



Caitlin Cameron <ccameron@portlandmaine.gov>

Re: MMC Design review

Caitlin Cameron <ccameron@portlandmaine.gov>
To: "Fraser, Jean" <jf@portlandmaine.gov>

Thu, Feb 15, 2018 at 2:27 PM

1) Design submission for Planning Board workshop 2/27 - Staff suggest the PB workshop submission include at least a written narrative addressing the design points below which may also include some visual examples of past design iterations. The PB workshop presentation should definitely include visual responses to some of these points as we discussed in the meeting last week.

The following comments/questions from the Planning Board should be addressed regarding design:

- Mixed feelings about use of white panels - too sterile or stark contrast, not recessive enough?
 1. Provide renderings showing options for material choices, grey or silver were specifically mentioned
 2. Respond to question about re-cladding existing white on building
- Address request for integration:
 1. Integration of existing building elements and new - looks like an addition
 2. Clarify integration of East Tower proposal related to future campus design
 3. 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?
- Screening of mechanicals on garage
- Concerns with parking garage design - rooftop fence quality, facade improvements

2) Design Comments - Based on the design meeting last week, staff continue to have the following comments/questions on the current proposal:

- **East Tower:** Staff, 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.
- **Garage:** 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.

--

Caitlin Cameron, AICP, Associate AIA, LEED AP
Urban Designer
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101
phone: (207) 874-8901
email: ccameron@portlandmaine.gov