

5/15/13

New Standard of Care;
650¢
mi
now 400¢



Memorandum
Department of Planning and Urban Development
Pre-Application Meeting Request

To request a pre-application meeting please fill out the form below with as much detail as possible. Return the form along with any electronic drawings or supporting documentation via e-mail to Desiree Kelly, dmk@portlandmaine.gov. Two 30 minute meetings will be scheduled each Wednesday from 12:00-1:00 p.m. in Room 209, 2nd Floor of City Hall. These meetings are by appointment only and can be scheduled by Desiree Kelly at the e-mail address above or by telephone 207-874-8720.

Contact Information	
Name:	Penny St. Louis <i>Walter Pochebit</i>
E-Mail Address:	stloup@mainehealth.com <i>Rich Luehan</i>
Phone:	207-661-7157
Proposed Project Information	
Chart, Block, Lot (s)	53-D-7 54-H-1 64-C-1
Address	22 Bramhall Street
Current Use	Vacant
Proposed Use	Operating Rooms/ Fitness facility/Mechanical enclosure
Lot Size	12.563 acres
New Building or Addition Sq. Ft.	18,758 s.f. +/-
New impervious surface area	none
Brief description of proposed project:	
This rooftop addition will house: replacement operating rooms; a small employee fitness room; and will enclose mechanical equipment.	
For Office Use Only	Date: _____ Time: _____

DAVID M-P - Tammy M. - John PARENZADA - Barbara B - Jean F. - Wanges
Tom ERICO - Jeanie B. - Jeff Levine - Chris P.

MMC Pre-Application Meeting – City of Portland – May 15, 2013

Agenda

I. Introductions

MMC:

- Walter Pochebit- Assistant Vice President of Facilities
- Rich Linehan – Director of Planning
- Penelope St. Louis – Corporate Counsel

City Staff:

II. Handouts (Conditional Rezoning Agreement/Architectural Markups)

III. Overview of Project

- 18,500 s.f. +/- addition
- \$40M
- 41' height
- House 5 operating rooms, storage space, and enclosed mechanicals
- Projected staff increase over 5 years = 49 employees

No New beds proposed
20 existing ORs
Combining 2 for 1 larger hybrid
re \$50M
also encloses the mechanical
patient experience
Employee
for addit

IV. Site Plan Issues (Barbara Barhydt)

- Governed by Conditional Rezoning (attached)
- Zoning (Marge Schmuckal)
 - ✓ Height – 41'
 - ✓ Setbacks – within existing setbacks.
- Parking (John Peverada) – U-Car division of U-Haul
- Fire (Captain Chris Perone)
- Traffic (Tom Errico) (Jeremy Bartlett)
 - ✓ Impact on surrounding streets
 - ✓ Access and circulation
 - ✓ TDM - continue to work on that

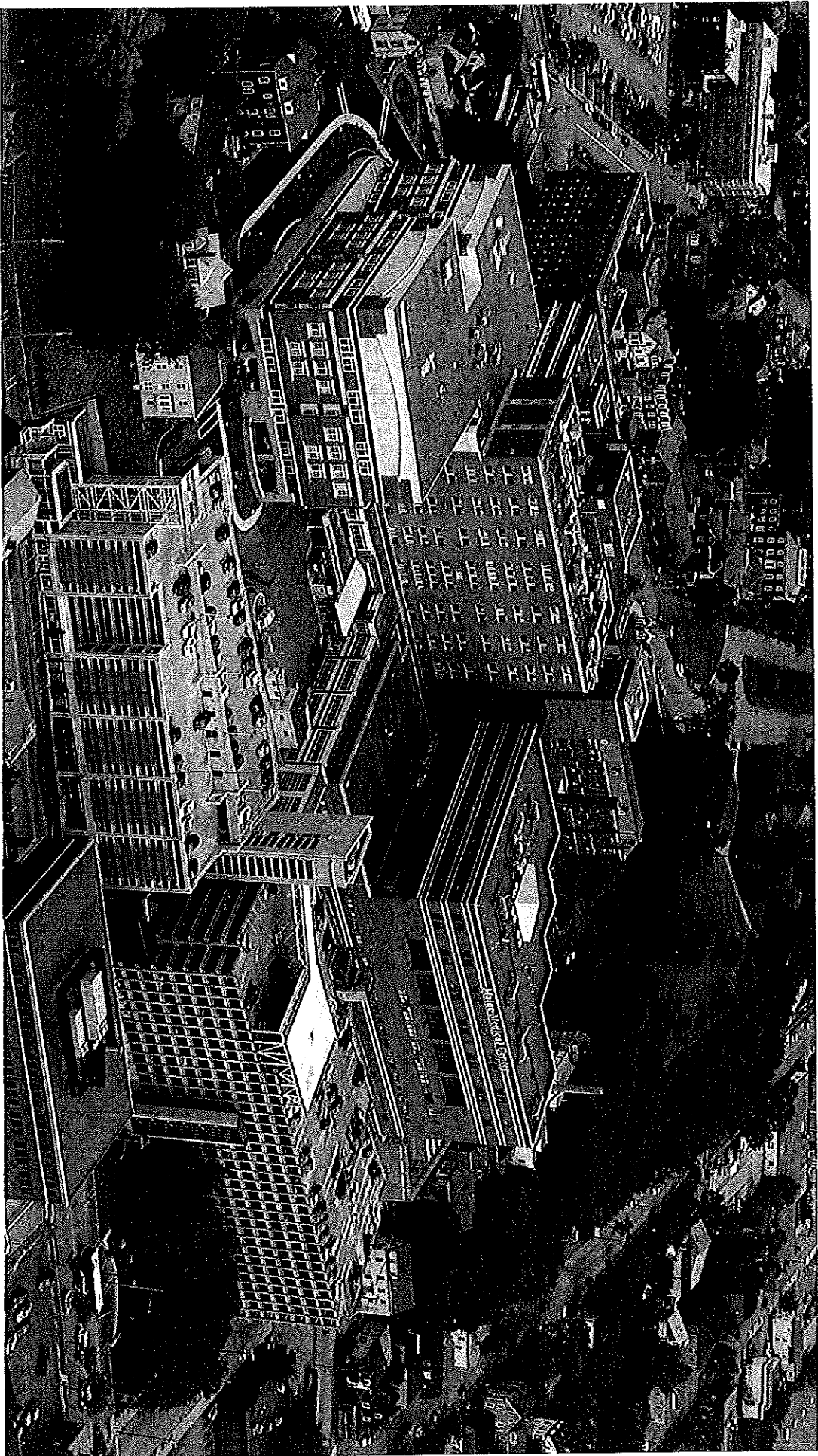
handouts?
given to summary
20 prep recovery
AREAS ALSO

responsive to the idea
Tom Gornall
re: what's changed

- Architecture (Caitlin Cameron) (Deb Andrews)
- Site Features
 - ✓ Lighting
 - ✓ Drainage
 - ✓ Reflection
 - ✓ Shadows
 - ✓ Site lighting
 - ✓ HVAC and Mechanicals – ENCLOSED NOT SET ON TOP.

