

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

**Date:** May 03, 2018

**Meeting #2**

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**Project:** Mary Rodman ES  
**Phase:** Discussion #1

**Location:** West Mulberry Street and Allendale Street

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**CONTEXT/BACKGROUND:**

Ran Ilkovitch introduced general goals of the project and described that it is mostly renovations with some minor additions. The neighborhood context and an immediately adjacent park were also discussed as well as the fact that the small 1.3 acre site makes this essentially an urban infill project. Ran also discussed general internal organization of the school and the challenges of increasing the school's population.

Betsy Boykin, the landscape architect for the project, continued describing in more detail the site challenges including stormwater/ impervious surfaces, accessibility issues and general site decay.

**DISCUSSION:**

**Site:**

The panel applauded the design team for providing such a well thought out schematic level plan on such a challenging small site and existing structures.

The panel questioned the need for two entrances with the same 'presence' and after discussion recommended focusing design efforts and budget to one main entrance.

A recommendation was made to consider the rooftop as a possible location for adding more play area.

Panel suggested that focusing efforts on primary front entrance would also provide the opportunity to rethink the front entrance to possibly make it a little more generous.

The panel understands the challenges of coordinating the project with funding and working on Recreation and Parks parcel but thinks this seems like a good opportunity to try. Working within both parcels would provide opportunity to support the existing and new student population as well as the community at large with adequate play equipment and access to outdoor space which does not exist on the current school site. Building greater connection to the adjacent Recreation Center which serves the same population as the new school will should be sought after.

**Building:**

Several members asked about building vertically. The response from design team and structural was that this created too many additional costs.

The panel continued to discuss the benefits to the interior entrance experience if the team created one primary entrance. Some benefits included being able to carve out more space in the front and the interior procession.

The hardscape area adjacent to the play area was described as unexplored potential for outdoor dining etc. The panel acknowledged the challenges of coordinating occasional loading uses etc. for this space but still thought that some additional planting could still potentially be added to this area.

**Next Steps:**

Discussion Only.

**Attending:**

Ran Ilkovitch, Erika Laux, Disha Sharma - SEI Architects

Tim Cober, Justin Wood - MSA

Marianna Crampton - MK Consulting Engineers

Michael McBride - 21<sup>st</sup> Century Schools

Betsy Boykin - Core Studio Design

Bob Wall, Kate Brower - BC Recreation and Parks

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

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Kyle Leggs - Planning