

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

**Date:** September 13, 2018

**Meeting #007**

**Project:** Mary E. Rodman Elementary School

**Phase:** Discussion #2

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**Location:** West Mulberry Street and Allendale Street, Baltimore MD

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**CONTEXT/BACKGROUND:**

Ran Ilkovitch summarized the general goals of the project and described that it is mostly renovations with two small additions. Since the last discussion, the plan was revised to put emphasis on the main entrance, which leads to a main corridor and gathering space and connects the building's public spaces. Glazing has been added to these spaces to provide visual connections to the main corridor. The exterior of the additions have also been developed.

The site is very compact and has a significant grade change which presents a challenge. Since the last discussion, the addition was pulled back 3 ½' from the property line to create a more generous path between the building and the retaining wall. Additionally, an existing stormwater line was relocated which allowed for modification of the existing retaining wall along the property line. This created an opportunity for the entrance plaza to enlarge and link the rec center and school entries together. An additional play area is being considered on the rec center site for joint use between the school and the rec center.

**DISCUSSION:**

**Site:**

- The panel was appreciative of the clear presentation and thanked the design team for addressing the comments from the previous discussion.
- The panel noted that great progress had been made with the entrance plaza. The new space will create a collecting and gathering space for the community. The panel had the following suggestions:
  - Align the crosswalk with the widened plaza area to the west, rather than in front of the planter.
  - Extend the seat stair into the planter area to provide additional gathering space.
  - Angle the retaining wall to provide a more inviting entrance to the sidewalk that runs along the north side of the building.

**Building:**

- The panel appreciated the effort to open the community spaces up to the main corridor. It was suggested that the community room could incorporate more glazing to

provide an even better connection to the informal gathering space and to investigate the relocation of the electrical closets.

- The panel noted that the design of the addition successfully establishes a prominent new entrance. The panel had the following suggestions related to the design of the facade:
  - Look at the horizontal datums established by the existing building.
  - Study the window size and placement. The existing windows establish a grid. The introduction of the punched openings seems foreign.
  - The use of two different materials/colors on the main volume starts to compete with the main entrance and overall material concept for the other additions. If the additional material/color is incorporated, it could be used as a panel in between the punched windows so that the size/scale relate back to the existing rather than dividing the front addition massing. It may also be used to extend the visual presence of the top window band in the front addition to reduce the heaviness of the proposed cornice area. The use of glazing to separate the solid massings is successful around the building and at the front entrance.
  - Design strategies used on the front (south) façade should carry through to the design of the west façade.

**Next Steps:**

This Discussion completes the UDAAP design review process. The development team will follow-up with the Department of Planning addressing the comments above.

**Attending:**

Ran Ilkovitch, Erika Laux, Disha Sharma - SEI Architects  
Justin Wood, Brent Miller - MSA  
Michael McBride - 21<sup>st</sup> Century Schools  
Anita Cathcart - Allendale Community Association

Messr. Anthony, Mses. Wagner\*, O'Neill, and Ilieva - UDAAP Panel

Anthony Cataldo, Tom Stosur, Christina Hartsfield, Laurie Feinberg, MC Buettner, Kyle Leggs - Planning