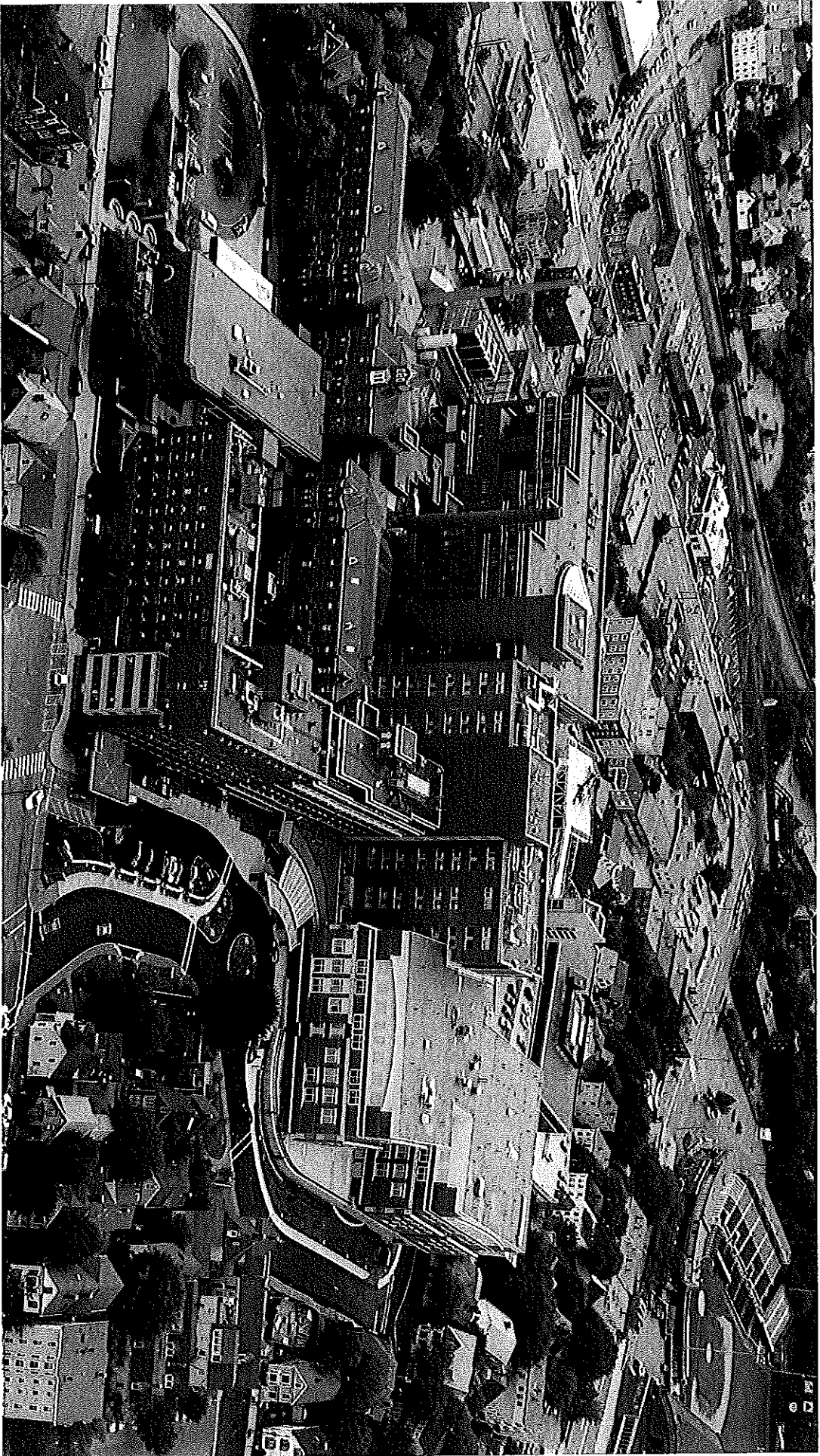
V. Questions/ Comments

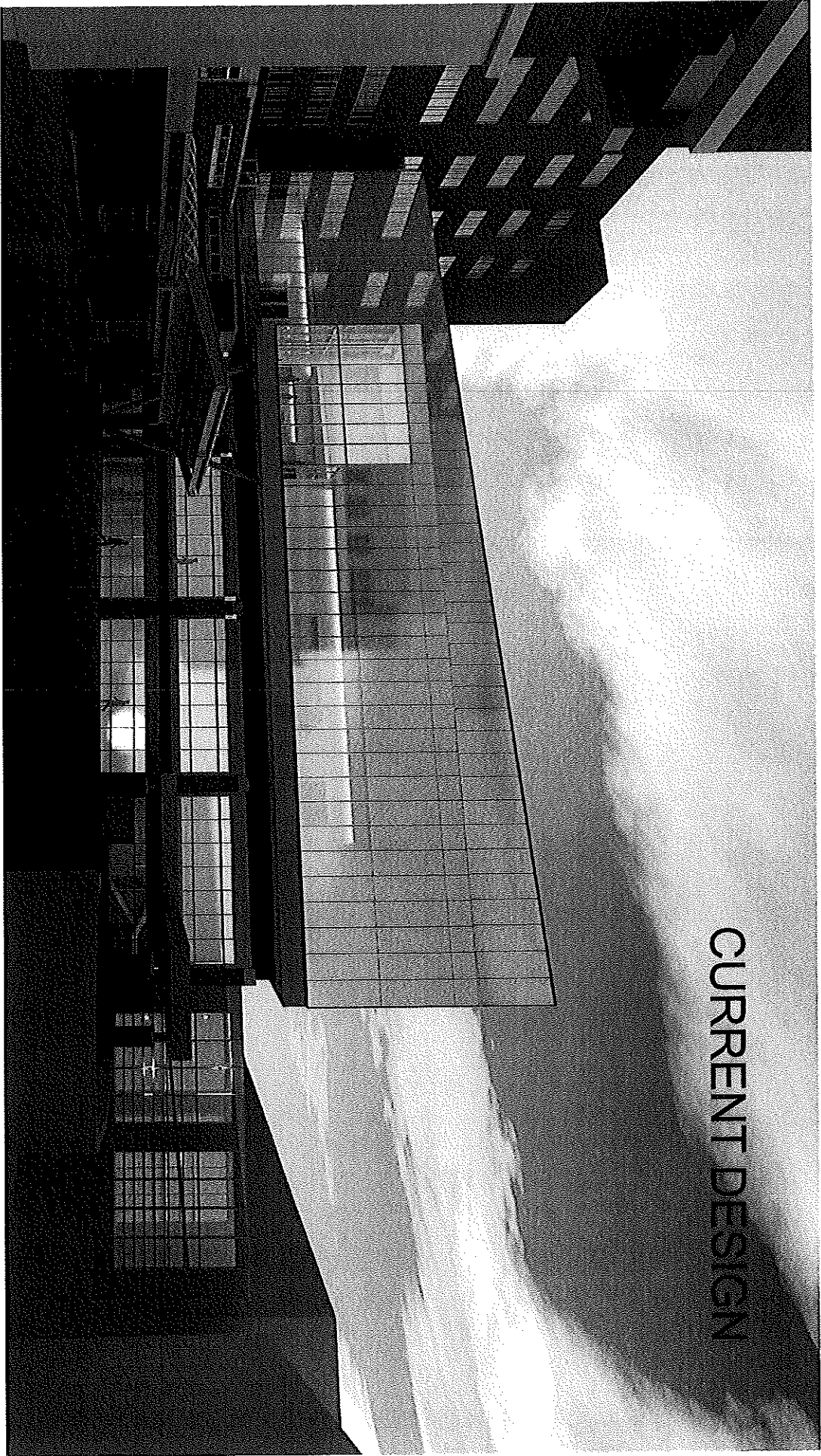
- blocking other bldg windows? They address - 10'-12' away from the existing Bldg



