



Baltimore



2026 ULI WaveMaker Awards

MAREE G. FARRING SCHOOL ANNEX





Baltimore



PLANO|COUDON
CONSTRUCTION

2026 ULI WaveMaker Awards | Maree G. Farring School Annex

GENERAL INFORMATION

Applicant Information:

Plano-Coudon Construction
7160 Columbia Gateway Drive, Suite 100
Columbia, MD 21046

Point of Contact:

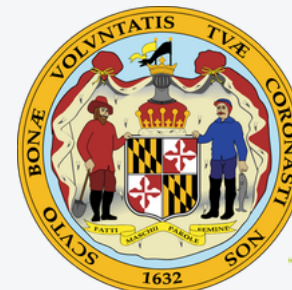
Lauren Waters, *Marketing Manager*
lwaters@pcbuids.com
631-905-5188

Project Overview:

The Maree G. Farring School Annex transformed the historic Crisp Memorial Church into a vibrant 29,000 SF educational facility serving Baltimore City Public Schools' youngest learners, from pre-kindergarten through first grade. Designed to relieve severe overcrowding at the existing school – which had been operating at nearly 275% capacity with students housed in temporary trailers – the project combines thoughtful historic preservation with a modern three-story addition featuring 13 classrooms, collaborative learning spaces, and enhanced outdoor play and learning environments. By reimagining a cherished community landmark into a safe, inspiring, and equitable place for education, the project strengthens both neighborhood identity and long-term student success.

PROUD PARTNERS

BALTIMORE CITY
PUBLIC SCHOOLS



CAGLEY & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS



SETTY



EHT ||| TRACERIES
HISTORIC PRESERVATION

COMPLETENESS | PROJECT TIMELINE



COMPLETENESS | FINANCIAL VIABILITY

The Maree G. Farring Elementary/Middle School Annex represents a fully implemented public investment that successfully progressed from long-range planning to occupancy, delivering on the goals established through Baltimore City Public Schools' Capital Improvement Program. The project moved through every phase of development, including planning, design, property acquisition, procurement, construction, commissioning, and occupancy, culminating in the opening of the new annex in August 2025.

The project included the adaptive reuse of the historic Crisp Memorial Church, demolition of obsolete structures, and construction of a modern educational annex featuring classrooms, administrative offices, a cafeteria and kitchen, multipurpose spaces, upgraded building systems, site infrastructure, stormwater management facilities, and outdoor learning environments. Throughout construction, the team overcame significant unforeseen conditions within the historic structure, including extensive water infiltration, termite damage, and structural deterioration, while preserving defining architectural elements and maintaining the project's vision.

With a construction value exceeding \$17 million, the project reflects a strategic and financially responsible investment of public funds. The initiative was programmed through Baltimore City Public Schools' long-term capital planning process and supported by the City's six-year Capital Improvement Program, ensuring that funding was aligned with documented educational priorities and managed through an established public investment framework. By adapting an existing historic structure rather than replacing it entirely, the project preserved community character while maximizing the long-term value of the public investment.

Today, the completed facility is fully operational and delivering the outcomes envisioned during planning. It provides modern educational spaces, improved building performance, enhanced safety, expanded capacity, and infrastructure designed to serve students for decades to come. The successful execution of every project phase, combined with the lasting educational and community benefits achieved, demonstrates that the Maree G. Farring Annex is both a complete development initiative and a sound, sustainable investment in Baltimore City's future.



A SENSE OF PLACE & QUALITY

The Maree G. Farring School Annex represents the thoughtful revitalization of a historic Baltimore landmark with deep roots in the surrounding community. Originally constructed in 1887 as the Historic Crisp Memorial Presbyterian Church, the building served as a vibrant community hub and active parish for nearly a century. After the church closed in 1974, the facility continued its legacy of service through the Chesapeake Center for Youth Development, which provided education, job training, and counseling programs for at-risk youth throughout the city. The project honors this longstanding history of community impact by transforming the structure into a modern educational environment that continues to uplift and serve Baltimore residents.

