

1. Legal Ad

Documents:

[5-2-18 LEGAL AD.PDF](#)

2. Agenda

Documents:

[5-2-18 AGENDA.PDF](#)

3. Fort Gorges Landing

Documents:

[HP MEMO - FORT GORGES LANDING.PDF](#)

4. Congress Square Park

Documents:

[HP MEMO - CONGRESS SQUARE PARK.PDF](#)

5. Congress Square

Documents:

[HP MEMO - CONGRESS SQUARE.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND**

Public comments are taken at all meetings.

On **Wednesday, May 2, 2018**, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. PUBLIC HEARING

- i. Certificate of Appropriateness for Installation of Temporary Landing, Walkway and Railings; FORT GORGES; Friends of Fort Gorges and City of Portland, Applicant.**

Break for Dinner; Meeting Resumes at 6:30

PUBLIC HEARING (continued)

- ii. Certificate of Appropriateness for Temporary, Seasonal Installation of Shipping Container for Storage; CONGRESS SQUARE PARK; Friends of Congress Square Park, Applicant.
- 2. WORKSHOP**
- i. Preliminary Review of Proposed Congress Square Redesign; CONGRESS SQUARE; City of Portland, Applicant.
- 3. CONSENT AGENDA**

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

HISTORIC PRESERVATION BOARD AGENDA
May 2, 2018 at 5:00 p.m.
Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS AT THE MEETING HELD ON 4-18-18**
There were no public hearing items to report decisions on.
- 4. PUBLIC HEARING**
 - i. Certificate of Appropriateness for Installation of Temporary Landing, Walkway and Railings; FORT GORGES; Friends of Fort Gorges and City of Portland, Applicant.**

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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
FORT GORGES LANDING, WALKWAY, AND RAILINGS**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: April 27, 2018

RE: May 2, 2018 **Public Hearing**

Application for: Certificate of Appropriateness for Temporary Landing, Walkway, and Railings

Address: Fort Gorges

Property Owner: City of Portland

Applicants: Friends of Fort Gorges and City of Portland

Project Architect: Chris Briley

Project Engineer: Al Hodson, Resurgence Engineering

Introduction

Friends of Fort Gorges and the City of Portland have requested a public hearing on a Certificate of Appropriateness to install a temporary landing and walkways at Fort Gorges to improve access and safety. Plans include improvements to the stone wharf and installation of a wooden deck, a walkway, and railings. To safely dock larger vessels such as ferries, the applicants are also investigating the installation of robust bollards, and they are exploring implications these additions would have for reinforcement of the wharf. In addition, because bricks have fallen at the sally port entrance to the fort, measures will also have to be taken to repair and stabilize the ceiling at the entrance tunnel.

Some Board members will recall visiting the fort, and reviewing fall hazard mitigation measures proposed by the Army Corps of Engineers in 2016, as part of long-term plans to improve public access and safety. The City and the Friends very much hope to encourage safe visits by the public to the historic fort that is owned by the City – for fund-raising events to help finance

future preservation efforts, as well as for education and recreation. As Board members know, Friends of Fort Gorges is a key player in pursuing fundraising, making improvements to ensure that increased visitation can be safe and feasible, and ultimately facilitating the long-term preservation of the historic resource.

The temporary nature of these proposed improvements are based on several current circumstances:

- In order to hold public events at the fort to raise funds for preservation, economical improvements must be made that will enable City authorities to issue permits for events.
- Neither the City nor the Friends group can fund major, permanent restoration projects at the fort at this time – hence the need for fund raising events, so the nonprofit can leverage funding from Portland and other sources.
- With the implementation of the fall hazard mitigation project having been completed by the Army Corps of Engineers in the interior of the fort, the current proposal is focused on making it possible for visitors to safely disembark from a boat and traverse the rough open space between the pier and the entrance.
- The stone pier and the ground leading to the sally port have suffered from years of neglect, tides, and weather. Substantial work will be required to permanently stabilize and strengthen the pier – more than can be accomplished at this time with the resources available.
- Proposed interim improvements need to protect the existing historic fabric and avoid destruction of historic features in the course of creating safe access.
- It is hoped that some of the work that is necessary now to stabilize the wharf will contribute toward future comprehensive restoration of it.

Paul Drinan, Executive Director of Friends of Fort Gorges, has submitted a summary of the proposed project (Attachment 1.) Staff learned additional background information on the needed improvements from speaking with engineer Al Hodson, and also discussed the roles of the City and the Friends group with Joe Dumais of Portland's Parks Division. Mr. Drinan supplied photos of existing conditions, especially the areas where the improvements are needed (Attachment 2.) Chris Briley of Briburn Architects provided an aerial view of the deck on the pier and path leading to the fort (Attachment 3.) Mr. Hodson provided a preliminary drawing of the wharf (Attachment 4,) and several photos of brick repair at Fort Popham – a fort of similar age to Fort Gorges – to illustrate the type of work necessary at the sally port (Attachment 5.) Some aspects of the project may be subject to change as new information is gathered, but the scope, intent, and general approach are fairly clear. Mr. Drinan, Mr. Hodson, and Mr. Dumais will be available for questions at the hearing on the evening of May 2.

Proposed Alterations

Please refer to the memo, drawings, and photos of existing conditions submitted by the applicants. Some details to note:

- Bollard details will have to be determined in consultation with Casco Bay Lines; a certain amount of wharf reinforcement will be required to adequately anchor bollards. (See Attachment 4.)
- Deck size, construction and anchoring details are not fully explained yet, but according to Mr. Drinan the level of the deck is expected to be less than 8” above the wharf.
- No finish is mentioned for the decking.
- A final determination has yet to be made on the surface of the walkway; options listed are pressure treated wood, compacted stone dust, and using the existing large granite cobbles found on site.
- Railings are proposed to be simple pressure treated 4x4, with two courses of rope fastened to and through steel loops; the post detail shows them anchored in concrete (see Attachment 6.)
- According to engineer Al Hodson, the masonry repair at the entrance to the sally port will be accomplished with salvaged brick from the site, and natural cement mortar in recessed joints – in keeping with the existing masonry (see Attachment 5.)
- The exact scope of the repair work to the sally port brick has yet to be determined – whether this phase of work will be temporary mitigation to eliminate a hazard, or a permanent repair must be decided.

Staff Comments

The ongoing collaboration between Friends of Fort Gorges and the City’s Parks Division and Historic Preservation Program is of great benefit to the stewardship of Fort Gorges. Long neglected, the fort is a unique and iconic historic resource that will require years of significant investment to be preserved and fully (and safely) experienced by visitors. With the current proposals Friends of Fort Gorges is initiating an important step toward permanent preservation.

Board members will want to consider whether they are comfortable with the proposed temporary facilities at Fort Gorges especially in regards to:

- Reversibility
- Avoiding damage to or removal of historic fabric
- The relationship between temporary measures taken now and longer-term reconstruction / preservation efforts
- Appearance of temporary features; avoiding incompatibility with existing resource
- Items and specific details that aren’t known yet – should staff and the Parks Division work with Friends of Fort Gorges and contractors and consultants to finalize missing details?

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended*

purpose.

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 2, 2018 public hearing and information included in the accompanying staff report, the Board finds that the proposed landing, walkway, and railing **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments

1. Applicants' project summary
2. Selection of the applicants' photos of existing conditions
3. Aerial plan of wharf, deck, walkway and railings
4. Engineer's preliminary elevation and plan of wharf
5. Engineer's photos of Fort Popham brick repair, for illustration
6. Railing detail

Fort Gorges Access Project Summary (updated 20180427)

Project Summary

Construction of Fort Gorges was complete in 1865 and since that time has received no maintenance. The Fort Gorges Access Project relates specifically to the fort's granite wharf and is a necessary component to and the next step toward enabling the Fort Gorges Preservation Plan. Access entails two basic themes:

1. Fortifying the existing granite wharf
2. Creating a path of firm and stable footing from the point of disembarkation to the island's terra firma.

Any and all changes will be reversible.

Project goals

Project goals include:

1. Fortifying the existing granite wharf which may include:
 - a. Installing deadmen to distribute load and physically attach the wharf wall to the adjacent backfill
 - b. Installing approved 1" wide x 5' long pins at select locations
2. Installing several 30 ton bollards
3. Installing a PT deck measuring 73' wide x 12' long
 - a. This deck may be scaled back to 25' wide x 12' long for 2018
4. Creating a 6' x 270' firm and stable walkway from the point of disembarkation to terra firma
5. Installing PT 4x4 posts with 3/4" line @ 24" & 42" high to serve as walkway outline
6. Providing a plan for securing a small area of bricks at the entrance to the Sally Port.

Existing conditions

The granite wharf at Fort Gorges has traditionally been a means of conveyance for passengers and materials from vessels to the fort and for the most part, remains intact. The interior of the wharf is composed of large granite cobbles which sit on a 3"- 4" bed of cement which sits on fill. Some of the cobbles have been covered in natural sediment and others, while stable, have lost the packing material between them.

The bricks in the Sally Port ceiling are intact and in excellent shape with the exception of the 30" course immediately inside the entrance.

Materials

1. Wharf
 - a. Approved threaded rod
 - b. " 1" wide x 5' long pins
 - c. Crushed stone to secure deadmen
2. Bollards
 - a. Materials pending Casco Bay Lines' engineer's approval

ATTACHMENT 1

3. Deck
 - a. PT 2x8's
 - b. ACQ hardware
4. Walkway
 - a. Option 1: PT walkway
 - b. Option 2: 4" compacted stone dust
 - c. Option 3: existing granite cobbles
5. Posts
 - a. PT 4x4 @ 48" high
 - b. 3/4" line @ 24" & 42" high
6. Bricks
 - a. Salvaged from premises
 - b. Mortar TBD

Preparation & Alterations

1. Granite blocks that have been strewn and displaced along the intended path will be moved to either side of the path.

List of TBD items

1. Deadmen specs
2. Bollard specs
3. Mortar

Questions from Rob

Do you and Al have a clear sense of how the interim wharf stabilization and strengthening fits in with the eventual more comprehensive reconstruction of the wharf?

- *Yes, we can explain at the meeting.*

The framing of the deck is 2x8 PT? How about the decking surface?

- *Added to materials list: 5/4 PT*

What factors will determine the size of the deck?

- *Opinion of the City of Portland Events Committee*
- *Intended points of embarkation/disembarkation.*

How will the deck be anchored to the wharf?

- *The plan to date for anchoring the deck to the wharf consists of a PT ledger attached to the perimeter granite with approved anchors, all to be reversible.*

I realize from speaking with Al that the bollards are TBD, based on working with CB Lines' engineer. Do you think you will have more information by Wednesday?

- *Yes*

Walkway surface: what do you think is most likely?

- *We're seeking approval for the board to stabilize the existing granite cobbles. It is our opinion that the City's proposed PT walkway or stone dust treatment are less appropriate, more expensive, and not in keeping with preservation standards.*

Railing posts - do they have to be anchored in concrete?

- *Yes. The plan as currently proposed calls for each corresponding granite cobble to be removed, set aside, and have a reversible sauna tube inserted which could be removed in the future. Interpretive signage would explain this process and include educational text regarding preservation philosophy and reversibility.*

Will the brick work at the sally port ceiling be an interim repair or permanent?

- *TBD*

Will there be two stone stairways at the edges of the wharf?

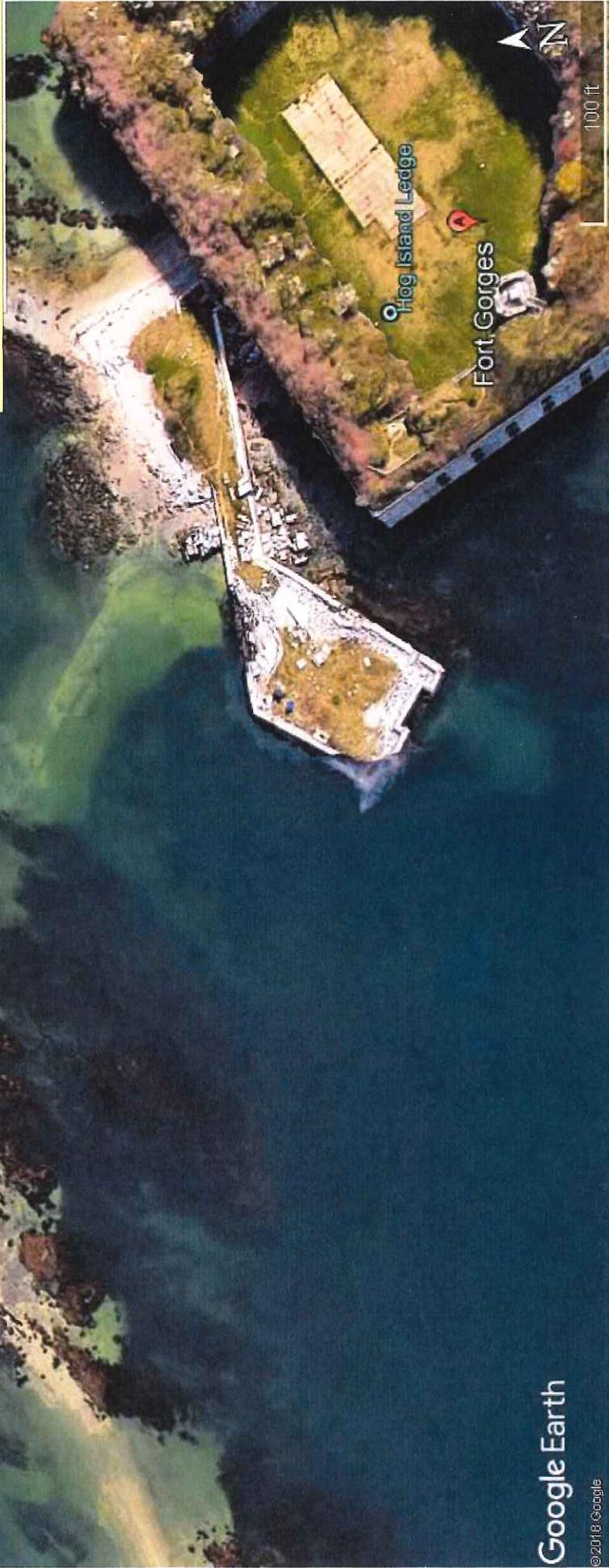
- *No, what you are referring to are renderings of proposed gangplanks from the ferry.*

What is the hoped-for time frame for starting and completing the work? (Assuming permits are in place.)

- *We would like us to begin work ASAP and ideally complete the work by June 15. We currently have qualified sponsors for all materials and labor.*

