

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

Date: August 14, 2014

Meeting No.: 190

Project: Phase 1 Crossroads School Classroom Building

Phase: Revised Schematic

Location: Living Classrooms Campus, Dock Street between Caroline Street and the proposed Central Avenue Bridge

PRESENTATION:

Christina Gaymon introduced the project team, noting that the project had previously received a Schematic Design approval of a single story classroom building in 2009. Based on program adjustments, a revised Schematic Design is requested by the owner. Living Classrooms Foundation Vice President Bill Cunningham provided a synopsis of the Living Classrooms mission, the program adjustments for this site, and a discussion of funding for the project.

Matt Poe, AIA provided a refresher on site context and design drivers, prior design, and proposed modifications. The modifications are driven by programming modifications, operations, and site circulation, adjustment to site grade conditions and campus security. The proposed design includes:

1. A three phase development with classrooms, administration, and a student center.
2. The site is fenced and cloistered with the primary entrance at the corner of Caroline and Lancaster. A secondary entrance is provided near Willis Street extended and Dock Street.
3. The initial phase includes a 12 classroom, two story building bracketed by core elements and an entry/office/circulation component. Circulation occurs parallel to adjacent to Dock Street, with the classrooms overlooking the tower, the open yard and the canal.
4. The architecture is contemporary and expresses the masonry walled classroom divisions. Living walls are placed on the more sculptural bracketed ends.

PANEL COMMENTS:

The panel noted the following concerns:

1. Site
 - a. The panel is concerned about the isolation of the site, and requested the development team to explore ways to create more porosity along Dock Street.
 - b. The Willis Street axis creates an opportunity for visual terminus that should be further explored. This may include a receptive entry court, as well as a vertical marker.
 - c. Provide preliminary landscape plans for both the Dock Street frontage and the interior court.

2. Building Design

- a. The building appears to turn its back to Dock Street. Consider more openness and engagement.
- b. The panel believes that the end bays are heavy, and should be studied further. The bookends may obscure or create challenges for connections with future phases.
- c. Show all three phases (2nd and third phases conceptually massed) in context with the existing or proposed adjacent development.

PANEL ACTION:

The Panel recommends the development team should further develop the revised Schematic Design, and respond to comments.

Attending:

Bill Cunningham – Living Classrooms

Matt Poe – MPA

Karen Predford – Morgan State University

Kevin Litten - BBJ

UDARP Panel Members - Messrs. Rich Burns and David Haresign*

Planning Department- Director Tom Stosur, Christina Gaymon