

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

To:	Al Green
From:	Jeffrey Keilman
Date:	March 19, 2018
Subject:	MMC East Tower Expansion – City Design Comments – Workshop 2 Response
Attachments	MMC IDP Design Review_prelim2

The purpose of this memorandum is to document and provide design team responses to the IOZ Design Review as provided by City of Portland Planning and Urban Development Department and follow up meetings and conversations with City of Portland Planning Staff. Comments were developed, collected, and summarized by Caitlin Cameron, Urban Designer and distributed on 03.06.2018. Subsequent meetings with City Staff occurred on 03.07.2018 and 03.15.2018.

IDP Design Guidelines**Guideline No. 1**

New buildings will be designed to contribute to the campus vision and organizational goals identified in the Master Facility Plan and the Transportation Plan, and best practice design standards for healthcare.

MMC's design of the East Tower and Visitor Garage meets this requirement because the design of both the East Tower and Visitor Garage relate to the campus vision as demonstrated in the aerial and long views. The design also further organizes the architectural character of the campus while adhering to best practice standards for healthcare as dictated by designing from the inside out.

Comment No. 1

East Tower: The stated MMC vision includes integrating inside and outside – achieved here through the internal circulation and window size and placement, as well as a “50 year palette” that selects materials based on cues from nature to create timeless environment. This vision includes Sky, Sea, and Land as concepts for material/color selection. The white metal panel and large curtain wall system intend to evoke the “sky” – light, recessive, neutral.

Planning Board commented that they like the concept of bringing outside in but found that the outward expression of that idea was not strong enough.

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MMC & Design Team Response

The design as presented contributes to the campus vision and further organizes the campus by linking the current East Tower design of white metal panel, with the proposed addition, further expanding the precedent developed in the Surgery 2 Addition where best practice design standards and interior planning are expressed within the exterior architecture.

City Staff asked if opportunities existed to further express the inside to outside at the corner moments during the 03.07.2018 meeting. The design team noted these studies were undertaken and were not feasible due to existing conditions, construction logistics, existing patient disruption, and programmatic impact it would cause for the helipad on the roof. The design team with MMC also believed the stronger outward expression would be in conflict with the existing East Tower and surround context, in particular, the residential scale.

Visitor Garage: The architectural character remains consistent by continuing the existing material palette and expression. In the case of Congress Street, the City's priority is the building interface with the street – keeping the urban street wall edge, activating the ground floor, providing a sense of scale and enclosure for the pedestrian.

MMC & Design Team Response

The design team has met the City's priority by improving the building's interface with the street – the urban street wall edge will be maintained, the ground floor will be activated by occupying the retail space, and there will be a sense of scale and enclosure for the pedestrian.

Guideline No. 2

The overall composition and experience of the campus will be considered for cohesive identity from approaches along Congress Street and I-295.

This guideline is met because the design of both the East Tower and Visitor Garage was envisioned throughout the design process with long views and campus identity in mind, including both current and future goals. This is demonstrated in the provided renderings that link the buildings on the hill with those along Congress Street in approach and scale.

East Tower: *Planning Board generally found that the proposal is cohesive with the future vision as presented in the 2/27 materials.*

MMC & Design Team Response

The design team with input from MMC chose to represent the future development of clinical structures on the campus within a similar design language. In that case, the East Tower Addition takes its cues from the other more recent projects, specifically Surgery 2 Addition on the Bean building and the proposed future development of the Congress Street project. This approach is highlighted within the campus aerial.

City Staff had no further comments or responses in regards to design approach and composition in regards to East Tower expansion within context of current and future expansion of Bramhall campus during the (2) subsequent meetings. An additional long view of Bramhall Campus was developed after the 03.15.2018

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meeting as requested by the City Staff to further reinforce East Tower connections with previous Bean 2 Addition and future Congress Street development.

Visitor Garage: The architectural character remains largely the same as the existing condition and is found to be consistent with the established character. The building addition increases the visibility of the campus from those long views.

MMC & Design Team Response

Long views were developed for further review per recommendation of City Staff. The expansion of the Visitor Garage does increase its height but the ability to see the expansion is limited from long views. However, per comments as heard from the Planning Board and reiterated by City Staff, options were developed on how to modify the existing screening elements on the garage. Upon review, an option that extends the screening above the last spandrel panel was desirable by all that reviewed for it broke the horizontal plane of the roof line and created a layering between the screens, fall protection, and precast concrete panels.