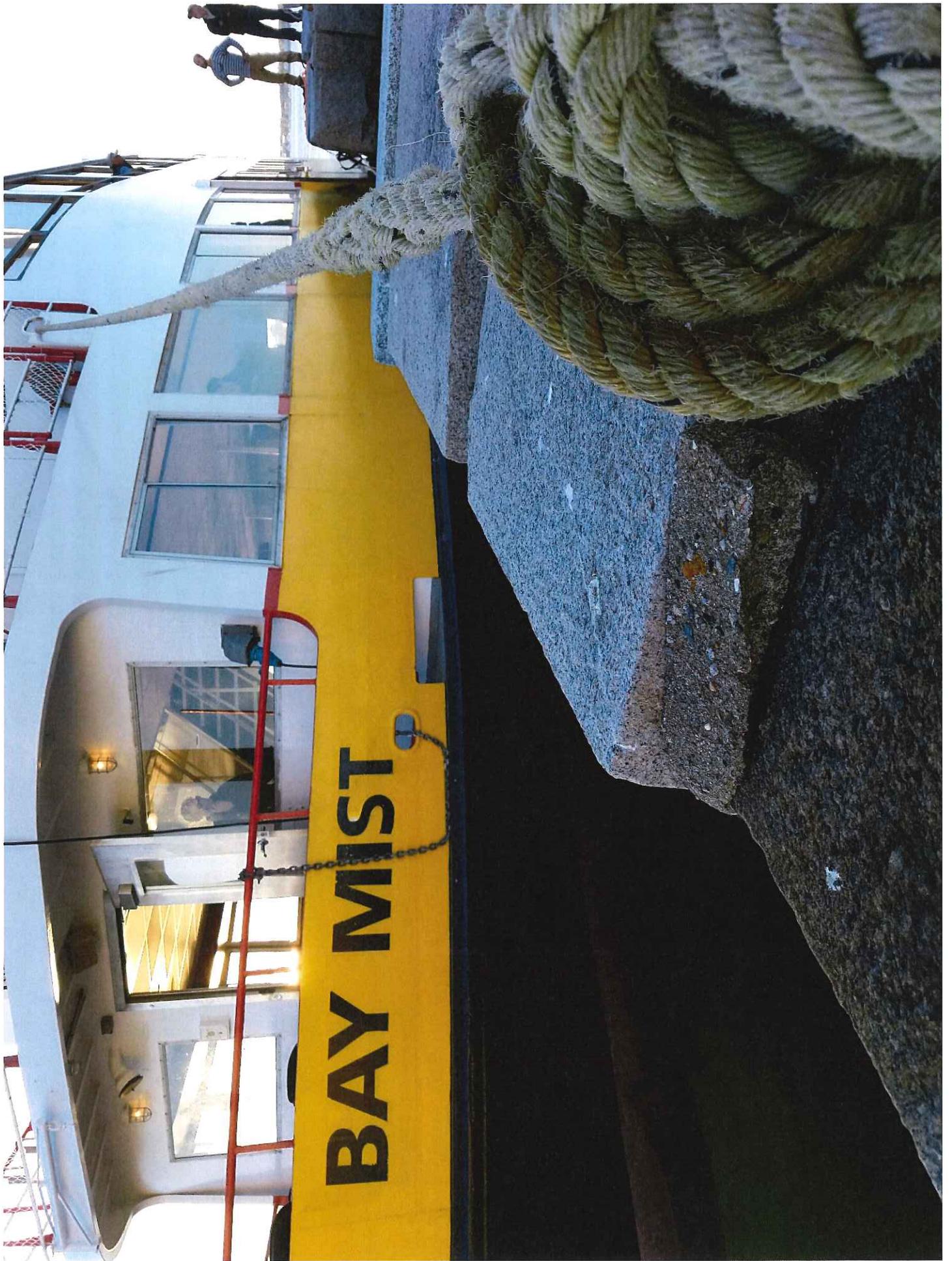
Fort Gorges Sandbar

ATTACHMENT 2

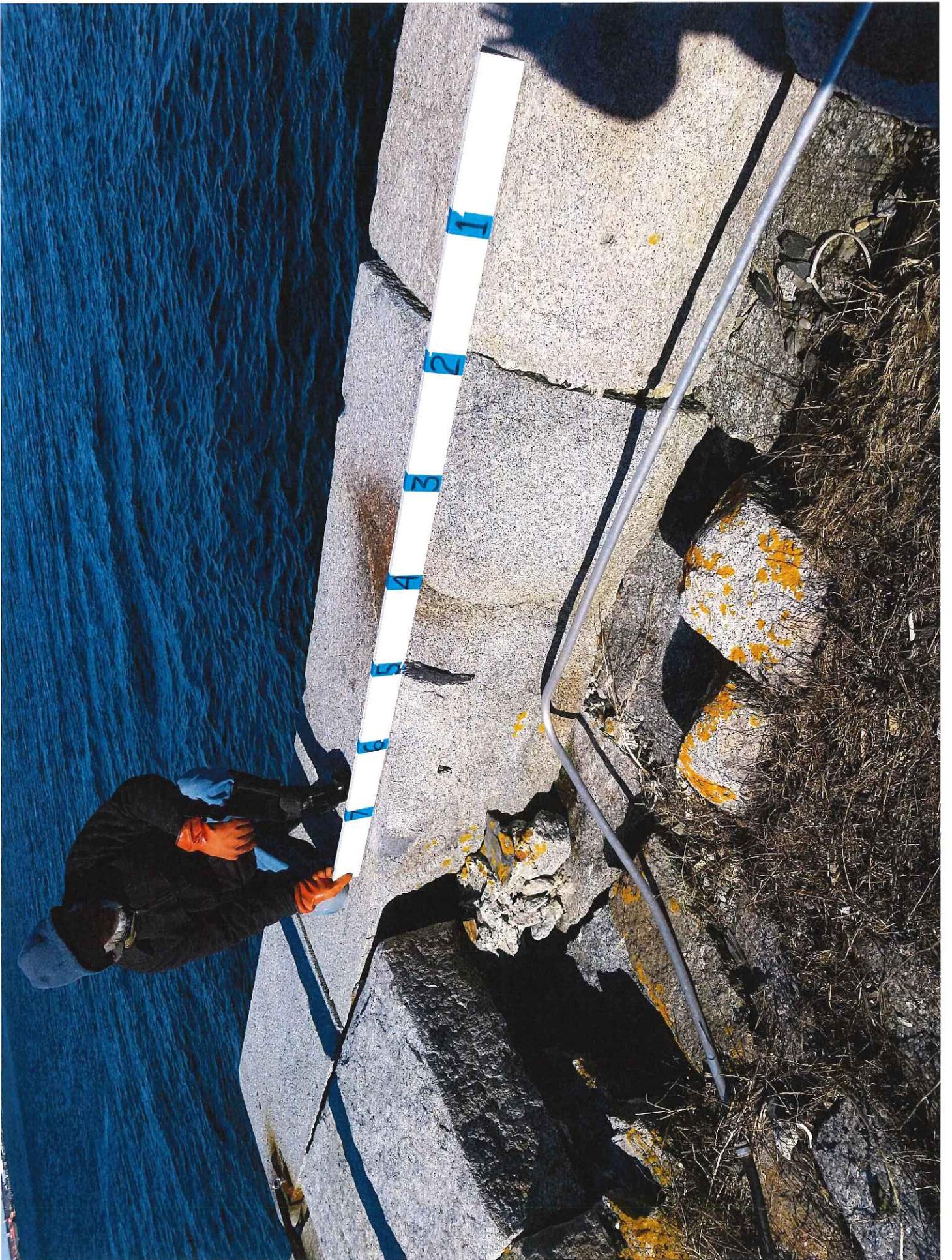


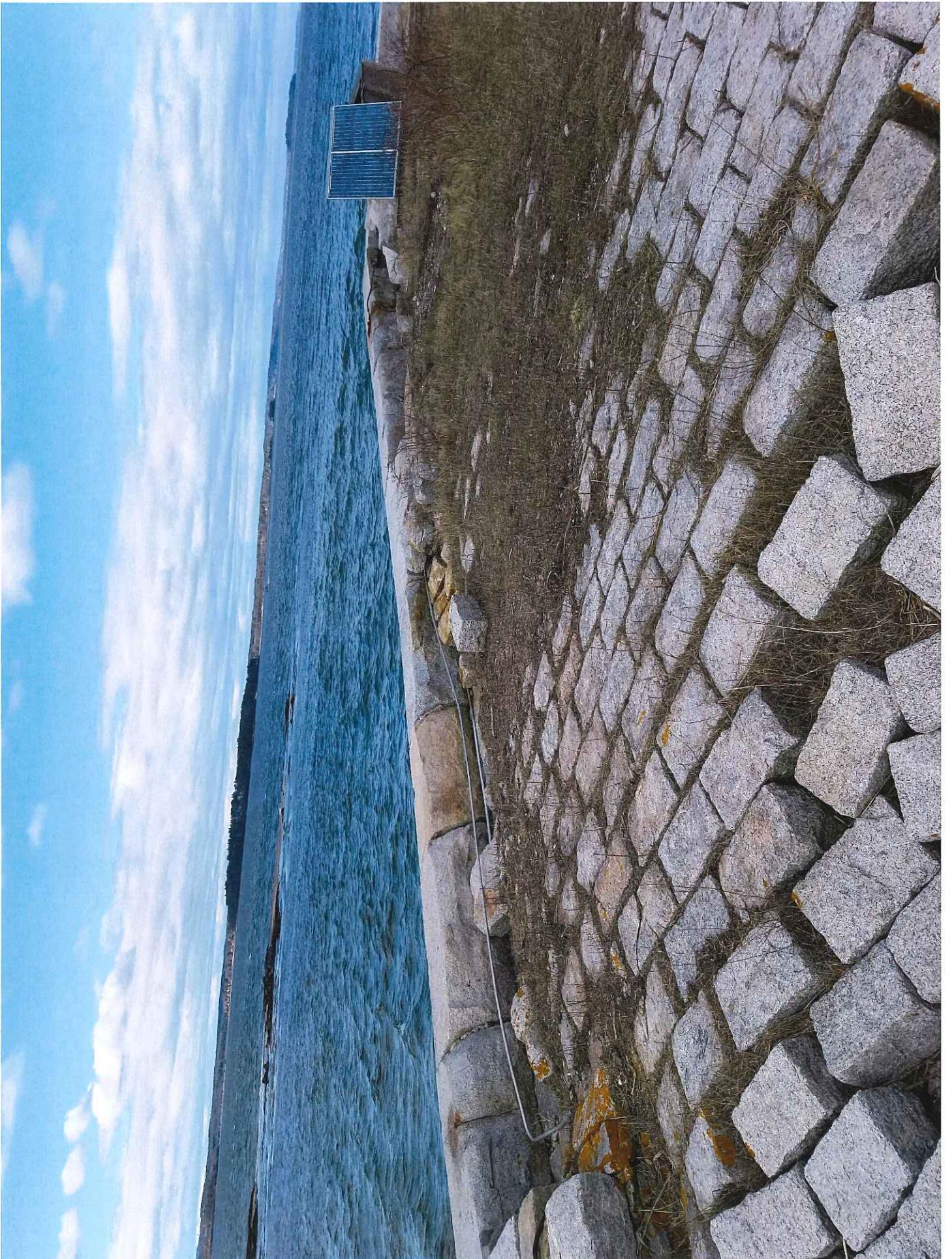
Google Earth

©2018 Google











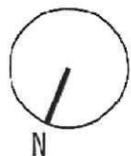






ATTACHMENT 3

FORT GORGES
04/12/2018



PROPOSED PATH, RAILING, AND FERRY LANDING

NOT FOR
CONSTRUCTION

ATTACHMENT 4

RESURGENCE
ENGINEERING & PRESERVATION, INC.
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

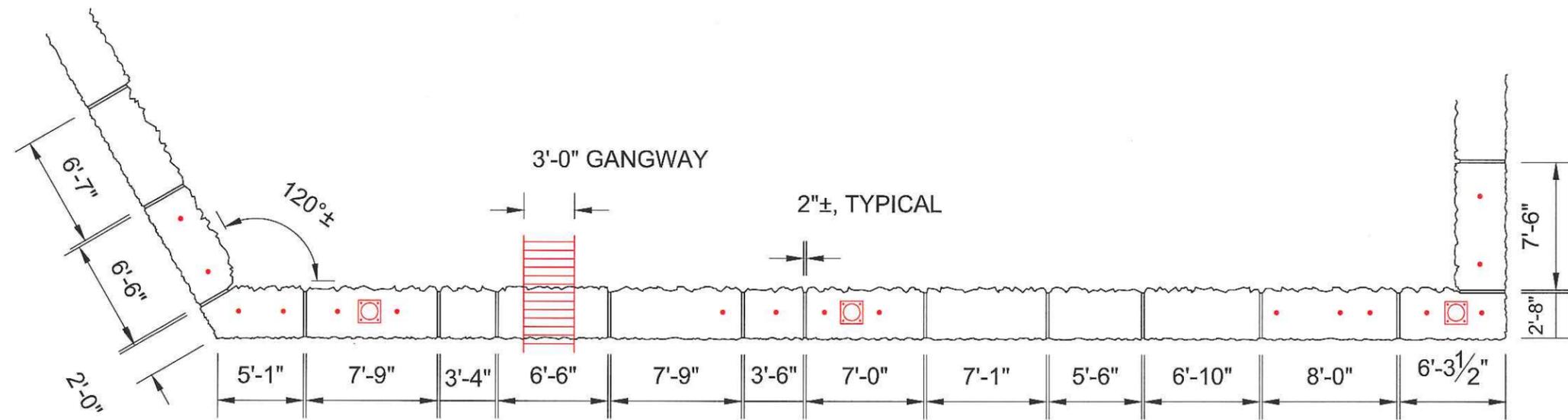
FORT GORGES WHARF

CONCEPTUAL WHARF
ANCHORAGE DETAIL

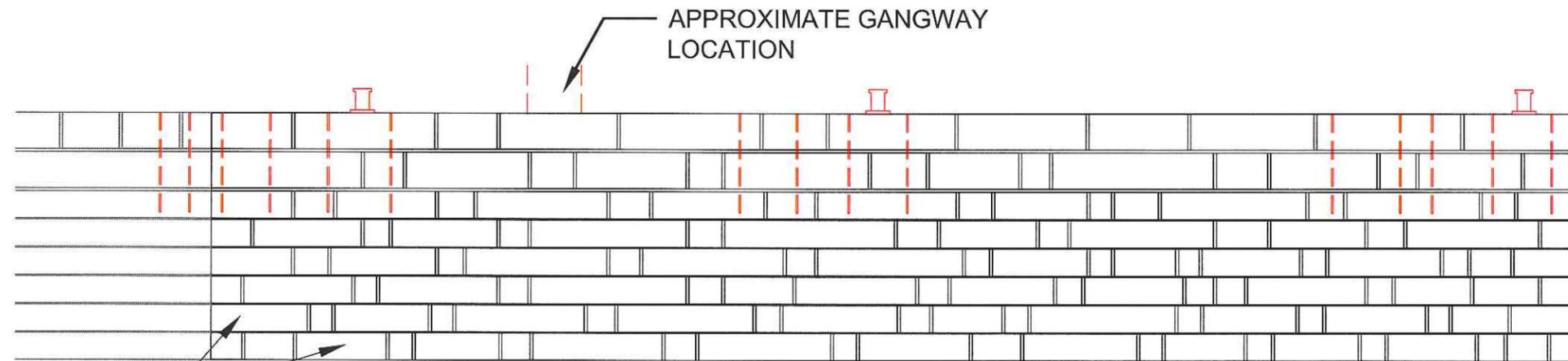
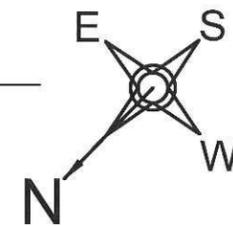
Project # 18-013
Date: 04-27-18
Issued for:

REVISIONS NO.	DATE
▲	MM-DD-YY
▲	MM-DD-YY

SHEET
SK-1
SHEET 1 OF 1



○ PART PLAN AT WHARF
SCALE : APPROX. $\frac{1}{8}$ " = 1'-0" ON 11"X17"



○ ELEVATION AT WHARF NORTHWEST WALL
SCALE : APPROX. $\frac{1}{8}$ " = 1'-0" ON 11"X17"

NOTE : THESE DETAILS ARE CONCEPTUAL ONLY.
FURTHER ANALYSIS OF APPLICABLE MARINE
CODES MUST BE PERFORMED.

KEY

- 9" DIA. 30-TON CAST IRON BOLLARD ANCHORED TO GRANITE.
- PLAN VIEW OF $\frac{7}{8}$ " DIA. A 316 THREADED ANCHORS GROUTED TO GRANITE.
- ELEVATION VIEW OF A 316 THREADED ANCHORS GROUTED TO GRANITE.



PHOTO
#126.9
0106 006.jpg

Casemate 110, Looking South near Main Arch January 6, 2009: Damaged Area.

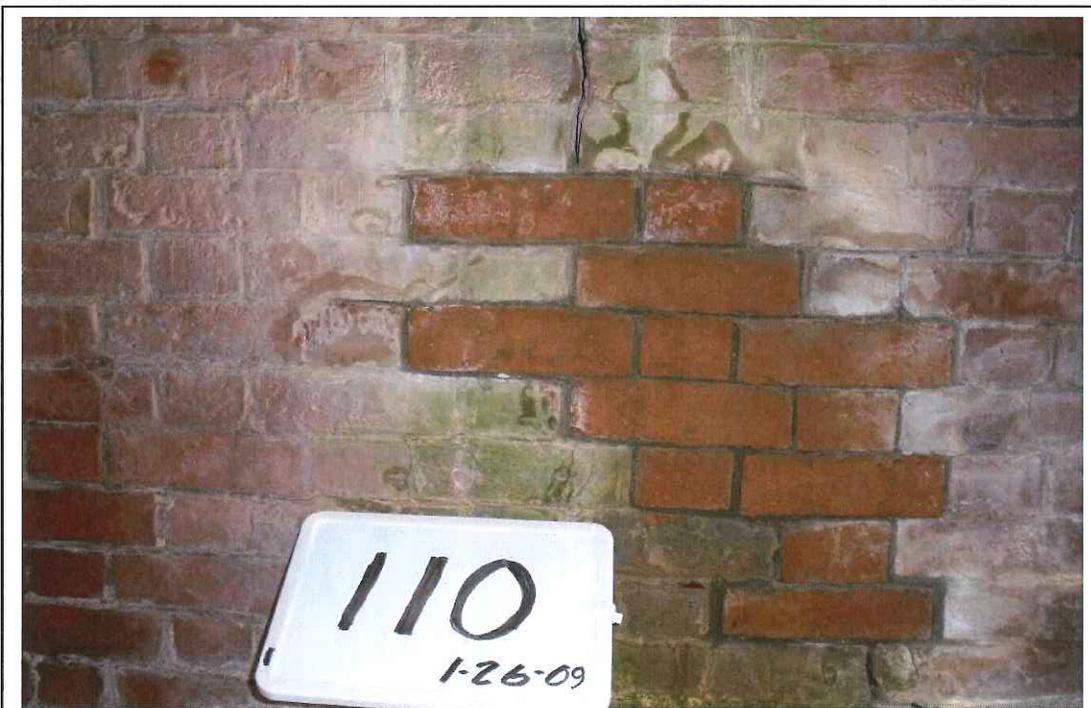


PHOTO
#126.10
0126 021.jpg

Casemate 110, Looking South near Main Arch: Brick Repair in Area shown in Photo #126.9.

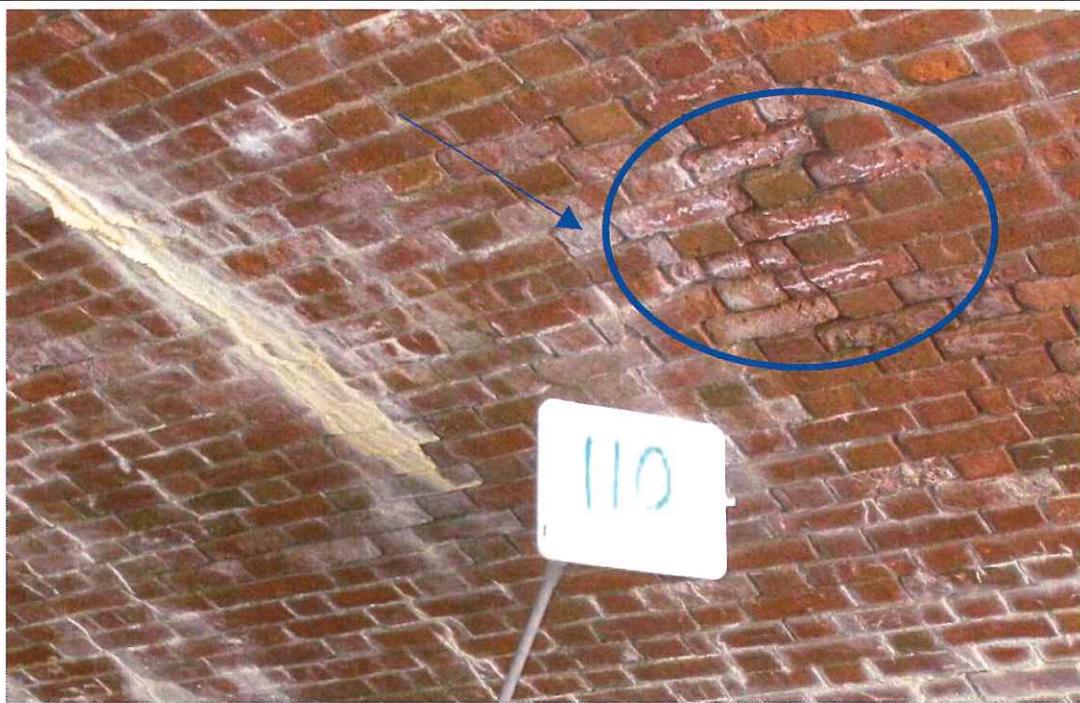


PHOTO
#126.11
0106 007.jpg

Casemate 110, January 6, 2009: Area of brick marked for replacement. Note Arrow showing "Marker Brick" for Reference.

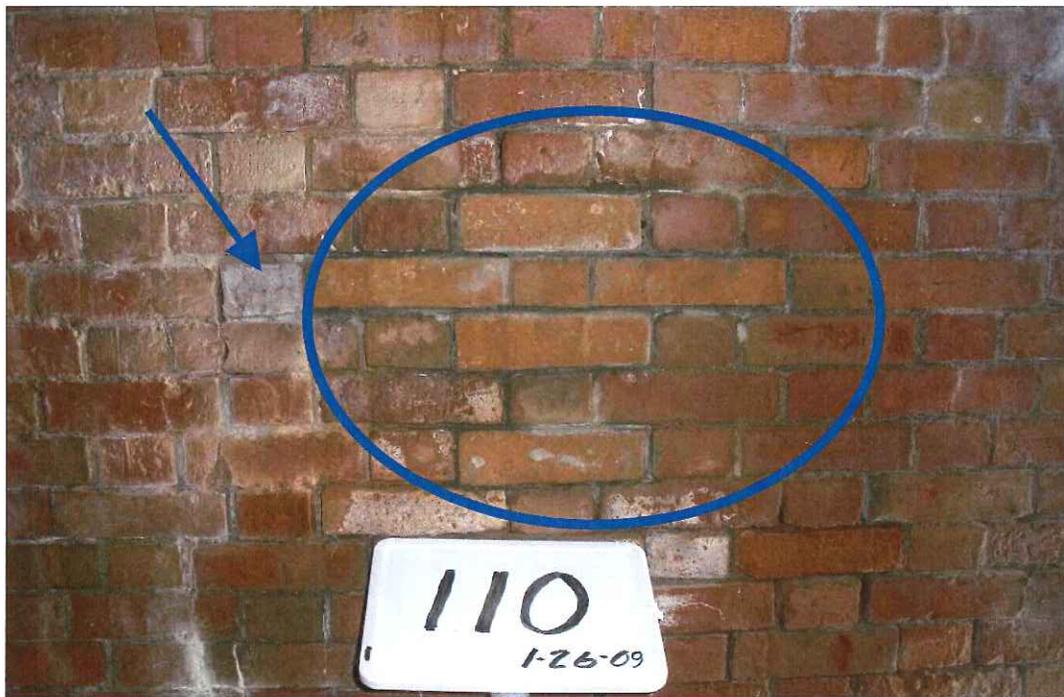
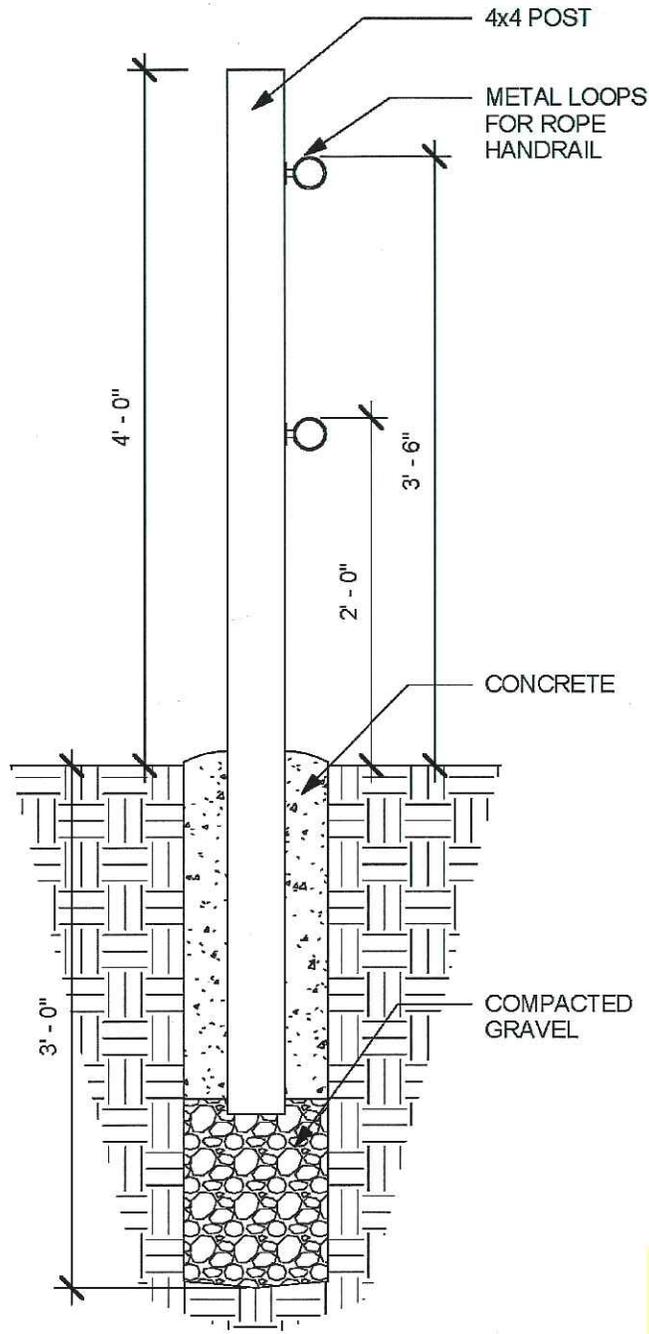


PHOTO
#126.12
0126 023.jpg

Casemate 110, January 26, 2009: Repaired Area of Loose Brick.



① RAILING DETAIL 1
1" = 1'-0"

ATTACHMENT 6

FT GORGES - RAILING DETAIL

Project number	001	A103
Date	03/27/18	
Drawn by	Nick Conner	
Scale		1" = 1'-0"

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
CONGRESS SQUARE PARK**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: April 26, 2018

RE: May 2, 2018 **Public Hearing**

Application for: Certificate of Appropriateness for seasonal, temporary storage container

Address: Congress Square Park

Property Owner: City of Portland

Applicant: Friends of Congress Square Park

Project Architect: Tracie Reed, Dextrous Creative

Introduction

Friends of Congress Square Park have requested a public hearing on a Certificate of Appropriateness to place a modified storage container in Congress Square Park on a temporary basis, until construction begins on the redesigned park in several years. As Board members know, the park redesign plans are still being developed, and a workshop session is scheduled for the second part of the May 2 meeting. The container will be placed at the rear of the park next to the wall of the Westin Hotel, and used to store equipment used for park events that are organized and sponsored by the non-profit Friends under an agreement with the City of Portland. Plans include a variation on a take-out window for distribution by volunteers of games and other equipment during events. Another project being proposed by the Friends is a mural for the modern masonry wall of the Westin that faces the park. That mural will probably include painting of the container, but the mural project is **not** an agenda item for consideration at the May 2, 2018 meeting.

A background memo from Friends of Congress Square Executive Director Dela Murphy provides details on both the container proposal and the future mural project, and the memo clarifies the

impacts and goals of the container placement, and the roles of the various stakeholders in the project. Drawings submitted by architect Tracie Reed for the permits include notes and renderings that present a clear explanation of the project. Note: one potentially misleading exception is the rendering in the middle left of Attachment 2 that shows the face of the container open for business, with the park behind the container. This does not accurately show the proposed location of the container, which will have the wall of the Westin behind it. It also shows retail food service, which is not the intended use of the container.

Proposed Alterations

Please refer to the memo and drawings submitted by the applicants, which provide a complete explanation of the proposal. Some details to note:

- The container is not proposed to be anchored to the ground (it will be set on blocks,) nor will it be attached to the wall of the Westin.
- The container structure and its siting have been reviewed by an engineer.
- The container will be delivered painted white. It is likely that the plans for the mural will include incorporating and painting the container.
- Placement of the container will probably require Administrative Authorization from the Planning Department, not a Level II Site Alteration as indicated on the architect's summary sheet (Attachment 2.) It will also require a building permit.
- Friends of Congress Square Park and the Parks Department have yet to determine whether the container will be physically removed during the off-season, or simply closed up.
- The container is not proposed to be connected to electricity. Staff is not aware of any plans for interior or exterior lighting.
- The container fabricator will modify the container offsite, including installation of a JeldWen sliding window with an aluminum frame on the exterior.
- Note that despite the representation on Attachment 2, showing the face of the container appearing to offer take-out food service, that is not the case. Food service is not planned. The rendering is a generic representation, showing possible food service in a hypothetical park setting – not Congress Square Park.

Staff Comments

Staff believes the proposed storage container will be a temporary, reversible, convenient improvement that will help Friends of Congress Square Park promote lively usage of the space.

- Board members may want to discuss the color of the container and its possible incorporation into the mural for the wall behind.

Applicable Review Standards

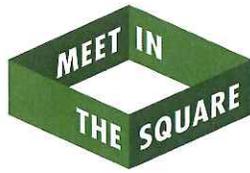
- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
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- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 2, 2018 public hearing and information included in the accompanying staff report, the Board finds that the storage container for Congress Square Park **meets (fails to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments

1. Applicants' project summary
2. Summary sheet with plans, renderings, and notes provided by architect
3. Plans submitted by project architect
4. Structural plan of container



FRIENDS OF CONGRESS SQUARE PARK

To: Members of the City of Portland Historic Preservation Board

From: Dela Murphy, Executive Director, Friends of Congress Square Park

Date: April 23, 2018

Subject: Congress Square Park Temporary Container Permit and Impending Mural Project in Partnership with the Westin Portland Harborview Hotel

Friends of Congress Square Park (FoCSP) is excited to share information on two projects that we believe will significantly enhance the beauty of Congress Square Park and the impact of our organization's placemaking programming:

- 1) Placement of a temporary container structure that abuts the park-facing wall of the Westin Portland Harborview Hotel
- 2) Installation of a mural on both the container and on the park-facing wall of the Westin Portland Harborview Hotel

Both projects are undertaken in partnership and collaboration with the Westin Portland Harborview Hotel, and are supported by the City of Portland Parks and Recreation Department.

IMPACT OF PROJECT ON HISTORIC ELEMENTS

The Westin hotel is a privately-owned building that is a contributing property within the historic district. Congress Square Park is not a contributing property within the historic district.

Neither of the project elements proposed will affect the key historic design elements of the Westin hotel building or disrupt the historic continuity of the neighborhood.

Placement of the container itself is intended to be temporary. The container will be secured to the ground and not to the Westin building. We will remove this box within the next two to three years, and, upon removal, there will be no impact on the Westin building.

While in place, the container does not obstruct the view of any historic elements on the Westin building. The southeast wall of the Westin hotel was historically concealed when buildings were formerly in the space that is now Congress Square Park. The wall in question was never designed as a street-facing façade. When the "Walgreens/Dunkin' Donuts" building was torn down, this wall was exposed as a street-facing façade in a way it was never designed to be. It bears no significant historic design elements that require preservation.

The new mural will be an honestly contemporary work of art and will host no advertising content. It will be painted on both the Westin wall and the container. The Westin wall is not historic brick masonry;

ATTACHMENT 1

rather, it is unadorned concrete. This wall formerly hosted a mural painted in 1997 (and touched up in 2002) by Tony Taylor and Ken Tacka. That mural was painted over in 2014 or 2015. Now, the wall is painted a uniform peach color.

ADDITIONAL BACKGROUND

FoCSP is the non-profit place manager of Congress Square Park, as formalized through a MOU with the City of Portland. Established in 2013, FoCSP is dedicated to the preservation, enhancement and use of Congress Square Park. We seek to build community and to create a vibrant public gathering place through community-led creative placemaking. Our work includes hosting over 150 free public events from May through October each year, as well as offering amenities that include furniture, shade, wifi, public art and more. We currently store resources off-site, such as sound equipment and dance floors. These resources are used multiple times per week during the season due to the high volume of arts events hosted.

Congress Square Park is currently home to a mural, which is painted on plywood and attached to the park-facing wall of 593 Congress Street (Vinland Restaurant). It was designed and installed in 2015 by Tessa O'Brien, and made possible through a collaboration between Anthropologie, Maine College of Art and the Portland Mural Initiative.

Currently, the southeast wall of the Westin hotel is painted a uniform peach color. Previously, this wall hosted a mural painted in 1997 (and touched up in 2002) by Tony Taylor and Ken Tacka.

As part of an ongoing park redesign project, plans have been created that reflect the desired future state of the Square. Caitlin Cameron with the City of Portland Urban Planning Department has been the city designated project manager for this work. The proposed designs do not reflect any use or design for the park-facing wall of the Westin; however, they do reflect the addition of a permanent storage building that abuts the wall in the corner closest to the Westin and 593 Congress Street. Any construction for this project is more than two years away.

PROJECT INFORMATION

FoCSP and the Westin are partnering on a two-phase project that involves:

- 1) The installation of a temporary container structure and
- 2) The installation of a mural.

The purpose of the proposed container is to offer a storage solution for often used park equipment like gardening equipment, a sound system and dance floors while creating an attractive building for use as a programming and membership information kiosk during events.

The container is property of Portland Container Company and will be rented annually by FoCSP. The container will be modified to include attachable signage, a sliding window, and elements such as shelving and locks that make it an appropriate storage space (see attachment D). These modifications will occur offsite prior to placement.

It will be situated length-wise against the park-facing wall of the Westin, with the container window facing the park, to the right of the entry door. The container will not be attached to the Westin wall and will have no impact on the wall. Please refer to the Building Permit for more details and images.

The container will be temporary, for use in the park until such time that construction for the redesign begins.

To add interest to the container and a compelling visual amenity to the Square, we propose a mural installation that would not only be painted on the container, but also the wall of the Westin.

A list of over twelve qualified contemporary artists from Portland have been identified who have the professional capacity and experience to create such a work. We intend to ask these artists for proposals and select an official artist through a process led by a committee of project stakeholders. This process has not started yet, and, for this reason, the design is currently TBD.

