

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

Date: November 2, 2017

Meeting No.: 248

Project: Bay Brook Elementary/Middle School

Phase: Discussion #1

Location: Brooklyn

Presentation:

Michael McBride of 21st Century City Schools introduced architect Rick LeBlanc and Todd Vukmanic of Crabtree, Rohrbaugh & Associates, who along with Stephen Kelley of Mahan Rykiel Landscape Architects described the overall project and its proposed design. The new P-K through 8th grade facility for 807 pupils will be constructed on the existing site of the current Bay-Brook Elementary/ Middle school in the Brooklyn/Curtis Bay area, adjacent to the Farring –Bay Brook Recreation center and the Bay Brook Park and major open space.

Comments from the Panel:

During the course of the general presentation and discussion, several issues, primarily site related, were raised by Panel members, as follows:

Site

- Study the possibility of creating a stronger relationship with the adjacent recreation center, while allowing the school and the recreation center their own identity and integrity. Look for ways, including landscape design, to lessen the impact of the school's service facilities in this critical area.
- Strengthen the major pedestrian pathways on the residential and parkside of the building to focus the connectivity from the adjacent Brooklyn Homes neighborhood to various outdoor "spaces" serving the school and on to the gymnasium and recreation center..... through the park, including possibly reorienting the gymnasium wing of the building to create a more responsive and cohesive relationship with that pathway.
- Study alternative layouts for the larger parking area near Brooklyn Homes, and consider creating safer pedestrian pathways through this area that might focus and clarify the pupil movement to the school entrances from the adjacent residential area. Consider mirroring the building layout or moving the entrance location to provide opportunities to address the site in more meaningful ways.
- Consider taking better advantage of the outer side of the long entrance road for some of the required parking which might turn out to be more conveniently located to the main entrances. Also consider creating a unifying pedestrian entrance plaza to emphasize the gathering and arrival aspects of this very public Virginia Avenue face of the building.

Building Design

The massing diagrams presented by the design team appeared to represent a reasonable starting point but have not advanced to a level of specificity regarding materials or fenestration to warrant comments by the Panel at this point.

Panel Action: Discussion only, no action required.

Attending:

Michael McBride – City Schools

Rick LeBlanc, Todd Vukmanic – Crabtree, Rohrbaugh & Associates

Stephen Kelley– Mahan Rykiel Landscape Architects

Bowden*, Burns, Ilieva - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Tamara Woods, Matthew DeSantis –
Planning Dept.