



# 21<sup>st</sup> Century School Buildings Plan

**SCHOOL** Cross Country Elementary/Middle School

**COMMUNITY MEETING** Update Meeting | September 26, 2016



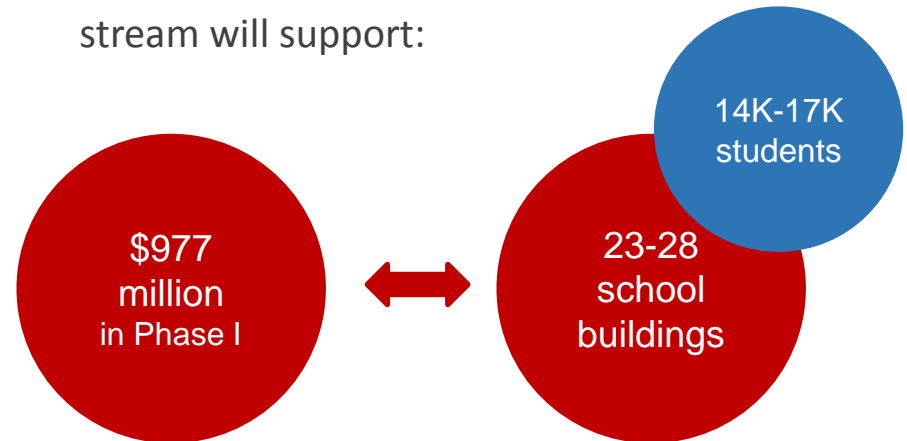
# 21<sup>st</sup> Century School Buildings Program Update

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:

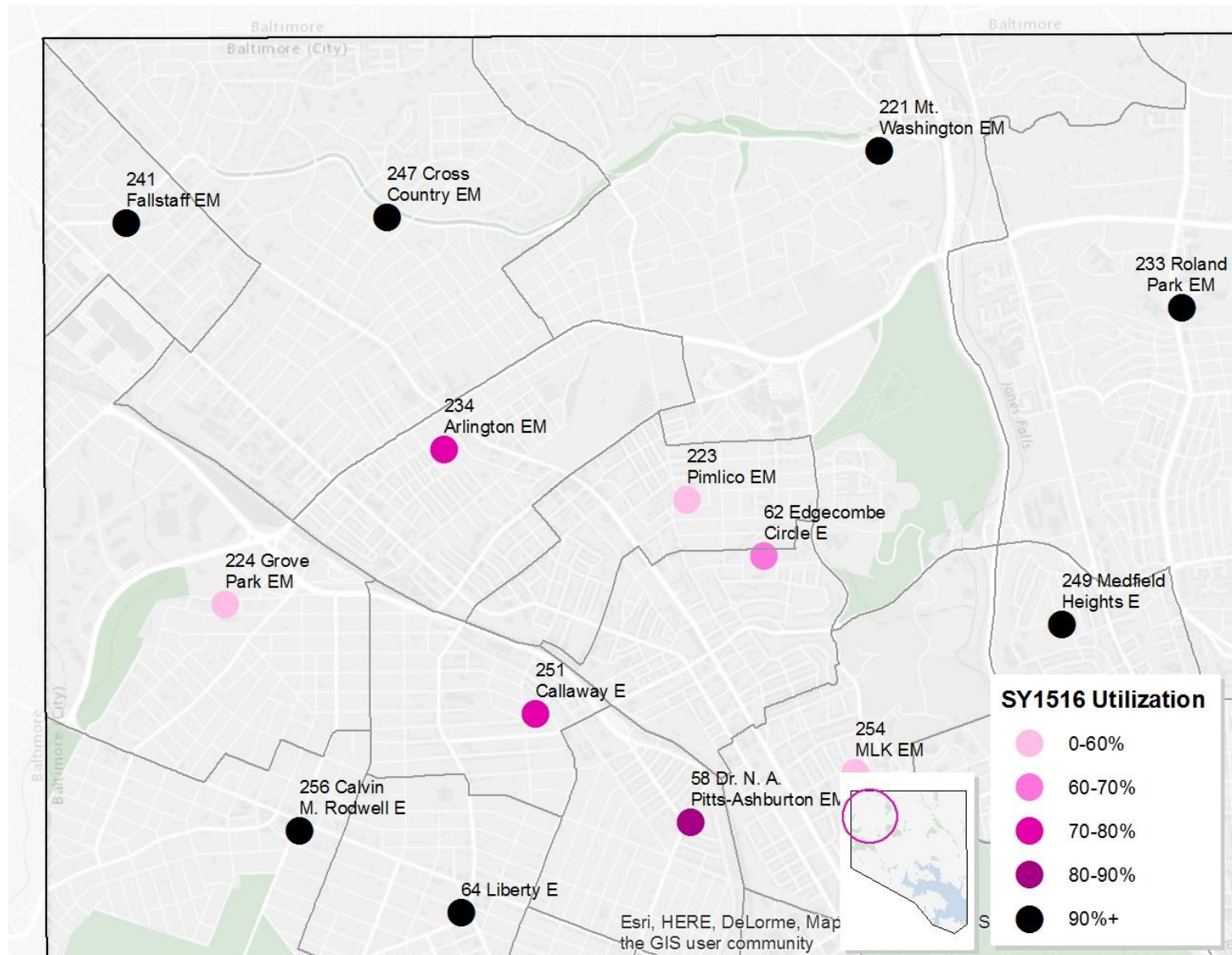


City Schools' Plan is one of the largest public works project in Baltimore City to date.

# 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



# Cross Country Classrooms and Spaces

(8) Pre K and kindergarten classrooms	2) music rooms
(8) classrooms for grades 1 and 2	(1) art room
(12) classrooms for grades 3, 4, and 5	(1) foreign language classroom
(12) classrooms for grades 6, 7 and 8	(1) Gateway to Technology Lab
(7) collaborative learning areas (clusters)	(1) Media Center/Video Studio
(5) special education classrooms	Cafeteria
(1) elementary science lab	Administrative/Health Suite
(2) middle science labs	Student services
(1) technical education classroom	Community space
	Student with disabilities office



# Square Footage Needs

Space Name	Square Feet
Administration	2,235
Student Services	2,215
Teaching and Learning	49,150
Special Education	5,730
Sciences	3,200
Fine Arts	3,600
Specials	1,000
Technology Education	2,260
Physical Education	8,850
Media	4,050
Food Services	7,485
Building Services	1,970
Community Space	3,000



# 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



**21<sup>st</sup> CENTURY SCHOOLS**

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B A L T I M O R E

# Existing Building

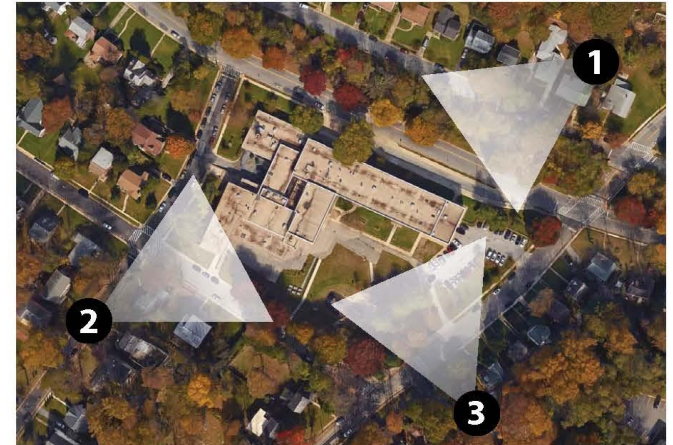
## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL EXISTING BUILDING VIEWS



