

# BALTIMORE CITY --- PUBLIC SCHOOLS

## **Addendum to School Closures, Building Surplusing, and School Relocations**

*Addendum approved on March 9, 2021, by the Baltimore City Board of School Commissioners.  
Decision issued on April 9, 2021.*

Baltimore City Public Schools (City Schools) is committed to ensuring that every student has high-quality educational experiences that support their learning and their personal growth where our students will thrive and graduate from our high schools with the skills, knowledge and understanding to succeed in college, careers, our community and wherever their dreams will take them. Each year, City Schools conducts a review of its schools to ensure that a range of school options exists in every area of the city and that all schools are able to do the best job possible of positioning students to succeed. This annual review includes a broad range of considerations, including programming, student achievement, school climate, financial management and governance (for schools managed by external operators, including charter schools), and quality of school buildings. That review results in recommendations that can include opening new traditional schools, reconfiguring grade spans in existing schools, merging schools, relocating schools, closing schools, and disposing of school buildings that are no longer needed and ongoing evaluation of school buildings to guide renovation and replacement under the 21st Century School Buildings Plan. Sometimes there are later additions or postponements.

In compliance with the Code of Maryland Regulations (COMAR), the decision to close schools and to dispose of school buildings requires time and community input. Community engagement is a pillar of City Schools' work, and the district therefore urged the public to provide input to inform the decision-making process and to help make sure necessary steps were being taken to meet the needs of students, families, and school communities.

The following addendum presents the details of the recommended building surplus for these later recommendations; the public engagement process; and the Baltimore City Board of School Commissioners' (the Board's) decisions regarding the recommendations where the vote occurred later.

## **Summary of the Recommendations included in Addendum**

### *Building Surpluses*

- Surplus the Winston Building in summer 2021 after it is no longer needed for educational purposes.
- Surplus the West Baltimore Building in summer 2022 after it is no longer needed for educational purposes. Retain the portion of the land containing the spaces used by North Bend Elementary/Middle School for educational purposes. <sup>1</sup>

## **Public Engagement**

### *West Baltimore Building*

The recommendation to surplus the West Baltimore Building was originally shared with the Board during a public meeting on November 10, 2020. Starting with this meeting, the district

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<sup>1</sup> The recommendation has been modified since originally presented in November 2020 as a result of feedback from the community to include that City Schools will retain the portions of the land used by North Bend Elementary/Middle School.

encouraged the public to provide input to inform decision making and to help make sure City Schools continues to take the necessary steps to meet the needs of its students, families, and school communities.

City Schools held a school-based meeting with the West Baltimore community on the recommended surplus on November 24, 2020. This meeting was designed to allow families, staff, and community members to provide feedback and ask questions of district staff regarding the surplus recommendation.

A formal, state-mandated public hearing on this recommendation and others was held on December 2, 2020, and a special Board session to hear public feedback was held on December 16, 2020 as is our practice when there are several recommendations.

### *Winston Building*

The recommendation to surplus the Winston Building was first shared with the Board at a public meeting on January 12, 2021. City Schools held a school-based meeting with the Winston community on January 26, 2021. The state-mandated public hearing on this recommendation was held on February 9, 2021. Through these meetings and other opportunities, the district encouraged the public to provide input to inform decision making and to ensure City Schools continues to take the necessary steps to meet the needs of all of its stakeholders.

As City Schools continues to fight COVID-19, all meetings were held virtually with the link to join posted on the City Schools website and emailed to families, staff, and partners at affected schools; the Board hearings were broadcast on the district's cable television station (Education Channel 77, available through the Comcast cable service in Baltimore City) and streamed live on the Internet.

### *Further Engagement*

Prior to the community meetings at each school, City Schools released a report with its recommendations. Copies were provided to members of the Board and uploaded to the City Schools website with a link to the report on each individual school's web page. The Mayor of Baltimore, along with city and state elected officials representing the districts of each affected school, were contacted about the recommendations. A printed copy of the report was provided to affected schools to be available for review by the public and links to the report were shared by email and at community meetings for affected school communities. Copies of the report were also available upon request from the district's Office of New Initiatives.