A
Lower Brean Bldgs -

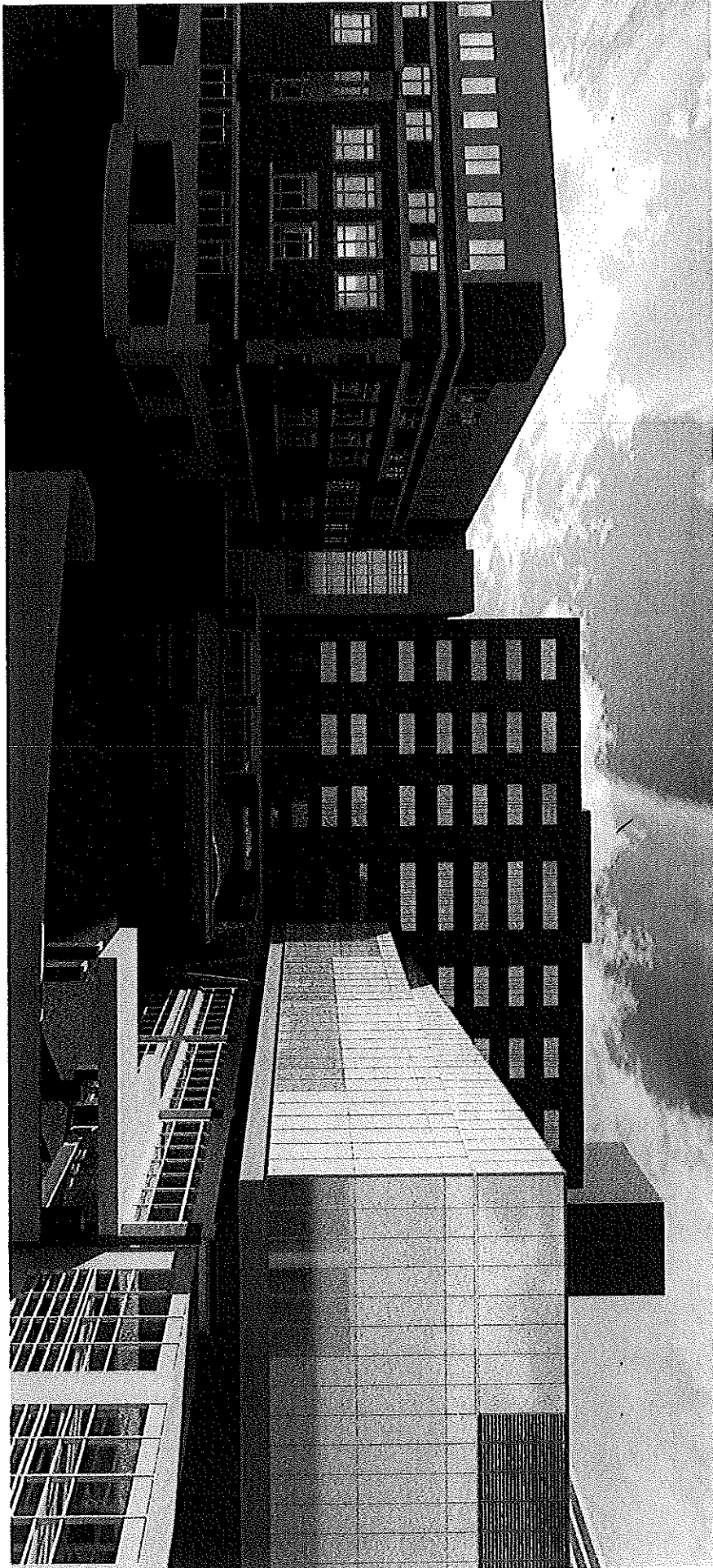
5/15/13





CURRENT DESIGN

VIEW FROM VISITOR GARAGE

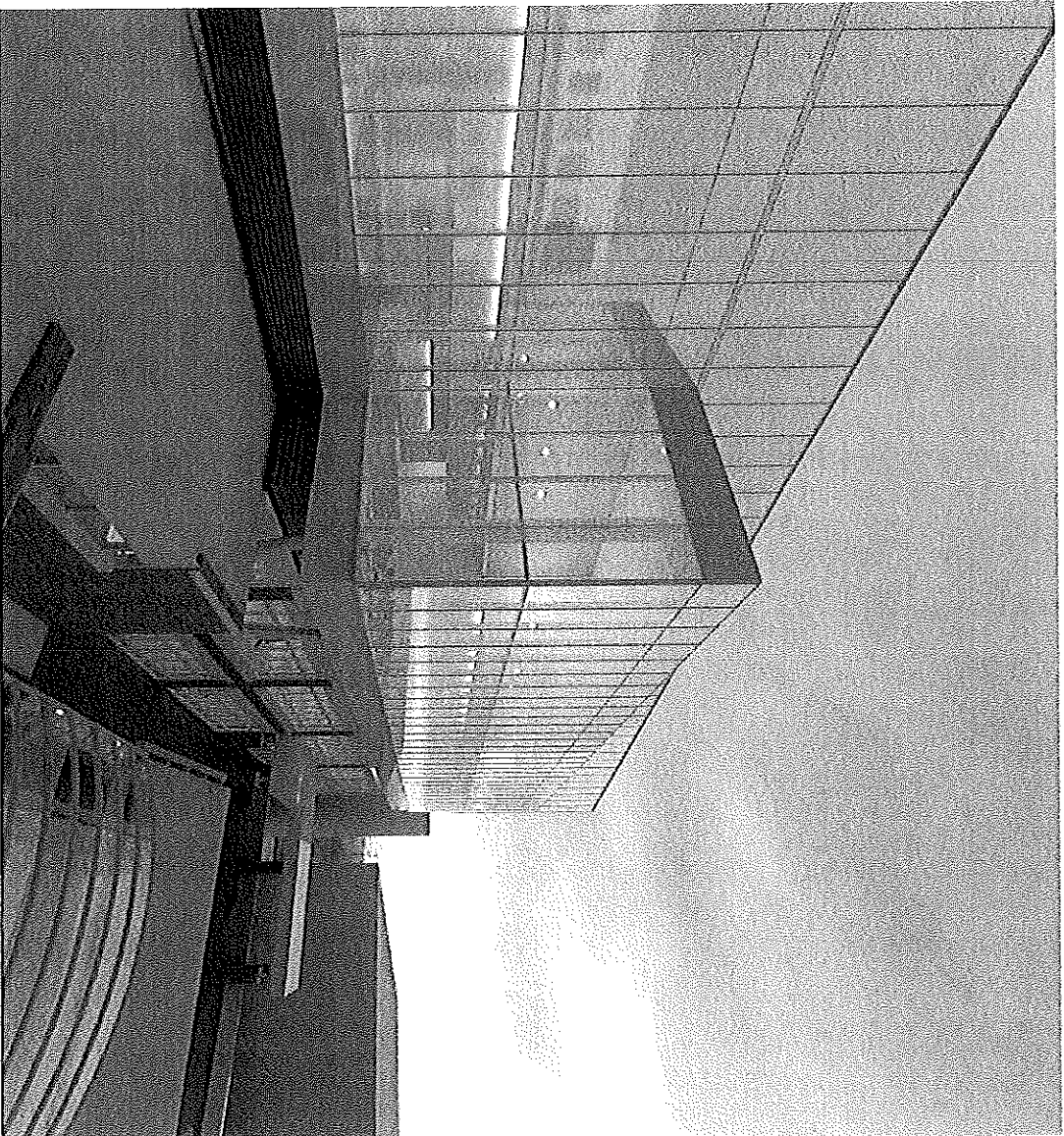


