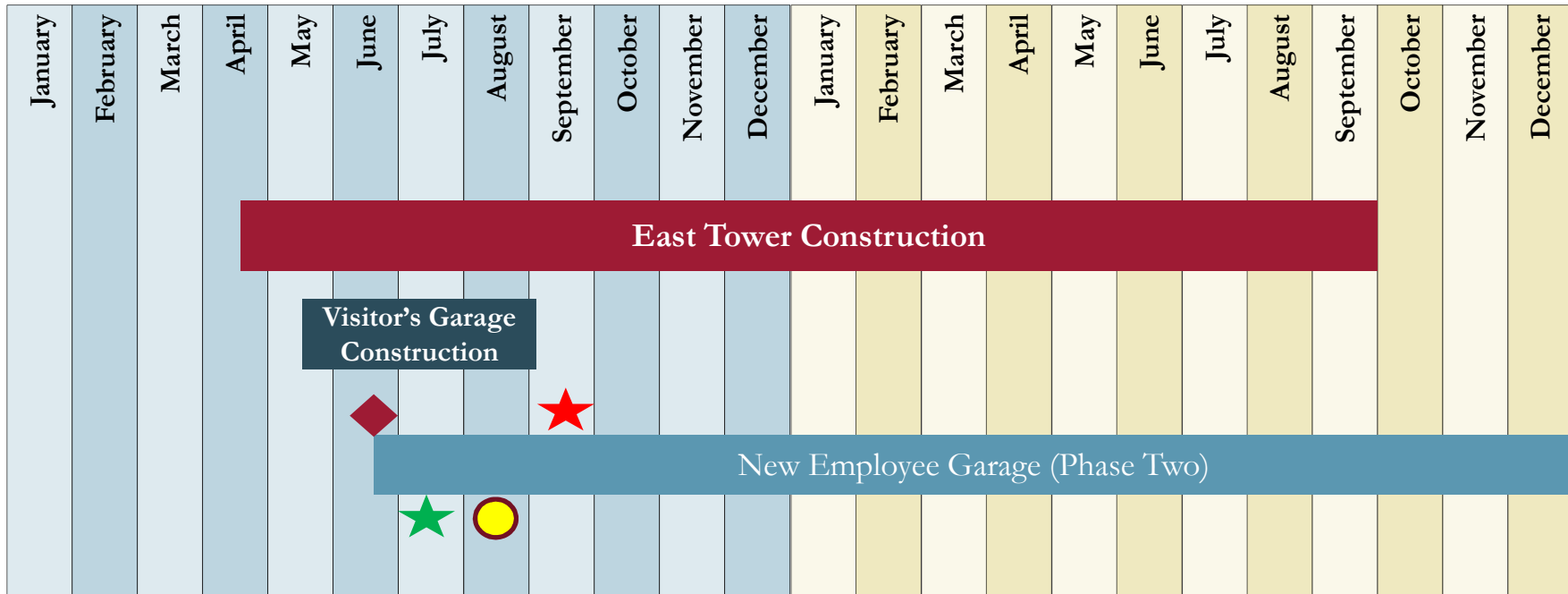


- Three separate applications with overlapping schedules
- Intended to make the materials digestible and to provide more opportunities for feedback from the City and Neighbors







# Schedule Overview

TODAY



2018

2019

-  Planning Board Workshop
-  Planning Board Hearing
-  Neighborhood Meeting
-  Projected Construction Start



Jeff Sanders,  
Executive Vice President and COO,  
MMC



# Staff Parking Garage



Jeff Sanders,  
Executive Vice President and COO,  
MMC



# Staff Parking Garage



Jeff Sanders,  
Executive Vice President and COO,  
MMC

# Transportation Demand Management & Traffic

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



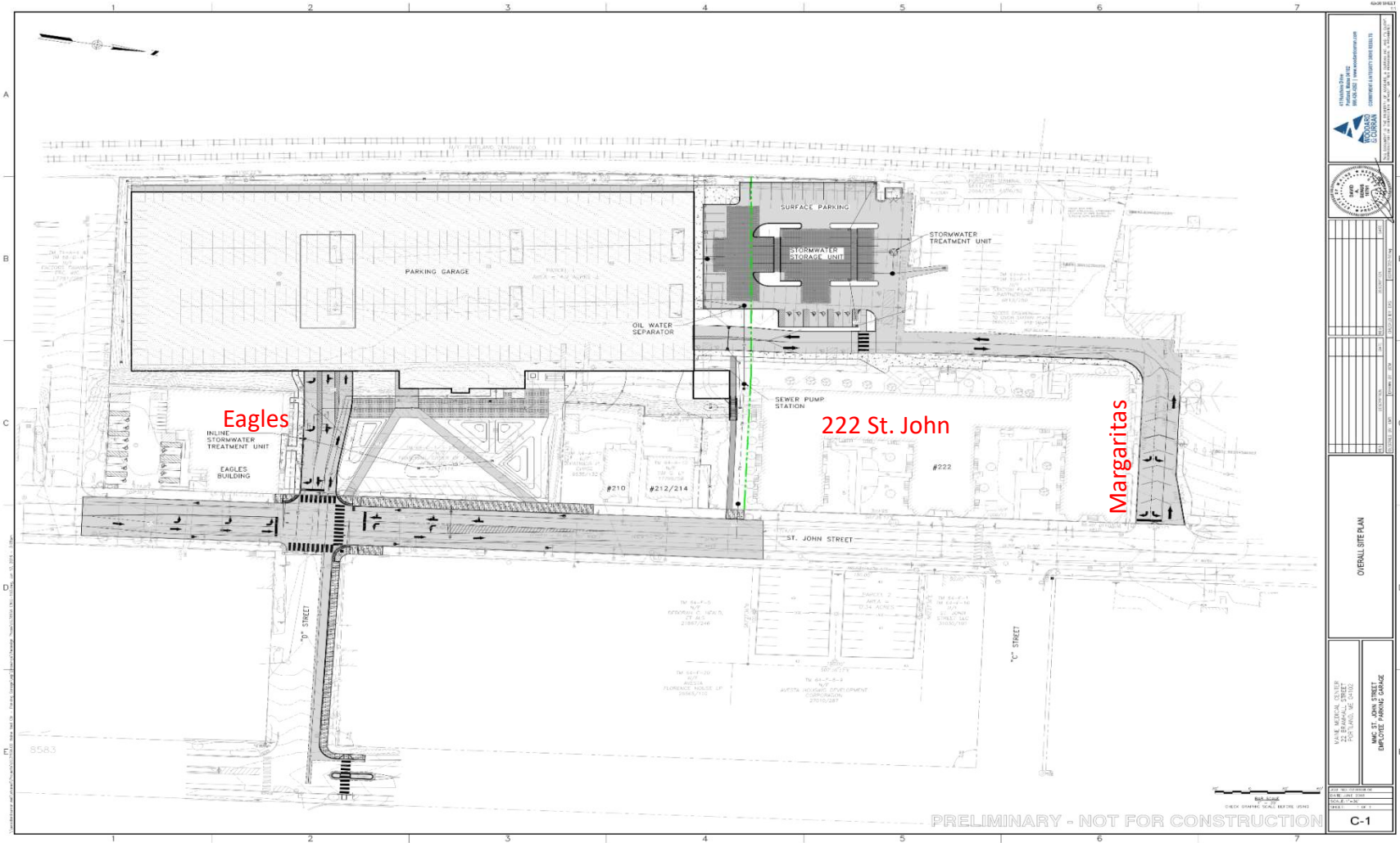
# Transportation Demand Management (TDM)

- MMC’s “Get on Board!” was one of the first TDM programs in the State of Maine when it was launched in 2008.
- Data collection needs to be improved

Continuing (Enhanced) Program Efforts	New Program Efforts
<ul style="list-style-type: none"> <li>• Metro pass discounts</li> <li>• Employee carpools</li> <li>• Supporting cycling</li> <li>• Employee shuttles</li> <li>• Pay to park</li> </ul>	<ul style="list-style-type: none"> <li>• TDM Coordinator</li> <li>• Increased education</li> <li>• Bi-annual transportation survey</li> <li>• Regional connections</li> <li>• Guaranteed ride home</li> </ul>



# Site Overview – Traffic Flow



Act with kindness and compassion.

Be an active listener.

Be a role model.

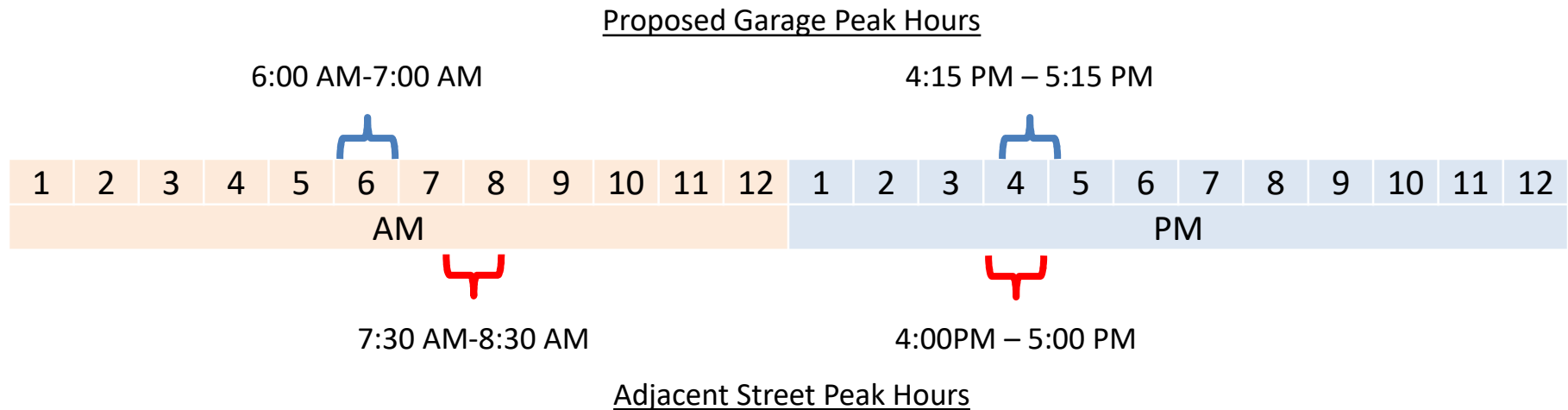
Set high standards.

