

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

Date: June 29, 2017

Meeting #242

Project: Patterson H.S./Claremont Middle & H.S.

Phase: Discussion 2

Location: 100 Kane Street, East Baltimore

PRESENTATION:

Architect Kirsten Reiss, representing Stantec Architects and Stephan Kelly of Mahan Rykiel Landscape Architects presented an overview of the project and the changes since the previous presentation.

The presentation began with a review of the updates to the landscape plan. These include:

- The identification of four flexible outdoor learning spaces.
- Adjustments to the tree plantings and reforestation plan including reducing the amount of new trees in the open spaces along Kane Street.
- Details on the landscape features at the entries along Kane Street including a monument sign and seat wall at the primary gateway, and more modest features at the other entries.
- Adjustments to the circulation and additional traffic control measures to reduce the bottleneck at the southern Kane Street entry.
- Overview of the landscape plantings and SWM features in the parking lot.

Architect Kristen Reiss followed with a presentation of the architecture, clarifying the location and relationship between the two school programs. The discussion included responses to previous UDARP comments and included:

- Revisions to the Claremont entry canopy and study of the athletics entry.
- Plan adjustments to provide light at the end of the corridors.
- Visualizations of the building exterior.

Comments from the Panel:

The panel felt that progress has been made on the design since the last presentation but had the following additional comments:

Landscape:

- The panel expressed concern about the lack of monumentality to the primary entry on Kane Street and felt a more formal, architectural gateway feature is needed to articulate the important civic purpose of the building and distinguish it from the surrounding

industrial uses. The panel also suggested this entry feature or portal be established early on in the construction process, to immediately articulate the change and new identity of the site.

- Concern was expressed with the articulation of the pedestrian sequence and tree plantings in the triangular lawn area adjacent to Kane Street. The diagonal pathway has an entry feature on Kane Street but no real terminus at the other end at the Mall. A better terminus and balance between the beginning and end of the pedestrian sequence is needed. Re-introducing tree plantings west of the pedestrian pathway would provide shade along the pathway, an improved pedestrian experience, and better screening of the parking lot from Kane Street.
- The panel responded favorably to the landscape and SWM treatment of the parking lot.

Architecture:

The panel appreciated the *parti* of the plan and the way in which the two schools are spatially distinguished, with the Claremont program clustered around the internal courtyard and the Patterson High School surrounding it and oriented outwards. They had the following additional comments and suggestions.

- Further architectural differentiation of the two programs would help clarify their identities, especially important for the smaller Claremont program. These could include:
 - Different treatment of the ground floor plane within the Claremont space, to distinguish it and celebrate its relationship to the courtyard.
 - Façade differentiation, such as a recess in plane, potentially exposing columns, material or color differentiation, to distinguish the ground floor Claremont program at the front facade. The panel felt it important for the Claremont students to be able to visually identify their school, helping to orient them within the much larger building.
- If the eastern egress stairs were enclosed with glass, rather than solid walls, the activity of students going to and from classes would be visible from the outside and project a dynamic image appropriate to a “21st century school.”
- A better access and more articulate entry is needed from the Claremont program to the courtyard.
- The building entries for the two schools should be improved.
 - The upper glazed window projection at the Patterson entry is more effective than the recess at the Claremont entry.
 - Consistency in signage between the two schools is needed. The Claremont signage above the canopy is more effective than Patterson’s.
 - The Patterson entry would be improved with a canopy.
- The image of the building continues to be institutional and would be improved with a more school-like aspect.

Panel Action:

Discussion only.

Attending:

Dawn Sanders, Tim Cober, Michael Barry, Kyle Edmonds, Justin Wood – MSA
Michael McBride – 21st Century Schools
Tod Stevens, Greg Overkamp – Stantec
Stephen Parsons – JRS
JC Sanchez, Derrick Adams - Observer

Messrs. Bowden, Haresign, Rubin, Ms. O’Neill* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Tom Stosur, Christina Hartsfield - Planning