21st Century School Buildings Plan

SCHOOL Cross Country Elementary/Middle School

COMMUNITY MEETING Update Meeting | September 26, 2016
The Baltimore City Public School System (City Schools) Construction and Revitalization Act of 2013 resulted in a partnership between:

- The State of Maryland
- Baltimore City
- City Schools

*Each contribute $20 million* annually towards the plan.

Current estimates suggest the funding stream will support:

- $977 million in Phase I
- 14K-17K students
- 23-28 school buildings

City Schools’ Plan is one of the largest public works project in Baltimore City to date.
Placement Selection Criteria

➢ School programs scheduled to receive students from closing schools, (MOU)

➢ School programs being co-located in one school building

➢ Building utilization rate

  ➢ **Enrollment trends and projections, including existing or predicted overcrowding and low building utilization**

  ➢ Ability to reach district-wide goal of 86% utilization

➢ Building educational adequacy rate

➢ Building overall conditions
Overview

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
## Cross Country Classrooms and Spaces

<table>
<thead>
<tr>
<th>Classrooms and Spaces</th>
<th>Special Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre K and kindergarten classrooms</td>
<td>Music rooms</td>
</tr>
<tr>
<td>Classrooms for grades 1 and 2</td>
<td>Art room</td>
</tr>
<tr>
<td>Classrooms for grades 3, 4, and 5</td>
<td>Foreign language classroom</td>
</tr>
<tr>
<td>Classrooms for grades 6, 7 and 8</td>
<td>Gateway to Technology Lab</td>
</tr>
<tr>
<td>Collaborative learning areas (clusters)</td>
<td>Media Center/Video Studio</td>
</tr>
<tr>
<td>Special education classrooms</td>
<td>Cafeteria</td>
</tr>
<tr>
<td>Elementary science lab</td>
<td>Administrative/Health Suite</td>
</tr>
<tr>
<td>Middle science labs</td>
<td>Student services</td>
</tr>
<tr>
<td>Technical education classroom</td>
<td>Community space</td>
</tr>
<tr>
<td>Student with disabilities office</td>
<td></td>
</tr>
<tr>
<td>Space Name</td>
<td>Square Feet</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Administration</td>
<td>2,235</td>
</tr>
<tr>
<td>Student Services</td>
<td>2,215</td>
</tr>
<tr>
<td>Teaching and Learning</td>
<td>49,150</td>
</tr>
<tr>
<td>Special Education</td>
<td>5,730</td>
</tr>
<tr>
<td>Sciences</td>
<td>3,200</td>
</tr>
<tr>
<td>Fine Arts</td>
<td>3,600</td>
</tr>
<tr>
<td>Specials</td>
<td>1,000</td>
</tr>
<tr>
<td>Technology Education</td>
<td>2,260</td>
</tr>
<tr>
<td>Physical Education</td>
<td>8,850</td>
</tr>
<tr>
<td>Media</td>
<td>4,050</td>
</tr>
<tr>
<td>Food Services</td>
<td>7,485</td>
</tr>
<tr>
<td>Building Services</td>
<td>1,970</td>
</tr>
<tr>
<td>Community Space</td>
<td>3,000</td>
</tr>
</tbody>
</table>
Challenges

**Site Constraints**
- Limited room for building expansion without compromising play areas
- No or limited space for expanded parking on site
- Construction activities would make it difficult to maintain existing playground
- Existing bus loop can’t accommodate all of the school buses

**Building Constraints**
- Undersized gymnasium is landlocked in the building – difficult to renovate
- Limited room to expand cafeteria in place due to property lines and auditorium

**Security/Safety**
- Building entry is along busy road (Cross Country Blvd) – no gathering space at the front of the building
- Traffic concerns / issues during arrival and dismissal
Zoning Requirements

Zoning: R-6
FAR (floor area ratio): 0.4 acres
Site: 4.1 acres

Allowable building size: 71,438 sf
Actual building size: 88,785 sf

Setbacks
Front yard: 50 ft
Street: 50 ft
Rear yard: 50 ft

Existing building has variances for both the FAR overage and the setbacks which do not comply.

