

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

Date: May 03, 2018

Meeting #2

Project: Fairmount-Harford High School

Phase: Discussion #2

Location: 2555 Harford Road, Baltimore MD 21218

CONTEXT/BACKGROUND:

Mr. Scott Walters and Ms. Betsy Boykin, representing HCM Architects and Core Design Studio respectively, introduced the project to the Panel. As described, the project consists of a complete building renovation and three building additions to the former Clifton Park High School building.

The renovation of the 167,913 sf building will include selective demolition and abatement, updated utilities and mechanical systems and minor interior reconfigurations. The 15,725 sf of additions will include a new gymnasium and community support space. The exterior site improvements will include new ADA accessible pathways, bio-retention storm water management facilities, a new campus loop road, landscape and hardscape improvements.

After a brief overview of the existing site and building, the design team clearly identified the concerns from the previous meeting and presented solutions. The changes from the previous presentation include:

- The vehicular site circulation was reconfigured to resolve many of the previous pedestrian and vehicular conflict issues. Most of the parking is now located at the back (south/southeast) of the building except for some handicap spaces adjacent to the main entrance. The loop road is required for fire access around the building, but the areas in front of the school will be concrete with a scoring pattern.
- The location of the gymnasium was studied. It was determined by the design team that the existing location provided the most opportunity for connection to the existing building without adding square footage or compromising views or existing windows.
- The visual prominence of the entries was studied. Proposed trees at the main entrance were removed and pathways leading up to the entrance were reoriented to provide a clear and direct route for students.

DISCUSSION:

- The panel commended the design team for clearly and sensitively developing the building and landscape as well as addressing the previous review comments.

Site:

- The panel noted that the walking paths leading up to the main entrance from Harford Road seem to collide. This is a critical point where the path, parking and the loop road need to be reconciled.
- Similarly, the paths on the southwest corner of the site seem arbitrarily placed. It was suggested that the two paths meet at the corner and form a node.
- The panel noted that the material change on the loop road in the front of the building was an improvement. The panel asked if it was possible to use permeable pavement or grass rings if it would be acceptable to the city code officials.
- The panel encouraged the design team to incorporate seating opportunities on the “porch” as well as along the paths that are visible in front of the school.
- The panel noted that there is an issue that needs to be resolved with the parking circulation as it meets the loop road on the east side of the site and the need for a turn-around location.

Building:

- It was noted that the language of the building forms glassy “joints” in between volumes. It was suggested that a “joint” be created between the existing building and the gymnasium addition. This could allow for a gym lobby without adding a large amount of additional square footage.
- The design team was asked to study the northeast corner of the gymnasium as it will be highly visible from across the park. It was suggested that larger piers be incorporated at the ends of the north façade, which would help separate the volume from the existing building and create a corner. Additionally, more glass could be incorporated into the east façade.

Next Steps:

Discussion Only.

Attending:

Scott Walters, Drew Suljak - Hord Coplan Macht

Marianna Crampton - MK Consulting Engineers

Charlie Ravenna - MSA

Betsy Boykin - Core Studio Design

Michael McBride - 21st Century Schools

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

Tom Stosur, Anthony Cataldo, Jennifer Leonard, Christina Hartsfield, Carmen Morosan - Planning