Guideline No. 3

Building entrances will be oriented toward, located adjacent to, accessible from, a sidewalk in a public right-of-way to create a pedestrian-oriented environment.

This guideline is met as both East Tower and Visitor Garage are overbuild conditions and do not create any new building entrances. In addition, the Visitor Garage retail space will be activated as part of the overall projects.

East Tower: Not applicable – entrances remain the same with existing ground floor.

Visitor Garage: The existing building has two retail entrances facing Congress Street to be activated with the construction field office. There are also steps with a door to access the circulation tower for the garage. From Crescent Street, there is a pedestrian path and doorway to the garage

see CPTED comment below.

Guideline No. 4

Building designs will relate to and be compatible with the existing, or – in areas of change –planned character of residential and commercial neighbors. Design elements and characteristics to consider include:

- Building placement and relationship to the street
- Overall massing and scale
- Roof forms
- Proportion, directional expression, and composition of facades
- Rhythm of solids to voids
- Rhythm and proportion of openings
- Rhythm of entries and projections
- Relationship of materials, texture, and color

This guideline is met because the design of both the East Tower and Visitor Garage utilize existing materials, scale, form, detail, and will be compatible with adjacent construction. This is demonstrated through the rooflines, simplicity of details to adjacent construction, and materiality. Proportions, façade expressions, and composition was developed to relate to the planned character for the Bramhall Campus, as it is an area of change. This is seen in the proportion

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of fenestration, expression and composition of facades with modern materials to relate to Surgery 2 expansion and future Congress Street building.

East Tower: *Some board members were concerned that the white panel will not achieve the desired effect of changing with the sky and natural light and therefore would not actually be recessive. There was additional comment on the white panel – members felt that the existing white elements in the campus design are not strong enough to take as inspiration for the new additions; why is a color that is a minor detail becoming a major design decision? White feels stark and while it may fit into a campus vision, there is concern about how this approach meets the guidelines regarding neighborhood integration/context. Finally, the board commented on the composition and proportion of the addition and commented that the design is lacking a base/middle/top which is a well-established approach to building design and façade composition.*

MMC & Design Team Response

The white metal panel is the correct response based upon current context, highlighted on the existing top floor of the East Tower, the entire Emergency Department, and the Surgery 2 Addition on Bean which all are critical elements in the long views of the campus. The use of white is also atmospheric as the addition will change in its appearance throughout the ever changing weather in Maine. Anyone who has looked at the current addition will notice the extreme differences in appearance from a sunny day to an overcast day. The use of color and details were also intentional to relate to the clinical programs within the building but to be sensitive to the more diverse mix of materials present within the neighborhoods, primarily the mix of brick and clapboard siding.

The relationships of materials and texture are further refined within the detailing of the windows. Great care was put into how to detail the project as indicated by the submitted details. Knife edge details will further emphasize shadows and provide visual interest in relation to the atmospheric conditions and play with sunlight.

City Staff commented that overall, the rooflines, massing and general approach were acceptable within the (2) follow up meetings.

Visitor Garage: The massing, roof forms, rhythms, and material relationships remain mostly unchanged from the existing conditions.

MMC & Design Team Response

In response to comments as heard from the Planning Board and reiterated by City Staff, options were developed on how to modify the existing screening elements on the garage. Upon review, an option that extends the screening above the last spandrel panel was desirable by all that reviewed for it broke the horizontal plane of the roof line and created a layering between the screens, fall protection, and precast concrete panels.

Guideline No. 5

Façade materials of buildings will be of high quality, and contribute to an attractive public realm.

This guideline is met because the design of both the East Tower and Visitor Garage utilize high quality, high performance systems that provide attractive aesthetic design but also high performing environmental design adding to an attractive public realm.

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East Tower: The applicant indicated the material choices are limited by construction constraints as well as the existing material palette. The proposal is simple white metal panel intended to visually blend with the existing white materials as well as provide a light, recessive quality to the increase in mass and height. Visual interest will be provided by material pattern, fenestration, and shadow lines created by angled windows on each façade.

Planning Board continues to be concerned about the choice of white panel – concern is not for the quality but for the contribution to the public realm and appropriateness, especially as it relates to the long views and neighboring context.

