









S3-D-7

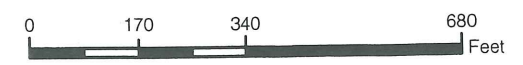
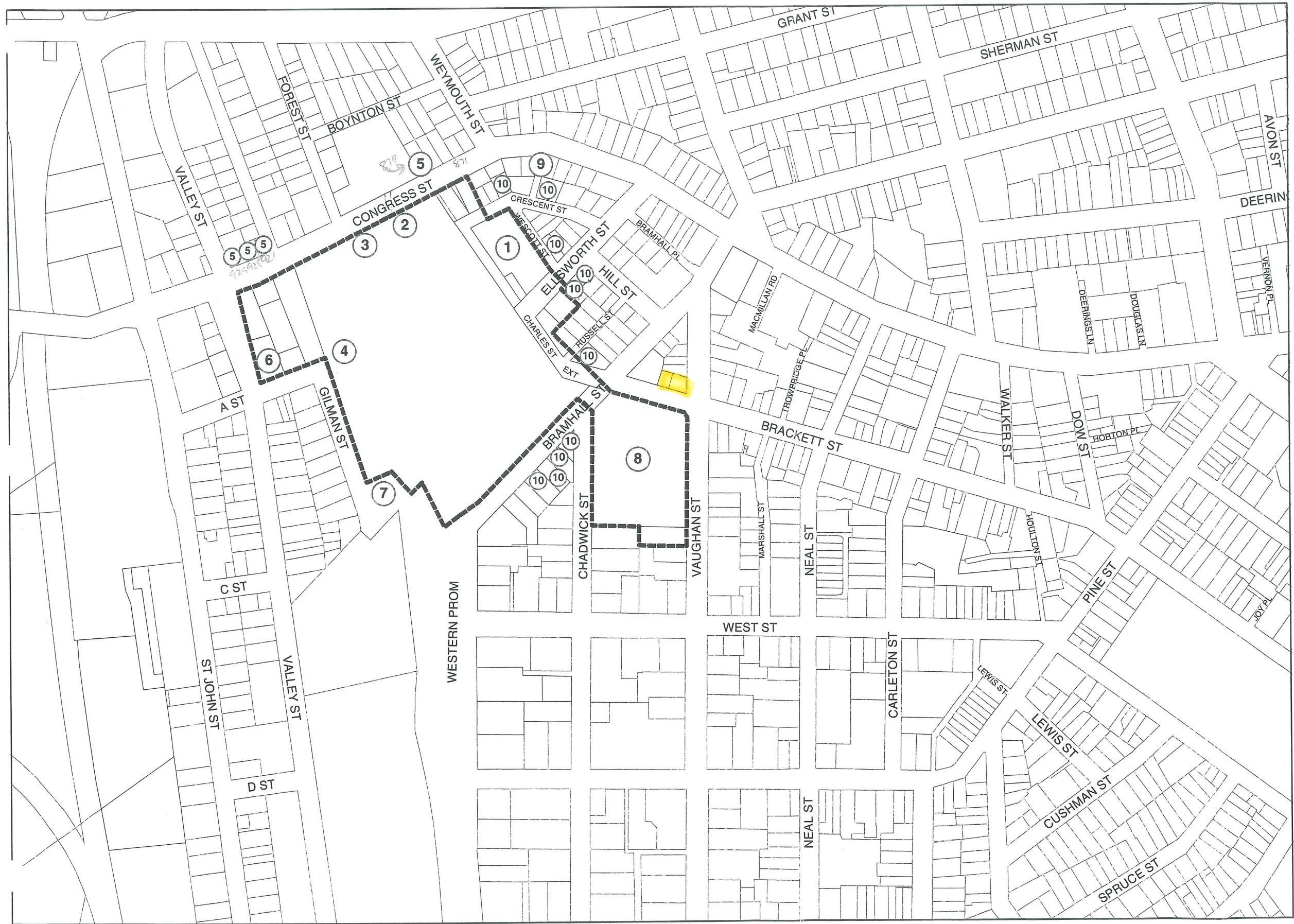
F - Planning
F - Bramhall St. (me med.)

Development Review
Coor. file
(DRC)

MAINE MEDICAL CENTER PROJECT ELEMENTS LOCATOR

Legend

-  Proposed Conditional Zone Agreement Boundary
-  1 CHARLES STREET ADDITION
-  2 PARKING GARAGE
-  3 HELIPAD
-  4 CENTRAL UTILITY PLANT
-  5 NOISE MITIGATION SITES
-  6 REMOVE FORMER EAGLES CLUB
-  7 GILMAN STREET ENTRANCE IMPROVEMENTS FOR FIRE/EMERGENCY ACCESS
-  8 VAUGHAN STREET PARKING LOT IMPROVEMENTS
-  9 PEDESTRIAN CONNECTOR SITE
-  10 PROPERTIES TO BE DIVESTED



1 Inch equals 300 Feet

From: Jean Fraser
To: Jaegerman , Alex
Date: 8/27/2008 5:38:03 PM
Subject: Re: MMC Property Divestiture

Alex,

If this arrives tomorrow (thursday) could you please forward to John Peverada and Phil DiPierro as I am out of the office for the day (back on Friday). John and Phil had liased on this and Phil is also keeping track of things; he needs to be kept in the loop because they want that CO on Friday!!.

thanks
Jean

>>> Alex Jaegerman 8/27/2008 12:23:53 PM >>>
Thanks Mike, for the update.

An electronic package will be fine. Send it to me and Jean Fraser (copied on this email). Jean reports that the MMC TDM plan has come together very well, and generally meets requirements.

Alex.

>>> "Michael Ryan" <RYANM@mmc.org> 8/27/2008 12:06:06 PM >>>
Alex, just a short note to let you know that MMC did, in fact, meet the Contract Zone Agreement's requirement for divestiture of certain specified properties in the vicinity of the Bramhall campus. All the specified Phase One properties were sold to one of two entities controlled by Richard Berman as of 8/18/08.

On a related matter, we have been responding to the final set of TDM Plan required submissions. Specifically, we were required by the Planning Board's letter of 4/8/2008, paragraph 1.i to provide samples of informational and publicity documents and strategies supporting use of new parking facilities. We are preparing this (rather large) package which I will send to you electronically unless you would like it to go elsewhere. Please advise.

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CC: DiPierro , Philip

From: John Peverada
To: Henry Dunn; Philip DiPierro
Date: 8/26/2008 5:03:41 PM
Subject: Re: New Parking Garage 8 19 08

After speaking with Hank this afternoon I am comfortable with the items listed below.

Hank, can you have Steve Hobart send me the rules/regulation for MMC "public" snow ban parking ie locations, hours available, fees etc.

Thank You

>>> "Henry Dunn" <DUNNH@mmc.org> 8/26/2008 3:25:45 PM >>>
Hi Phil,

I reviewed both things with John and he is all set. He will confirm via e-mail tomorrow.

Hank

>>> "Philip DiPierro " <PD@portlandmaine.gov> 8/26/2008 11:25 AM >>>

Hank, I've received comments from John Peverada relating to the informational flyer that is issued to patients & visitors. His only concern is that valet parking is not mentioned as being available, and is therefore not adequately addressed. Dan may want to contact John Peverada and Jean Fraser directly to discuss.

John also questioned whether or not the original condition of approval x. 12. has been met requiring that the new garage be available for snow ban parking, and vendor, contractor, and sub-contractor parking. Do you know if any written agreement exists?

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Henry Dunn" <DUNNH@mmc.org> 8/22/2008 1:03:08 PM >>>

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CC: Daniel Doughty; Jean Fraser; Michael Ryan

Philip DiPierro - MMC Final C of O (13 Charles St)

From: "Henry Dunn" <DUNNH@mmc.org>
To: "Alex Jaegerman" <AQJ@portlandmaine.gov>, "Greg Cass" <GEC@portlandmaine.gov>, "Jeanie Bourke" <JMB@portlandmaine.gov>, "Penney Littell" <PL@portlandmaine.gov>
Date: 8/25/2008 9:44 AM
Subject: MMC Final C of O (13 Charles St)
CC: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>, "Philip DiPierro" <PD@portlandmaine.gov>

All -

We are wrapping things up and will be looking for our Final C of O to be issued this Thursday/Friday as the Temp C of O expires this weekend.

We have been in contact with Phil DiPierro and Jon Rioux to make sure that we are as tight as possible. There may be a small list of outstanding items such as back ordered globes for the lights broken by vandals on Congress street, however the list should be short and well below the value of the defect guarantee.

Please let us know if there are any major issues (that would be a barrier to opening up this building)

Thank you for work on this significant set of projects.

Regards,

Hank

>>> "Jonathan Rioux" <JRIOUX@portlandmaine.gov> 8/25/2008 9:16 AM >>>

>>> Todd Merkle 07/18 2:49 PM >>>

Public Services have not seen the sewer tape so no comments are available on the sanitary or storm system.

2. The street lights through out the site are on continuously and need to be on a photo cell .

3. The striping and signage needs to be installed. (scheduled for next week).

4. As built drawings need to be supplied.

5. The apron to the parking garage on Gilman needs to have three sections repoured.

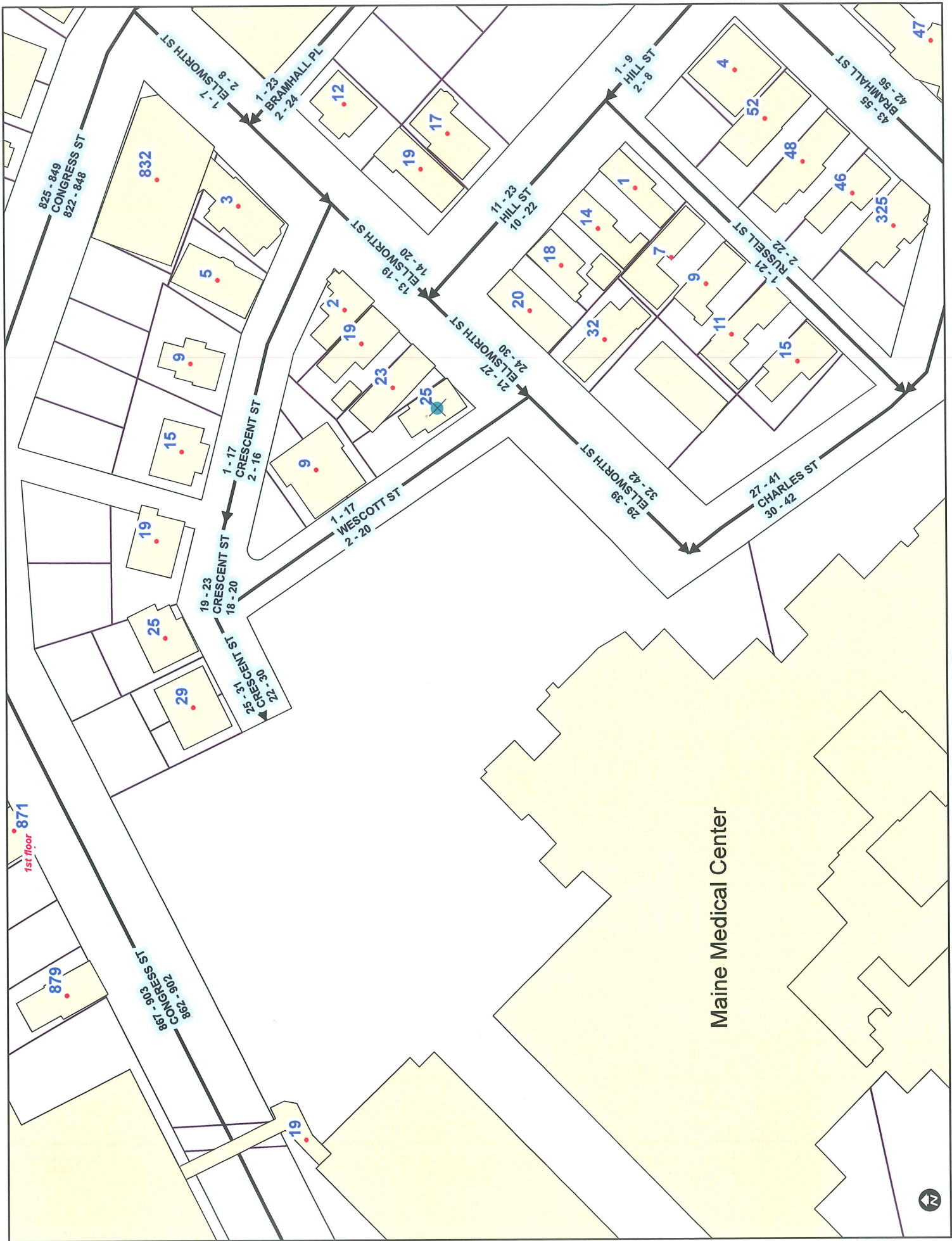
6. The handicap ramp on Congress at Gilman needs to be redone once Congress St comes off the moratorium list.

Todd

Jon Rioux,
Code Enforcement Officer

City of Portland
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
jrioux@portlandmaine.gov

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825 - 849
CONGRESS ST
822 - 848

832

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PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Urban Development
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department

FROM: Alexander Jaegerman, Planning Division Director

DATE: June 20, 2011

SUBJECT: Request for Release Defect Guarantee
Maine Medical Center Expansion Project, 22 Bramhall Street
(ID# 2004-0003 Lead CBL #053 D 013001)

Please release the Defect Guarantee, Letter of Credit Account # 68008121 for the Maine Medical Center Expansion Project located at 22 Bramhall Street. This release also includes the Valley Street parking lot.

Remaining Balance \$368,200.00

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

389 Congress Street, Portland, Maine 04101-3509 Ph (207)874-8721 or 874-8719 Fx 756-8258 TTY 874-8936

Philip DiPierro - MMC Charles St. Planting - Complete

From: "Daniel Doughty" <DOUGHD@mmc.org>
To: <AQJ@portlandmaine.gov>, <pd@portlandmaine.gov>
Date: 6/17/2011 9:22 AM
Subject: MMC Charles St. Planting - Complete
CC: "Daniel Doughty" <DOUGHD@mmc.org>, "Walter Pochebit" <POCHEW@mmc.org>, "..."

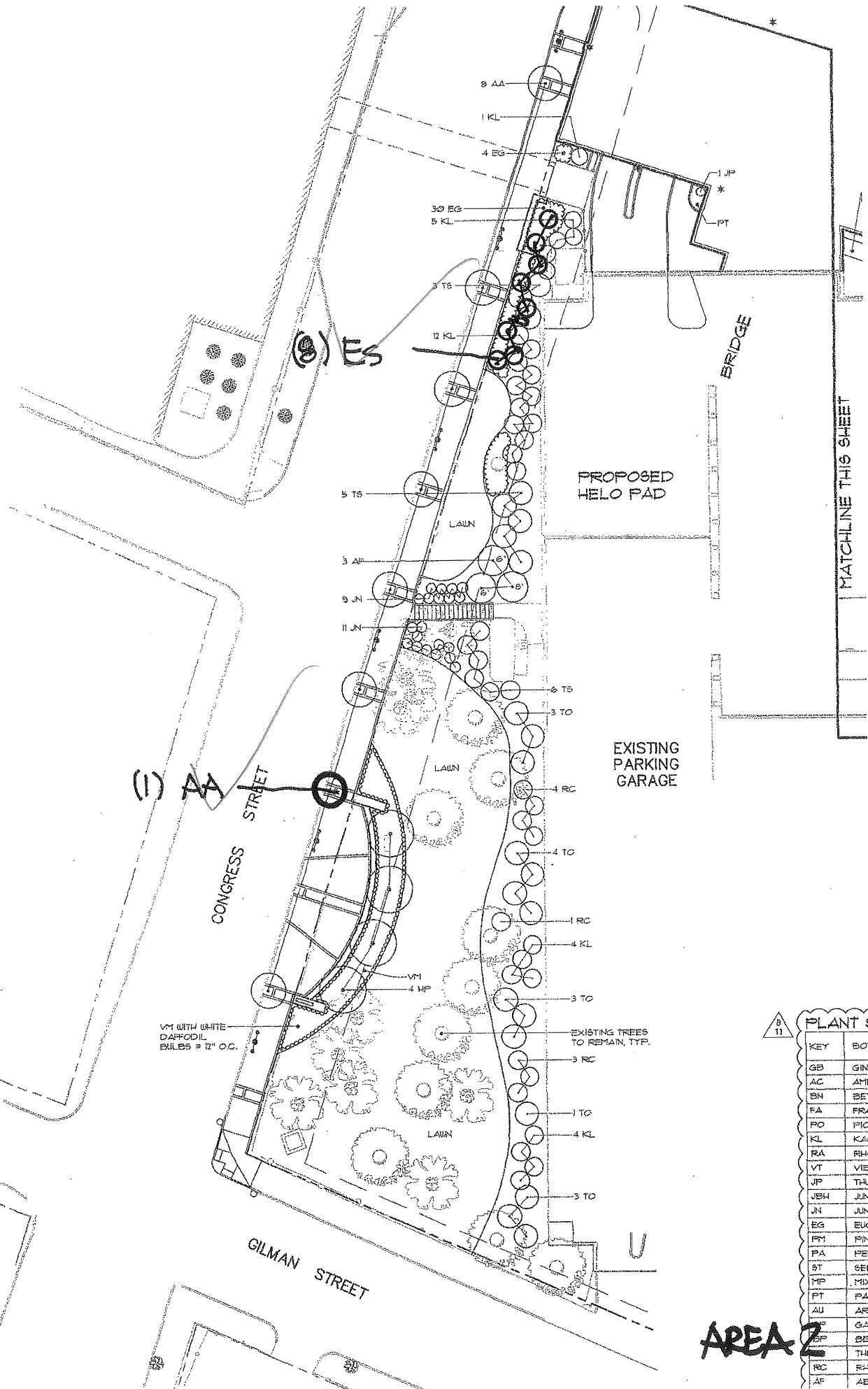
Hi Alex and Phil.

I was notified this morning that all of the landscape plantings, erosion control measures and re-seeding that were identified during the site walk on May 12, 2011 have been completed.

We await your final review and authorization for the release of the Letter of Credit associated with the Charles St. project.

Thanks, Dan

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MATCHLINE THIS SHEET

AREA 2

PLANT SCHEDULE	
KEY	BOTANICAL/COMMON N
GB	GINKGO BILOBA 'AUTUM'
AC	AMELANCHIER CANADE
BN	BETULA NIGRA/RIVER I
FA	FRAXINUS A. AUTUM'N PL
PO	PICEA OMORICA/SERB
KL	KALMIA LATIFOLIUM/O
RA	RHODODENDRON 'AGL
VT	VIBURNUM C 'AURORA'
JP	THUJA CV. 'SMARAGD'A
JEH	JUNIPERUS 'BAR HARE
JN	JUNIPERUS P 'NANA'/O
EG	EUCONYMUS 'EMERALD'
PM	PINUS M 'SLOWGROWND'
PA	PENNISSETUM ALOPECUR
ST	SEDUM TELEPHIUM 'AU
MP	MIXED PERENNIALS
PT	PACHYSANDRA TERRIB
AU	ARCTOSTAPHYLOX UV.
GP	GAULTHERIA PROCUME
BP	BETULA PAPPYRIFERAX
TH	THUJA O. NIGRA/VAR/C
RC	RHODODENDRON 'CAT
AF	ABIES FRASERI/FRASE

8
11

EXISTING
PARKING
GARAGE

MATCHLINE - SEE SHEET C400

LL BEAN WING

EXISTING
PARKING
GARAGE

Restore turf / install
erosion control
fabric

SEED MIX 'B' ALL
DISTURBED AREAS, TYP.

1 GB

3 PC

SEED
MIX 'A'

SEED
MIX 'A'
1 PM

STONE MULCH

CENTRAL
UTILITY
PLANT

1B PC

Restore turf

GILMAN STREET

(6) ES

FENCING TO REMAIN
AT GAS METER

REMOVE RIP
COURT

EXISTING
PINES TO
REMOVE

NOTE:

REFER TO UTILITY PLANS, SHEETS C200 THROUGH C202 FOR LOCATION OF ALL PROPOSED UNDERGROUND UTILITIES AND ASSOCIATED STRUCTURES.

AREA 3

RING
YES

ANNEX A

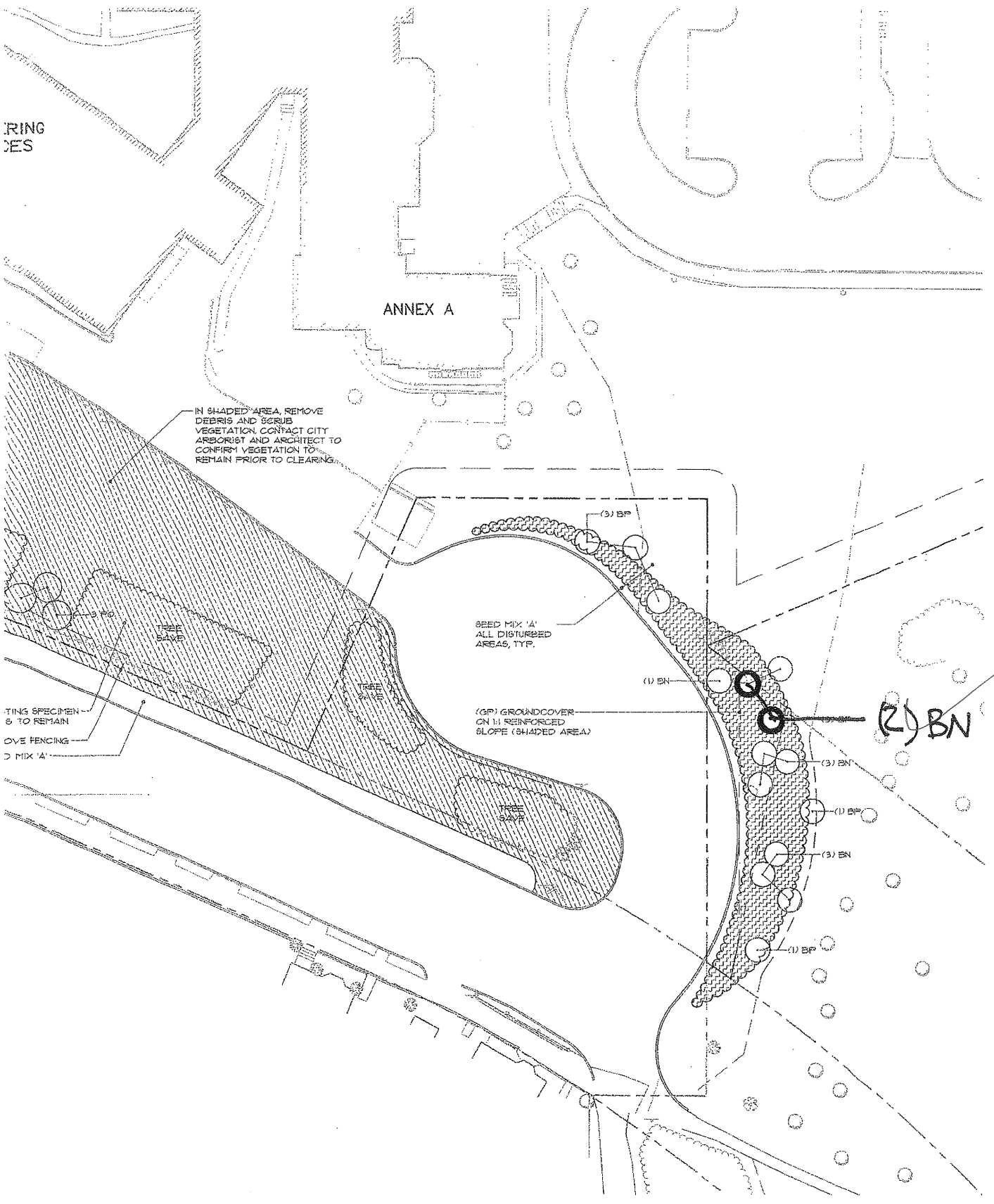
IN SHADED AREA, REMOVE
DEBRIS AND SCRUB
VEGETATION. CONTACT CITY
ARBORIST AND ARCHITECT TO
CONFIRM VEGETATION TO
REMAIN PRIOR TO CLEARING.