In addition to the community meetings and the public hearings, school-based steering committees were created at each school community. Each of the steering committees met twice and were charged with providing written comments to City Schools' Chief Executive Officer (CEO) and staff regarding the proposed closure or relocation of the steering committee's school.

The Board also accepted written comment or data on the proposed surpluses until 5:00 p.m. on Friday, March 5, 2021. Stakeholders were advised to send their comments to the Board via postal or electronic mail.

## Notice

To inform the community about the annual review process and to encourage feedback on its recommendations, City Schools employed a variety of communication methods. As noted above, the report with initial recommendations for these 2 communities were presented to the Board at its meeting on November 10, 2020, and January 26, 2021 respectively. The recommendations and reports were also posted on City Schools' website and linked on individual school webpages. The Board meetings were televised (on Education Channel 77) and streamed online.

Formal notice providing detailed information about the December 2 public hearing and December 16 special Board session for the West Baltimore Building and other recommendations were advertised in the November 11, 2020, editions of two local newspapers, *The Baltimore Sun* and *The Daily Record*. The notice also included information about submitting written comment. Similarly, formal notice providing information about the February 9 public hearing for the Winston Building was advertised in the January 13, 2021 edition of *The Baltimore Sun* and *The Daily Record*.

Copies of the formal notice and letters notifying families of the proposed surplus, along with information about school-based meetings and opportunity to provide oral and written feedback, were emailed to families at affected schools with more than two weeks prior to the public hearings and linked on City Schools' website. The notice was also available in the written recommendations report, which was made available online and at affected schools, as noted above. Finally, automated telephone calls were made and text messages were sent to families at all schools included in the recommendations to notify them of the special session, if applicable and the public hearings; email messages were sent to families for whom City Schools had working email addresses; information was provided via recorded message on the district's automated telephone directory system; and notice was shared with steering committee members.

## Recommendations Regarding Building Surpluses

The following recommendations were presented to the Board at its public meetings on November 10, 2020 (West Baltimore) and on January 12, 2021 (Winston), as part of the Annual Review of Schools.

School	Recommendation
<b>West Baltimore Building</b>	Surplus building in summer 2022; City Schools will retain the land containing the spaces used by North Bend Elementary/Middle School for continued educational uses.
<b>Winston Building</b>	Surplus building in summer 2021

The West Baltimore recommendation was originally brought to the Board on November 12, 2020. However, the recommendation was modified to include a consideration of the land used by nearby North Bend Elementary/Middle School, and the vote was delayed to March 9, 2021.

## Board Vote

On March 9, beginning at 5:00 p.m., the Board held a public meeting at which it voted on these annual review recommendations. As City Schools continues to fight COVID-19, all Board meetings are held virtually at this time. In accordance with standard procedures, this meeting was televised on Education Channel 77 and was streamed online in real time.

The Board considered these factors when voting on whether the recommended buildings should be surplus to the city:

- Student enrollment trends
- Age or condition of school buildings
- Transportation
- Educational programs
- Racial composition of student body
- Financial considerations
- Student relocation
- Impact on community in geographic attendance area for school proposed to be closed and school or schools to which students would relocate

### *The Vote*

Eight of the nine Board voting members attended the March 9, 2021 meeting. (One member was having technical difficulties and therefore was absent for the vote on the West Baltimore Building surplus.) The Board votes on the recommendations are as follows.