The mural is intended to be temporary, remaining until such time as the park is reconstructed according to the new design. Post-construction uses for the Westin wall will be determined prior to construction so the wall can successfully transition to a new use/aesthetic.

The Westin will be responsible for ensuring that the Southeast wall of the hotel building is prepared for a mural by making minor repairs and power washing. No significant modifications to the wall will be necessary. The artist selected will make the choice of what paints and other products to use to ensure appropriate application of the mural.

PROPOSED TIMELINE

Previous Work	Westin approval gained Parks Department approval gained
April 2018	Presentation to Historic Preservation Board
May	Agreement between Westin & FoCSP executed FoCSP targeted fundraising of project cost Portland Container Company container permit approval; unit installed in park Release RFP to list of artists May 15; proposals due by May 31 FoCSP to convene & train panel of representatives to select finalist
June	FoCSP receives & reviews all applications Panel presented 3 finalists June 4; panel selects final artist by June 6 Artist contacted by review panel by phone by June 6 Rough specs sent to artist via email June 6 All applicants not selected are contacted by email by June 6 Westin completes work to prep exterior wall for painting by June 15 Artist to present multiple design drafts for to review panel by June 18 Artist to present final design version by June 29
July	Review panel to have final yes/no vote on design by July 6 Artist secures all supplies and large equipment by July 9 Painting work begins July 9 "Volunteer Paint Day" hosted TBD (in July) Mural complete by July 27
September	Mural opening party with public meal TBD (DATE HELD: Sunday, September 9)

PROJECT DESCRIPTION: LEVEL II ALTERATION OF A INTERNAL-FRAME STORAGE POD (8'-0" x 16'-0" LONG AND 7'-6" HIGH) TO INCLUDE ADA-ACCESSIBLE SERVICE WINDOW FOR USE AS STORAGE CONTAINER FOR THE FRIENDS OF CONGRESS SQUARE PARK. CONTAINER WILL HOUSE PARKS STORAGE OF AUDIO EQUIPMENT, INFLATABLE PROJECTION SCREEN, YOGA MATS, CHESS BOARDS, OTHER BOARD GAMES, DANCE FLOOR, WATERING SUPPLIES, SANDWICH BOARD WITH SCHEDULE, AND POCKET-SIZE SCHEDULES FOR DISTRIBUTION AT EVENTS, ETC. THESE SUPPLIES ARE CURRENTLY STORED SEVERAL BLOCKS AWAY AND REQUIRE VOLUNTEERS TO CARRY OR WHEEL TO THE SITE FOR EVENTS.

SERVICE WINDOW TO ALLOW VOLUNTEER TO DISTRIBUTE CHESS BOARDS AND SUPPLIES TO PARK PATRONS. CONTAINER TO BE INSTALLED ON SITE DURING SEASON FRIENDS OF CONGRESS SQUARE PARK LEASES THE PARK FROM THE CITY TO OPERATE EVENTS. THE PARK DOES NOT HAVE A RANGER OR OTHER PERSONNEL WHO WILL OCCUPY THE POD. IN INCLEMENT WEATHER EVENTS ARE CANCELED.

THE CONTAINER WILL NOT CONTAIN OR BE CONNECTED TO ELECTRICITY. EXISTING DOUBLE ACCESS DOORS TO REMAIN. NEW INTERIOR CLOSET INSIDE WILL ALLOW GREATER SECURITY FOR HIGH-VALUE ITEMS LIKE AUDIO EQUIPMENT.

CONTAINER TO BE PLACED ON EXISTING ASPHALT PAVERS. ENGINEERING ANALYSIS DOES NOT CALL FOR ANCHORS OR CONCRETE PAD. PLACEMENT OF CONTAINER PLANNED TO REDUCE POTENTIAL OF VANDALISM AND UNWANTED ACTIVITY DURING AND AFTER PARK HOURS.

CONTAINER TO BE MANUFACTURED OFF-SITE BY SNAPSPACE SOLUTIONS IN DEXTER, MAINE AND WILL UTILIZE INDEPENDENT-THIRD-PARTY INSPECTORS FOR FRAMING INSPECTIONS PRIOR TO DELIVERY ON SITE.

PER ARCHITECT'S CONVERSATIONS WITH ICC TECHNICAL STAFF STAFF SUGGEST CLASSIFICATION BY MUNICIPALITY AS ACCESSORY SHED.



GOOGLE STREET VIEW OF CONGRESS SQUARE PARK



LOCUS: CONGRESS SQUARE PARK ADJACENT TO HOTEL

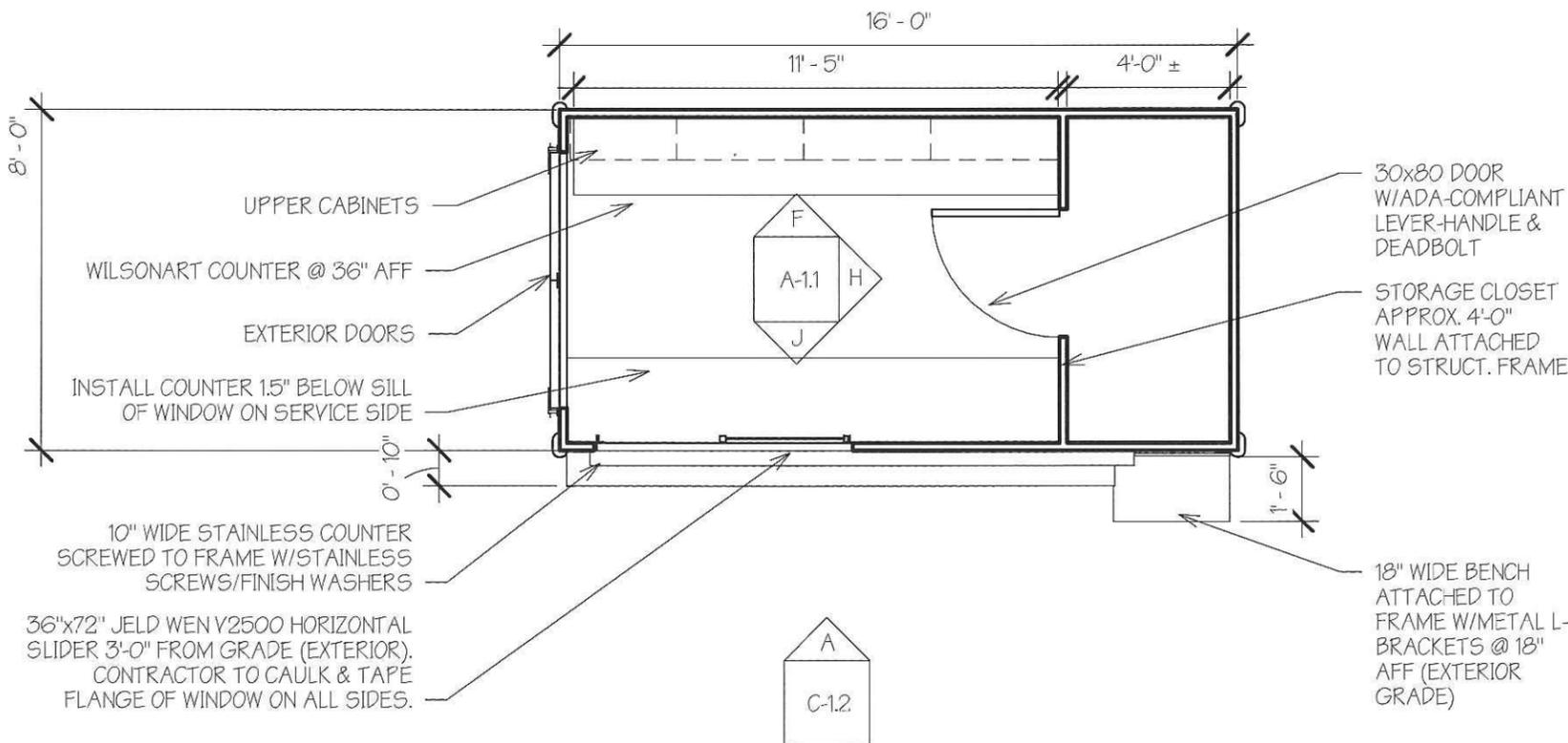
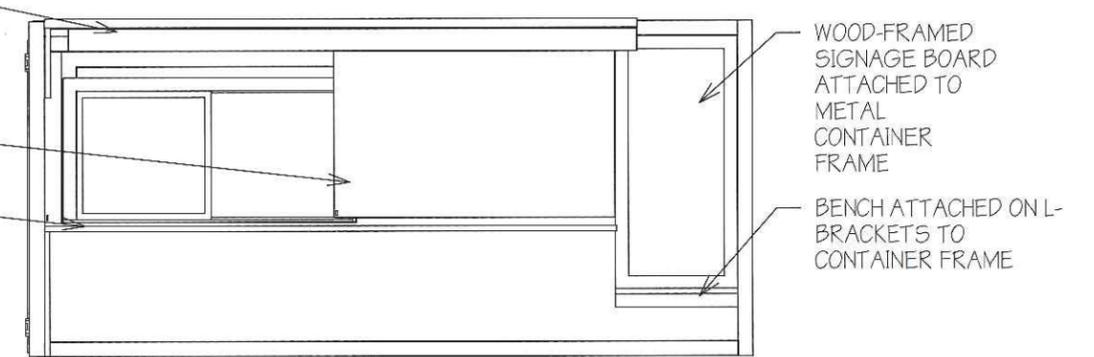


ARCHITECTURAL RENDERING OF CONTAINER (NOTE FINAL VERSION HAS WINDOW ON LEFT AND BUILT-IN SEAT ON RIGHT. CONTAINER IS WHITE IN COLOR.)

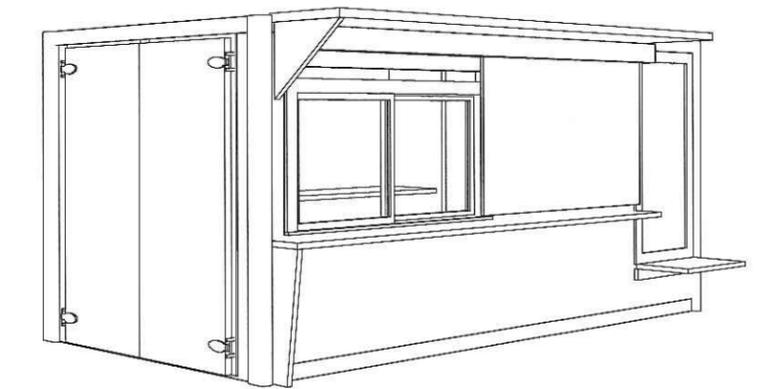
STAINLESS AWNING - BOLTED TO FRAME
 SLIDING DOOR W/EYEBOLTS ON EXT. TO LOCK OVER SERVICE WINDOW WHEN NOT IN USE. SLIDING DOOR TO BE PRIMED & PAINTED
 INSTALL SERVICE WINDOW 3'-0" AFF FROM GRADE ON EXT.

LOCATION OF CONTAINER

(A) EXTERIOR ELEVATION FOR HP
 1/4" = 1'-0"



(B) FLOOR PLAN FOR HP
 1/4" = 1'-0"



(C) PERSPECTIVE FROM FRONT LEFT

ATTACHMENT 2

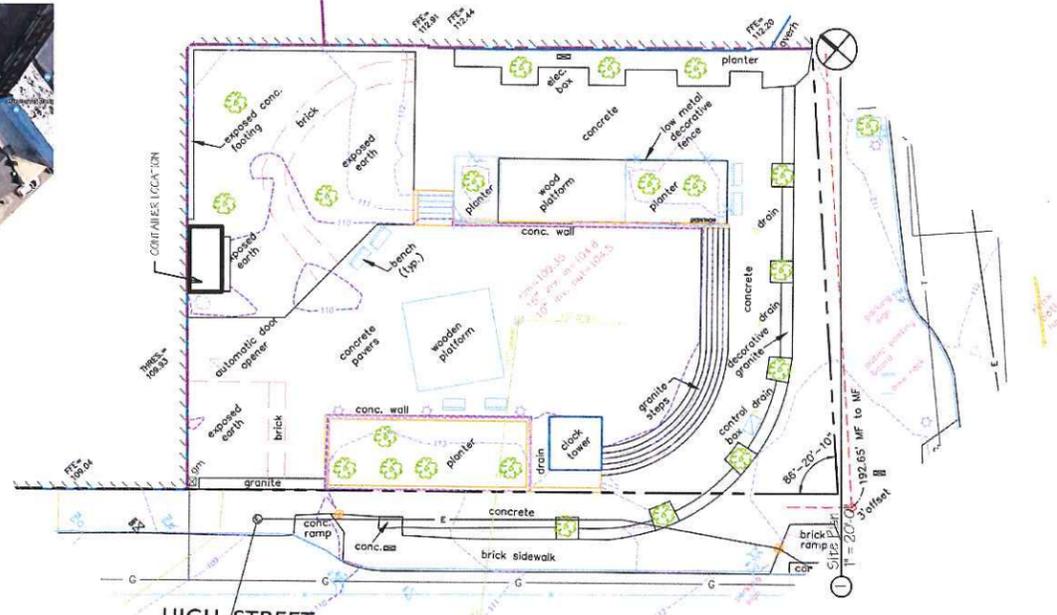
PORTLAND CONTAINER
 Congress Square Park
 HISTORIC PRESERVATION



04.24.18



CONGRESS SQUARE PARK



SHEET LIST	
#	Name
A-11	ARCH PLANS, ELEV. & SITE
B-12	STRUCT

PROJECT DESCRIPTION: LEVEL II ALTERATION OF AN INTERIOR PAVEMENT STORAGE POD (8'0" x 16'0" LONG AND 7'6" HIGH) TO INCLUDE ACCESSIBLE SERVICE WINDOW FOR USE AS STORAGE CONTAINER FOR THE FRIENDS OF CONGRESS SQUARE PARK. CONTAINER WILL HOUSE PARKS STORAGE OF AUTO EQUIPMENT, INFLATABLE PROTECTION SCREEN, CHESS BOARDS, OTHER BOARD GAMES, DANCE FLOOR, WATERING SUPPLIES, SANDWICH SUPPLIES, ETC. AND PUCET SIZE SCHEDES FOR DISTRIBUTION AT EVENTS, ETC. THESE SUPPLIES ARE CURRENTLY STORED SEVERAL BLOCKS AWAY AND REQUIRE VOLUNTEERS TO CARRY OR WHEEL TO THE SITE. FOR LEVEL III.

SEWER WINDOW TO ALLOW VOLUNTEER TO DISTRIBUTE CHESS BOARDS AND SUPPLIES TO PARK PATRONS. CONTAINER TO BE INSTALLED ON SITE DURING SEASON FRIENDS OF CONGRESS SQUARE PARK LEASES THE PARK FROM THE CITY TO OPERATE EVENTS. THE PARK DOES NOT HAVE A PARKER OF OTHER PERSONNEL WHO WILL OCCUPY THE PARK MANAGEMENT WHETHER EVENTS ARE CANCELED.

THE CONTAINER WILL NOT CONTAIN OR BE CONNECTED TO ELECTRICITY. EXISTING DOUBLE ACCESS DOORS TO REMAIN IN INTERIOR CLOSET INSIDE WILL ALLOW GREATER SECURITY FOR HIGH-VALUE ITEMS LIKE AUDIO EQUIPMENT.

CONTAINER TO BE F-ACED ON EXISTING COMPACTED GRAVEL. ENGINEERING ANALYSIS DOES NOT CALL FOR ANDORS OR CONCRETE FLOOR PLACEMENT OF CONTAINER PLANNED TO REDUCE POTENTIAL OF VANDALISM AND UNWANTED ACTIVITY DURING AND AFTER PARK HOURS.

CONTAINER TO BE MANUFACTURED OFF-SITE BY SHAPSPACE SOLUTIONS IN CENTER, MAINE AND WILL UTILIZE INSPECTION REPORTS FOR TRAVEL INSPECTIONS PRIOR TO DELIVERY ON SITE.

PER ARCHITECT'S CONVERSATIONS WITH NOC TECHNICAL STAFF SUGGEST CLASSIFICATION BY MUNICIPALITY AS ACCESSORY USE.

APPLICABLE CODES IN JURISDICTION

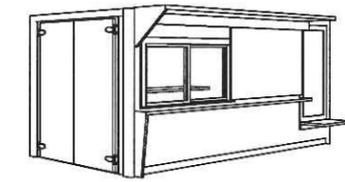
- IRC 2015
- IBC 2015
- IECC 2009
- IFPA 01/2008
- IFPA 2009
- ADA STANDARDS 2010
- JPC 2015

IBC/IECC

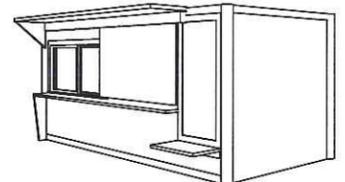
USE CLASSIFICATION STORAGE (S11)

CONSTRUCTION TYPE III

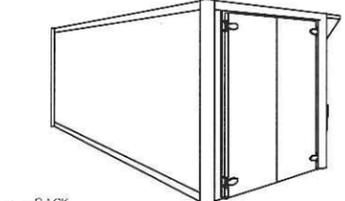
ALTERATION LEVEL II ALTERATION (S041)



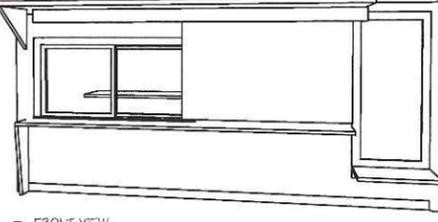
A FRONT LEFT



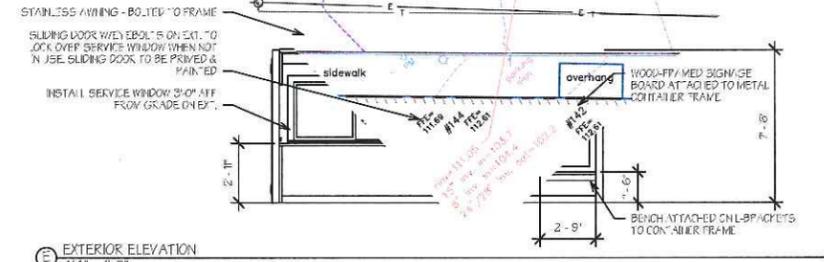
B FRONT RIGHT



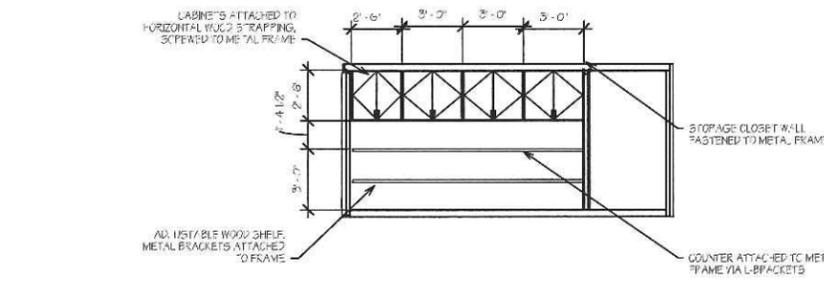
C BACK



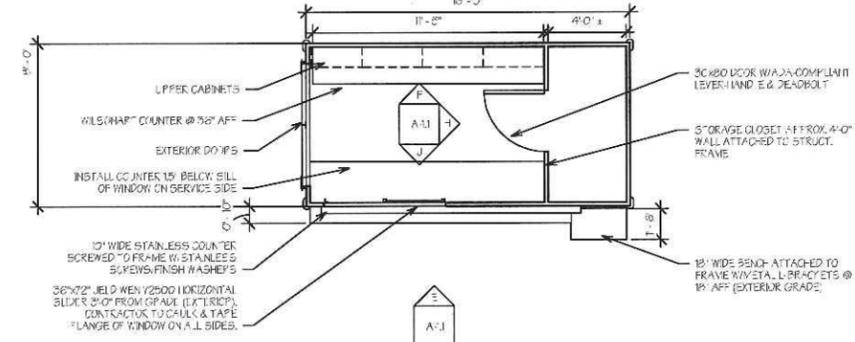
D FRONT VIEW



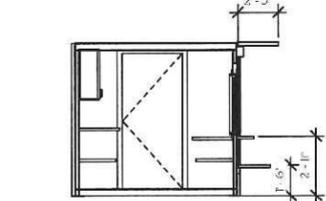
E EXTERIOR ELEVATION 1/4" = 1'-0"



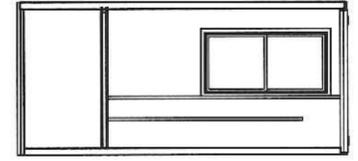
F INTERIOR ELEVATION 1 1/4" = 1'-0"



G FLOOR PLAN 1/4" = 1'-0"



H INTERIOR ELEVATION 2 1/4" = 1'-0"



I INTERIOR ELEVATION 3 1/4" = 1'-0"

- ABBREVIATIONS
- ADA Americans with disabilities act
 - APP Above finish floor
 - DWG Drawing
 - EL Elevation
 - GA Gauge
 - CGS Gypsum wall board
 - CGI Gypsum wall board
 - GPI Gypsum per flush (coils)
 - FE Fire extinguisher
 - HVAC heating, ventilation and air conditioning
 - LM Lumen
 - MIN Minimum
 - NFS Not to scale
 - PSI or PSF Pounds per square inch or pounds per square foot, pressure or strength
 - UNF Unless noted otherwise
 - R-value Thermal resistance
 - RCP Reflected ceiling plan
 - SIG Solar heat gain
 - SF Square foot
 - SIM Similar
 - STRUC Structural
 - TOT Top of
 - TYPI Typical
 - VF Vent in foot
 - VT Visual transmittance, a measurement of transparency/translucency
 - WCI Water closet, otherwise known as a bathroom

View Name	VIEW TITLE	Room name	ROOM NAME, NUMBER & SF
1 A101	SECTION DETAIL	101	150 SF
1 A101	SECTION		
1 A101	REVISION		
101	ELEVATION		
101	DOOR TAG		
101	WALL TAG		
101	WINDOW TAG		
101	CENTERLINE		
101	GATS		

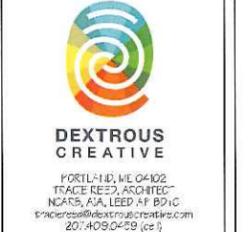


Congress Square Park

TRACIE J. REED
No. 4139
Tracie Reed
STATE OF MAINE

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EXECUTIVE DIRECTOR
FRIENDS OF CONGRESS SQUARE PARK
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BOB DAVIS (CONTAINER OWNER)
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PROJECT TEAM

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ATTACHMENT 3

No.	Description	Date

ARCH PLANS, ELEV. & SITE

Project number: 18-02_PORTLAND CONTAINER

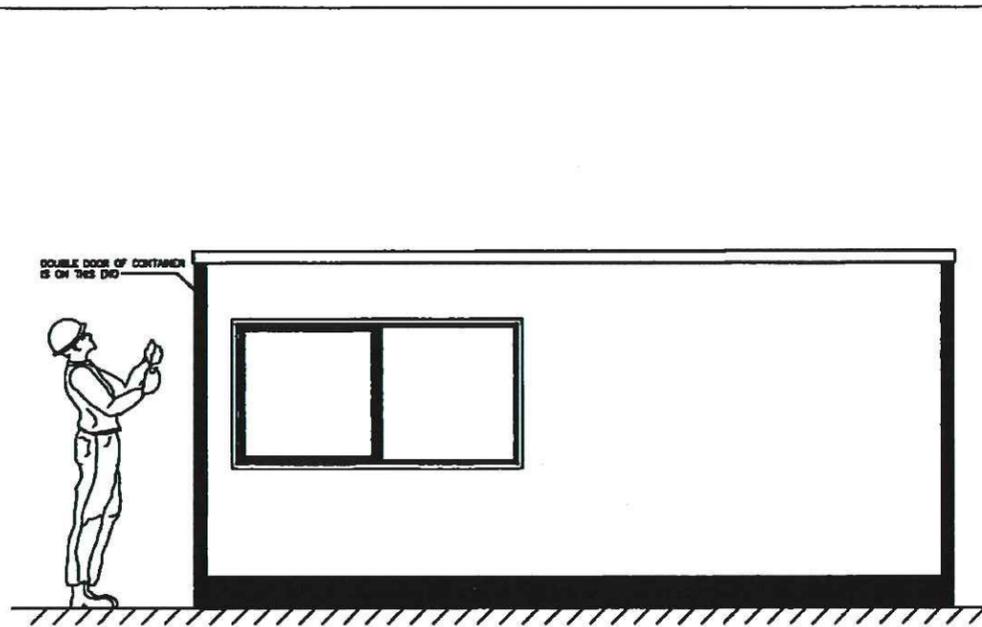
Date: 03.21.18

Drawn by: TJR

Checked by: TJR

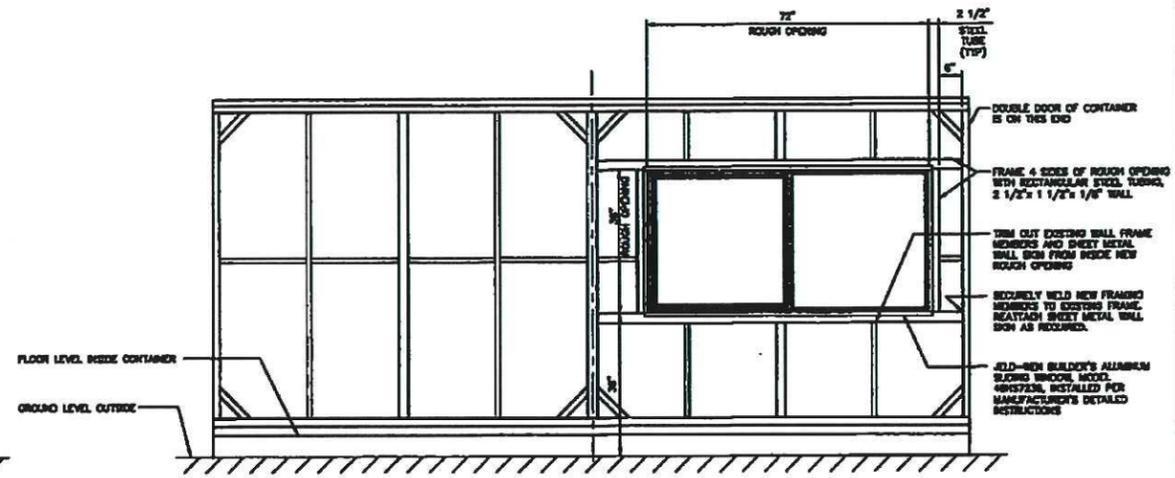
A-11

Scale: As indicated



DOUBLE DOOR OF CONTAINER IS ON THIS END

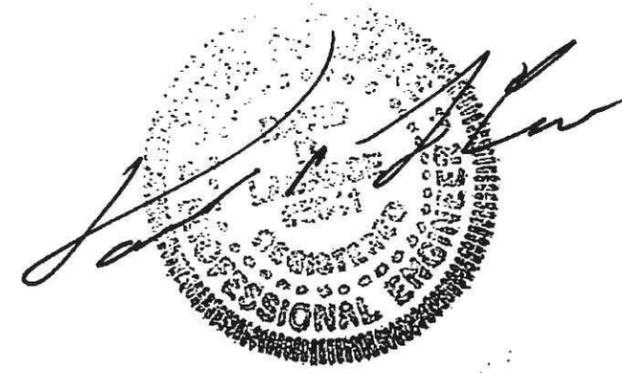
OUTSIDE ELEVATION VIEW
SCALE: 3/4" = 1'-0"



INSIDE ELEVATION VIEW
SCALE: 3/4" = 1'-0"

NOTES:

1. TAKE HEIGHT OF CONTAINER BEFORE MODIFICATIONS BE MADE.
2. CONTAINER WILL BE INSTALLED OUTDOORS ON A LEVEL BASE SURFACE OF COMPACTED FILL GRAVEL.
3. CONTAINER DOES NOT REQUIRE ANCHORING OR OTHER ATTACHMENT TO THE BASE SURFACE.