Take responsibility.

Embrace change.

Al Green,  
Director of Planning,  
MMC

# Traffic – Trip Generation (cont.)



- Trip Generation
  - AM Garage Peak Hour: 1,097 trip ends (1,070 in / 27 out)
  - PM Garage Peak Hour: 571 trip ends (82 in / 489 out)
  - AM Adjacent Street Peak Hour: 556 trip ends (246 in / 310 out)
  - PM Adjacent Street Peak Hour: 519 trip ends (77 in / 442 out)

Act with kindness and compassion.

Be an active listener.

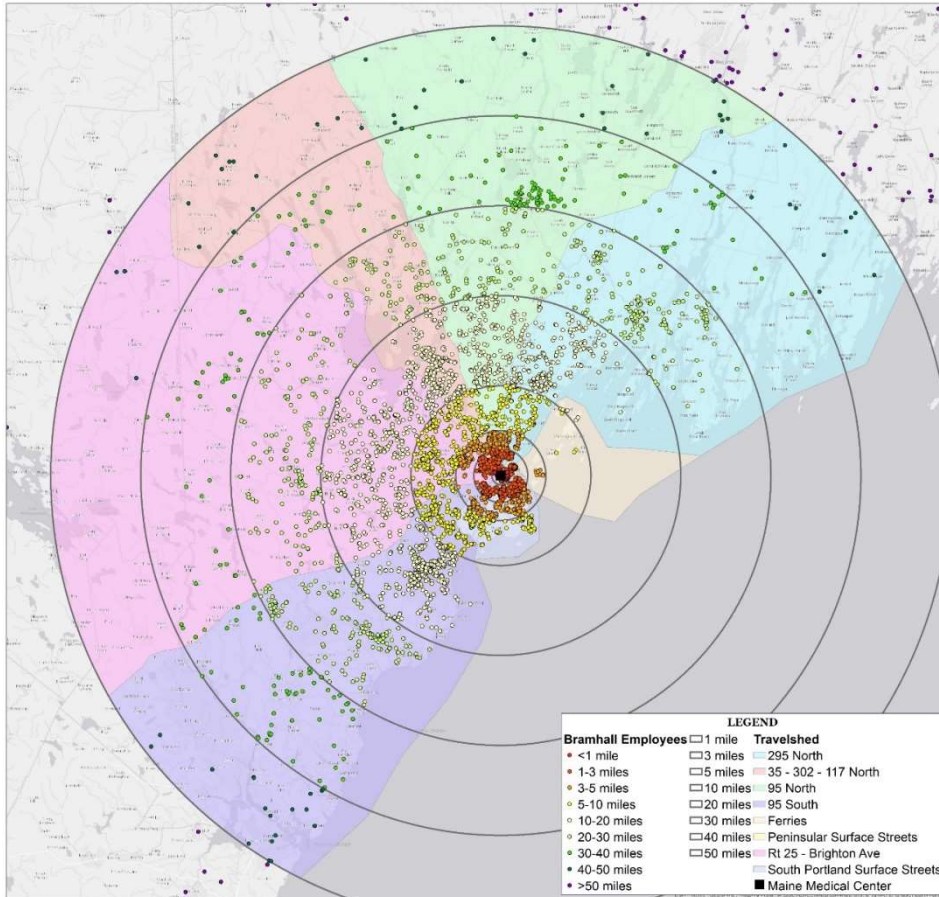
Be a role model.

Set high standards.

Take responsibility.

Embrace change.

# Traffic – Trip Assignment



Bramhall Employee Address Locations and Travelsheds  
Maine Medical Center



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

Act with kindness and compassion.

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Al Green,  
Director of Planning,  
MMC

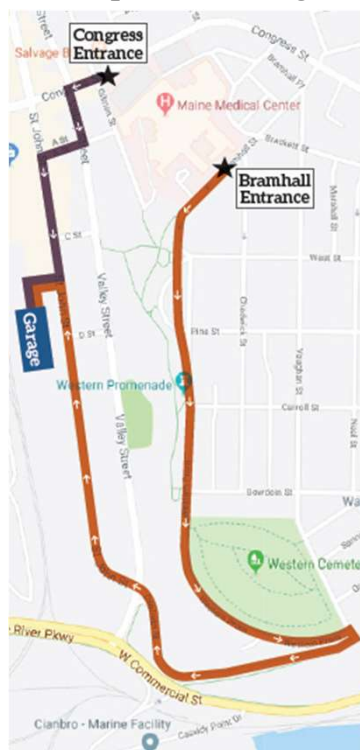


# Shuttles

Garage to Hospital



Hospital to Garage

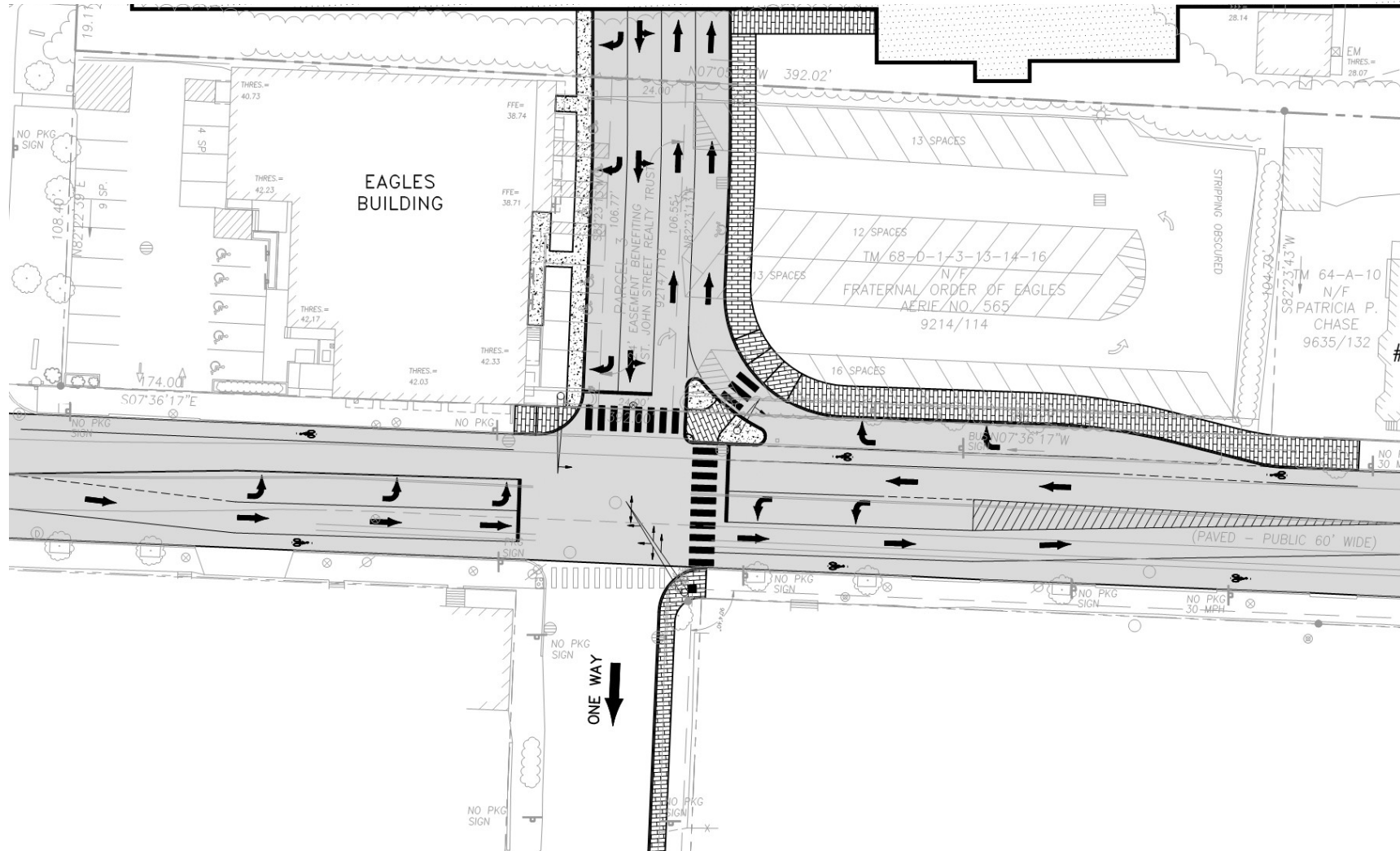


- 13 Shuttles during peak hours
  - 6 to Bramhall Entrance
  - 7 to Congress Entrance
- 15 Minute trip time
- 52 in / 52 out (Total of 104 trip ends)
- Right into Margarita’s access, Right out of Margarita’s access