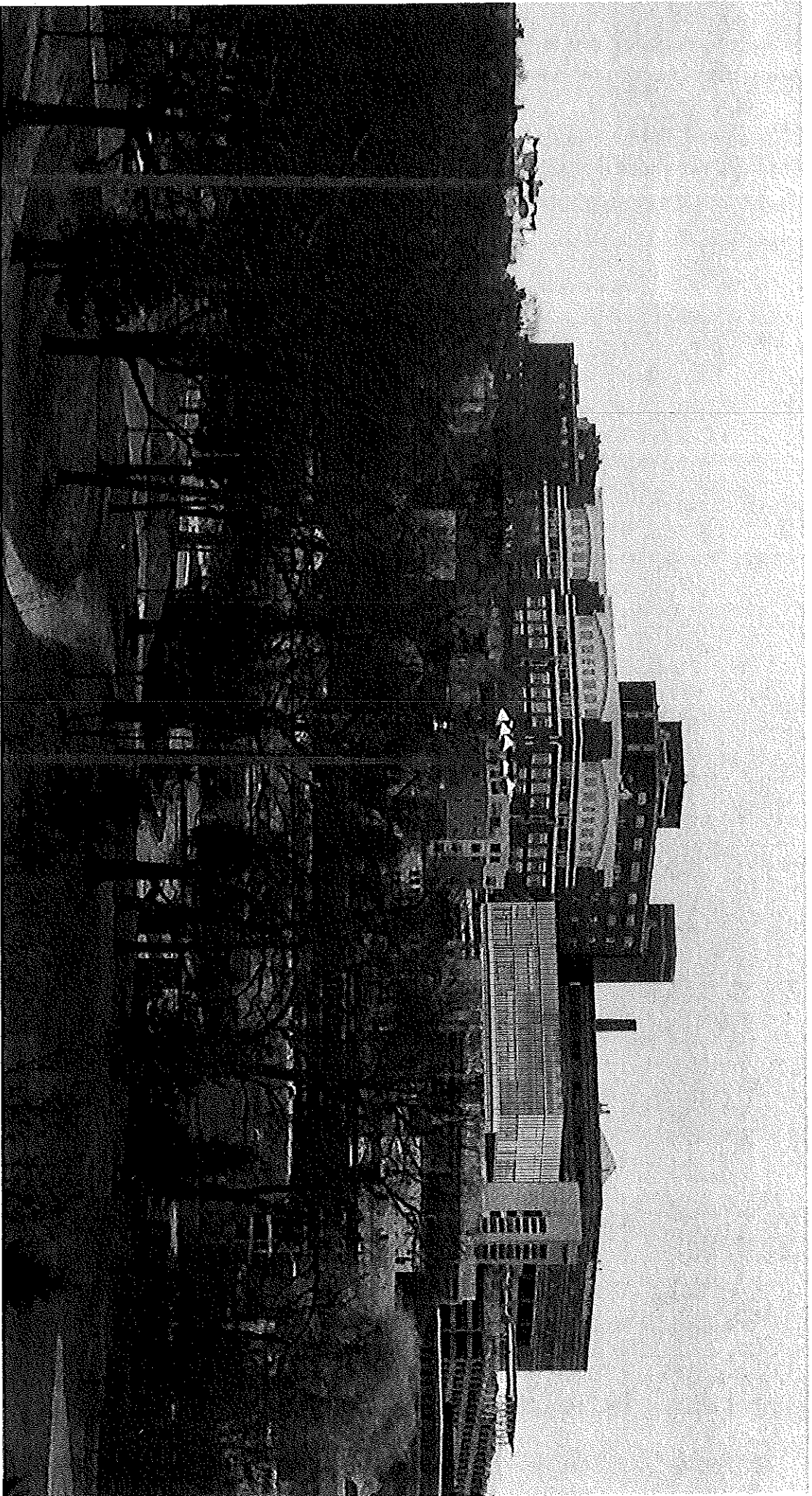
Maine Medical Center



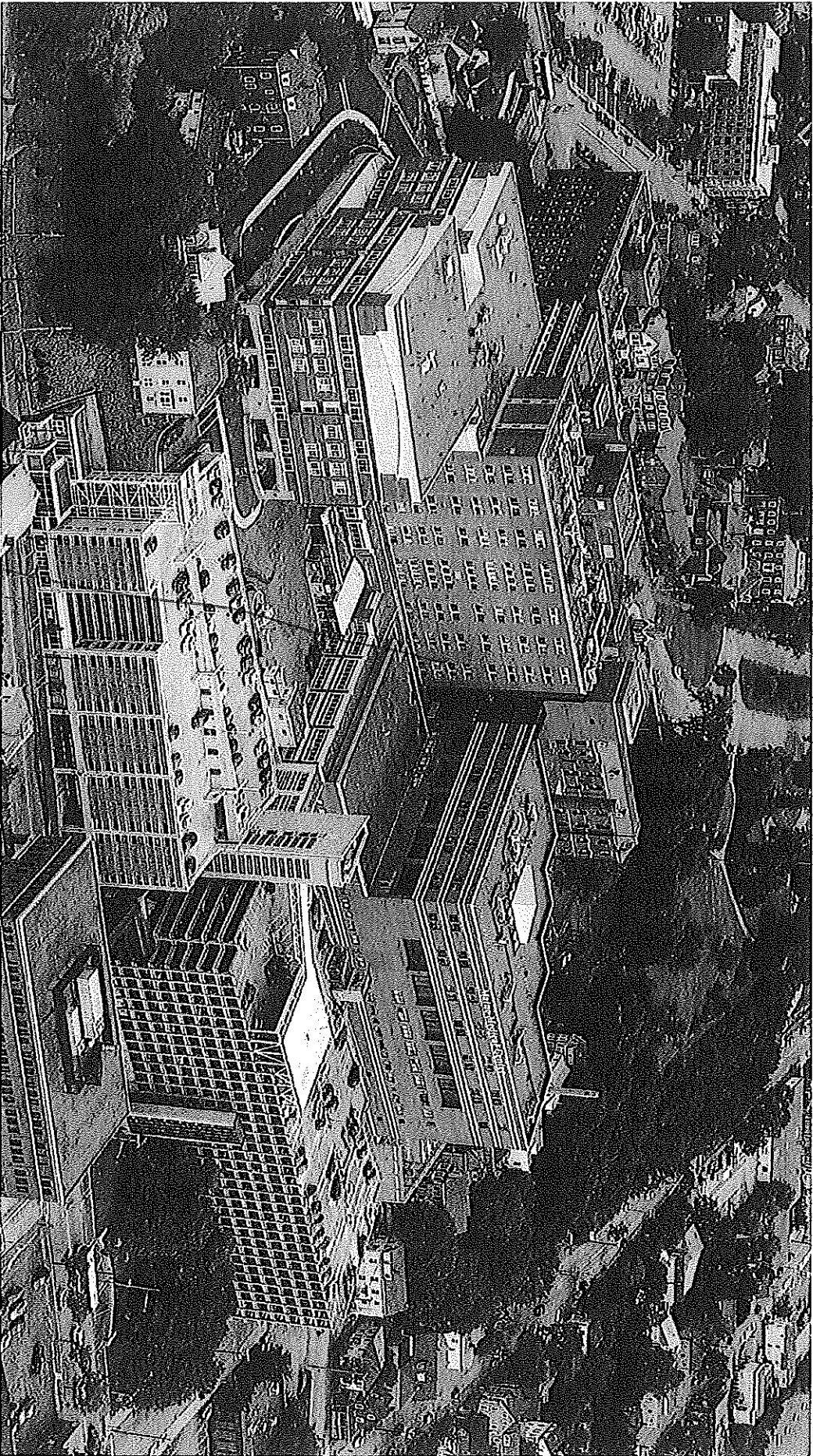
PERKINS
+ WILL

VIEW FROM
PUBLIC