1. VIEW LOOKING SOUTHWEST



2. VIEW LOOKING EAST



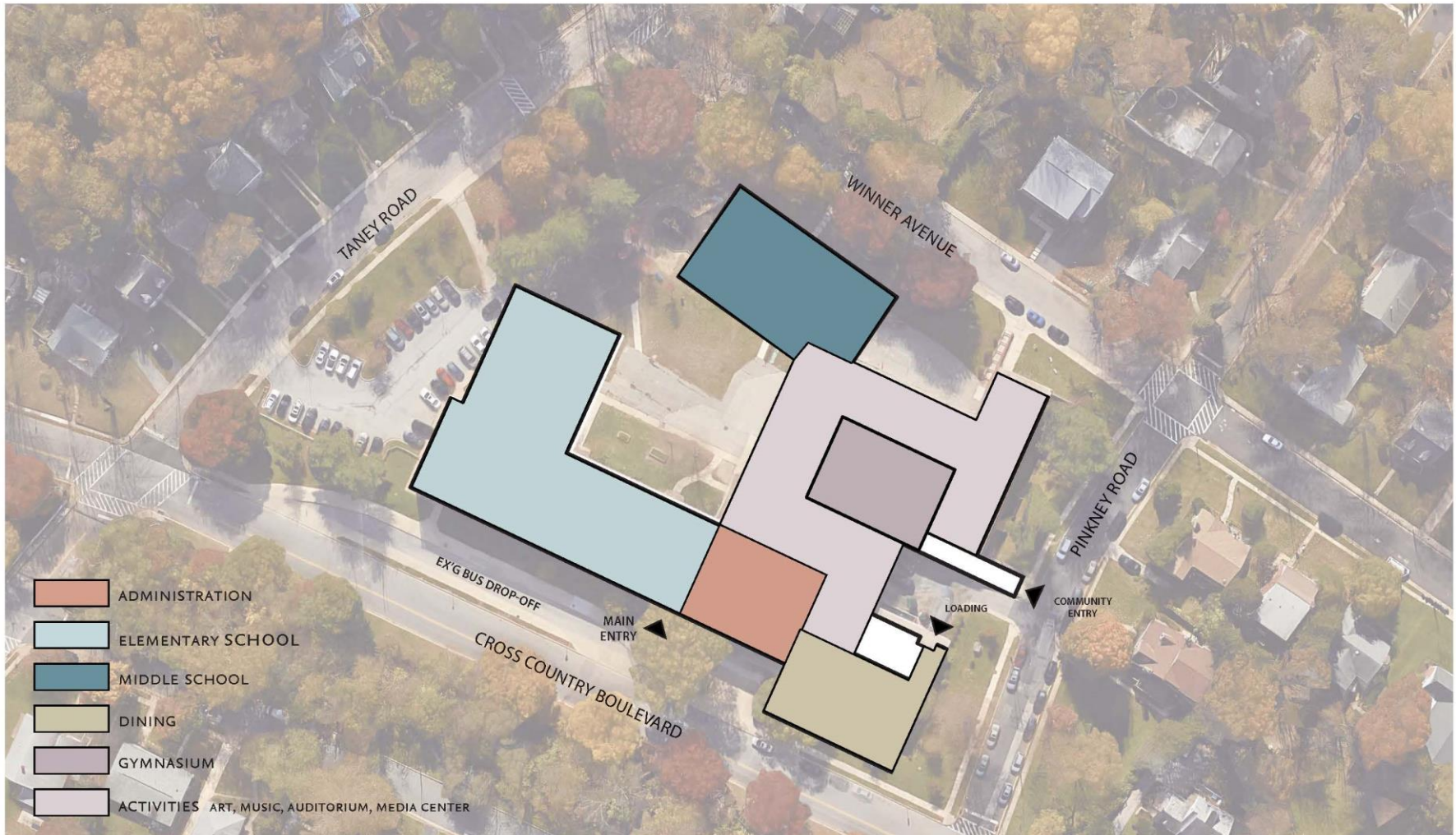
3. VIEW LOOKING NORTHWEST



# Option 1

## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

## OPTION 1 - FIRST FLOOR

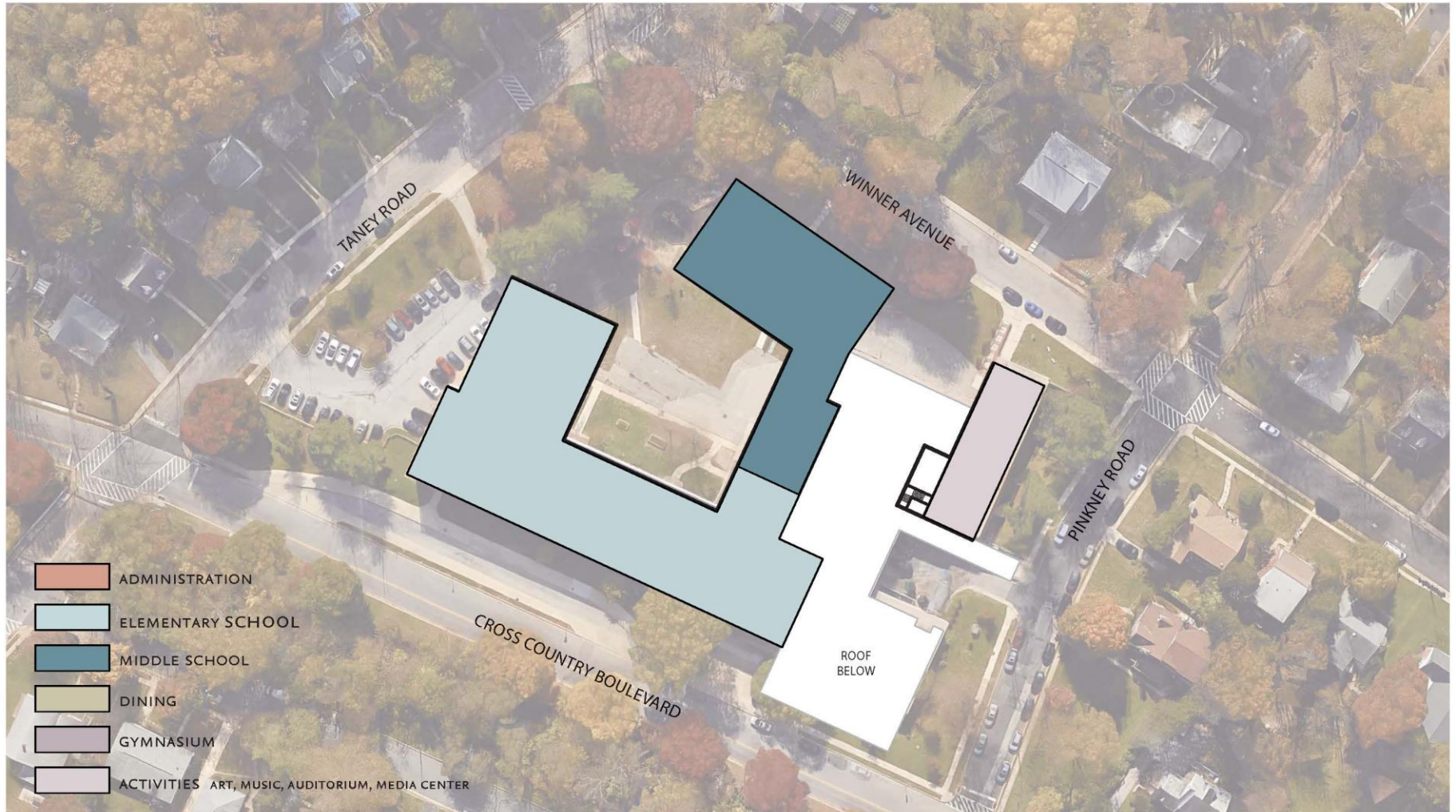




# Option 1

## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

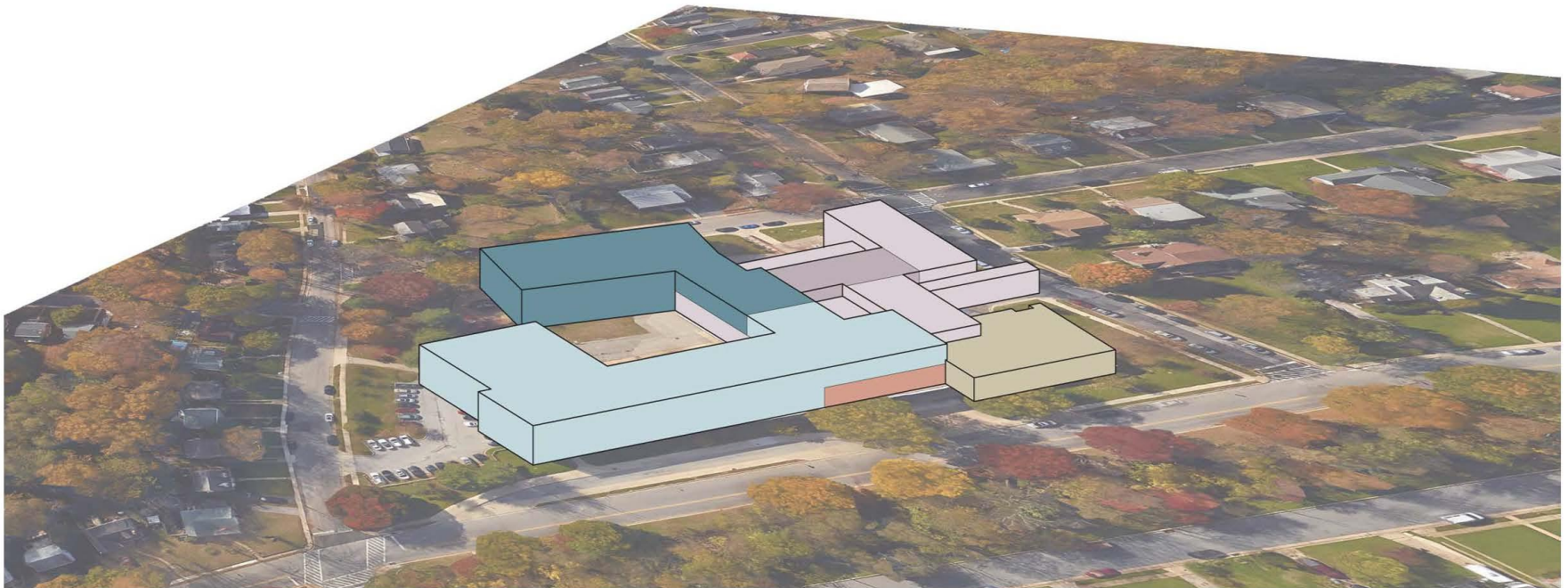
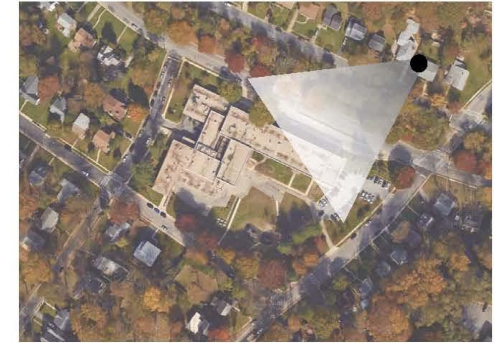
## OPTION 1 - SECOND FLOOR