SEED MIX 'A'
ALL DISTURBED
AREAS, TYP.

(GP) GROUNDCOVER
ON 1:1 REINFORCED
SLOPE (SHADED AREA)

PLANTING SPECIMENS
TO REMAIN
REMOVE FENCING
AND MIX 'A'

(2) BN



AREA 4

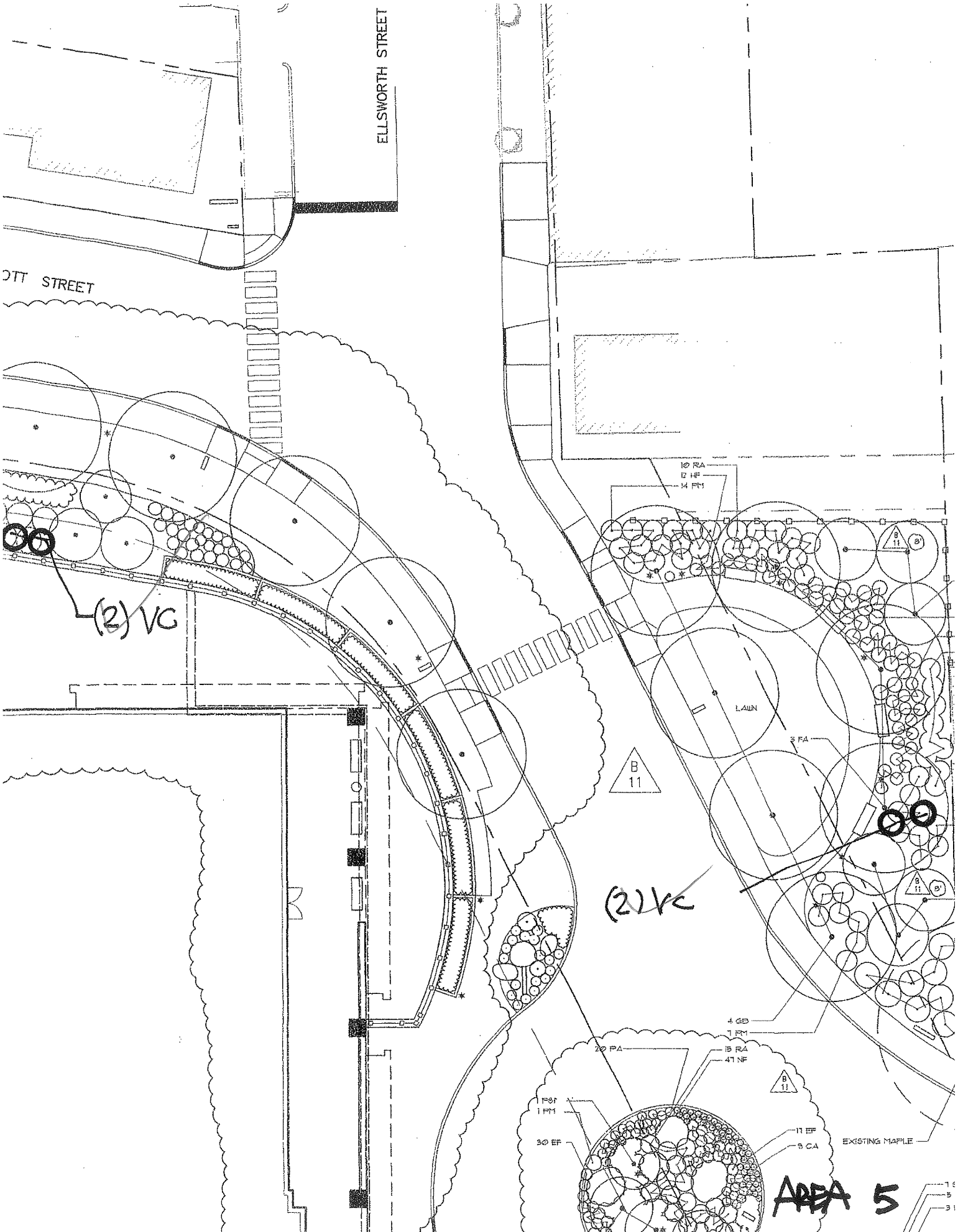
ELLSWORTH STREET

OTT STREET

(2) VC

(2) VC

AREA 5



BANK OF AMERICA - CONFIDENTIAL

PAGE: 1

SCRANTON STANDBY
TRADE OPERATIONS PA6-580-02-30
1 FLEET WAY
SCRANTON PA 18507

MAY 19, 2011

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER: 68008121

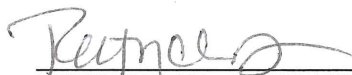
BENEFICIARY
CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04101
ATTN: JAY REYNOLDS

APPLICANT
MAINE MEDICAL CENTER
22 BRAMHILL STREET
PORTLAND, ME 04102

PLEASE BE INFORMED THAT, IN ACCORDANCE WITH THE TERMS OF THE ABOVE LETTER OF CREDIT NO. 68008121 WE HAVE ELECTED NOT TO EXTEND THE CREDIT, AND CONSEQUENTLY, THE CREDIT WILL ULTIMATELY EXPIRE ON AUGUST 16, 2011.

IF YOU REQUIRE ANY ASSISTANCE OR HAVE ANY QUESTIONS REGARDING THIS NOTIFICATION, PLEASE CALL 1-800-370-7519 OPT 1.

BANK OF AMERICA, N.A.



AUTHORIZED SIGNATURE

ORIGINAL

From: Lannie Dobson
To: C of O; mem; Tammy Munson
Date: 10/22/2009 2:36:55 PM
Subject: C of O SET TIME at 10 a.m. Property Addr: 22 BRAMHALL ST Parcel ID: 053 D007001 Dis

EMERGENCY DEPARTMENT will meet at new emergency entrance at 10 a.m. SET TIME.

Me Med MUST have C of O by **11/2/2009**

Date: 10/29/2009 Time: 10:00:00 AM

Note: Hank 252-7997 Would like 10 a.m. Property Addr: 22 BRAMHALL ST Parcel ID: 053 D007001

Application Type: Prmt
Application ID: 80153

Contact:
Phone1: Phone2:

Owner Name: MAINE MEDICAL CENTER
Owner Addr: 22 BRAMHALL ST
PORTLAND, ME 04102

10/27/09

Confirm CD for Helipad

- Date Temp? 11/30/07
Temp 4/29/08
Permanent 9/14/08

879 Congress Str Gregory & Carol Kontos
921 " Saenatons Wormallee
925 " Uraivan Thithuan
929 " Wildcat LLC

Find out owners of Buildings

2004-0003

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 9, 2009

RE: C. of O. for #22 Bramhall Street, Maine Medical Center Expansion
Project (Id#2004-0003) (CBL 053 G 001001)

After visiting the site, I have the following comments:

Site work complete for:
Womans & Infants Center,
Parking Garage & Helipad,
Central Utility Plant,
Emergency Department,

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Director of Inspection Services
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 29, 2009

Emergency Department

RE: C. of O. for #22 Bramhall Street, Maine Medical Center Expansion
Project (Id#2004-0003) (CBL 053 G 001001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Minor landscaping,
2. Miscellaneous signs,
3. Miscellaneous minor site work,

I anticipate this work will be completed by November 20, 2009.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please Note, the catch basin at the corner of Congress & Gilman Streets will be relocated and sidewalk ramps will be constructed at the end of the project when the street moratorium has expired.

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Director of Inspection Services
File: Urban Insight

Philip DiPierro - MMC - Emergency Department Site Plan

From: Thomas Errico <Thomas.Errico@tylin.com>
To: Philip DiPierro <PD@portlandmaine.gov>
Date: 10/29/2009 3:56 PM
Subject: MMC - Emergency Department Site Plan
CC: Katherine Earley <KAS@portlandmaine.gov>, David Margolis-Pineo <DMP@portlandmaine.gov>

Phil -- I conducted a field review of the revised site plan (sheet C100) prepared by MMC dated October 27, 2009 and find conditions to be acceptable. During my field investigation I did identify two conditions that MMC should consider addressing. The first relates to limited sight distance (to the left) when exiting the Emergency Department parking lot. It may be beneficial to add some warning signs. The second is incorporating pavement markings and/or signage for the pedestrian crossing across on ambulance egress to the Emergency Department parking lot. Sight to and from pedestrians on the sidewalk are obstructed by structural columns.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, P.E.

TYLININTERNATIONAL

12 Northbrook Drive
Building A, Suite One
Falmouth, ME 04105

207.347.4354 (Direct)
207.781.4721 (Main)
207.781.4753 (Fax)
207.400.0719 (Mobile)

Hi Phil, at the request of Hank Dunn, I am sending these plans to you to assist in the approval of the ED Project. This area was part of the original approval for the Bramhall Campus, however, this area was built essentially in conformance with the originally approved ED area. The only variation was that some ambulance canopies were revised, but the site circulation and ambulance parking configuration was not altered in a substantial way. If you have any questions please let me know, thanks,

William T. Conway, RLA, LEED-AP

Vice President, Landscape Architecture

207-856-0277 ext 239 (office)

wconway@sebagotechnics.com

Visit our website: www.sebagotechnics.com

Development Review Meeting
Wednesday October 14, 2009
Planning Conference Room - 10 a.m. to 12:00pm

AGENDA

Planning Board Meeting -October 27, 2009

Workshop 3:30 - WCZ text amendments, 426 Forest Avenue Credit Union/Drive-through, Site Plan Standards - Public Safety, Zoning Text Amendment - Non-conformity 14-388
Public Hearing: 7:00 p.m. - Waynelete Overlay Zone and Bayside Bowling Alley

- A. Preliminary Reviews (Please share preliminary comments on new or revised plans distributed week before)
- B. Final Written Reviews - Major Site Plans (Planning Board Review)
- C. Final Written Review - Minor Site Plans (Administrative Review)
 - 1. Seaside Nursing, Baxter Blvd.- minor site plan
 - 2. Hicks St. duplex - revised plans. Dan G. - new daylight drain discharge point; okay running over asphalt (driveway) vs grass before entering street?
- D. Pressing Issues, Questions, Exemptions, and Curb Cuts
 - 1. Exemption Request 17 Waterville St...Resurface Driveway.....eg
 - 2. Revised nemr riverside St. scrap yard site plan...rk
 - 3. MMC, ED Site Plan Changes & Signs, CO Inspection.....pd
- E. Distribution of New or Revised Plans
 - 1. Seaside Nursing Home, parking lot
 - 2. Amended plan for Burger King

- Amendment Application?
- Written description of why changes have taken place
- Change signs, ped xing, do not enter, etc.

Philip DiPierro - ED Completion - Final Tour

From: "Henry Dunn" <DUNNH@mmc.org>
To: "Christopher Simmons" <SIMMOC@mmc.org>, "Philip DiPierro" <PD@portlandmaine.gov>
Date: 9/22/2009 2:16 PM
Subject: ED Completion - Final Tour
CC: "Dave Sundelin" <dsundelin@berry.com>, "Jason Lansberry" <JLansberry@berry.com>, "Alex Jaegerman" <AQJ@portlandmaine.gov>, "Penny Littell" <PL@portlandmaine.gov>, "Will Conway" <wconway@sebagotechnics.com>, "Rich Coe" <RCoe@TROJungBrannen.com>

Phil,

Let's plan our tour of the ED Site Plan work around Oct 13th. We plan to occupy the last phase of the ED which is final piece of the 2005 MMC MFP Site plan (Charles Street Projects) in late October. Please let me know what is convenient for you.

Thanks,
Hank

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Fence on hill @ end of Valley Str. not installed yet.



Maine Medical Center Conditions of Approval Summary

Condition No.	Person/Contact	Status of Condition	Date
I	Tom Errico	Post Development MET by MAH Not Met but met by city	09/21/2005
ii	John Peverada	Condition Met	09/08/2005
iii	Steve Bushey	Condition met Not Met	09/21/2005
iv	Jeff Tarling	Condition met Unknown	09/07/2005
v	Michael Shutts	Condition met Unknown	10/11/2005
vi	Tom Errico/Alex Jaegerman	Condition met Unknown	09/07/2005
vii	Tom Errico/Penny Littell/MS	met - no signs in Row Unknown	09/07/2005
viii	Carrie Marsh	Condition Met	10/11/2005
ix	Tom Errico/Alex Jaegerman	Condition met Unknown	09/07/2005
x	Penny Littell	Unknown	09/07/2005
xi	Eric Labelle	Condition met Unknown	09/07/2005
xii	Jay Reynolds	In process, upon completion of Condition project met	09/07/2005
xiii	Penny Littell	-In process, spring '06 completion Condition met	09/07/2005
xiv	Eric Labelle	Condition met Unknown	09/07/2005
XV	Aaron Shapiro?? AT/PL	Condition met Unknown	09/07/2005
1	Jay Reynolds	Condition Met	09/07/2005
2	Jay Reynolds	Condition met Not Met	09/07/2005
3	Jay Reynolds	Condition Met	09/07/2005
4	Jay Reynolds	Condition met Upon completion of project	09/07/2005
5	Jay Reynolds	Condition me Condition Met	09/29/2005
Conditional Rezoning	Penny Littell	Unknown	09/07/2005

\$800,000.00	Jay Reynolds	Condition met	09/21/2005
\$300,000.00	Jay Reynolds	Condition met	09/21/2005

8/28/07

October 4, 2005

Maine Medical Center Site Plan Conditions of Approval

i. The applicant shall comply with the recommended conditions of approval pertaining to traffic and the traffic signal upgrade at Bramhall and Congress Street as set forth in the development review memos by Tom Errico dated May 11, 2005 and May 25, 2005.

8/27/08
Tom Errico - schedule & scope to be determined by Tom or Jim

check on
check on

Tom Errico, May 1 and May 25 (Attachments 8e and 8c)

- May 25 memo: a) Post development traffic monitoring
- b) Evaluation of right turn on red

✓ May 11 memo: c) \$65,000 toward traffic signal *check to see if submitted 11/2*

*UI say Garage Heli-pad
would like more info on Congress / Bramhall - check w/ Jim Carnahy 4/18/08*

ii. MMC shall comply with the four conditions related to parking recommended by John Peverada in his review memo of May 19, 2005.

IC to sign off
TDM
Approval Letter
4/29/08
John P. → done 8/28/08

John Peverada, May 19 (Attachment 9), (see also e-mail deleted 9/27/05 attached) Approval by John P.

- a) Off street parking vendors and subs - Active - 3 months *4/29/08*
- b) Off site parking for subs - Active 4/29/08 - 3 months
- c) Prototypes of new directional signage by building - *4/18/08* check with John Peverada - issues
- d) Patient parking instructions - Active 4/29/08 *Submit by 9/1/08* tied to TDM approval letter

iii. MMC shall carry out each of the recommended actions related to stormwater management and infrastructure contained in the review memo by Stephen Bushey, dated May 26, 2005, with the proviso that MMC will endeavor as much as possible to locate all stormwater quality units on MMC property rather than in the City right-of-way, and shall have Public Works Authority review and approve of final stormwater and utility locations within the public right-of-way.

check with Steve Bushey for Drainage Agreement
8/27/08 →

Steve Bushey, May 26 (Attachment 13)
Relocate stormwater devices onto MMC property

- done a) Project sequencing phase construction and street closure etc. including pre-construction meeting
- done b) Construction baseline tied to coordinate system
- done c) Stormwater calculations and downstream capacity
- done d) Downstream defender water quality units

① Drainage maintenance agreement ? - check w/ Penny 7/17/08 *8/27/08 before DG is released*

- done ii. Move out of public right of way where possible
- done e) Deep utility construction and methods
- done f) Grading plans and erosion control measures
- done g) Final plans stamped and sealed by P.E.

Hank Dunn
662-6791
252-7997

done for Jay 11/2/06
check with Jeff
Spring 08

iv. MMC shall follow the recommended landscape plan improvements recommended by the City Arborist in his review memo dated May 27, 2005, but shall not be required to place a sidewalk along the edge of the Gilman Street curve, as described therein.

Jeff Tarling, May 27 memo (Attachment 14)

- a) Vaughan/Chadwick lot change "stone mulch" to low mow turf
- b) Replace Eur. Hornbeams with Ginkgo, Armstrong Red Maple, or Empire Ash
- c) Substitute River and White Birch for Walnut
- d) Winter de-icing alternatives to salt
- e) Question - Gilman Street sidewalk?

- Selective clearing
- Relocate path
- Safety Fence
- Slope planting

will Conway - Sabago Tech

done ✓ v.

MMC shall carry out the Fire Department's recommended conditions of approval, as set forth in Deputy Chief Michael Shutts' email of May 27, 2005.

Dep. Chief Michael Shutts, May 27 e-mail (Attachment 15)

- a) Gilman Street curve radius sufficient for City largest fire truck
- b) Sufficient fire hydrants maintained and accessible through construction
- c) 4' openings in garage Congress Street façade

done ✓ vi.
check on 11/2
done 3/25/08

MMC shall submit a revised Alternative Transportation/Travel Demand Management Plan for Planning Board review and approval, prior to issuance of a certificate of occupancy for the parking garage, which shall provide additional incentives for employees to use transit.

Expected 12/07 or 1/08

Alternative Transportation/Travel Demand Management Plan to Planning Board prior to issuance of a Certificate of Occupancy for parking garage with incentives for transit usage.

check w/ Penny 11/2
Jim Carmody for sign placement
Morice S.
done

vii. MMC shall obtain all required license agreements and permits for way-finding and directional signs from the City, and shall modify sign designs as requested by the City when needed to protect traffic sight lines.

check w/ Penny 7/16

Licenses and permits for City for way-finding and directional signs, protect sight lines.

viii. MMC shall submit to the Planning Board, for its review and approval, revised architectural design details of the façade of the Congress Street parking garage that are consistent with the Downtown Urban Design Guidelines, provided that MMC may proceed, at its own risk, with foundation, utility and excavation work pending such design review.

Revised architectural design of parking garage.

Approved by Planning Board on 7-12-05.

- a) Samples of brick types
- b) Brick on 1st floor laid dimensional brick
- c) Retaining wall on Congress Street faced with laid dimensional brick

done ✓ ix.

MMC shall provide a crosswalk from the south side of Crescent Street to the Crescent Street entrance to the new parking garage, so that those persons wishing to reach the east end of the garage on any level or wishing to use the stair tower need not cross egress traffic and ingress traffic to do so. MMC shall use some form of internal barrier within the top level of the garage on the east end to separate pedestrians from turning car traffic. Such revisions shall be submitted for Planning Authority for review and approval.

Crosswalk south side crescent to garage entry (see revised approved garage plans)

- x. That as a condition of site plan approval (a condition separate and distinct from other regulations) MMC shall be subject to all terms and conditions contained within the Conditional Rezoning of this site (relating to the Helipad/Helicopter Landing Pad, including the provisions on flight routes, the fly neighborly program, the helipad operating guidelines, equipment and mitigation) and any changes to any of these provisions shall require a review of the site plan by the Planning Board.



Shall comply with all conditions of rezoning (see zoning passed 4-25-05)

8/27/08

check on #6 before release of PG. Additional \$50,000 or rebuild housing destroyed by crane

1/23/08 done ✓ 1.
 " done ✓ 2.
 " done ✓ 3.
 " done ✓ 4.
 8/27/08 done Penny ✓ 5.

- 1. Further expansion limitation
- 2. List of exhibits (Exhibit B)
- 3. Zoning map with helipad
- 4. Substantial compliance with Exhibit B
- 5. No permits until conditional use, site plan, site location of development, and MDOT traffic Movement permit; **no occupancy** until all site plan conditions of approval are met and City Council action on street discontinuances and acceptances

Penny/Act 1/23/08 6.?
 Penny/Act 1/23/08 7.?

- 6. Performance guarantee for site improvements and replacement housing
- 7. Zoning modifications and replacement housing plan and payment of **\$315,580**, brick sidewalk, zoning for garage 1st floor.

Hamlet House \$50,000 or rebuild Paid 11/2

- 8. Helicopter landing pad, setbacks, flight routes, fly neighborly, operating guidelines, equipment, noise mitigation to neighboring properties, and helicopter service provider accreditation.

Next? 7/10/08 said 2 letters to neighbors 6 months after operational letter from Hank Dunn - follow up w/ T.J. 6/4/08

done ✓ 9.
 done ✓ 10.
 done ✓ 11.
 done 12.

- 9. Signage - Merge - building signs
- 10. MMC Neighborhood Council quarterly meetings
- 11. Sewer relocation for 31 Crescent Street
- 12. Garage use for snow ban parking and vendor, contractor, and sub-contractor parking - John Peverada 1/23/08 & Alex

done 13.
 done 14.
 w/ondispl... done 15.

- 13. Divestiture of residential properties schedule - in progress 1/23/08
- 14. Removal of Eagles Club building 261-269 Valley Street
- 15. Landscaping of Vaughan Street parking lot and pocket park at Ellsworth and Charles Street

done ✓ 16.
 done ✓ 17.
 To Planning done ✓ 18.
 done ✓ 19.
 done ✓ 20.
 done ✓ 21.
 done ✓ 22.
 done ✓ 23.
 done ✓ 24.

- 16. Public access through new parking garage
- 17. **\$800,000** contribution for public improvements paid 11/2
- 18. Alternative transportation plan
- 19. (Reserved)
- 20. Record agreement in Registry of Deeds (30 days) other applicability provisions
- 21. Severability clause
- 22. Applicability of land use code
- 23. Enforcement provisions
- 24. Appeals limitations

xi.

MMC shall properly engineer the design of the sidewalk along Congress Street in front of its property so that it adequately joins the existing City sidewalk, which engineering may include a pattern of ramping and leveling off. Such design shall be subject to the review and approval of the Public Works Department.

Congress Street sidewalk engineering to join existing/abutting sidewalk 15' gap check w/ Todd 1/23/08

xii.

MMC shall return the Munson property to residential use prior to the issuance of a certificate of occupancy for the parking garage, it being agreed that the property will never be used in any other capacity for so long as MMC owns said property.

Return of Munson property to residential use prior to occupancy of parking garage on the market - check on 1/23 - letter from Planning stating plans from Berman are acceptable 4/29/08

xiii.

That MMC deed to the City, for public use, access to all pocket parks shown on the plan, and the access way between Congress Street and Crescent Street.

Deed for public use of all pocket parks and access from Crescent to Congress Street done 1/23/08

xiv.

MMC shall work with Public Works and staff to prepare an inventory of needed public improvements northerly of the site in the Parkside neighborhood for inclusion on the list of potential public improvements to be installed by the City.

Inventory of public improvements needed northerly of site in Parkside neighborhood get list from Public Services & Funds were used - To Hank 2/17/08 \$500,000?