**CONGRESS SQUARE PARK
SHIPPING CONTAINER MODIFICATIONS
WINDOW FRAMING AND INSTALLATION**
SCALE: 3/4" = 1'-0"

ATTACHMENT 4

Memorandum

Planning and Urban Development Department

Planning Division



To: Members of the Historic Preservation Board

From: Caitlin Cameron, Urban Designer, Department of Planning & Urban Development

Date: May 2, 2018

Re: Congress Square Redesign + Public Art: Workshop for Certificate of Appropriateness

1. Introduction

The Congress Square Redesign project and Public Art Commission are City of Portland projects now in the Design Development (DD) phase. The project partners include The City of Portland, Friends of Congress Square Park, and the Public Art Committee. The consultants include WRT, Sebago Technics, Patrick Cullina Horticultural Design + Consulting, Tillett Lighting Design Associates, and Sze Studio. The overall concept remains the same as presented in 2017 as part of the Schematic Design phase with continued refinement of circulation, planter placement and details, material selection, water feature, lighting scheme, grading and drainage, and planting selection. The project has reached 50% in the DD phase and at this point City staff seek feedback from the Historic Preservation Board on appropriateness within the Congress Street Historic District and according to the Historic Resources Design Manual especially on those design elements mentioned above.

Approvals:

The project will ultimately seek a Certificate of Appropriateness for the design and public artwork at the conclusion of the Design Development phase. Other approvals for the new design and public art will include:

- Land Bank Commission – Land Bank Ordinance (approved 2018)
- City Council – Land Bank Ordinance
- Planning Board – Site Plan
- MDOT – PDR and changes to the roadway (High Street is a State road)

2. Summary of Design

Concept: Accessibility, Connectivity, Identity

The project will completely reimagine the space occupied by the Congress Square intersection, the PMA plaza, and the 1981 Congress Square Park. The design approach intentionally seeks to set Congress Square apart in its visual character as a special node on Congress Street. The concept uses the sinuous, curvilinear planter forms and the grey paver palette to knit the whole square together and give an identity to Congress Square that is unique from the rest of historic Congress Street. The square is treated as a special node along the street corridor and provides an intentional break in the street wall. The goal is to give the square

identity as the contemporary arts district square, and improve its connectivity and accessibility at the same time.

Program: The program includes landscape and planting, fixed and mobile seating with both sunny and shady conditions, event and performance space, traffic and intersection redesign, storage, lighting, water feature, and public artwork.

Materials: The proposal uses shades of grey pavers in the pedestrian plazas, the sidewalks, and in the streets on Congress and Free Street. The intention is to convey a contemporary design but also use the ground plane to visually and physically define and unify the square space. The planter edges are concrete and vary in height and depth to include raised curb conditions, seating wall conditions, benches, and steps. Furnishing zone planters will use a raised granite curb.

Planting: The planting concept provides visual interest in all seasons and with low maintenance, native plants. All planter areas, including the furnishing zone, will include understory plantings as well as trees. The trees are intended to provide shaded seating areas in some cases, but also some vertical elements to the overall design.

Street Furniture: The space will include a combination of permanent bench seating and seating walls incorporated into the planter edges as well as the moveable tables and chairs and Adirondack chairs already employed in the space.

Lighting: The lighting concept is to use minimal fixtures that have flexible, directional light. The lighting will be functional ambient lighting, lighting for the stage, and lights that highlight certain design features such as landscape, the artwork, the Westin Wall, and the steps. The street/sidewalk lighting will use the standard Downtown fixture.

Other Elements: The plans include a splash pad water feature, boulders for play, a storage structure with a screen wall. The screen wall will provide a new backdrop to the park. The water feature will provide an active, visible element that will draw the eye into the park.

Public Art (attachment f.): The public art concept includes up to three sculptures throughout the park area. The first, largest sculpture is placed to mark the corner and create a visual gateway presence as the predominant public space for the Arts District. This should be visible from multiple approaches and have a scale that is read from a vehicle speed as well as a pedestrian level. The second sculpture leads the viewer into the park but also is visually a companion piece to the first “mothership.” The artwork marks the entrances to the park space but also interacts with the plantings, allowing the landscape to grow up and around the sculpture. If a third sculpture is included, it would be a third, trailing piece deeper into the park creating a trail of discovery. The reflective material on the underside will reflect the movement of people, cars, the landscape, etc., while the concave side is a still image showing a reflection of the sky. There will be a 3 foot planting buffer around each sculpture and the intent is for the sculpture to appear to be a part of the landscape.

3. Standards of Review: Streetscape and Pedestrian Improvements

Per City of Portland Historic Resources Design Manual, staff refer to Section 8 Standards: Streetscape and Pedestrian Improvements when considering the appropriateness of the proposed design and public artwork in the Congress Street Historic District.

The concept for the Congress Square Redesign and Public Art addresses the review standards in the following ways:

1. General – The project seeks to use organic, curvilinear forms as an identity element that ties the public open spaces together. This design approach is also intended to accentuate the rectilinear, red brick, historic buildings that create the urban room.
2. Pedestrian Amenities
 - a. Historic Character – The project seeks to vary from the established character in order to set Congress Square apart as a node along the streetscape. This includes pedestrian amenities that are designed to have a character specific to Congress Square.
 - b. Performance Criteria
 - The square includes three different commercial streets – the project widens and enlarges sidewalks and pedestrian zones where possible.
 - The project does not include non-commercial pedestrian streets, waterfront, or parking areas.
 - On-street parking will be maintained except in the case directly on Congress Street in front of Congress Square Park. Those on-street spaces are being removed in order to provide better visual connection through the square as well as widen the sidewalk and shorten the crossing distances through the intersection.
 - As a park design, the goal is to create a new, special role in the linear parade of public squares along Congress Street (City Hall, Monument Square, Longfellow Square, Bramhall Square). The goal is to create a square that is distinct from both the streetscape and the other squares. This square is intended to celebrate its place in the center of the Arts District – accomplished through the new public artwork, allowing for temporary art installations, and park design to accommodate the arts programming currently taking place there (administered by Friends of Congress Square Park). Some design features to achieve this goal include a “stage” area and seating for viewing the stage, adequate clear space for dancing and other active events, design around the already-existing PMA 7 sculpture, providing clear site and circulation lines to the PMA and into the park and events.
3. Streetscape
 - a. Paving and Planting – The paving and planting will be unique to Congress Square and will be a critical component to its identity. These will be of high-quality design and serve to visually queue to pedestrians and vehicles that they have entered a special node within the Congress Street corridor. The current sidewalks are red brick and Congress Square Park has asphalt hexagonal pavers. The proposal would use a distinct grey palette throughout the space to define the square on the ground plane.
 - b. Street Furniture - Street furniture is integrated into the planters within the park.
 - c. Lights, Signs, and Traffic Signals
 - Signs – no signs are proposed at this time. Staff will bring any future sign proposal to the HP staff/board for review.
 - Street lights shall follow the Downtown District lighting standard and continue the same streetlight/pedestrian fixtures already established on Congress Street. These lights will appear on Congress Street, Free Street, and High Street within the furnishing zone along the sidewalk/street edge. Interior to the plaza spaces will be special lighting treatments to light the stage/events, the landscape features, the public artwork and overall ambient lighting (refer to attachment i). These lighting fixtures are proposed to have a recessive quality – calling attention to what is being lit rather than the light fixtures.

Staff seek Historic Preservation Board input specifically on the following items:

1. General appropriateness within the district according to the review standards
2. Paving material selection and placement
3. Furnishing zone approach (street trees planters)
4. Planter design details
5. Lighting concept, especially as it relates to the surrounding historic buildings
6. Public artwork placement
7. Any other observations

4. Attachments

- a. Congress Square Redesign Vision + Program
- b. Schematic Design Concept (2017)
- c. Design Development Plans
- d. Site Sections and Details
- e. Lighting Concepts
- f. Public Artwork Concept

Vision Statement: Congress Square is a high quality, distinctive urban space that epitomizes the Arts District while remaining accessible and inviting to all. Year-round, the Square provides a welcome break in the dense, historic district street wall where one encounters a range of activities including events and installations that celebrate local arts and culture, and fosters spontaneity, informal gathering, and fun. As a gateway intersection, the redesigned Congress Square places priority on the pedestrian experience and safety while accommodating all transportation modes in an efficient manner.

Final design of the redesigned Congress Square shall:

- Deliver an identity for the Square as a whole
- Acknowledge that the Square is the heart of the Arts District
- Be conscious of its context within the Congress Street Historic District and surrounding landmark buildings
- Be of high quality and visually interesting (with quality materials, details, and lighting)
- Incorporate the proposed public art installation(s)
- Maintain the flexibility necessary to accommodate events and daily uses
- Accommodate programs & events ranging in size from 25 to 400 attendees (such as First Friday, political rallies, musical performance, temporary or interactive art installations)
- Attract a range of users of all ages (including employees, residents, visitors, shoppers, and hotel/museum/theater patrons)
- Prioritize the pedestrian experience and safety by enhancing visual and pedestrian access throughout space
- Be accessible to varying physical and financial abilities (elderly, ADA, children)
- Provide for daytime and evening use
- Provide for year-round use adding features to extend the use of the Square through the seasons
- Feature appropriate balance of green space and hardscape
- Provide adequate seating of various types and in a variety of conditions (sun/shade, etc.)
- Be simple and durable with maintenance needs in mind
- Address lighting, power, and security needs

Further Considerations for Design:

- Potential for introduction outdoor dining, food vendors and/or trucks, water feature, and/or public restrooms
- Potential for transit accommodations (e.g. bus shelters, stop improvements)
- Relationship amongst the public spaces (Museum Plaza, H. H. Hay Building Plaza, and Congress Square Park)
- Potential for shared-use intersection conversion
- Wayfinding and signage compatible with the City's wayfinding plan
- Phased implementation

Base Assumptions:

- Clock mechanism from former Union Station will be relocated
- Direct access for hotel through Congress Square Park will be maintained
- Sunken aspect of Plaza shall be re-evaluated and addressed

Design Program (number in parentheses refers to number of mentions during visioning process)

Desired Characteristics:

- Pedestrian Priority (less car dominance) (212)
- Public and Open/Inviting, Accessible (all ages, abilities) (129)
- Neighborhood/Community space (108)
- Safe (65)
- Clean/Maintained (56)
- Preserve and Celebrate Historic/Architectural Character (51)
- Economic Vitality (45)
- Arts District Identity (43)
- Active (40)
- All-Season Use
- Day/Night Use

Activities to be accommodated

1. Access to Green Space/Natural Elements/Enjoying Outdoors (232)
2. Food / Eating (210)
3. Performance (especially music) (152)
4. Events (especially those that activate the entire square - First Friday art walk, Markets) (144)
5. Play and Education (all ages) (107)
6. Art (potentially both permanent and temporary) (85)
7. Sitting/ Relaxing (80)
8. Hotel Entry + Apartment/Restaurant Egress
9. Gathering/Socializing (57)
10. People-watching (43)
11. Wifi/Internet access (36)
12. Restrooms (34)
13. Movie Screening (14)

Elements

1. Green/Landscaped Space (including trees) (232)
2. Seating (varied types/conditions to accommodate dining, people-watching, resting, reading, sun/shade) (113)
3. Water Feature (75)
4. Public Art (63)
5. Games/Interactive Play Elements (44)
6. Unique/identifying material palette and pavers (41)
7. Kiosk or Pavilion/Structure (38)
8. Gateway/Entry/ Place-making structures (28)

Secondary elements:

- Bike racks
- Bike share/rental station (18)
- Sign board
- Bus shelter
- Trash receptacles
- Lighting (56)
- Storage (chairs and tables, signage, umbrellas, etc)



CONGRESS SQUARE REDESIGN

PORTLAND, MAINE

APRIL 12 2017

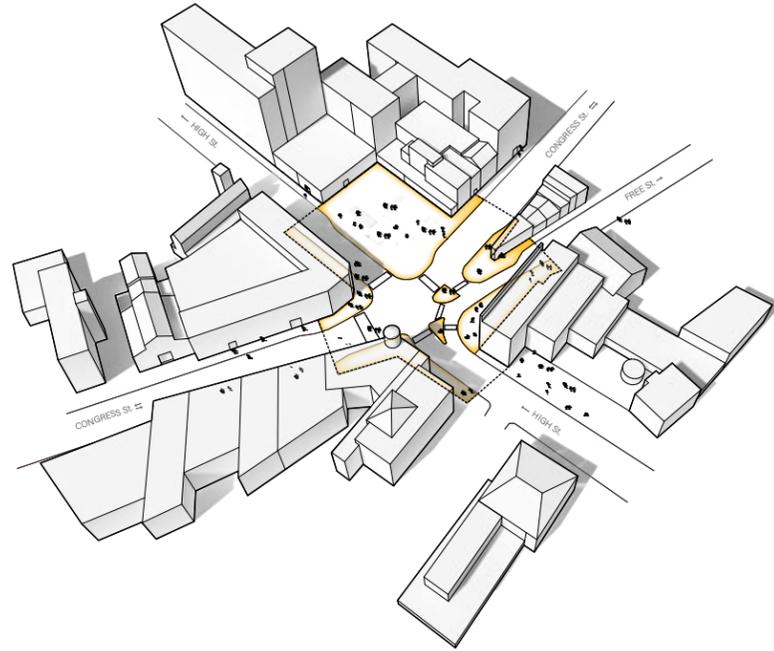
SCHEMATIC DESIGN PACKAGE

CITY OF PORTLAND
PLANNING & URBAN DEVELOPMENT

 x PATRICK CULLINA x SEBAGO TECHNICS

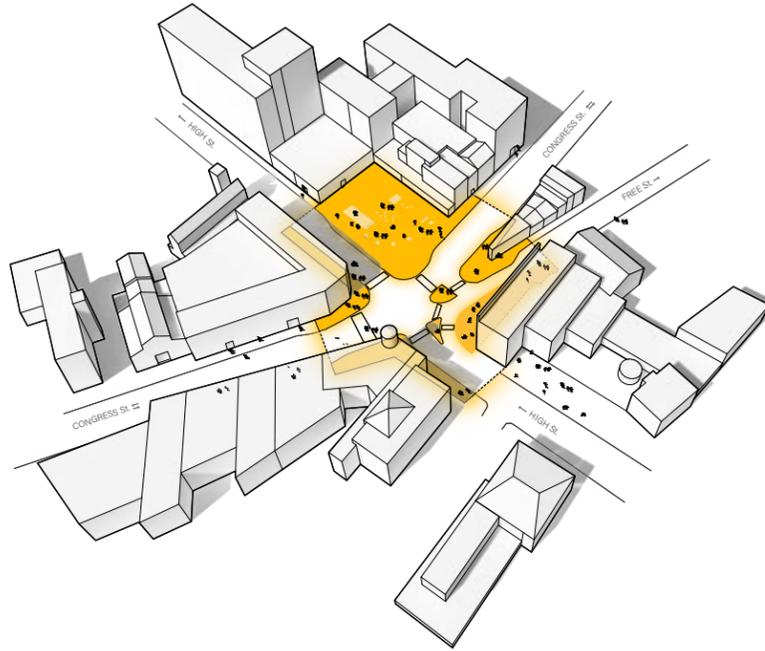
CONGRESS SQUARE REDESIGN

THEMATIC APPROACH



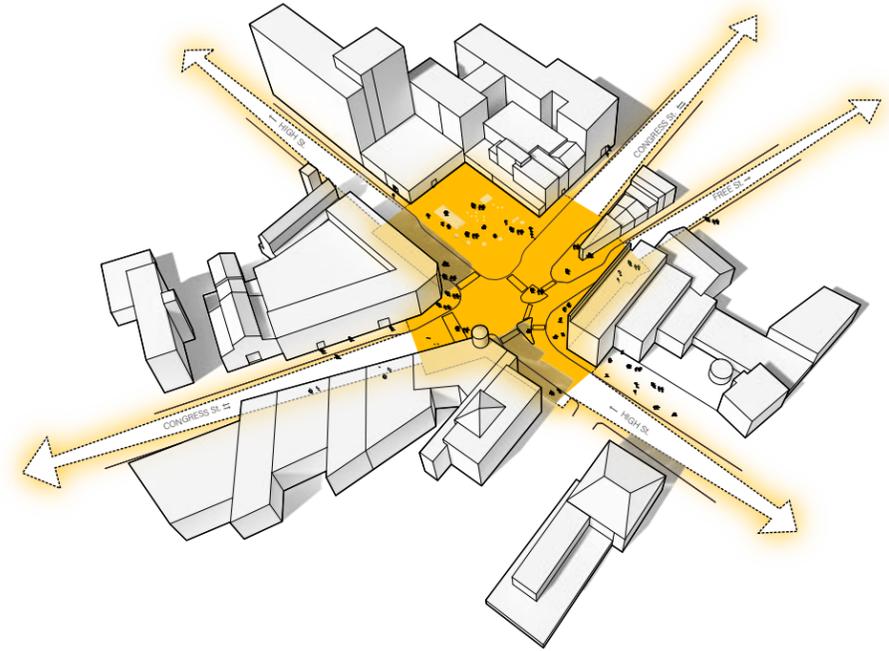
ACCESSIBILITY

- | **ACCESSIBLE + WELCOMING** point of entry
- | A more accessible space **FOR ALL USERS**
- | Seating opportunities: **PERMANENT + MOVABLE CHAIRS**



CONNECTIVITY

- | Creating a **UNIFIED SPACE**
- | Access and connection **INTO THE SPACE** as well as connected to spaces **ACROSS THE STREETS**
- | Allow **DIAGONAL MOVEMENT** through park
- | **THRESHOLD + SENSE OF ARRIVAL**



IDENTITY

- | Balance of **CONTEMPLATIVE** and **ACTIVE** space
- | **SURROUNDING ARCHITECTURAL CHARACTER** helps to define identity and define space
- | Use **ART** to establish the Square's identity
- | A **GREEN NODE** as a visual surprise
- | Increase element of **DISCOVERY**

PROPOSED



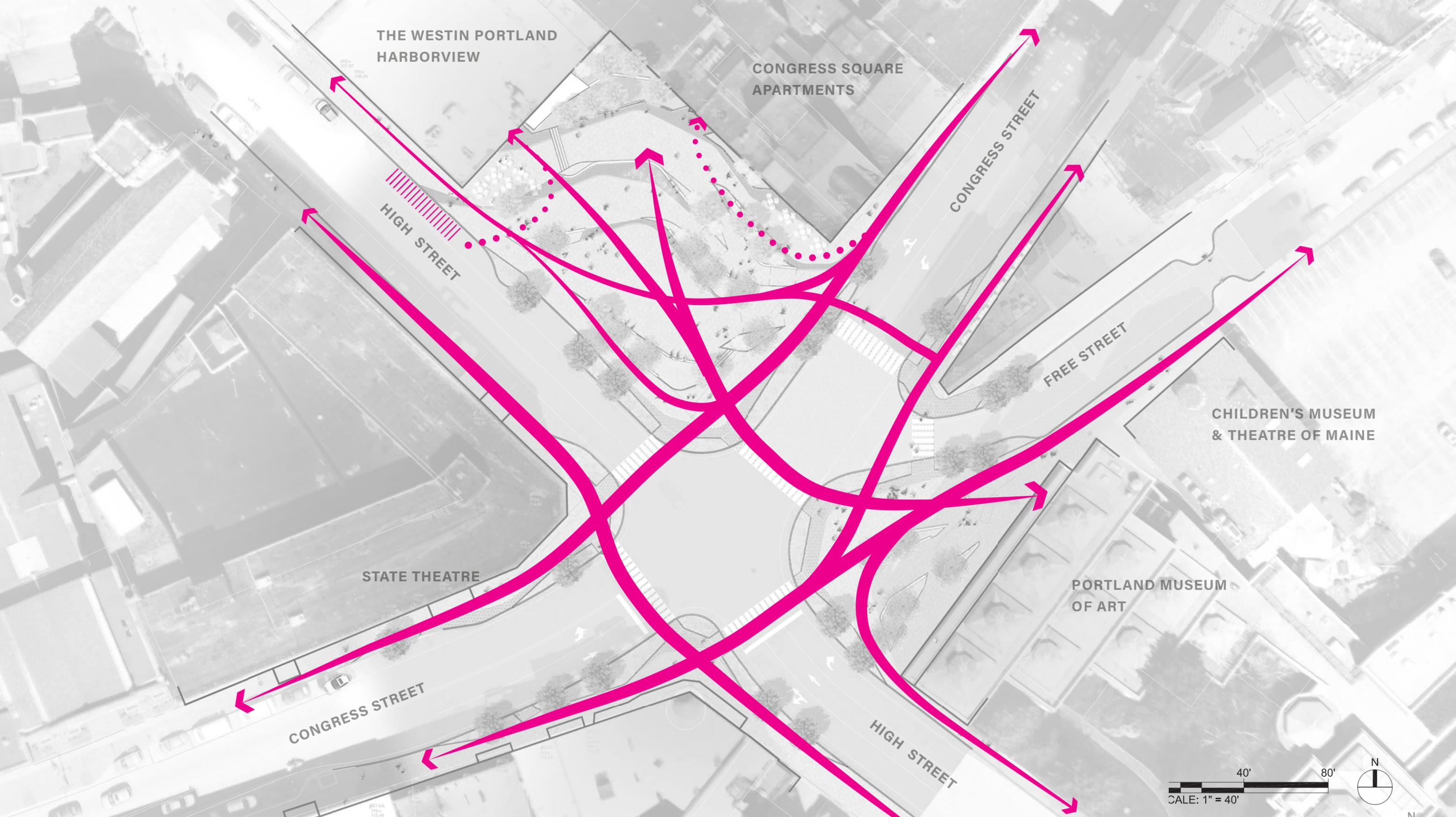
SCHEMATIC DESIGN SITE PLAN



- 1 Congress Square Park
- 2 Proposed Outdoor Dining/Cafe' Area
- 3 Proposed Main Stage Area
- 4 Proposed Storage Pavilion
- 5 Proposed Art Installation
- 6 PMA Plaza
- 7 Existing '7' Sculpture
- 8 Proposed Streetscape
- 9 Proposed Street Alignment
- 10 Proposed Food Truck Space