# Option 1

## OPTION 1 - VIEW LOOKING SOUTHWEST

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

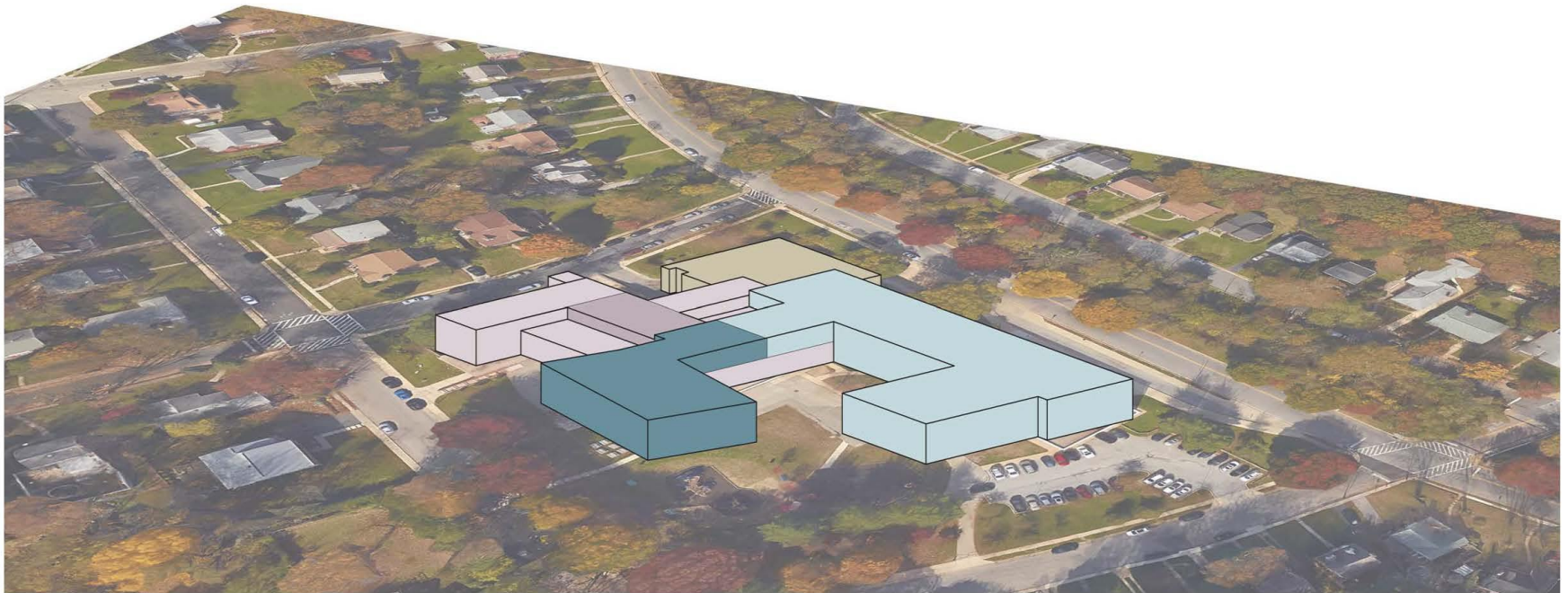




# Option 1

## OPTION 1 - VIEW LOOKING NORTHWEST

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





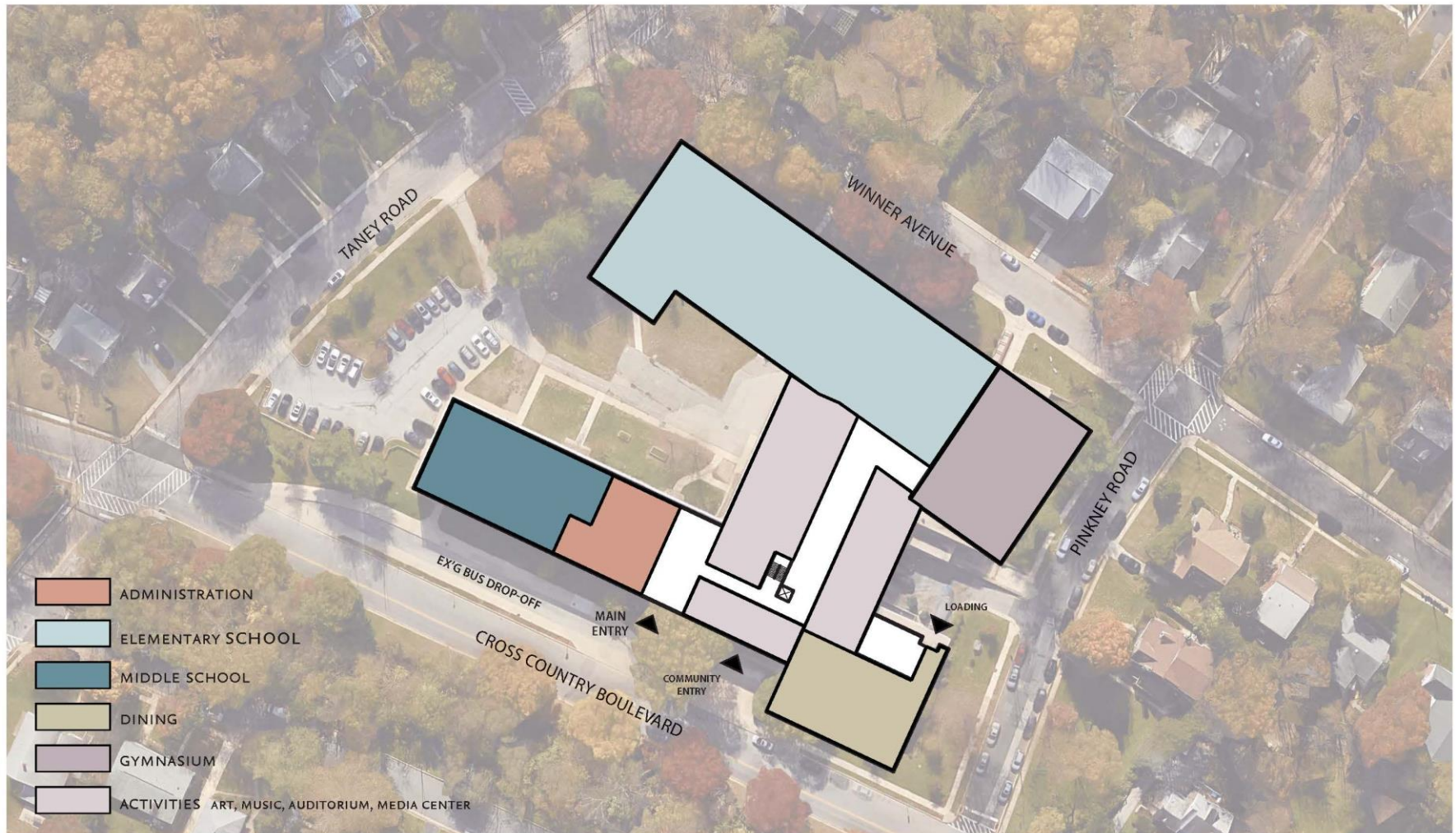
## Option 1

### PROS and CONS

PROS	CONS
<ol style="list-style-type: none"><li>1. Less costly option</li><li>2. Good separation of elementary and middle schools</li><li>3. Secure entry with administrative oversight</li><li>4. Pre-K and K classrooms on first floor</li><li>5. Auditorium is maintained</li></ol>	<ol style="list-style-type: none"><li>1. Building area takes up the majority of the site area</li><li>2. Smaller play area</li><li>3. Undersized gymnasium and dining</li><li>4. No room for expanded parking lot or larger bus loop</li><li>5. Main entry along Cross Country Blvd.</li></ol>

## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

## OPTION 2 - FIRST FLOOR

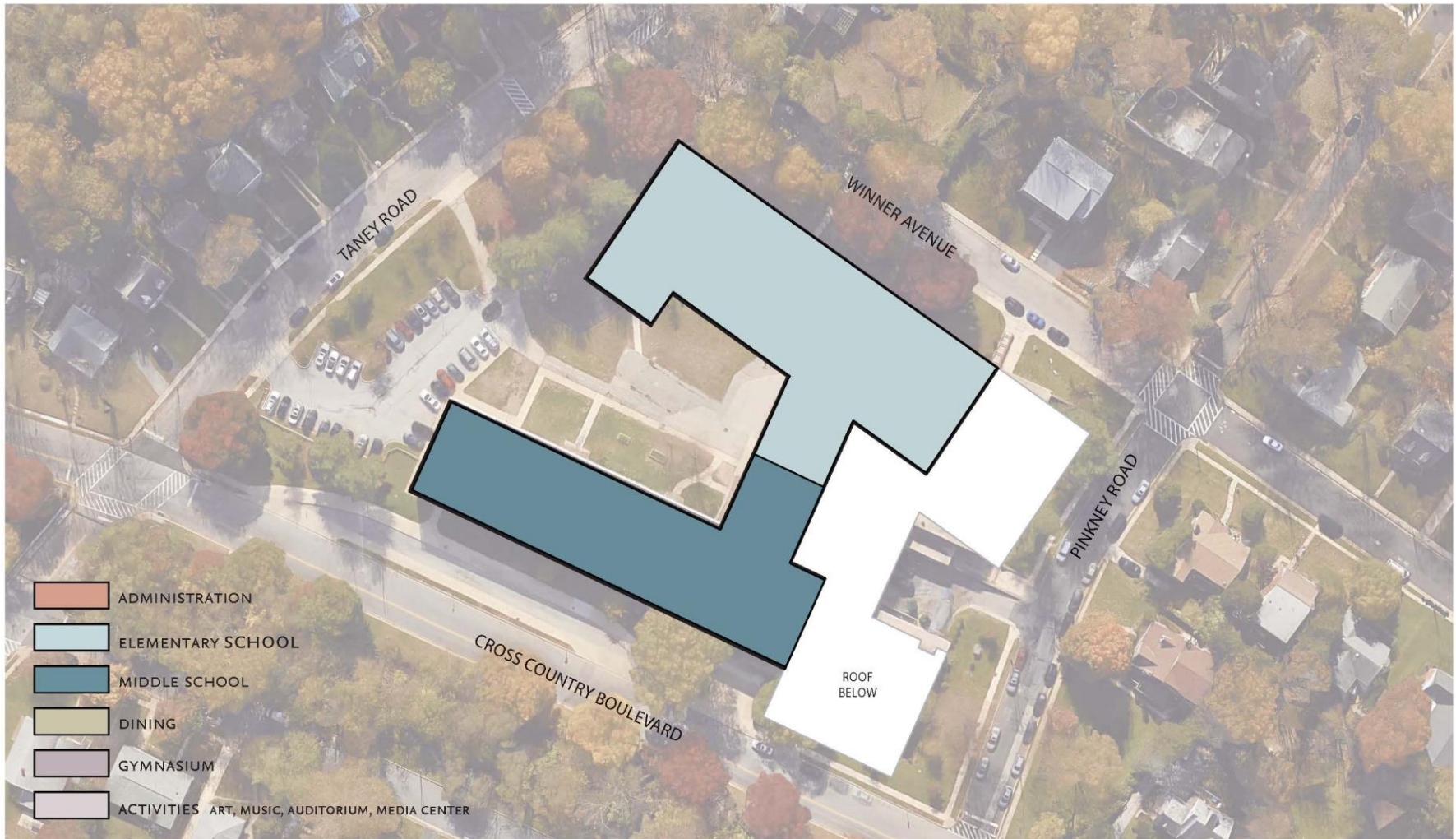




## Option 2

### CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

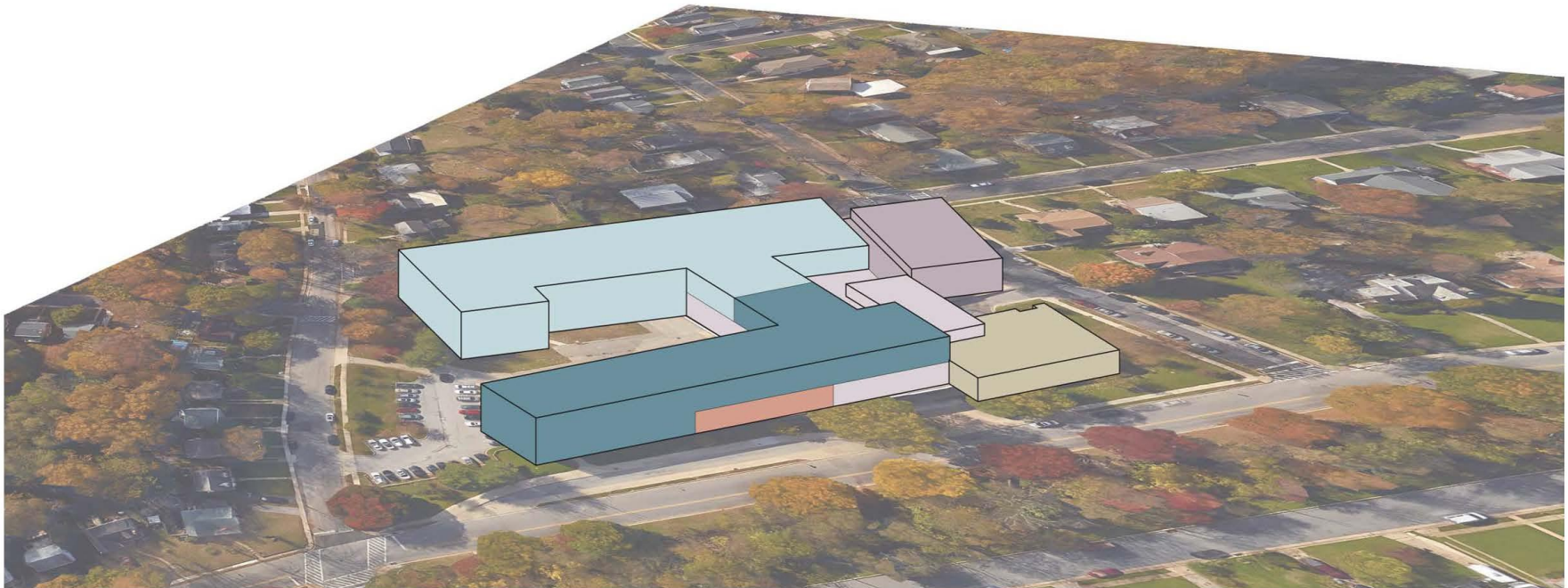
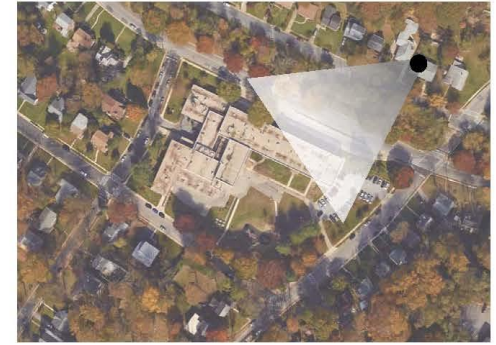
### OPTION 2 - SECOND FLOOR



# Option 2

## OPTION 2 - VIEW LOOKING SOUTHWEST

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

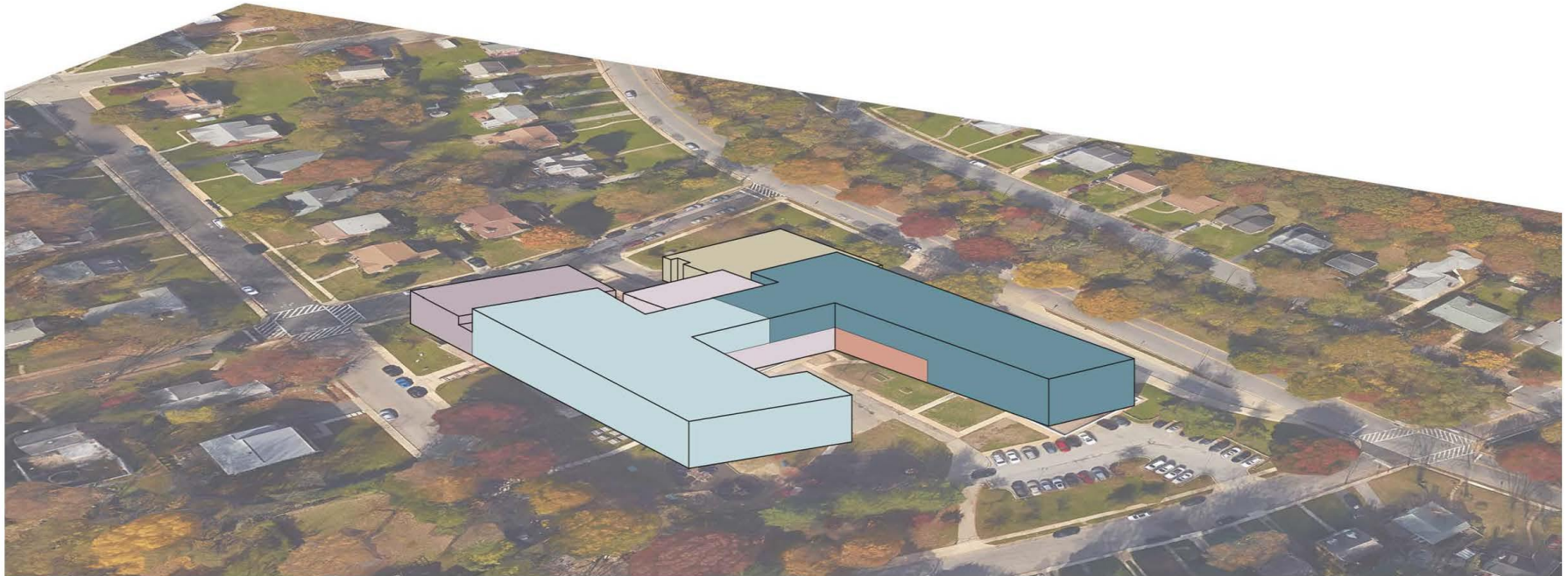




## Option 2

### OPTION 2 - VIEW LOOKING NORTHWEST

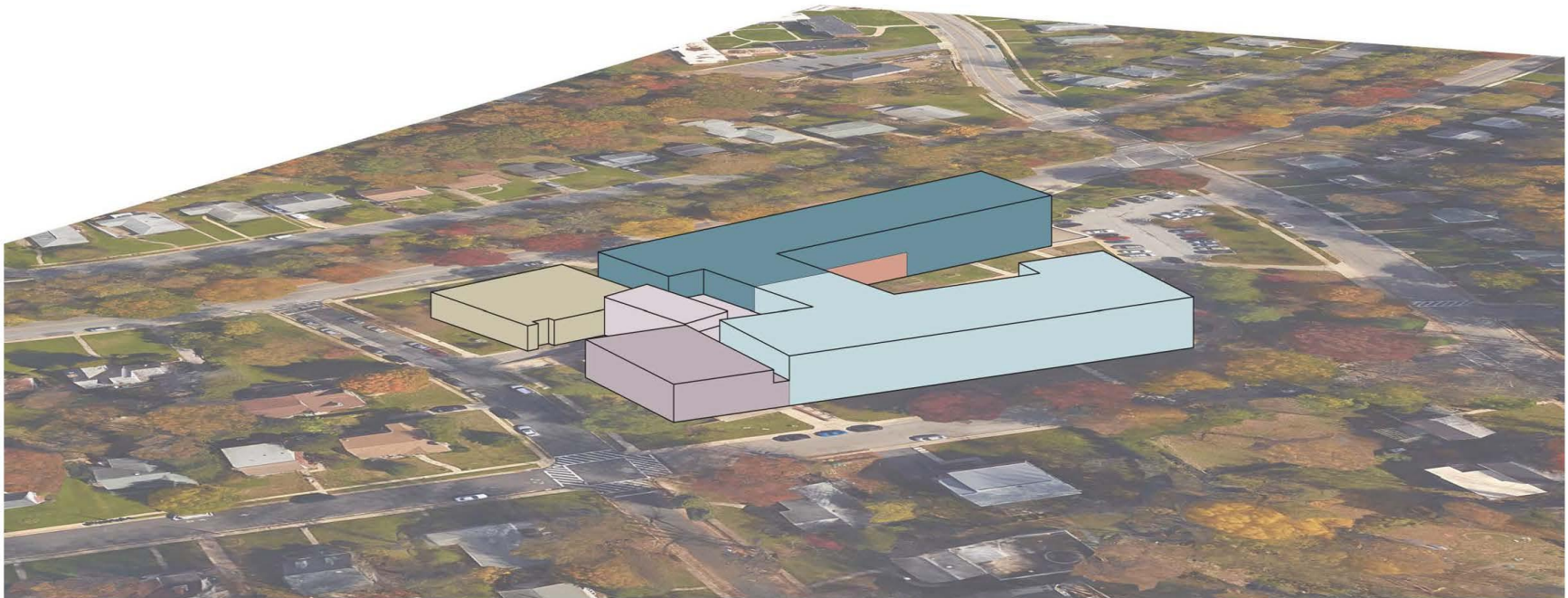
	ADMINISTRATION
	ELEMENTARY SCHOOL
	MIDDLE SCHOOL
	DINING
	GYMNASIUM
	ACTIVITIES ART, MUSIC, AUDITORIUM, MEDIA CENTER



