



21st Century School Buildings Plan

SCHOOL Walter P. Carter/Lois T. Murray Campus
COMMUNITY MEETING Concept Design | May 8, 2018



Introductions

Nicole Price

Director, Community & Public Relations
City Schools

Michael McBride

Design Director
City Schools

Brent Miller

21st Century School Buildings Program
Project Manager
Maryland Stadium Authority

Architect Team

Penza Bailey / Newman Architects

Agenda

Summary of Spaces

Recap of Planning

Concept Design

Planning

Shift in Timeline: *Details of Activity*

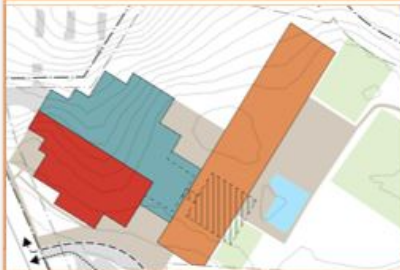
May 6, 2014	Oct 20, 2015	Apr 21, 2016	May 11, 2016	June 1, 2016	???	Feb 2, 2017	May 10, 2017
Orientation	Essential Elements	50% Feasibility Study Meeting	50% Feasibility Study Meeting	95% Feasibility Study Meeting		Informational Meeting	Feasibility Study Meeting



1. Architect asked to increase separation between the (2) schools and to show Lois T. Murray on (1) floor.
2. Change order submitted to request Architect's re-working of options.
3. City Schools' Board approved the change order.
4. Architects presented additional options – none were acceptable to 21st CSBP internal team.
5. Architects went back to the drawing board.
6. Update meeting was held at Walter P. Carter.
7. ??? City Schools and Architect conducted a working session to go over site plans with viable options.
8. ??? None w/ outcome. Met w/ Rec & City Planning. (Pool after 5-7).

Recap from May 10, 2017

Previous Option 1



Building

- Separate entrances for each school
- L.T. Murray & W.P. Carter populations separated

Site

- Existing fields are mostly retained

Cons: Building

- Some classrooms are undersized
- Some classrooms have no natural light
- Second floor Cafeteria and Loading

Site

- No expansion of existing drop-off and parking area
- Sense of open green space is diminished

Previous Option 2



Building

- Separate entrances for each school
- Natural light in all classrooms

Site

- Existing fields are mostly retained
- Retains sense of open green space

Cons: Building

- Second floor Cafeteria and Loading
- Natural light can not be added to some spaces without the addition of atriums or skylights

Site

- No expansion of existing drop-off and parking area

Previous Option 3



Building

- All classrooms have natural light
- All spaces meet education size requirements
- L.T. Murray & W.P. Carter populations fully separated
- Separate entrances for each school and Community use
- Clear demarcation between Community/Shared zone and school areas for afterhours uses

Site

- Retains sense of open space
- Existing fields are mostly retained
- Extended bus drop-off lane and separate parent drop-off & parking
- Enhanced pedestrian access

Cons: Building

- Second floor Cafeteria and Loading
- Lois T. Murray is on two floors

Previous Option 4



Building

- Separate entrances for each school
- Natural light in all classrooms





Cons: Building

- Second floor Cafeteria and Loading
- Natural light can not be added to some spaces without the addition of atriums or skylights
- Long travel distance for some students to cafeteria
- 3 story WPC addition closer to neighborhood houses

Site

- No expansion of existing drop-off and parking area
- Some existing fields are removed
- Sense of open green space is diminished