CORRIDOR

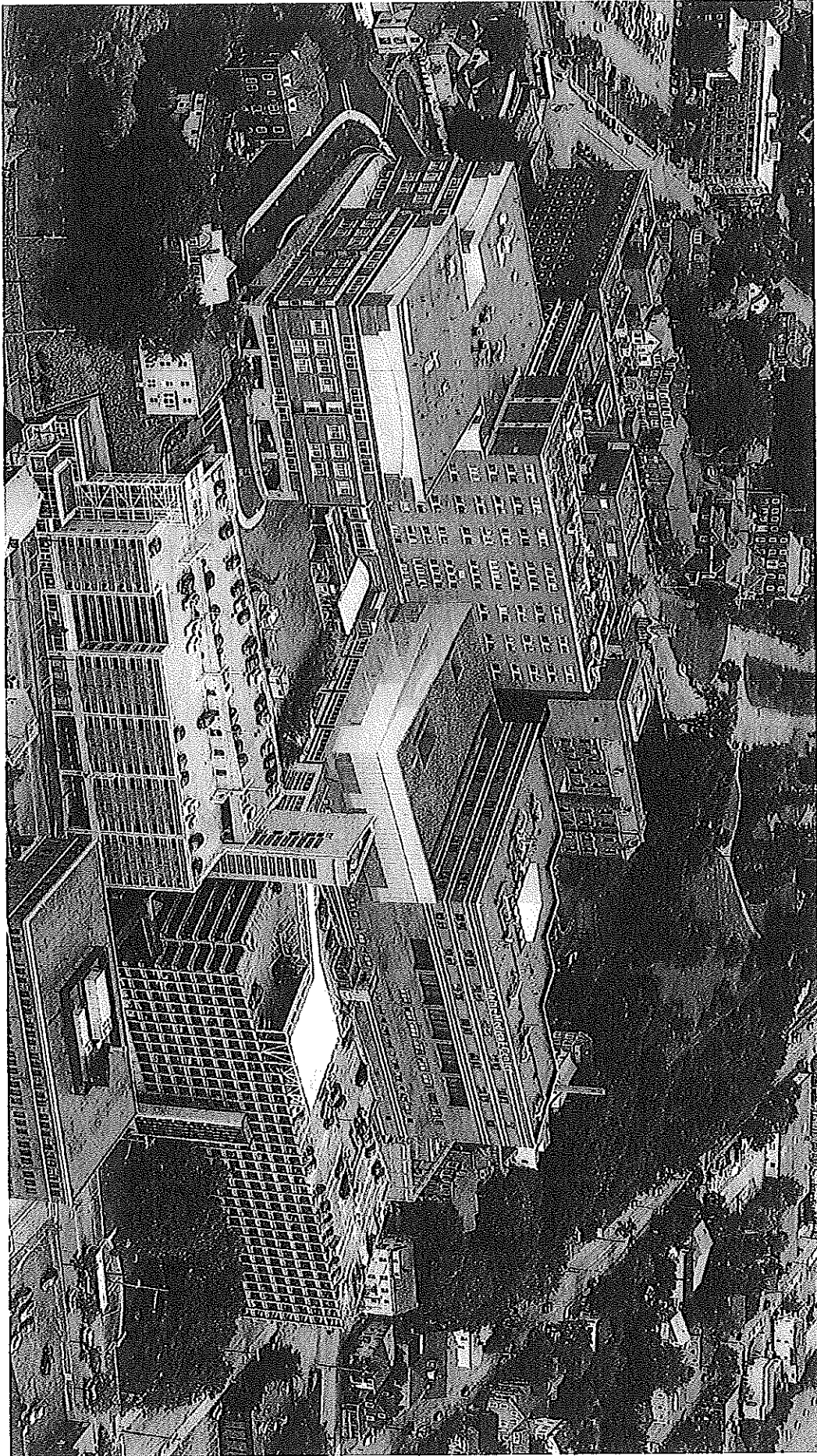




taken from the top of the US in Park garage

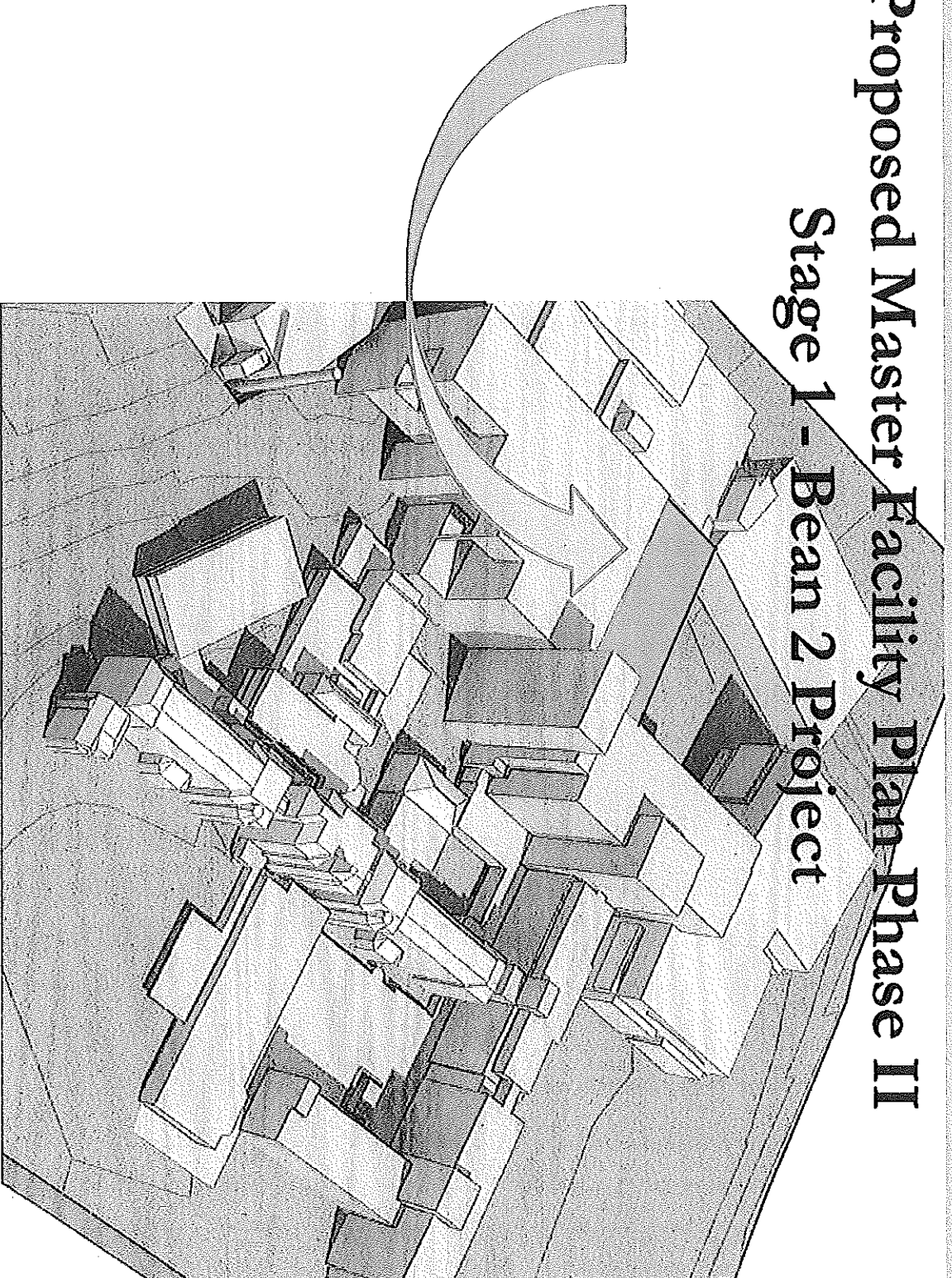


