

Penrose Hospital Design Guidelines

Purpose:

- Encourage the continuing development and redevelopment of the hospital property in a manner which is mutually beneficial to both the hospital and the surrounding neighborhood
- Encourage consistency with the Old North End Neighborhood Plan
- Establish guidelines for the interface between the hospital and neighborhood
- Amend the development plan to include the agreed upon guidelines

Elements:

Campus wide design principles -

- Where possible, maintain a north/south paved walkway through campus that is reminiscent of the historical campus's connectivity to the neighborhood.
- Provide a campus sidewalk system that connects campus buildings to the public sidewalks located within the adjacent streets' R.O.W.
- Provide and maintain landscaping and trees between the curb and sidewalk of the adjacent street R.O.W.'s in such a manner as to continue the historical tree and landscape patterns typical to the area (approximately one deciduous shade tree per 30 feet where possible).
- Modifications to the historic medians within Cascade Avenue and Nevada Avenue are discouraged, provided that the current and future configurations conform to traffic studies and recommendations of the governing authorities, including review by the Parks and Recreation Board.
- Signage: 6' maximum height for freestanding signs as shown on the development plan. No internally illuminated wall signs are permitted on the buildings unless the illuminated signage and its illumination are not visible from the Old North End Neighborhood.
- Exterior lighting, including lights attached to the buildings, shall include full cut-off fixtures that conceal the light source from typical R.O.W, sidewalks and neighboring points of view. Pedestrian and parking lot lights shall match as close as possible to the existing acorn-style light standards.
- The Margery Reed Park as identified on the development plan will be maintained and remain available to the public.
- The maximum lot coverage in the present R-5 zone is 40%. If a nonuse variance is necessary for future campus and facility expansion, then compliance with these design guidelines will assist ONEN in the support of such a variance.
- No new surface parking spaces are permitted adjacent to the street rights-of-way (ROW). When possible, parking structures are encouraged to be located in the interior of the site and buffered from view by the campus buildings. Parking structures that abut street R.O.W.'s shall follow the building design guidelines noted below. Parking access shall be from the interior of the site unless otherwise approved by city zoning authorities. Single parking structures fronting a street R.O.W. shall not exceed 40% of the block frontage. Parking structures fronting Jackson Street shall not be limited in their street frontage, per conceptual site development overlay.
- Whenever possible, buildings shall be located fronting the streets and set back from the street R.O.W. line the R-5 zone minimum of 20 feet. A setback variance may be required to implement the interface building zone. Conformance with these design guidelines may assist in satisfying the review criteria for a setback variance.

Architectural features that reinforce the "porch-like" character of the residential neighborhood are strongly encouraged. These features may encroach 4 feet into the minimum setback. Roof overhangs, canopies, and other like architectural features may encroach into the setback an additional 3 feet. These architectural features should follow a repeating pattern and interval that breaks up the horizontal expression of otherwise potentially long building facades. The features should complement if not replicate the scale typical of historical structures or building types commonly found in similar neighborhood settings.

- The building facades adjacent to the street rights-of-way shall incorporate articulation and fenestration to minimize the impact on the neighborhood. Window openings shall be designed as cut openings in a solid wall plane (punched) to create a strong pattern and rhythm. Glass curtain wall or large unbroken glass or openings are highly discouraged. Elements such as entries, porches, windows, canopies, balconies, cornices, hip and gable roofs, etc. are possible features that may be included into the street frontage elevations.

Building articulation and detailing is encouraged through variation in the depth of the building facade along with the architectural recommendations following:

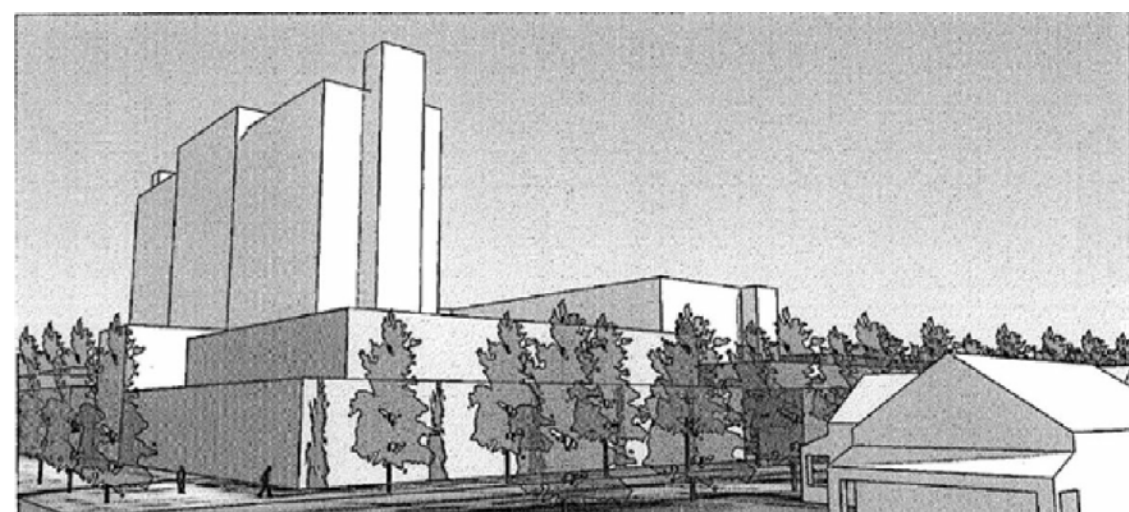
- Building wall materials should vary horizontally with a delineated base, field and cap.
- Screening, when required, should match the wall materials of the adjacent building.
- All Window openings shall be proportioned square or vertical.
- Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
- Window glass shall be non-mirrored.
- Doors and windows that operate as sliders are prohibited along frontages.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached shed roofs may be no less than 2:12.
- The primary exterior finish materials on all facades fronting street R.O.W.s shall be of brick, stone, stucco, textured paint coatings over concrete that replicate stucco, cementitious siding or wood appearing materials.
- All mechanical units shall be shown on the development plan. Mechanical units for buildings abutting the streets' R.O.W.'s that are visible from the Old North End neighborhood shall be screened from view with a material matching the adjacent building. Flat roofs shall be enclosed by parapet walls a minimum of 42 inches high or as required to conceal secondary mechanical and plumbing equipment. Sound attenuation for all mechanical units shall be included in the design. Materials used in the screening of mechanical units are permitted to exceed the agreed upon height restrictions if required.

