

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

**Date:** May 16, 2019

**Meeting #18**

**Project:** 21<sup>st</sup> Century Schools – Robert Coleman

**Phase:** Discussion #1

**Location:**

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**CONTEXT/BACKGROUND:**

Omari Davis with RRMM Lukmire Architects presented the school proposal for a full renovation with a modest addition. The existing site and context was reviewed and there was a discussion of the catchment area, both current and future. The school site is a 1970s building atop of a plateau within the broader campus of Frederick Douglass High School. The existing site and floorplans were reviewed along with interior photography highlighting the current conditions and the mural which is intended to be retained through the renovation.

The proposed site plan was then presented to the Panel. The new plan includes two curb cuts, one for the bus drop off and one for the combined teacher parking and student drop off. The plan also seeks to wrap the building structure with all the outdoor play/program areas.

The Panel asked for clarification on the goals of the changes to the site circulations – increase parking and separate the buses from everything else. A lot line adjustment will be needed to expand the site of this school building for the addition and the increased parking.

The interior floorplans and the exterior architectural concepts were reviewed with the Panel. A large canopy was introduced to highlight the entry and to link the additions along the front face. Two of the additions are treated in bold color and the cafeteria addition is treated in a grey masonry. The café-torium is intended to be a visual anchor for the school. The proposed changes to the second floor include reconfiguring the existing hallway circulation into two distinct zones organized around a shared workspace. Clarifying questions on the access and the site design were asked of the Panel.

**DISCUSSION:**

**Site:**

- There needs to be a clearer intention for the pedestrian circulation. Currently, the pedestrian circulation is in place to mitigate all the vehicular circulation. The landscape architect needs to be brought on board asap. Consider the main approach to the building from the street as a complete experience separate from vehicular circulation.

- Refine how the exterior play spaces work with the building and the additions to truly be an expansion of the learning experiences.
- The Panel questions the need for a dedication bus drop off area in front of the building at all. The entire site between the front of the building and the street needs to be rethought and detailed.
- The parking area seems inefficient with 2 drive aisles with only one side of parking. The long service road in the rear also may offer opportunities for consolidate parking.
- Use the site grades to your advantage and work to design the entire site from the building edge to Windsor Ave. Although not physical, perhaps there are additional landscape interventions that can visually connect this school to the larger High School and their expansive landscape.

### **Building:**

- The overall strategy of a main volume that has the smaller volumes in front is strong. The canopy may be working against this concept. There is concern with the scale/depth of the proposed canopy and how dark it will feel within that space. Consider a reduction in the overall scale of the canopy and the spacing and placement of the supports in relationship to the organization and flow of students in and out of the main entrance. Re-evaluate the piers in shape, color and size. The overall feeling should be inviting.
- Consider taking full advantage of the south facing main façade in the design interventions and capitalize on the impact that the orientation can offer the interior spaces.
- The overall color scheme is welcomed and the Panel looks forward to the refined material choices.
- Fine tune the experiences at the entrances to the building as a forecourt to the building. Seek to address the needs of all students in an inclusive and integrated fashion.

### **Next Steps:**

Discussion Only.

### **Attending:**

Omari Davis - RRMM Lukmire Architects

Tom Henderson – MSA

Michael McBride – 21<sup>st</sup> Century Schools

Mrsrs. Anthony, Mses. Wagner, Ilieva – UDAAP Panel

Anthony Cataldo\*, Christina Hartsfield, Jennifer Leonard, MC Buettner - Planning