

PERKINS+WILL**MMC East Tower Expansion – City Design Comments**

To: City of Portland Planning Department

From: Jeffrey Keilman, Perkins+Will; Al Green, MMC

Date: January 19, 2018

Subject: **MMC East Tower Expansion – Phase 1 Design Narrative**

Attachments

Slides shared with City Staff on January 16, 2018

Campus Vision

The campus transformation of Maine Medical Center draws its inspiration from its site, history, programmatic needs and most importantly the desire to create a sense of place. Specifically, the hospital will reflect its location within Portland and the state of Maine. The goal is to preserve the historic character of the existing campus yet provide the opportunity for new design identities to develop that represent the modern delivery of healthcare and the future of Maine Medical Center.

Many key design drivers and interventions envisioned for Maine Medical Center's campus transformation balance the clinical needs of the hospital with the campus' place within the city of Portland. Included is a primary effort to improve the built environment of MMC's campus relationship with the city. This goal is balanced with the clinical needs of the patients served by MMC. Healthcare design has to start with the internal program and layout to ensure a successful and functional design. From there, the exterior design can begin to take shape and be informed by the internal concepts.

The ultimate success of the project will be to provide a positive patient and visitor experience. The creation of healing environments is an essential element to the design of the submitted projects. This is through the incorporation of nature, natural light, and the blending of interior and exterior. Access to views and light are proven to improve positive patient outcomes. Proper location and use of glass and transparency provides connections to the exterior to improve patient experience but also to further reinforce wayfinding.

The current projects submitted within this Site Plan application were developed as a continuation of existing conditions. The façade of the East Tower expansion will relate to the existing conditions and massing of the East Tower by utilizing metal panel and glass.

The internal planning strategies, critical for a clinically driven building, aimed to blend the exterior with the interior through strategic planning that enabled the interiors to be opened up to and expressed on the exterior through the large corner windows.

The East Tower Expansion is conceived as the next phase in the campus replacement and modernization that will continue to blend and blur the new and existing campus architecture. The

January 19, 2018

Re: MMC East Tower Expansion - Phase 1 Design Narrative

addition will continue to link the vision started with the Bean 2 surgical expansion and will culminate with the Congress St. addition.

Context

The East Tower and Visitor Garage expansions are extensions of existing conditions, and as such derive many of the material choices from the existing adjacent construction.

Through the design process, the team explored the impact of the structures from various viewpoints understanding the additions scale within the urban context. Multiple angles and views were analyzed by the design team in conjunction with Maine Medical Center, including long-views, which influenced the decisions of various fenestration patterns and scale. This is particularly important for the East Tower addition which is visible from many points in the city. The design responds to both the long views with the use of scale of fenestration, but also manages to respond to local context through the attention to details, and sensitivity to materials and palate from the campus and neighborhood.

Building Design

The current Site Plan submission outlines (2) projects that are expansions and extensions of existing conditions. Within this context the design process still aimed to express the internal program constraints and create a dialogue between the interior and exterior.

Design is always subjective but the process to reach the current solution was reviewed and vetted by many parties, including critical voices from Maine Medical Center but also internally to Perkins+Will with multiple peer design reviews. The Perkins+Will internal review includes international designers as well as those from across the United States. The proposed design was universally selected as the best option to meet with the campus vision and existing context.

The design team believes the response for the East Tower expansion is in line with the key elements of design outlined through the design guidelines established in MMC's Institutional Development Plan, including the attention to proportion, rhythm, and use of materials. Design iterations were studied and reviewed by multiple stakeholders, including Maine Medical Center. The proposed design was the first solution where all parties agreed that the strategy successfully unifies the existing structure with the new addition while meeting the stringent interior requirements for advanced patient care in a healthcare setting.

By maximizing and utilizing the opportunities provided by the massing and proportions, the design is unified with the existing structure, but also creates urban scale gestures recognizing the prominence within the city. In particular, the scale of multistory fenestration and use of rhythm provided by the interior program.

One key design approach was to limit the current idiosyncrasies that are on the existing East Tower building that are not represented by any of the adjacent structures on the Maine Medical campus. In particular, the pavilions, Richards, and Bean are buildings that have a minimalist approach to massing and detailing on their exterior facades. In essence, the proposed design is more compatible with the existing campus and future goals outlined within the previously approved IDP. This was achieved by

January 19, 2018

Re: MMC East Tower Expansion - Phase 1 Design Narrative

simplifying the palate of materials and utilizing the existing materials on the structure. Introduction of new materials or further reinforcing the banding would have the opposite effect of creating a larger impact of the massing within the city and the campus.

The Visitor Garage expansion will match the current rhythm and proportions of the existing garage. The street façade of the Visitor Garage is an existing condition however opportunities for activation are being considered currently.