Recap from May 10, 2017

Layout 5	Layout 6	Layout 7	Layout 8
			
<p>Pros</p> <p>Building</p> <ul style="list-style-type: none"> - All classrooms have natural light - All spaces meet education size requirements - L.T. Murray & W.P. Carter populations fully separated - Separate entrances for each school and Community use - Clear demarcation between Community/Shared zone and school areas for afterhours uses <p>Site</p> <ul style="list-style-type: none"> - Retains sense of open space - Existing fields are mostly retained - Extended bus drop-off lane and separate parent drop-off & parking - Enhanced pedestrian access <p>Cons</p> <p>Building</p> <ul style="list-style-type: none"> - Courtyard 	<p>Pros</p> <p>Building</p> <ul style="list-style-type: none"> - Separate entrances for each school - L.T. Murray & W.P. Carter populations separated <p>Site</p> <ul style="list-style-type: none"> - Existing fields are mostly retained <p>Cons</p> <p>Building</p> <ul style="list-style-type: none"> - Some classrooms undersized - Some classrooms have no natural light - Second floor Cafeteria and Loading <p>Site</p> <ul style="list-style-type: none"> - No expansion of existing drop-off and parking area 	<p>Pros</p> <p>Building</p> <ul style="list-style-type: none"> - Separate entrances for each school - Natural light in all classrooms <p>Site</p> <ul style="list-style-type: none"> - Existing fields are mostly retained <p>Cons</p> <p>Building</p> <ul style="list-style-type: none"> - Second floor Cafeteria and Loading - Natural light can not be added to some spaces without the addition of atriums or skylights <p>Site</p> <ul style="list-style-type: none"> - No expansion of existing drop-off and parking area 	<p>Pros</p> <p>Building</p> <ul style="list-style-type: none"> - Separate entrances for each school - Natural light in all classrooms <p>Site</p> <ul style="list-style-type: none"> - Existing fields and sense of open space are mostly retained <p>Cons</p> <p>Building</p> <ul style="list-style-type: none"> - Second floor Cafeteria and Loading - Natural light can not be added to some spaces without the addition of atriums or skylights <p>Site</p> <ul style="list-style-type: none"> - No expansion of existing drop-off and parking area