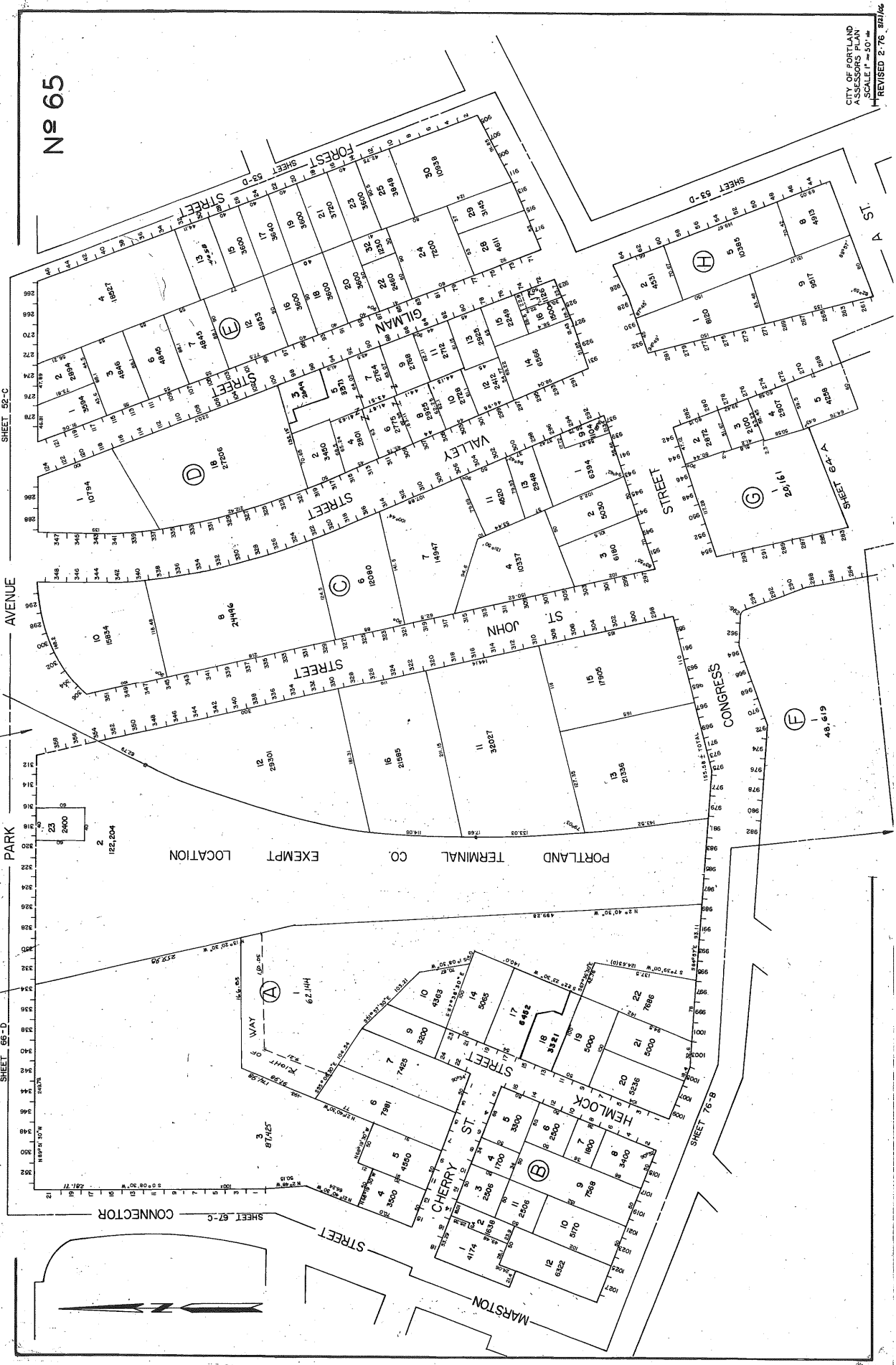
xv.

Prior to building permit for new development, comply with conditions by Wendy Cherubini's July 5, 2004 memo (Attachment 7)

- a) change of use permit for conversion of 325-327 Brackett Street to 2 residential units - part of divestiture 1/23/08
- b) receipt of \$315,580 by City from MMC US paid 11/2
- c) performance guarantee for replacement units pursuant to sub-section (m)
- d) replacement units for 325-327 Brackett occupancy prior to certificate of occupancy for garage 2 unit for 30 years/deed restriction
- e) replacement housing occupancy within 18 months from Planning Board approval date (5/31/05) extension up to 24 months if 30% complete Part of Berman Plan 8/27/08

- munson House
- Divestiture 325-329 Brackett Str. Property by July

- Gas Main into Congress Str. before Final Paving - ck w/ PW Dave Pines, Todd, Mike F



№ 65

CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50' ±
 REVISED 2-76 881/6

SHEET 65-D

SHEET 67-C

SHEET 65-C

SHEET 53-D

SHEET 76-B

PORTLAND TERMINAL CO. EXEMPT LOCATION

CONNECTOR

PARK AVENUE

AVENUE C

AVENUE D

AVENUE E

AVENUE F

AVENUE G

AVENUE H

AVENUE I

AVENUE J

CHERRY ST

HEMLOCK

MARSTON

ST JOHN

CONGRESS

GILMAN

VALLEY

ST JOHN

CONGRESS

CHERRY ST

HEMLOCK

MARSTON

ST JOHN

CONGRESS

GILMAN

VALLEY

ST JOHN

CONGRESS

CHERRY ST

HEMLOCK

MARSTON

From: Alex Jaegerman
To: Barbara Barhydt; Penny Littell
Date: 4/2/2009 8:43:46 AM
Subject: Fwd: RE: March 3 MMC Neighborhood Council Meeting

There is a tempest brewing about the Loam and seed timetable for the Eagles lot at MMC. They have been using this lot as a "lay down" area during construction, hence they have not cleaned it up with loam and seed. I believe there remains a construction trailer on the site, but the construction has wound down substantially. The only remaining component is the ED development, to complete the project covered under the conditional rezone agreement.

In conversations with Hank Dunn, I had indicated that they could continue to use the lot for construction support until their final c of o, for the ED.

I spoke with one of the neighborhood reps, either Tim or Moses Sabena, some time ago about this, and indicated that the lot would be required to be loamed and seeded at that time.

Condition 14 states:

"MMC agrees that it will remove the existing building located at 261-269 Valley Street (formerly the "Eagles Club") within 12 months after the effective date of this Agreement and that the site of the removed building will be loamed and seeded unless and until otherwise developed pursuant to an approved site plan."

A further potential point of dispute between the City and MMC concerns the disposition of the Eagles lot for parking. The language states that "the site of the removed building will be loamed and seeded". Hank Dunn has indicated that they intend to loam and seed the footprint of the building, but the parking area for the Eagles club will be retained and used for parking. I need to review their proposed parking plans, but I interpret "the site" as being the entire lot. I do not recall their having a parking lot on this lot as part of their approved plans, or counting the spaces in that lot as part of their parking supply. I will have to double check the records on this, but have not had time to do so yet.

Phil, if you could look through the record set of final approved plans to see how this lot is depicted, that would be helpful.

Alex.

>>> Tim McNamara <tionamara1@hotmail.com> 4/1/2009 9:52:12 PM >>>

Thanks for your time and your rapid response on this Mike.

I believe our differences come down to this:

When I read chapter 14, I read a directive to MMC to loam and seed within the same 12 month time frame as tearing down the building. It's all there in one sentence.

Maine Med's position is that no time frame exists within which they must perform.

I contend that 99 out 100 readers of chapter 14 would agree with me and disagree with Maine Med,

The fact is, I find MMC's position on this to be a bit disingenuous.

If MMC believed they could forgo seeding for as long as they chose, then why would approval from Alex Jaegerman be required?

If Maine Med's position is that they can wait to seed until they're finished using the lot, then what exactly did Alex approve that wasn't already allowed?

Continued use of the site is what you say Alex approved. Is that continued use of the site beyond the 12 month period during which time the building was to be torn down and the lot loamed and seeded?

That's what it sounds like to me.

I have a lot of respect for Alex Jaegerman. He was instrumental in getting our association off the ground and is a tireless worker. I wish there were more guys like him in city government. However, it takes more than Alex Jaegerman's approval to change the terms of a Conditional Rezone Agreement.

That lot is a mess and has been for years. It should have been long cleared, loamed and seeded by now.

It is my intention to see the terms of the CRA enforced.

Regards,

Tim McNamara

> From: RYANM@mmc.org
> To: tionamara1@hotmail.com; penny.stevens@maine.rr.com; BOUCHJ5@mmc.org; krishall@usm.maine.edu; skolkhorst@verizon.net; mosessabina@yahoo.com
> CC: DOUGHD@mmc.org; DUNNH@mmc.org; AQJ@portlandmaine.gov
> Date: Wed, 1 Apr 2009 14:34:34 -0400
> Subject: RE: March 3 MMC Neighborhood Council Meeting
>
> Tim, we seem to have a misunderstanding here. MMC absolutely stands by
> its commitment to loam and seed the former eagles lot, per the
> requirements of chapter 14 of the Contract Zone agreement (see attached)
> which requires that the building on the site be removed within 12 months

>
> Chapter 14 was put in for a reason. I'm quite sure the reason was not
> to provide a soft, green, grassy area for MMC to dump its construction
> trash or lay out its building material.

>
>
>
> I ask again that MMC reconsider its use of the property in question and
> make good on its clearly defined commitment to create a grassed lot
> where now stands an eyesore and a blight on this neighborhood.

> Thank you.

>
>
>
>
>
>
>
>
>
>
>
>

> From: BOUCHJ5@mmc.org
> To: tionamara1@hotmail.com; penny.stevens@maine.rr.com;
> krishall@usm.maine.edu; skolkhorst@verizon.net; mosessabina@yahoo.com
>
> CC: BOUCHJ5@mmc.org; DOUGHD@mmc.org; DUNNH@mmc.org; RYANM@mmc.org
> Date: Mon, 30 Mar 2009 16:21:44 -0400
> Subject: March 3 MMC Neighborhood Council Meeting

>
>
> This message is sent on behalf of Mike Ryan:

>
> Attached is a draft of the meeting notes from the March 3 meeting.
> Please review and send along your comments.

>
>
>
>
>

> Judy Bouchard
> Administrative Specialist III
> Michael J. Ryan, Vice President Operations
> 207.662.2869
> bouchj5@mmc.org

>
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CC: Philip DiPierro

Proposed Public Improvements Within 1/4 Mile of Maine Medical Center's Bramhall Campus
 October 2005 - Contract Zone

Map ID No.	Project Name	Location	Description	Probable Cost	funded	paid to date	encumbered	account number	balance	
1	Stairway to Valley Street	Western Promenade Park	Rebuild stairs to Valley Street from Western Prom Park. Includes demolition of existing structure, steel construction of approx. 125' of stairs, footings, reconstruction of landings, and drainage beneath. Note: Cost estimate \$180,000; \$70,000 available from HCD funding	180,000.00	166,000.00	164,750.00	0.00	IN0601	250.00	consultant/city
2	Path to top of Stairway to Valley Street	Western Promenade down to top of Western Promenade Stairway	Redesign and reconstruct path to stairs from Western Prom to include slope reduction using broad hairpin turns. Includes demolition of existing path, grading and construction of approx. 600' of 5'-wide bituminous walk and associated landscaping; slope to be reduced using broad hairpin turns	50,000.00						
13	Sidewalk Replacement	Brackett Street, south side, from Vaughan Street to Marshall Street, and from Marshall St to Neal Street.	Brick sidewalk replacement; new granite curb	80,000.00						city
21	Sidewalk Replacement	Bramhall Street, east side, from Western Prom to Chadwick Street	Brick Sidewalk Replacement	50,000.00	155,000.00	97,972.00	0.00	IN0602	57,028.00	
7	Sidewalk Replacement	Chadwick Street, west side, from Bramhall to opposite the parking lot entrance	Brick sidewalk replacement. (Present esplanade is bare earth).	25,000.00						labreque
5	Sidewalk Replacement	Ellsworth St, west side, from Congress St. to Crescent St	Brick sidewalk replacement; new granite curb NOTE - project added after Oct. 2005	25,000.00	60,000.00	57,482.71	2,517.29	IN0604	0.00	labreque
8	Sidewalk Replacement	Crescent St, north side, from Ellsworth to the new parking garage	Brick sidewalk replacement; new granite curb	30,000.00						
19	Sidewalk Replacement	Park Avenue - south side, Deering Ave to Mellen	Replace existing sidewalk with new brick; repair esplanade; curb will be in place	100,000.00	105,000.00	48,858.89	0.00	IN0605	56,141.11	city
20	Sidewalk Replacement	Grant Street - both sides, Mellen to Deering Ave	Replace existing sidewalk with new brick; replace/reset granite curb; no esplanade	250,000.00	250,000.00	189,158.04	37,632.96	IN0606	23,209.00	labreque
Subtotal				790,000.00	735,000.00	558,221.64	40,150.25		136,628.11	
Subtotal				65,000.00	65,000.00	0.00	0.00	IN0603	65,000.00	consultant/city
Subtotal				\$65,000	\$65,000.00	0.00	0.00		\$65,000	
TOTAL				\$855,000	800,000.00	558,221.64	40,150.25		201,628.11	

Proposed Public Infrastructure Improvements - Site Plan Condition

18	Traffic Signal Improvements	Intersection of Congress St, Deering Ave, and Bramhall St	Improvements to traffic signal system NOTE - this amount is 50% of estimated cost in 2005	65,000.00	65,000.00	0.00	0.00	IN0603	65,000.00	consultant/city
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Proposed Public Improvements Within 1/4 Mile of Maine Medical Center's Bramhall Campus

Map ID No.	Project Name	Location	Description	Probable Cost	funded	paid to date	encumbered	account number	balance
1	Stairway to Valley Street	Western Promenade Park	Rebuild stairs to Valley Street from Western Prom Park. Includes demolition of existing structure, steel construction of approx. 125' of stairs, footings, reconstruction of landings, and drainage beneath. Note: Cost estimate \$180,000, \$70,000 available from HCD funding	110,000.00	165,000.00	164,750.00	0.00	IN0601	250.00 consultant/city
2	Path to top of Stairway to Valley Street	Western Promenade down to top of Western Promenade Stairway	Redesign and reconstruct path to stairs from Western Prom to include slope reduction using broad hairpin turns. Includes demolition of existing path, grading and construction of approx. 600' of 5'-wide bituminous walk and associated landscaping; slope to be reduced using broad hairpin turns	50,000.00					
13	Sidewalk Replacement	Brackett Street, south side, from Vaughan Street to Marshall Street, and from Marshall St to Neal Street.	Brick sidewalk replacement; new granite curb	80,000.00					city
21	Sidewalk Replacement	Bramhall Street, east side, from Western Prom to Chadwick Street	Brick Sidewalk Replacement	50,000.00	155,000.00	97,972.00	0.00	IN0602	57,028.00 labrecque
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18	Traffic Signal Improvements	Intersection of Congress St, Deering Ave. and Bramhall St	Improvements to traffic signal system	65,000.00	65,000.00	0.00	0.00	IN0603	65,000.00 consultant/city
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19	Sidewalk Replacement	Park Avenue - south side, Deering Ave to Mellen	Replace existing sidewalk with new brick; repair esplanade; curb will be in place	100,000.00	105,000.00	48,858.89	0.00	IN0605	56,141.11 city
20	Sidewalk Replacement	Grant Street - both sides, Mellen to Deering Ave	Replace existing sidewalk with new brick; replace/reset granite curb; no esplanade	250,000.00	250,000.00	189,158.04	37,632.96	IN0606	23,209.00 labrecque
Subtotal				785,000.00	800,000.00	558,221.64	40,150.25		201,628.11

2084-0053

Betsy Boxy - 874-8809
 Greta Varnoy - 874-8834
 Steve Early - 874-8813
 SGE @ PortlandMaine.gov



PORTLAND MAINE

Planning Division

Phil DiPierro, Development Review Coordinator

3/12/09

Jean, Tom, Phil

Sign Summit Pre-meeting

- Inventory by next Friday

- Meeting with - Internal to discuss Strategy

- Alex

- Mike B. or Kathy

- Tom

- Jean

- Phil?

- Tom to send e-mail to set up internal meeting when inventory is complete.

Mercy + MMC Signage

Meeting 3/12/09

TE/JF/PD

Phil

① Following a recent name meeting Alex asked Phil to set up a "summit" with both hospitals re off-site signage. TE was going to arrange an inventory of existing signs

② we met today so that JF could give him a few of the file notes where the hospitals had previously raised the need for signing at various locations -
e.g. at bottom of ramps off of I-295 + elsewhere where people needed to know which way for:

MMC - Emergency

Mercy - "

Mercy - new faces

③ Tom feels that any signing in the City Row that is over + above the 'H' raises policy issues, and that most locations would require MDOT input/involvement. Tom would prefer to meet with the hospitals after:

a) He had an inventory of existing (will try to have Michele do this next week)

b) He has had a policy meeting with city staff (? Alex/Kathi) to agree policy, priorities etc.

④ Tom was also going to check whether Mercy ER signs had been



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Finance Department
Ellen Sanborn, Director

March 3, 2009

Bank of America, N.A.
1 Fleet Way
PA6-580-02-30
Scranton, PA 18507-1999

Re: Maine Medical Center – Charles Street Expansion Project
Letter of Credit No. 68008121 dated August 19, 2009

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$2,750,400.00, which leaves a balance of \$305,600.00 remaining.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
 Philip DiPierro, Development Review Coordinator



BANK OF AMERICA - CONFIDENTIAL

PAGE: 1

DATE: MARCH 20, 2009

AMENDMENT TO IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER: 68008121

AMENDMENT NUMBER 1

ISSUING BANK
BANK OF AMERICA, N.A.
ONE FLEET WAY
PA6-580-02-30
SCRANTON, PA 18507-1999

BENEFICIARY
CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04101
ATTN: JAY REYNOLDS

APPLICANT
MAINE MEDICAL CENTER
22 BRAMHILL STREET
PORTLAND, ME 04102

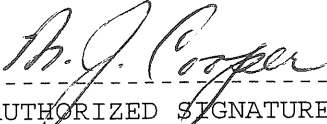
THIS AMENDMENT IS TO BE CONSIDERED AN INTEGRAL PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

THE ABOVE MENTIONED CREDIT IS AMENDED AS FOLLOWS:

THE AMOUNT OF THIS CREDIT HAS BEEN DECREASED BY USD 2,750,400.00
THE AGGREGATE AMOUNT OF THE CREDIT IS NOW USD 305,600.00

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

IF YOU REQUIRE ANY ASSISTANCE OR HAVE ANY QUESTIONS REGARDING THIS AMENDMENT, PLEASE CALL 1-800-370-7519 OPT 1.



AUTHORIZED SIGNATURE

THIS DOCUMENT CONSISTS OF 1 PAGE(S).

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MAR 23 2009

City of Portland
Planning Division

ORIGINAL



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Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

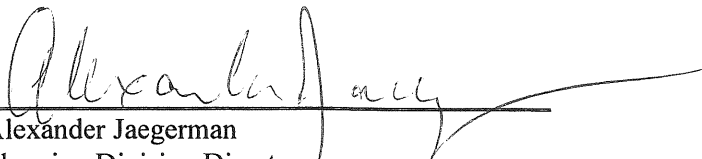
TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: February 27, 2009
SUBJECT: Request for Reduction of Performance Guarantee
Maine Medical Center Expansion Project, 22 Bramhall Street
(ID# 2004-0003 Lead CBL #053 D 013001)

Please reduce the letter of credit #68008121 for the Maine Medical Center Expansion Project located at 22 Bramhall Street.

Original Amount	\$3,056,000.00
<u>This Reduction</u>	<u>\$2,750,400.00</u>
Remaining Balance	\$ 305,600.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight

TO: Inspections Department

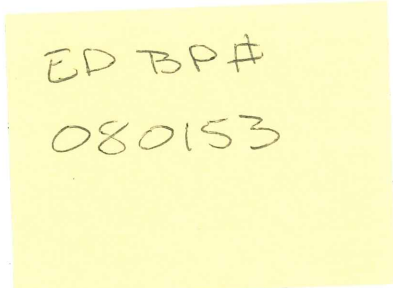
FROM: Philip DiPierro, Development Review Coordinator

DATE: August 28, 2008

RE: C. of O. for #22 Bramhall Street, Maine Medical Center Expansion
Project (Id#2004-0003) (CBL 053 G 001001)

After visiting the site, I have the following comments:

Site work complete for:
Womans & Infants Center,
Parking Garage & Helipad,
Central Utility Plant,



ED BPA
080153

At this time, I recommend issuing a permanent Certificate of Occupancy.

This Certificate of Occupancy does not include the Emergency Department Expansion Project.

Please Note, the catch basin at the corner of Congress & Gilman Streets will be relocated and sidewalk ramps will be constructed at the end of the project when the street moratorium has expired.

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

Philip DiPierro - MMC ED Phase I

From: "Henry Dunn" <DUNNH@mmc.org>
To: <buildinginspections@portlandmaine.gov>
Date: 11/6/2008 3:38 PM
Subject: MMC ED Phase I
CC: "Jeanie Bourke" <JMB@portlandmaine.gov>, "Philip DiPierro" <PD@portlandmaine.gov>

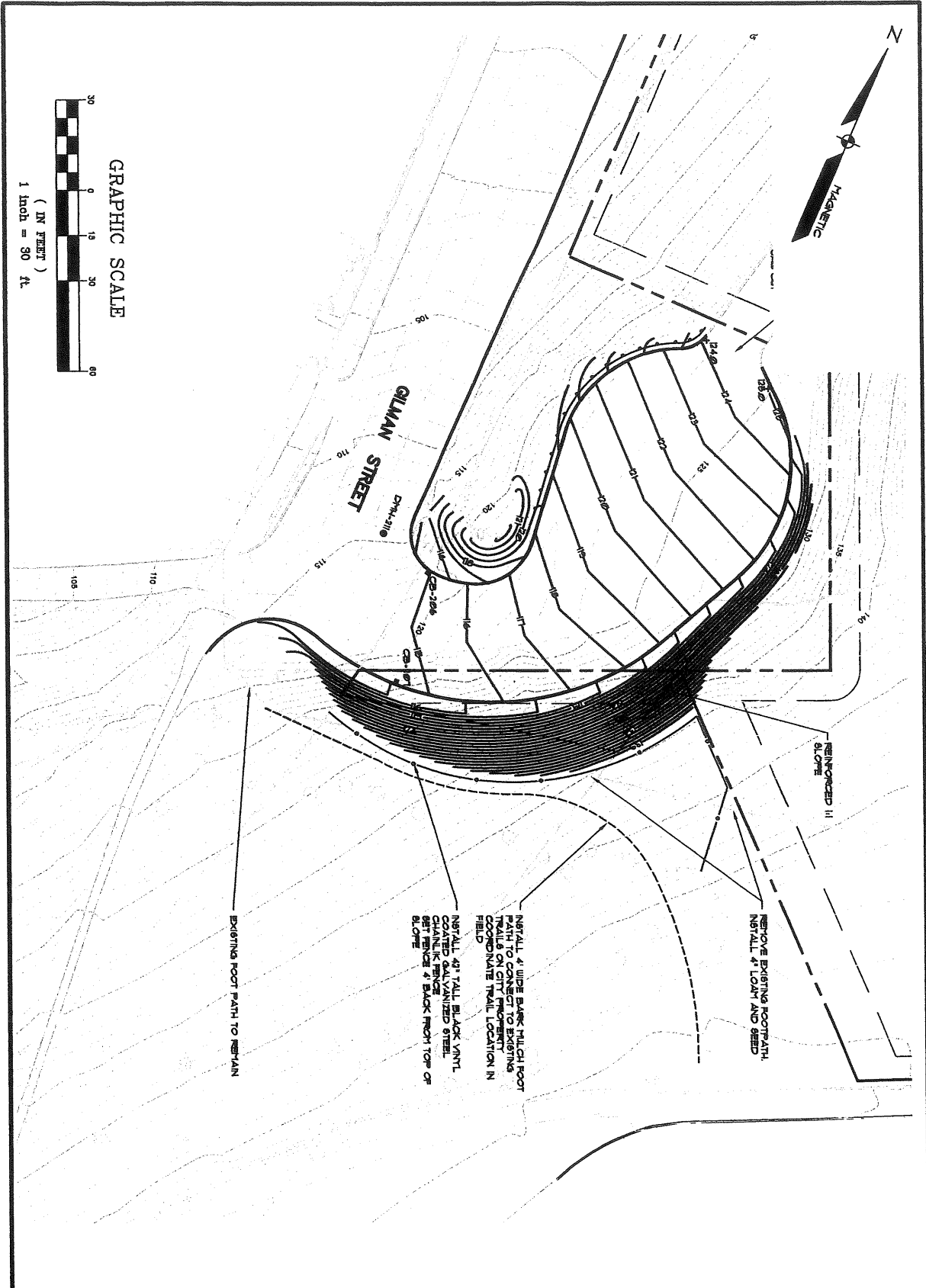
Hi there -

We would like to schedule Jon Rioux and Greg Cass for Friday Nov 14th to do an inspection of the ED Phase 1.