- The maximum building height within the interior of the campus shall not exceed the existing height of the current west tower. The maximum height of the perimeter building zone (low rise) is 64 feet and the maximum height of the interface zone (the area between 20 feet and 35 feet setback from the street R.O.W.) is 48 feet, except on Madison Street, where the interface zone is a maximum of 39 feet in height.

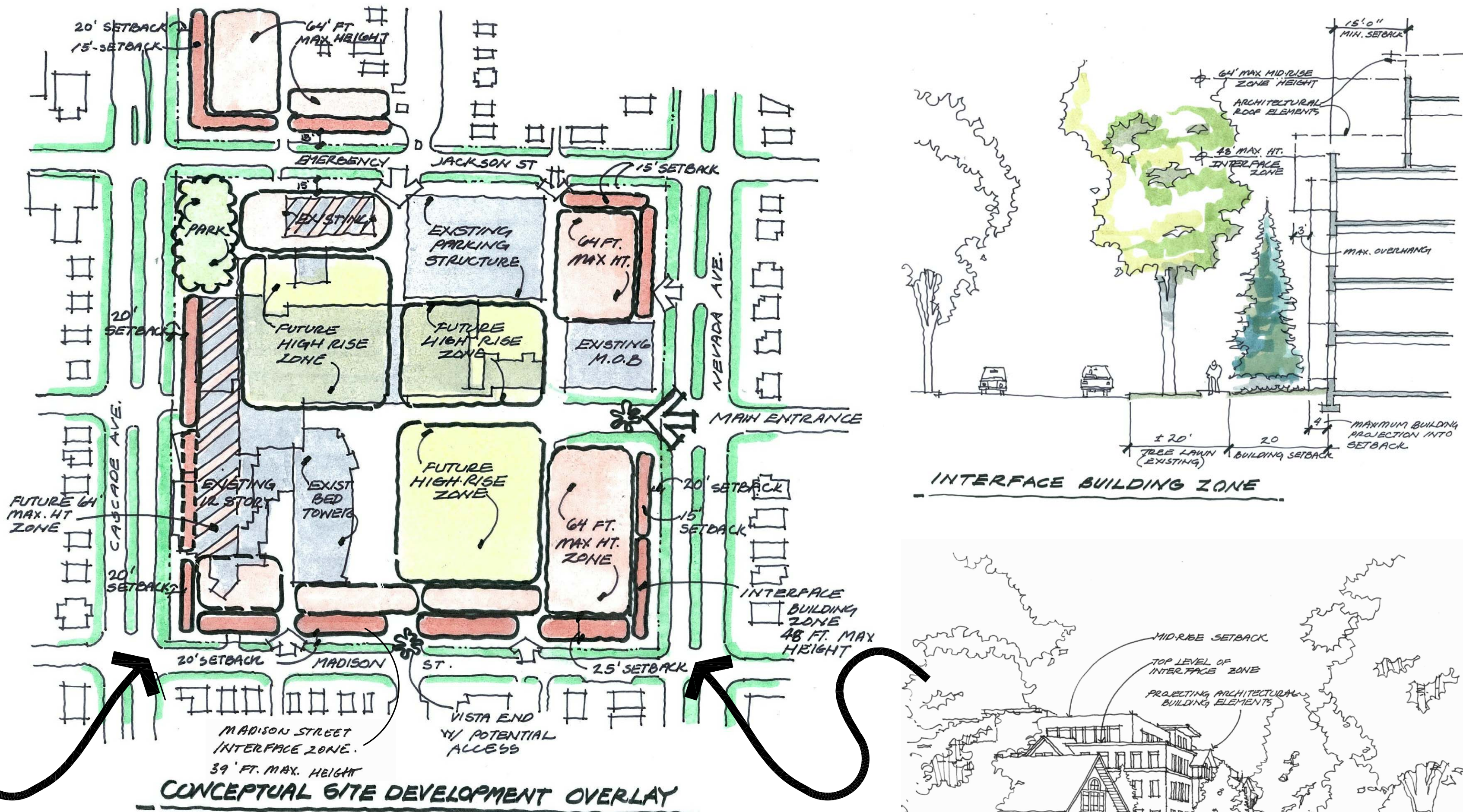
- Helicopter: If a significant change in operations is proposed with the helicopter then the Old North End Neighborhood and the City will be informed prior to implementation.

Street frontages (relocate this information to the appropriate interface street section) -

- Nevada Avenue (140' R.O.W., minor arterial): Emphasize as main entry.
- Madison Street (60' R.O.W., local): Future projects shall discourage an increase in truck and service vehicle traffic on Madison Street.
- Cascade Avenue (140' R.O.W., minor arterial): Entries are for employees only with card access. No public entries allowed.
- Jackson Street (60' R.O.W., collector): Maintain emergency department access, encourage use of Jackson Street for truck deliveries and service access with future developments.
- Area north of Jackson Street: The area as shown on the development plan is subject to the above design principles.



Example of Building Massing with Setbacks- View looking North East from Cascade and Madison



Example of Building Massing with Setbacks- View looking North from Nevada and Madison