Designed to preserve the character and significance of the historic building while adapting it for contemporary educational use, the Annex creates an inspiring environment rooted in both heritage and purpose. The project seamlessly integrates modern learning spaces with the building's historic fabric, reinforcing a strong sense of place and connection to the surrounding neighborhood. Careful planning, craftsmanship, and collaboration throughout design and construction resulted in a high-quality facility that reflects excellence in preservation, construction, functionality, and long-term community investment. Today, the Maree G. Farring School Annex stands as both a continuation of the building's legacy and a renewed anchor for education, opportunity, and community engagement in Baltimore City.



Original Crisp Memorial Church built in 1887



Rendering walkthrough from Smolen Emr Ilkovitch Architects



SUSTAINABILITY

The Maree G. Farring Elementary/Middle School Annex project repurposed the existing, historically significant 1800's Crisp Memorial Church building located within a U.S. Department of Housing and Urban Development's (HUD) Qualified Census Tract (QCT). This designation indicates that 50% of households in this area earn less than 60% of the Area Median Gross Income (AMGI) or where the poverty rate is 25% or higher. The project site is in close proximity to several significant pollution sources in South Baltimore, including WIN Waste Innovation's Wheelabrator waste-to-energy incinerator that emits harmful gases and particulate matter into the air from the annual combustion of ~700,000 tons of commingled trash. The project site is also within a few miles of the Hawkins Point Hazardous Waste Landfill, the Baltimore City Quarantine Road landfill, the Curtis Bay Industrial Area, and several private manufacturers like chemical giant W.R. Grace & Co. Investment in modern, sustainable school facilities like the Maree G. Farring EMS Annex is essential to building resilience in this vulnerable community.

The Maree G. Farring EMS Annex is in a fairly dense residential neighborhood with a WalkScore of 72, indicating the area is very walkable, so most daily errands and activities can be accomplished on foot without relying on a car. Three bus stops are located within a 0.2-mile walking distance from the school. Six public bus lines serve these stops, providing a total of 195 transit trips each weekday. No parking was added to the project, further encouraging the use of alternative and public transit. The project also reduced natural resource use through systems efficiency upgrades. The Maree G. Farring EMS Annex features water submeters and has reduced annual water use by more than 22% compared to a baseline code building, and reduced energy use by 42% compared to an ASHRAE baseline building. Sixty-three percent (63%) of the building's original structural elements were preserved and integrated into the renovation design, including wood trusses and the exterior field stone façade system, with views preserved. New materials were specified not only for their aesthetic and performance, but also for product ingredient transparency and to minimize negative environmental and human health impacts. The project team tracked 17.3% of the material budget invested in products that contain recycled content or are eligible for a manufacturer take-back program, in which the company that originally sold the product will take it back for recycling or remanufacturing at the end of its useful life. 100% of ceilings, flooring, and insulation products have been tested for VOC emissions and comply with the California Department of Public Health Standard 01350 v1.2-2017, the most stringent national VOC regulatory limit in the U.S. The project team also incorporated strategies to ensure the occupant space is healthy and energizing, facilitating teaching and learning by implementing features such as thermal comfort and lighting controls, carbon dioxide monitoring, and acoustic attenuation.

The renovation of the Maree G. Farring Annex will help alleviate overcrowding and provide a modern learning environment where young scholars can flourish. The Judy Center at Maree G. Farring Annex will help support families from birth to age 5, providing early care and education and community service resources to prepare young children for success in school and life. Quality public school facilities are integral to building strength and resilience in this South Baltimore community. The adaptive reuse of the historic Crisp Church preserves the past while equipping Baltimore's next generation to step boldly into the future.



SUSTAINABILITY



LEED v4 for BD+C: New Construction - Project Name: Maree G. Schools
Registration Date: 09/16/2022
Farring EMS Annex