SCHEMATIC DESIGN
CIRCULATION



DESIGN ELEMENTS
WATER+PLAY



THE WESTIN PORTLAND
HARBORVIEW

~1,150 SF

CONGRESS SQUARE
APARTMENTS

~450 SF

HIGH STREET

CONGRESS STREET

FREE STREET

CHILDREN'S MUSEUM
& THEATRE OF MAINE

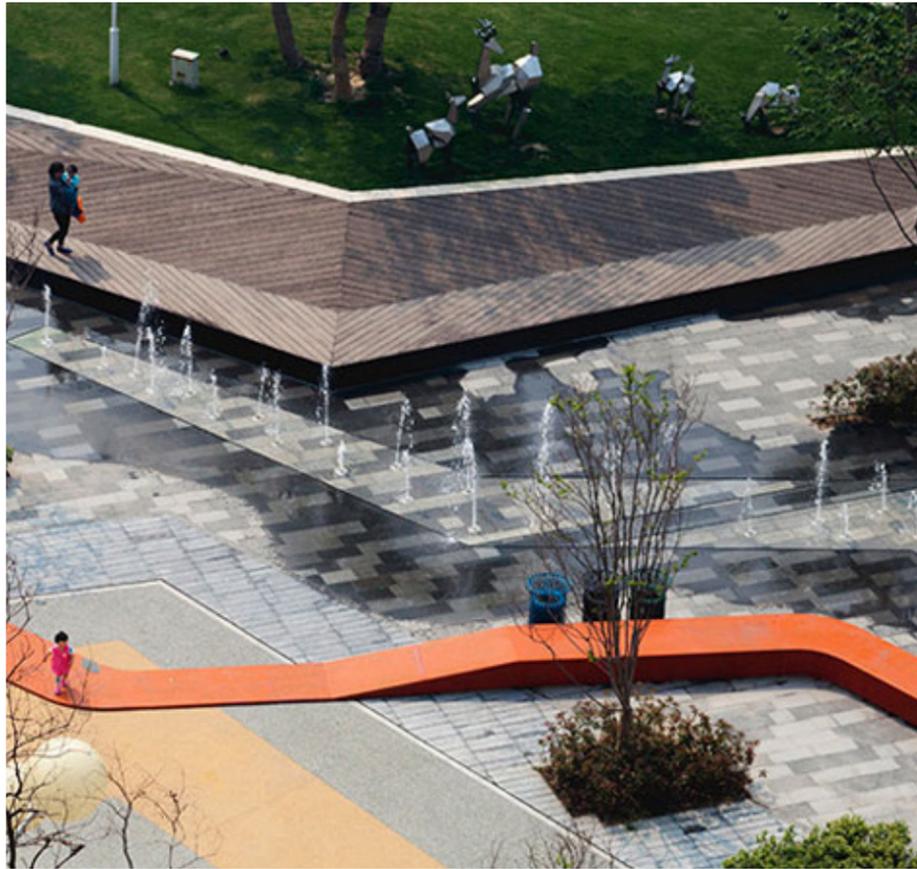
PORTLAND MUSEUM
OF ART

HIGH STREET



DESIGN ELEMENTS

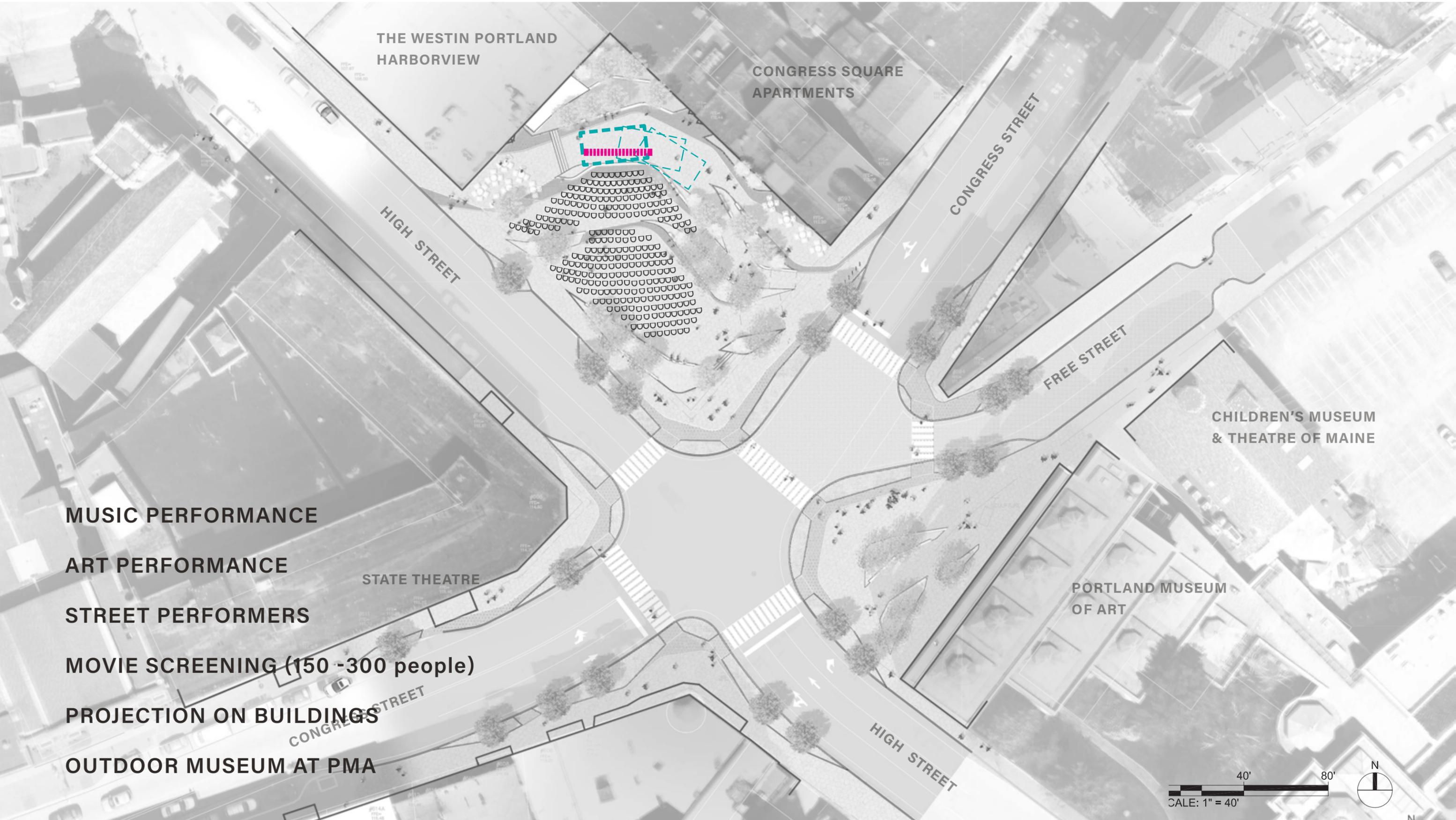
WATER+PLAY



CONGRESS SQUARE
SPACE PLANNING

SPACE PLANNING

PERFORMANCE



THE WESTIN PORTLAND
HARBORVIEW

CONGRESS SQUARE
APARTMENTS

HIGH STREET

CONGRESS STREET

FREE STREET

CHILDREN'S MUSEUM
& THEATRE OF MAINE

MUSIC PERFORMANCE

ART PERFORMANCE

STREET PERFORMERS

MOVIE SCREENING (150 -300 people)

PROJECTION ON BUILDINGS

OUTDOOR MUSEUM AT PMA

STATE THEATRE

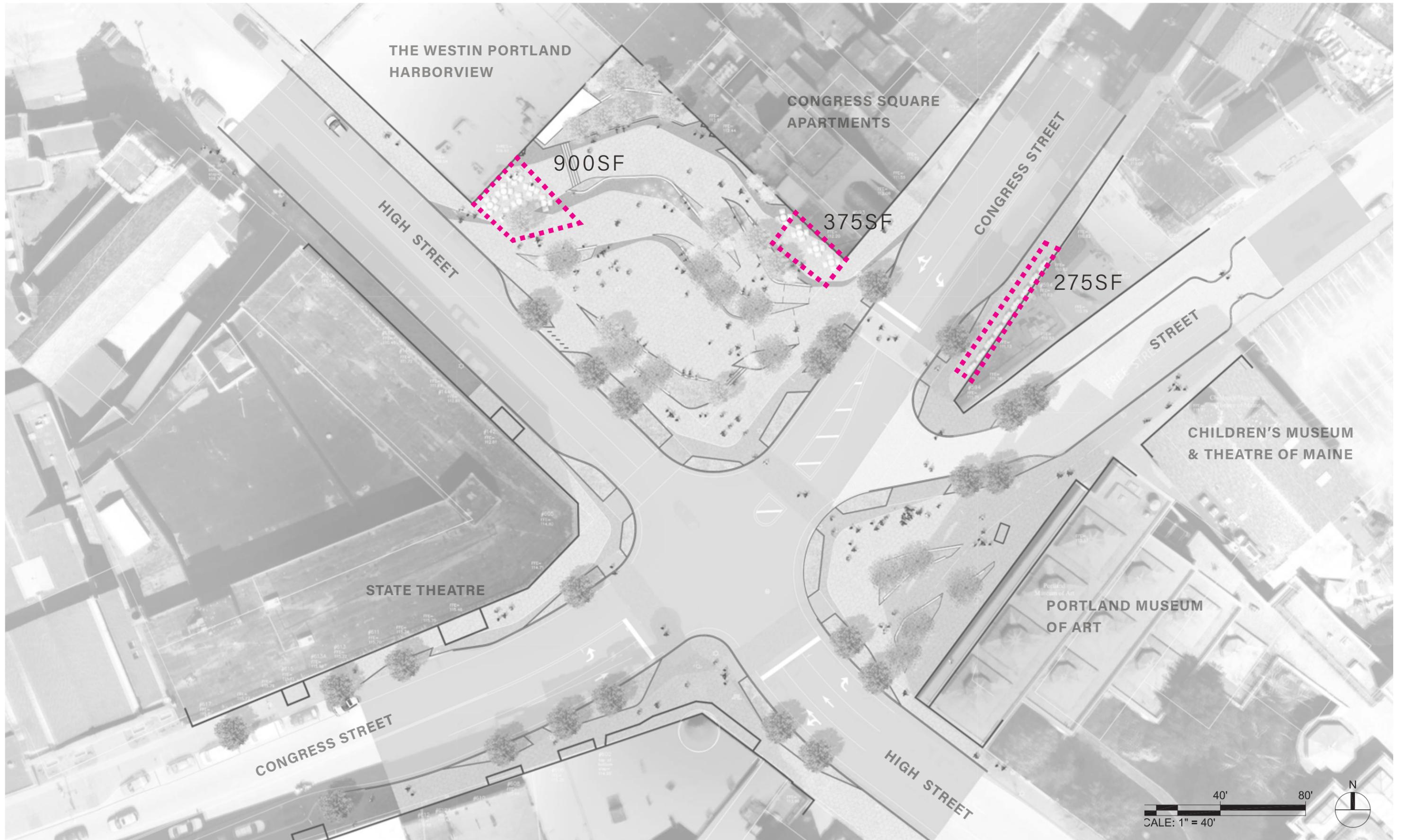
PORTLAND MUSEUM
OF ART

HIGH STREET



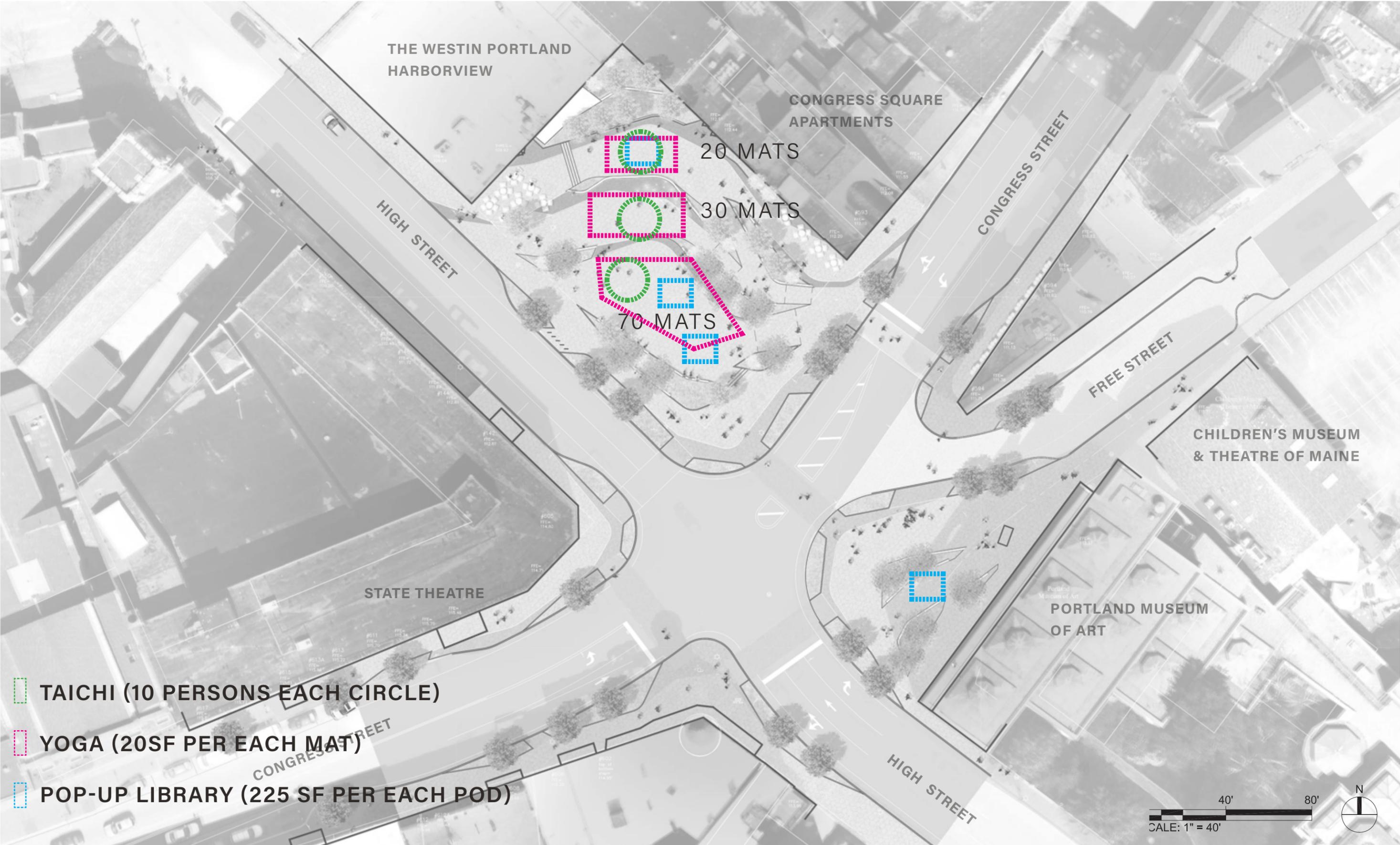
SPACE PLANNING

OUTDOOR DINING

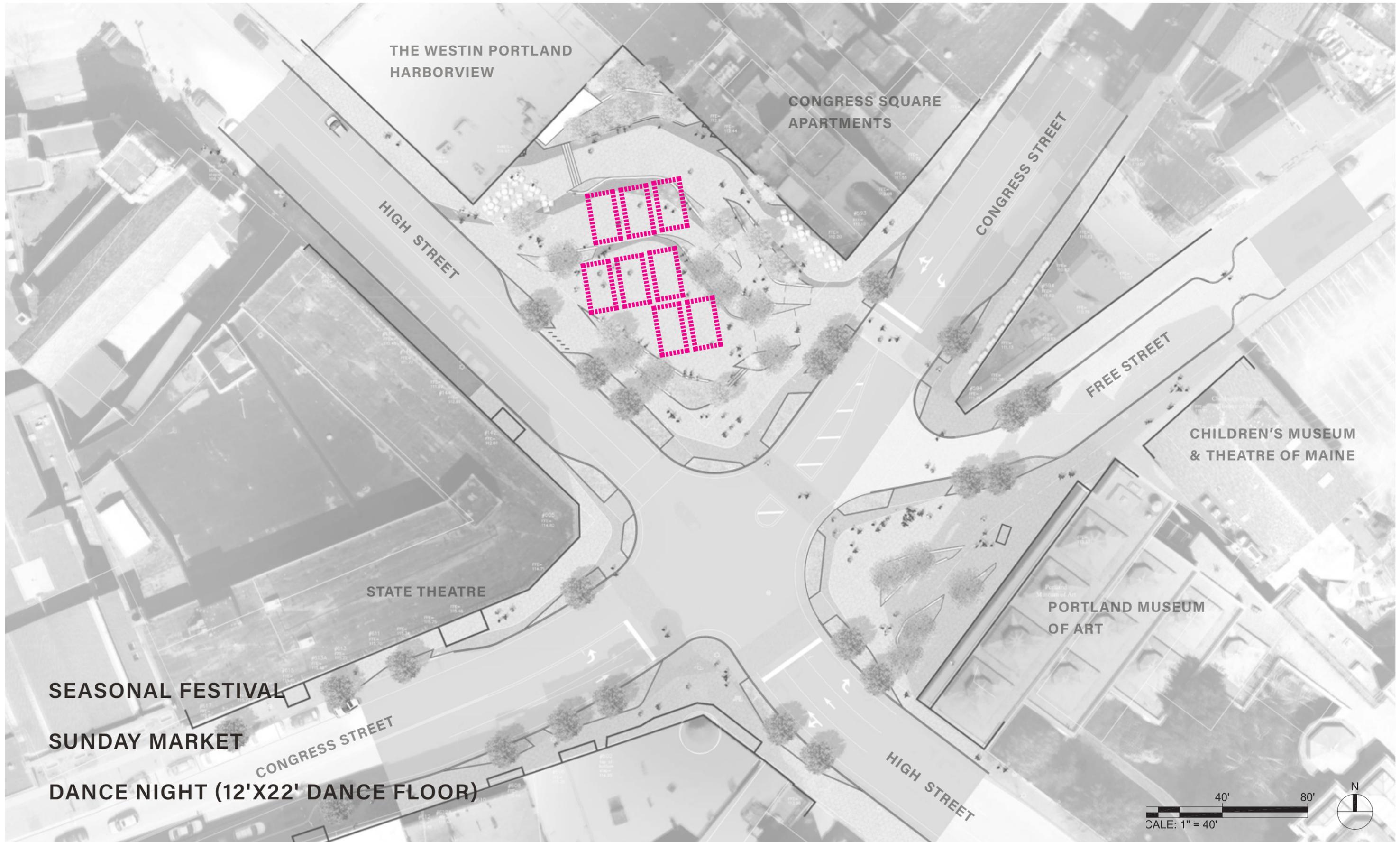


SPACE PLANNING

EVENTS DAY-TO-DAY



SPACE PLANNING
EVENTS SPECIAL



THE WESTIN PORTLAND
HARBORVIEW

CONGRESS SQUARE
APARTMENTS

HIGH STREET

CONGRESS STREET

FREE STREET

CHILDREN'S MUSEUM
& THEATRE OF MAINE

STATE THEATRE

PORTLAND MUSEUM
OF ART

SEASONAL FESTIVAL

SUNDAY MARKET

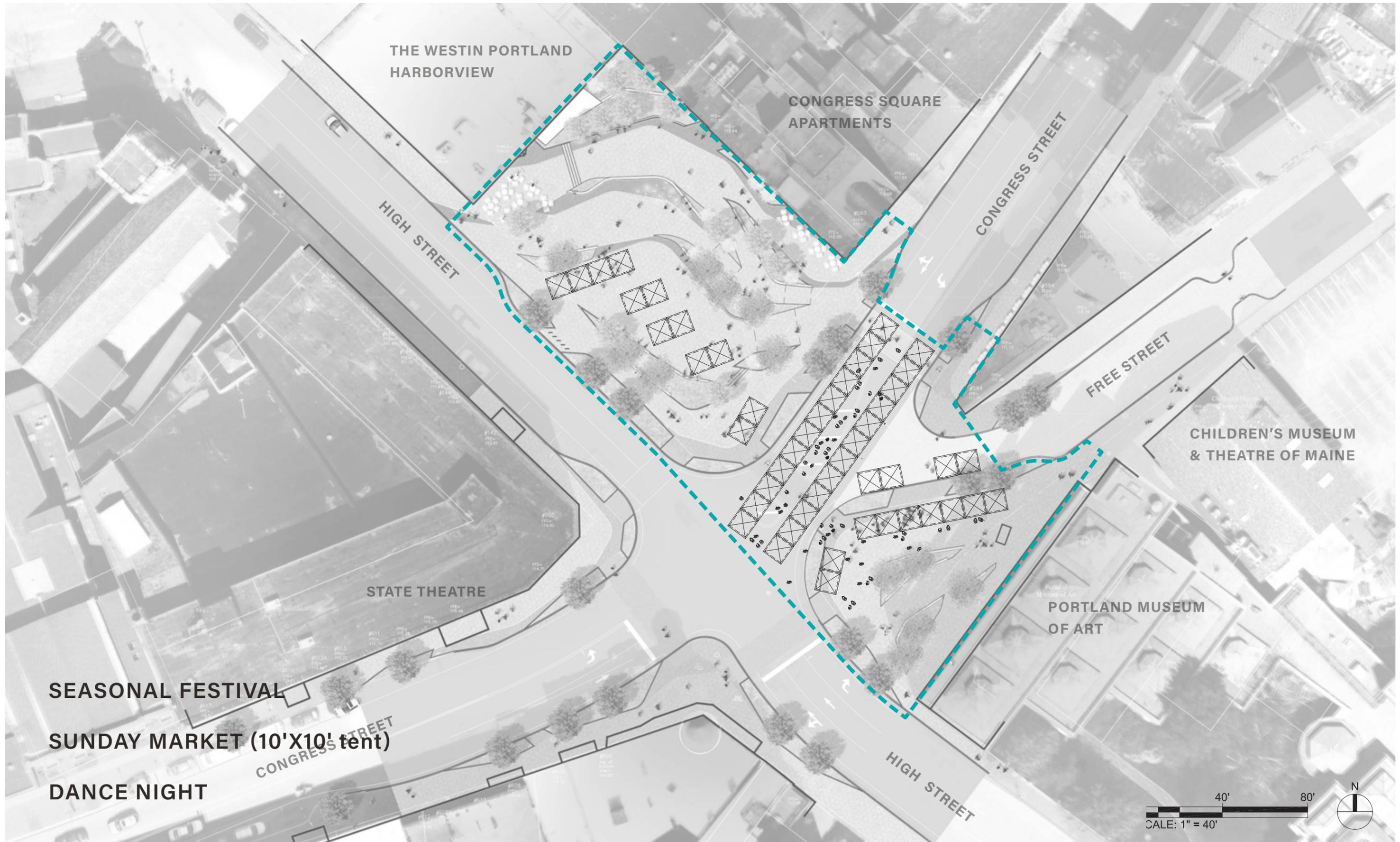
DANCE NIGHT (12'X22' DANCE FLOOR)

CONGRESS STREET

HIGH STREET



SPACE PLANNING
EVENTS SPECIAL



THE WESTIN PORTLAND
HARBORVIEW

CONGRESS SQUARE
APARTMENTS

CONGRESS STREET

FREE STREET

CHILDREN'S MUSEUM
& THEATRE OF MAINE

PORTLAND MUSEUM
OF ART

STATE THEATRE

HIGH STREET

HIGH STREET

SEASONAL FESTIVAL

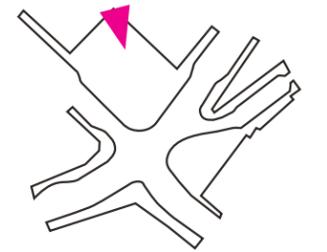
SUNDAY MARKET (10'X10' tent)

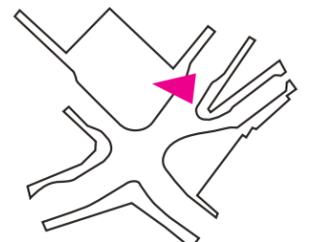
DANCE NIGHT

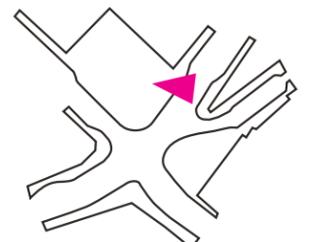
CONGRESS STREET

40' 80'
SCALE: 1" = 40'