<b>School</b>	<b>Recommendation</b>	<b>Board Action</b>	<b>Vote</b>
<b>West Baltimore Building</b>	Surplus in summer 2022 when the building is no longer needed by City Schools for educational purposes. Retain the portion of the land containing the spaces used by North Bend Elementary/Middle School for continued education uses.	Adopted	7 in favor; 2 absent
<b>Winston Building</b>	Surplus in summer 2021 when the building is no longer needed by City Schools for educational purposes.	Adopted	8 in favor; 1 absent

Specific details regarding the recommendations, the Board's decisions, and supporting rationale follow.

## **West Baltimore Building #80**

201 North Bend Road  
Baltimore, MD 21229

### **Summary**

- The West Baltimore Building is located in southwest Baltimore. It originally housed the West Baltimore Middle School program until it closed in 2010. Since then the West Baltimore Building has housed other programs and has been used as a swing location for several 21<sup>st</sup> Century schools, most recently Mary E. Rodman Elementary School and Calverton Elementary/Middle School. Mary E. Rodman moved into its renovated 21<sup>st</sup> century building in fall 2020, and Calverton will move into its renovated 21<sup>st</sup> century building in summer 2021.
- The building may need to be used as swing space during construction at North Bend Elementary School, so is recommended for surplus after school year 2021-22.
- Once Calverton returns to its permanent facility and construction is complete at North Bend, the district will no longer have an educational use for the West Baltimore Middle facility.

### **Recommendation**

- Surplus the West Baltimore Building in summer 2022 after it is no longer needed for educational purposes.
- Retain the portion of the land containing the spaces used by North Bend Elementary/Middle School.

### **Opportunities/ Potential Impact**

- Surplusing the West Baltimore Building reduces excess district capacity, thereby increasing the districtwide utilization rate and lowering maintenance costs.

### **Reasons for Surplus**

- The building has been a swing location for several 21<sup>st</sup> Century schools, most recently Mary E. Rodman Elementary School and Calverton Elementary/Middle School. Mary E. Rodman moved into its renovated 21<sup>st</sup> century building in school year 2020-21, and Calverton will move into its renovated 21<sup>st</sup> century building in summer 2021. The building may be needed as a swing space for North Bend Elementary School during construction in that building scheduled to occur in school year 2021-22. After this, the building will no longer be needed as a swing location or for educational purposes.

### **Board Action**

- On March 9, 2021, the Board voted in favor of the recommendation to surplus the West Baltimore Building in summer 2022, and to retain the portion of the land containing the fields used by North Bend Elementary/Middle School for continued educational uses. The Board's decision gave consideration to the impact of the closing on the following factors:
  - Student enrollment trends
  - Age or condition of school buildings
  - Transportation

- Educational programs
- Racial composition of student body
- Financial considerations
- Student relocation
- Impact on community in geographical attendance area for school proposed to be closed and schools to which students would relocate