MMC & Design Team Response

Façade materials are of high quality and more importantly appropriate performance from a thermal performance to align with the clinical programs within the East Tower Addition. Attention to detailing and current and future context were critical in the material selections. Additional long views have been developed that in conjunction with the campus aerial speak to the new vision and image for the MMC Bramhall Campus. Subsequently, constructability and programmatic drivers were real constraints in selection of materials. In particular, the capacity of the existing structure severely limited façade material choices without significant reinforcement. In addition, limiting disruption to existing patient care areas and the required mechanical systems within the existing penthouse was also critical.

Visitor Garage: The proposal maintains the existing material palette of brick, concrete, and metal screen. *Planning Board is concerned about the prominence of the garage on Congress Street and the lack of visual interest and contribution to the public realm by using the existing material palette.*

MMC & Design Team Response

Long views were developed for further review per recommendation of City Staff. The expansion of the Visitor Garage does increase its height but the ability to see the expansion is limited from long views. However, per comments as heard from the Planning Board and reiterated by City Staff, options were developed on how to modify the existing screening elements on the garage. Upon review, an option that extends the screening above the last spandrel panel was desirable by all that reviewed for it broke the horizontal plane of the roofline and created a layering between the screens, fall protection, and precast concrete panels.

Guideline No. 6

The design process will consider long views of new buildings including roofs and associated structures to minimize visual impacts and provide visual interest. Rooftop appurtenances will be either screened from view or integrated into the building design, and will not be visible from adjacent streets, Western Promenade, or the Congress Street approach (helipad excluded).

This guideline is met because the design of both the East Tower and Visitor Garage are demonstrated with perspectives indicating the long views and visual impacts achieved in unifying the campus. Rooftop screening is utilized in the limited locations where appurtenances would have potentially been visible from street and/or long views.

East Tower: *Planning Board commented that the simple roof form does not have enough visual interest for the long views.*

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MMC & Design Team Response

Design team developed long views to indicate the visual interest created by the East Tower addition, in particular with the current Surgery 2 Addition and future Congress Street Development. The roofline of the East Tower Addition was kept simple to not compete with the current composition of various rooflines on campus. The helipad was also a key driver in maintaining a simple approach are various create series safety concerns.

City Staff commented that overall, the rooflines, massing and general approach were acceptable within the (2) follow up meetings.

Visitor Garage: *Congress Street is a major street and this building will become even more visible from long views as it grows in height. The garage proposal lacks visual interest from long views – articulation and visual interest are important for the garage in the forefront of the campus. Planning Board asks that the applicant re-evaluate the approach. Although staff and Planning Board acknowledge it is not realistic to completely redo the siding of the garage, consider options like adding decoration to give three-dimensional life to the façade, laser cut metal panel. The roofline is an element where visual interest could be added - Planning Board commented that the simple roof form does not have enough visual interest for the long views.*

MMC & Design Team Response

Long views were developed for further review per recommendation of City Staff. The expansion of the Visitor Garage does increase its height but the ability to see the expansion is limited from long views. However, per comments as heard from the Planning Board and reiterated by City Staff, options were developed on how to modify the existing screening elements on the garage. Upon review, an option that extends the screening above the last spandrel panel was desirable by all that reviewed for it broke the horizontal plane of the roofline and created a layering between the screens, fall protection, and precast concrete panels.

Guideline No. 7

Vibrant, contributing and sustainable active ground floors will be provided to add activity and a sense of place to the priority node identified in the City's Comprehensive Plan.

This guideline is not applicable to the East Tower as it is an overbuild of an existing structure.

The Visitor Garage design meets this guideline because of the existing retail space on Congress St. Turner will occupy the retail space for the duration of the project.

East Tower: Not applicable

Visitor Garage: This has been addressed through the fit out and activation of the construction field office.

Guideline No. 8

In areas where the occurrence of limited blank facades along public right-of-ways are unavoidable due to changes in topography or building use requirements, the following strategies will be used to mitigate visual impact:

- providing elements of visual interest along any black walls facing public streets, and,

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- working with the City of Portland to ensure adequate lighting of public sidewalks to create a safe pedestrian experience.

This guideline is met because the Existing street lighting is preserved and the Congress Street is further activated with the fit out of the existing retail space.

East Tower: Not applicable

Visitor Garage: Met - See comment 7. above.