Building Materials

The selected materials for each addition are derived from the existing materials on the building and are as follows:

- East Tower – White Aluminum Composite Panels and Glass Curtain Wall
- Visitor Garage – Precast Concrete Panels with imbedded brick

Design Constraints

As with any building addition or expansion, existing conditions and real world constraints are critical in determining the final design solution. In particular, constructability for both the East Tower and Visitor Garage were important design drivers. Capacity within the existing structure, feasibility of installation of façade systems, and schedule were considered in selecting the final design solution.

hcc: Project File
 Chuck Siconolfi – P+W
 Romeo Moreira – P+W
 Rashid Ashraf – P+W
 Adam Troidl - Colliers
 Mark Harris - MMC
 Walter Pochebit – MMC
 Al Green – MMC
 Dennis Morelli - MMC

**MMC SITE PLAN
SUBMISSION
EAST TOWER & VISITOR
GARAGE**

CONCEPT DIAGRAMS

ROCK



LIGHTHOUSE



FOREST - FOG



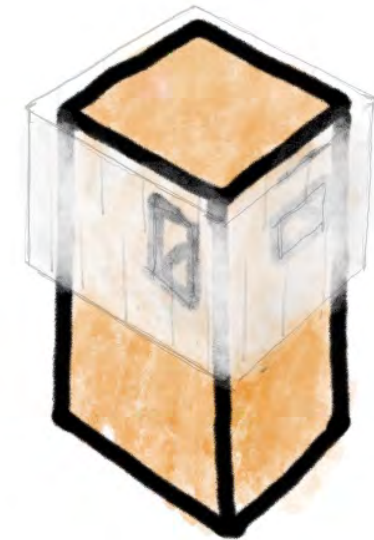
SOLID HEAVY



SOLID / LIGHT



ETHEREAL





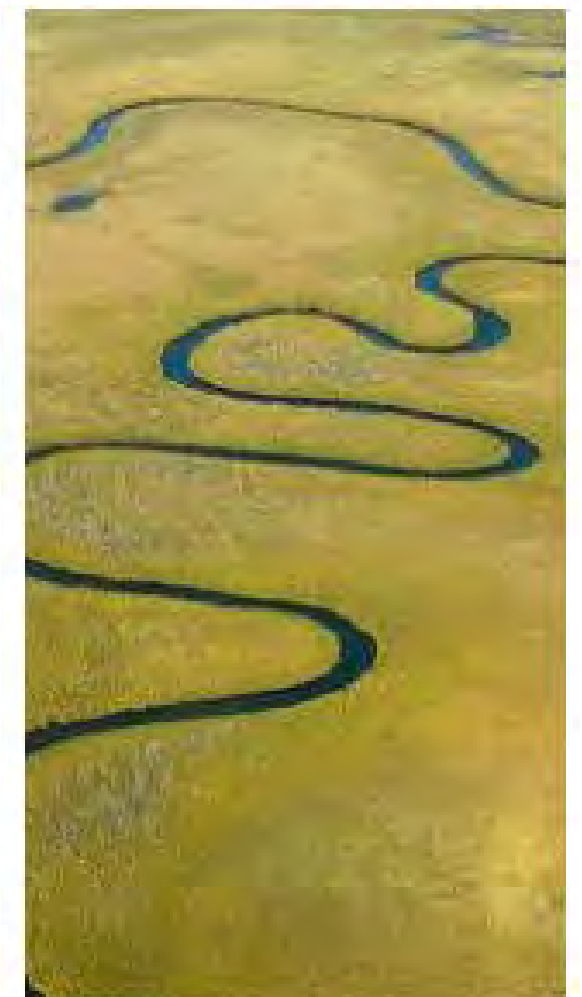
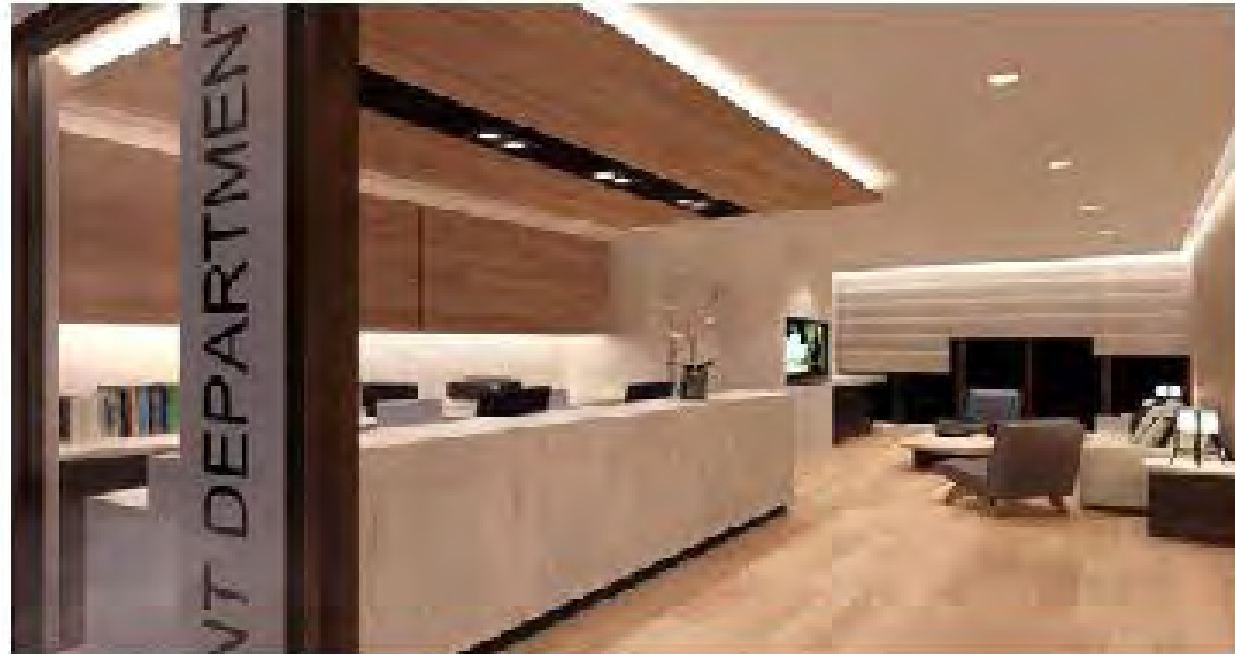
INTEGRATION OF INSIDE AND OUTSIDE