Project ID: 1000165596

Target Certification: LEED Gold 60-69 Points Issue Date: 07/09/2026



Y	?	N		
0	0	1	Credit Integrative Process	1
9	0	6	Location and Transportation	15
0	0	0	Credit LEED for Neighborhood Development Location	15
1	0	0	Credit Sensitive Land Protection	1
1	0	1	Credit High Priority Site	2
3	0	2	Credit Surrounding Density and Diverse Uses v4.1	5
3	0	1	Credit Access to Quality Transit v4.1	4
0	0	1	Credit Bicycle Facilities v4.1	1
1	0	0	Credit Reduced Parking Footprint v4.1	1
0	0	1	Credit Green Vehicles v4.1	1
5	0	7	Sustainable Sites	12
Y			Prereq Construction Activity Pollution Prevention	Required
Y			Prereq Environmental Site Assessment	Required
1	0	0	Credit Site Assessment	1
0	0	2	Credit Site Development - Protect or Restore Habitat v4.1	2
0	0	1	Credit Open Space v4.1	1
0	0	3	Credit Rainwater Management v4.1	3
2	0	0	Credit Heat Island Reduction v4.1	2
1	0	0	Credit Light Pollution Reduction	1
0	0	1	Credit Site Master Plan	1
1	0	0	Credit Joint Use of Facilities	1
3	0	9	Water Efficiency	12
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2	0	0	Credit Outdoor Water Use Reduction	2
0	0	7	Credit Indoor Water Use Reduction	7
0	0	2	Credit Cooling Tower Water Use v4.1	2
1	0	0	Credit Water Metering	1
19	0	12	Energy and Atmosphere	31
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
3	0	3	Credit Enhanced Commissioning v4.1	6
16	0	0	Credit Optimize Energy Performance	16
0	0	1	Credit Advanced Energy Metering	1
0	0	2	Credit Demand Response	2
0	0	3	Credit Renewable Energy Production v4.1	3
0	0	1	Credit Enhanced Refrigerant Management	1
0	0	2	Credit Green Power and Carbon Offsets v4.1	2

10	0	3	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
4	0	1	Credit Building Life-Cycle Impact Reduction v4.1	5
2	0	0	Credit Building Product Disclosure & Optimization - EPDs v4.1	2
1	0	1	Credit Building Product Disclosure & Optimization - Raw Materials v4.1	2
1	0	1	Credit Building Product Disclosure & Optimization - Material Ingredients v4.1	2
2	0	0	Credit Construction and Demolition Waste Management	2
8	0	8	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
Y			Prereq Minimum Acoustic Performance	Required
2	0	0	Credit Enhanced Indoor Air Quality Strategies	2
3	0	0	Credit Low-Emitting Materials v4.1	3
1	0	0	Credit Construction Indoor Air Quality Management Plan	1
0	0	2	Credit Indoor Air Quality Assessment	2
1	0	0	Credit Thermal Comfort	1
1	0	1	Credit Interior Lighting	2
0	0	3	Credit Daylight v4.1	3
0	0	1	Credit Quality Views	1
0	0	1	Credit Acoustic Performance v4.1	1
6	0	0	Innovation	6
5	0	0	Credit Exemplary Performance: EPD, Reduced Parking, Green blog Edu, Purchasing Lamps, Pilot: Integrated Analysis of Building Materials	5
1	0	0	Credit LEED Accredited Professional RG	1
2	0	2	Regional Priority	4
1	0	0	Credit Regional Priority: Sensitive Land Protection	1
1	0	0	Credit Regional Priority: Reduced Parking Footprint	1
0	0	1	Credit Regional Priority: Specific Credit	1
0	0	1	Credit Regional Priority: Specific Credit	1

62 0 48 TOTALS Possible Points: **110**
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



VISIONARY & EMULATION

The Maree G. Farring School Annex reimagines what adaptive reuse can achieve by transforming a long-vacant historic church into a vibrant educational facility that preserves community history while addressing modern learning needs. Rather than treating historic preservation and contemporary functionality as competing priorities, the project demonstrates how both can work in harmony, creating a forward-thinking educational environment within a structure deeply tied to Baltimore's cultural and social fabric. The Annex stands as a model for how underutilized historic buildings can be thoughtfully repurposed to create lasting community impact.

What sets the project apart is its ability to honor more than a century of service while introducing a renewed purpose that will benefit future generations. The design and construction teams approached the project with a shared vision of balancing preservation, innovation, and educational excellence, resulting in a space that feels both historically significant and distinctly modern. Through creative problem-solving, careful restoration, and strategic adaptation of the existing structure, the project elevates the standard for community-centered redevelopment and demonstrates how historic spaces can continue evolving to meet changing societal needs.