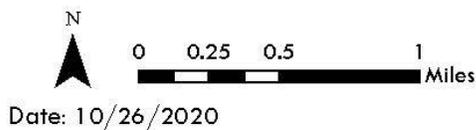
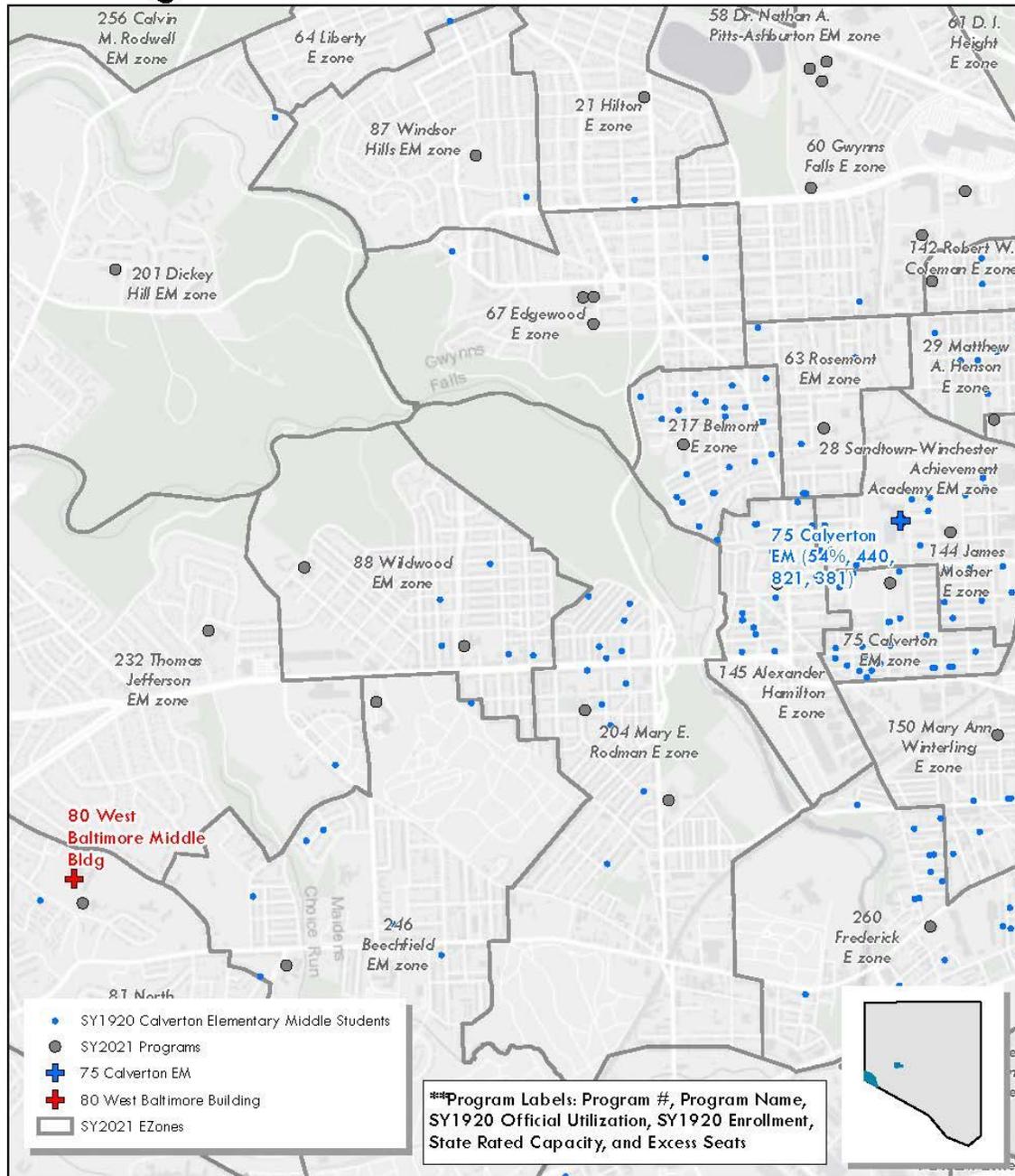
### **Educational Programs Affected**

- Because West Baltimore Middle School closed in 2010, and Calverton Elementary/Middle School will be moving into its renovated 21<sup>st</sup> century building in summer 2021, there are no educational programs affected.

### **Student Relocation**

- Because the West Baltimore Building is a temporary swing location and does not house its own program, the surplus of the facility does not create student relocation considerations. As a result, there are no changes to transportation implications, racial composition data, or available receiving school options to be considered.

# Proposed Surplus of 80 West Baltimore Building



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### Facility Information

Type: Traditional elementary/middle	State-rated capacity: 1460
Grades served: Pre-kindergarten – 8	Building utilization rate: SWING
Address: 201 North Bend Road, 21229 Planning area: W	
Date constructed: 1963	
Site size: 27 acres	
Building area: 191,836 sq. ft.	

