

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

**Date:** October 10, 2019

**Meeting #25**

**Project:** 21<sup>st</sup> Century Schools - Northwood

**Phase:** Discussion #2

**Location:** Loch Raven Blvd. and Hartsdale

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**CONTEXT/BACKGROUND:**

Ran Ilkovitch with SEI Architects introduced the team and revisited the program and site conditions. Previous UDAAP comments were reviewed and the presentation focuses on addressing those comments. Site circulation for both vehicular and pedestrian has been updated to reflect the comments of the Panel as well as the Community. Vehicular circulation has been refocused to Hartsdale Road and removed from the Winford Rd side of the site. Esra Soytutan with Site Resources reviewed the updates to the campus landscape plan. A main pedestrian spine was reworked to connect Loch Raven to the main pedestrian crossing at Fenwick/Winford bend where a partial street closure is in the works. The main pedestrian access nodes have been highlighted with special paving and flowering trees/plant material. Main paths are 10' wide, secondary paths are 8' and tertiary paths, which act as connectors, are 5' wide within the site. A main entry plaza has been designed within the formal front landscape along Loch Raven. Drop off and a small parking area have been created just off Hartsdale. An active landscape zone with a field and hard play surface is located along Winford with a passive, large meadow garden zone following the curve of Fenwick down and around to Hartsdale. The landscape along Hartsdale is intended to maintain the existing trees, add to that planting, and highlight the visual connection to the park across the street. A fenced formal play area is located adjacent to the buildings with a circular form that bridges into the Meadow garden zone with free play amongst the bermed earth. An outdoor classroom remains within the landscape program at the end of the educational wing of the building.

Ran reviewed the updated to the building. Updates to the interior programming and building sections were highlighted. Exterior precedents were reviewed before moving into the discussion of the exterior architecture. The entrance plane at the front has been expanded to relate to the scale of the previous architectural move as well as relate to the rec center entrance which is to remain within the same building plane on the site. Masonry is being proposed throughout the building with a main frame being developed at the main entrances. The same entry treatment is replicated on the park side of the building but in a smaller scale. Traditional brick is being used in the upper level of the educational wing and a 4x12 masonry unit is proposed within the base building.

## **DISCUSSION:**

Councilman Ryan Dorsey, provided an introduction to the process his community has had with this team, highlighted the changes he sees with the proposal, and his displeasure with the removal of the only 2 full basketball courts within the community and the community's opposition to a full field, football field being placed within the site along Winford.

The Panel discussed the need for future programmatic coordination between the school leadership and community/City Recreation and Parks. They commended the team for the continued development that has been made with both the landscape design and the architectural design. Questions were asked relating to security measures on the campus (where fencing is), how grade is distributed across the site, and the close proximity of the active play space to the windows of the formal classrooms.

## **Site:**

- Continue to embrace the naturalistic play elements across the site to continue to connect to the park like identity of the overall site. Allow the school campus to fully reflect the neighborhood and park identity.
- Focus on bike racks within the plan to account for the full potential of bikers coming to the site.
- Continue to refine the corner of Loch Raven and Hartsdale to converge the 2 paths systems.
- Focus on creating more intimacy of the spaces along the north side of the educational wing highlighting the topography and using it to your benefit.
- Revisit the secondary crossing along Fenwick in terms of placement. Is the current crosswalk in the right location at the alley intersection or should it be moved to a corner condition within the neighborhood?
- Refine the use of ornamental trees as wayfinding elements and the desire for color within the campus though, perhaps, more whimsical interpretation.
- Investigate adding a transition layer between the hard edge paving and formal play areas. Coordinating areas where mulch/gravel will likely be used will allow the additional level of interest and organization but also permanence to the site.

## **Building:**

- Continue to consider refinements to the entry mass to allow for it to be more welcoming.
- Investigate ways that the change in masonry can be used to break down the linear read of the very long facades.
- Continue to refine the relationship between the existing Rec. Center at the higher elevation, the 10' break, and the new building.

- Continue to clarify the architectural moves to highlight what will make this a resolved building of its time. Allow the primary materials to be used on the main massing elements and allow the secondary geometries/volumes to be background.
- Investigate recessing (physically) the connection/change pieces of the architecture to refocus on the main moves and volumes. Reserve the special materials for the special moments and refrain from using them as secondary. Allow the frame to be used at entrances and focus on the organizations of the massings and clarify their transitions.

**Next Steps:**

Discussion Only.

**Attending:**

Dawn Sanders – MSA

Disha Sharma, Ran Ilkovitch, Chester Fernando – SEI Architects

Esra Soytutan, Peter Soprano – Site Resources

Councilman Ryan Dorsey, Corey Paise – District 3

Michael McBride – City Schools

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Anthony Cataldo\*, Laurie Feinberg, Carmen Morosan, Jennifer Leonard, Reni Lawal, Ren Southard – Planning