

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

Date:	November 2, 2017	Meeting No.: 248
Project:	21 st Century School Initiative: Fairmount-Hartford School	Phase: Schematics
Location:	2555 Harford Road	

PRESENTATION:

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.

The design team established the following project goals:

1. Restore the original beauty of the building,
2. Create legible school and community entries,
3. Re-engage the building with the park,
4. Create 21st Century learning environments, and
5. Right size the gymnasium.

PANEL COMMENTS:

The Panel appreciated the opportunity to review early site planning development.

The Panel accepted the logic of locating both the school entry and community entry on the west and east side respectively of the existing prominent auditorium building. Further development of the architecture of the new entry elements is critical to achieving visual prominence and legibility. Of particular concern is the community entrance, which due to grade issues and the building orientation, renders it visually remote from Hartford Road.

Shifting the new gymnasium building closer to the loop road and visually detaching from the existing building may help to make the community entry more prominent and meaningful.

The Panel raised concerns about the site development and its effectiveness in achieving the stated project goals of creating legible entrances and re-engaging the building with Clifton Park. The promotion of a “graphic carpet” extending from building to park was compromised by the intersection and separation aspect of the proposed loop road.

The Panel challenged the design team to resolve the conflict between vehicular and pedestrian site entry and circulation. The proposed plan, which directs students to circulate past visitor parking to reach the “entry carpet”, only to then cross vehicular circulation, was viewed as problematic. The Panel felt strongly that student safety, clarity and directness of pedestrian circulation must take priority over vehicular circulation. Continue to look for ways to shift/eliminate parking from interrupting the visual connection from the school to the park in front.

PANEL ACTION:

Discussiononly. The Panel looks forward to the design team addressing the above concerns.

Attendance:

Michael McBride – 21st Century Schools

Betsy Boykin – Core Studio Design

Scott M. Walters, Peter Winebrenner, Drew Suljak, Morgan Koopman, Kim Rhodes, Hannah Rosenberg, Christine Mangim – Hord Coplan Macht

Charlie Ravenna, Michael Barry – CSP/MSA

Phillip Taylor

Stephan Kelly – Mahan Rykiel Assoc.

Messrs. Bowden and Burns* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Laurie Feinberg - Planning