CONGRESS SQUARE REDESIGN

PORTLAND, MAINE

APRIL 26 2018

DESIGN UPDATE



CONGRESS SQUARE REDESIGN

EXISTING



CONGRESS SQUARE REDESIGN

PROPOSED

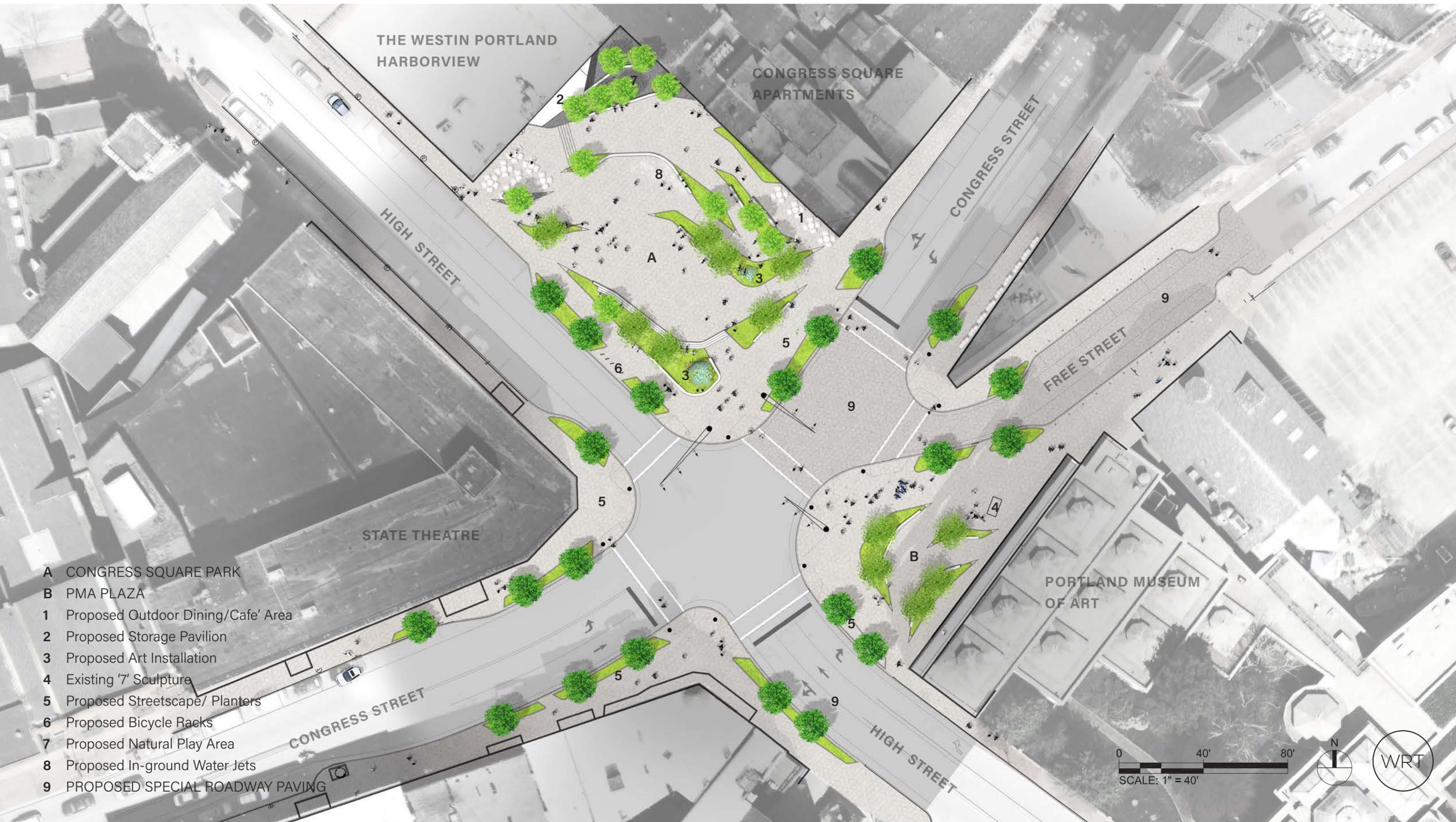


**PROPOSED DESIGN FROM
SCHEMATIC DESIGN**



CONGRESS SQUARE REDESIGN

SITE PLAN



- A CONGRESS SQUARE PARK
- B PMA PLAZA
- 1 Proposed Outdoor Dining/Cafe' Area
- 2 Proposed Storage Pavilion
- 3 Proposed Art Installation
- 4 Existing '7' Sculpture
- 5 Proposed Streetscape/ Planters
- 6 Proposed Bicycle Racks
- 7 Proposed Natural Play Area
- 8 Proposed In-ground Water Jets
- 9 PROPOSED SPECIAL ROADWAY PAVING

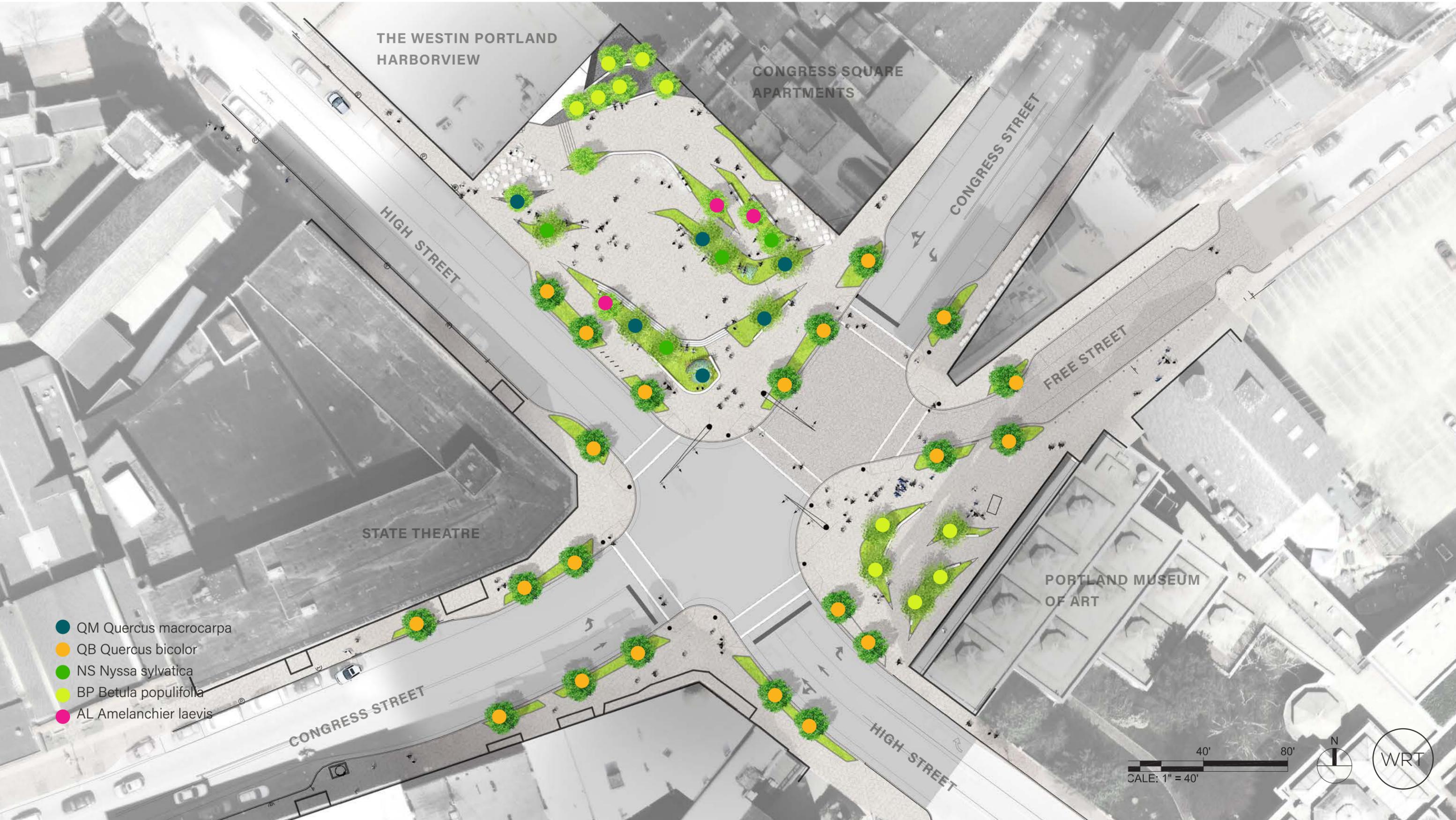
0 40' 80'

SCALE: 1" = 40'

N

WRT

CONGRESS SQUARE REDESIGN PLANTING PALETTE



THE WESTIN PORTLAND
HARBORVIEW

CONGRESS SQUARE
APARTMENTS

STATE THEATRE

PORTLAND MUSEUM
OF ART

- QM *Quercus macrocarpa*
- QB *Quercus bicolor*
- NS *Nyssa sylvatica*
- BP *Betula populifolia*
- AL *Amelanchier laevis*

40' 80'
SCALE: 1" = 40'



CONGRESS SQUARE REDESIGN PLANTING PALETTE

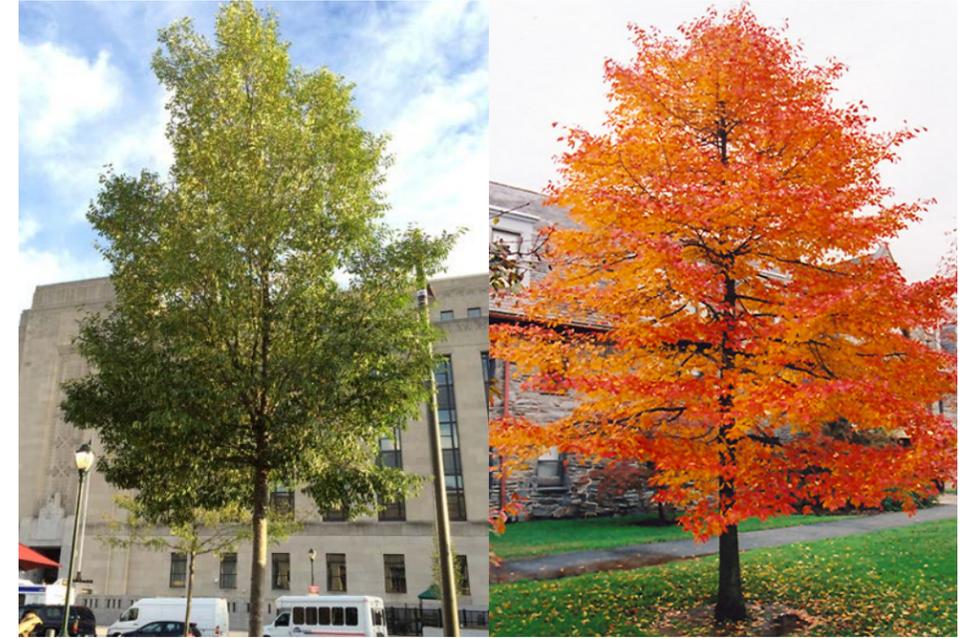
CANOPY TREES



QM Quercus | Bur Oak

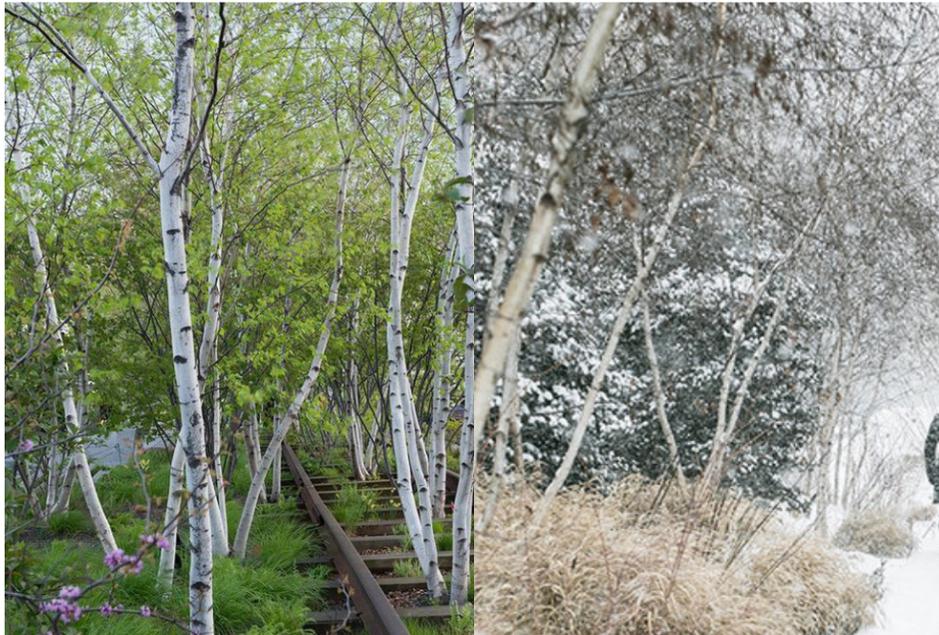


QB Quercus bicolor | Swamp White Oak



NS Nyssa sylvatica | Black Gum

ACCENT TREES



BP Betula populifolia | Grey Birch



AL Amelanchier laevis | Allegheny Serviceberry

CONGRESS SQUARE REDESIGN
PLANTING PALETTE

GROUND PLANE

HERBACEOUS PERENNIALS + ACCENT SHRUB

SHRUBS

CLETHRA ALNIFOLIA 'COMPACTA'

COMPTONIA PEREGRINA

ILEX VERTICILLATA 'RED SPRITE'

ILEX VERTICILLATA 'JIM DANDY'

ROSA VIRGINIANA



GRASSES_SUN

DESCHAMPSIA CESPITOSA

PANICUM VIRGATUM 'SHENANDOAH'

SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'



FERNS/SEDGES_SHADE

ATHYRIUM ANGUSTUM

CAREX APPALACHICA

CAREX EBURNEA

CAREX PENNSYLVANICA

POLYSTICHUM ACROSTICHOIDES



CONGRESS SQUARE REDESIGN
PLANTING PALETTE

GROUND PLANE

HERBACEOUS PERENNIALS + ACCENT SHRUB

FLOWERING PERENNIALS_SUN

AMSONIA TABERNAEMONTANA VAR. SALICIFOLIA

ASCLEPIAS TUBEROSA

BAPTISIA 'PURPLE SMOKE'

CAMPANULA ROTUNDIFOLIA

EUTROCHIUM (EUPATORIUM) DUBIUM 'LITTLE JOE'

LIATRIS SPICATA

MONARDA FISTULOSA 'CLAIRE GRACE'

PHLOX PANICULATA 'JEANA'

PYCNANTHEMUM TENIFOLIUM

SOLIDAGO CAESIA

SYMPHYOTRICHUM (ASTER) LAEVE

SYMPHYOTRICHUM (ASTER) OBLONGIFOLIUM 'OCTOBER SKIES'

VERNONIA GLAUCA

VERNONIA NOVEBORACENSIS

VERONICA STRUM VIRGINICUM



CONGRESS SQUARE REDESIGN
PLANTING PALETTE

GROUND PLANE

HERBACEOUS PERENNIALS + ACCENT SHRUB

PERENNIALS_SHADE

ACTAEA (CIMICIFUGA) RACEMOSA

ACTAEA RUBRA

CAMPANULA AMERICANA

CAULOPHYLLUM THALICTROIDES

EURYBIA (ASTER) DIVARICATA

GERANIUM MACULATUM

PHLOX DIVARICATA

PHLOX STOLONIFERA

SOLIDAGO FLEXICAULIS

SYMPHYOTRICHUM (ASTER) CORDIFOLIUM

TIARELLA CORDIFLIA



CONGRESS SQUARE REDESIGN

MATERIAL PALETTE



THE WESTIN
PORTLAND
HARBORVIEW

CONGRESS
SQUARE
APARTMENTS

HH HAY
BUILDING

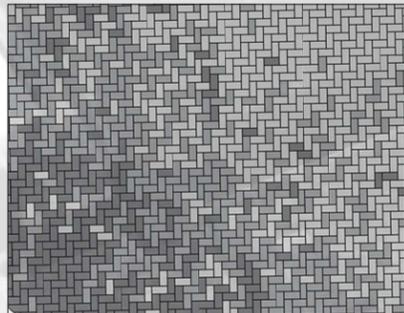
CHILDREN'S MUSEUM
& THEATRE OF MAINE

STATE THEATRE

PORTLAND MUSEUM
OF ART

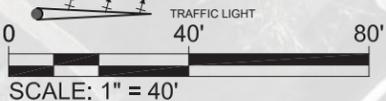


PAVER TYPE A: 6"x12"



PAVER TYPE B: 4"x8"

- MATERIALS LEGEND**
- PAVER TYPE A
 - PAVER TYPE B
 - BONDED AGGREGATE
 - PLANTING
 - PRE-CAST CONCRETE
 - STONE CURB
 - PROJECT LIMIT LINE
 - BIKE RACK
 - PROPOSED TREE
 - PEDESTRIAN LIGHT
 - TRAFFIC LIGHT



PAVING



**BRICK-SCALE
CONCRETE PAVER**



**LINEAR
CONCRETE PAVER**



**ROADWAY
SPECIAL PAVING**

SEATING



PUBLIC SQUARE, OH

PRECAST CONCRETE SEAT WALL EXAMPLE

- W/ AND W/O WOOD SEATING INSERTS
- W/ AND W/O ARM REST/BACK

CONGRESS SQUARE REDESIGN

PARK VIEW



CONGRESS SQUARE
PORTLAND, ME

CITY OF PORTLAND, MAINE

LANDSCAPE ARCHITECT



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TILLET LIGHTING
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211.766.0144

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904.886.9030

COST ESTIMATING
VJ ASSOCIATES
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NEEDHAM, ME 02949
781.444.8200

KEY PLAN



ISSUE

REV #	DATE	DESCRIPTION
1	03/12/18	50% DESIGN DEVELOPMENT

SEALS

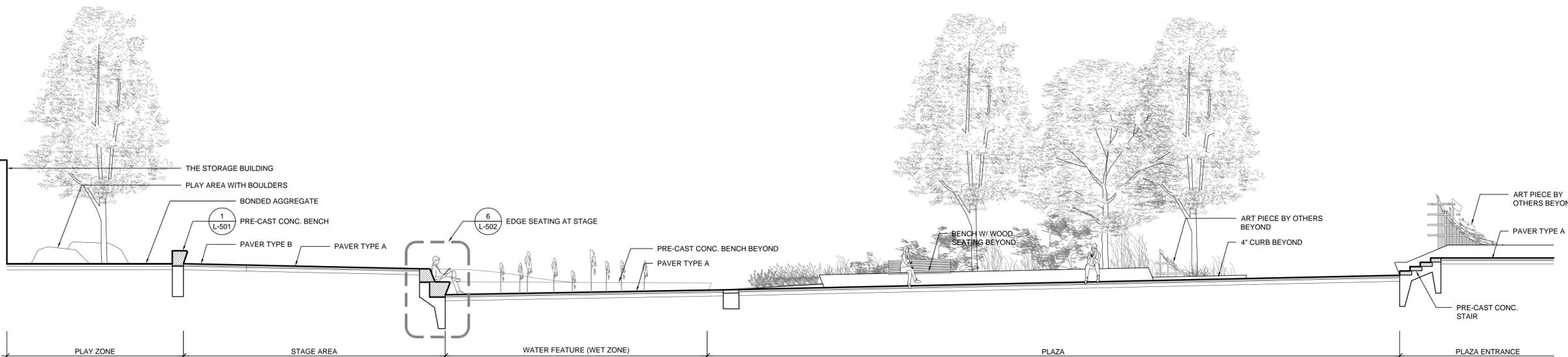
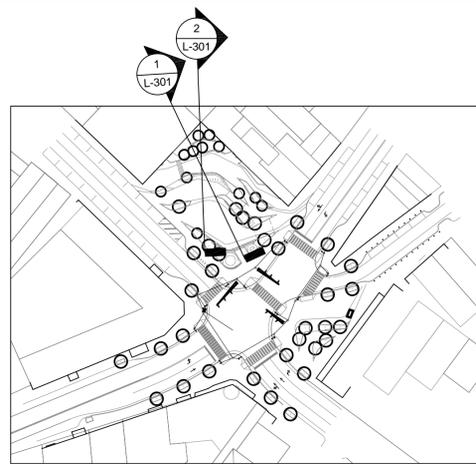
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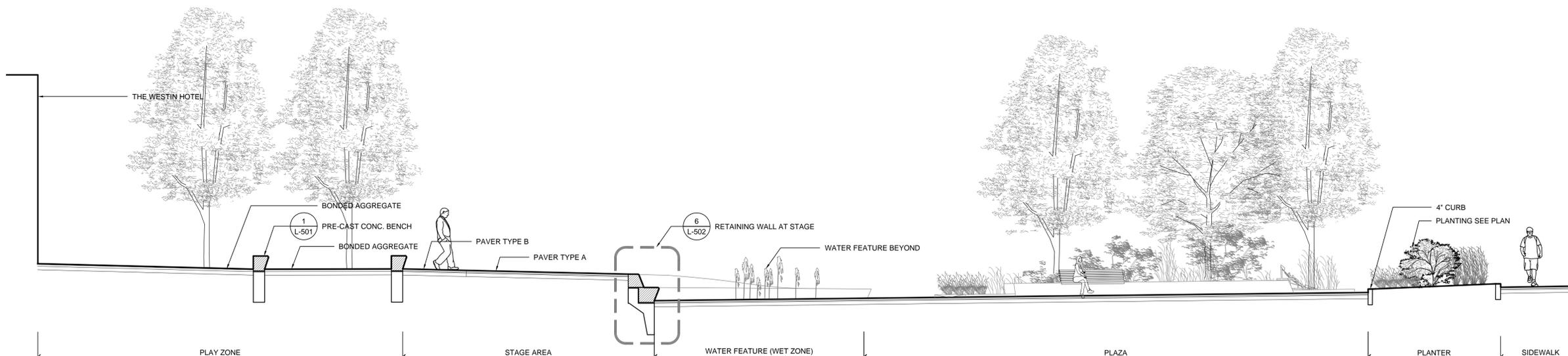
JOB #	DRAWN BY
DATE	CHECKED BY
SCALE	AS NOTED

DRAWING TITLE
SITE SECTIONS

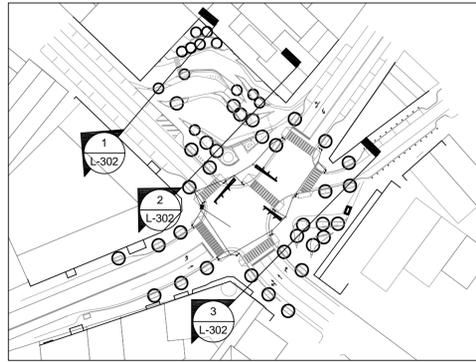
DRAWING #
L-301



1 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 3/16" = 1'-0"



2 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 3/16" = 1'-0"



CONGRESS SQUARE
PORTLAND, ME

CITY OF PORTLAND, MAINE

LANDSCAPE ARCHITECT



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SITE LIGHTING

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211.766.0144

WATER FEATURE DESIGN

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904.886.9030

COST ESTIMATING

VJ ASSOCIATES
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NEEDHAM, ME 02949
781.444.8200

KEY PLAN



ISSUE

REV #	DATE	DESCRIPTION
1	03/12/18	50% DESIGN DEVELOPMENT

SEALS

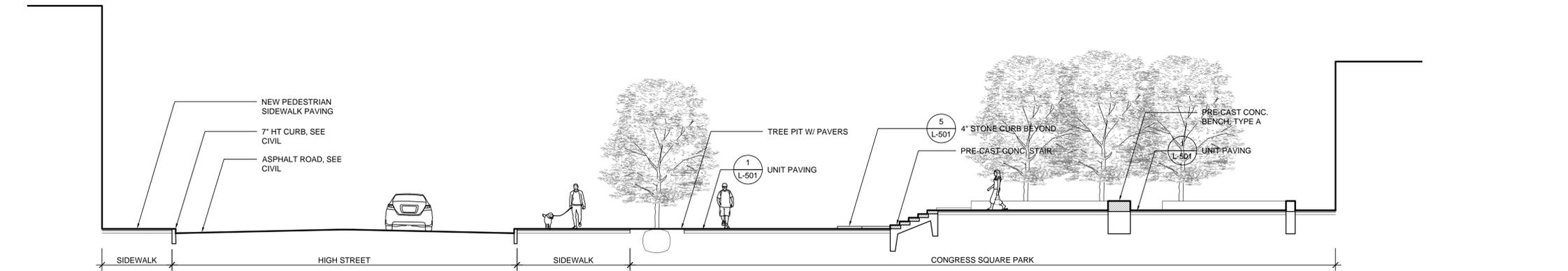
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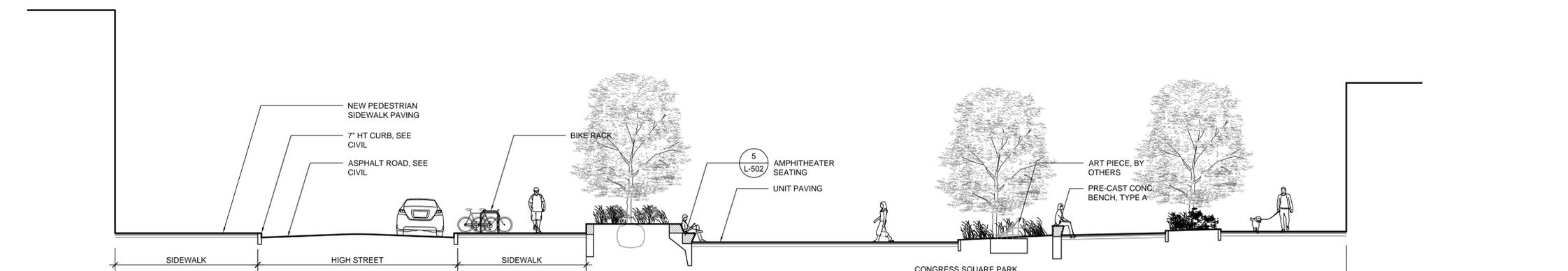
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DATE	CHECKED BY
SCALE	AS NOTED