Thanks

Hank Dunn
252-7997

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SKETCH PLAN
OF:
MAINE MEDICAL GILMAN STREET FENCING
GILMAN STREET
PORTLAND, MAINE
FOR:
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, MAINE 04102

DESIGN BY: MAL
DRAWN BY: DLR
CHECKED BY: DLR
DATE: 8-25-08
SCALE: 1"=30'
FIELD BK.: 01046
PROJ. NO.: 01046
DRAWING: 01046-EXHIBITS

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

SHEET 1 OF 1

>>> Barbara Barhydt 9/2/2008 12:25:03 PM >>>

September 9, 2008 - Tentative agenda: workshop: Rufus Deering Lumber, Ocean Avenue School Site Walk, Rufus Deering Lumber, B-7 Text Amendment. Public Hearing: Chevurs School parking lot expansion, and text amendments for R-7, Parking Division, and Incentives for Affordable Housing.

Dev Rev meeting on Wednesday September 3, 2008

ROOM 209

Please let Barbara know if you cannot attend.

Agenda follows....

A. Preliminary Reviews (Please share preliminary comments on new or revised plans distributed week before)

1. 31 Forest Street (duplex).....jf
2. Florence House revised plans (incl JT).....jf
3. Rufus Deering Lumber Yard....mc
4. Ocean Ave Elementary school....bn
- 5.

B. Final Written Reviews - Major Site Plans (Planning Board Review)

1. Cheverus High School (final comments, TDM condition, landscaping?)....mc
- 2.
- 3.
- 4.
- 5.

C. Final Written Review - Minor Site Plans (Administrative Review)

- ~~1.~~ 61 India Street (?access).....jf
- ~~2.~~ 56 Evergreen Dr (incl JT).....jf
- 3.
- 4.

D. Pressing Issues

- ~~1.~~ MMC sign at new entrance.....jf
- ~~2.~~ MMC Fence and Path review.....aj/jt/da
- ~~3.~~ Avenue Auto (curbing).....mc
- 4.

E. Exemptions and Miscellaneous Requests

- ~~1.~~ Ramasco Lane - level of review and question on driveways...bb
- ~~2.~~ Exemption request: Danforth 45, renovations for a restuarant/bar...bb
- ~~3.~~ Exemption request: Crime Lab in Public Safety building...bb
- ~~4.~~ Demerest Street - acceptance....bb
- ~~5.~~ Catherine McAuley - Temporary lighting for Home Coming party..bon fire....bn
6. Zoning text questions regarding dog day care, auto sales and bottle redemption.....bb

F. Distribution of New Projects and Revised Plans

- ~~1.~~ Cedars Healthcare, conditional use expansion and site plan...bb
2. Conditional Rezoning for a restaurant at Terroni's in the R-6 zone.
- ~~3.~~ Final plans for 53 Danforth Street... bb
4. revised plans for Martins Point Health care

From: Lannie Dobson
To: C of O; jrioux
Date: 8/22/2008 11:34:00 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 13 CHARLES ST Parcel ID:
053 G001001 Dist

Date: 8/29/2008 Time: 6:00:00 AM

Note: 252-7997 Hank Property Addr: 13 CHARLES ST Parcel ID: 053 G001001

Application Type: Prmt
Application ID: 41455

Contact:
Phone1: Phone2:

Owner Name: MAINE MEDICAL CENTER
Owner Addr: 22 BRAMHALL ST
PORTLAND, ME 04102

CITY OF PORTLAND, MAINE

PLANNING BOARD

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David Silk, Vice Chair
Bill Hall
Joe Lewis
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Shalom Odokara
Michael J. Patterson

April 8, 2008

Daniel F. Doughty, AIA
Director, Facilities Development
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Michael Ryan
Vice President Operations
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Mr. Paul D. Gray
Vice President Planning
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

**Re: Maine Medical Center Charles Street Additions
Vicinity of Bramhall, Congress and Gilman Streets
Planning Board Condition of Approval vi of the May 2005 Site Plan and Site Location of
Development Approval**

**CBLs: 53D001, 53D002, 53D007, 53E001, 53E002, 53E010, 53E013, 53G001, 53G013, 54C006, .
54C010, 54D006, 54D007, 54H001, 64C001, and 64C002.**

Dear Sirs,

On March 25, 2008 the Portland Planning Board considered the Maine Medical Center Travel/Transportation Demand Management Plan (TDM) dated March 2008. The Planning Board reviewed the proposed TDM for compliance with Condition vi of the Planning Board Site Plan and Site Location of Development Approval of May 31, 2005.

The Planning Board voted 7-0 that the proposed TDM was in compliance with Condition vi, with the following motion and conditions as presented below:

On the basis of the plans and materials submitted by the applicant and on the basis of information contained in Planning Report #16-08 relevant to standards for site plan regulations and the requirements of the Contract Zone Agreement, and other findings as follows:

i. That the proposed MMC Travel/Transportation Management Plan (TDM Plan) dated March 2008 is in compliance with Condition vi. of the May 2005 site plan and site location of development approval, subject to the following conditions of approval:

i. That a wider range of informational and publicity documents (and website presentations) shall be prepared for all vehicle users (including vendors and contractors) attending MMC that promotes and supports the use of the garages and associated valet service. An explanation on how this information is disseminated to those outside MMC, such as visitors, shall also be provided. Copies of these materials for distribution, and strategies, shall be provided to the City for review and comment prior to September 1, 2008; and

*done
8/27/08
John Reverse*

4/29/08

Mike Ryan to write & send letter

~~Not done yet~~
done 5/12/08

ii.

That details of the rideshare program regarding the potential spaces to be utilized and the location of preferential parking (as described in Tom Errico's e-mail of March 20, 2008) shall be submitted for staff review and approval prior to the issuance of a temporary CO for the new parking garage; and

MMC to write letter

~~Not done yet~~
done 5/12/08

iii.

That details of the number and location of bicycle racks and lockers and other incentives and facilities for walkers (as per Tom Errico's e-mail of March 20, 2008), shall be submitted for review and approval prior to the issuance of the CO for the new parking garage, and that these be in place by 1 June, 2008; and

done 8/27/08 JP

iv.

That proposals for cash out incentives to staff for bicycling, walking, public transit, carpooling and vanpooling (including the basis for any payroll deductions or payments) shall be submitted to staff by 1 June, 2008; and

v.

That further information and supporting data reasonably available regarding flextime feasibility shall be submitted to staff in accordance with Tom Errico's comments of March 20, 2008; and

vi.

That the Parking Management Plan shall be revised and resubmitted in order to develop and include monitoring information and set out strategies and implementation timetables that reduce the number of MMC-related vehicles driving and parking on the streets in the vicinity of MMC (to address the comments of Tom Errico and John Peverada dated March 20, 2008), for staff review and approval within 3 months following the issuance of the temporary CO for the new parking garage; and

done 8/22/08

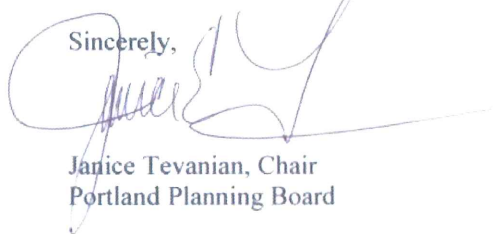
vii.

That the Transportation Coordinator shall provide copies of all meeting notes of the MMC TDM Advisory Committee to the City's Planning, Parking and Transportation Departments, and meet with the City staff at least once every three months for the first year following the date of this approval and then at least once a year thereafter, for the purpose to update re the employee survey and progress on other measures, and to share data, ideas and specifics of the TDM programs; all designed to accomplish the purpose of para 18 of the Conditional Zoning Agreement of April 25, 2005.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in Planning Report #16-08, which is attached.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,



Janice Tevanian, Chair
Portland Planning Board

Attachments:

1. Tom Errico (City's Traffic Engineering Reviewer) e-mail dated March 20, 2008
2. John Peverada (City's Parking Manager) e-mail dated March 20, 2008
3. Planning Board Report #16-08

Electronic Distribution:

Lee D. Urban, Planning & Development Dept. Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public Works
Michael Farmer, Public Works
Jim Carmody, City Transportation Engineer
Jane Ward, Public Works
Captain Greg Cass, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File

Hard Copy: Project File

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 3/20/2008 2:32:12 PM
Subject: MMC TDM Plan

Jean -

The following outlines my comments as it relates to the March 2008 MMC TDM Plan. Go ahead and copy and paste into your report.

1. Identification of a Transportation Coordinator

No Comment

2. Transportation Demand Advisory Committee within MMC

MMC shall provide the City Planning Department with a copy of meeting notes

3. Educational/Promotional Materials

Copies of materials for distribution shall be provided to the City for review and comment. For visitors an explanation on how this information is disseminated to those outside MMC should be provided.

4. Implement Rideshare/Vanpool Program

A plan shall be provided that illustrates the location of preferential parking spaces, how they will be marked and signed, and the total number of spaces to be provided. An explanation should also be provided on the operations program, such as how will vehicles be identified as a carpool vehicle. Additional details on the vanpool program should be provided. How many vehicles will be utilized, what are the anticipated routes, etc.

5. Encourage Use of Transit

Subsidized transit passes will be provided and therefore I have no comment.

6. Bicycling and Walking Program

Plans should be provided that illustrate existing and proposed bicycle racks. Additionally, plans should be provided that depict locations of the bicycle storage facilities. MMC should expand on implementation of the walking discount and clothing program.

7. Use of Flexible Hours, Staggered Shifts, and Other Hourly Incentives

More detail is needed to fully review and understand hospital operations and sign-off on flextime feasibility. Information on specific employee operations should be provided inclusive of employee numbers per department and shift constraints, etc.

5.

8. Prepare and conduct a transportation survey of employees

No comment.

9. Multiyear TDM Plan

The City should participate in the review of the program within 6 months of Certificate of Occupancy. Annual review of the TDM program should begin in June 2009.

10. Timetable for plan action items

No comment.

MMC's Parking Plan

In my professional opinion parking and TDM provisions are related and therefore the following comments should be considered. For example, employees and visitors circulating to find parking spaces within the West End negatively impacts traffic flow.

- * The Chadwick lot currently impacts the local roadway system and proactive strategies that avoid similar problems should be implemented.
- * MMC needs to implement internal management strategies to prevent employees, vendors, visitors from using on-street parking spaces.

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

CC: "James Carmody" <JPC@portlandmaine.gov>

From: John Peverada
To: Jean Fraser
Date: 3/20/2008 8:44:30 AM
Subject: Re: MMC TDM

Jean, my comments are as follow:

1. Who is eligible to utilize the valet service ? And how will potential users of the valet service know that it is available ?

My other concerns remain the same as those that I mentioned in an e-mail to Rick Seeley & Alex on May 19, 2005. The following is a copy of that e-mail.

Rick, I am satisfied with the conditional zone agreement language as it relates to snow ban parking, and for vendor and contractor parking during construction, however it does not address vendor and contractor parking (on street) upon completion of the project.

I propose that the following items be listed as conditions of approval if they are not already addressed in another fashion:

1. The hospital will provide off street parking for all of their vendors/sub contractors, alleviating the need for them to purchase on street occupancy permits and tying up valuable on street parking spaces needed by residents and for turnover parking.

2. During construction, all subcontractors will be required to park off site.

3. The City will approve prototypes of newly proposed directional signage. Done ?

4. The hospital will show the City prototypes of newly proposed literature on parking to be sent to ALL patients with their pre-visit materials. This was discussed during their approval 1998 , but as far as I know it was never implemented. They may also consider posting info on parking at Each elevator and in the emergency room.

END

Jean, I assume that the above items became conditions of approval, but can you confirm this ? IF they are not conditions of approval then they should be worked into the TDM plan.

By requiring the hospital to have all vendors park off street, we will address many of the concerns outlined in the workshop discussion.

Thanks

John

CC: Terrico@wilbursmith.com

7.

Attachment 3

[Planning Board Hearing Report to be attached here]

Philip DiPierro - Re: MMC Final C of O (13 Charles St)

From: "Henry Dunn" <DUNNH@mmc.org>
To: "Alex Jaegerman" <AQJ@portlandmaine.gov>, "Gregory Cass" <GEC@portlandmaine.gov>, "Jeanie Bourke" <JMB@portlandmaine.gov>, "Philip DiPierro" <PD@portlandmaine.gov>, "Penny Littell" <PL@portlandmaine.gov>
Date: 8/27/2008 10:55 AM
Subject: Re: MMC Final C of O (13 Charles St)
CC: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>

Hi Phil.

Here's the follow up:

- Handicap parking striping at the main entrance needs to be completed
- MMC : HC Striping being scheduled ASAP
- Casco traps throughout the site need to be installed,
- MMC: Shaw Bros working on these now
- Light poles on Crescent Str. by the ER & new Garage need to be installed
- MMC: These are part of bulletin that was not ordered. These will not be installed this week..
- ok • The crosswalk leading from the new garage to the tipdown on the other side of Crescent Str. needs to be striped
- ok • MMC: This tip down was part of an old plan. The pedestrian entrance was moved and has a striped walk.
 - Several signs throughout the site need to be installed - please refer to your sign schedule,
 - MMC: Not sure which sign you are referencing.
 - Bollards on Crescent Str. across from the old garage need to be re-installed,
 - MMC: If we are talking about the same place, the intakes and reason for the bollards no longer exist.
 - The path relocation at the end of Gilman Str. and the fence at the top of the banking need to be completed.
 - MMC: I will call Alex on this today.

Hope this helps. * 50,000 PG for Crane damaged properties

Let us know if there is anything else.

Hank * Call Todd to see who would know how the \$ 800,000.00 has been spent.

* Letter to noise mitigation Properties * ED Separate CO

>>> "Philip DiPierro" <PD@portlandmaine.gov> 8/26/2008 12:26 PM >>>

Hank, I performed a site inspection yesterday and determined that the following items need to be addressed:

- Handicap parking striping at the main entrance needs to be completed,

- Casco traps throughout the site need to be installed,
- Light poles on Crescent Str. by the ER & new Garage need to be installed,
- The crosswalk leading from the new garage to the tipdown on the other side of Crescent Str. needs to be striped,
- Several signs throughout the site need to be installed - please refer to your sign schedule,
- Bollards on Crescent Str. across from the old garage need to be re-installed,
- The path relocation at the end of Gilman Str. and the fence at the top of the banking need to be completed.

Has the melted pipe by the CUP been repaired?

I'm in the process of reviewing the original conditions of approval for compliance; if there are any issues I will contact you.

Please contact me with any questions.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Henry Dunn" <DUNNH@mmc.org> 8/25/2008 9:43:46 AM >>>
All -

We are wrapping things up and will be looking for our Final C of O to be issued this Thursday/Friday as the Temp C of O expires this weekend.

We have been in contact with Phil DiPierro and Jon Rioux to make sure that we are as tight as possible. There may be a small list of outstanding items such as back ordered globes for the lights broken by vandals on Congress street, however the list should be short and well below the value of the defect guarantee.

Please let us know if there are any major issues (that would be a barrier to opening up this building)

Thank you for work on this significant set of projects.

Regards,

Hank

>>> "Jonathan Rioux" <JRIOUX@portlandmaine.gov> 8/25/2008 9:16 AM >>>

>>> Todd Merkle 07/18 2:49 PM >>>

Public Services have not seen the sewer tape so no comments are available on the sanitary or storm system.

2. The street lights through out the site are on continuously and need to be on a photo cell .
3. The striping and signage needs to be installed. (scheduled for next week).
4. As built drawings need to be supplied.
5. The apron to the parking garage on Gilman needs to have three sections repoured.
6. The handicap ramp on Congress at Gilman needs to be redone once Congress St comes off the moratorium list.

Todd

Jon Rioux,
Code Enforcement Officer

City of Portland
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
jrioux@portlandmaine.gov

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PORTLAND MAINE

Planning Division
Jean Fraser, Planner

7/17/08

Phil

Re: MMC TOM
Conditions of Approval
(approval dated April 8, 2008
for PB March 25, 2008
decision).
↑ attached for info

Re Condition I #ii and I #iii, MMC
submitted the attached and Tom Enrico
has confirmed that if they do what
they say they will do in this letter then
the conditions would be complied with.

At the moment he (Tom Enrico) feels
that they have not done all in this letter
and we need to inspect for compliance.

We are waiting for responses on cond I #i,
iv and v; we know they are working on vi

389 Congress Street, 4th floor • Portland, ME • (207) 874-8728 • Fx 756-8258
Email: jf@portlandmaine.gov

and have complied with vii.

Jan

CITY OF PORTLAND, MAINE

PLANNING BOARD

Lee Lowry III, Chair
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Shalom Odokara

June 28, 2005

Mr. Paul D. Gray
Vice President Planning
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

RE: Applications for Conditional Use, Housing Replacement Plan, Site Plan, Site Location of Development, Street Discontinuance, Acceptance and Land Transfer Plan Approvals for the Charles Street Expansion project of the Maine Medical Center

CBLs: 53D001, 53D002, 53D007, 53E001, 53E002, 53E010, 53E013, 53G001, 53G013, 54C006, 54C010, 54D006, 54D007, 54H001, 64C001, and 64C002.

Dear Mr. Gray:

On May 31, 2005, the Portland Planning Board voted unanimously to approve Maine Medical Center's applications for Expansion of a Hospital as a Conditional Use in the R-6 Residential Zone, Replacement of Housing as a Conditional Use, Housing Replacement Plan, Site Plan, Site Location of Development (acting under its delegated authority), for the Maine Medical Center campus in the vicinity of Bramhall, Charles, Crescent, Ellsworth, Wescott, Gilman and Congress Streets.

The Site Plan and Site Location of Development approvals were granted for the project with the following condition(s):

- i. The applicant shall comply with the recommended conditions of approval pertaining to traffic and the traffic signal upgrade at Bramhall and Congress Street as set forth in the development review memos by Tom Errico dated May 11, 2005 and May 25, 2005.
- ii. MMC shall comply with the four conditions related to parking recommended by John Peverada in his review memo of May 19, 2005.
- iii. MMC shall carry out each of the recommended actions related to stormwater management and infrastructure contained in the review memo by Stephen Bushey, dated May 26, 2005, with the proviso that MMC will endeavor as much as possible to locate all stormwater quality units on MMC property rather than in the City right-of-way, and shall have Public Works Authority review and approve of final stormwater and utility locations within the public right-of-way.

- iv. MMC shall follow the recommended landscape plan improvements recommended by the City Arborist in his review memo dated May 27, 2005, but shall not be required to place a sidewalk along the edge of the Gilman Street curve, as described therein.
- v. MMC shall carry out the Fire Department's recommended conditions of approval, as set forth in Deputy Chief Michael Shutts' email of May 27, 2005.
- vi. MMC shall submit a revised Alternative Transportation/Travel Demand Management Plan for Planning Board review and approval, prior to issuance of a certificate of occupancy for the parking garage, which shall provide additional incentives for employees to use transit.
- vii. MMC shall obtain all required license agreements and permits for way-finding and directional signs from the City, and shall modify sign designs as requested by the City when needed to protect traffic sight lines.
- viii. MMC shall submit to the Planning Board, for its review and approval, revised architectural design details of the façade of the Congress Street parking garage that are consistent with the Downtown Urban Design Guidelines, provided that MMC may proceed, at its own risk, with foundation, utility and excavation work pending such design review.
- ix. MMC shall provide a crosswalk from the south side of Crescent Street to the Crescent Street entrance to the new parking garage, so that those persons wishing to reach the east end of the garage on any level or wishing to use the stair tower need not cross egress traffic and ingress traffic to do so. MMC shall use some form of internal barrier within the top level of the garage on the east end to separate pedestrians from turning car traffic. Such revisions shall be submitted for Planning Authority for review and approval.
- x. That as a condition of site plan approval (a condition separate and distinct from other regulations) MMC shall be subject to all terms and conditions contained within the Conditional Rezoning of this site (relating to the Helipad/Helicopter Landing Pad, including the provisions on flight routes, the fly neighborly program, the helipad operating guidelines, equipment and mitigation) and any changes to any of these provisions shall require a review of the site plan by the Planning Board.
- xi. MMC shall properly engineer the design of the sidewalk along Congress Street in front of its property so that it adequately joins the existing City sidewalk, which engineering may include a pattern of ramping and leveling off. Such design shall be subject to the review and approval of the Public Works Department.
- xii. MMC shall return the Munson property to residential use prior to the issuance of a certificate of occupancy for the parking garage, it being agreed that the property will never be used in any other capacity for so long as MMC owns said property.
- xiii. That MMC deed to the City, for public use, access to all pocket parks shown on the plan, and the access way between Congress Street and Crescent Street.
- xiv. MMC shall work with Public Works and staff to prepare an inventory of needed public improvements northerly of the site in the Parkside neighborhood for inclusion on the list of potential public improvements to be installed by the City.

The Housing Replacement Plan approval was granted with the following condition:

- i. Prior to a building permit being issued for the new development MMC shall comply with recommended conditions in the Housing Replacement Plan review memo of Wendy Cherubini, dated July 5, 2004.

Also on May 31, 2005, the Planning Board voted unanimously,

To recommend to the City Council the street discontinuances and the proposed street layout for the realigned streets shown on the Sebago Technics Plan, titled "Street Vacation (sic)/Acceptance and Land Transfer Plan" dated December 10, 2004.

The above listed approvals are based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #35-05, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins, Development Review Service Manager, at 874-8720.

