

From: Caitlin Cameron
To: Donaldson, Helen
CC: Andrews, Deb
Date: 10/26/2015 5:46 PM
Subject: Proposed Hotel - preliminary design comments

Below are preliminary comments in reference to the Multiple-family Design Standards and Design Guidelines for the Eastern Waterfront. Floor plans would be helpful for further review.

- Because there are not many buildings surrounding the site to provide an architectural context, the design aspects of the project we are most focused on include building orientation and circulation, as well as visual impact as a gateway along the waterfront.
- Orientation of corner treatments: Emphasis and legibility of building entrances is a key principle of concern for any urban project. If the primary entrances to both the hotel and the residential units will be interior to the block, then the reviewers agree that emphasis and special treatment should be on the building corner on Fore Street interior to the block, rather than the Hancock/Fore corner. Emphasis and visual cues oriented to the building approaches (from Commercial Street and from downtown direction) provide legibility about where to enter the building.
- Articulation: With such a large building, details will be important for facade articulation and visual interest. Please provide more information about details such as depth of window recesses, reveals, overhangs and projections, lintels and headers, etc.
- Facades/Use: The facade design could potentially differentiate between residential and hotel uses more (difficult to evaluate without floor plans).

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