10-12' Distances between old & New Bldgs -
Not really reflective glass

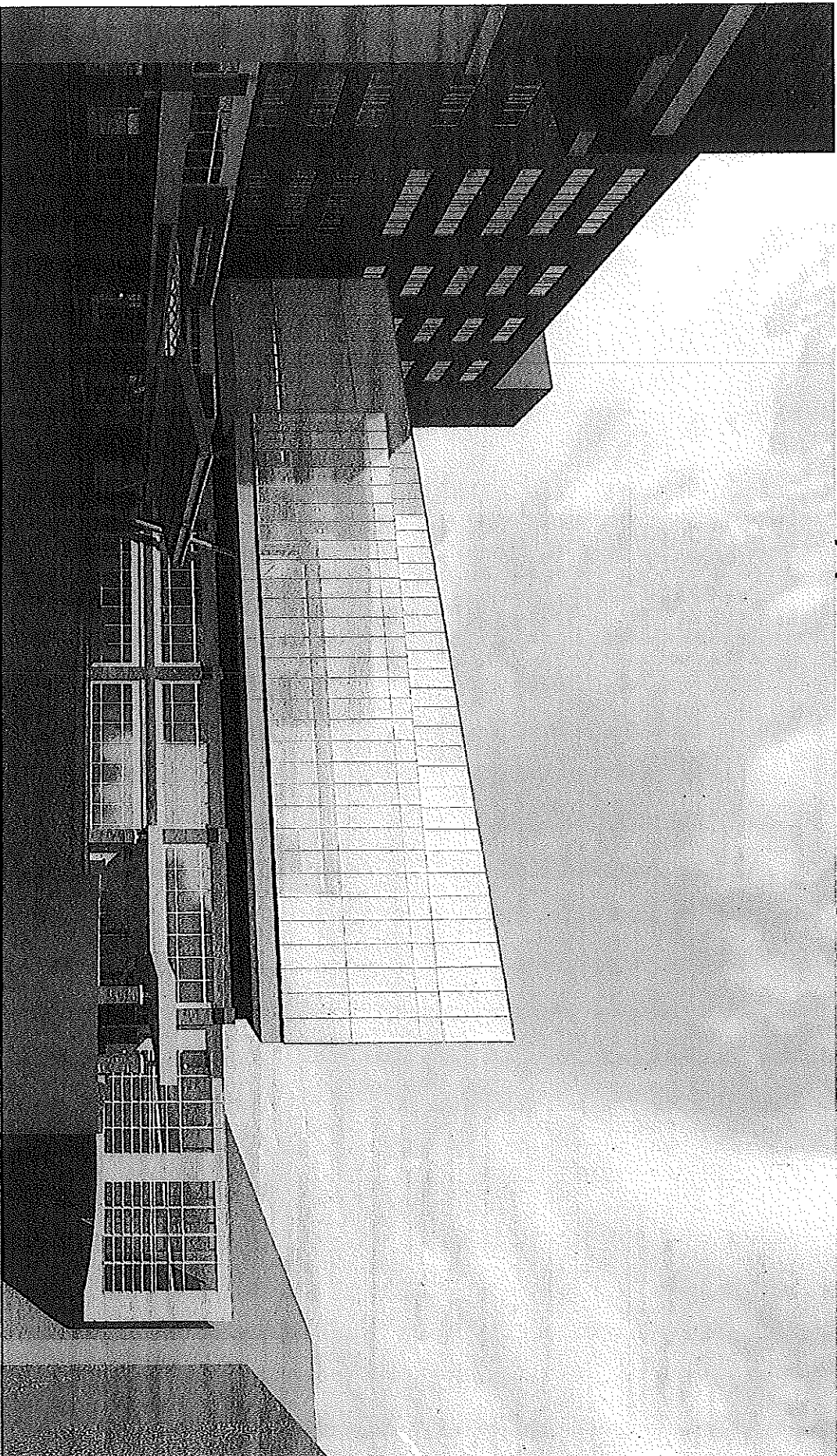


Proposed Master Facility Plan Phase II

