

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: February 2, 2017 **Meeting No.:** 236
Project: Patterson H.S. and Claremont Middle/H.S. **Phase:** Discussion
Location: East Baltimore, 100 Kane Street Baltimore, MD 21224

PRESENTATION:

Architects Tod Stevens and Derk Jeffrey, representing Stantec Architects, introduced the project to the Panel. The program presented combines two existing schools into a single facility totaling 236,800 square feet of area. The Patterson H.S. component will accommodate 1800 diverse students. The Claremont Middle/H.S. component will serve 140 students with mediate to severe disabilities. All program elements for Claremont Middle/H.S. will be located on the ground floor and consist of classrooms, administration and a separate physical education facility. Claremont students will share food service and auditorium facilities with Patterson H.S. students. All of Patterson H.S.'s program elements will be located on the upper floors with the exception of lobby entry, administration, food service, auditorium, and physical education facilities. These components will be located on the ground floor.

The new school will be built on the site of the existing Patterson H.S. campus in East Baltimore, along Kane Street; and adjacent to Joseph Lee Park. The new school must be constructed while the existing Patterson H.S. remains in operation.

The design parti presented by the Architects consists of a linear three story academic bar positioned on a plateau north of the existing school building. Anchoring the bar on the east is the entrance to Patterson H.S. and the community entry points to the auditorium and related community facilities. Anchoring the bar to the west is the entry to the Claremont School and separate physical education facilities for both Claremont and Patterson.

Landscape Architect JoAnn Track, representing Mahan/Rykiel, presented proposed site and landscape development. As described, public bus parking will be along Kane Street and school bus parking, primarily for Claremont students, will be on-site along the building's southern edge. A loop road from Kane Street separates parking from the new school building and the open space/play fields.

COMMENTS FROM THE PANEL:

The Panel expressed appreciation to the Maryland Stadium Authority and the Architects for introducing the project at the early stages of the design process. The Panel acknowledged the complexities of the program and the required phased site development as unique challenges. To that end, the Panel offered the following comments for careful consideration:

1. **SITE DEVELOPMENT/LANDSCAPE:**

- **Make a strong urban gesture:** Study ways to reorient all or parts of the building to Kane Street, recognizing the urban context and the site's disconnection to the existing residential neighborhoods. 21st Century schools are best served when they embrace the community and the urban context. Current placement of building on the site is both isolated and disconnected.
- **Create a meaningful sense of place:** The current placement and concentration of parking in front of the new facility does not create a sense of arrival nor enhance pedestrian procession from Kane Street to the entry points of the building. The parking lot as "building forecourt" represents a 1950's paradigm and should not be a dominant component when planning 21st Century schools. Consider separating the parking field and creating a strong entry lawn for students and community to matriculate arrival, procession and entry to the building.
- **Improve Open Space Connectivity:** The current placement of open space and playing fields lack both a strong connectivity to each other and directly to the school and students. Both the concentrated parking lot and the looped service road severe students' direct circulation from school building to playfields. The Panel urges the Architects to reorient the physical education component, the service road and yard and the large parking lot to improve connectivity of all open space and play fields.
- **Improve On-Site Vehicular Circulation:** The Panel urges the Architects to clarify the different vehicular circulation and parking needs while minimizing vehicular/pedestrian conflicts. Faculty, staff, community and visitor parking zones seem confusing. Parking zones and student drop-off zones for the two separate school entry points lack clarity of intent. School bus parking and circulation seems conflicted with overall vehicular circulation and parking.

2. **BUILDING ORGANIZATION:**

- **Consider grouping community accessed facilities into one location/entry point:** As the building is currently organized, the community has two separate entry points.

Entry to the cafeteria and auditorium is to the east and community entry to the P.E. facility is remotely located to the west.

- Consider grouping all ground level accessed facilities for Patterson H.S. to one location: The current separation of the P.E. facility to the west and the auditorium/cafeteria/administration to the east seems problematic. For example, a student leaving P.E. to go to the cafeteria for lunch must take stairs from P.E. to the second floor, navigate down a long corridor in the classroom wing and then take another set of stairs down to the cafeteria. The alternative is for Patterson students to travel thru Claremont designated areas on the ground level to connect from P.E. to cafeteria. Both alternatives seem problematic to the Panel.
- Reconsider location and visual prominence of the Claremont Middle/H.S. entrance: The current entry to Claremont seems lost behind a field of parking and visually remote from Kane Street. The Panel urges the Architects to restudy both location and prominence of this entry point.
- Reduce Negative Impact of Long Double Loaded Corridors: The current organization of classrooms along a long double loaded corridor represents, in the Panels opinion, a 1950's educational paradigm and not aspiration for 21st Century Schools. The Panel urges the Architects to create programmed activity nodes along the corridor. Viewing this space as both directional as a route and static as a place is an important goal of the 21st Century School initiative.

PANEL ACTION:

Discussion only.

Attending:

Todd Stevens, Derk Jeffrey, Greg Overkamp – Stantec
Mayra Filippone, JoAnn Trach Tongson – Mahan Rykiel
Tiara Moorman, Dawn Sanders – MSA
Michael McBride –City Schools
John Srygley - JRS

Ms. Ilieva and Messrs. Bowden, Burns*, Rubin and Haresign - UDARP Panel

Thomas Stosur, Anthony Cataldo, Christina Hartsfield, Jeff LaNue, Reni Lawal, Wolde Ararsa - Planning