

November 12, 2018

Nell Donaldson, Senior Planner  
City of Portland Planning Division  
389 Congress Street  
Portland, ME 04101



Re: MMC Congress Building | 22 Bramhall St | Level III Site Plan  
Request for Summary of Activity on the Bramhall Campus over 10 Years

Dear Nell:

Thank you for coordinating the review of the Maine Medical Center Congress Building project located at 22 Bramhall with frontage on Congress St.. This letter provides a summation of building projects on MMC's Bramhall Campus over the past ten years. This information was requested on Tuesday October, 23, 2018 by Tom Errico, TY Lin, as part of the Traffic Movement Permit (TMP) scoping meeting.

Executive Summary

Maine Medical Center is a provider of advanced healthcare services to Northern New England residents and visitors as described in MMC's Institutional Development Plan (IDP) which was approved by the Portland Planning Board on October 9, 2017 on file with at the City of Portland.

Many MMC departments and employees serve a system-wide role yet are considered MMC employees. Many of these departments are not located on MMC's Bramhall Campus. This means reporting the total number of MMC employees will not provide an accurate representation of the number of vehicle trips generated by MMC's Bramhall Campus.

MMC's human resources information systems are not built to report the number of employees working at the Bramhall Campus with a level of accuracy that would usefully inform a traffic analysis. The complexity of providing high-quality healthcare services in an ever-changing environment requires matrixed reporting relationships that create significant challenges to reporting this information accurately.

MMC transitioned to a new electronic medical record (EMR) in 2013 called EPIC. At the time, MMC decided not to translate data from its prior EMR into EPIC. This means that reporting information from and prior to 2013 is not commonly done within the organization. However, in 2003, MMC submitted a Certificate of Need application to the State of Maine which required the reporting of calendar year 2001 patient discharges. Patient discharges is a common way for hospitals to report patient volume. It is not a comprehensive metric of patient volume because it only captures inpatient volume, not outpatient volume. In calendar year 2001, MMC has 30,798 inpatient discharges. More recent inpatient discharge volumes are more readily available.

**Figure 1 - MMC Inpatient Discharges CY 2014 - CY 2017**

	CY 2014	CY 2015	CY 2016	CY 2017
<b>MMC Inpatient Discharges</b>	28,605	29,034	29,492	30,127

*Source: MHDO 2014-2017*

### Existing Site Location of Development Permit

The Maine Department of Environmental Protection (MeDEP) issued a Site Location of Development Permit (SLODA) L-7981-T3-C-N to Maine Medical Center on June 2<sup>nd</sup>, 1998 for a 49,150 square foot medical office building located at 887 Congress St. A copy of this permit is included with this letter. At the time this permit was issued, the traffic permitting rules were essentially as they are today with a 100 peak hour threshold triggering the permit, but the process was incorporated into the SLODA permit and rather than a separate permit issued by the MaineDOT with delegated review authority to the City of Portland as is done today.

### Past Facility Projects

In 2007, MMC completed a 192,000 square foot expansion for the Obstetrics and Newborn Center as well as a 512 space parking garage. The proposed expansion did not require a Traffic Movement Permit since the project was largely proposed to allow for decompression of the campus since much of the existing hospital space did not meet current industry standards. The traffic study completed in 2004 by Gorrill Palmer forecast an increase of 19 and 25 trip ends during the AM and PM peak hours respectively. Since the increase was less than 100 trip ends, a traffic permit was not required.

In 2016, MMC completed a 18,758 square foot expansion for additional inpatient beds and procedure spaces. The project forecasted to add 49 employees bringing the total employees added since and including the 2007 expansion to 184. The forecasted increase resulted in an estimated increase of 77 and 84 trip ends during the AM and PM peak hours respectively due to the 2007 and proposed expansions combined. This increase was less than the 100 trip ends threshold requiring a MaineDOT traffic movement permit.

### Current Proposal

MMC is currently proposing to deconstruct a 1,200 space parking garage and construct a 265,000 square foot hospital building to internally reorganize cardiac services within the hospital campus, which means timely, efficient access for patients and care teams and reduction of time and effort spent traveling through the hospital corridors. The 19 procedure rooms will align with industry best practices, providing adequate space to treat patients, ultimately improving the experience at MMC. The project is anticipated to generate additional trip ends by 2026 as follows:

**Figure 2 - Estimated Trip Ends in 2026**

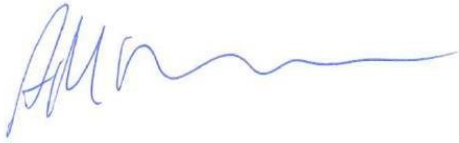
- AM Peak Hour Adjacent Street: 110 trip ends
- PM Peak Hour Adjacent Street: 107 trip ends
- AM Peak Hour of Generator: 126 trip ends
- PM Peak Hour of Generator: 152 trip ends
- Saturday Peak Hour: 172 trip ends

*Source: MMC TMP Application Section 7 (Submitted by Gorrill Palmer) Amended October 2018*

Closing

We hope that this clarifies the status of the traffic permitting and employee growth on the Bramhall campus for MMC over the past 10 years.

Sincerely,

A handwritten signature in blue ink, appearing to read "AM Green", with a long horizontal flourish extending to the right.

Alexander M. Green  
Director of Planning & Regulatory Compliance  
Maine Medical Center