Al Green,  
 Director of Planning,  
 MMC

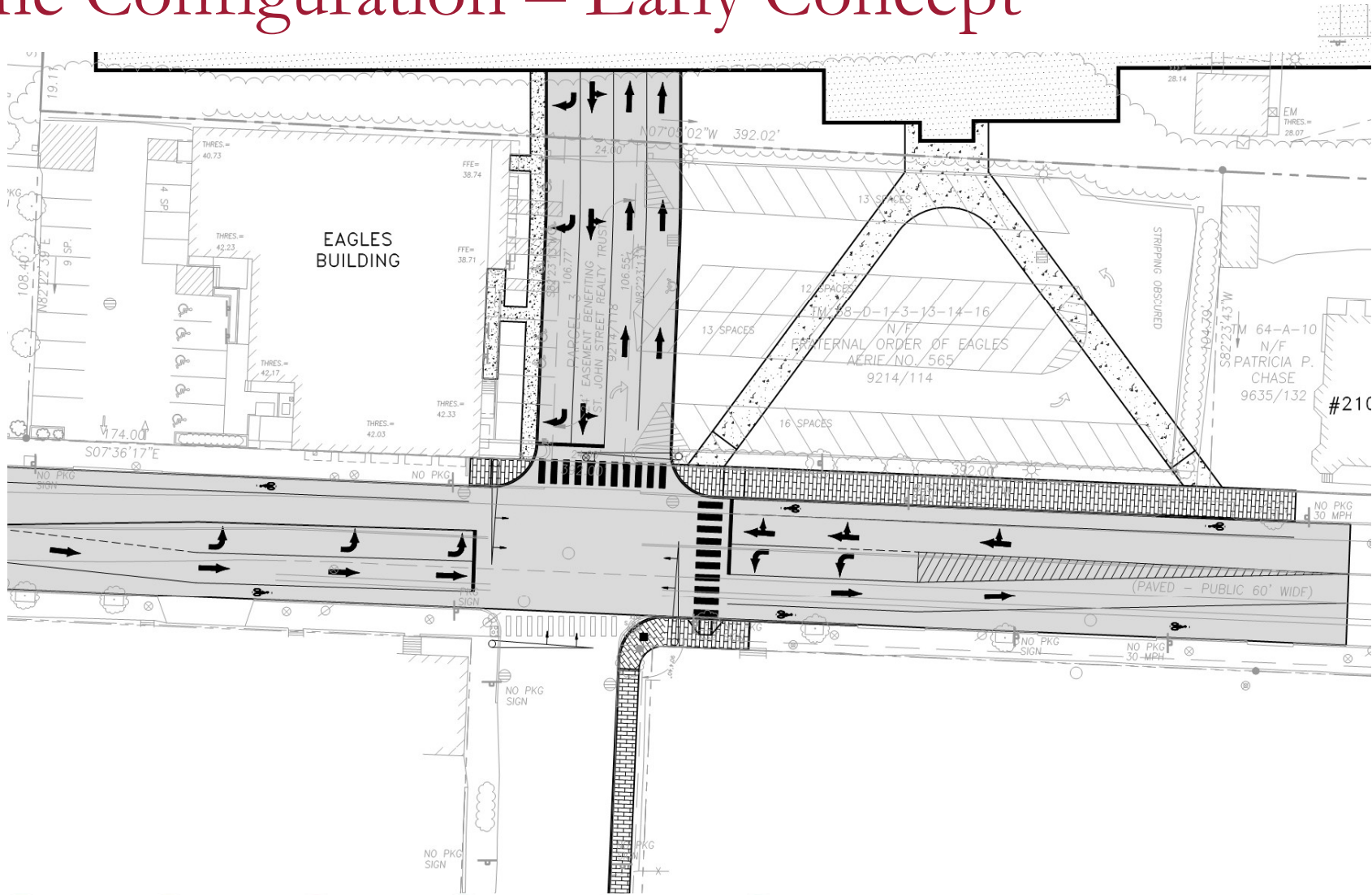
# Lane Configuration – Early Concept



- Act with kindness and compassion.
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Al Green,  
Director of Planning,  
MMC

# Lane Configuration – Early Concept



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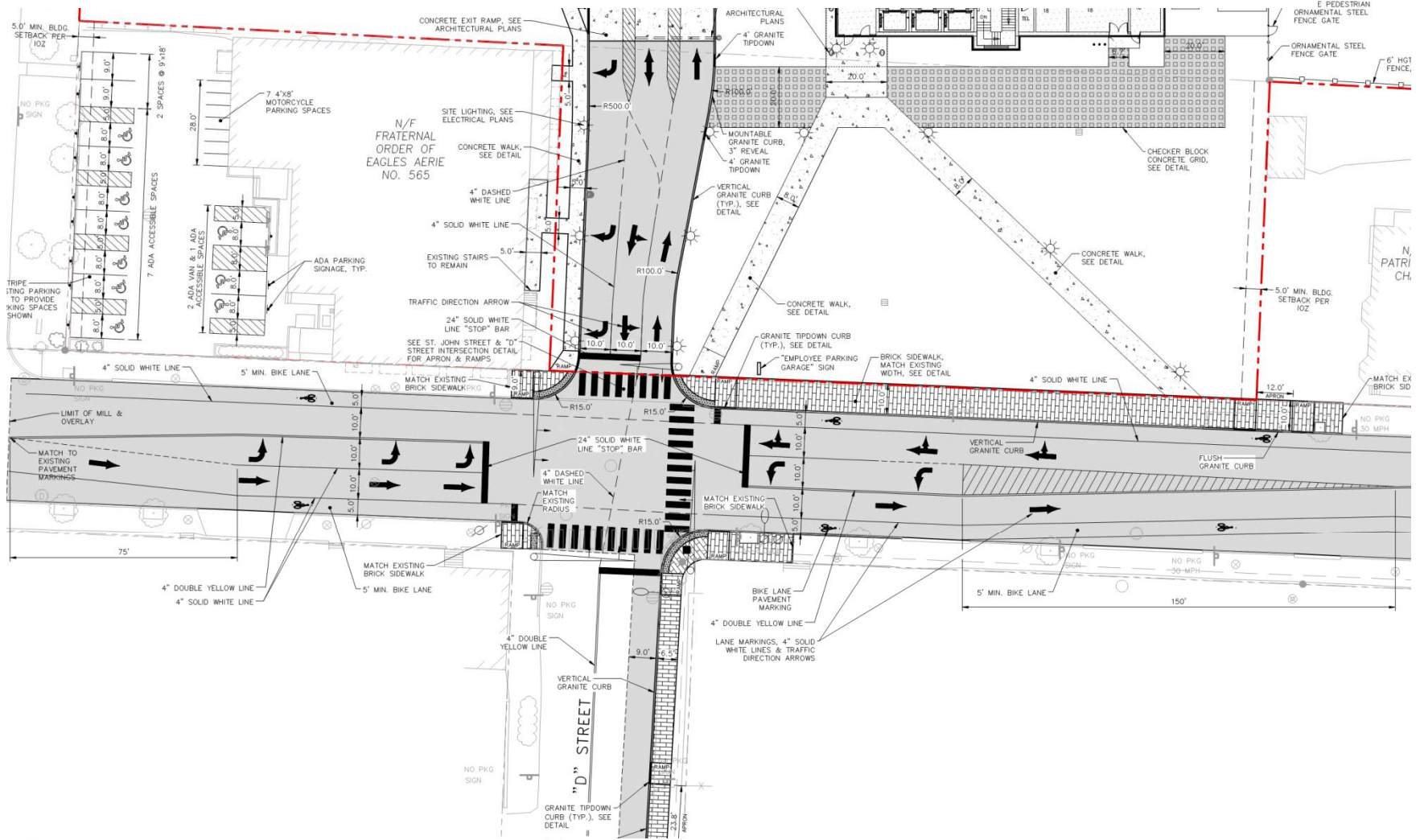
Embrace change.

Al Green,  
Director of Planning,  
MMC



# Lane Configuration – Proposed Concept

UNITED ORDER & TOR, SEE CAL PLANS



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Al Green,  
Director of Planning,  
MMC

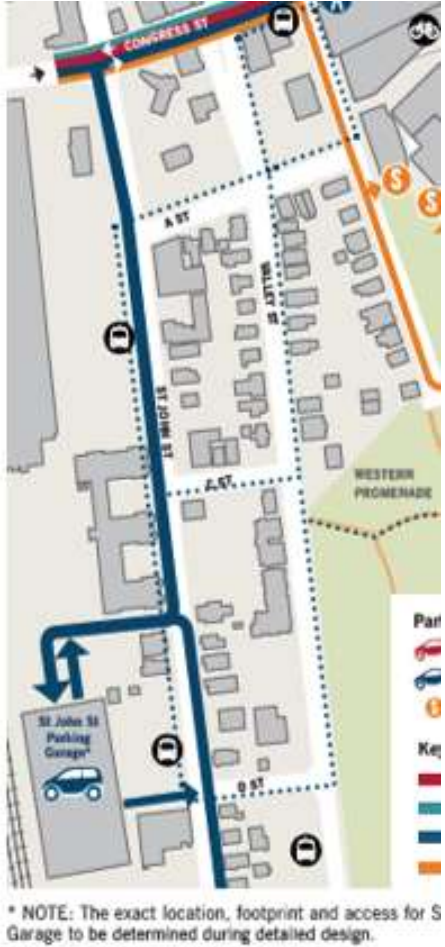
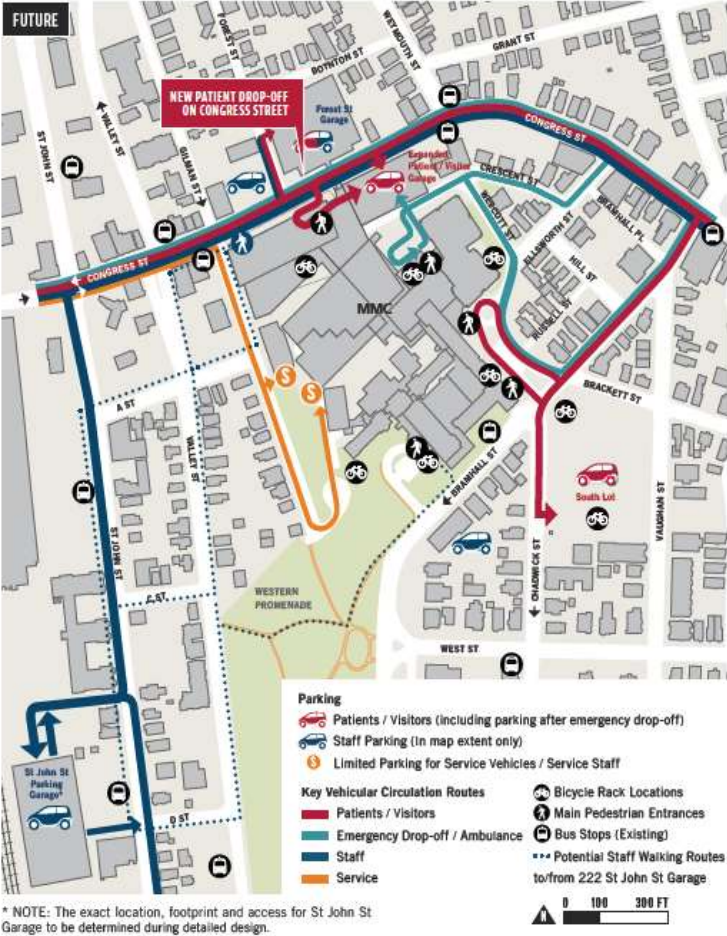