Sincerely,



Lee Lowry III, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Rick Seeley, Senior Planner, Greater Portland Council of Governments
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

Valet Parking ?
8/26/08

New Parking Garage Opens at Bram hall Campus

What Patients & Visitors Will Need to Know

New Garage:

- New parking garage with approximately 480 spaces opens Monday, June 23, 2008
- For patients and visitors only
- Enter from Congress Street
- Connected too Maine Medical Center on two floors: B & G

New Signage:

- Helps patients and visitors find their destination at Maine Medical Center
- Internal and external signage system
- Directs patients and visitors with the right information at the right time
- Entrance to Emergency Services clearly marked.
- Outdoor signage directs patients and visitors to park in the new garage off Congress Street
- Garage elevator signs will guide patients and visitors to enter MMC using:
 - The B floor (for emergencies and surgery only)
 - The G floor (for all other services)
 - Customer Service Representatives are available on G level to direct people to the right elevator for their destination

New Main Entrance:

- Maine Medical Center has a new main entrance
- Accessible by car from Bram hall Street or Ellsworth Street
- Accessible from the new garage via connector to G level
- Large, beautiful welcoming lobby
- Centrally located

South Entrance:

- Bram hall Street entrance will now be the South Entrance
- Primarily used for outpatient visits to:
 - Laboratory
 - Pharmacy
 - Radiology
 - Outpatient Clinics

To learn more: Visit www.mmc.org/parking

From: Todd Merkle
To: James Carmody; Jeff Tarling ; Lucie Cote; Philip DiPierro
Date: 7/15/2008 7:38:55 AM
Subject: Re: Maine Med. Inspection for Final CO

1. We have not seen the video tape of the storm and sanitary lines yet, so there will have to be a chance of future items on that.
 2. I noticed the street lights on Congress St. are on during the day.
 3. Once the moratorium has been lifted on Congress St (10/11/08) the Basin at the corner of Gilman needs to be replaced in conjunction with the ramp installation.
- Lucie/Jim do you have anything?
Todd

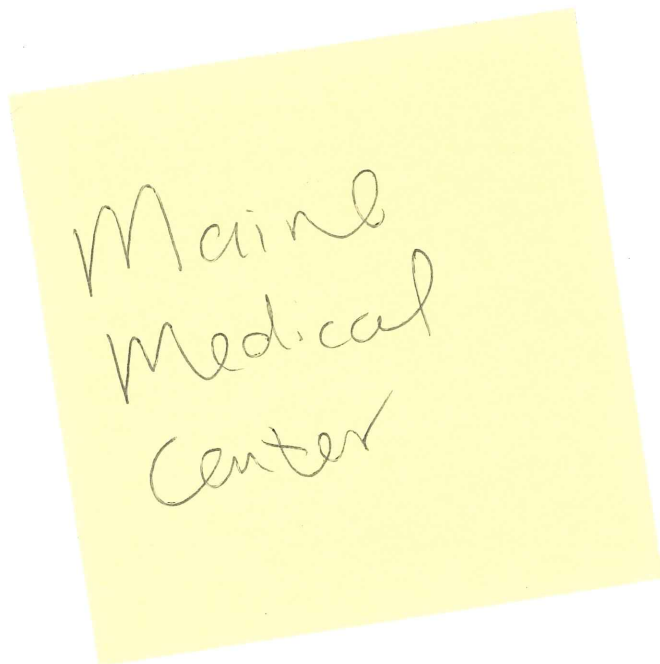
>>> Philip DiPierro Monday, July 14, 2008 5:22 PM >>>

Hey guys, I'm meeting with Hank Dunn at Maine Med. on Thursday July 17, at 1:00 to look at the site for a CO. He says everything will be completed. Please do your own inspections and let me know if anything is incomplete, preventing a CO being issued.

Thanks,

phil

CC: Barbara Barhydt



Maine
Medical
Center

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 18, 2008

RE: C. of O. for #22 Bramhall Str, Womens & Infants Center
(Id#2004-0003)(CBL 053 G 001001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Striping,
2. Loam & Seed,
3. Landscaping,
4. Street Lighting,
5. Retaining Wall Fence,
6. Casco Traps,
7. Miscellaneous Site Work.

I anticipate this work can be completed by **August 31, 2008**.

At this time, I recommend issuing a temporary Certificate of Occupancy for the Women's & Infants Center.

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Lannie Dobson
To: C of O; Close in; DUNNH@mmc.org; Jeanie Bourke; jrioux; Mike Menario
Date: 6/27/2008 8:54:18 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 13 CHARLES ST Parcel ID: 053 G001001 Dist

Please not Hank Dunn has been copied on this e-mail please reply all if you have any questions for him. Lannie

Date: 7/7/2008 Time: 6:00:00 AM

Note: Full womens and infants building - ALL of 13 Charles - **Will not need Phil until July 14th -**
252-7997 Hank Dunn Need Time prior to July 7, DUNNH@mmc.org Property Addr: 13 CHARLES ST
Parcel ID: 053 G001001

Application Type: Prmt
Application ID: 41455

Contact:
Phone1: Phone2:

Owner Name: MAINE MEDICAL CENTER
Owner Addr: 22 BRAMHALL ST
PORTLAND, ME 04102

Philip DiPierro - Maine Medical Sidewalk

From: Jeff Tarling
To: Philip DiPierro ; Todd Merkle
Date: 6/27/2008 1:02 PM
Subject: Maine Medical Sidewalk
CC: ALEX JAEGERMAN; Barbara Barhydt ; Charles Shannon; Penny Littell

Todd -

I would like to 'save' the large maple tree on Crescent Street where Shaw Brothers will be working to restore the sidewalk and curb as part of the Maine Medical Center expansion project. There are few trees left in this area and saving this is important.

In order to do minimal damage to the tree roots may require paving the section near the tree with betulinus in the tree well area then go to brick which is the standard. Thus my recommendation would be from the driveway curb cut approximately 6' pave sidewalk with betulinus as a temp measure. Without this measure the tree will likely need to be removed.

Thanks

Jeff Tarling

From: Barbara Barhydt
To: Dunn, Henry; wconway@sebagotechnics.com
Date: 6/16/2008 2:41:45 PM
Subject: RE: Maine Med Landscape Revisions

Hi Hank:

Phil is out in the field and he was going to contact you. I will do a summary of our recommendations based upon my recollection of our conversation, Will's earlier e-mail and the plans. I am asking that Jeff and Phil make any corrections to the following list:

Sheet C400

1. Removed Aglo Rhododendron, Fraser Fir and (1) Ginkgo at east end of the new garage. Rip rap was installed in this area as a field change in order to stabilize the steep slope. Added Serbian Spruce at base of slope, just above block retaining wall, in order to soften current exposed view of riprap from Congress Street.

Recommendation: This is the area that Jeff feels an on-site meeting would be worthwhile. It appears to us that the landscaping proposed along the grassed bank should be included; however, the choice of rhododendron might not be the best for this location. The rip rap slope needs screening and Jeff thought staggering the trees might be better than one line. Will and Jeff should discuss the options.

2. Removed plantings in Emergency Department area. This area is now a separate, later phase; revised landscape plans will be presented for your review at that time.

We approve this modification, but recommend that both corners of the landscape island along Crescent Street include understory plantings. Will Conway could suggest planting in those two areas for Jeff's consideration. The corners are near the crosswalk on Crescent and Wescott Streets.

3. Removed Shadblow trees on terrace along Wescott Street; this terrace is now a roof deck over the future Emergency Department below and is not able to support tree growth.

We approve this modification.

Sheet C401

1. Removed vinca groundcover from area behind new granite seat wall/ plaza on Congress Street. **We approve this modification.**

Sheet C403

1. Simplified the understory plantings in the pocket park area. Again, no irrigation will create maintenance issues. All structural / screening plantings are unchanged (trees), and Viburnum shrubs will serve as effective understory, and 6 foot fencing remains between MMC property and abutting residential homes.

✓ **Recommendation:** There area near to Bramhall Street has shrubs and two trees in the area. The existing vegetation is not shown on the plan, except for the damaged maple that you propose to remove. The existing shrubs and vegetation should be retained and possibly enhanced. Does the maple have to be removed?

The area north of Russell Street should include the understory planting as shown on the approved plan, except that the 11 Hf , 4 of the VT and 1 KL may be deleted. The proposed changes in the pocket park are acceptable.

✓ **Lastly, we will have a separate meeting to discuss the Gilman Street slope, the desire line paths, and fencing.**

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> "Henry Dunn" <DUNNH@mmc.org> Monday, June 16, 2008 12:57 PM >>>
Hi Barbara,

Pleas give me a call at 252-7997.

We need to release the landscape folks ASAP.

Thanks
Hank

>>> "Barbara Barhydt" <BAR@portlandmaine.gov> 6/16/2008 11:31 AM >>>
Hello:

Jeff, Phil and I were able to visit the Maine Med site today. Phil will be contacting you about our recommendations on the proposed changes. We do think a follow-up meeting on-site would be useful to talk about the options for the slope along Congress Street near the garage.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> "Will Conway" <wconway@sebagotechnics.com> Monday, June 16, 2008
8:33 AM >>>

Good morning Barbara, Hank and I were wondering if you have had a chance to schedule the walk through; we can adjust our schedules to fit yours, please let me know, thank you,

William T. Conway, R.L.A.

Vice President, Landscape Architecture

From: Will Conway
Sent: Tuesday, June 10, 2008 3:38 PM
To: 'bab@portlandmaine.gov'
Subject: FW: Maine Med Landscape Revisions

Hi Barbara, here you go...I'll see you tomorrow morning !

William T. Conway, R.L.A.

Vice President, Landscape Architecture

From: Will Conway
Sent: Monday, June 09, 2008 6:11 PM
To: jst@portlandmaine.gov; dunnh@mmc.org; 01046@sebagotechnics.com
Subject: FW: Maine Med Landscape Revisions

From: Will Conway
Sent: Mon 6/9/2008 4:25 PM
To: Will Conway
Subject: Maine Med

Hi Jeff, these are the revised plans for Maine Med, I incorporated all of your comments. Hank and I would like to meet with you and Barbara as early this week as possible as the CO's are upon us....although in this heat we might delay....I guess that decision is with Hank. Irrespective of a heat delay, time is still critical to MMC as they must approve the overall change order and release their contractors to order the material. Here is the narrative you requested, describing the changes:

Sheet C400

1. Removed Aglo Rhododendron, Fraser Fir and (1) Ginkgo at east end of the new garage. Rip rap was installed in this area as a field change in order to stabilize the steep slope. Added Serbian Spruce at base of slope, just above block retaining wall, in order to soften current exposed view of riprap from Congress Street.
2. Removed plantings in Emergency Department area. This area is now a separate, later phase; revised landscape plans will be presented for your review at that time.
3. Removed Shadblow trees on terrace along Wescott Street; this terrace is now a roof deck over the future Emergency Department below and is not able to support tree growth.

Sheet C401

1. Removed vinca groundcover from area behind new granite seat wall/ plaza on Congress Street. Irrigation was value engineered and removing the vinca is necessary for maintenance purposes.

Sheet C402

1. There are no revisions to the approved plans. We understand one resident on Gilman would like a few evergreens planted where existing vegetation was removed; MMC will work to accomplish this in the fall

of
this year.

Sheet C403

1. Simplified the understory plantings in the pocket park area. Again, no irrigation will create maintenance issues. All structural / screening plantings are unchanged (trees), and Viburnum shrubs will serve as effective understory, and 6 foot fencing remains between MMC property and abutting residential homes.

We have not forgotten about the path and fence at the top of Gilman; when we meet hopefully we can come to terms on those issues as well.
If you need these plans printed and delivered to you I'm just a phone call or email away from doing that ! I thank you for your time and assistance,

William T. Conway, R.L.A. / LEED AP
Vice President, Landscape Architecture

From: Steven Bell
Sent: Monday, June 09, 2008 3:23 PM
To: Will Conway
Subject: FW: C400,401,403

From: Mark Lozoraitis
Sent: Monday, June 09, 2008 3:17 PM
To: Steven Bell
Subject: C400,401,403

Mark A. Lozoraitis

CAD Manager

Sebago Technics, Inc.

One Chabot Street

P.O. Box 1339

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ph: (207) 856-0277 x232

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400 Center Street

Auburn, Maine 04210

ph: (207) 783-5656

fax: (207) 783-5655

www.sebagotechnics.com <<http://www.sebagotechnics.com/>>

mlozoraitis@sebagotechnics.com

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CC: DiPierro , Philip; Jaegerman , Alex; Tarling , Jeff

June 6, 2007

Paul D. Gray
Vice President of Planning
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Michael Ryan
Vice President for Operations
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Letter of Agreement Regarding Public Access Through New Garage Stairs, Between Congress Street and Crescent Street

Provision 16 of the Conditional Rezoning Agreement between the City of Portland and the Maine Medical Center, approved by the Portland City Council on April 25, 2005, states:

“MMC agrees to allow public pedestrian access between its campus and Congress Street through a new enclosed stairway to be constructed adjacent to the new parking garage, as depicted in Exhibit B.”

This letter serves to officially record the terms of this agreement, in lieu of a public access easement from MMC to the City of Portland. The architects have designed the parking garage to be fully ADA-compliant, with the adjacent stair tower providing a secondary means of egress from the garage. The use by the public of this stairway within and adjacent to the new garage is incidental to the primary use of the stairs by garage parkers (egress).

MMC will not prohibit incidental public use at times that are consistent with public parks and the pocket park for as long as the conditional zone agreement remains in effect. MMC shall maintain signage at Crescent Street and Congress Street consistent with the intent of Provision 16. Text and specifications of the signage will be reviewed by and mutually agreed by MMC and the Planning Authority.

Seen and Agreed to By:

Signature and date on behalf of Maine Medical Center

Signature and date on behalf of City of Portland

cc: Joseph E. Gray, Jr., City Manager
Lee D. Urban, Director of Planning & Development
Alexander Jaegerman, Planning Division Director
Penny Littell, Associate Corporation Counsel

From: "Henry Dunn" <DUNNH@mmc.org>
To: <PD@portlandmaine.gov>
Date: 6/18/2008 10:53:41 AM
Subject: Lobby and Concourse TCO

Phil

Per our discussion, the site work related to the Lobby will be completed with the remainder of the Womens and Infants building. As soon as Jeff T and Will Conway come to conclusion we will get started on landscaping. This should be complete by early July with finish paving following right after.

Thanks

Hank

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October 4, 2005

Maine Medical Center Site Plan Conditions of Approval

- i. The applicant shall comply with the recommended conditions of approval pertaining to traffic and the traffic signal upgrade at Bramhall and Congress Street as set forth in the development review memos by Tom Errico dated May 11, 2005 and May 25, 2005.

Tom Errico, May 1 and May 25 (Attachments 8e and 8c)

May 25 memo: a) Post development traffic monitoring

b) Evaluation of right turn on red

May 11 memo:

c) \$65,000 toward traffic signal

*post occupancy ?
send invoice
Errico*

- ii. MMC shall comply with the four conditions related to parking recommended by John Peverada in his review memo of May 19, 2005.

John Peverada, May 19 (Attachment 9), (see also e-mail deleted 9/27/05 attached)

Approval by John P.

- a) Off street parking vendors and subs
- b) Off site parking for subs
- c) Prototypes of new directional signage by building
- d) Patient parking instructions

- iii. MMC shall carry out each of the recommended actions related to stormwater management and infrastructure contained in the review memo by Stephen Bushey, dated May 26, 2005, with the proviso that MMC will endeavor as much as possible to locate all stormwater quality units on MMC property rather than in the City right-of-way, and shall have Public Works Authority review and approve of final stormwater and utility locations within the public right-of-way.

Steve Bushey, May 26 (Attachment 13)

Relocate stormwater devices onto MMC property

- a) Project sequencing phase construction and street closure etc. including pre-construction meeting
- b) Construction baseline tied to coordinate system
- c) Stormwater calculations and downstream capacity
- d) Downstream defender water quality units
 - i. Drainage maintenance agreement
 - ii. Move out of public right of way where possible
- e) Deep utility construction and methods
- f) Grading plans and erosion control measures
- g) Final plans stamped and sealed by P.E.

- iv. MMC shall follow the recommended landscape plan improvements recommended by the City Arborist in his review memo dated May 27, 2005, but shall not be required to place a sidewalk along the edge of the Gilman Street curve, as described therein.

Jeff Tarling, May 27 memo (Attachment 14)

- a) Vaughan/Chadwick lot change "stone mulch" to low mow turf
- b) Replace Eur. Hornbeams with Ginkgo, Armstrong Red Maple, or Empire Ash
- c) Substitute River and White Birch for Walnut
- d) Winter de-icing alternatives to salt
- e) Question – Gilman Street sidewalk?

- v. MMC shall carry out the Fire Department's recommended conditions of approval, as set forth in Deputy Chief Michael Shutts' email of May 27, 2005.

Dep. Chief Michael Shutts, May 27 e-mail (Attachment 15)

- a) Gilman Street curve radius sufficient for City largest fire truck
- b) Sufficient fire hydrants maintained and accessible through construction
- c) 4' openings in garage Congress Street façade

- vi. MMC shall submit a revised Alternative Transportation/Travel Demand Management Plan for Planning Board review and approval, prior to issuance of a certificate of occupancy for the parking garage, which shall provide additional incentives for employees to use transit.

Alternative Transportation/Travel Demand Management Plan to Planning Board prior to issuance of a Certificate of Occupancy for parking garage with incentives for transit usage.

- vii. MMC shall obtain all required license agreements and permits for way-finding and directional signs from the City, and shall modify sign designs as requested by the City when needed to protect traffic sight lines.

Licenses and permits for City for way-finding and directional signs, protect sight lines.

- viii. MMC shall submit to the Planning Board, for its review and approval, revised architectural design details of the façade of the Congress Street parking garage that are consistent with the Downtown Urban Design Guidelines, provided that MMC may proceed, at its own risk, with foundation, utility and excavation work pending such design review.

Revised architectural design of parking garage.

Approved by Planning Board on 7-12-05.

- a) Samples of brick types
- b) Brick on 1st floor laid dimensional brick
- c) Retaining wall on Congress Street faced with laid dimensional brick

- ix. MMC shall provide a crosswalk from the south side of Crescent Street to the Crescent Street entrance to the new parking garage, so that those persons wishing to reach the east end of the garage on any level or wishing to use the stair tower need not cross egress traffic and ingress traffic to do so. MMC shall use some form of internal barrier within the top level of the garage on the east end to separate pedestrians from turning car traffic. Such revisions shall be submitted for Planning Authority for review and approval.

Crosswalk south side crescent to garage entry (see revised approved garage plans)

- x. That as a condition of site plan approval (a condition separate and distinct from other regulations) MMC shall be subject to all terms and conditions contained within the Conditional Rezoning of this site (relating to the Helipad/Helicopter Landing Pad, including the provisions on flight routes, the fly neighborly program, the helipad operating guidelines, equipment and mitigation) and any changes to any of these provisions shall require a review of the site plan by the Planning Board.

Shall comply with all conditions of rezoning (see zoning passed 4-25-05)

1. Further expansion limitation
2. List of exhibits (Exhibit B)
3. Zoning map with helipad
4. Substantial compliance with Exhibit B
5. No permits until conditional use, site plan, site location of development, and MDOT traffic Movement permit; no occupancy until all site plan conditions of approval are met and City Council action on street discontinuances and acceptances *(check of Penns?)*
6. Performance guarantee for site improvements and replacement housing
7. Zoning modifications and replacement housing plan and payment of \$315,580, brick sidewalk, zoning for garage 1st floor. ✓
8. Helicopter landing pad, setbacks, flight routes, fly neighborly, operating guidelines, equipment, noise mitigation to neighboring properties and helicopter service provider accreditation. *(occupy)*
9. Signage
10. MMC Neighborhood Council quarterly meetings *(occupy)*
11. Sewer relocation for 31 Crescent Street ✓
12. Garage use for snow ban parking and vendor, contractor, and sub-contractor parking *Per. ✓*
13. Divestiture of residential properties schedule *(Penns)* *(occupy)*
14. Removal of Eagles Club building 261-269 Valley Street ✓
15. Landscaping of Vaughan Street parking lot and pocket park at Ellsworth and Charles Street *occupy*
- ✓ 16. Public access through new parking garage - *Penns*
- ✓ 17. \$800,000 contribution for public improvements ✓
18. Alternative transportation plan *in* *occupy*
19. (Reserved)
- ✓ 20. Record agreement in Registry of Deeds (30 days) other applicability provisions *(Penns?)*
21. Severability clause
22. Applicability of land use code
23. Enforcement provisions
24. Appeals limitations

- xi. MMC shall properly engineer the design of the sidewalk along Congress Street in front of its property so that it adequately joins the existing City sidewalk, which engineering may include a pattern of ramping and leveling off. Such design shall be subject to the review and approval of the Public Works Department.

Congress Street sidewalk engineering to join existing/abutting sidewalk

*Coord. w/ Shane
Hend Doc's.*

- xii. MMC shall return the Munson property to residential use prior to the issuance of a certificate of occupancy for the parking garage, it being agreed that the property will never be used in any other capacity for so long as MMC owns said property.

Return of Munson property to residential use prior to occupancy of parking garage

- xiii. That MMC deed to the City, for public use, access to all pocket parks shown on the plan, and the access way between Congress Street and Crescent Street.

Deed for public use of all pocket parks and access from Crescent to Congress Street

OK

- xiv. MMC shall work with Public Works and staff to prepare an inventory of needed public improvements northerly of the site in the Parkside neighborhood for inclusion on the list of potential public improvements to be installed by the City.

Inventory of public improvements needed northerly of site in Parkside neighborhood

- xv. Prior to building permit for new development, comply with conditions by Wendy Cherubini's July 5, 2004 memo (Attachment 7)

- a) change of use permit for conversion of 325-327 Brackett Street to 2 residential units
- b) receipt of \$315,580 by City from MMC ✓
- c) performance guarantee for replacement units pursuant to sub-section (m)
- d) replacement units for 325-327 Brackett occupancy prior to certificate of occupancy for garage 2 unit for 30 years/deed restriction
- e) replacement housing occupancy within 18 months from Planning Board approval date (5/31/05) extension up to 24 months if 30% complete

*discuss
@ 02/23/06*

Peang,

From: "Jay Reynolds" <JAYJR@portlandmaine.gov>
To: Portland.CityHall(AQJ)
Date: 09/27/2005 1:02:53 PM
Subject: Fwd: Re: Maine Med condition

Alex, John Peverada's signoff.....

>>> John Peverada 09/27/2005 12:55:56 PM >>>
Jay, as I said in an e-mail to Rick Seeley in May:

Rick, I am satisfied with the conditional zone agreement language as it relates to snow ban parking, and for vendor and contractor parking during construction, however it does not address vendor and contractor parking (on street) upon completion of the project.

I propose that the following items be listed as conditions of approval if they are not already addressed in another fashion:

- 1.The hospital will provide off street parking for all of their vendors/sub contractors (after construction), alleviating the need for them to purchase on street occupancy permits and tying up valuable on street parking spaces needed by residents and for turnover parking.
2. During construction, all subcontractors will be required to park off site...

>>> Jay Reynolds 9/27/2005 12:38:44 PM >>>
Please re-confirm via e-mail that Maine Med. has satisfied your condition of approval.
Thanks.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

May 13, 2008 Workshop: Diamond Cove Conditional Zone Amendment, Skylark Subdiision, Portland Museum of Art, Westgate Shopping Center
Public Hearing: Sign Ordinance Amendment, B-3 Text Amendment, Evening Workshop on Prolerized New England Co- Riverside St.