# Option 2

## OPTION 2 - VIEW LOOKING EAST

- ADMINISTRATION
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- DINING
- GYMNASIUM
- ACTIVITIES ART, MUSIC, AUDITORIUM, MEDIA CENTER





## Option 2

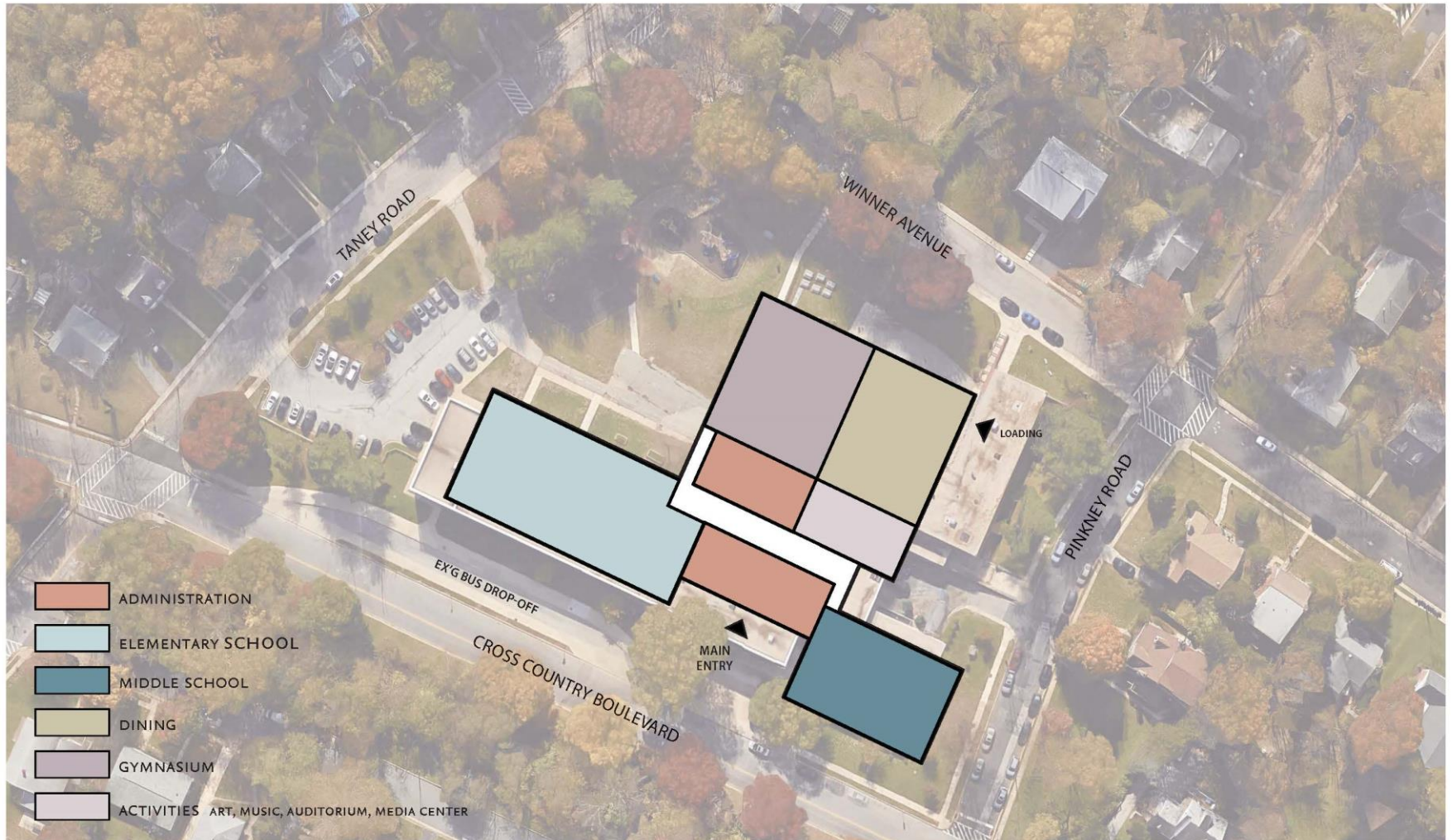
### PROS and CONS

PROS	CONS
<ol style="list-style-type: none"><li>1. Good separation of elementary and middle schools</li><li>2. New gymnasium sized for middle school athletics</li><li>3. Secure entry with administrative oversight</li><li>4. PreK and K classrooms on first floor</li><li>5. Auditorium is maintained</li></ol>	<ol style="list-style-type: none"><li>1. Building area takes up the majority of the site area</li><li>2. Smaller play area – existing playground is lost</li><li>3. Undersized dining</li><li>4. No room for expanded parking lot or larger bus loop</li><li>5. Main entry along Cross Country Blvd.</li><li>6. Demolition of portions of existing building</li></ol>

