

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

Date: February 15, 2018

Meeting # 252

Project: Bay Brook Elementary/Middle School – 21st Century Schools Initiative

Phase: Discussion #2

Location: Brooklyn

Presentation:

Michael McBride of 21st Century City Schools introduced architect Rick LeBlanc and Todd Yukmanic of Crabtree, Rohrbaugh & Associates, who along with Heidi Thomas of Mahan Rykiel Landscape Architects described alterations to the design since the last presentation. Changes included: revisions to the parking lot near 10th St and Brooklyn homes; a revised bus loop and student drop off areas; a dominant sidewalk/entry pathway along 10th and 6th street; and modifications to the interior courtyard and building plans. Very preliminary massing and architectural facades were presented.

Comments from the Panel:

Although several of the previous comments resulted in incremental improvements, generally, the Panel felt that other areas still require more study. Again, the continuing issues are as follows:

Site

- **Reconsider Option “C” site plan**
- The potential for a stronger relationship with the adjacent recreation center, while allowing the school and the recreation center their own identity and integrity. (Show elements of the existing recreation center property to clarify the potential relationship.)
- Strengthen the major pedestrian pathways on the residential and “parkside” of the building by creating stronger nodes at pathway intersections and achieving a more responsive relationship with the gymnasium. Attempt to “knit together” aspects of the building and the landscape.
- Reconsider the orientation of Option “C” in the current site plan.
- Look for ways to more effectively screen the building’s service areas from the adjacent recreation center.

Building Design

The elevations presented appeared to be underdeveloped and without a clear conceptual design basis in terms of fenestration, corners, materiality and overall imagery as a composed entity.

Panel Action: Discussion only, no action required. A third meeting was proposed for further resolution.

Attending:

Michael McBride –City Schools

Michael Barry - MSA
Todd Yukmanic, Richard LeBlanc – Crabtree, Rohrbaugh & Associates
Heidi Thomas – Mahan Rykiel Landscape Architects
Bowden*, Burns, Ilieva, O’Neil - UDARP Panel
Anthony Cataldo, Christina Hartsfield, Jennifer Leonard, Brent Flickinger –
Planning Department