## Right of Way Improvements

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

# Pedestrian Travel Routes (as noted in IDP)

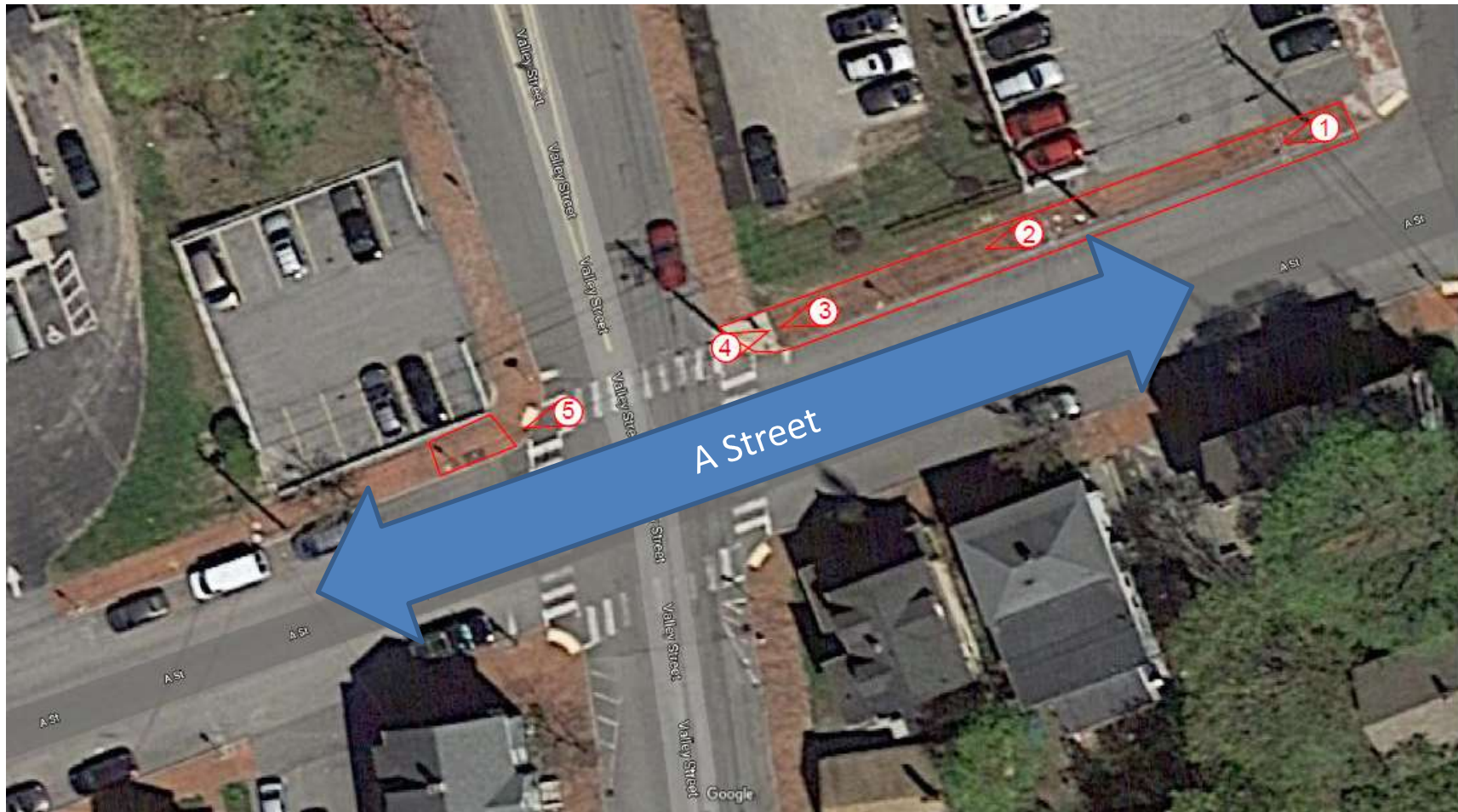


MAINE MEDICAL CENTER / Institutional Development Plan 59

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Dave Senus,  
Project Manager,  
Woodard & Curran

# Right of Way Improvements



Act with kindness and compassion.

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Dave Senus,  
Project Manager,  
Woodard & Curran



# ROW Improvements



Photo 1 - Uneven settlement along sidewalk.



Photo 3 - Uneven settlement along sidewalk adjacent to ADA Ramp.



Photo 5 - Uneven settlement along sidewalk & unrepaired section from tree box removal.



Photo 2 - Uneven settlement along sidewalk.



Photo 4 - Uneven settlement along sidewalk.



Photo 6 - Unrepaired sidewalk section from utility trenching.

Act with kindness and compassion.

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# ROW Improvements



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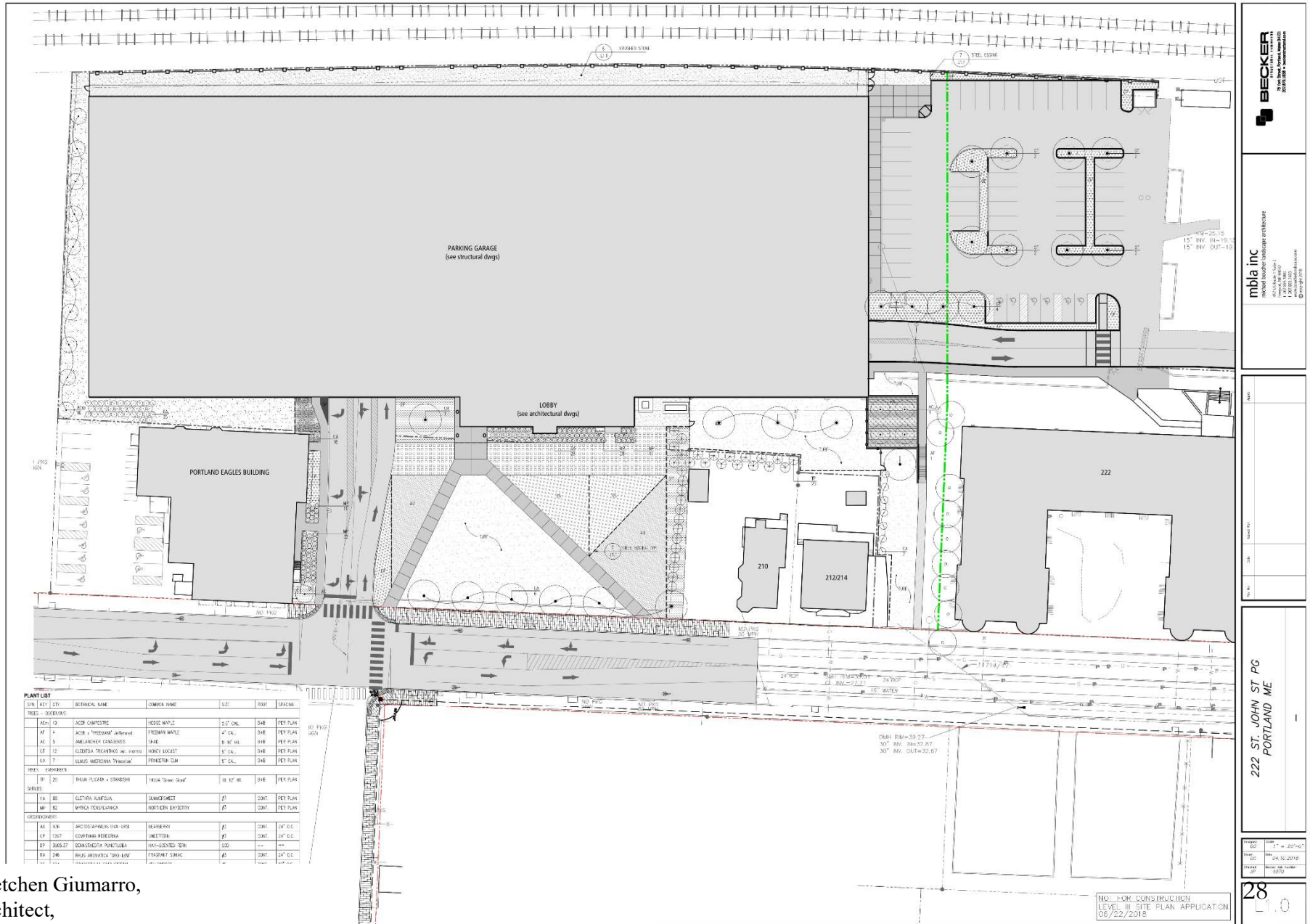
Embrace change.