By breathing new life into a once-prominent neighborhood landmark, the Maree G. Farring School Annex creates a blueprint for other communities seeking sustainable, mission-driven redevelopment. The project showcases how adaptive reuse can simultaneously preserve heritage, support education, strengthen neighborhoods, and inspire future investment — making it a compelling example others will want to emulate.



A NEED

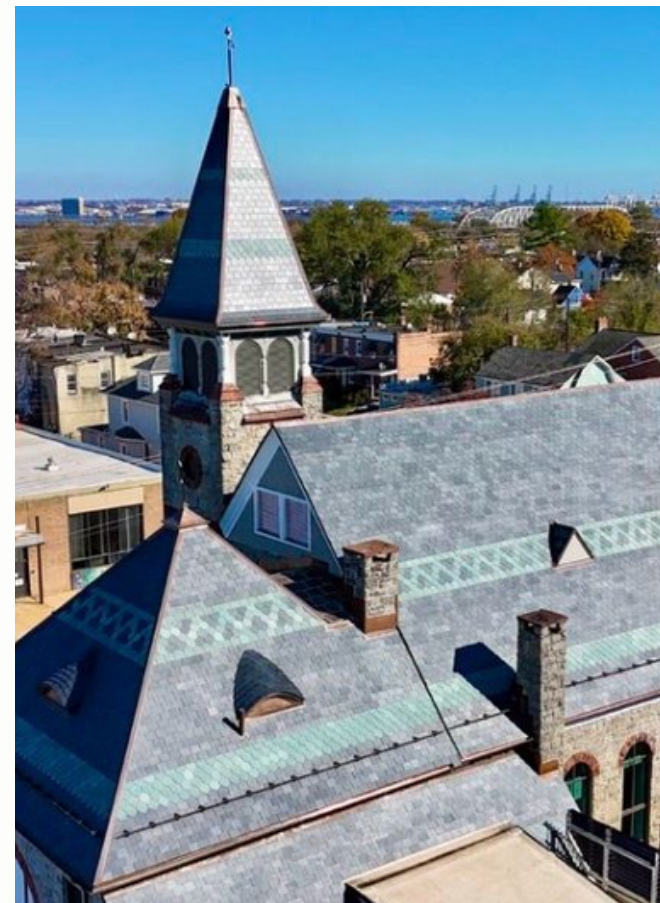
The Maree G. Farring Elementary/Middle School Annex was born out of a clear and documented community need: providing additional educational capacity in one of Baltimore City's historically underserved neighborhoods. Located in Brooklyn-Curtis Bay, the existing school had experienced persistent overcrowding, limiting its ability to deliver a modern, student-centered learning environment for its growing Pre-K through 8th grade population.

Recognizing these challenges, Baltimore City Public Schools identified the school for expansion as early as 2015 through its long-range Capital Improvement Program. Rather than pursuing a greenfield development, the district selected the adjacent historic Crisp Memorial Church property, creating an opportunity to address two community needs simultaneously: expanding educational capacity while revitalizing a prominent neighborhood landmark.

The project was carefully designed around the needs of its youngest learners. The new annex accommodates approximately 270 Pre-K through 1st grade students in age-appropriate classrooms supported by administrative offices, a cafeteria, kitchen, multipurpose spaces, and outdoor learning environments. By relocating the early childhood grades into a purpose-built facility, the project relieved overcrowding in the existing school while creating a safer, more engaging educational experience for students and teachers alike.

Beyond the school walls, the project reflects the broader priorities of the Brooklyn-Curtis Bay community. Adaptive reuse of the former church preserved an important piece of neighborhood history while replacing an underutilized property with an active community asset. The investment reinforces education as the cornerstone of neighborhood vitality, providing families with a modern learning environment while strengthening community pride and supporting future neighborhood growth.

The Maree G. Farring Annex demonstrates how thoughtful planning can respond to multiple community needs through a single project - improving educational opportunities, preserving local heritage, and investing in the long-term success of the students and families it serves.



COMMUNITY IMPACT

- ✓ Relieved school overcrowding
- ✓ Expanded early childhood education capacity
- ✓ Preserved a historic structure through adaptive reuse
- ✓ Revitalized an underutilized community asset
- ✓ Enhanced educational opportunities for Baltimore City families