Guideline No. 9

Any parking structure within the IOZ will:

- screen views of cars from the public rights-of-way
- provide elements of architectural interest on upper floors to contribute positively to long views and gateway approaches
- for garage structures within 20' of the public right-of-way, meet street activation intent according to street type

This guideline is met because the proposed Visitor Garage design with the vertical panels that screen the views of cars, provide architectural interest, and meets the street activation intent with the retail space.

East Tower: Not applicable

Visitor Garage: Screening requirement is met - Screening methods will follow the established existing design – solid wall with metal mesh railing with a trellis accent – this current condition successfully screens cars/headlights from Congress and Crescent streets.

Planning Board commented on the lack of visual interest on upper floors and feel this guideline is not met – roofline, façade material, fall protection/screen design are possible architectural elements that can address this guideline. Street activation guideline is met, see comments 7. above.

MMC & Design Team Response

Long views were developed for further review per recommendation of City Staff. The expansion of the Visitor Garage does increase its height but the ability to see the expansion is limited from long views. However, per comments as heard from the Planning Board and reiterated by City Staff, options were developed on how to modify the existing screening elements on the garage. Upon review, an option that extends the screening above the last spandrel panel was desirable by all that reviewed for it broke the horizontal plane of the roofline and created a layering between the screens, fall protection, and precast concrete panels.

Building Relationship to Public Street

1. Urban Main Street (Congress Street)

MMC buildings abutting Congress St will be designed to:

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- Provide urban-levels of density
- Create an urban street wall that provides a sense of enclosure to the public realm
- Have their primary orientation towards Congress Street
- Activate the public sidewalk with building entrances, lobbies, etc.
- To the extent possible, given programmatic needs, provide visual interest and ensure pedestrian safety with views into and out of the building along the public sidewalk
- To the extent possible, given programmatic needs, provide space for community oriented uses such as services or retail that can be shared between MMC users, neighbors, and the broader Portland community
- Support the existence of neighborhood amenities such as restaurants and other retail uses providing services to local residents and employees both during the day and evening hours.

In addition to the guidelines listed above, buildings that have frontage on Congress Street and that include parking components will activate portions of or place liner buildings along the ground floor facing Congress Street.

East Tower: Not applicable

Visitor Garage: The building addition maintains the urban street wall already established. The existing building's primary orientation is towards Congress Street. Entrances are not proposed to be changed – there are several existing entrances oriented to Congress Street. For activation, see comment 7. above.

Crime Prevention Through Environmental Design (CPTED)

MMC will incorporate the following design strategies that have been demonstrated to deter crime:

- Providing a clean and aesthetically pleasing campus environment that is designed with vandal-resistant materials
- Providing clear and properly-sized signs in safe locations to ensure safe wayfinding
- Ensuring that paths from transit stops, bike storage areas, and parking areas to main pedestrian entrances are well-lit, with clear sight lines
- Designing street-level elevations to minimize potential hideouts
- To the extent possible, given clinical program demands, providing views in and out of building ground floors populated by users to serve as “eyes on the street”
- Generating foot traffic on public sidewalks with pedestrian entrances

East Tower: No changes to the site lighting or ground level building interface are proposed.

Visitor Garage: Please indicate any changes to the site lighting or ground level building interface. Staff would like to better understand how the CPTED guidelines are being met for the pedestrian entrance off Crescent Street to the garage – lighting is critical here.

MMC & Design Team Response

Per neighborhood expansion meetings including MMC and City Staff, it was agreed to lock the existing public stair tower that is accessible from Congress St. This is in an attempt to address potential hangouts that were creating problems for the neighborhood. This modification in conjunction with the activation of the retail space providing eyes on the street will improve the experience dramatically. During the

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03.07.2018 meeting, City Staff stated they would review the Crescent Street lighting for the garage and provide comments. This upper level is the Emergency Department drop-off and is active 24 hours a day.

Mitigating Impacts Through Design

Minimizing Shadow Impacts - Shadow impacts were evaluated as part of the IDP process. Both projects increase building height and will inevitably have some shadow impact – the garage height will increase the shadow cast across Congress Street but, as the applicant has argued, shadows on Congress Street are unavoidable due to the terrain, orientation, and street position. Refer to Plan 13 for shadow analysis of the approved IDP building heights – a couple of residential buildings are impacted in the winter by the increased height.

Context-Sensitive Lighting Design – More information is requested regarding site lighting for both projects.