Dave Senus,  
Project Manager,  
Woodard & Curran

# Landscape Architecture

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

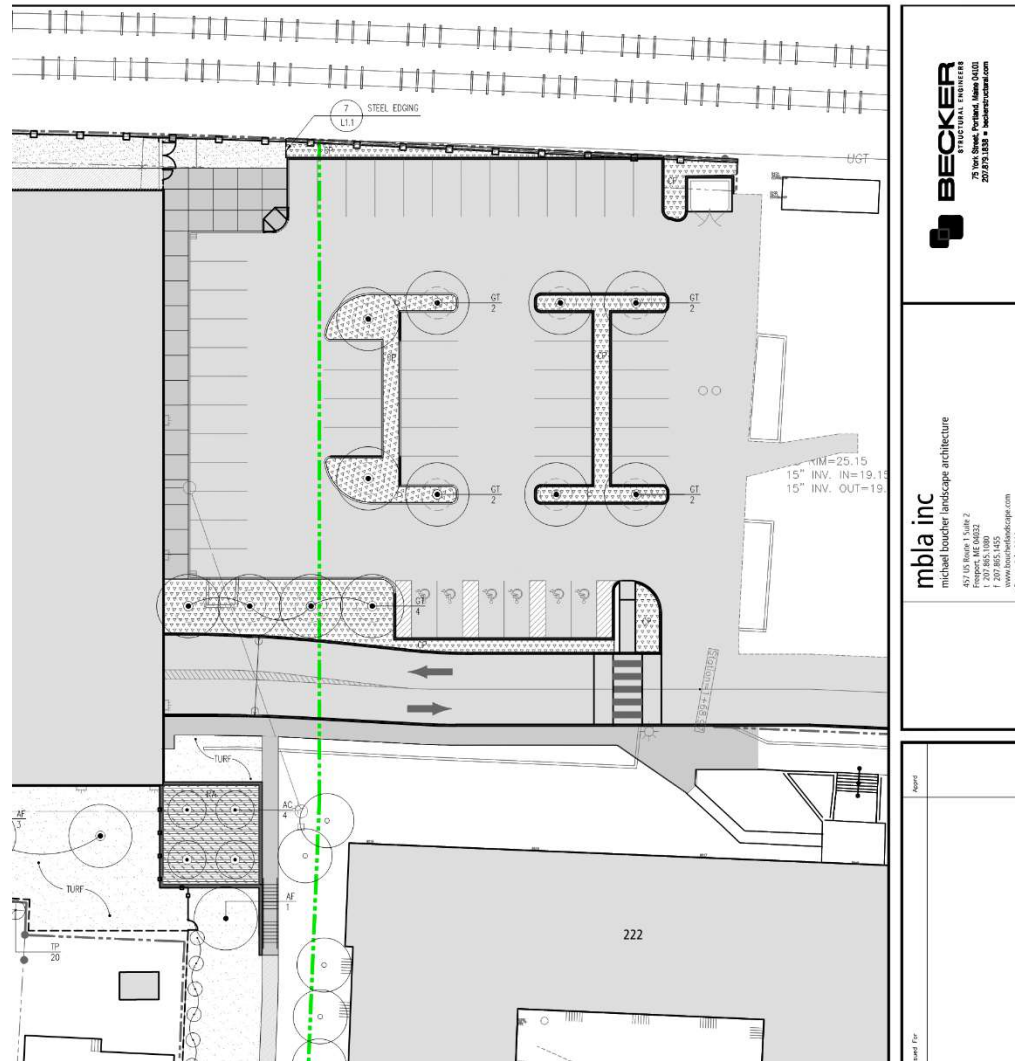
# Landscape Architecture



Gretchen Giumarro,  
 Architect,  
 Michael Boucher Landscape Architects



# Landscape Architecture



**BECKER**  
STRUCTURAL ENGINEER  
155 W. Portland Street, Suite 1000  
Portland, ME 04101  
207.853.8333 • beckerstructural.com

**mbia inc**  
michael boucher landscape architecture  
471 US Route 1, Suite 2  
Fryeburg, ME 04037  
F 207.865.1455  
www.michaelboucherlandscape.com  
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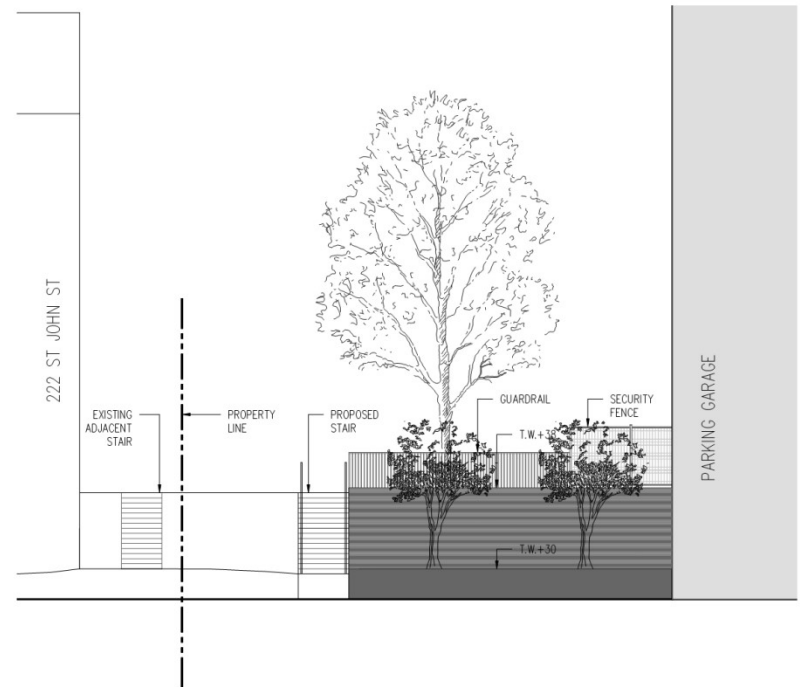
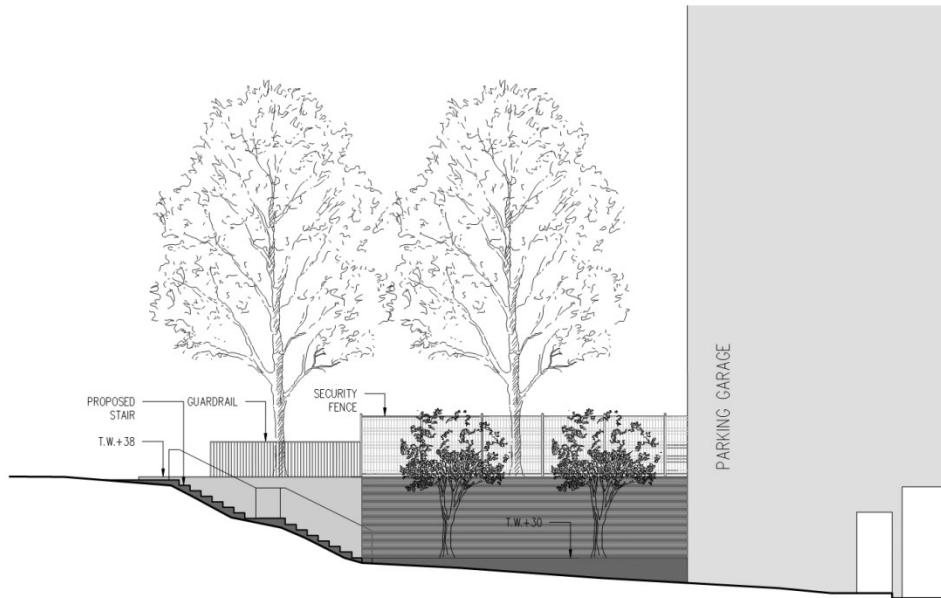
Notes:  
Scale: 1" = 10'-0"

- Act with kindness and compassion.
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Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects



# Landscape Architecture



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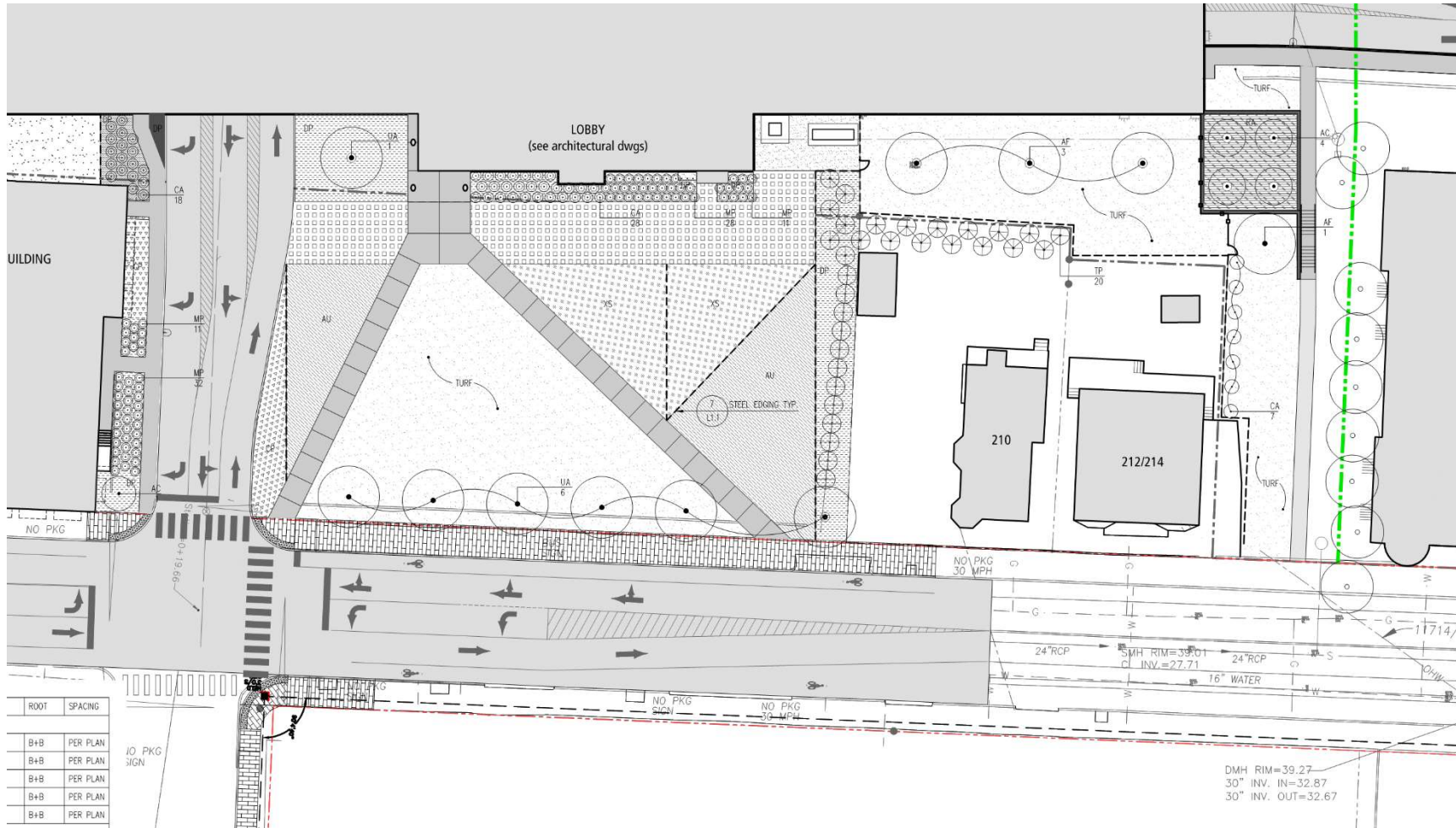
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Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects

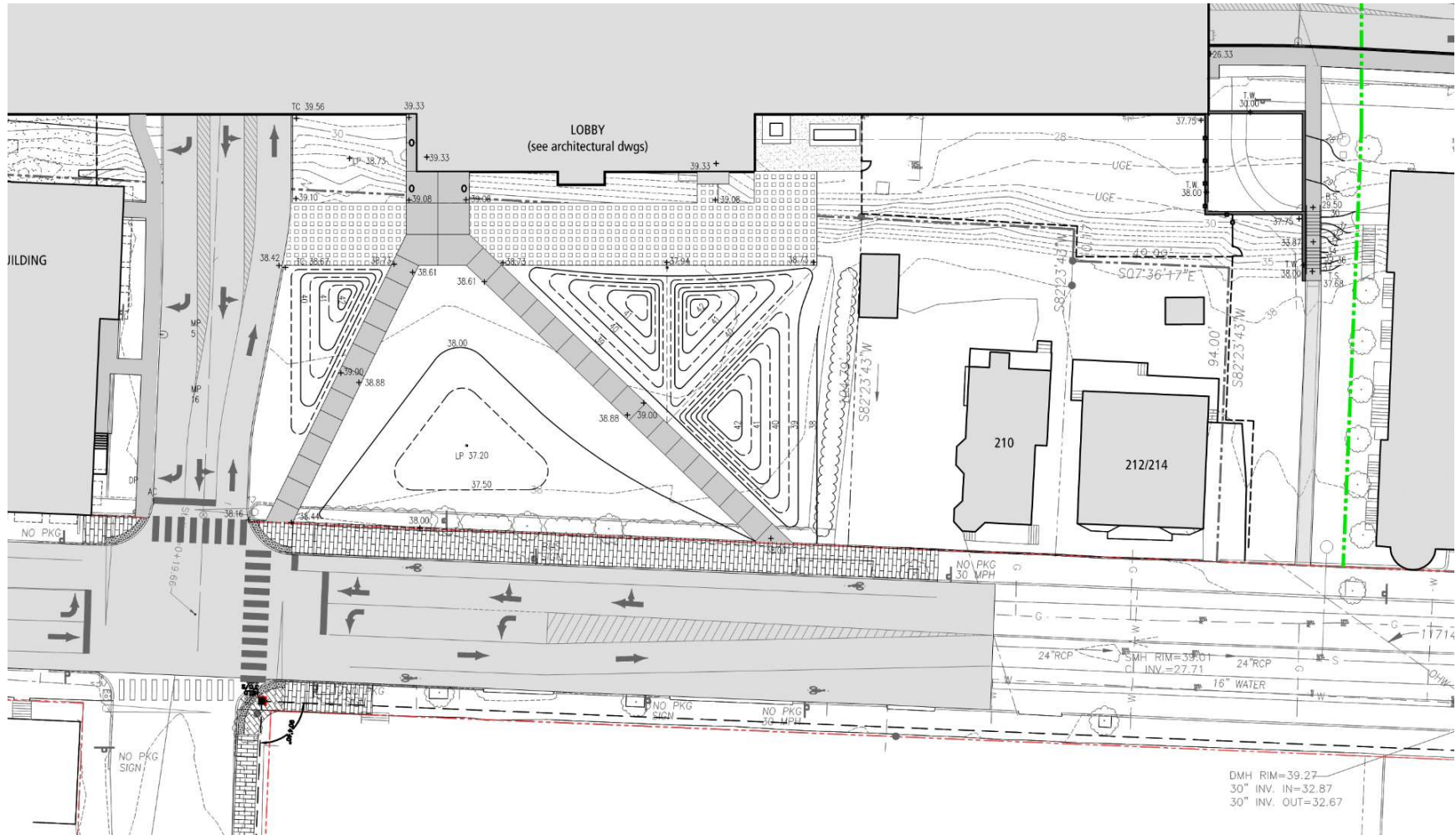
# Landscape Architecture



- Act with kindness and compassion.
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Gretchen Giumarro,  
 Architect,  
 Michael Boucher Landscape Architects

# Landscape Architecture



Act with kindness and compassion.

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Set high standards.

Take responsibility.

Embrace change.

Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects



# Landscape Architecture



View from St. John Street

Act with  
kindness and  
compassion.

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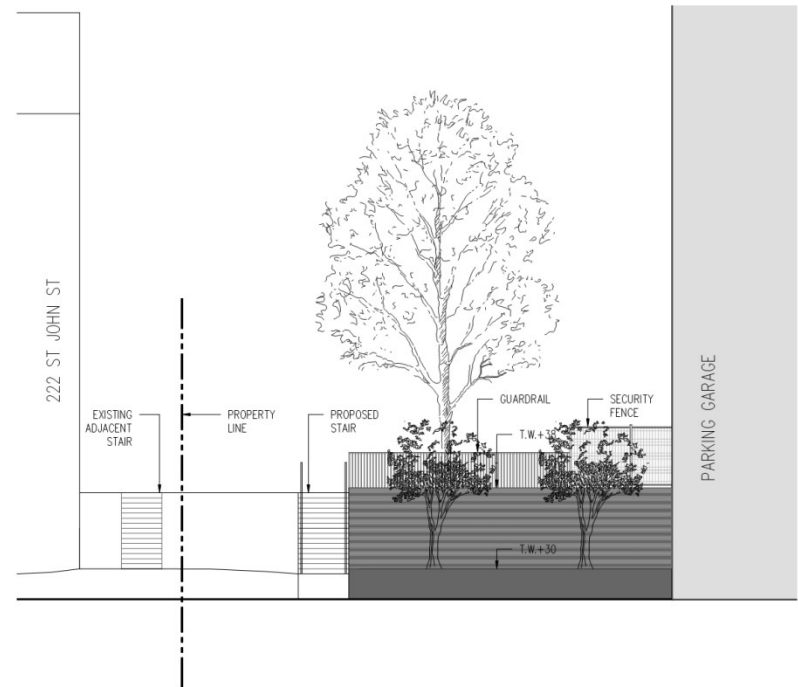
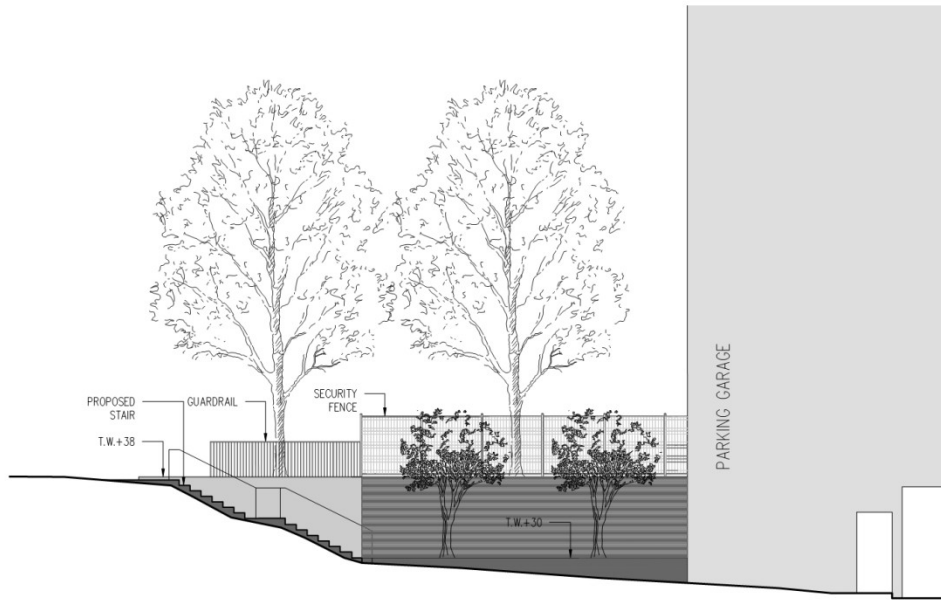
Take  
responsibility.