DRAWING TITLE
SITE SECTIONS

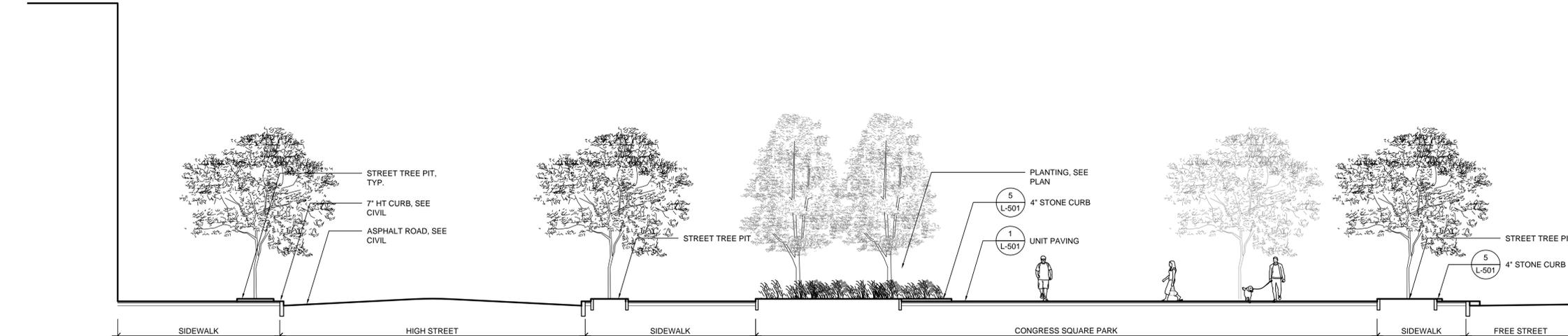
DRAWING #
L-302



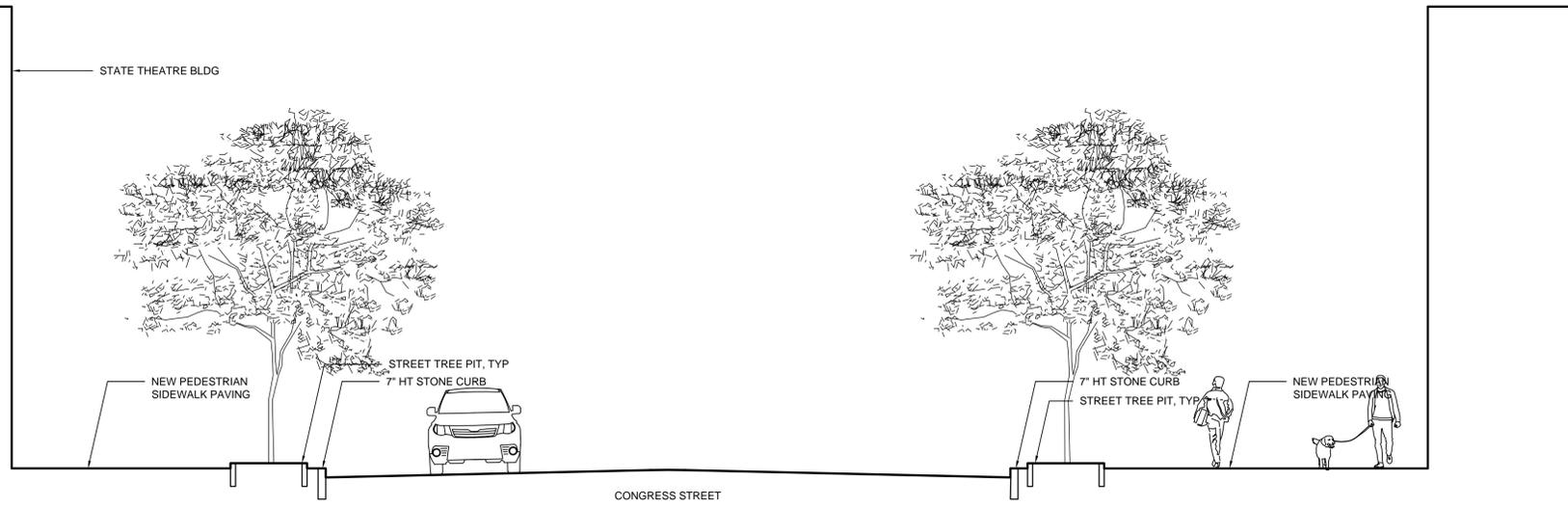
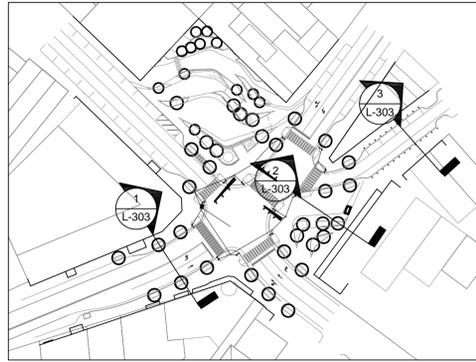
1 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 1/8" = 1'-0"



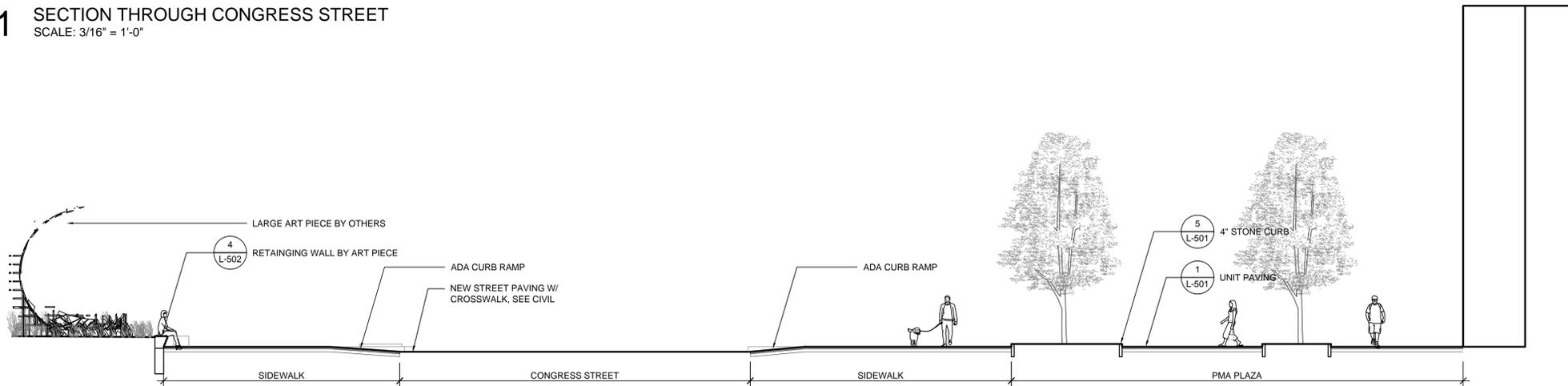
2 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 1/8" = 1'-0"



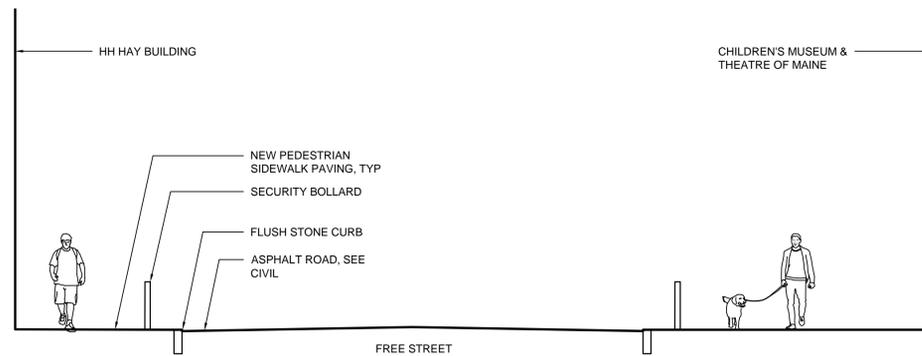
3 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 1/8" = 1'-0"



1 SECTION THROUGH CONGRESS STREET
SCALE: 3/16" = 1'-0"



2 SECTION THROUGH PMA PLAZA
SCALE: 1/8" = 1'-0"



3 SECTION THROUGH FREE STREET
SCALE: 3/16" = 1'-0"

CONGRESS SQUARE
PORTLAND, ME

CITY OF PORTLAND, MAINE

LANDSCAPE ARCHITECT



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WATER FEATURE DESIGN

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JACKSONVILLE, FL 32258
904.886.9030

COST ESTIMATING

VJ ASSOCIATES
35 HIGHLAND CIRCLE, SUITE 2800
NEEDHAM, ME 02949
781.444.8200

KEY PLAN



ISSUE

REV #	DATE	DESCRIPTION
1	03/12/18	50% DESIGN DEVELOPMENT

SEALS

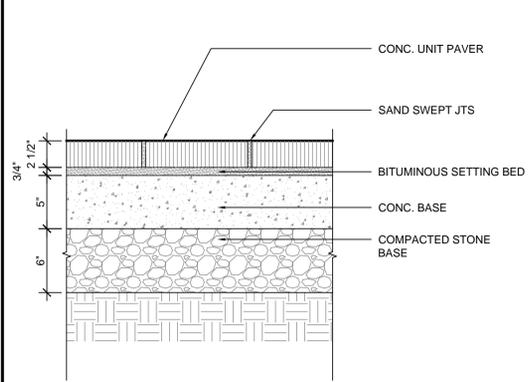
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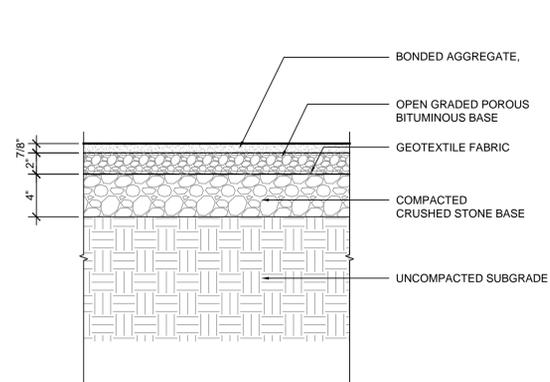
JOB #	DRAWN BY
DATE	CHECKED BY
SCALE	AS NOTED

DRAWING TITLE
SITE SECTIONS

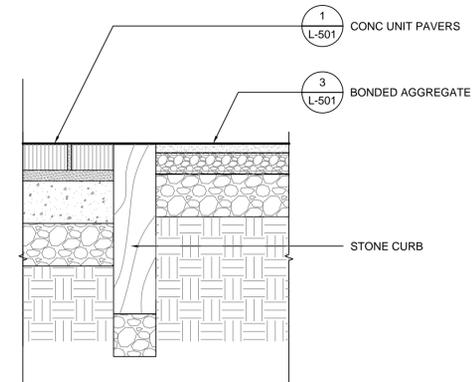
DRAWING #
L-303



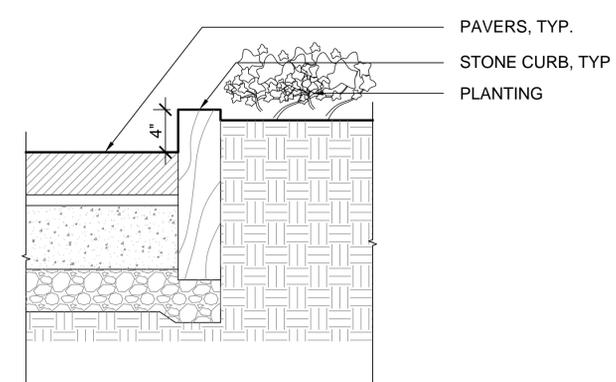
1 CONC. UNIT PAVERS - SECTION
SCALE: 1 1/2" = 1'-0"



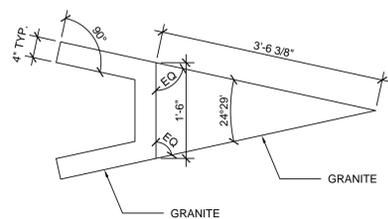
2 PERMEABLE BONDED AGGREGATE - SECTION
SCALE: 1 1/2" = 1'-0"



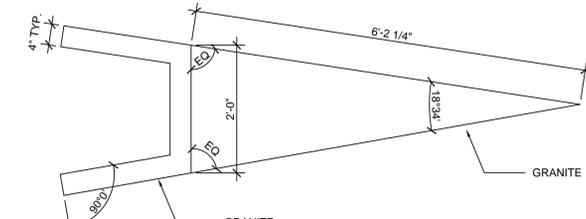
3 STONE CURB AT BONDED AGGREGATE AND LAWN - SECTION
SCALE: 1 1/2" = 1'-0"



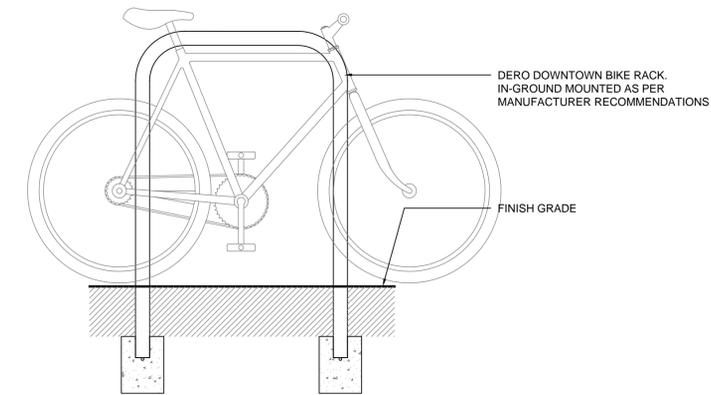
4 STONE CURB, TYP - SECTION
SCALE: 1 1/2" = 1'-0"



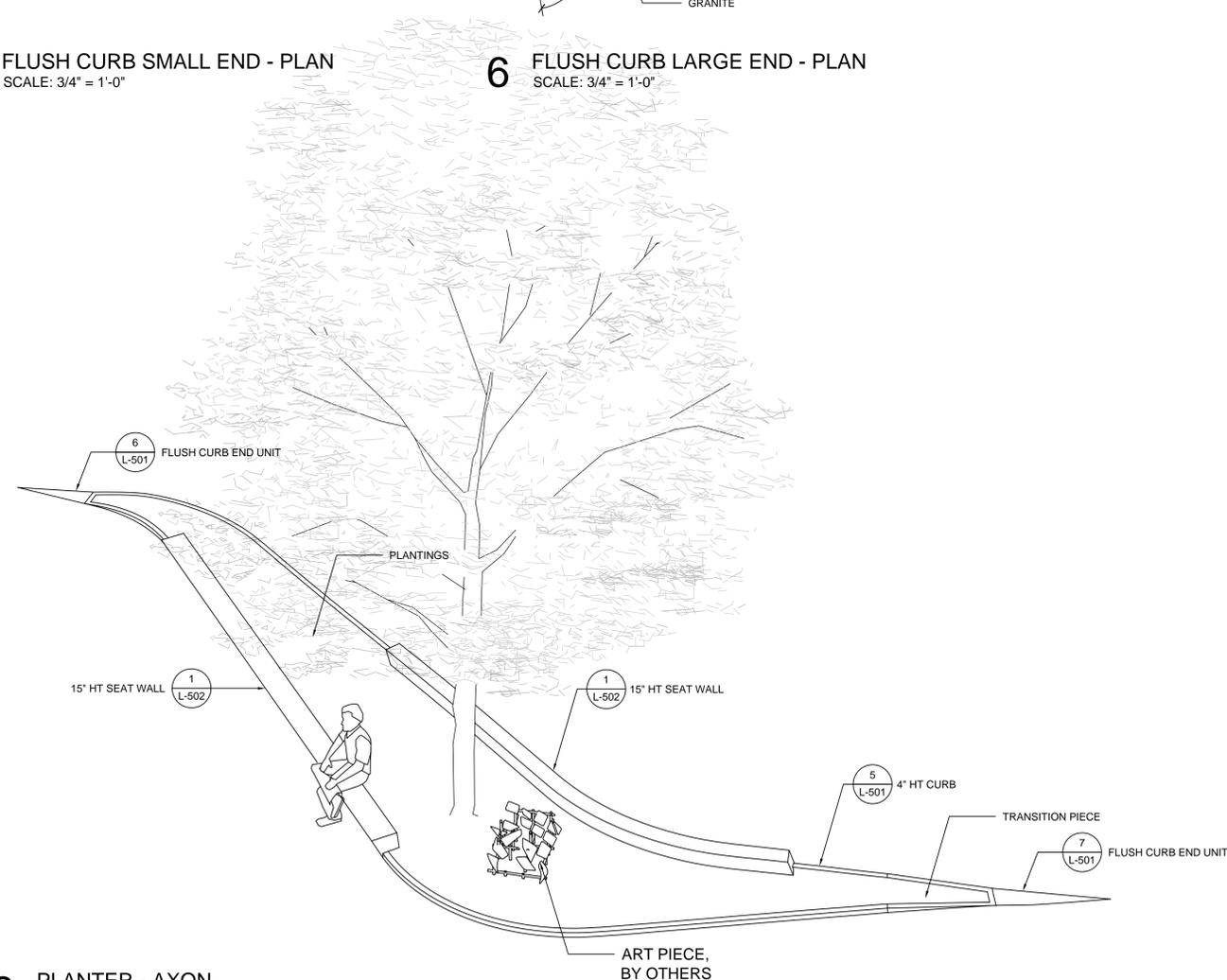
5 FLUSH CURB SMALL END - PLAN
SCALE: 3/4" = 1'-0"



6 FLUSH CURB LARGE END - PLAN
SCALE: 3/4" = 1'-0"



7 BIKE RACK, TYP - SECTION
SCALE: 1" = 1'-0"



8 PLANTER - AXON
N.T.S.

CONGRESS SQUARE
PORTLAND, ME

CITY OF PORTLAND, MAINE

LANDSCAPE ARCHITECT



WALLACE ROBERTS & TODD, LLC

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NEW YORK, NY 10038
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WATER FEATURE DESIGN

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JACKSONVILLE, FL 32258
904.886.9030

COST ESTIMATING

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NEEDHAM, ME 02949
781.444.8200

KEY PLAN



ISSUE

REV #	DATE	DESCRIPTION
1	03/12/18	50% DESIGN DEVELOPMENT

SEALS

50% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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JOB #	DRAWN BY	KP
DATE	CHECKED BY	MC
SCALE	AS NOTED	

DRAWING TITLE

SITE DETAILS

DRAWING #

L-501



REV #	DATE	DESCRIPTION
1	03/12/18	50% DESIGN DEVELOPMENT

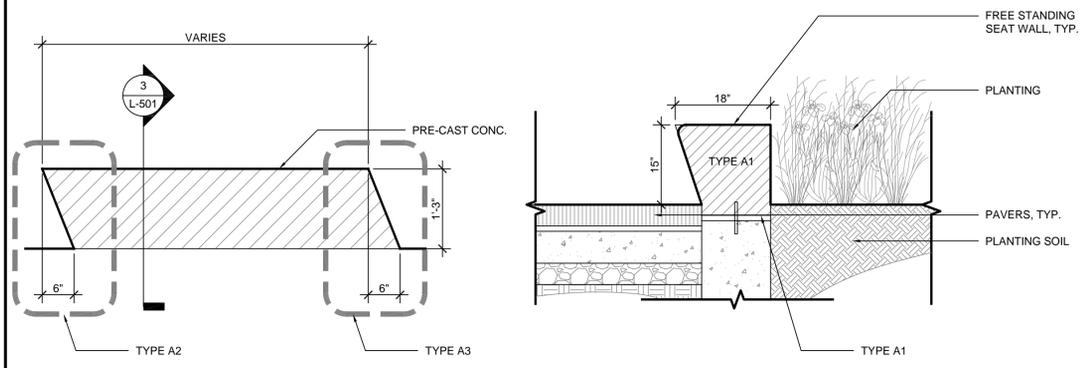
50% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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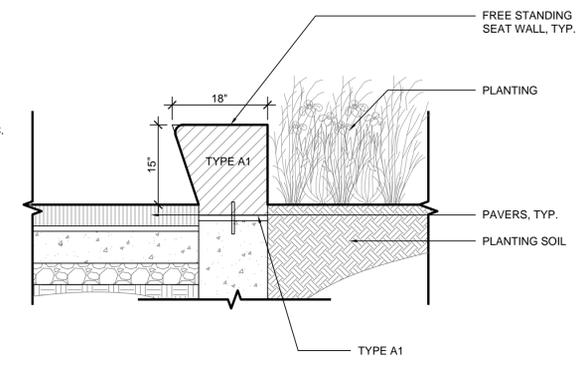
JOB #	DRAWN BY	KP
DATE	CHECKED BY	MC
SCALE	AS NOTED	

DRAWING TITLE
SITE DETAILS

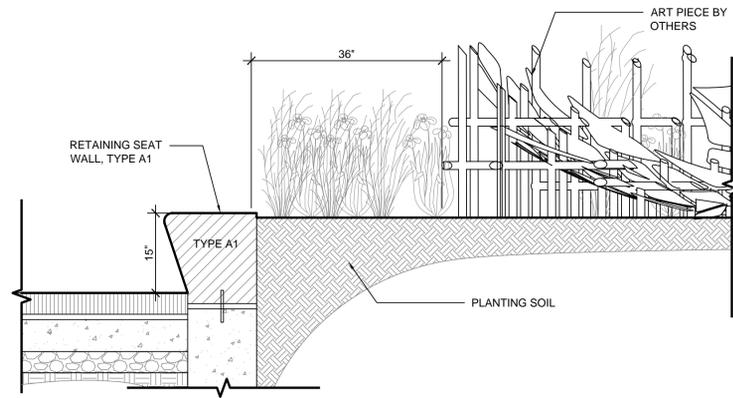
DRAWING #
L-502



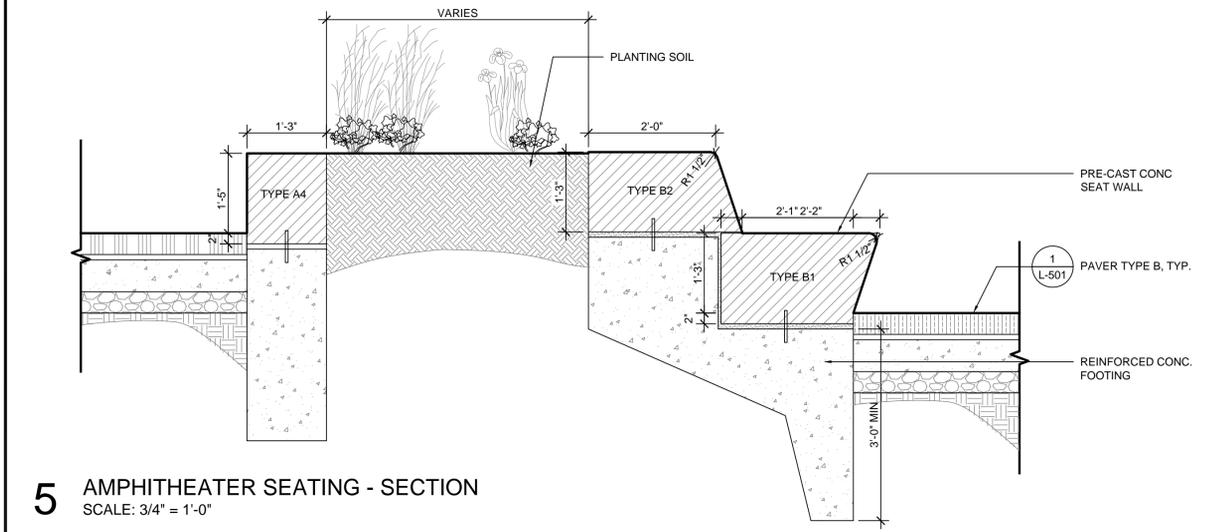
1 BENCH - ELEVATION
SCALE: 3/4" = 1'-0"