Blurring the lines between the inside and the outside to bring the garden into the hospital.



CIRCULATION



MATERIALS INSPIRED BY MAINE



50 YEAR PALETTE

Use of natural materials take clues from nature to create a timeless environment.





50 PALETTE



Sky



Sea



Land

COLOR OPTIONS

FLOOR PLAN

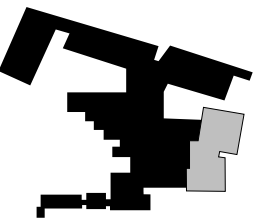
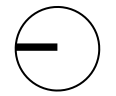
Views to White Mountains



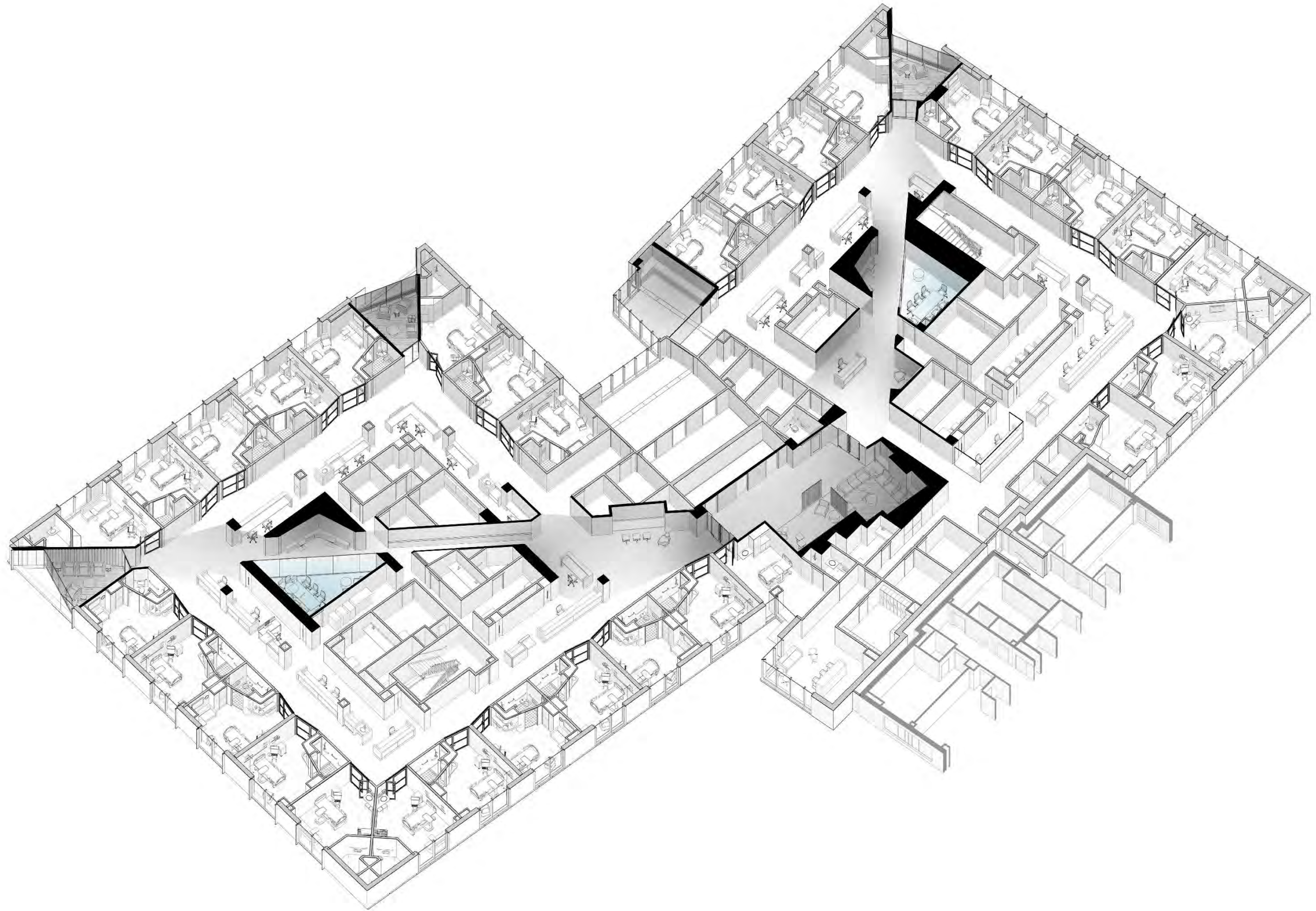
Views to Casco Bay



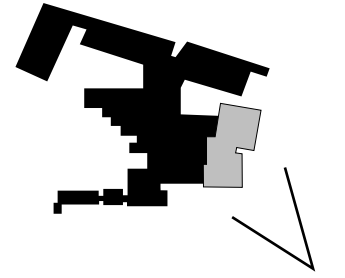
Views to Portland Water Front



AXONOMETRIC



AXONOMETRIC

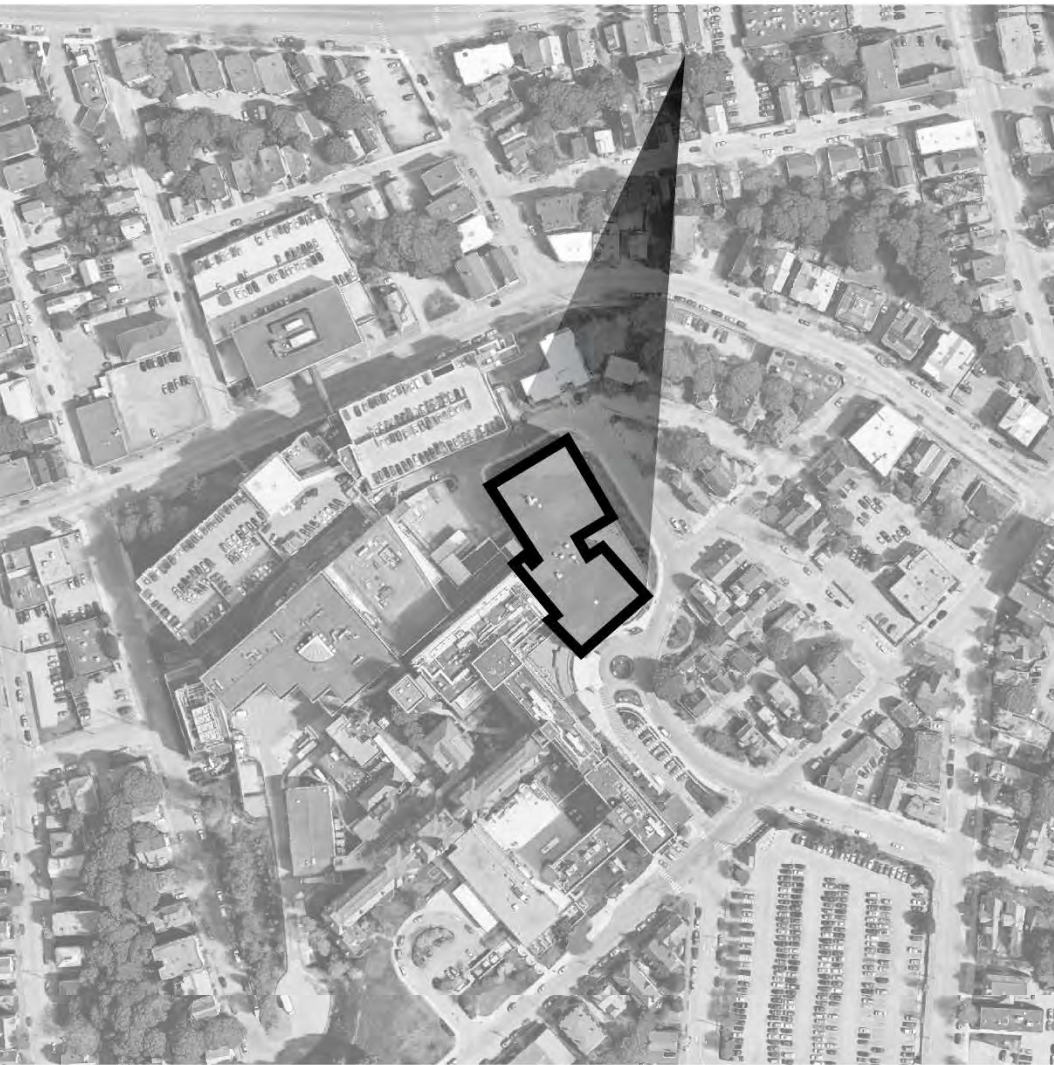


CAMPUS AERIAL





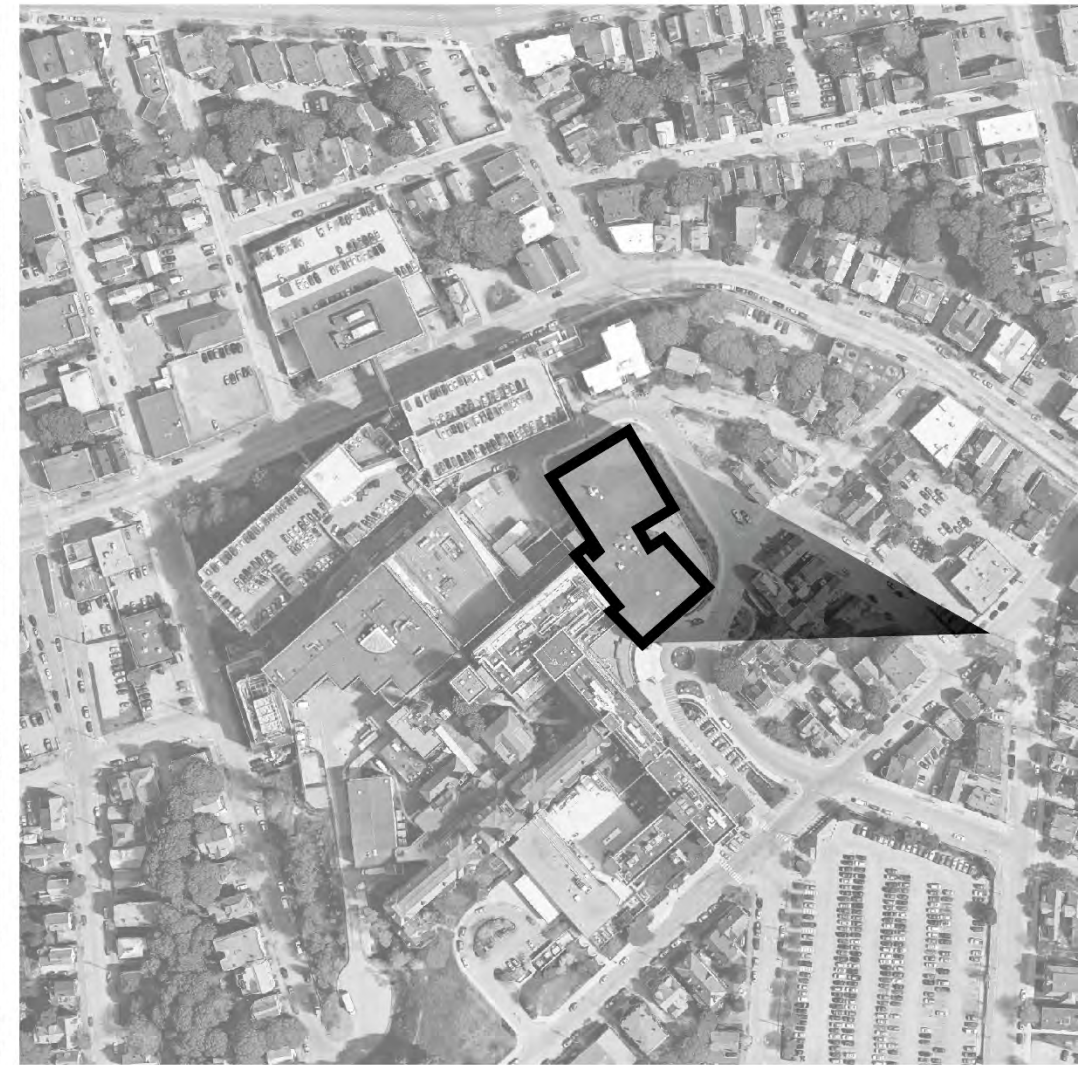




AERIAL VIEW



VIEW FROM BRAMHALL ST



VIEW FROM HILL ST













Maine Medical Center



GROVER C. AND EDITH C. RICHARDS
MEMORIAL

SOUTH
ENTRANCE

IT'S WHAT'S ON THE INSIDE THAT COUNTS.
United Way



Bramhall and Chadwick Street



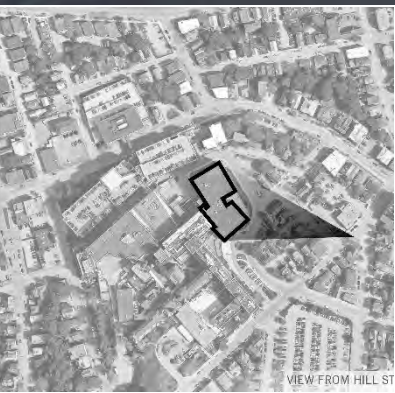
GROVER C. and EDITH C. RICHARDS
MEMORIAL