MMC & Design Team Response

All proposed relocated and new fixtures were provided as part of the submission indicating current conditions shall be maintained. The East Tower is not modifying the ground plane and will remain as currently designed. The Visitor Garage will maintain the pedestrian street lights along Congress Street as requested during the original permitting process but improve the street experience with the renovations to the retail space.

Mitigating Wind Impact – No information was provided to evaluate this item.

Preserving and Enhancing Viewsheds – The building expansions do not impact Western Promenade viewsheds. Each of these expansions will increase the visibility of the campus from multiple long views.

Regulatory Framework

1. Mixed Uses: . . . *healthcare facility development fronting onto Congress Street and St John Street shall activate the public realm, to the extent able, with uses such as service and retail/restaurant, landscaping, active building entrances, pocket parks, etc., on the ground or other publicly accessible level, consistent with the design intent contained in the approved IDP. . . .*

East Tower: Not applicable

Visitor Garage: Met - See comment 7. above.

East Tower & Visitor Garage Overbuild As Seen from I-295
Date: 03/23/2018



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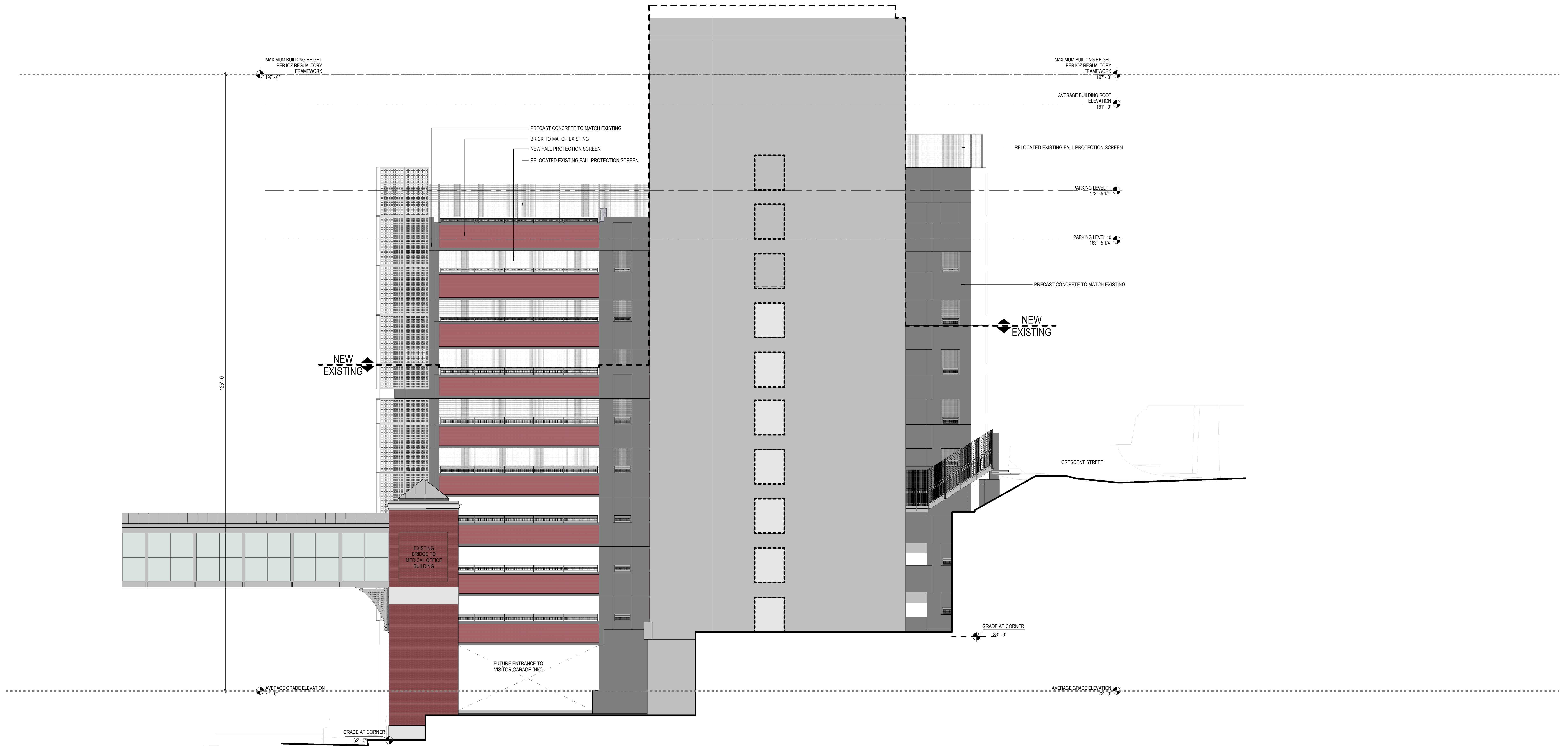