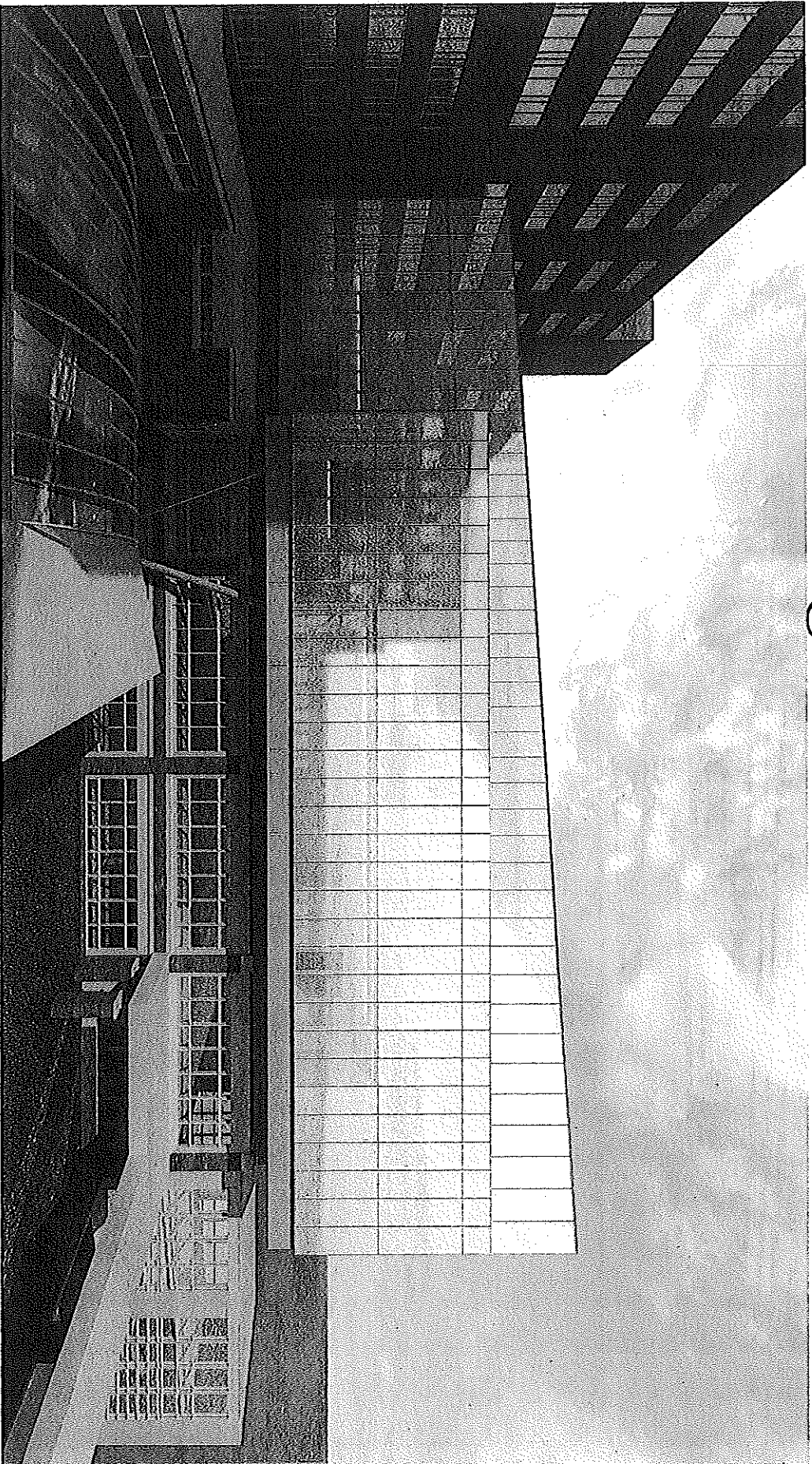
Stage 1 - Bean 2 Project



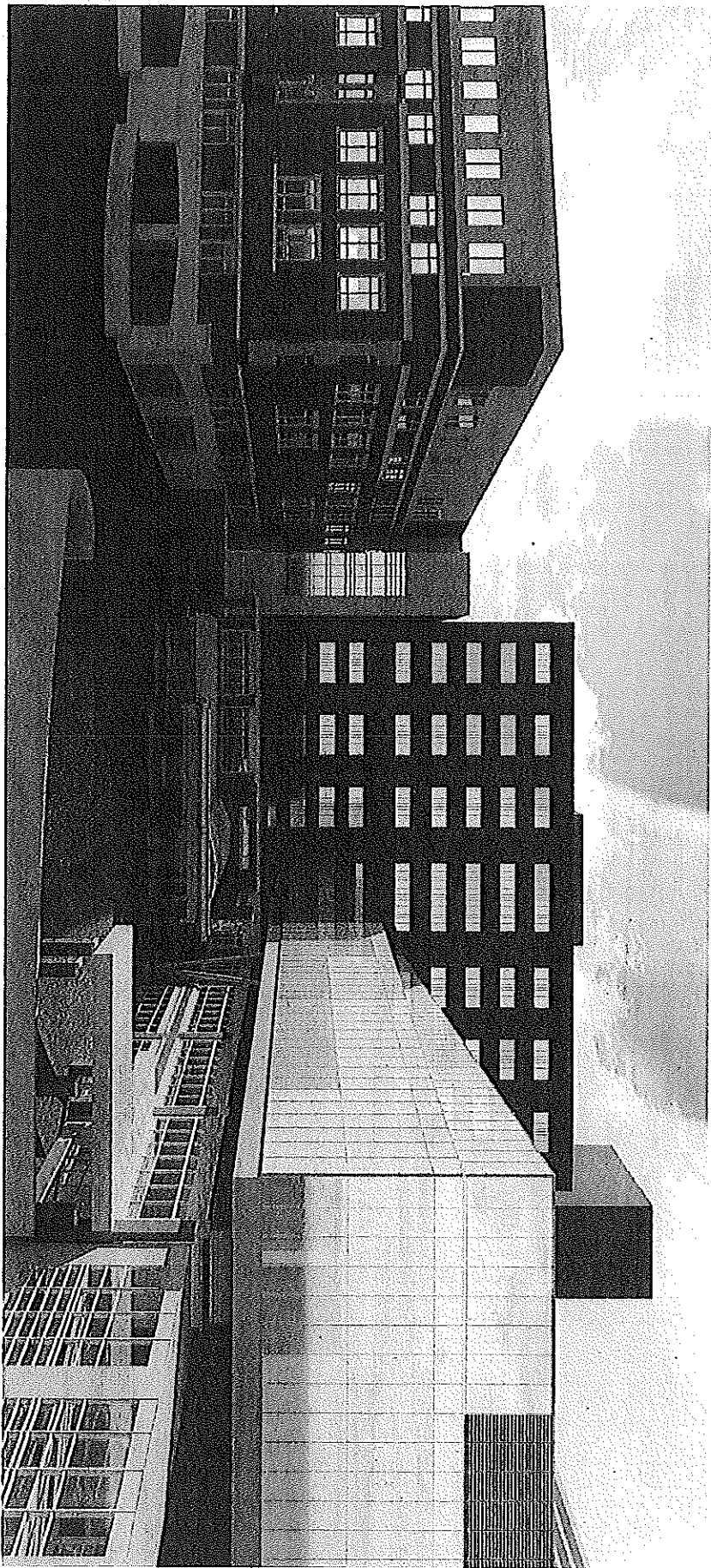
Exterior Design from Approach Road