Recap from May 10, 2017

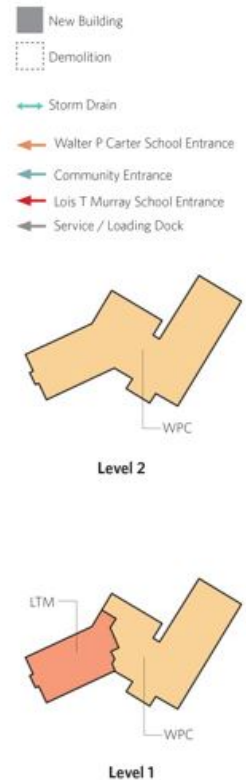
Planning:
Site Plan

Working Process



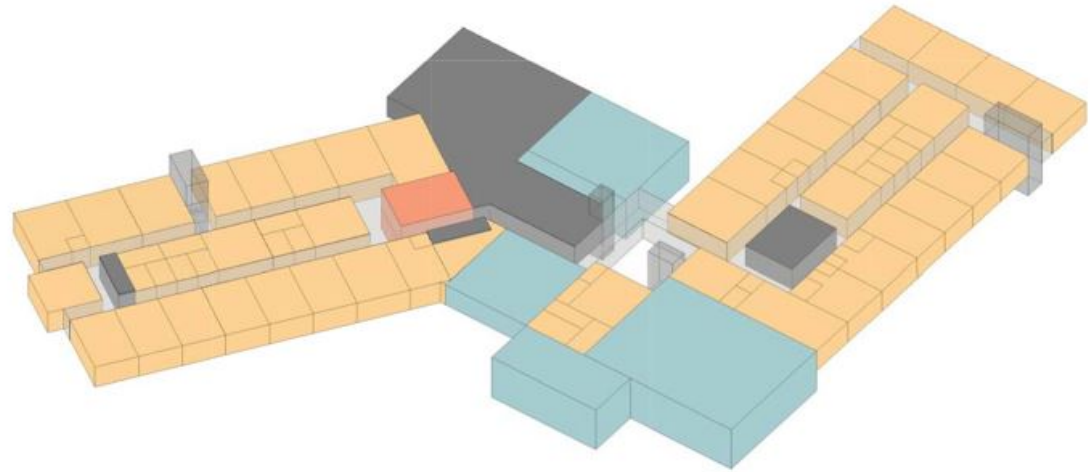
Recap from May 10, 2017

Option 9: Site Plan

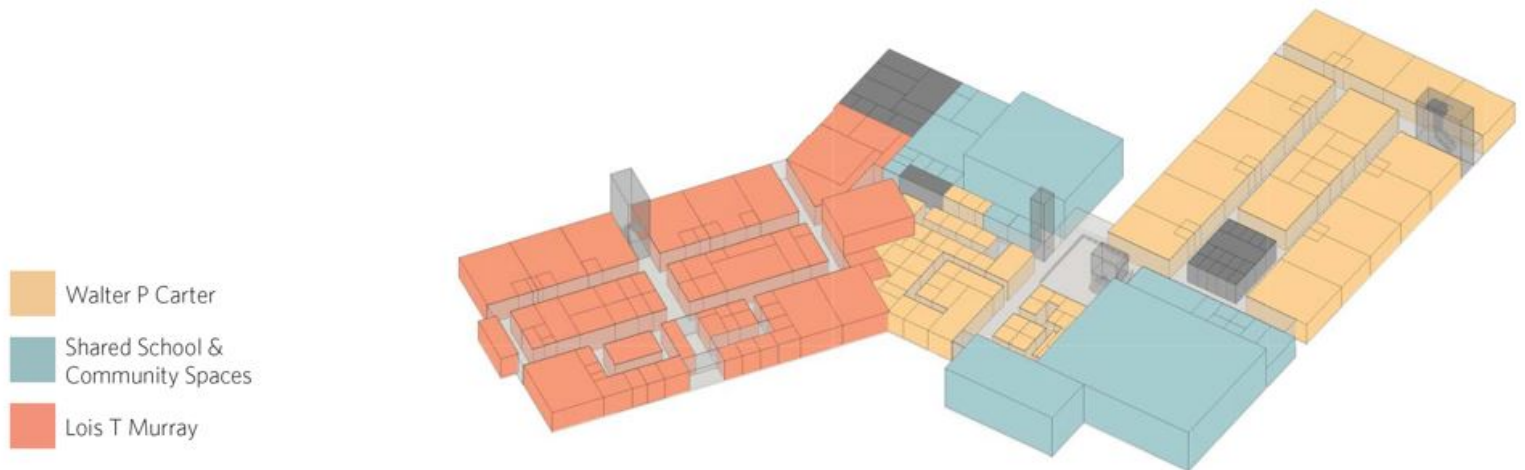


Recap from May 10, 2017

Option 9: Stacking Diagram



Level 2



Level 1

Recap from May 10, 2017

Pre Design

Dates subject to change*

Planning : 6-8 months

(8-12 months)

Pre-Design: 2-4 months

Summer-Fall 2016

Option 1



Feasibility
Review

Option 2



- School stakeholders provide feedback on building recommendation, June*
- City Schools staff review stakeholder recommendation and other criteria
- 21st Century staff work with MOU partners to finalize recommendation

Option 3



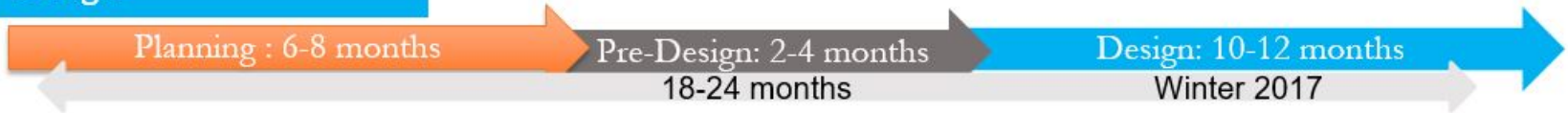
Selection

- Board of School Commissioners Approval, July*
- Notification to Maryland Stadium Authority
- Interagency on School Construction Approval
- Design Architect/Engineer Request for Proposal
- Award A/E and construction managers

