

Traffic / Trip Generation Assessment Maine Medical Center East Tower and Visitor Garage Expansions

Date: December 11, 2017
Subject: Traffic / Trip Generation Assessment
Maine Medical Center Expansion – Phase I
To: Maine Medical Center
From: Randy Dunton, Gorrill Palmer (JN 2866.01)

Gorrill Palmer (GP) has prepared this Traffic Assessment Memorandum to address traffic impacts and trip generation associated with construction of MMC's East Tower addition and Visitor Garage expansion. This Traffic Assessment is based on discussions at a pre-application meeting with the City Staff and traffic peer reviewer (Mr. Errico) on November 15, 2017 at City Hall. Details of the project and associated traffic impacts, if any, are described as follows:

East Tower Addition / Helipad

This effort includes the addition of two floors (approximately 60,000 sf) to the existing East Tower as well as relocating the helipad to the roof. The purpose of this expansion is to decompress existing patient bed density and allow for more private single patient rooms. The hospital is currently licensed for 637 beds; of which approximately 51% are semi private. As described in the IDP, on average 60 inpatient beds in semi-private rooms are unavailable each day because for some reason a patient can't share a room. It should be noted, that this decompression does not significantly increase patient volume.

Conclusion: The expansion of the East Tower will not increase trip generation to / from the hospital.

Patient / Visitor Garage Addition

This effort includes the addition of three new floors to the existing Patient / Visitor Parking Garage, an increase of approximately 225 spaces to the existing 480 space garage. This increase in parking spaces will not generate additional traffic to the adjacent roadway network and may actually reduce vehicle miles traveled on the adjacent roadway system by reducing the number of vehicles driving around looking for parking spaces.

Conclusion: The expansion to the Patient / Visitor Parking Garage will not increase trip generation to / from the immediate area and may reduce the traffic on the surrounding roadway network / neighborhoods by reducing drivers looking for parking spaces.



Future Phases

This assessment only details the traffic impacts of the projects described above. Future phases include; new six story Congress Street building and relocation of the employee parking garage to St. John Street. These future Phases will require a MaineDOT Traffic Movement Permit (TMP) and full Traffic Impact Study (TIS). Maine Medical Center has already been discussing these future phases with the City and will continue to work closely with the City through the traffic studies.