May 27, 2008 Workshop: Cheverus High School Parking Lot, 51-59 Dandforth Street, R-7 Text amendments, Fish Pier Conditional Use.

Public Hearing: Diamond Cove Conditional Zone Agreement. Westgate Shopping Center, Portland Museum of Art parking lot, R-5 Text amendments.

Dev Rev meeting on Wednesday May 14, 2008

10 a.m Fourth Floor Conference Room

Please let Barbara know if you cannot attend.

Agenda follows....

A. Preliminary Reviews (Please share preliminary comments on new or revised plans distributed week before)

- ~~1.~~ 1 Yale Street Lot division.....jf
- ~~2.~~ Powsland Street Duplex....sw *no maintenance for address 100 - Dining (microw's capacity)*
- ~~3.~~ Burger King....MC
- ~~4.~~ Cheverus (any additional comments?)...mc
- ~~5.~~ prolerized new england...results of workshop...rk
- ~~6.~~ Diamond Cove...rk
- ~~7.~~ Perry Scrapyard...rk

B. Final Written Reviews - Major Site Plans (Planning Board Review)

- ~~1.~~ Westgate.....mc

C. Final Written Review - Minor Site Plans (Administrative Review)

D. Pressing Issues

- ~~1.~~ Parking in turnarounds - Brook Road.....GC/BB
- ~~2.~~ MMC Parking Garage Banner.....jf
- ~~3.~~ Follow-up on PMA if any...for Hearing May 27th.....jf
- ~~4.~~ Meeting time re Warren Green Rezone.....jf

E. Exemptions and Miscellaneous Requests

- ~~1.~~ Avesta...rk

F. Distribution of New Projects and Revised Plans

- ~~1.~~ Danforth Street- subdivision/site plan...sw
2. Avenue Auto....mc
3. Barber Food - CO 2 tank
4. Read Street Storage
5. Congress Street - 2 family ??
6. High Street parking area



PORTLAND, MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

May 14, 2008

Daniel F. Doughty, AIA
Director, Facilities
Development
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Michael Ryan
Vice President Operations
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Mr. Paul D. Gray
Vice President Planning
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

**Re: Maine Medical Center Charles Street Additions
Vicinity of Bramhall, Congress and Gilman Streets
Planning Board Condition of Approval vi of the May 2005 Site Plan and Site Location of
Development Approval**

**CBLs: 53D001, 53D002, 53D007, 53E001, 53E002, 53E010, 53E013, 53G001, 53G013, 54C006,
54C010, 54D006, 54D007, 54H001, 64C001, and 64C002.**

Dear Sirs:

This letter is to confirm that the current status of the Munson Property mentioned in condition xii of the original approval dated May 21, 2005, is satisfactory, allowing the issuance of a temporary certificate of occupancy for the new parking garage. The Berman plan for reconstructing and returning the Munson Property to residential use is progressing in an acceptable manner, and currently meets the intent of the condition.

Please contact me if there are any questions.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator ✓
Penny Littell, Corporation Counsel
Approval Letter File

Philip DiPierro - MMC Parking Garage CO

From: Philip DiPierro
To: Barhydt, Barbara; Jaegerman , Alex; Tarling , Jeff
Date: 5/12/2008 4:26 PM
Subject: MMC Parking Garage CO

Can we all meet sometime Tuesday or Wednesday to discuss outstanding issues with the MMC project and whether or not they should impact the parking garage CO.

Alex, Hank Dunn is under the impression you would be writing the letter regarding the Munson House, stating the reconstruction is in process/acceptable, they are in compliance with the condition of approval, and it will not hold up their C of O for the parking garage.

Please let me know if and what times are available.

Thanks,

phil

From: Todd Merkle
To: Gregory Vining; Philip DiPierro
Date: 5/13/2008 7:24:28 AM
Subject: Re: MMC sidewalk on Congress St. only

Yes the last I heard they will do this after the moratorium is up.
Thanks for reminding me.

>>> Gregory Vining Tuesday, May 13, 2008 7:20 AM >>>
Todd,

Should the catch basin on the corner of Gilman and Congress be included in this list? Hank Dunn was questioning Phil about the need to due this the other day.

Greg

>>> Todd Merkle 5/9/2008 7:39:29 AM >>>

Phil, I went up to MMC today and there are several things that need attention on the sidewalk.

1. At the top of the hill loam and seed is needed to back up the sidewalk.
2. There are too many broken and cracked bricks to count.
3. The CB at the entrance to the garage on Congress has a square cover which needs to be changed to a standard 24" round frame and cover. The cover in its current location does not appear to be able to take water. I spoke to Shaw Bros. and they say it does. I will check it next week during a rain storm. If it does not take water they will have to make adjustments to allow water into the structure.
4. At the upper end there is a gap between the curb and first brick (approx. ½") fill it in with dry grout.

If there are any questions let me know.

Todd

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: August 15, 2005
Name of Project: Charles Street Expansion project of the Maine Medical Center
Address/Location: 22 Bramhall Street Portland Maine 04102
Developer: Maine medical Center
Form of Performance Guarantee: Letter of Credit
Type of Development: Subdivision _____ Site Plan (Major/Minor) _____

TO BE FILLED OUT BY THE APPLICANT: (Includes Public and Private)

- 1 **STREET/SIDEWALK**
Road/Parking Areas \$188,000
Curbing \$165,000
Sidewalks \$290,000
Esplanades
Monuments
Street Lighting
Street Opening Repairs
Other
- 2 **EARTH WORK**
Cut \$243,000
Fill
- 3 **SANITARY SEWER \$554,000**
Manholes
Piping
Connections
Main Line Piping
House Sewer Service Piping
Pump Stations
Other
- 4 **WATER MAINS \$150,000**
- 5 **STORM DRAINAGE \$873,000**
Manholes
Catchbasins
Piping
Detention Basin
Stormwater Quality Units
Other
- 6 **SITE LIGHTING \$84,000**
- 7 **EROSION CONTROL \$138,000**
Silt Fence
Check Dams

Pipe Inlet/Outlet Protection
 Level Lip Spreader
 Slope Stabilization
 Geotextile
 Hay Bale Barriers
 Catch Basin Inlet Protection

8 RECREATION AND (w/landscape)
 OPEN SPACE AMENITIES

9 LANDSCAPING \$315,000

10 MISCELLANEOUS \$56,000

TOTAL: * \$3,056,000

GRAND TOTAL:

*OK, P.R.
8-16-05*

** Does not include
Central utility plant, or
Charles St.*

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	<u>61,120.00</u>
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	<u>P.R.</u>
	(name)	(name)	

City of Portland
Department of Planning and Development
Planning Division

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To:

HANK DUNN

Company:

ME. MED.

Fax #:

662-6516

Date:

5/28/08

From:

Phil D. Pierno

You should receive 3 page(s) including this cover sheet.

Comments:

Hank, following is the cost estimate
for your project.

Please contact me with any questions.

Phil

October 4, 2005

Maine Medical Center Site Plan Conditions of Approval

- i. The applicant shall comply with the recommended conditions of approval pertaining to traffic and the traffic signal upgrade at Bramhall and Congress Street as set forth in the development review memos by Tom Errico dated May 11, 2005 and May 25, 2005.

Tom Errico, May 1 and May 25 (Attachments 8e and 8c)

May 25 memo: a) Post development traffic monitoring

b) Evaluation of right turn on red — *post occupancy* →

May 11 memo:

c) \$65,000 toward traffic signal *send invoice*

Errico

- ii. MMC shall comply with the four conditions related to parking recommended by John Peverada in his review memo of May 19, 2005.

John Peverada, May 19 (Attachment 9), (see also e-mail deleted 9/27/05 attached)

Approval by John P.

a) Off street parking vendors and subs

b) Off site parking for subs

c) Prototypes of new directional signage by building

d) Patient parking instructions

*Invoiced
10-28*

4/10 OK

iii.

MMC shall carry out each of the recommended actions related to stormwater management and infrastructure contained in the review memo by Stephen Bushey, dated May 26, 2005, with the proviso that MMC will endeavor as much as possible to locate all stormwater quality units on MMC property rather than in the City right-of-way, and shall have Public Works Authority review and approve of final stormwater and utility locations within the public right-of-way.

Steve Bushey, May 26 (Attachment 13)

Relocate stormwater devices onto MMC property

a) Project sequencing phase construction and street closure etc. including pre-construction meeting

b) Construction baseline tied to coordinate system

c) Stormwater calculations and downstream capacity

d) Downstream defender water quality units

i. Drainage maintenance agreement -

ii. Move out of public right of way where possible

e) Deep utility construction and methods

f) Grading plans and erosion control measures

g) Final plans stamped and sealed by P.E.

*S.B.
Seen nothing
11-1*

- iv. MMC shall follow the recommended landscape plan improvements recommended by the City Arborist in his review memo dated May 27, 2005, but shall not be required to place a sidewalk along the edge of the Gilman Street curve, as described therein.

Jeff Tarling, May 27 memo (Attachment 14)

- a) Vaughan/Chadwick lot change "stone mulch" to low mow turf
- b) Replace Eur. Hornbeams with Ginkgo, Armstrong Red Maple, or Empire Ash
- c) Substitute River and White Birch for Walnut
- d) Winter de-icing alternatives to salt
- e) Question - Gilman Street sidewalk?

Where's the Plans
OK, later on list
still on list

J.T. ok 11/2

- v. MMC shall carry out the Fire Department's recommended conditions of approval, as set forth in Deputy Chief Michael Shutts' email of May 27, 2005.

Dep. Chief Michael Shutts, May 27 e-mail (Attachment 15)

- a) Gilman Street curve radius sufficient for City largest fire truck
- b) Sufficient fire hydrants maintained and accessible through construction
- c) 4' openings in garage Congress Street façade

OK

- vi. MMC shall submit a revised Alternative Transportation/Travel Demand Management Plan for Planning Board review and approval, prior to issuance of a certificate of occupancy for the parking garage, which shall provide additional incentives for employees to use transit.

Alternative Transportation/Travel Demand Management Plan to Planning Board prior to issuance of a Certificate of Occupancy for parking garage with incentives for transit usage.

Later

- vii. MMC shall obtain all required license agreements and permits for way-finding and directional signs from the City, and shall modify sign designs as requested by the City when needed to protect traffic sight lines.

Licenses and permits for City for way-finding and directional signs, protect sight lines.

Later

- viii. MMC shall submit to the Planning Board, for its review and approval, revised architectural design details of the façade of the Congress Street parking garage that are consistent with the Downtown Urban Design Guidelines, provided that MMC may proceed, at its own risk, with foundation, utility and excavation work pending such design review.

Revised architectural design of parking garage.

Approved by Planning Board on 7-12-05.

- a) Samples of brick types
- b) Brick on 1st floor laid dimensional brick
- c) Retaining wall on Congress Street faced with laid dimensional brick

Dave com. A.J.

Asst for Samples

- ix. MMC shall provide a crosswalk from the south side of Crescent Street to the Crescent Street entrance to the new parking garage, so that those persons wishing to reach the east end of the garage on any level or wishing to use the stair tower need not cross egress traffic and ingress traffic to do so. MMC shall use some form of internal barrier within the top level of the garage on the east end to separate pedestrians from turning car traffic. Such revisions shall be submitted for Planning Authority for review and approval.

Crosswalk south side crescent to garage entry (see revised approved garage plans)

- x. That as a condition of site plan approval (a condition separate and distinct from other regulations) MMC shall be subject to all terms and conditions contained within the Conditional Rezoning of this site (relating to the Helipad/Helicopter Landing Pad, including the provisions on flight routes, the fly neighborly program, the helipad operating guidelines, equipment and mitigation) and any changes to any of these provisions shall require a review of the site plan by the Planning Board.

Shall comply with all conditions of rezoning (see zoning passed 4-25-05)

1. Further expansion limitation
2. List of exhibits (Exhibit B)
3. Zoning map with helipad
4. Substantial compliance with Exhibit B
5. No permits until conditional use, site plan, site location of development, and MDOT traffic Movement permit; **no occupancy until all site plan conditions of approval are met and City Council action on street discontinuances and acceptances**
6. Performance guarantee for site improvements and replacement housing ✓
7. Zoning modifications and replacement housing plan and payment of \$315,580, brick sidewalk, zoning for garage 1st floor. ✓
8. Helicopter landing pad, setbacks, flight routes, fly neighborly, operating guidelines, equipment, noise mitigation to neighboring properties and helicopter service provider accreditation. (occupy)
9. Signage
10. MMC Neighborhood Council quarterly meetings (occupy)
11. Sewer relocation for 31 Crescent Street ✓
12. Garage use for snow ban parking and vendor, contractor, and sub-contractor parking per. ✓
13. Divestiture of residential properties schedule (Penny) (occupy)
14. Removal of Eagles Club building 261-269 Valley Street ✓
15. Landscaping of Vaughan Street parking lot and pocket park at Ellsworth and Charles Street occupy
16. Public access through new parking garage - Penny
17. \$800,000 contribution for public improvements ✓
18. Alternative transportation plan in occupy
19. (Reserved)
20. Record agreement in Registry of Deeds (30 days) other applicability provisions (Penny?)
21. Severability clause
22. Applicability of land use code
23. Enforcement provisions
24. Appeals limitations

- xi. MMC shall properly engineer the design of the sidewalk along Congress Street in front of its property so that it adequately joins the existing City sidewalk, which engineering may include a pattern of ramping and leveling off. Such design shall be subject to the review and approval of the Public Works Department.

Congress Street sidewalk engineering to join existing/abutting sidewalk

*Coord. w/ Mame
Heart Docs.*

- xii. MMC shall return the Munson property to residential use prior to the issuance of a **certificate of occupancy** for the parking garage, it being agreed that the property will never be used in any other capacity for so long as MMC owns said property.

Return of Munson property to residential use prior to occupancy of parking garage

- xiii. That MMC deed to the City, for public use, access to all pocket parks shown on the plan, and the access way between Congress Street and Crescent Street.

Deed for public use of all pocket parks and access from Crescent to Congress Street

- xiv. MMC shall work with Public Works and staff to prepare an inventory of needed public improvements northerly of the site in the Parkside neighborhood for inclusion on the list of potential public improvements to be installed by the City.

OC

Inventory of public improvements needed northerly of site in Parkside neighborhood

- xv. Prior to building permit for new development, comply with conditions by Wendy Cherubini's July 5, 2004 memo (Attachment 7)

- a) change of use permit for conversion of 325-327 Brackett Street to 2 residential units
- b) receipt of \$315,580 by City from MMC ✓
- c) performance guarantee for replacement units pursuant to sub-section (m)
- d) replacement units for 325-327 Brackett occupancy prior to certificate of occupancy for garage 2 unit for 30 years/deed restriction
- e) replacement housing occupancy within 18 months from Planning Board approval date (5/31/05) extension up to 24 months if 30% complete

Penning

From: "Jay Reynolds" <JAYJR@portlandmaine.gov>
To: Portland.CityHall(AQJ)
Date: 09/27/2005 1:02:53 PM
Subject: Fwd: Re: Maine Med condition

Alex, John Peverada's signoff.....

>>> John Peverada 09/27/2005 12:55:56 PM >>>
Jay, as I said in an e-mail to Rick Seeley in May:

Rick, I am satisfied with the conditional zone agreement language as it relates to snow ban parking, and for vendor and contractor parking during construction, however it does not address vendor and contractor parking (on street) upon completion of the project.

I propose that the following items be listed as conditions of approval if they are not already addressed in another fashion:

1. The hospital will provide off street parking for all of their vendors/sub contractors (after construction), alleviating the need for them to purchase on street occupancy permits and tying up valuable on street parking spaces needed by residents and for turnover parking.
2. During construction, all subcontractors will be required to park off site...

>>> Jay Reynolds 9/27/2005 12:38:44 PM >>>
Please re-confirm via e-mail that Maine Med. has satisfied your condition of approval.
Thanks.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

December 13, 2006

Paul Gray, Vice President Planning
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Hank Dunn
Maine Medical Center
22 Bramhall Street
Portland, ME 04102-3175

Dear Mr. Gray and Mr. Dunn:

On December 6, 2006, Jeff Tarling, Deb Andrews and Jay Reynolds met at the Maine Medical Center project at the end of Gilman Street to review issues relating to the steep slopes created on the Western Promenade by the MMC project. We are requesting that Maine Medical Center address the following issues:

Safety - The City's recommendation is to construct a 42" high black metal fence near the top of the slope to prevent park visitors from entering the steep 1:1 slope along the top of Gilman Street. This fence would run from near the City / Maine Medical property line on the Western Prom towards Gilman Street. The fence type should be similar to the fence used on their project around the Bramhall Parking lot. The City strongly feels that the slope left in its current condition poses great risk to the public.

Slope treatment - Parks & Recreation would like to revisit the proposed slope groundcover planting. When the slope was constructed this summer it was seeded with grass vs. the groundcover that was proposed. We have concerns that the proposed planting of *Gaultheia procubens* or Wintergreen would not be aggressive enough to cover the bank. In addition, the slope appears much too steep to support trees as proposed. From a maintenance perspective the new slope exceeds what our mowing equipment can effectively maintain thus the need to revisit the slope treatment with the project Landscape Architect.

Path Relocation - The Maine Medical Site Plan shows the relocation of the foot path that pedestrians used prior to the project to travel between MMC/Bramhall Street to Gilman Street. This path should follow close to the new 'desire-line' path worn into the turf near the top of the slope. The path should be improved by creating a four foot wide stone dust path as shown on the plan.

33
d

If you have any questions, please contact me at 874-8724.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Deb Andrews, Historic Preservation Program Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel

From: Todd Merkle
To: Gregory Vining; Philip DiPierro
Date: 5/9/2008 7:39:29 AM
Subject: MMC sidewalk on Congress St. only

Phil, I went up to MMC today and there are several things that need attention on the sidewalk.

1. At the top of the hill loam and seed is needed to back up the sidewalk.
2. There are too many broken and cracked bricks to count.
3. The CB at the entrance to the garage on Congress has a square cover which needs to be changed to a standard 24" round frame and cover. The cover in its current location does not appear to be able to take water. I spoke to Shaw Bros. and they say it does. I will check it next week during a rain storm. If it does not take water they will have to make adjustments to allow water into the structure.
4. At the upper end there is a gap between the curb and first brick (approx. 1/2") fill it in with dry grout.

If there are any questions let me know.
Todd

- No street trees planted
- light poles missing



May 9, 2008

Mr. Alexander Jaegerman
Planning Division Director
Portland Planning Department
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: TDM Plan – Response to April 8, 2008 Conditions of Approval Relating to C of O
for MMC's New Parking Garage

Dear Alex:

On March 25, 2008, the City of Portland Planning Board voted 7-0 to accept Maine Medical Center's Travel/Transportation Management Plan with conditions. The City of Portland Planning Board's letter to MMC dated April 8, 2008 documented the decision of the Planning Board, and listed those conditions under which the approval was granted.

Maine Medical Center is pleased to submit the following response to those TDM Plan approval conditions that relate specifically to the issuance of a Certificate of Occupancy for our new parking garage:

Condition #1:

That details of the rideshare program regarding the potential spaces to be utilized and the location of preferential parking (as described in Tom Errico's e-mail of March 20, 2008) shall be submitted for staff review and approval prior to the issuance of a temporary CO for the new parking garage.

Response: Maine Medical Center has identified carpooler parking of up to 100 spaces in the existing Gilman Street garage to be used for those employees arriving at MMC in vehicles with 2 or more occupants. Those spaces will be located on the N-O level of the garage which is immediately adjacent to the new Lower Level Connector that leads into the hospital. Effective May 26, 2008, those parking spaces will be clearly marked for "Carpool Parking Only", and are in the most preferred location. Carpool vehicles will be identified by displaying a green colored parking sticker in the window.

Further developments of the Rideshare/Vanpool program will be forthcoming pending the results of the TDM Employee Survey that is expected to be

conducted beginning the week of May 12, 2008.

Condition #2:

That details of the number and location of bicycle racks and lockers and other incentives and facilities for walkers (per Tom Errico's e-mail of March 20, 2008) shall be submitted for review and approval prior to the issuance of the CO for the new parking garage, and that these be in place by June 1, 2008.

Response: Maine Medical Center currently has bicycle parking located in three areas of our Bramhall Campus. There are bicycle racks at the Gilman Street entrance to the existing parking garage to accommodate 30 bikes. There are bicycle racks for 24 bikes at the Dana Education Building entrance. We currently have accommodations for 16 bicycles at the Bramhall Parking Lot (8 near the MMC Bramhall St. entrance and 8 near McGeachey Hall) for a total of 70 existing bicycle parking spaces on campus.

MMC has identified several locations throughout our Bramhall Campus to either expand our existing bicycle parking capacity, or to add new bike parking that would serve to encourage bicycle commuting to Maine Medical Center. Some or all of those additional or upgraded bicycle storage facilities will be implemented in a phased approach over time depending on survey responses and actual demand. The following is a list of those proposed bike rack improvements and additions in order of priority:

1. Gilman St. Entry to Existing Parking Garage: Replace the 24 space bike parking racks with several new 45 space bike parking racks.
2. Employee Pedestrian Entry to Existing Parking Garage (level L-M) near MMC's Access Drive: Add new Bike Racks for 18 Bicycles.
3. Dana Education Building Entrance: Current bike racks for 24 bikes to remain.
4. Bramhall Parking Lot – near MMC's Bramhall St. Entrance: Add 20 new enclosed bicycle storage lockers. Replace the existing 8 space bike rack with a new 20 space bike rack.
5. Bramhall Parking Lot – near McGeachey Hall: Replace the 8 space bike parking rack with 10 space bike rack.
6. New Parking Garage – Congress St. Entrance: Add new 10 space bicycle racks.
7. South of Engineering Services Building – Top of Gilman St.: Add 15 new bicycle parking space racks.

The goal is to begin ordering the new bicycle racks and lockers in May 2008 for installations that will begin in June 2008.

MMC is developing a spreadsheet of showers located throughout the facility. That spreadsheet will be placed on the MMC TDM Intranet site so bicyclist, walkers and noon-time runners can find shower facilities nearest to their work space.

Further incentives and discounts will be identified for walkers and bikers pending the results of the TDM Employee Survey that is expected to be conducted beginning the week of May 12, 2008.

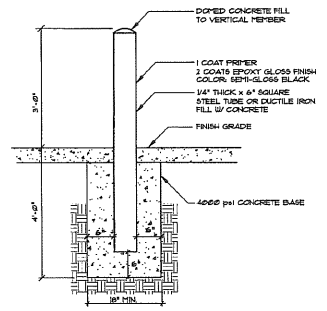
We look forward to the City of Portland's acceptance of MMC's responses to the above mentioned conditions as being in compliance with the intent of the Planning Board's requests that will allow Maine Medical Center to obtain a Certificate of Occupancy for our new parking garage.