OUTH
ENTRANCE



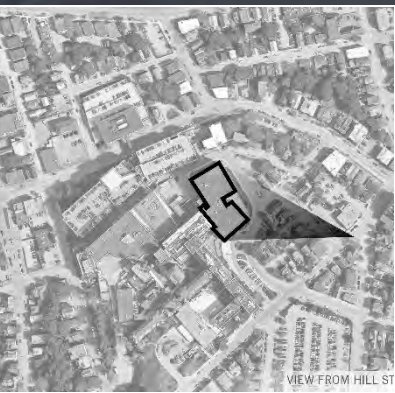


Bramhall and Hill Street



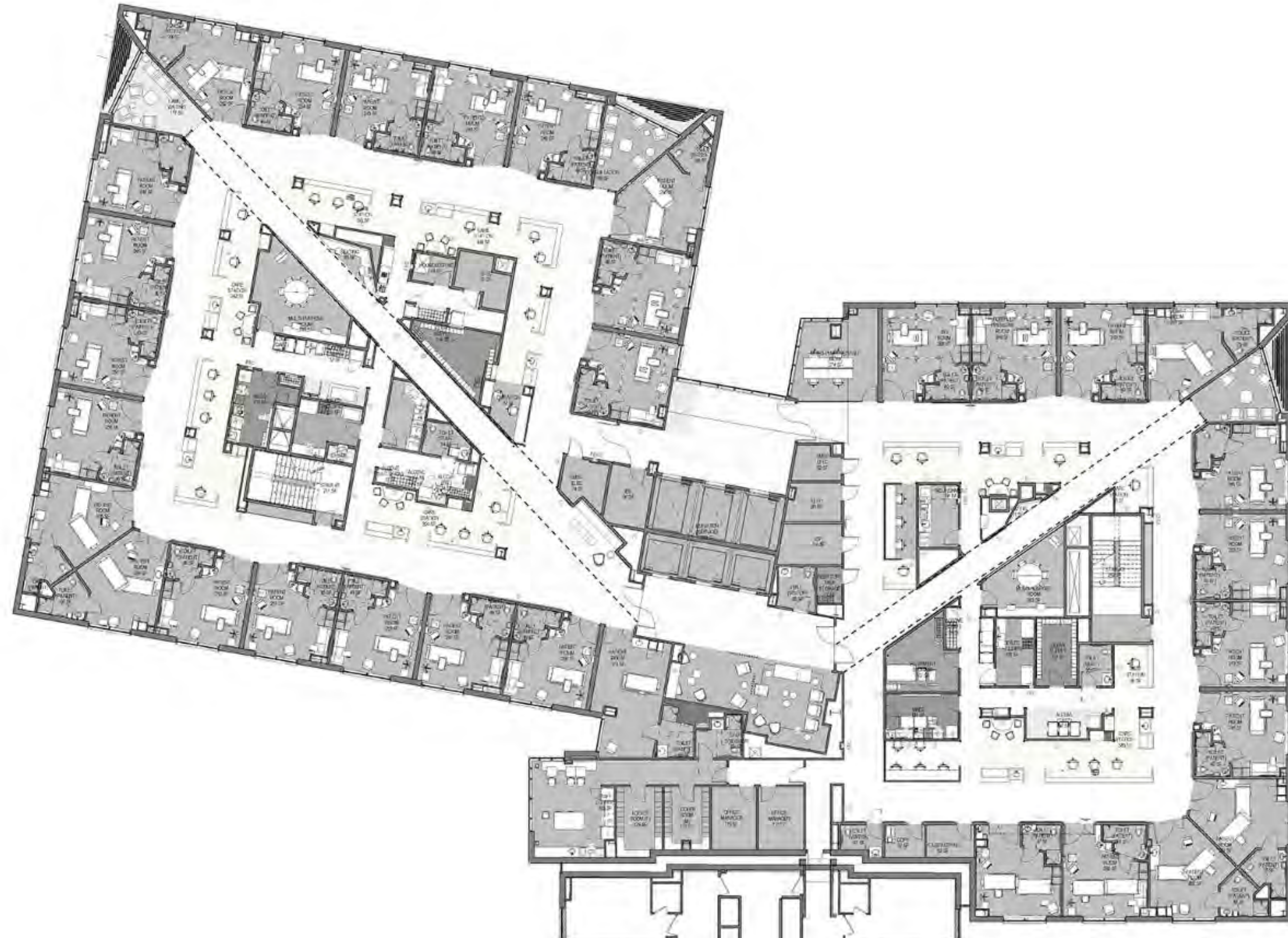


Bramhall and Hill Street



VIEW FROM HILL ST

TYPICAL FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

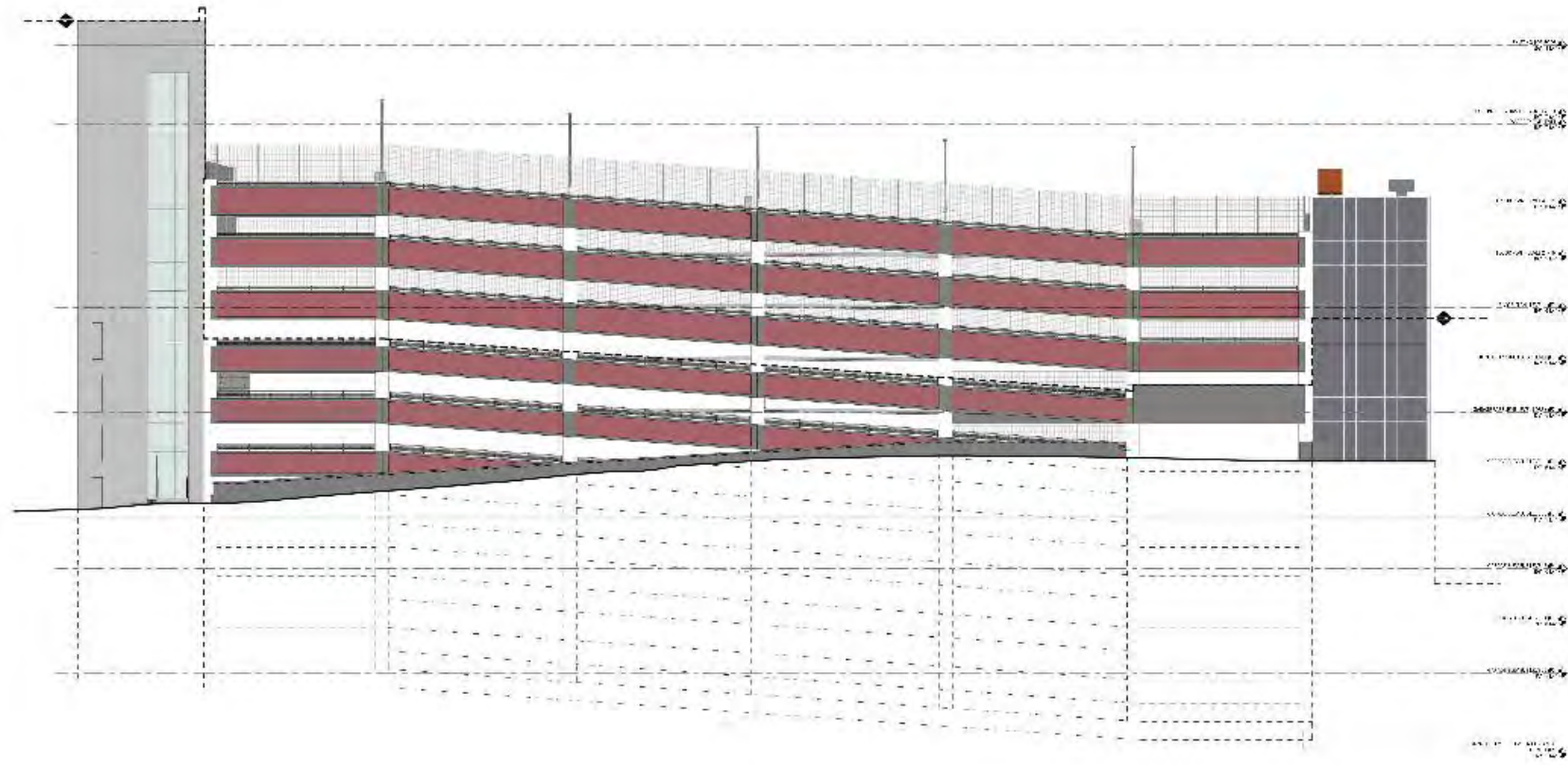


