

Memorandum
Department of Planning and Development
Planning Division



To: Chair Delogu and Members of the Portland Planning Board
From: Rick Seeley, Senior Planner, GPCOG
Date: May 21, 2004
Re: May 25th, 2004 Planning Board Meeting
Maine Medical Center Contract Zone
(Building Addition, Helipad, Parking Garage, and Central Utility Plant
Vicinity of Bramhall, Charles, Wescott, Ellsworth, Crescent, Gilman and
Congress Streets

Activities and Submissions Since the May 4, 2004 Planning Board Workshop

On May 6th, City staff met to compile a master list of outstanding submissions needed by the Planning Board to complete the processing of this application for a zoning amendment and for developing proposed refinements to the draft contract zone agreement submitted at the April 27th Planning Board workshop by Attorney Christopher Vaniotis.

A letter was sent to the applicant on May 7, 2004 listing these outstanding materials grouped according to the various parties requesting them. Also included with the letter were the Neighborhood Council's draft Guiding Principles for Maine Medical Center Development, intended in their final form, to apply to this and subsequent proposals. The May 7th letter is Attachment 1 to this memo. The draft Guiding Principles, dated 4/28/04, are included as Attachment 2.

On May 14, 2004, Maine Medical Center submitted 14 copies of a three-ring binder with 17 subject tabs, Attachment 3 to this memo, in response to our May 7th letter and the draft Guiding Principles.

Subsequent submissions:

1. The Neighborhood Council has provided new draft Guiding Principles, dated May 11, 2004, included with this memo as Attachment 4.

2. On May 19th Michael Ryan submitted a copy of an article on Utilization Prediction for Helicopter Emergency Medical Services. This is included as Attachment 5.
3. John Peverada has provided comments on the proposed Parking Plan, Attachment 6.
4. Maine Medical Center has responded to John Peverada's comments with Attachment 7, which is located under Tab 6 in Attachment 4.
5. Tom Errico has provided some review comments in response to Tom Gorrill's April 26th letter regarding the Traffic Study, included as Attachment 8.
6. An additional front cover insert has been added to Attachment 4, the notebook. This is Attachment 9 and is entitled, "Mutual Interests: The Role of Maine Municipal Center in the Community".

Remaining Items on the May 7th List of Outstanding Submissions

While almost all of the items listed as outstanding submissions in the May 7th correspondence have now been submitted, there are a few items yet to be submitted (see Attachment 10).

Applicant's Proposed Agenda for the May 25th Planning Board Workshop

Paul Gray has indicated that he would like to discuss the following topics with the Planning Board on May 25th.

- Master Plan (Tab 1, Attachment 4)
- Comprehensive Plan Consistency Analysis (Tab 2, Front cover inserts, Attachment 4) (See also Tab 16, Property Holdings Adjacent to the Bramhall Campus.)
- Contract Zone Boundaries (Tab 3, Attachment 4)

The draft Contract Zone Agreement language is still being worked out between the City attorney Penny Littell and MMC's attorney, Christopher Vaniotis, and will need to be reviewed at a later meeting.

Future Expansions

Maine Medical Center would like to include permission to vertically expand the Charles Street addition, the LL Bean building, the new parking garage, and the Central Utility Building in the Contract Zone Agreement, subject to site plan approval at the time they are proposed in the future. While MMC has had this request on the table for the duration of this process, all of the Board and staff attention has been focused on the phase 1

development plans. Such a sizeable expansions in the contract will require more information and evaluation than has been accomplished to date. To move this aspect of the rezone request forward, we have asked Maine Medical Center to be prepared to present some more information on this topic at the May 25th workshop.

More specifically, staff has requested drawings of the proposed vertical expansions, both in elevation view and as an add-on to the three-dimensional view of the model of the entire proposal that appears on the cover of the submission notebook. Also, staff has requested numbers to reflect how many additional beds and employees, visitors and contractors the expansions would generate, and to be able to discuss the traffic impacts as well. Of course, the new parking demand will also need to be compared to the supply anticipated with vertical expansion of the parking garage as well. .

Next Steps

Attachment 7 outlines the materials still to be submitted by the applicant as well as by City staff and consultants.

In addition, City staff is working with the applicant, Jetport personnel, Life Flight representatives and noise consultants to identify the proposed flight paths and associated noise mitigation issues.

Finally, the draft Contract Zone Agreement language is not yet worked out between attorneys for the City and the applicant.

In light of the status of these aspects of the review process, we will need direction from the Planning Board on the scheduling of subsequent workshop and public hearing meetings in order to complete review of the remaining elements of the contract zone .

Attachments

1. May 7, 2004 letter to Paul Gray from Rick Seeley, re: Outstanding Submissions List
2. Draft Guiding Principles for Maine Medical Center Development, 4/28/04, Neighborhood Council
3. May 14, 2004 notebook submission: Application for Zoning Amendment, Comprehensive Submittal Package, May 2004
4. Draft Guiding Principles for Maine Medical Center Development, 5/11/04, Neighborhood Council
5. Article on Utilization Prediction for Helicopter Emergency Medical Services
6. John Peverada Questions on Parking Plan, May 19, 2004
7. Maine Medical Center Response to John Pevarada Questions, May 20, 2004
8. Tom Errico's Comments in response to Tom Gorrill's 4/26/04 letter, re: Traffic Study, May 21, 2004
9. Front cover insert to Attachment 3: Mutual Interests: The Role of Maine Medical Center in the Community.
10. May 7, 2004 letter to Paul Gray from Rick Seeley, re: Outstanding Submissions List with items not yet submitted highlighted.