Sincerely,

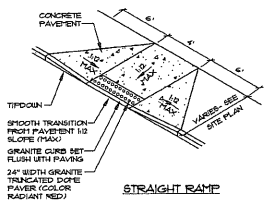
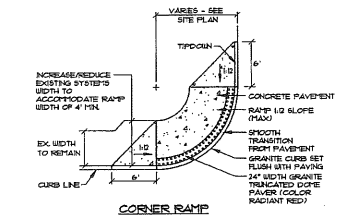
Daniel F. Doughty, A.I.A.
Director, Facilities Development
Maine Medical Center

c: Michael Ryan, V.P. Operations, MMC
Steve Hobart, TDM Coordinator, MMC
Jean Fraser, Planner, City of Portland

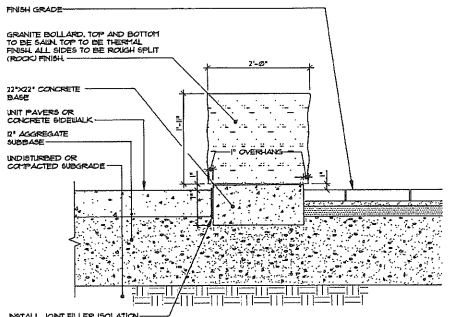
General Notes:



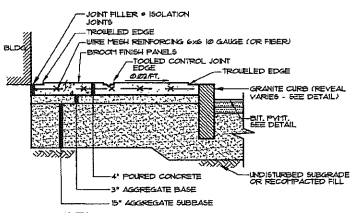
1 METAL BOLLARD
NOT TO SCALE



4 HANDICAP RAMP WITH TRUNCATED DOME BAND
NOT TO SCALE

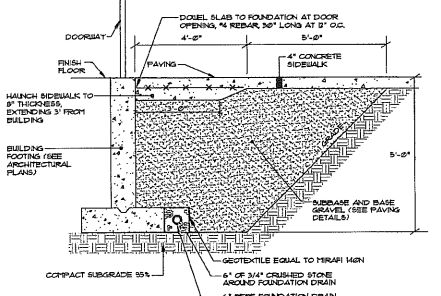


7 GRANITE BOLLARD
NOT TO SCALE

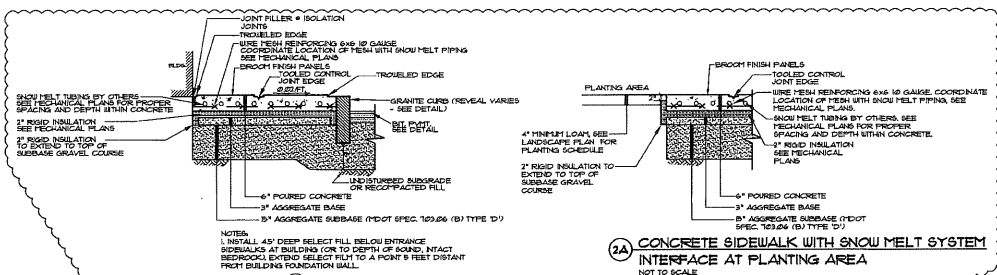


NOTES:
1. INSTALL 4\"/>

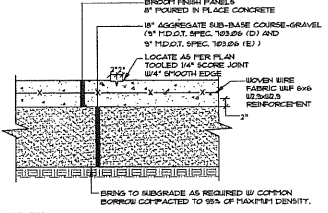
2 CONCRETE SIDEWALK
NOT TO SCALE



8 5' GRANULAR BASE @ DOOR THRESHOLD
NOT TO SCALE

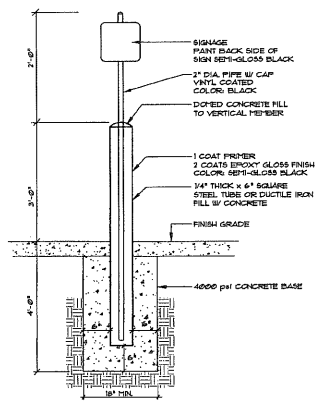


2A CONCRETE SIDEWALK WITH SNOW MELT SYSTEM
NOT TO SCALE

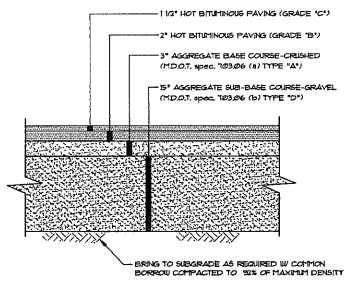


NOTES:
1. COMPACT GRAVEL SUB-BASE BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. JOINTS SHALL BE SPACED AT 8' MAX UNLESS OTHERWISE INDICATED ON THE PLAN.

5 8\"/>

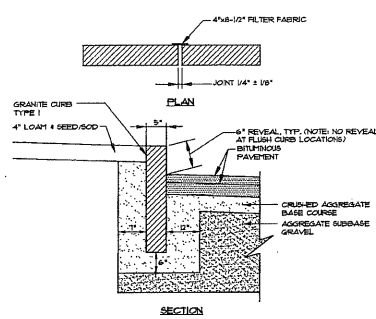


9 METAL BOLLARD AND SIGNPOST
NOT TO SCALE



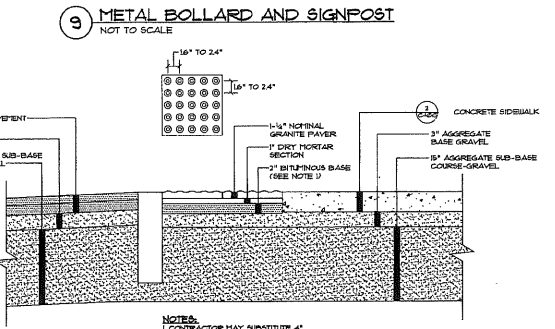
NOTE:
1. COMPACT GRAVEL SUB-BASE BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

3 PARKING LOT SECTION
NOT TO SCALE



NOTES:
1. EXCAVATION INCIDENTAL TO COST OF CURB.
2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB.
3. TYPICAL REVEAL FOR VERTICAL CURB INSTALLATION IS 4\"/>

6 GRANITE CURB
NOT TO SCALE



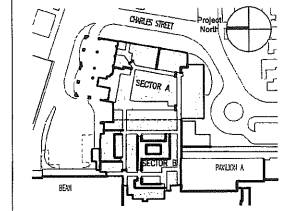
TRUNCATED DOME DOME SPACING REQUIREMENTS:
A. TRUNCATED DOMES SHALL HAVE A BASE DIAMETER OF 6.5\"/>

10 TRUNCATED DOME PAVING
NOT TO SCALE

MARK	ISSUE DATE	DESCRIPTION

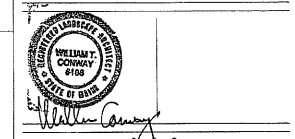
CITY	10/27/09	CITY SUBMITAL
PERMIT	2/14/08	PERMIT SET
SD	1/11/08	ADDENDUM NO. 1
SD	12/14/07	SD SET

Issue Log



Key Plan

TRO Jung|Brannen
ARCHITECTURE INTERIOR DESIGN ENGINEERING MASTER PLANNING
22 Boston Wharf Road, Boston, Massachusetts 02210
781.412.8800 FAX 781.412.8452 www.trojungbrannen.com



Maine Medical Center
ED Expansion and Renovation
Portland, Maine MMC Project No. 21843

Drawing Title
SITE DETAILS



Drawn By	MAL	Commission No.	4895
Approved By	WTC	Date Issued	12/14/07

Sheet / Package Number	Sheet Number
	C400

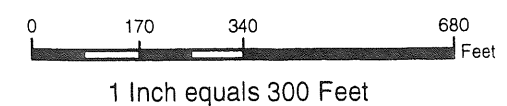
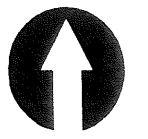
MAINE MEDICAL CENTER PROJECT ELEMENTS LOCATOR

Legend

 Proposed Conditional Zone Agreement Boundary

-  1 CHARLES STREET ADDITION
-  2 PARKING GARAGE
-  3 HELIPAD
-  4 CENTRAL UTILITY PLANT
-  5 NOISE MITIGATION SITES
-  6 REMOVE FORMER EAGLES CLUB
-  7 GILMAN STREET ENTRANCE IMPROVEMENTS FOR FIRE/EMERGENCY ACCESS
-  8 VAUGHAN STREET PARKING LOT IMPROVEMENTS
-  9 PEDESTRIAN CONNECTOR SITE
-  10 PROPERTIES TO BE DIVESTED

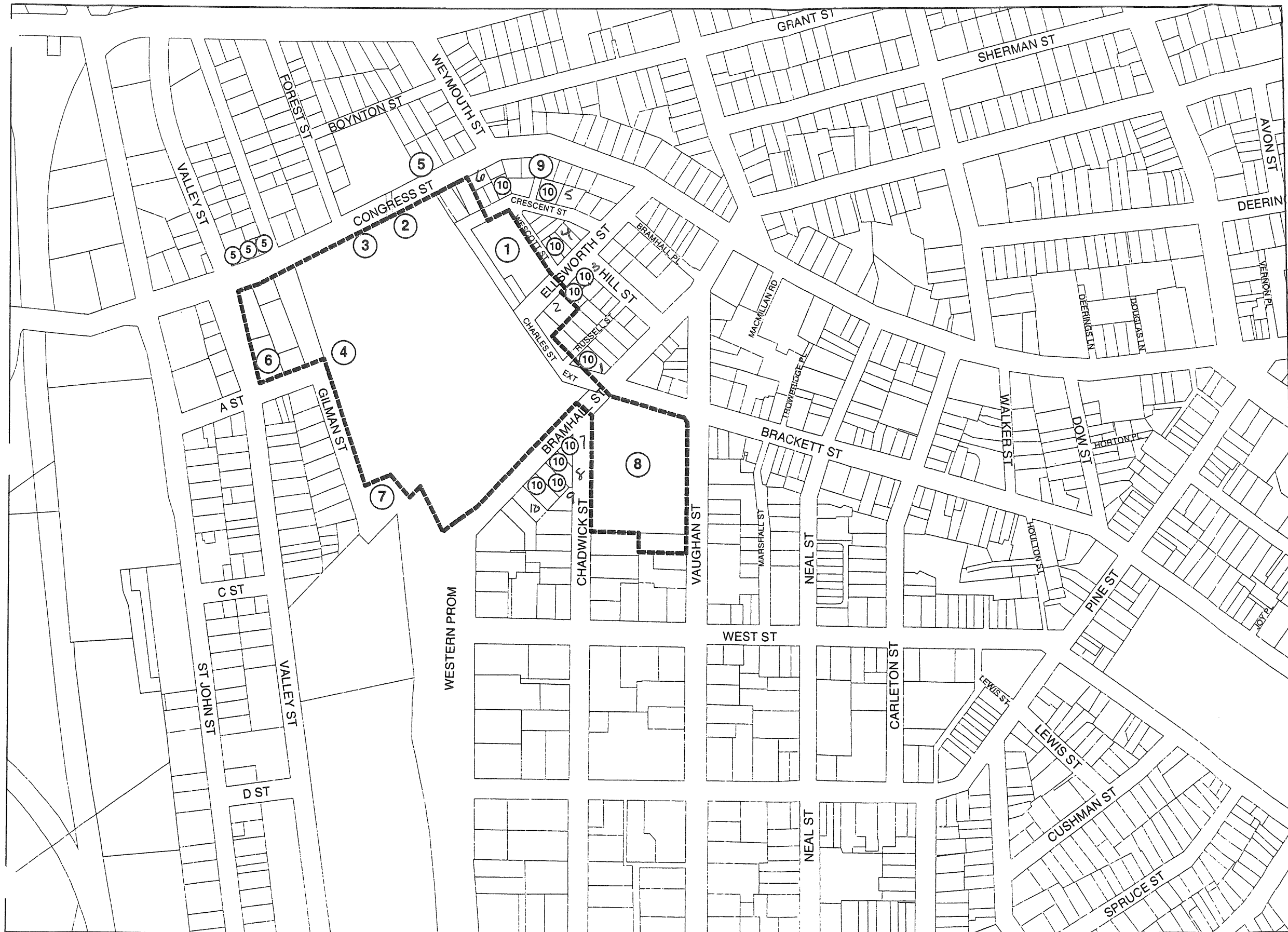
- 1- 327-329 Brackett Str.
- 2- 32 Ellsworth Str.
- 3- 20 Hill Str.
- 4- 25 Ellsworth Str. *Vacant lot - H&B?*
- 5- 15 Crescent Str.
- 6- 29 Crescent Str.
- 7- 29 Bramhall Str.
- 8- 25 Bramhall Str.
- 9- 23 Bramhall Str.
- 10- 19 Bramhall Str.

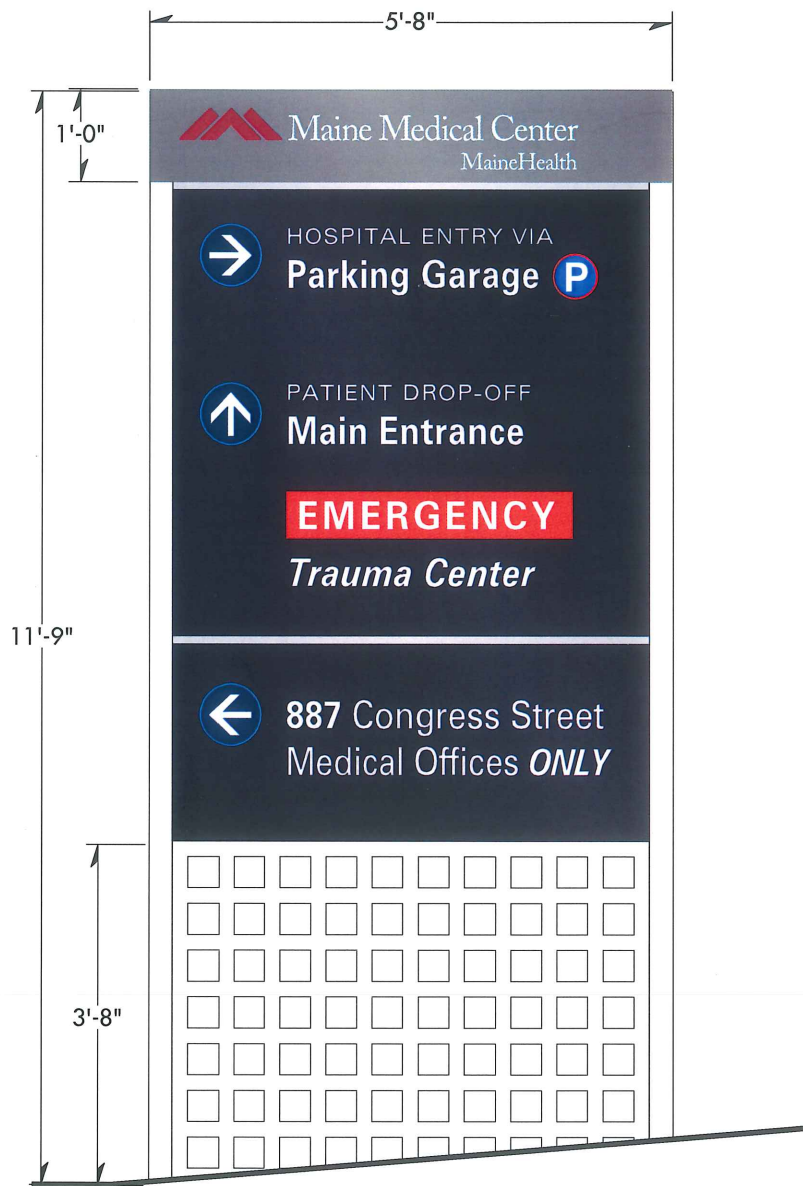
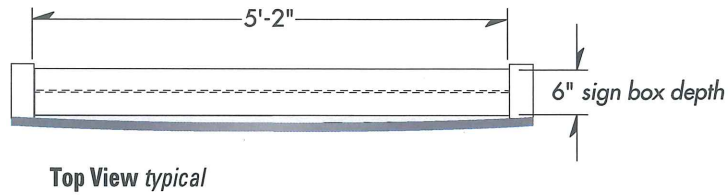


1 Inch equals 300 Feet

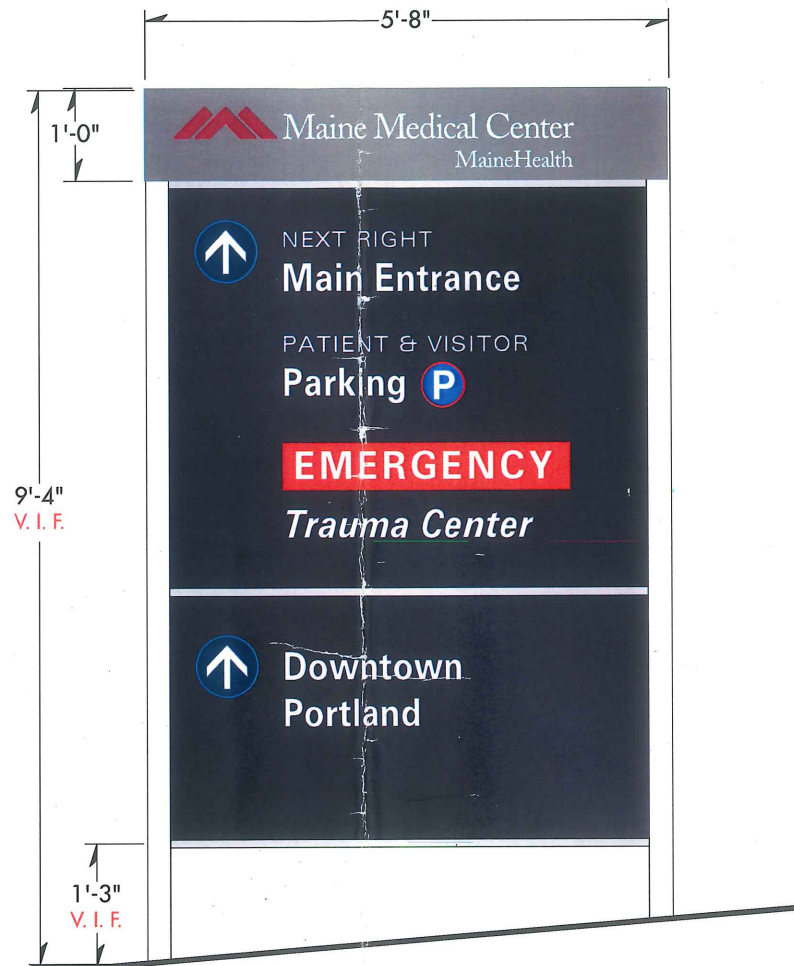
01046 project elements locator.mxd
February 14, 2005

25 Crescent Str. ?

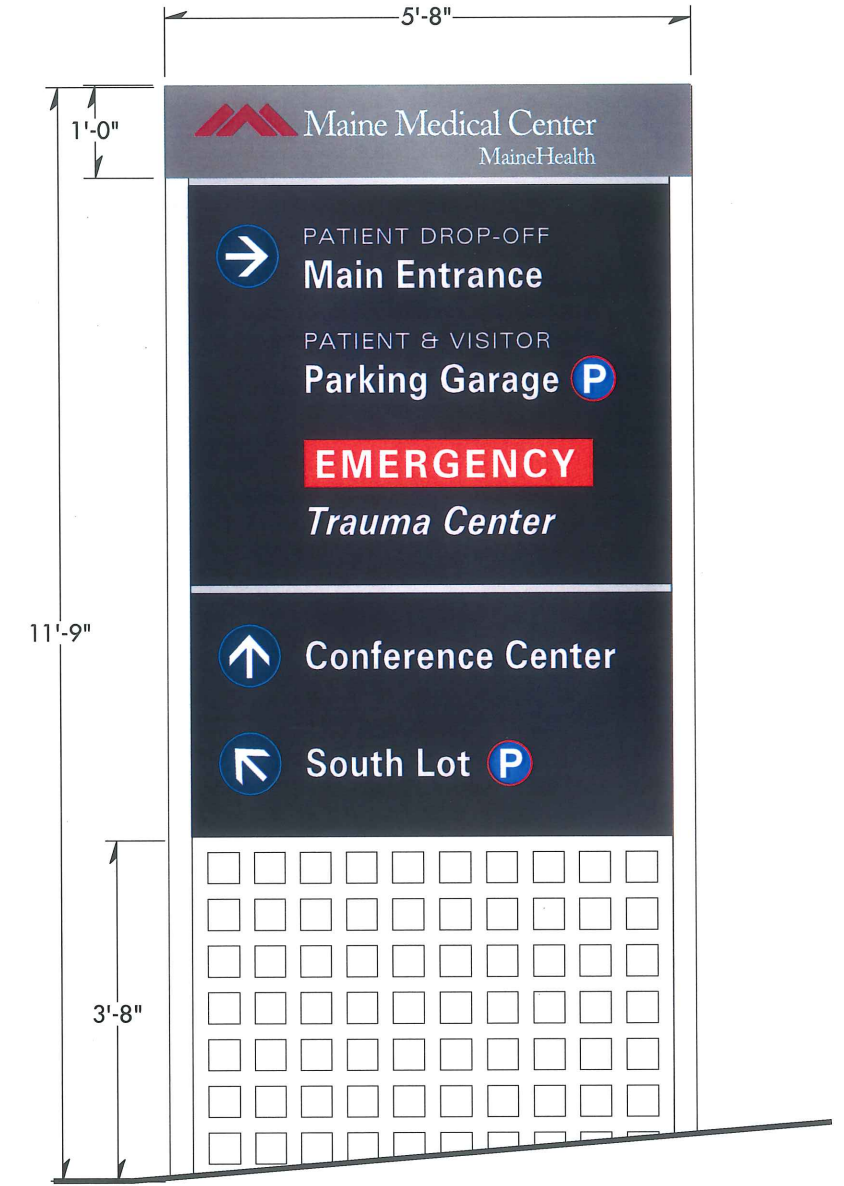




D1 2 Primary Directional Sign D1-2
Scale: 1/2" = 1'-0"

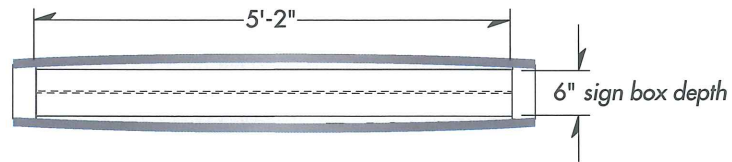


D1 3 Primary Directional Sign D1-3
Scale: 1/2" = 1'-0"