Embrace  
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Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects



# Landscape Architecture



Act with kindness and compassion.

Be an active listener.

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Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects

# Landscape Architecture



Welded Wire Security Fence

Act with kindness and compassion.

Be an active listener.

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Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects



# Landscape Architecture



Board and Cap Cedar Privacy Fence

Act with kindness and compassion.

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Set high standards.

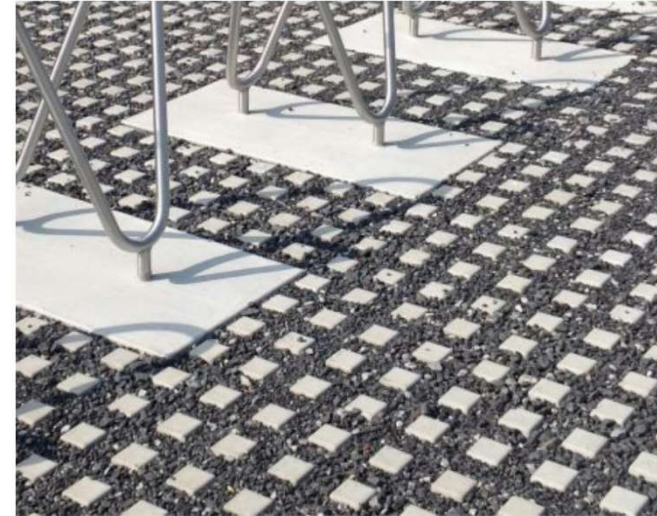
Take responsibility.

Embrace change.

Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects



# Landscape Architecture



Checkerblock paving



Gretchen Giumarro,  
Architect,  
Michael Boucher Landscape Architects



# Construction

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

# 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.

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Dave Thomas,  
Project Executive,  
Consigli

# Construction Traffic

- There will be two access points to the site
  - Main access point through the north end of the existing Eagles parking lot
  - Secondary access through the existing 222 St. John parking lot via the public right of way
- To navigate precast concrete vehicles to the site a flagger will be stationed at St. John Street as needed
- Due to the large turn radius of some vehicles at the secondary access route, it will be necessary to close parking spaces within the parking lot as well as spaces on St. John Street

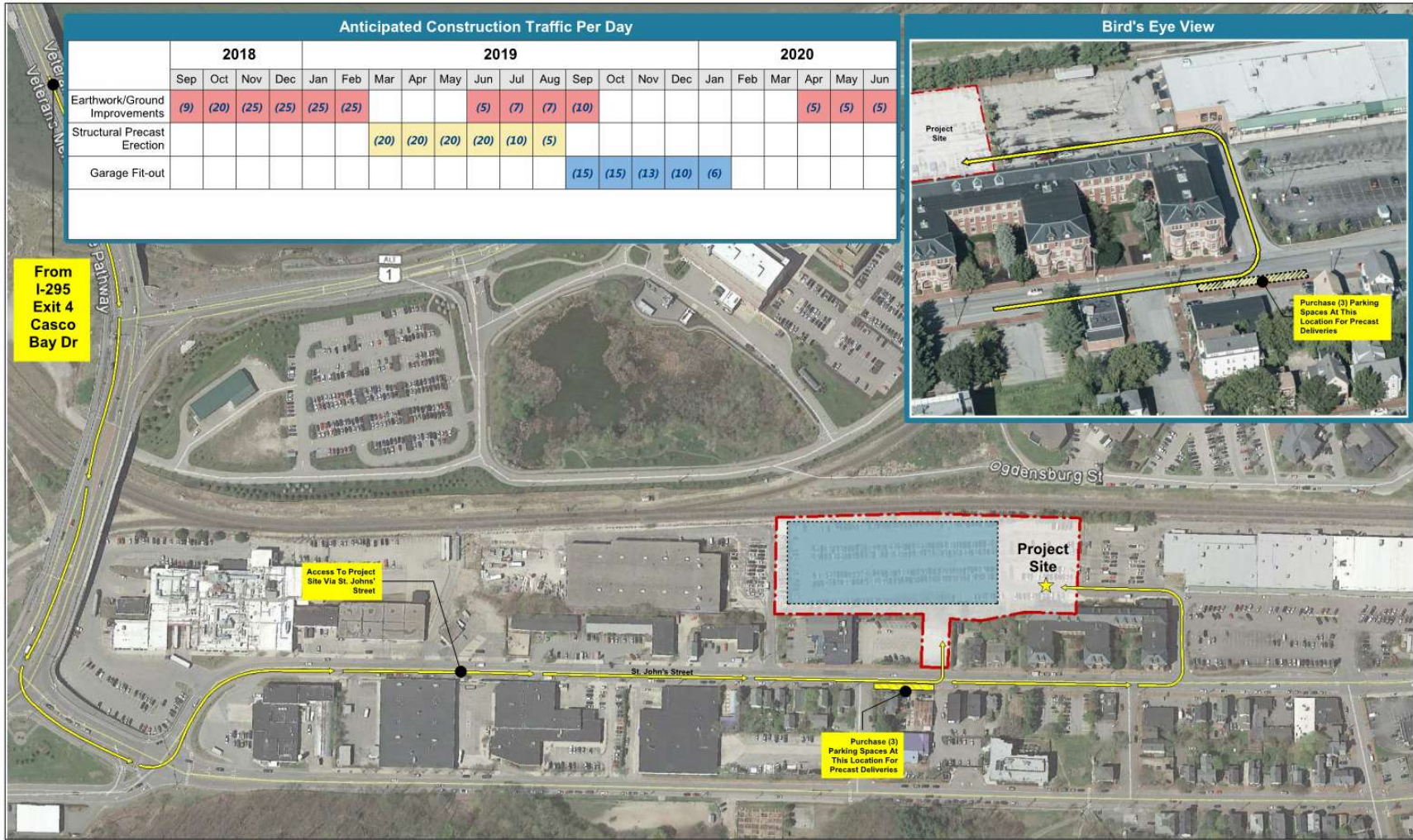
Anticipated Construction Traffic Per Day																							
	2018				2019												2020						
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Earthwork/Ground Improvements	(9)	(20)	(25)	(25)	(25)	(25)				(5)	(7)	(7)	(10)							(5)	(5)	(5)	
Structural Precast Erection							(20)	(20)	(20)	(20)	(10)	(5)											
Garage Fit-out													(15)	(15)	(13)	(10)	(6)						



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# Truck Routes



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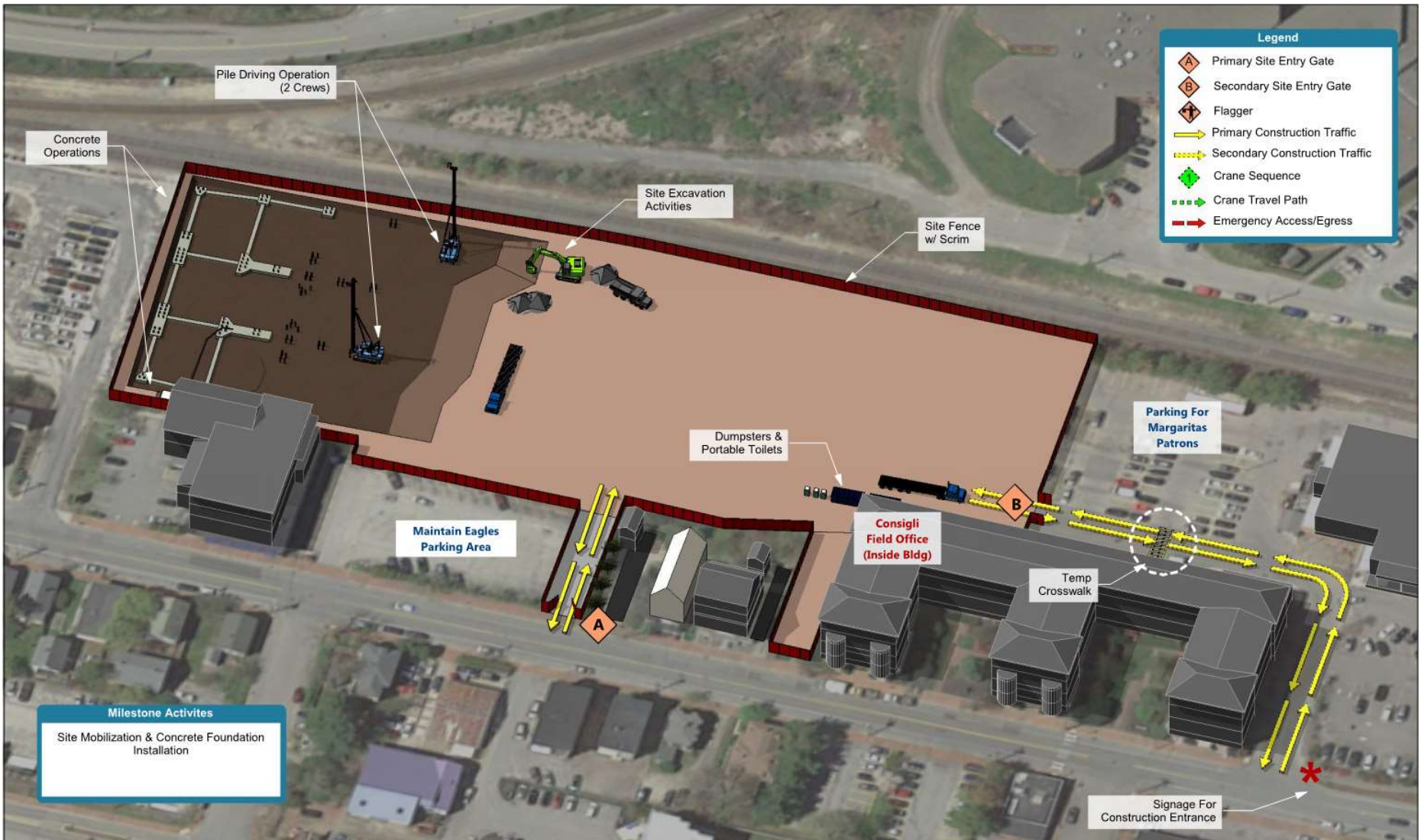
# Construction Schedule

