

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

Date: August 13, 2015 **Meeting No.:** 211

Project: John Eager Howard Elementary **Phase:** Discussion

Location: Linden Avenue and Lennox Street

PRESENTATION:

Mr. Mark Nook, Architect representing Cho, Benn Holback and Associates; presented changes to the design of the project in response to Panel comments from the May 14, 2015 UDARP meeting.

The changes to the previously presented design included:

- A double row of trees along Linden Avenue,
- Additional trees along Lennox Street to define the southern edge of the entry commons,
- Additional trees and pavers within the entry commons,
- The incorporation of an artist inspired fence to screen the kindergarten playground,
- The incorporation of a masonry wall parallel to Brookfield Avenue to screen the service dock,
- Alternative treatment options for the previously yellow metal panel feature walls; and,
- The reconfiguration of the exterior classroom amphitheater and linear bio-retention feature.

COMMENTS OF THE PANEL:

In general, the Panel was pleased with the design changes proposed by the Architects. The re-envisioning of the entry commons and the strengthening of the landscape edge along both Linden Avenue and Lennox Street were well received.

The Panel offered the following comments for consideration:

SITE DESIGN ISSUES:

- The Panel clearly preferred the option which located an east-west row of trees perpendicular to Brookfield Avenue and between the internal sidewalk and the service yard. The Panel suggested that the western most tree in this line be eliminated to improve sight lines to the north entrance and exterior classroom.
- The Panel encouraged the Architect to create a stronger visual/educational connection between the north entry zone with the linear storm water retention feature and the south entry commons with the storm water basin along Lennox Street. The Panel felt the overall geometry and shape of these zones could take on a more expressive, playful gesture and be differentiated from the geometry of the building. The Panel felt the stairs leading from Lennox Street up to the entry commons could also be more expressive and part of the narrative with some level of forecourt/bump out at the access points.

BUILDING DESIGN ISSUES:

- With respect to the proposed southern façade entry options, the Panel preferred Option A and encouraged the Architect to incorporate, within that option; a stronger visual entry marker for both the south and north entry points.
- With respect to the accent panel options, the Panel encouraged the Architect not to see these panels as just a color and texture exercise but as a potential educational/teaching moment in support of the school’s “Green Mission”
- The Panel urged the Architect to investigate the addition of walls along the service/loading area and preferred the landscape scheme which placed trees along the service zone and the pedestrians along the open space for added buffer.

PANEL ACTION:

Discussion only.

Attending:

Larry Flynn – City Schools
Dawn Sanders, Brandon Stanfield – MSA
Mark Nook, Sara Langmean – Cho Benn Holback
Tom Henderson – CSP
Donal Doyle – E.E. LLC
Al Barry – AB Associates
Bob Embry – Abell Foundation

Messrs. Bowden, Rubin, Haresign, Burns*, and Ms. Ilieva - UDARP Panel
Director Tom Stosur, Anthony Cataldo, Heather Martin– Planning Department