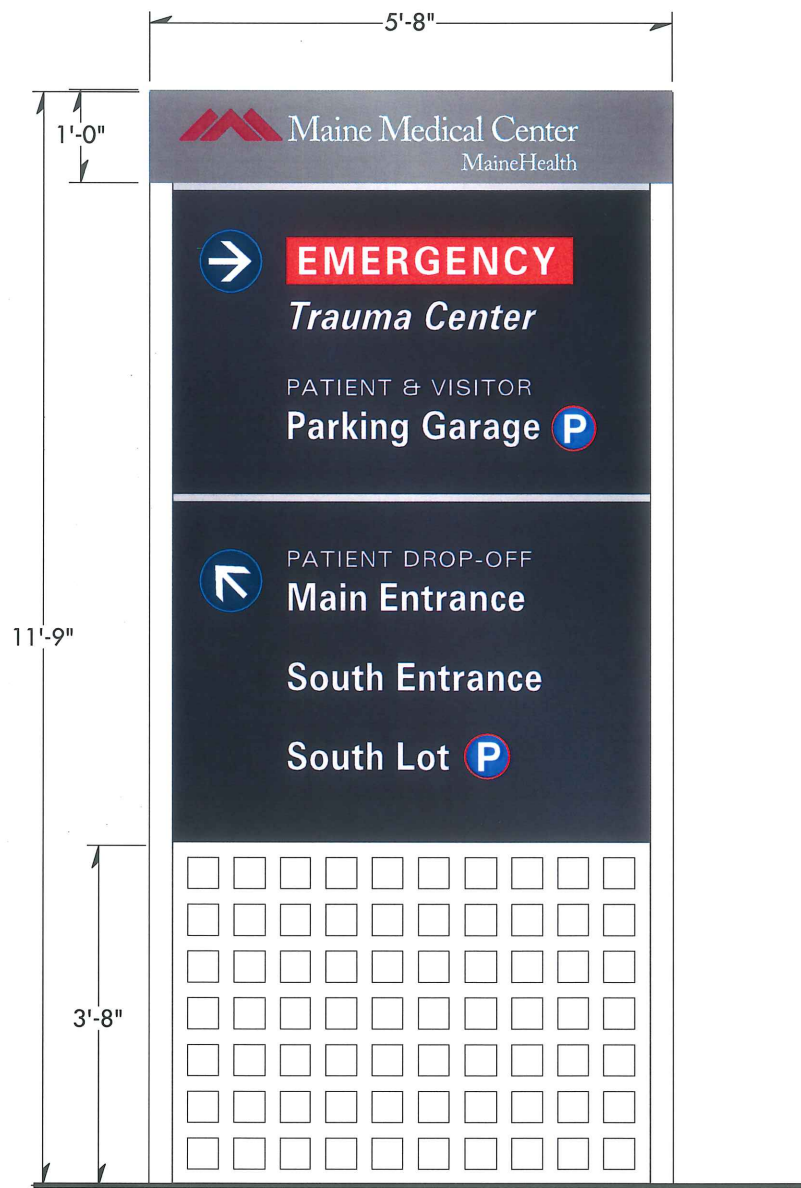


D1 4 Primary Directional Sign D1-4
Scale: 1/2" = 1'-0"

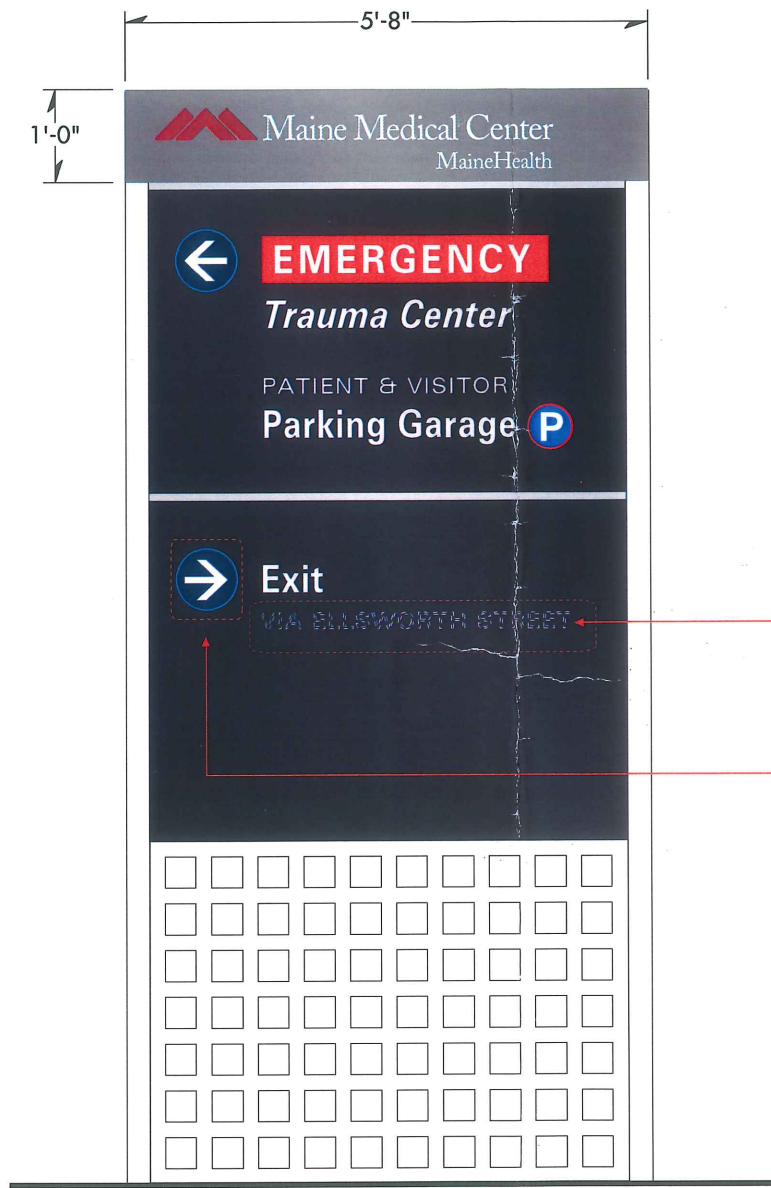
Handwritten signature



Top View D1.7 double-sided



Side A



Side B

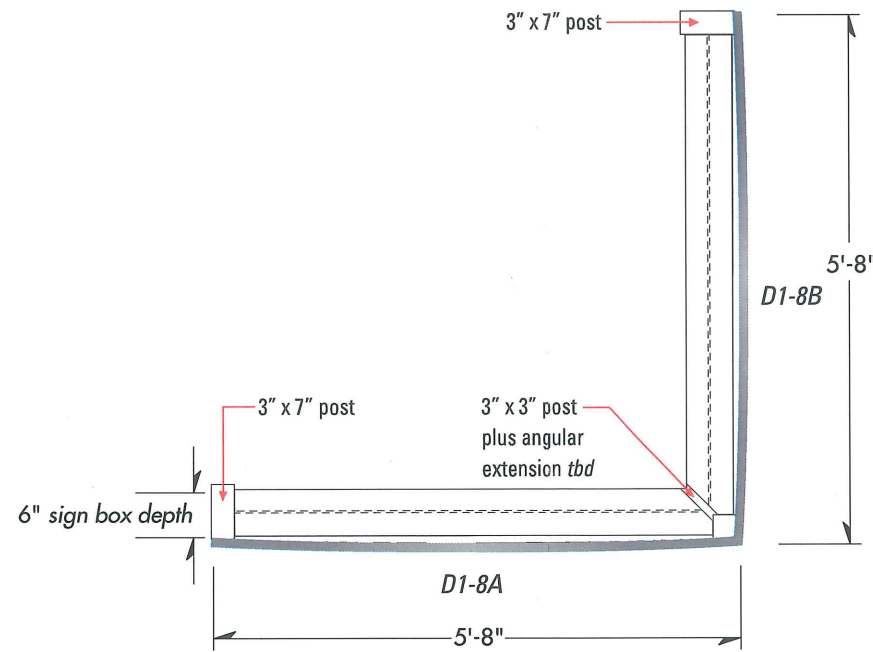
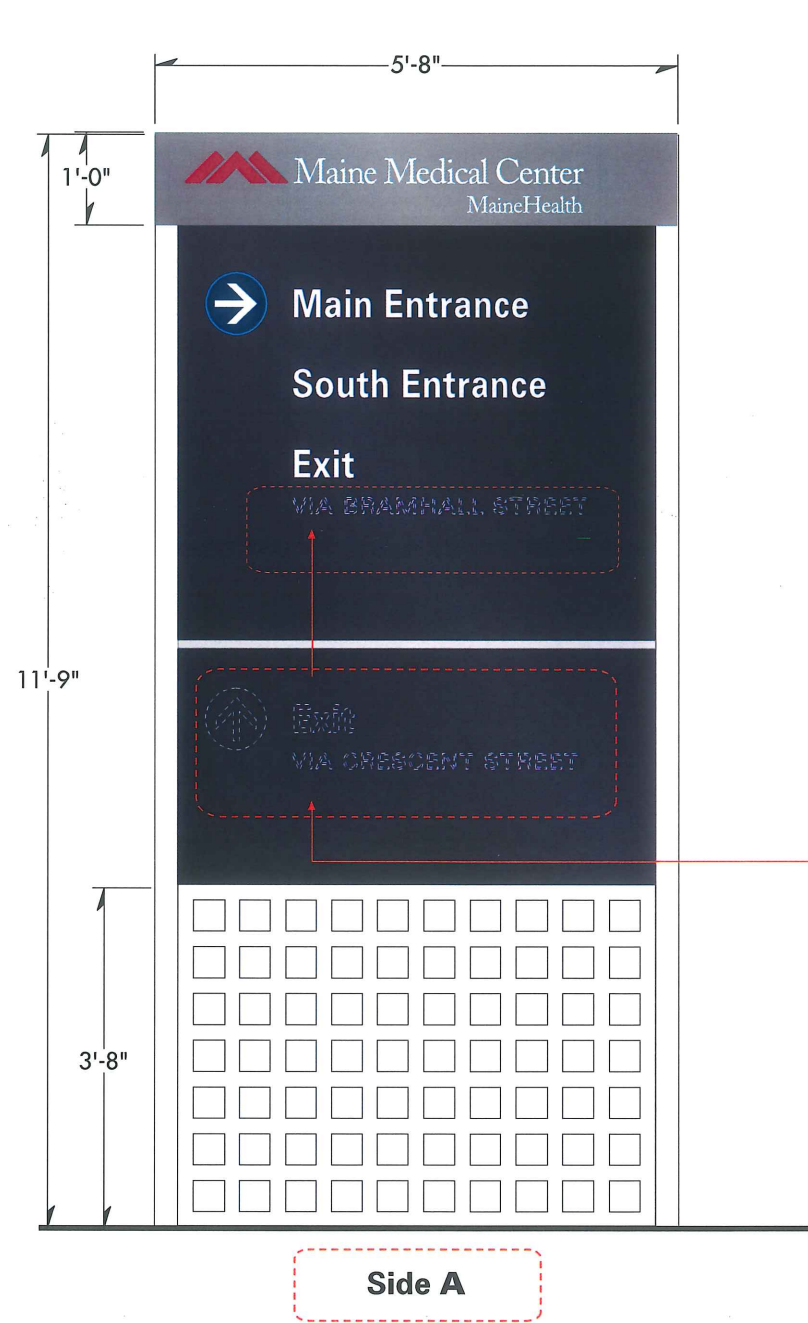
IMPORTANT! NOTE:
REMOVE Message
 Remove "Via Ellsworth Street" message shown within outlines from lower band

CHANGE Arrow
 Rotate directional arrow from "Up" 90° clockwise to become "Right" > arrow

D1 Primary Directional Sign Double-sided D1-7 side A
 7 Scale: 1/2" = 1'-0"

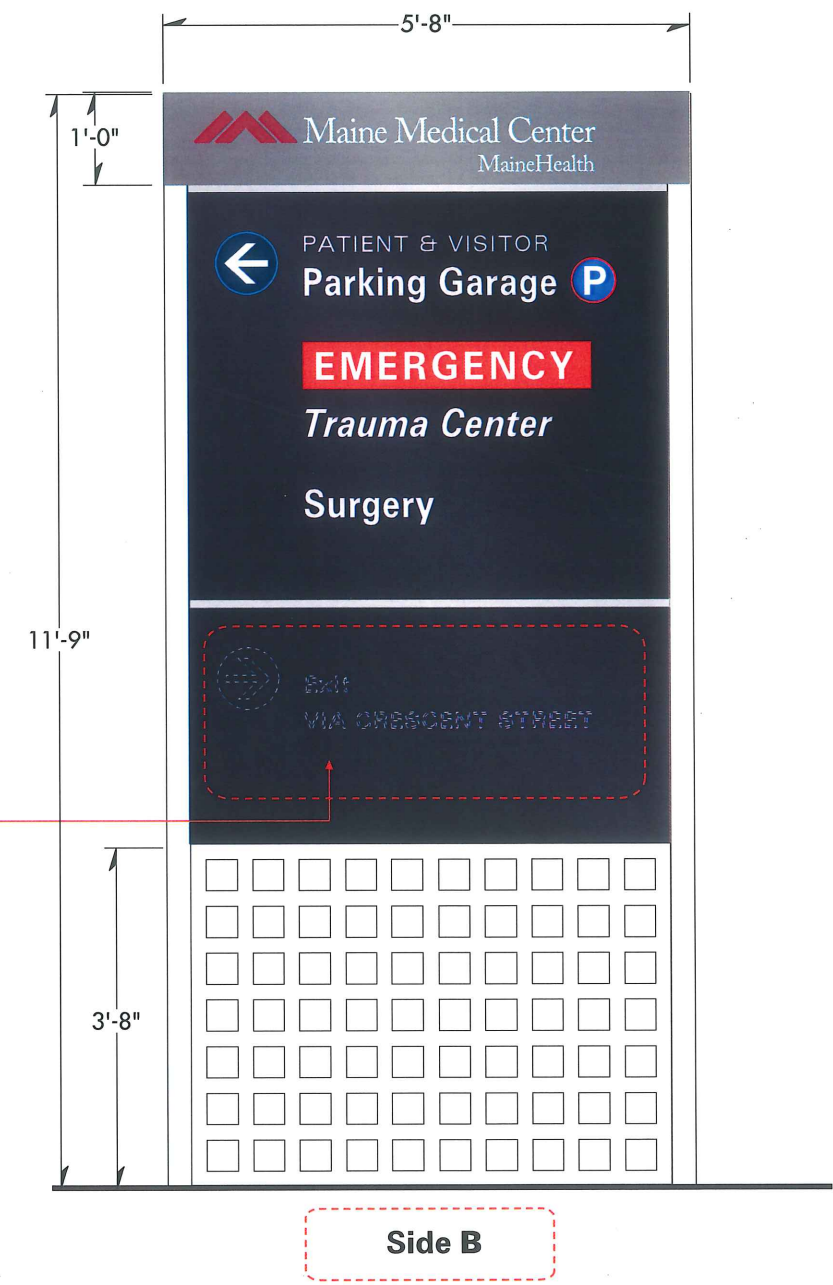
Primary Directional Sign Double-sided D1-7 side B
 Scale: 1/2" = 1'-0"

final



Top View sign location #8

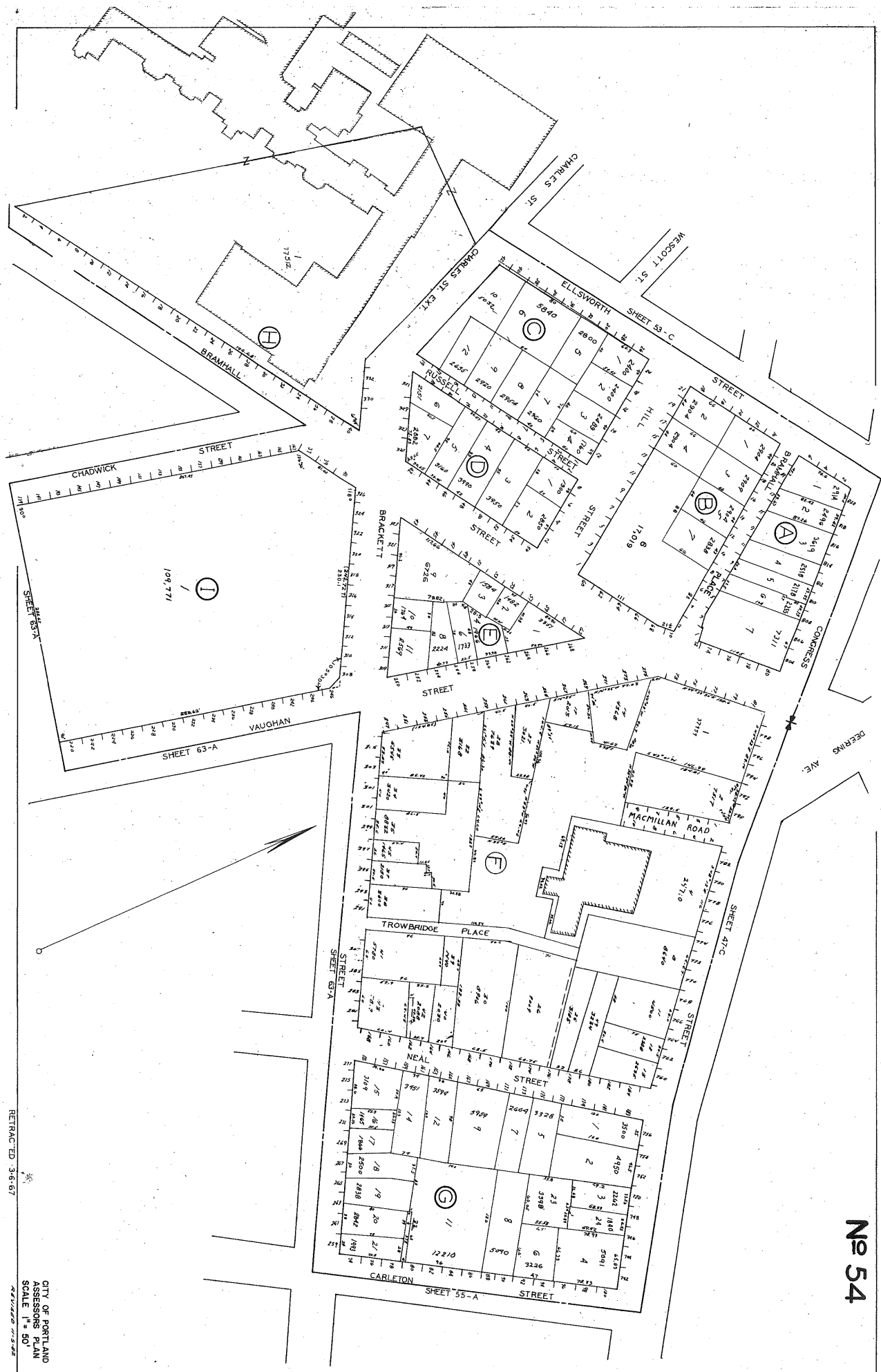
IMPORTANT! NOTE:
 Remove Graphics
 Remove graphic arrows/messages
 shown within outlines from this sign



D1 Primary Directional Sign D1-8A
8A Scale: 1/2" = 1'-0"

D1 Primary Directional Sign D1-8B
8B Scale: 1/2" = 1'-0"

Final



No 54

RETRACTED 3-6-67

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'



Updated 04/01/08

Assessor Chart - 053

**CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING SECTION
M E M O R A N D U M**

TO: Philip DiPierro

FROM: Todd F. Merkle – Field Inspection Coordinator

DATE: February 25, 2009

SUBJECT: MMC final inspection Punch list

On June 18, 2008 a final inspection was conducted at the Maine Medical Site and the following items were found to be in need of attention.

1. Pick up the white sign on Gilman St. near the top of the hill.
2. Get a catch of grass around the circle on Gilman St.
3. Stabilize the slope on Gilman St.
4. The telephone conduit needs fastening on Pole #4 on Gilman St.
5. The driveway to the Facility entrance on Gilman St. needs a one inch lip as per City Standard to keep water out of the driveway.
6. Clean all catch basins.
7. The CB across from "A" St. was not set 3" low per City Standard.
8. The guy wire on pole #5 which is loose needs to be removed or fastened.
9. The concrete apron to the parking garage on Gilman St needs to have 3 sections repaired because of cracking caused by construction vehicles.
10. The handicap ramp on Gilman at Congress St. needs to be installed per plan.
11. Replace broken and chipped bricks in the sidewalk along Congress St.
12. The guy wire on pole #116 is loose and needs to be relayed.
13. The street lights are on all the time and need to be adjusted properly.
14. The grass needs to catch around the new sign on Congress St.
15. Stabilize the side slope on Congress St. from Crescent St.
16. There needs to be some kind of barrier between the stairs on Congress and the retaining wall.
17. The guy wire to pole #112 needs to be reset or repaired.
18. Remove the const. fence to behind the sidewalk on Crescent St.
19. Finish installing the curb and sidewalk in front on #19 Crescent.
20. The street lights are on full time and need to be adjusted to work properly.

21. The CB by #32 Wescott needs to have the rim set 10" below the top of the curb.
22. The CB across from the smoker's park on Wescott needs to be set 10" from top of curb.
23. There is a section of sidewalk that is cracked to the left of the main entrance that needs to be repaired.
24. Replace chipped and broken bricks in the sidewalk on Wescott and Crescent St.
25. Replace broken and chipped bricks in the sidewalk on Bramhall, Vaughn, Brackett and Chadwick Sts.
26. Supply Public Works with a set of Mylar and electronic copies of the as-built drawings.
27. Provide a copy of lien waivers to Public Works for all work done in the public right of way.

If you have any questions feel free to contact me at 874-8833 or on my cell phone at 650-6228.

**City of Portland
Department of Planning and Development
Planning Division**

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Gretel Vanny

Company: Public Services

Fax #: 874-8852

Date: 3/10/09

From: Phil DiPietro

You should receive 2 page(s) including this cover sheet.

Comments:

Public Improvements Within 1/4 Mile of Maine Medical Center's Bramhall Campus
August 2008

Map ID No.	Project Name	Location	Description	Probable Cost	done	funded	spent to date	account number	balance	city
1	Stairway to Valley Street	Western Promenade Park	Rebuild stairs to Valley Street from Western Prom Park. Includes demolition of existing structure, steel construction of approx. 125' of stairs, footings, reconstruction of landings, and drainage beneath. Note: Cost estimate \$180,000; \$70,000 available from HCD funding	\$110,000	done	\$165,000	\$164,750	IN0601	\$250	consultant/city
2	Path to top of Stairway to Valley Street	Western Promenade Stairway	Redesign and reconstruct path to stairs from Western Prom to include slope reduction using broad hairpin turns. Includes demolition of existing path, grading and construction of approx. 600' of 5'-wide bituminous walk and associated landscaping; slope to be reduced using broad hairpin turns	\$50,000	done	\$165,000	\$164,750	IN0601	\$250	consultant/city
5	Sidewalk Replacement	Elisworth St, west side, from Congress St. to Crescent St	Brick sidewalk replacement; new granite curb	\$25,000		\$60,000	\$0	IN0604	\$60,000	labrecque
8	Sidewalk Replacement	Crescent St, north side, from Elisworth to the new parking garage	Brick sidewalk replacement; new granite curb	\$30,000		\$60,000	\$0	IN0604	\$60,000	labrecque
13	Sidewalk Replacement	Brackett Street, south side, from Vaughan Street to Marshall Street, and from Marshall St to Neal Street.	Brick sidewalk replacement; new granite curb	\$80,000	done					city
21	Sidewalk Replacement	Bramhall Street, east side, from Western Prom to Chadwick Street	Brick Sidewalk Replacement	\$50,000	done	\$155,000	\$97,972	IN0602	\$57,028	city
7	Sidewalk Replacement	Chadwick Street, west side, from Bramhall to opposite the parking lot entrance	Brick sidewalk replacement (Present esplanade is bare earth).	\$25,000	done					labrecque
18	Traffic Signal Improvements	Intersection of Congress St, Deering Ave, and Bramhall St	Improvements to traffic signal system	\$65,000		\$65,000	\$0	IN0603	\$65,000	consultant/city
19	Sidewalk Replacement	Park Avenue - south side, Deering Ave to Mellen	Replace existing sidewalk with new brick; repair esplanade; curb will be in place	\$100,000	done	\$105,000	\$48,859	IN0605	\$56,141	city
20	Sidewalk Replacement	Grant Street - both sides, Mellen to Deering Ave	Replace existing sidewalk with new brick; replace/reset granite curb; no esplanade	\$250,000	done	\$250,000	\$226,791	IN0606	\$23,209	labrecque
Subtotal				\$785,000		\$800,000	\$538,372		\$261,628	
Contingency				\$15,000					\$125,000	
Total				\$800,000					\$136,628	

\$ 865,000

\$ 100,000

Gretal - 8834

874-8852 fAV