Overall Construction Sequence																							
	2018				2019												2020						
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Ground Improvements	█	█	█	█	█	█	█																
Precast Erection							█	█	█	█	█	█	█										
Garage Interior Fit-Out										█	█	█	█	█	█								
Stair Tower Fit-Out												█	█	█	█	█							
St. John Street Site Improvements														█	█	█					█	█	█
Surface Parking Improvements														█	█	█					█	█	█
Testing & Punchlist																█	█	█					



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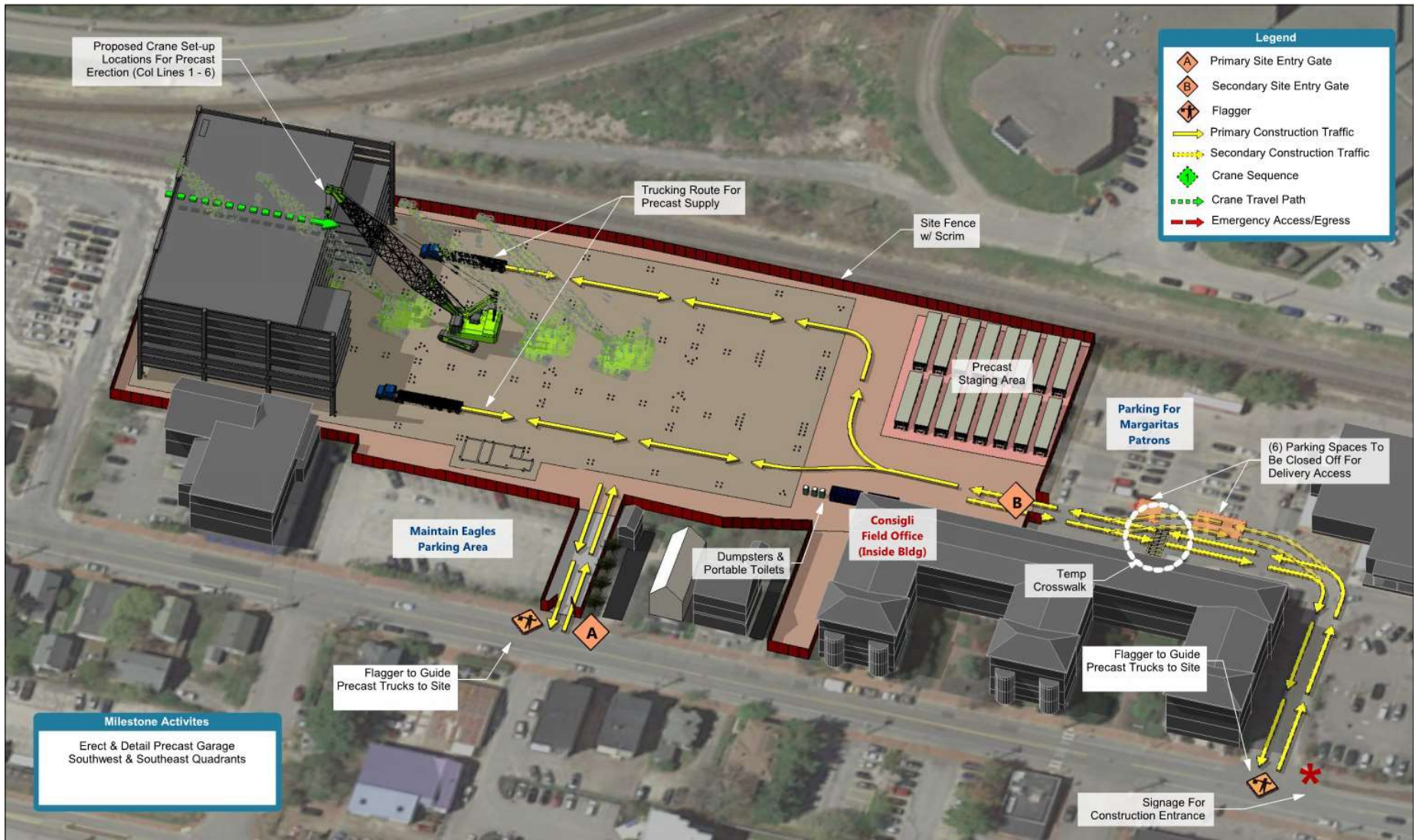
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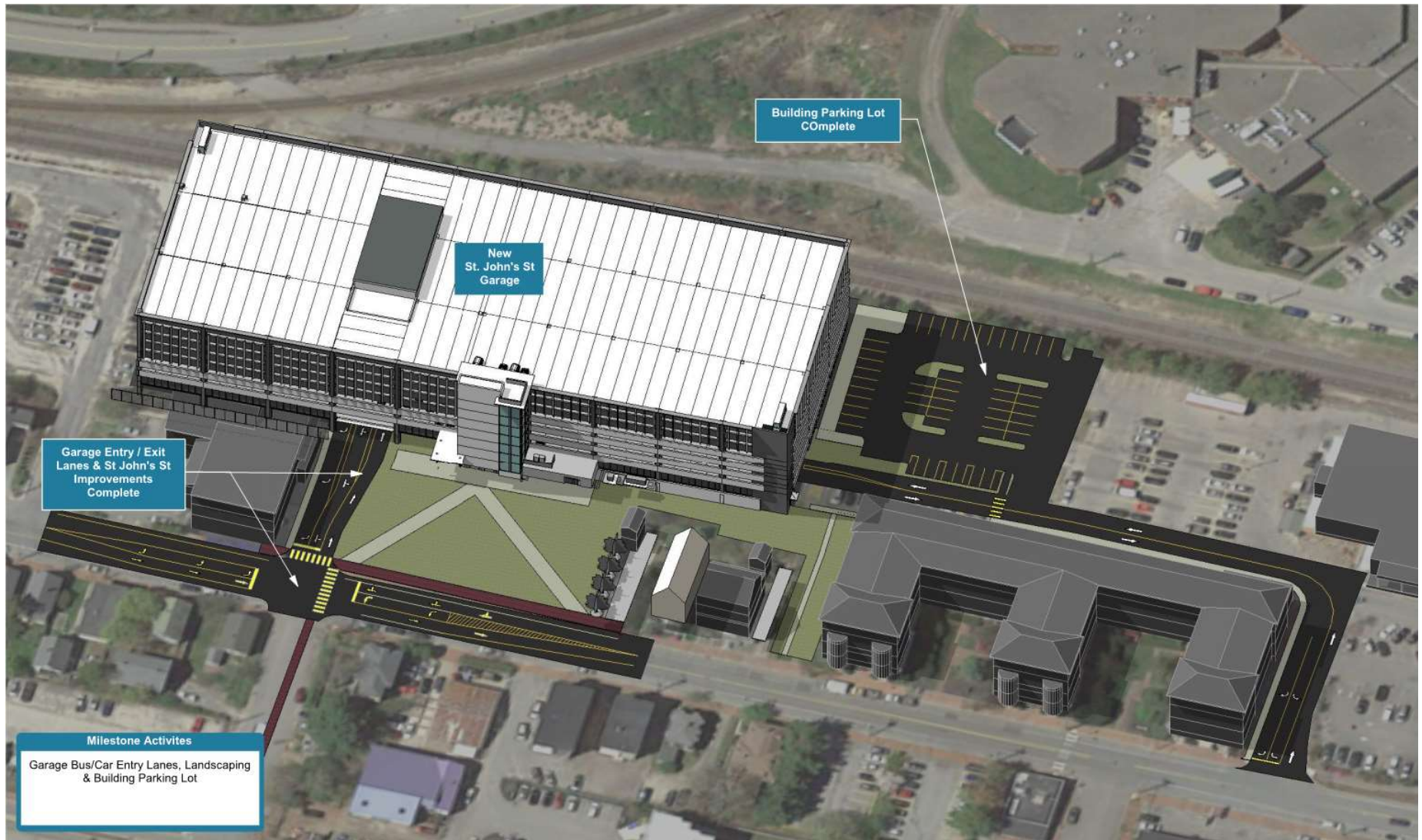
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## Ongoing Communication

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# 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](http://www.mmc.org/modernization)



## Newsroom

Media

Press Releases

*MMC Campus Modernization Project*

Project Updates

Neighborhood Meeting Minutes

Sign up for Project Alerts

Additional Information

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

## 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 Street with a new building and entrance that is expected to dramatically enhance a major gateway



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Matt Wickenheiser,  
Sr Communications Manager,  
MMC

# Questions?