Visitor Garage Expansion

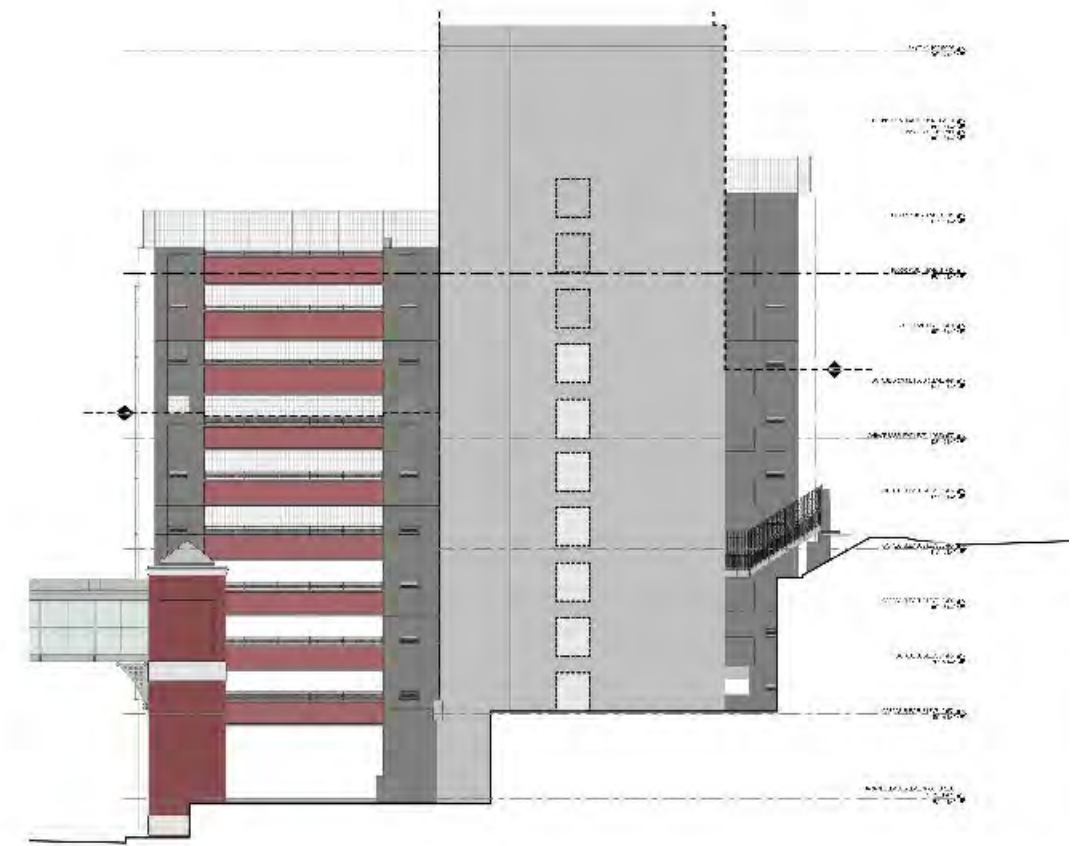
EXISTING



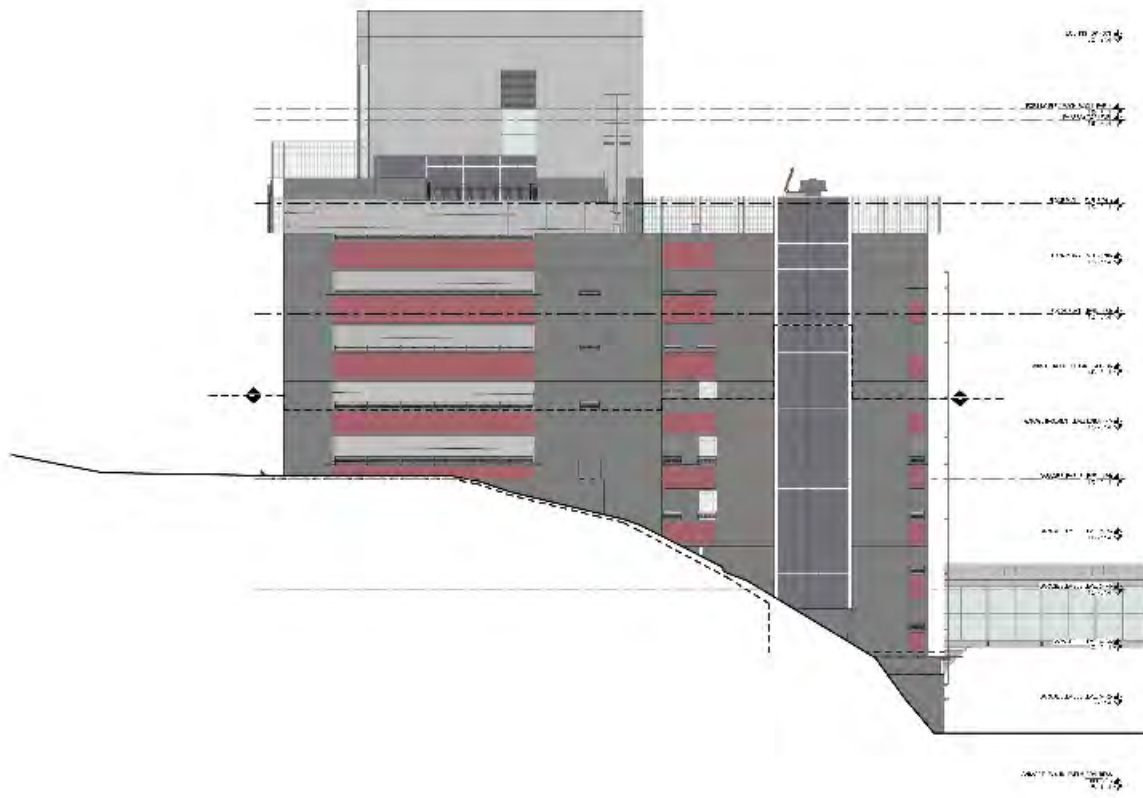
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



APPENDIX







GROVER C. AND EDITH C. RICHARDS
MEMORIAL

MAIN





WESCOTT ST
ELLSWORTH ST



NO PARKING
ANY TIME
ANY DAY





LYE A
try
three
to the
to keep
it going

- Case on how
case was resolved
- Chester School
1. Do people want an outdoor
space on their porch? ✓
 2. Which case did do
they prefer? ✓
 3. What is the best
to keep? ✓
 4. What price should
I charge? ✓









Medical Center
Maine

Centered around