## Option 3

### CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

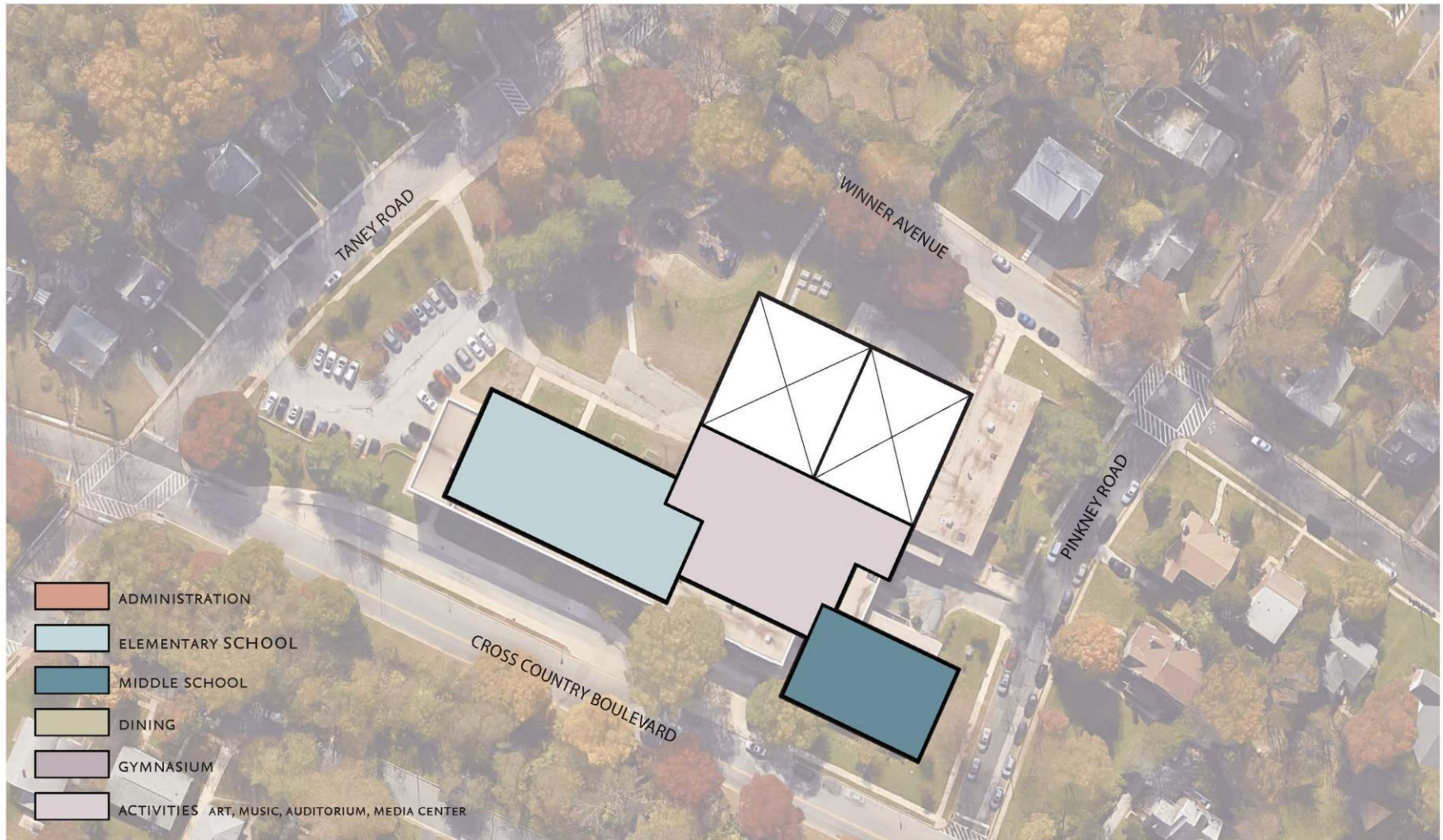
### OPTION 3 - FIRST FLOOR





## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

## OPTION 3 - SECOND FLOOR

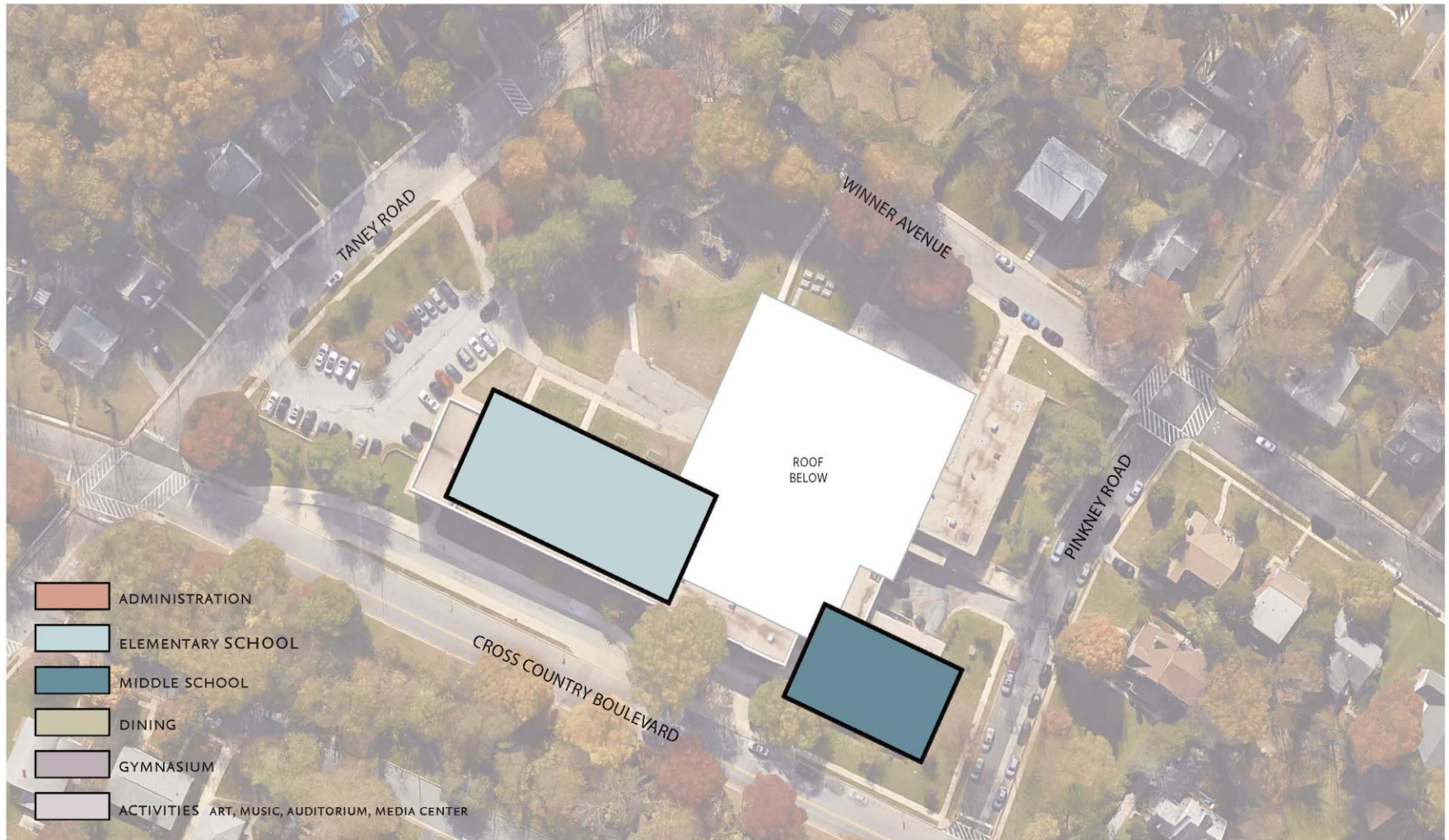




## Option 3

### CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

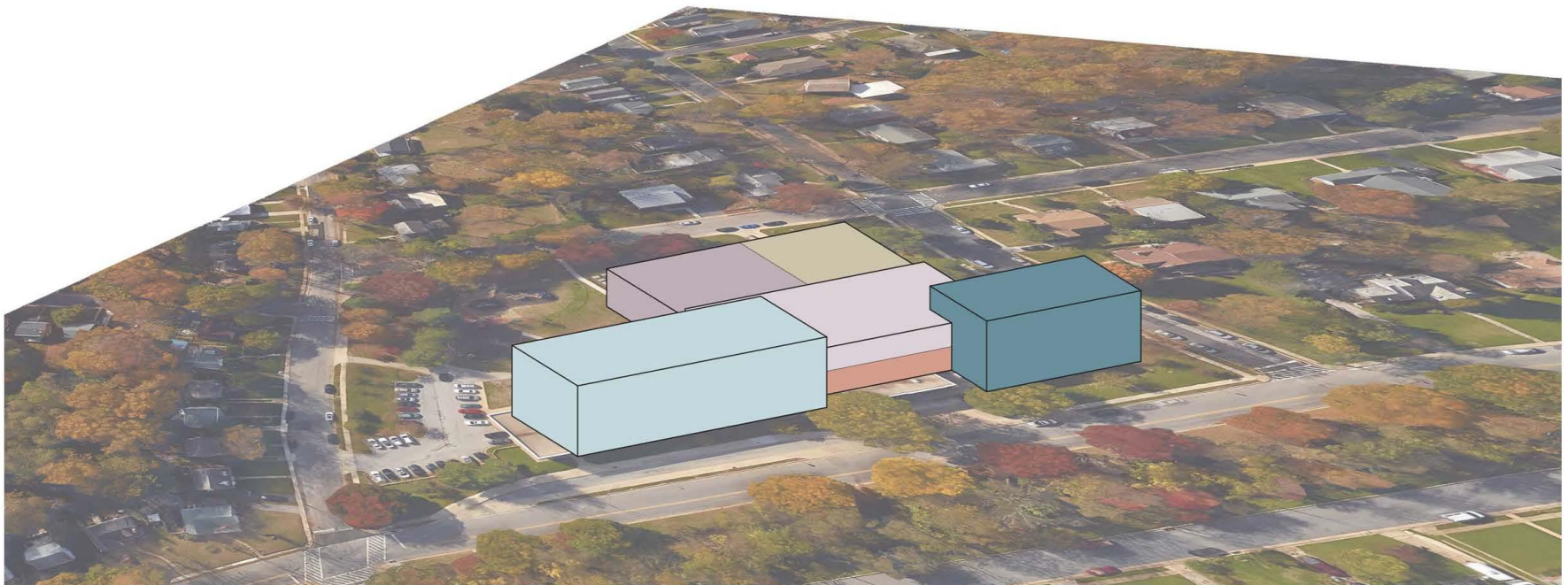
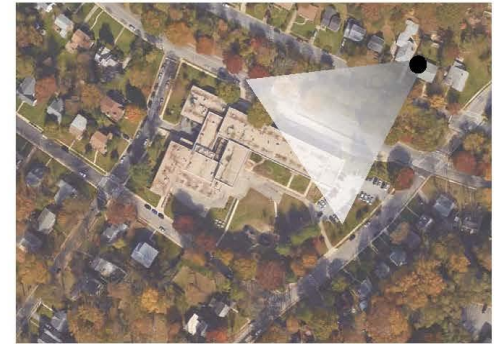
### OPTION 3 - THIRD FLOOR



# Option 3

## OPTION 3 - VIEW LOOKING SOUTHWEST

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

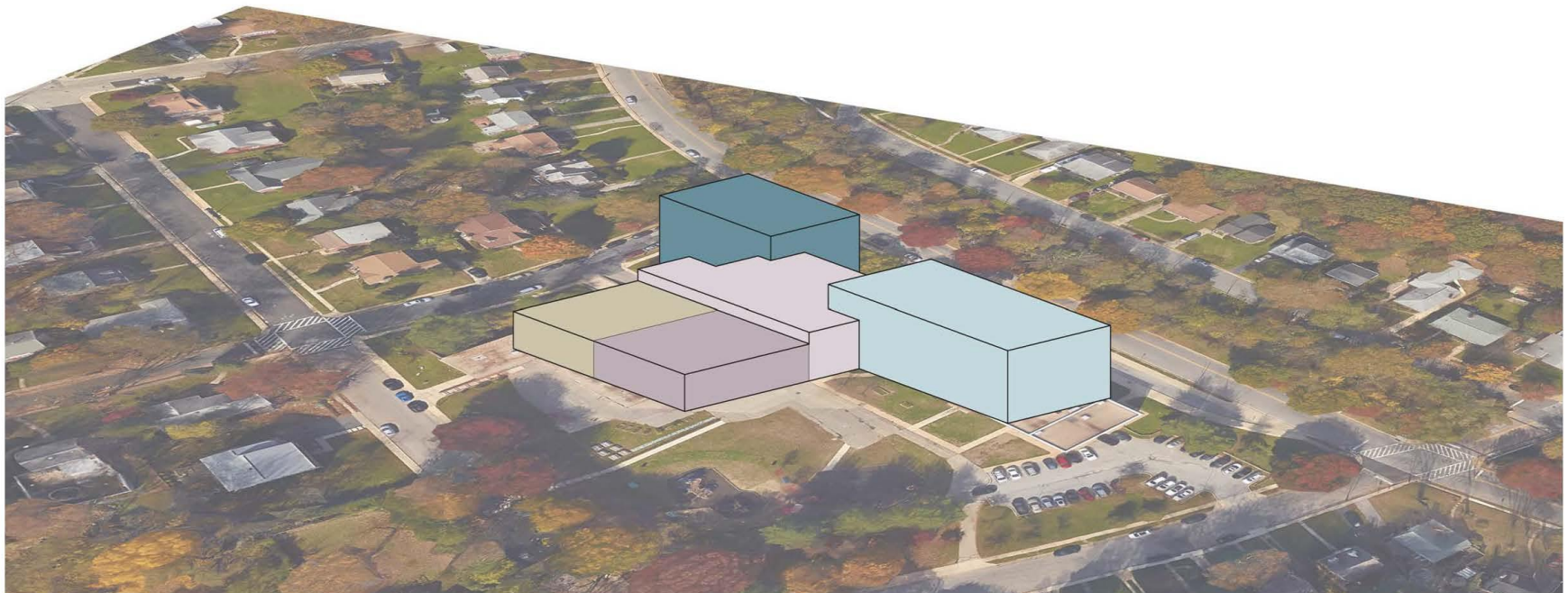
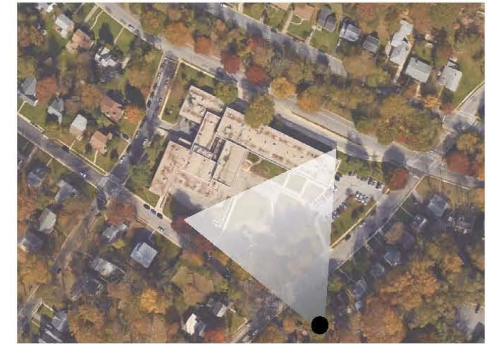




