

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

To:	Al Green
From:	Jeffrey Keilman
Date:	February 20, 2018
Subject:	<b>MMC East Tower Expansion – City Design Comments</b>
Attachments	N/A

The purpose of this memorandum is to document and provide design team responses to the Design Comments provided by City of Portland Staff and comments made by the Planning Board on 01.23.2018.

**#1 Comment**

Mixed feelings about use of white panels - too sterile or stark contrast, not recessive enough? Provide renderings showing options for material choices, grey or silver were specifically mentioned

Respond to question about re-cladding existing white on building

Address request for integration: Integration of existing building elements and new - looks like an addition

Additional Staff Comments: aligned with PB comment, continue to have some concern about the facade integration of the new and existing - especially in overall facade composition, proportion, and articulation. The existing building has a high level of articulation while the proposed new is much more minimal. Please clarify where new metal panel is proposed and where existing to remain and the strategy around getting those to match or blend. Staff suggest you consider articulation strategies in the new section that address these integration concerns whether that is a horizontal band, dimensional elements, color or other strategies.

**Response**

The design team appreciates the comments and understands the concerns. After careful consideration and reviewing past designs and studies, MMC and the Design Team feels strongly that the decision to continue the existing white metal panel on the East Tower expansion is still the correct design decision. This decision is based first on the fact that all the existing conditions on, surrounding, and below the East Tower utilize white metal panels. This is highlighted in the context photos of campus indicating areas of white panels existing including the bays and cap of East Tower,

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the ED Entrance, and the Bean connectors and addition (see Figure 1). Along with the use of metal panel, the continuation of curtain wall from the existing reveals in the mass are continued up into the new addition, effectively helping to stitch the buildings together. Deviations in materials from the existing campus palate will create more discrepancy of new versus old.



FIGURE 1 - East Tower Context photos

Along with the referencing the existing context of the MMC Campus, the East Tower addition's use of white panel is also due to the fact that this will have the most atmospheric transitions in conjunction with the ever changing environment of Maine. White panels will shift in tone and color depending upon bright sunlight, overcast skies, or even fog, not unlike the white light house illustrated as a precedent example (see Figure 2). Other colors and materials will not have this same effect and will in essence create a more dominant massing.

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FIGURE 2 - Light House Precedent Example

In healthcare design, the interior program drives the exterior of the building which is different than in residential or office construction. All aspects of the building are designed around meeting patient needs. At a detail level, articulation strategies to blend the design have been incorporated into the design including recessed bands/reveals to alleviate concerns as the building transitions from new to old. The detailing of key fenestration (spacing of windows) and other areas are also sensitive to the existing building's detail without being too wrought to allow for the addition to work at both a localized scale and at the urban scale. In particular, the scale of the windows relates specifically to the interior program of private patient rooms with a focus on connection to views and nature for patients and families. Strategies to intervene onto the existing building with specific material changes are not recommended because of a significant impact to patient care and compromises to the integrity of the building envelope. The new East Tower Addition will function mechanically as an independent building and the building envelope is designed to perform in conjunction with this. Modifications to lower levels of the existing building would require significant reengineering of the building science to ensure that the integrity of the envelope is not comprised, and in turn the patient care experience is not compromised.



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**#2 Comment**

Clarify integration of East Tower and Visitor Garage proposal related to future campus design

Integration into neighborhood (especially at the edges, entrances, blank walls, retail)

Long-term plan for Congress Street retail facade improvements

How will streetscape at South Entrance change when new entrance is added on Congress Street?

**Response**

Aerial images (Figure 3) highlight how the East Tower design is an extension of the existing East Tower and is an element that links with recent additions such as Bean 2 addition and future phases including the Congress St. patient care tower. Key in this approach is how the architecture reflects to the MMC mission and represents the delivery of modern healthcare.

This phase of the project specifically with the overbuild of East Tower does not envision any changes to the campus edges of streetscape for the South or Bramhall entrances. Clinical services will still exist at these locations and MMC, being an urban campus, will still require entrances to serve those patient populations.



FIGURE 3 - Ariel Image of Proposed and Future Developments

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**#3 Comment**

Screening of mechanicals on garage

**Response**

The existing garage only has a small rooftop fan unit that serves the eastern glass egress stair. Based on size and location, this unit is not visible. The Visitor Garage expansion is relocating this unit on top of the expand stair tower raising its height and further limiting any site lines to the unit.

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**#4 Comment**

Concerns with parking garage design - rooftop fence quality, facade improvements

City Staff: There are two opportunities to update or improve the design character of the garage - the fall protection fence, especially on the top level, and the metal screens.

**Response**

The existing fall protection fencing on the Visitor Garage is planned to be relocated to the upper level of the addition. Photos have been provided that indicate the details of the system (Figure 4). The current system is a tight mesh that is painted white with limited vertical supports as required to meet the programmatic requirements of a fall protection system. Fall protection requires that the element be a tight mesh to limit abilities for individuals to easily climb the system, providing greater security. The system as currently installed has a minimal visual impact.



FIGURE 4 - Visitor Garage Fencing System

The current screens on the garage are a white grid that aims to add articulation and reduce the scale of some of the larger proportional elements of the garage. The addition replicates this design element to further refine and connect the new with the old so as to eliminate any discrepancies between the phases.

The garage is an open, naturally ventilated garage and the percentage of open air needs to be maintained or else the garage will not meet code.