

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

Date: July 26, 2018

Meeting #005

Project: Medfield Heights Elementary School

Phase: Discussion #1

Location: 4300 Buchanan Avenue, Baltimore MD

CONTEXT/BACKGROUND:

Mr. Judson Hornfeck and Ms. Emilie Carter representing Design Collective, introduced the project to the Panel. As described, the project proposes a replacement elementary school at the corner of Buchanan and Woodfield Heights Avenues. The new three-story, Pre-K through 5, 80,000 square foot school will serve the Medfield Heights neighborhood with a projected state rated capacity of 491 students.

The site has as significant grade change in both directions. The building will be located on the flattest part of the site where the existing building is located. There is currently no parking or parent/bus drop off for the school, which creates congestion. The new school design will provide for parent and bus drop-off. The existing school play area is heavily used by the community. Keeping community access to the proposed play areas is a priority.

The school is also located adjacent to a Rec & Parks site. The baseball field is used by both the school and the Rec Center.

DISCUSSION:

Site:

- The panel commended the design team on the successful engagement of the organic path and how it interacts with play areas and outdoor learning spaces.
- The panel noted that the same attention should be given to the front of the building adjacent to both entrances. It was recommended that an engaging spatial identity be developed at the entrances. There should be thought given to how the students approach and collect in the front of the building.
- The panel was concerned that the pedestrian path that leads to the building from Roland Heights Avenue crosses the parking lot. It was suggested that the parking be terraced and moved towards Buchanan Avenue or possibly the number of spaces be reduced, slid north, and the pathway organically sweep to the south around the lot. Further study was recommended to resolve this issue.
- The broader community access points at the periphery of the site should be highlighted and welcoming as to better connect the new play spaces to the broader community.

- The panel noted that the fence around the play area should belong to either the building or the site. If it relates to the site, a more organic form be used to link it to outdoor spaces that are being developed.

Building:

- The panel noted that the building massing was basic and reflected the program. The panel encouraged the design team to study the massing at the entrance further. The massing should be more intentional, and attention should be given to how the building meets the ground.

Next Steps:

The project will move forward to Discussion #2.

Attending:

Michael McBride - 21st Century Schools

Emilie Carter, Meredith Sullivan, Judson Hornfeck - Design Collective

Joseph Mayzck - MSA

Monique Marshall - Office on Councilman Leon F. Pinkett, III

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

Anthony Cataldo, Christina Hartsfield, Reni Lawal, MC Buettner, Arriel Humphrey - Planning