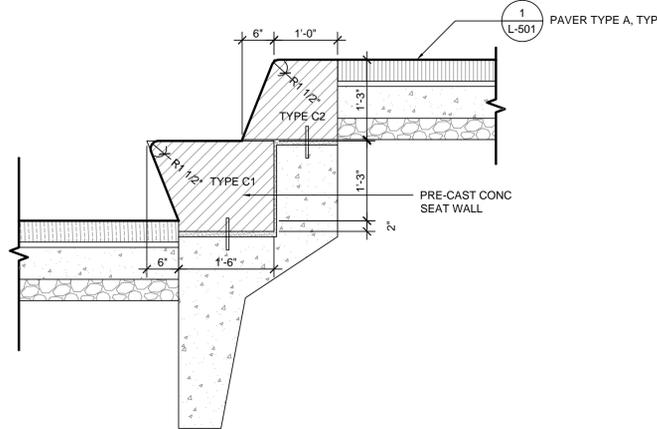
2 SEAT WALL, TYP - SECTION
SCALE: 3/4" = 1'-0"



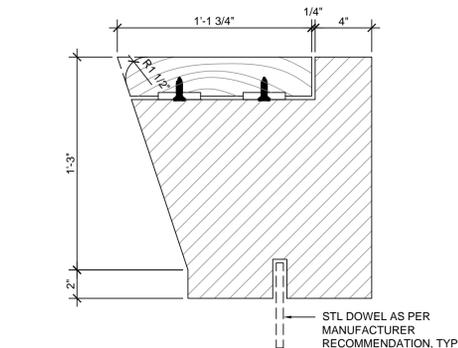
4 SEAT WALL AT ART PIECE - SECTION
SCALE: 3/4" = 1'-0"



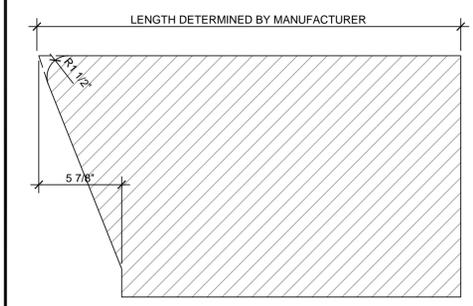
5 AMPHITHEATER SEATING - SECTION
SCALE: 3/4" = 1'-0"



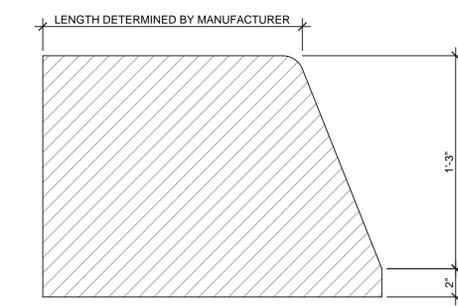
6 EDGE AT STAGE AND PLAZA - SECTION
SCALE: 3/4" = 1'-0"



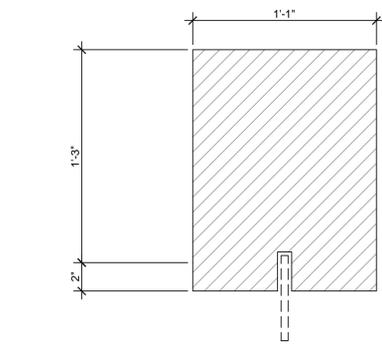
7 PRE-CAST CONC. BENCH - TYPE A1 WITH WOOD - SECTION



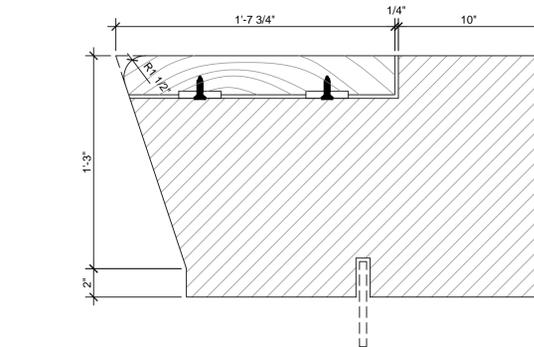
8 PRE-CAST CONC. BENCH - TYPE A2 - ELEVATION



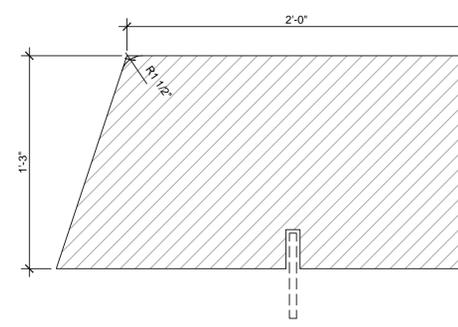
9 PRE-CAST CONC. BENCH - TYPE A3 - ELEVATION



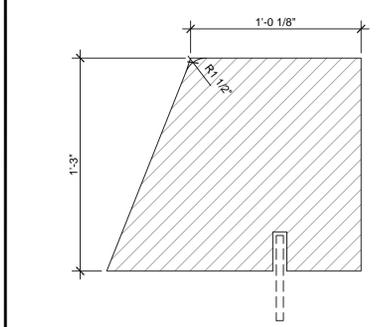
10 PRE-CAST CONC. BENCH - TYPE A4 - SECTION



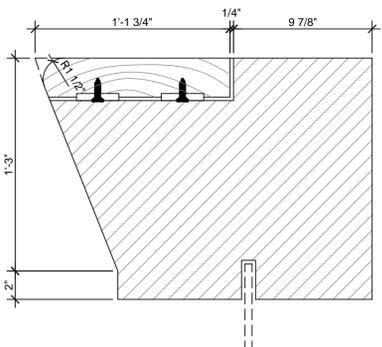
11 PRE-CAST CONC. BENCH - TYPE B1 SECTION



12 PRE-CAST CONC. BENCH - TYPE B2 SECTION



13 PRE-CAST CONC. BENCH - TYPE C2 SECTION

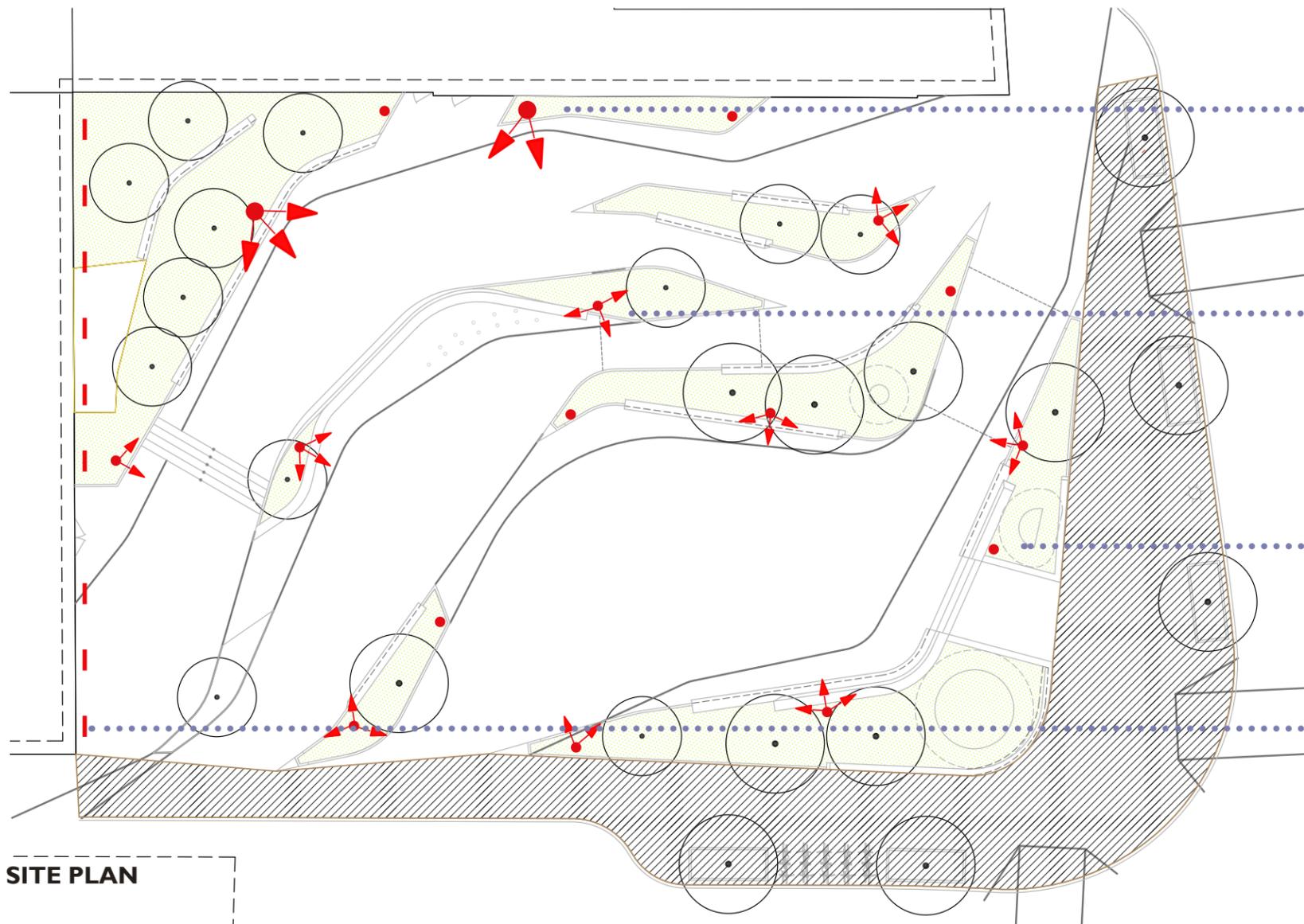


14 PRE-CAST CONC. BENCH - TYPE C1 SECTION

TYPE	DESCRIPTION	QT
A1	TYPICAL MIDDLE	
A2	TYPICAL LEFT SIDE	
A3	TYPICAL RIGHT SIDE	
A4	TYPICAL STRAIGHT	
B1	AMPHITHEATER BOTTOM	
B2	AMPHITHEATER TOP	
C1	STAGE BOTTOM	
C2	STAGE TOP	

CONGRESS SQUARE

Park Lighting Approach



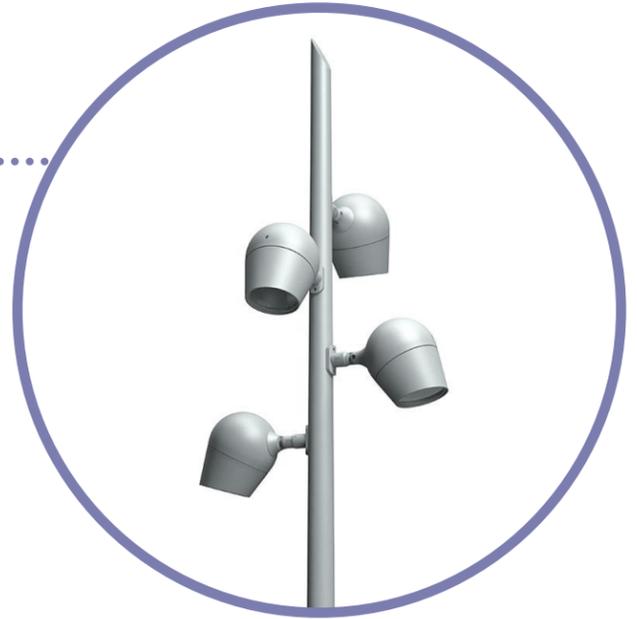
SITE PLAN

MULTI-HEADED 20' HT. POLE MOUNTED FIXTURES PROVIDES GENERAL LIGHTING AND DEDICATED 'STAGE' AREA LIGHTING

MULTI-HEADED 14' HT. POLE MOUNTED FIXTURES PROVIDES PEDESTRIAN SCALE LIGHTING WITH ADJUSTABILITY

BOLLARD LIGHTING FOR ACCENT LAYER AND PUNCTUATION OF AREAS NEEDING ADDITIONAL LIGHT

IN-GROUND MOUNTED UPLIGHT TO WALL WASH FACADE



DIRECTIONAL, AIMABLE FIXTURES

- KIT OF PARTS FAMILY
- ALLOWS LIGHTING TO BE APPLIED EXACTLY WHERE NEEDED WITH MINIMUM SPILL LIGHT
- FIXTURE SIZE, BEAM SPREAD, AND QUANTITY OF HEADS CAN BE SELECTED FOR EACH POLE LOCATION
- ORIENTATION AND TILT OF FIXTURE HEADS CAN BE AIMED TO MINIMIZE GLARE



POLE MOUNTED FIXTURE HEAD SIZE OPTIONS

DIRECTIONAL APPROACH



DAY TIME APPEARANCE



NIGHT TIME - LIGHT QUALITY



NIGHT TIME - ALT. MOUNTING CONFIGURATION

DIRECTIONAL APPROACH

CONGRESS SQUARE • Park Lighting Concepts

March 15, 2018



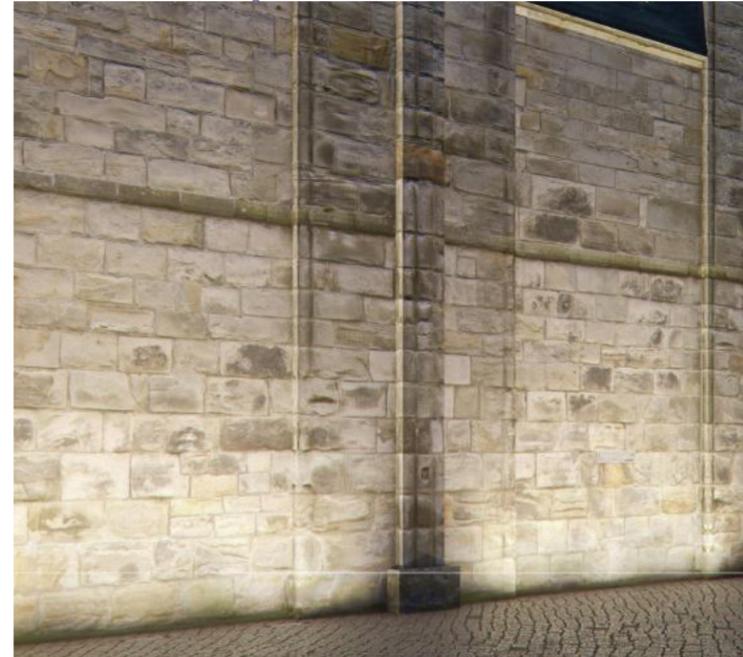
FLUSH MOUNTED STEP LIGHT FOR AMPHITHEATER RISERS



POINTS OF LIGHT OR SMALL POOLS OF LIGHT



IN-GRADE FLUSH MOUNTED UP-LIGHT



WALL WASHING EFFECT

ACCENT LIGHTING

CONGRESS SQUARE • Park Lighting Concepts
March 15, 2018

Sarah Sze Studio

Design Proposal

**Congress Square Art Commission
Portland, ME**

2017

PROPOSAL FOR A SHATTERED SPHERE

For the Congress Square Public Art Commission, Sarah Sze will create a series of three site-specific sculptures that mark and activate Congress Square as a site of live interaction and intersecting ideas. As with all of Sarah's work, this piece will be site-specific, emerging from the site and intimately related to its location. The form of the piece will echo the openness and interconnectivity of the congress square site. The artwork will hold a portrait of the sky above the park, permanently encapsulating a universal yet ephemeral moment in time.

The first and largest section of the sculptures will describe and define a sphere. The second and third sections will act as fragments—Descending in size as they disappear into the park. The piece will be visually light and porous, allowing for views into the park from the street.

The three sculptures will form a trail of discoveries that unfold as you enter and move into the park. Rising out of the ground, the sculptures will appear as though they were growing alongside the trees, plants and grasses all along. The first two sculptures will act as a gateway that visitors pass through as they enter. From the entrance facing the street and Art Museum, the sculptures will appear tilted towards the street to create a shattered sphere of reflected sky. The static image will be in a constant dialogue with the changing light, weather and seasons. As visitors move in and around each sculpture, they will discover that the reverse side of each fragmented panel is a reflective surface mirroring the surrounding landscape. From the park's interior these reflections will create an intimate yet evolving experience as the works reflect the plants and grasses growing around the work as well as the movements of people as they flow in and out of the park.

Sarah Sze Studio

2017

Congress Square Art Commission

Rendering - View From Corner Park Entrance



Sarah Sze Studio

2017

Congress Square Art Commission

Rendering - View From Across High Street



Sarah Sze Studio

2017

Congress Square Art Commission
Rendering - View From Inside the Park



Sarah Sze Studio

2017

Congress Square Art Commission
Rendering - View From Intersection

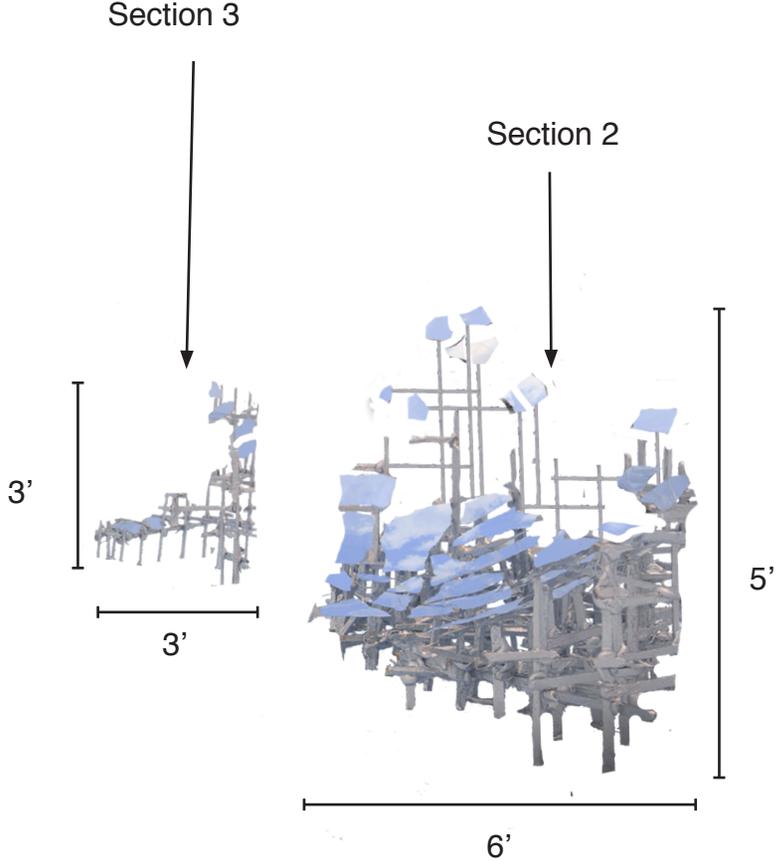
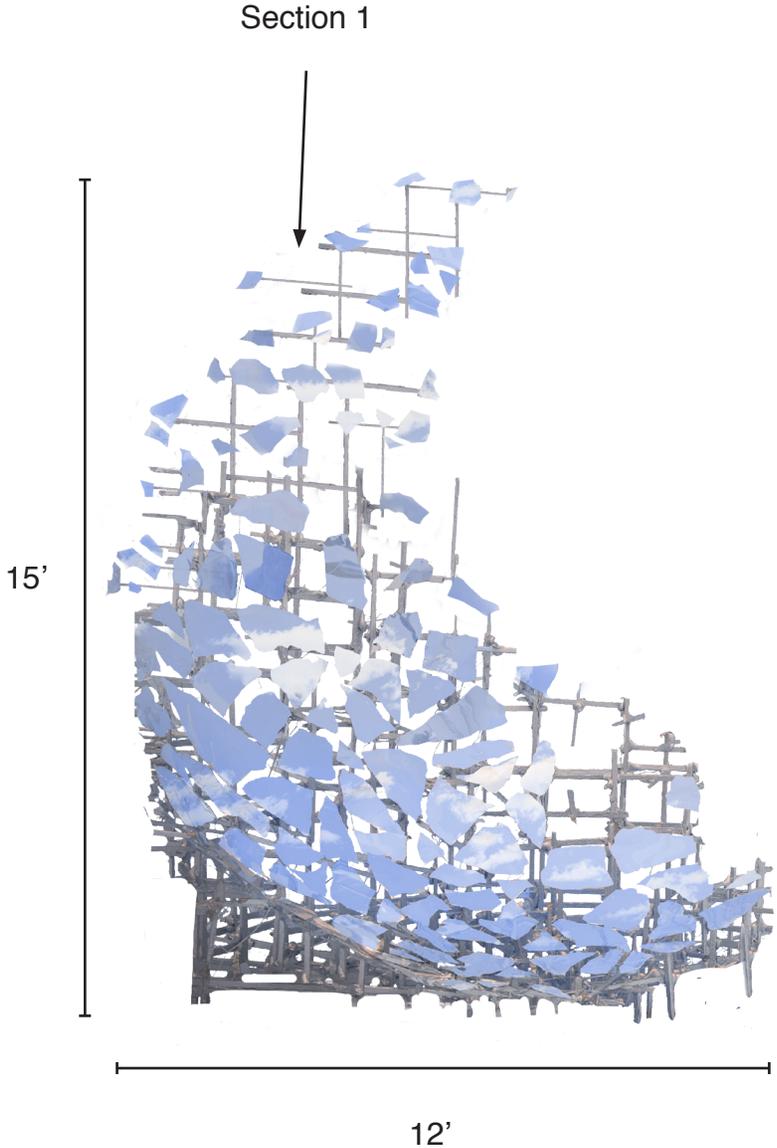


Sarah Sze Studio

2017

Congress Square Art Commission

Approximate Dimensions

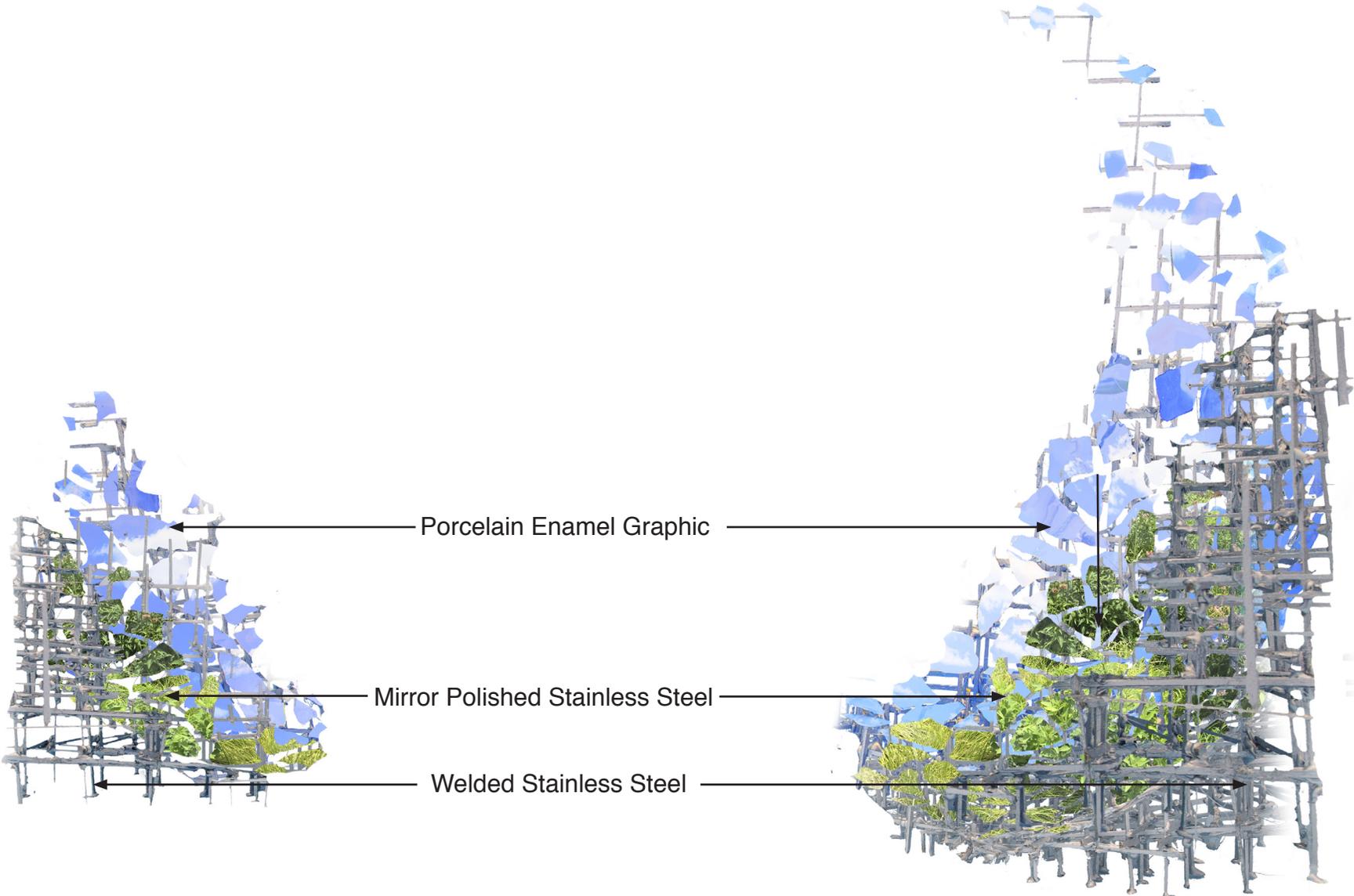


Sarah Sze Studio

2017

Congress Square Art Commission

Materials & Finishes



Porcelain Enamel Graphic

Mirror Polished Stainless Steel

Welded Stainless Steel