

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

**Date:** July 17, 2019

**Meeting #21**

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

**Phase:** Discussion #1

**Location:** Lochraven Ave. and Winford St.

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**CONTEXT/BACKGROUND:**

Ron Ilkovitch with SEI introduced the project to the Panel and reviewed the existing building size and condition. The new building will replace the school with a similar school size while the existing school remains occupied during construction. The existing site conditions, student catchment area, and major ped/vehicular transportation patterns were reviewed. The existing Recreation Center is to remain on site and there is significant topography with plateauing on the site. Some priorities of the project were:

- Maintain the current operation and occupancy of the existing school during construction
- Maintain the existing recreation center during construction and in the future plan.
- Creating strong pedestrian entries to the new building across the site.

Esra Soyututan with Site Resources reviewed the site design. The primary pedestrian paths were identified and the landscape circulation attempts to address and organize those routes. Bus drop off (4 buses) is designed to be separate from the parent drop off which is on the north side. The main entrances to the site are emphasized with plan material and plaza areas. The parking area is designed to be shared with the recreation center. The variety of outdoor learning and activity spaces was reviewed in detail highlighting the individual areas. There is a visual connection designed to Chinguapin Run by maintaining the existing large growth trees and additional stormwater/meadow plantings but a physical connection is not designed due to some security concerns. A second option was discussed that keeps the east side of the site consistent but reorganizes the west (front) entrance side of the site along Loch Raven. The drop off areas are pulled deeper in to the site and align with the more focused combination of the pedestrian routes from each of the corners. Programming remains similar in each option. A series of sections through the main outdoor spaces was reviewed with the Panel.

Ron then returned to the building floor plan to discuss the division of public and private spaces and the overall program organization. The massing model was used to review the overall concepts within the site. The urban edge is created with the alignment of the existing Rec

Center and the new building. Precedent images were shown at the end to highlight the concept approach for the building design as it continues forward.

### **DISCUSSION:**

The Panel asked clarifying questions regarding the site and organization of the surrounding street network, bus drop-off/pick-up line-up, pedestrian approach, and the existing grove of trees.

### **Site:**

- The Panel commended the preliminary concept site design work.
- Consider combining the parent and bus drop off loops on the south side of the site and use the existing road network to support the larger queuing loop. Combining them on the south will allow the north edge to be designed in a way that provides a more friendly edge an asset for the community.
- Investigate keeping the loop closer to the edge than shown in Option 2 that also allows for capacity for drop off with the buses.
- The alignment with the diagonal path in the rear to the Winford intersection is not working well in the current alignment. Revisit the actual pathways that the students will be moving along and align the paths to capture those across the site.
- Reconsider the crank in the building in favor of an orthogonal approach to align with the EW arrangement of the surrounding community/homes. The character of each side of the academic wing should be maintained even though the geometry may alter. This alignment may also allow the angle pedestrian approach to be regularized NS and the parking can shift to the east and move the majority of it to the south with the service area.
- Continue the development of the oversized front lawn being created with the building set back from Loch Raven.
- Continue investigating ways to make the components of the site feel more intimate as to not let them get lost in the larger 'park' site.

### **Building:**

- Consider the architectural approach to the academic wing to be different from the North side and the south side as they relate to the landscape design approach.
- The Panel questioned the small building mass that projects from the building on the south side.
- Consider a duo of materials on the building to relate to the clarity of the parti of the site design - one volume for the community spaces and the second volume for all of the educational spaces (not necessarily breaking down the building materials in terms of the public/academic diagram division).

**Next Steps:**

Discussion Only.

**Attending:**

Ran Ilkovitch, Chester Fernando, Disha Sharma – SEI Architects

Esra Soytutan, Peter Soprano – Site Resources

Dawn Sanders – Maryland Stadium Authority

Michael McBride – City Schools

Mr. Anthony, Mses. O’Neill, Ilieva – UDAAP Panel

Anthony Cataldo\*, Jennifer Leonard, Carmen Morosan – Planning