Recap from May 10, 2017

Design

Dates subject to change*



Meeting #5

Concept



Meeting #6

Schematic



Meeting #7

Design Development



Meeting #8

Final Drawings



Investment in buildings, students and communities

Overall school revitalization project has three goals:

- (1) to transform student opportunities and achievement;
- (2) improve engagement and wellbeing of communities;
- (3) help revitalize neighborhoods and communities. (INSPIRE)

Stakeholder Voice

Values: What's Important

Improve mood
Reach diverse learners Community
Welcoming Technology
Learning anywhere

Walter P. Carter Classrooms and Spaces

(8) Pre K and Kindergarten Classrooms	(3) Pre K and Kindergarten Classrooms	1 Foreign Language Classroom
(8) Grade 1 and 2 Classrooms	(6) Grade 1 and 2 Classrooms	(1) Media Center
(12) Grade 3, 4, and 5 Classrooms	(9) Grade 3, 4, and 5 Classrooms	1 Technical Education Classroom
(12) Grade 6, 7, and 8 Classrooms	(9) Grade 6, 7, and 8 Classrooms	(2) Music Rooms
(7) Collaborative Learning Areas	(6) Collaborative Learning Areas	(1) Visual Art Studios
(1) Head Start		(1) Cafeteria/Auditorium (Cafetorium)
(4) Special Education Classrooms	(3) Special Education Classrooms	(1) Gymnasium
(3) Life Skills Classrooms		(1) Dance Studio
1 Early Learning Environment Classroom		Administrative, Health Suite
2 Middle Science Lab		(1) Student Services Room
(1) Elementary Science Lab		Community Spaces (shared)

Planning



Community Meeting: "Concept Design" | Walter P. Carter Building | May 8, 2018 | www.baltimore21stcenturyschools.org

Planning



PLANNING

Lois T. Murray Classrooms and Spaces

(9) Special Education Classrooms	(6) Special Education Classrooms	Administrative, Health Suites
(1) Life Skills Lab		(1) Cafeteria
(4) OT/PT Areas	(1) OT/PT Treatment Room	Student Support Services
(1) Visual Arts Studio		Community Space (shared)
(1) Music Room		Media Center (scheduled)
(1) Auxiliary Gymnasium		
(2) Sensory Rooms		

Design Goals

Maintain field and green space for outdoor learning opportunities and play

Orientate building for maximum efficiency while creating distant identities for two schools programs



Daylight and Views for all Classroom and Learning Spaces

Design building to meet programmatic needs for Lois T. Murray students

Design building to meet programmatic needs for Walter P. Carter student including students living in Guilford and Walter P. Carter school zones

Strong Connection to the Community; providing community access to community/partnership spaces while controlling access to academic wings