# Option 3

## OPTION 3 - VIEW LOOKING NORTHWEST

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





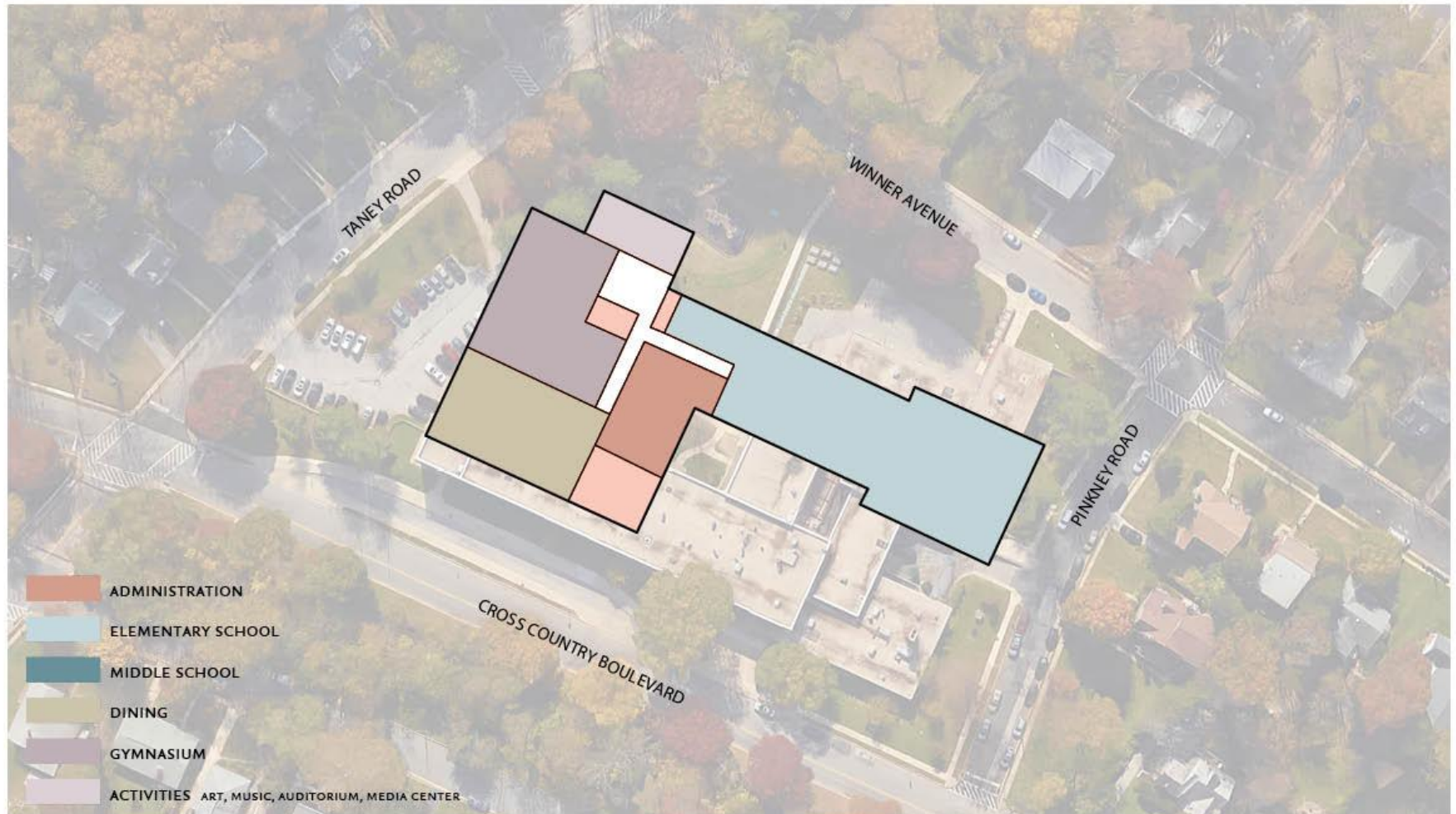
## Option 3

### PROS and CONS

PROS	CONS
<ol style="list-style-type: none"><li>1. Good separation of elementary and middle schools</li><li>2. Secure entry with administrative oversight</li><li>3. PreK and K classrooms on first floor</li><li>4. Three story building makes better use of the site area</li><li>5. New gymnasium sized for middle school athletics</li><li>6. Expanded kitchen and dining</li><li>7. Entry set back from the street</li></ol>	<ol style="list-style-type: none"><li>1. Building area takes up the majority of the site area</li><li>2. Auditorium is lost</li><li>3. No room for expanded parking lot or larger bus loop</li><li>4. Scale of building is in conflict with residential neighbors</li></ol>

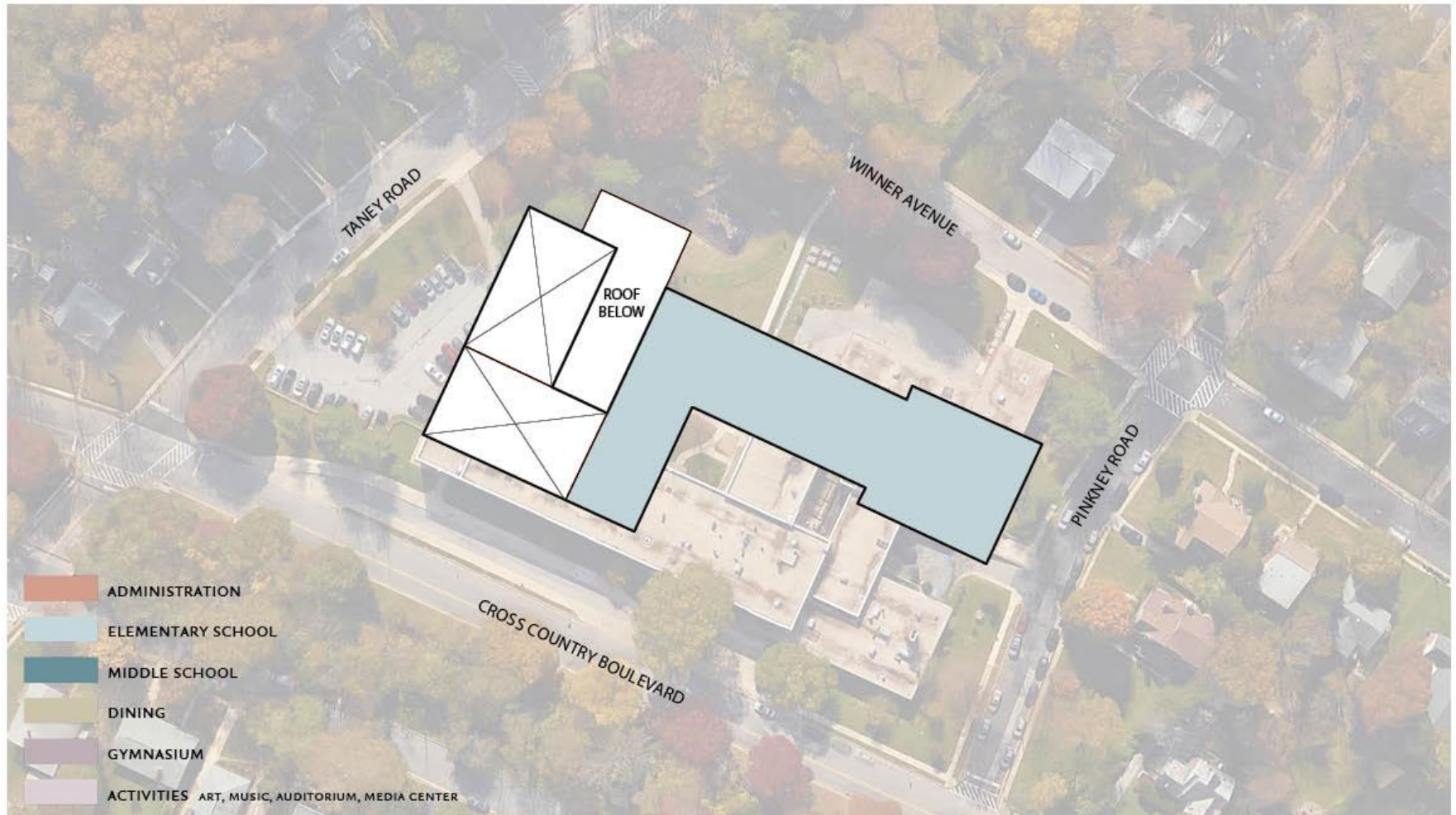
CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

