

PERKINS+WILL

MMC Congress Street - City Design Narrative

To: Al Green
From: Jeffrey Keilman
Date: September 14, 2018
Subject: **MMC Congress Street - City Design Narrative**

Attachments

The purpose of this memorandum is to document and provide design team process and responses to address the IOZ Design Review standards as required following up on conversations with City of Portland Planning Staff outlining design intent.

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.

Design Response

The design of the proposed Congress Street Patient Tower meets this guideline. The proposed building follows the design drivers outlined in MMC's Institutional Development Plan (Pgs. 100-102)

1. The building creates a new gateway to the hospital, highlighting a major axis in the City of Portland, along Congress Street and further expands upon the architectural character and vision of the MMC campus that was established by the Bean Expansion and East Tower. The Congress Street Patient Tower further defines the architectural character of the campus by articulating a design that adheres to best practice standards for healthcare as dictated by designing from the inside out in that the key plan and program requirements are expressed within the exterior massing. This massing relates to required scale for modern delivery of healthcare and further links to the architectural character and scale of the other building projects on the campus, including the East Tower addition and Bean Surgery expansion, both visible and reinforced in the layering of the buildings on campus.
2. The building will be an efficient and well-organized addition to campus. The Congress St. entrance, adjacent to the patient and visitor parking garage will be easy for patients and visitors to find. This entrance is glazed and highlighted by the multistory atrium that is visible from Congress Street and creates a destination for clarity of wayfinding.
3. The building design supports healing. The building is designed around the patient rooms and procedure rooms. Window heights, fenestration, and the façade articulation will all contribute to a better patient experience. The design aesthetics relate to the campus vision by epitomizing the top-quality, advanced healthcare delivered on campus. Attention to scale and proportions for the inhabitants drove design and massing decisions on the exterior. In

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particular, decisions on where to include glazing, and more importantly, where solid wall is located was driven by the interior plan and program. A patient centric experience from the interior design was the key driver and critical in shaping the exterior expression of the architecture.

4. A sustainable and resilient campus is enhanced with the Congress St. Tower. Impervious surfaces are reduced with the use of green roofs, roof terraces & courtyards, and landscaped surfaces along Congress St.
5. The contextual landscape framework achieves a balance between the urban edge that the new building creates with Congress St. and providing landscaped amenities as appropriate. The landscape, in conjunction with the hardscape, create a layering of space from the public right-of-way to the new entry for the hospital. The landscape framework also mitigates the large grade changes and provides an urban plaza and pedestrian connections for the hospital previously lacking along Congress St. Decisions on landscape design and formal moves were considered not only from the context of the street experience, but also for patients who will be looking at these spaces from within the hospital with the understanding that a room with a view has clinically proven to improve patient outcomes

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 a timeless environment. This vision includes Sky, Sea, and Land as concepts for material/color selection. Although the design of the Congress Street Tower could be considered contemporary, the choice of materials, design details, and other elements relate to a sense of place, specifically, Maine.

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.

Design Response

This guideline is met because the design of Congress Street Patient Care Tower was envisioned in conjunction with both the East Tower and Visitor Garage, in particular how long views and campus identity are reinforced, including both current and future phase goals. This is demonstrated in the provided renderings that link the buildings on the hill with those along Congress Street in approach and scale.

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.

Design Response

This guideline is met as new entrances for vehicular drop-off, pedestrian access, and access from public transportation are created along Congress Street directly linked to the public right-of-way. The design of the landscape/hardscape along Congress Street further link the building to the public realm and assist in creating a pedestrian-oriented environment. The creation of a small plaza and an urban staircase

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provide for a public space that mitigates the challenges created by grade at this location. Entrances were considered for their relation to the public, but also for their critical adjacencies within the facility. Ability for patients and visitors to quickly enter the building and access critical services through limited travel distances and intuitive wayfinding seamlessly link the exterior to the interior.

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

Design Response

This guideline is met because the design of Congress St. utilizes materials, scale, form, detail, to be compatible with adjacent MMC campus construction, while speaking to the required scale and aesthetics of modern healthcare. The design relates to both the East Tower and the recently completed Bean Addition. This is demonstrated through the rooflines, simplicity of details to adjacent construction, and materiality. Proportion, façade expression, 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 of fenestration, expression and composition of facades with modern materials to relate to Surgery 2 expansion and proposed Congress Street building.

Guideline No. 5

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

Design Response

This guideline is met because the design utilizes high quality, high performance systems that provide attractive aesthetic design but also high performing environmental design adding aesthetically to the public realm. Choices in materials were selected deliberately to meet the rigors required by healthcare interior environments.

Façade materials are of high quality and more importantly appropriate performance from a thermal standpoint to align with the clinical programs within the building. 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

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selection of materials.

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).

Design Response

This guideline is met because the design of the Congress Street building 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. Inclusion of green roofs, both visual and occupied, further enrich the roofscape.

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.

Design Response

The Congress Street building provides this by aligning two entries along Congress St., providing activity and a sense of place along a key urban edge to the city. The inclusion of a major hospital entry along Congress St. that enables both vehicular and pedestrian connections enriches the streetscape but also provides identity to MMC in the place of a previously located parking garage. Linking this entry with a transparent concourse to the employee entry further activates the ground floor as activity will occur along this spine 24 hours a day, keeping eyes on the street.

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 blank walls facing public streets, and,
- working with the City of Portland to ensure adequate lighting of public sidewalks to create a safe pedestrian experience.

Design Response

This guideline is met because Congress Street is activated with the addition of new entrances and activities along the Congress St. edge. In addition, MMC is working with the City of Portland regarding street and pedestrian level lighting along Congress St. The use of transparency and properly located glazing further strengthen the visual interest and depth of the facades. Photometric calculations have been provided indicating that proper light levels will be maintained. The location and rhythm of fenestration was determined by the patient focused planning and interior program drivers.

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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

Design Response

This guideline is not applicable to this submission because there is no proposed parking.

Building Relationship to Public Street

1. Urban Main Street (Congress Street)

MMC buildings abutting Congress St will be designed to:

- 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.

Design Response

The Congress Street building was conceived as the link for the MMC Bramhall Campus to the urban edge that is Congress Street. The buildings massing, while expressing the critical healthcare programs, also reinforces the street wall. Use of cantilevers and other changes within massing provide a sense of enclosure along the street edge while allowing for space to the benefit of the community such as urban plazas.

The new building is also oriented to Congress St. with the public entrance and lobby visible and active from the street. Also, since this is a hospital, its primary purpose programmatically is to provide community oriented services.

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

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- 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

Design Response

The new building is comprised of quality materials that are durable and resistant to abuse and vandalism. The public realm is properly lit, and designed to minimize potential areas for hideouts. Foot traffic, both on the sidewalk and within the concourse of the new facility will further activate the site and provide eyes on the street.