Zoning *may* go as high as a 0.65 or 0.7 FAR which would allow for an approximately 120,000-125,000 sf building which is about 10,000-15,000 sf under the current Ed Spec building size of 132,643 sf
Building/Site Layout Options
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL
EXISTING BUILDING VIEWS

1. VIEW LOOKING SOUTHWEST

2. VIEW LOOKING EAST

3. VIEW LOOKING NORTHWEST
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

OPTION 1 - SECOND FLOOR

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
OPTION 1 - VIEW LOOKING SOUTHWEST
Option 1

OPTION 1 - VIEW LOOKING NORTHWEST

ADMINISTRATION
ELEMENTARY SCHOOL
MIDDLE SCHOOL
DINING
GYMNASIUM
ACTIVITIES  ART, MUSIC, AUDITORIUM, MEDIA CENTER
## Option 1
PROS and CONS

<table>
<thead>
<tr>
<th>PROS</th>
<th>CONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Less costly option</td>
<td>1. Building area takes up the majority of the site area</td>
</tr>
<tr>
<td>2. Good separation of elementary and middle schools</td>
<td>2. Smaller play area</td>
</tr>
<tr>
<td>3. Secure entry with administrative oversight</td>
<td>3. Undersized gymnasium and dining</td>
</tr>
<tr>
<td>4. Pre-K and K classrooms on first floor</td>
<td>4. No room for expanded parking lot or larger bus loop</td>
</tr>
<tr>
<td>5. Auditorium is maintained</td>
<td>5. Main entry along Cross Country Blvd.</td>
</tr>
</tbody>
</table>
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
18

Option 2

OPTION 2 - VIEW LOOKING SOUTHWEST

ADMINISTRATION
ELEMENTARY SCHOOL
MIDDLE SCHOOL
DINING
GYMNASIUM
ACTIVITIES  ART, MUSIC, AUDITORIUM, MEDIA CENTER
<table>
<thead>
<tr>
<th>PROS</th>
<th>CONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Good separation of elementary and middle schools</td>
<td>1. Building area takes up the majority of the site area</td>
</tr>
<tr>
<td>2. New gymnasium sized for middle school athletics</td>
<td>2. Smaller play area – existing playground is lost</td>
</tr>
<tr>
<td>3. Secure entry with administrative oversight</td>
<td>3. Undersized dining</td>
</tr>
<tr>
<td>4. PreK and K classrooms on first floor</td>
<td>4. No room for expanded parking lot or larger bus loop</td>
</tr>
<tr>
<td>5. Auditorium is maintained</td>
<td>5. Main entry along Cross Country Blvd.</td>
</tr>
<tr>
<td></td>
<td>6. Demolition of portions of existing building</td>
</tr>
</tbody>
</table>
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
OPTION 3 - VIEW LOOKING SOUTHWEST

- ADMINISTRATION
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- DINING
- GYMNASIUM
- ACTIVITIES, ART, MUSIC, AUDITORIUM, MEDIA CENTER
OPTION 3 - VIEW LOOKING NORTHWEST

COMMUNITY MEETING: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
### Option 3

#### PROS and CONS

<table>
<thead>
<tr>
<th>PROS</th>
<th>CONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Good separation of elementary and middle schools</td>
<td>1. Building area takes up the majority of the site area</td>
</tr>
<tr>
<td>2. Secure entry with administrative oversight</td>
<td>2. Auditorium is lost</td>
</tr>
<tr>
<td>3. PreK and K classrooms on first floor</td>
<td>3. No room for expanded parking lot or larger bus loop</td>
</tr>
<tr>
<td>4. Three story building makes better use of the site area</td>
<td>4. Scale of building is in conflict with residential neighbors</td>
</tr>
<tr>
<td>5. New gymnasium sized for middle school athletics</td>
<td></td>
</tr>
<tr>
<td>6. Expanded kitchen and dining</td>
<td></td>
</tr>
<tr>
<td>7. Entry set back from the street</td>
<td></td>
</tr>
</tbody>
</table>
Option 4

CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

COMMUNITY MEETING: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

COMMUNITY MEETING:
Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org

OPTION 4 - SECOND FLOOR

ADMINISTRATION
ELEMENTARY SCHOOL
MIDDLE SCHOOL
DINING
GYMNASIUM
ACTIVITIES: ART, MUSIC, AUDITORIUM, MEDIA CENTER
Option 4

CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

Community Meeting: Update Meeting | Cross Country | September 26, 2016 | www.baltimore21stcenturyschools.org
<table>
<thead>
<tr>
<th>PROS</th>
<th>CONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Good separation of elementary and middle schools</td>
<td>1. Building area takes up the majority of the site area</td>
</tr>
<tr>
<td>2. Secure entry with administrative oversight</td>
<td>2. Auditorium is lost</td>
</tr>
<tr>
<td>3. PreK and K classrooms on first floor</td>
<td>3. Scale of building is in conflict with residential neighbors</td>
</tr>
<tr>
<td>4. Four story building makes better use of the site area</td>
<td></td>
</tr>
<tr>
<td>5. New gymnasium sized for middle school athletics</td>
<td></td>
</tr>
<tr>
<td>6. Expanded kitchen and dining</td>
<td></td>
</tr>
<tr>
<td>7. Entry set back from the street</td>
<td></td>
</tr>
<tr>
<td>8. Larger parking area</td>
<td></td>
</tr>
</tbody>
</table>
Traffic Study: Findings

- Parents making U-turns on Cross Country Boulevard in front of the school; this maneuver was observed a number of times during the drop off and pick up periods.

- Parents Double Parking/Parallel Parking on Cross Country Boulevard.

- U-Turns at intersection of Cross Country Boulevard and Pinkney Road;

- School Parking Lot is over capacity;

- MTA Bus Stop on Cross Country Boulevard located near school bus drop off zone;

- Faded Crosswalks and signs on Winner Avenue and Taney Road

- Overgrown bushes and debris on sidewalk on Winner Avenue
Traffic Study: Recommendations

- **Install raised median** on Cross Country between Pinkney Road and Taney Road
- **Convert Pinckney Road from one-way to two-way** between Cross Country Boulevard and Winner Avenue
- **Stripe a designated parent drop off/pick up zone** on Winner Avenue behind the school with an additional designated **overflow zone on Taney Road** south of Winner Avenue
- **Designate teacher parking spaces** on Cross Country Boulevard in front of the school.
- **Clean and/or replace all dirty and faded signs** adjacent to the school
- **Clean and maintain sidewalks** on Winner Avenue
- **Restripe faded crosswalks** on Winner Avenue at Taney Road and Winner Avenue at Pinkney Road.
Next Steps

• Review challenges and zoning requirements with the CEO and Chiefs, September
• Review challenges and zoning requirements with the Board of School Commissioners, October

• Recommendation to Board of School Commissioners, October
• Review recommendation with Cross Country stakeholders, November
• Board of School Commissioners decision, December
Planning: 6-8 Months
August 2015 – April 2016*

Dates subject to change

Meeting #1
Orientation
Jan 28, 2014
1. Review process
2. Learn key terms
3. Interactive activity

Meeting #2
Essential Elements
Oct. 22, 2015
1. Explore essential elements of design

Meeting #3
50% Feasibility Study
Nov. 2016*
delayed
1. Review site & building options
2. Provide feedback

Meeting #4
Feasibility Review
Feb 2016*
delayed
1. Make recommendation on building option

Educational Specification & Feasibility Study

Planning: 6-8 months
Pre-Design: 2-4 months
18-24 months
Design: 10-12 months

Planning : 6-8 months
Pre-Design: 2-4 months
18-24 months
Design: 10-12 months

Planning : 6-8 months
Pre-Design: 2-4 months
18-24 months
Design: 10-12 months

Planning : 6-8 months
Pre-Design: 2-4 months
18-24 months
Design: 10-12 months