OPTION 4 - FIRST FLOOR



## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

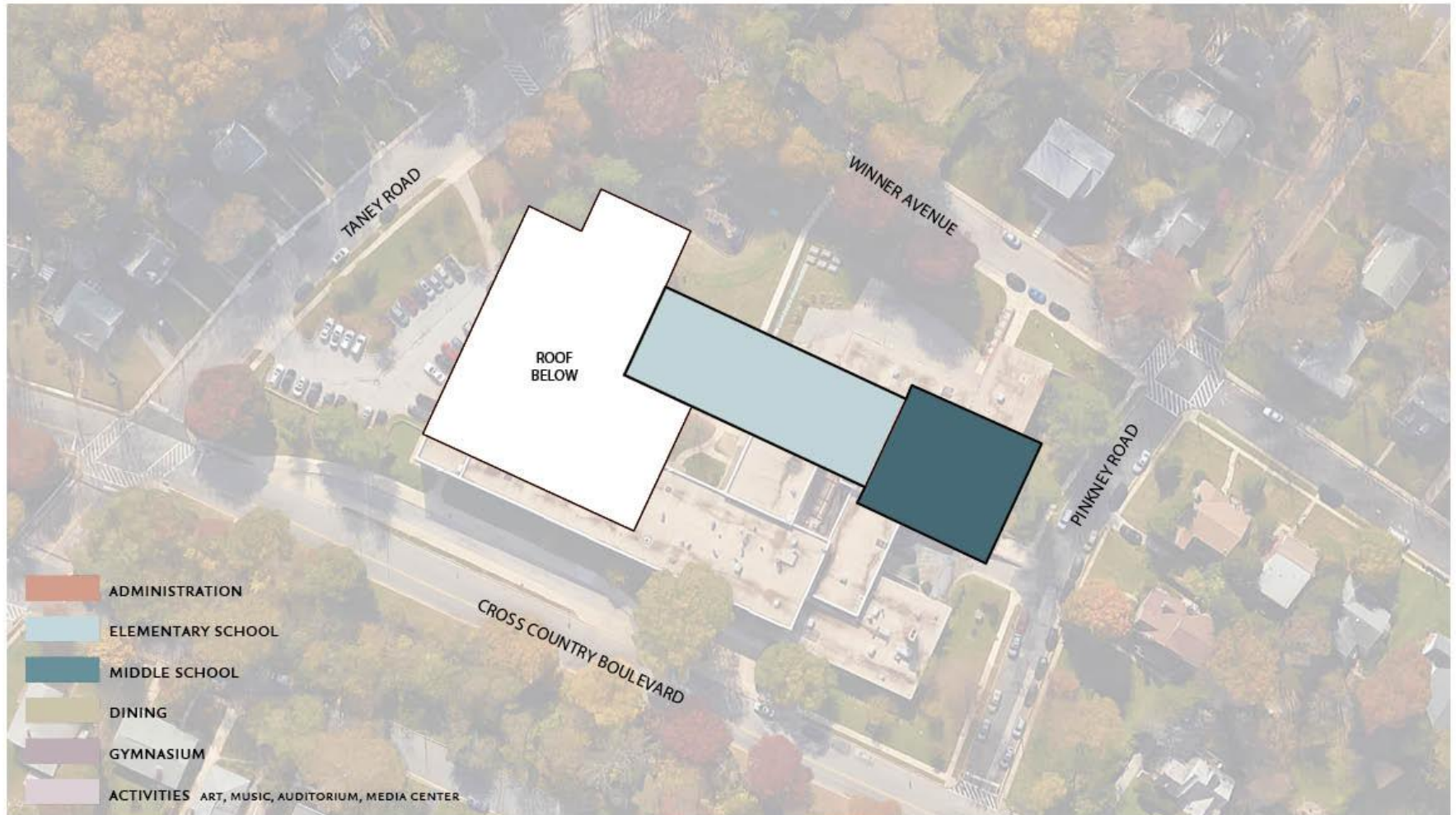
## OPTION 4 - SECOND FLOOR





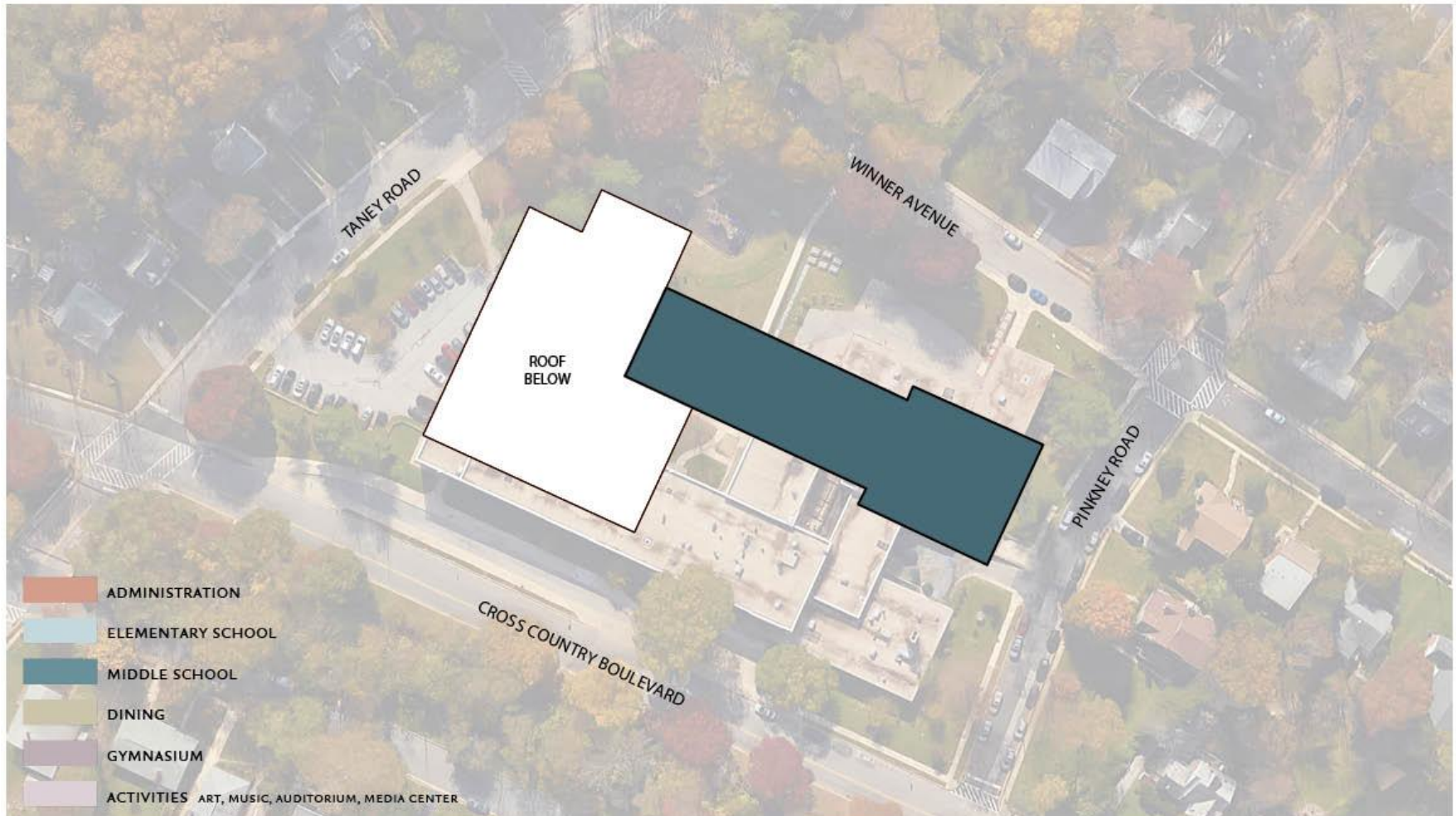
## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

## OPTION 4 - THIRD FLOOR



## CROSS COUNTRY ELEMENTARY/MIDDLE SCHOOL

## OPTION 4 - FOURTH FLOOR



## Option 4

### PROS and CONS

PROS	CONS
<ol style="list-style-type: none"><li>1. Good separation of elementary and middle schools</li><li>2. Secure entry with administrative oversight</li><li>3. PreK and K classrooms on first floor</li><li>4. Four story building makes better use of the site area</li><li>5. New gymnasium sized for middle school athletics</li><li>6. Expanded kitchen and dining</li><li>7. Entry set back from the street</li><li>8. Larger parking area</li></ol>	<ol style="list-style-type: none"><li>1. Building area takes up the majority of the site area</li><li>2. Auditorium is lost</li><li>3. Scale of building is in conflict with residential neighbors</li></ol>



# 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

# Educational Specification & Feasibility Study

Planning : 6-8 months

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

Design: 10-12 months

**Planning: 6-8 Months**  
**August 2015 – April 2016\***

Dates subject to change

### Meeting #1 Orientation

1. Review process
2. Learn key terms
3. Interactive activity

Jan 28, 2014

### Meeting #2 Essential Elements

1. Explore essential elements of design

Oct. 22, 2015

### Meeting #3 50% Feasibility Study

1. Review site & building options
2. Provide feedback

Nov. 2016\*  
delayed

### Meeting #4 Feasibility Review

1. Make recommendation on building option

Feb 2016\*  
delayed



Thank You!



This presentation is brought to you by the  
21<sup>st</sup> Century School Buildings Program.

[www.baltimore21stcenturyschools.org](http://www.baltimore21stcenturyschools.org)

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City of Baltimore

**David Lever**

Executive Director, Public School Construction Program  
State of Maryland

BALTIMORE CITY  
PUBLIC SCHOOLS

