

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

Date: May 24, 2018

Meeting #3

Project: Walter P. Carter / Lois T. Murray ES/MS

Phase: Discussion #1

Location: 820 E. 43rd St

CONTEXT/BACKGROUND:

Dan Bailey began the presentation describing that the new program is essentially doubling the capacity in the historic community. Laura Dickenson continued by describing site context including character of buildings as well as topographic challenges. Steven Orlansky described the challenging constraints of the project. These included, topographic challenges, site utility challenges, weekend uses, at grade uses, limited site access, loading constraints and others.

DISCUSSION:

Site and Massing:

Several minutes were spent early on asking clarifying questions about access and if students largely would approach the school by bus, by car or by walking. The design team expressed that they thought students and community members were largely accessing the site as pedestrians.

While the panel acknowledged the challenge of dealing with the difficult constraints of the site; the panel universally expressed concern regarding the lack of diagramming and otherwise lack of careful study of pedestrian experience and access to and within the site and surrounding urban fabric. The design team acknowledged focusing on vehicular access and other constraints and that they needed to formalize pedestrian access through the parking areas. Panelists asked if too much space was being designed for busses when it was expressed that a staggered start would likely be used to reduce overlap between ES/MS. Limited pedestrian focus also results in potential conflicts between vehicles and pedestrians. A finer grain analysis must be conducted including adjacent sidewalks etc. Effort should be made to make the entrance for people and less for cars and the broader connections to the community more meaningful and designed.

Some general concern was expressed about the massing and that it is driven largely on the constraint of the utility line. The panel recommends that the design team consider further contextual analysis of the urbanistic connections and the surrounding community to strengthen the diagram of what drives the angles of the buildings. Access and approach are incredibly important but also the larger massing study of the admittedly complex surrounding urban fabric. How does the building communicate to adjacent buildings and approaches? Is the two story school that takes the majority of the site the most appropriate massing here or are there components that could become 3 levels and free up some site to make more powerful connections and spaces? Consider creating more identifiable building blocks/massing to both break down the scale of the large building but also allow some modifications to the

geometries that would relate to the public streets and approaches in a more meaningful way. Consider choosing one of the streets to create a formal relationship with and direct your moves towards that.

The plaza is a good move to acknowledge the importance of a community gathering and exterior pedestrian focused entry. However, it does not appear to address any specific design needs or requirements and at the moment is expressed an incredibly large, hot, and treeless space. Evolve the design idea to including how the building can frame the space and the connection to the public street.

The challenge of expressing multiple entries for multiple building functions appears to be as of yet unresolved. The panel recommends some sense of hierarchy that matches the uses and is reinforced in the expression of the building massing. Perhaps loosening up the massing by considering the project as a campus could help alleviate some of the constraints.

Next Steps:

Discussion only.

Attending:

Steven Orlandsky, Richard Munday, Laurie Dickeson, Daniel Bailey - Penza Bailey Arch.

Brent Miller, Justin Wood - MSA

Michael McBride - 21st Century Schools

Sean Kenny - Artist

Bill Henry - City Councilman

Messrs. Anthony, Ostovar*, Mses. Wagner, O'Neill, and Ilieva - UDAAP Panel

Anthony Cataldo - Planning