



# WHAT'S HAPPENING...

PUBLIC RELATIONS DEPARTMENT ■ MAINE MEDICAL CENTER ■ PORTLAND, MAINE 04102

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## OFFICE BUILDING PLANS

Tentative plans for construction of a seven-story doctors' office building complex and a separate parking facility for 350 cars were presented to trustees of the Maine Medical Center Thursday.

Plans for the two buildings are consistent with a revised master plan for the future development of the Medical Center, trustees were told.

Submitted by The Architects Collaborative, Cambridge, Mass., the feasibility study calls for the office building structure to provide not only office space, but ground-level locations for hospital-related retail services.

The 350-car garage would be a separate structure offering drive-in parking on three levels.

Although three sites on MMC land were considered, the preferred location is immediately southwest of the Medical Center's 1956 building, running from the old General Hospital building to Bramhall Street. The new structure would front on Bramhall Street.

The parking structure would be located at the southwest end of the Maine General building and joined to the older structure, providing covered access from the parking areas to the MMC complex. Alternate sites for both structures--in the present parking lot directly across Bramhall Street from the main entrance, and in the area between the Richards Wing and Congress Street--were rejected for several reasons, the architects said, principally because use of these locations for the office building and garage does not coincide with the land-use requirements of the MMC master plan.

The Bramhall Street location would be immediately adjacent to the MMC clinics and radiology department in the 1956 building, allowing for direct connections at each floor level. This would provide ease of movement and convenience for both doctors and patients, the architects said. They added that provisions could be made in the construction of the new building for expansion of the present radiology department, and for construction of a separate outpatient entrance.

The new office building would provide offices, including reception, waiting and secretarial space, for about 50 doctors, with provisions for expansion as demand increases. Space for Medical Center administrative offices and the ground-floor commercial establishments also are included in the feasibility study.

The study does not include construction costs, but presumes that financing would be arranged through commercial channels. Both the office building and the parking garage would be self-financing.

Members of the Medical Center board of trustees took the report under advisement, and will consider the plans at an early meeting.

Hospital officials said the Maine Medical Center master plan was developed originally in 1952, and calls for the logical and orderly development of MMC facilities as they are required to meet the health care needs of an increasing area of Maine and northern New England. Expansion plans are governed by several long-standing requirements, among them that hospital core facilities such as radiology, clinical laboratories, diagnostic facilities, food services, general stores, sterile supply, housekeeping and maintenance be consolidated as closely as possible to the center of hospital activity. Other principles of the MMC master plan reflect the requirement to keep parking facilities on the perimeter of the complex, and to restrict development as much as possible to land presently owned or used by the Medical Center.

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