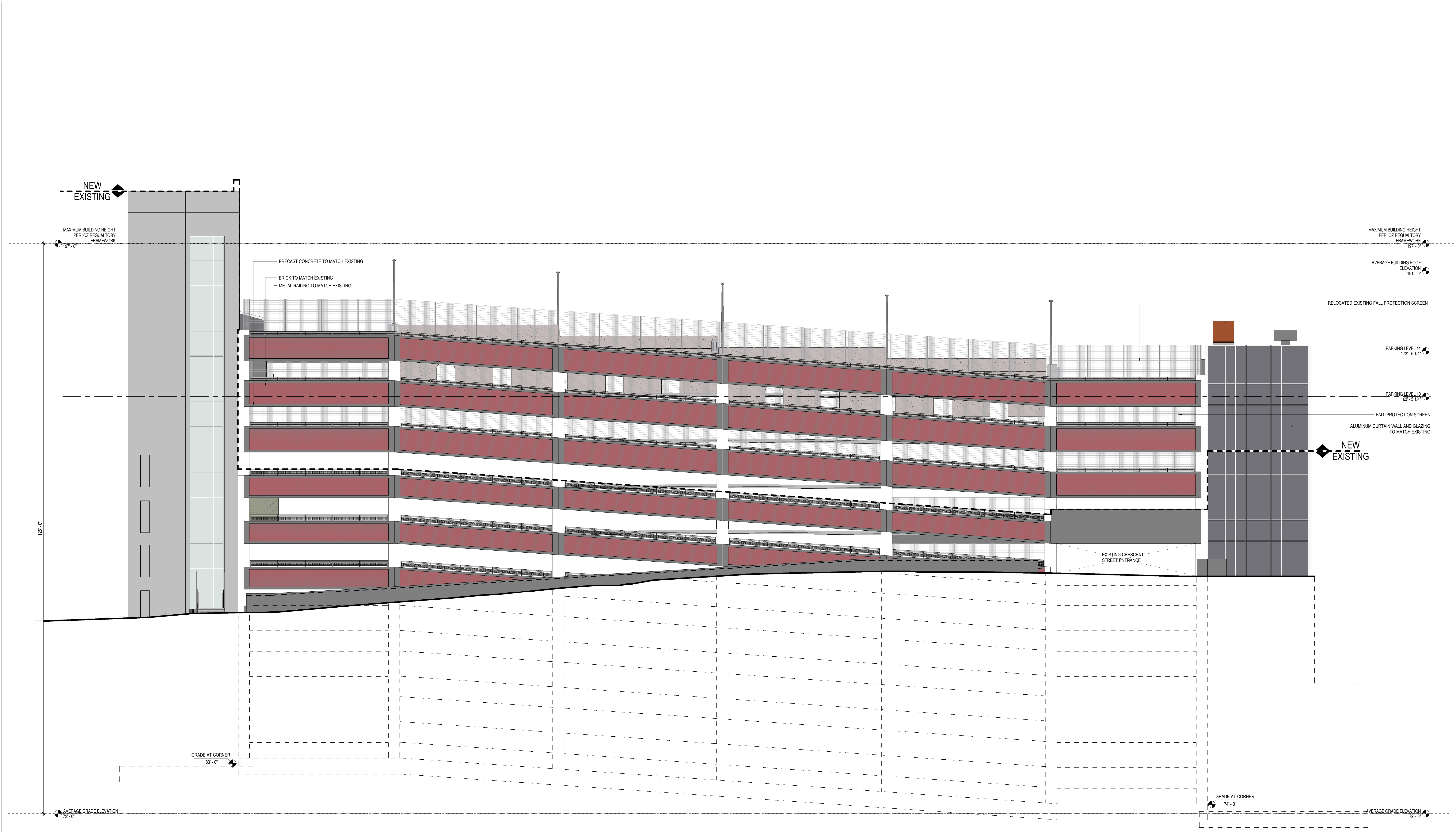


Visitor Garage Expansion

NORTH ELEVATION

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Visitor Garage Expansion

SOUTH ELEVATION