PLANNING-RECAP

PROGRAM AREA

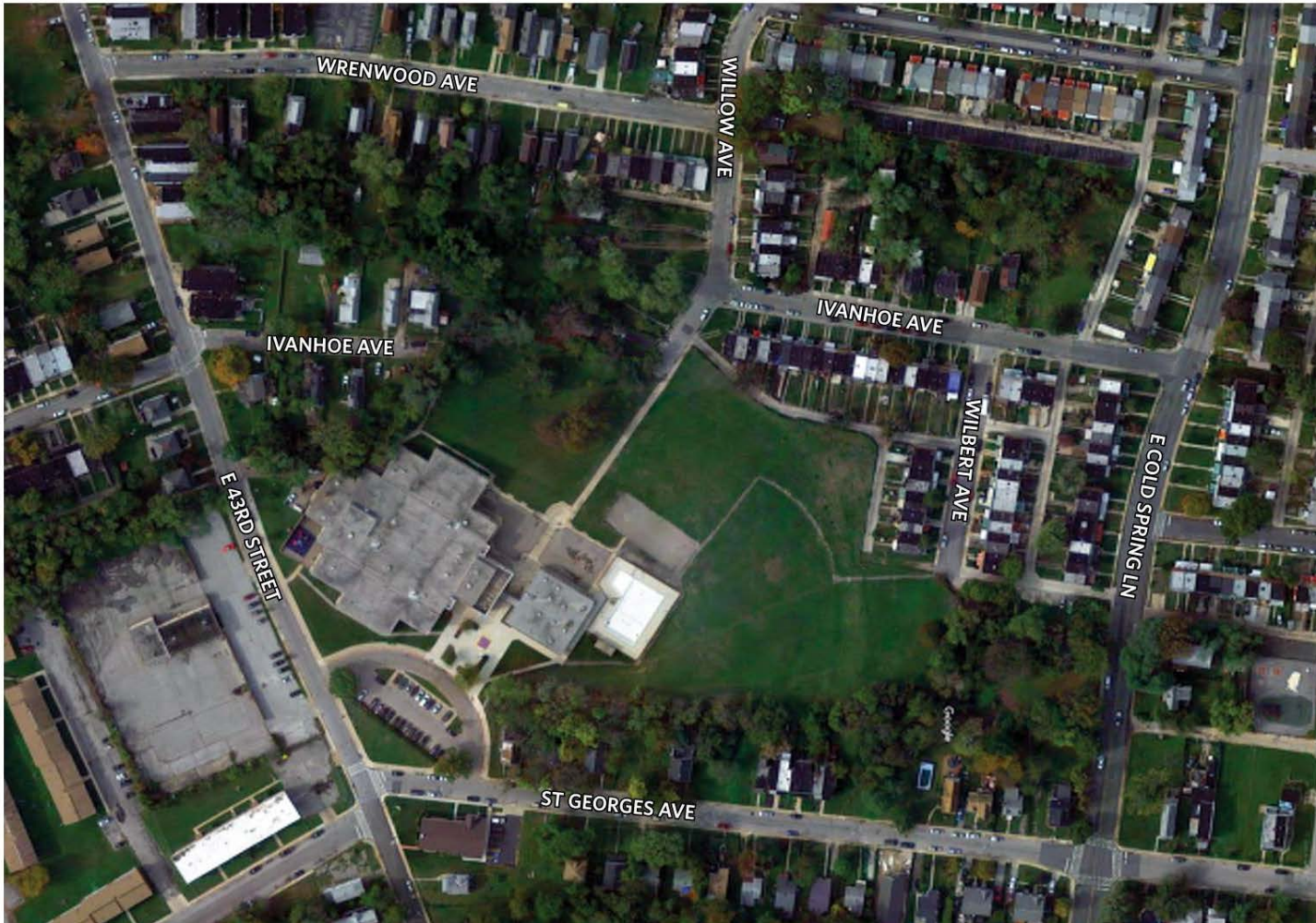


Current entry view

Walter P. Carter Building (existing building including the rec center)	82,515 SF
Walter P. Carter (existing building excluding the rec center)	75,465 SF
Lois T. Murray Building (existing)	20,725 SF
NEW School Building (excluding the rec center and <i>In accordance with the Educational Specifications</i>)	155,996 SF (32,778- LTM)

PLANNING

Existing Site Plan









PLANNING

Feasibility Study Site Plan





What we heard...

-  How do we ensure programs and activities held in the Rec Center will be preserved?
-  What can be done to save the pool?
-  The service drive as designed would be disruptive to neighbors and would create separation of continuous greenspace around the school.
-  We want to make sure faculty and staff know how to take advantage of all the new opportunities.
-  The design should be informed by programmatic needs—not just another building.
-  The basketball location is not ideal. The noise from people playing late will be disruptive to neighbors.