Exterior Design from East Tower

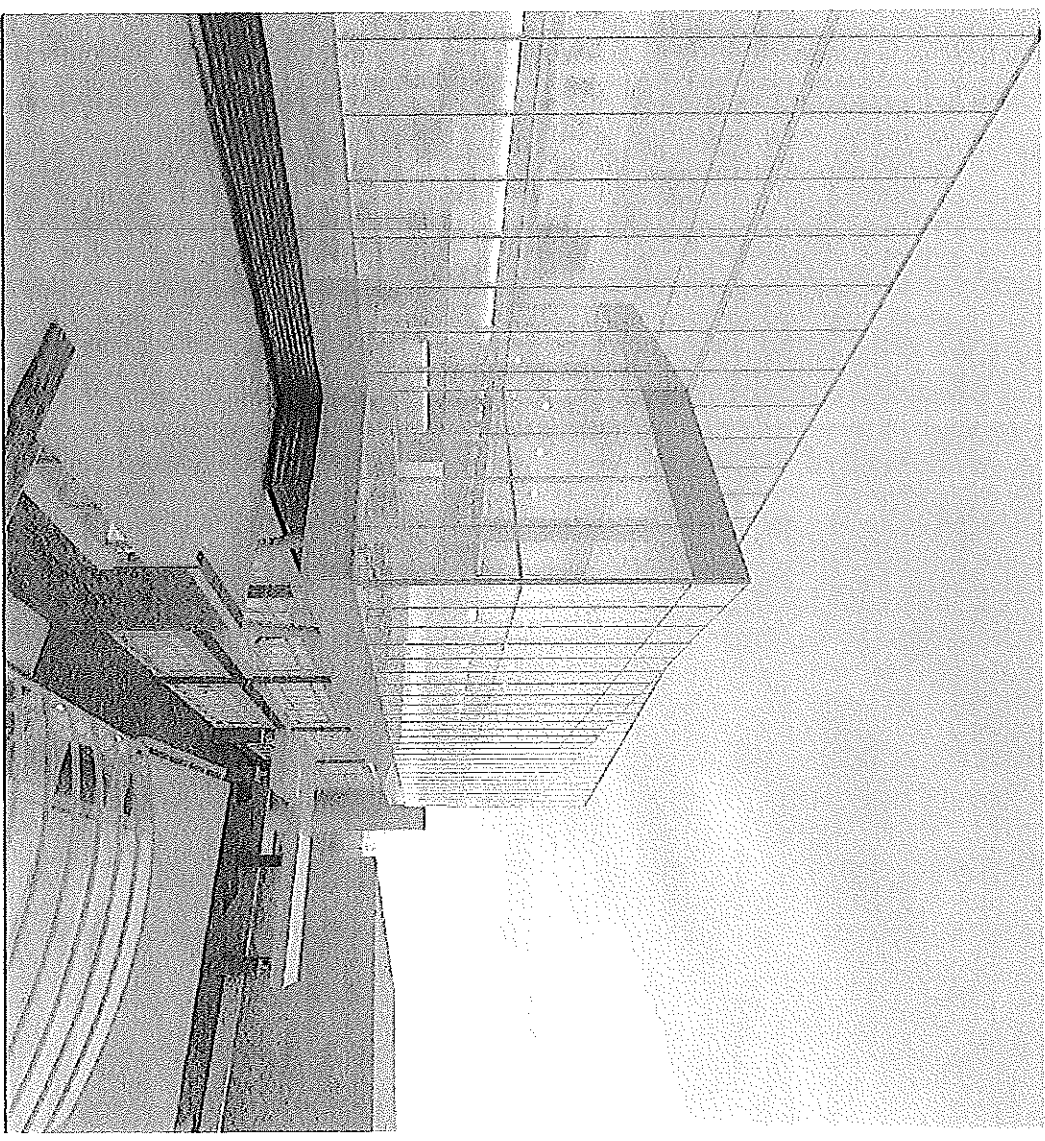


View from Visitors' Garage





VIEW FROM PUBLIC CORRIDOR



VIEW FROM VISITOR GARAGE