CONCEPT DESIGN




Proposed Site Plan



CONCEPT DESIGN

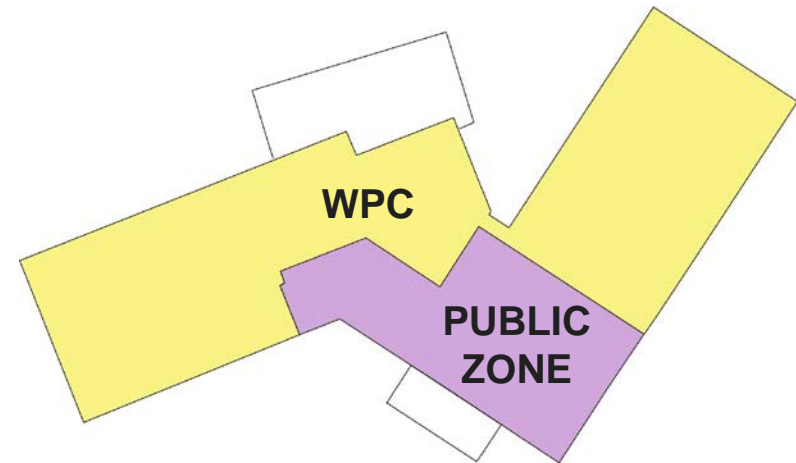
BUILDING ORGANIZATION

Legend

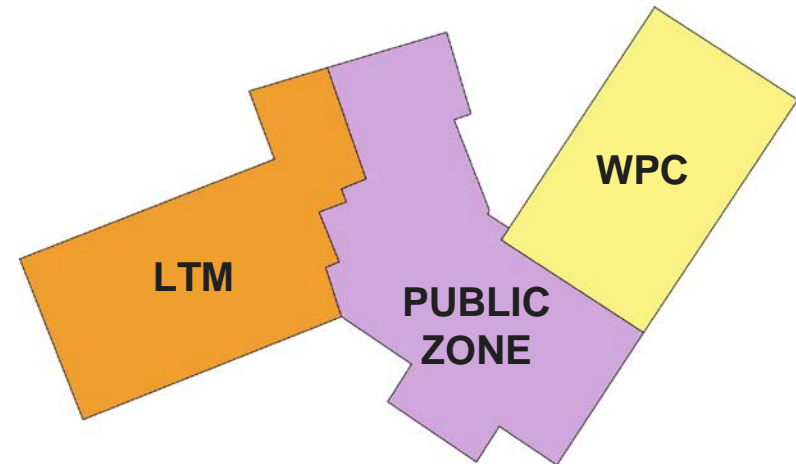
	Walter P. Carter
	Lois T. Murray
	Public Zone

- Separate the building into Public and Academic zones to allow for secure control of building after hours

How do we ensure programs and activities held in the Rec Center will be preserved?



2nd Floor



1st Floor

CONCEPT DESIGN



Proposed First Floor Plan

The design should be informed by programmatic needs.



CONCEPT DESIGN



Proposed First Floor Plan

Shared Resources



Walter P. Carter



N →

The floor plan illustrates the layout of the University of Michigan School of Nursing building. The LTM (Long Term Monitoring) lockpoints are indicated by red circles and a red dashed line. The rooms are color-coded: yellow for LTM CR, green for LTM ART and LTM MUS., blue for LTM DINING and LTM AUX. GYM, orange for LTM LS LAB, pink for LTM ADMIN. and LTM HEALTH, and grey for other rooms. The building is divided into several sections, including a central corridor area, a large gymnasium area, and a smaller section with a stage and kitchen. The LTM lockpoints are located in the central corridor area, specifically near the LTM CR and LTM LS LAB rooms.

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CONCEPT DESIGN

Proposed Second Floor Plan



CONCEPT DESIGN



EXAMPLES OUTDOOR CLASSROOM

CONCEPT DESIGN



3D MASSING - FRONT

CONCEPT DESIGN



3D MASSING - REAR

CONCEPT DESIGN



SAMPLE MIDDLE CENTER

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Design

Planning : 6-8 months

Pre-Design: 2-4 months
18-24 months

Design: 10-12 months
Spring 2018



Spring 2018

Design: 10-12 Months

Meeting #5 Concept



Meeting #6 Schematic (June)



Design Meeting #7 Development (August/September)



Meeting #8 Final Drawings (November)



Questions

Social Media



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