### Facilities Condition Assessment

Building Name	Site	Structure	Roof	Vertical Envelope	Interiors	HVAC	Plumbing	Electrical	Elevators	Fire
West Baltimore Building	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair

Summarized in the table above are the conditions of the **major building systems and components** that were assessed as part of a 4-year Facility Condition Assessment (FCA) conducted by EMG August 2016 through January 2020 of each educational facility owned by City Schools. The FCA is an asset inventory meant to capture information on all major building systems to the individual component level, including all components considered capital repair items. For more information on the condition ratings and definitions, please visit [baltimorecityschools.org/equipment-conditions](http://baltimorecityschools.org/equipment-conditions).

### Financial Considerations

- While it is being used for educational purposes, City Schools is responsible for the cost of utilities and maintenance associated with the building.
- Once the West Baltimore Building has been returned to the city of Baltimore for disposition, the district will eliminate its expenses associated with maintaining and operating the facility.

### Community Feedback and Input, and District Responses

- The community had many questions, comments, and ideas for the use of the building once it is returned to the city. Staff from Baltimore City Department of Planning attended the community meeting and one steering committee meeting to answer questions and provide information about how the city determines the use for the building and community engagement in this process.
- The North Bend school community asked whether the Board would consider moving North Bend into the West Baltimore Building so that the program could expand. The West Baltimore Building is in very poor condition and in need of significant work. Additionally, the building has a capacity of 1,460 students. To occupy the building so that it would be eligible for any capital investments (through the Capital Improvement Program or CIP), the building would need to be at least at 65% utilization, which would require a school enrollment of at least 949 students. The current student population of North Bend is under 500 students and has remained steady for the last ten years. Staff shared this with the community and explained that the current facility was a more appropriate space for the North Bend EM school; further a move to the West Baltimore would decrease the district’s ability to maintain the facility that is already in poor shape.
- The North Bend school community expressed concern over being able to maintain use of an adequate portion of the field space that is included on the parcel of land between the

West Baltimore Building and North Bend. The school community shared that they use this space as an integral part of their daily school program. Because of this factor, the Board vote was delayed from January 12, 2021 to March 9, 2021 so that consideration for increased field space could be considered as part of the recommendation regarding the subdivision of the land. The subdivision line recommended includes additional field space and reflects the interests and needs expressed by the school community. The final line is subject to approval by vote of the Baltimore City Planning Commission.

### **Summary of Board's Final Decision**

Based on the factors set forth herein, consideration of the CEO's recommendations, written and oral testimony of stakeholders, the annual review recommendations (building a portfolio of schools) report, and the contents of the official record that includes various other documents, reports, and comments, the West Baltimore Building will be surplus to the city of Baltimore in summer 2022, with City Schools retaining the portion of the land containing the field spaces used by North Bend Elementary/Middle School. Per the official process, any final subdivision at the location is subject to approval by vote of the Baltimore City Planning Commission.

### **Winston Building #209**

1101 N. Winston  
Baltimore, MD 21212

#### **Summary**

- The Winston Building is located in northeast Baltimore. It originally housed Winston Middle School, which closed in 2010. After that, the building housed two charter schools: Banneker Blake Academy of Sciences, which closed in 2018, and Baltimore Collegiate School for Boys, which is now located in the Monarch building.
- The building was used by Walter P. Carter Elementary/Middle School as swing space for the past 1.5 years while their permanent building undergoes construction as a part of the 21<sup>st</sup> Century School Buildings plan.
- Since Walter P. Carter has returned to its permanent facility the district will no longer have an educational use for the Winston Building.

#### **Recommendation**

- Surplus the Winston Building to the city of Baltimore in summer 2021 after it is no longer needed for educational purposes.

#### **Opportunities/ Potential Impact**

- Surplus the Winston Building reduces excess district capacity, thereby increasing the districtwide utilization rate and lowering maintenance costs.

#### **Reasons for Surplus**

- The Winston Building has been used as swing space for Walter P. Carter Elementary/Middle School for the past 1.5 years. Walter P. Carter moved into its new 21<sup>st</sup> century building in January 2021 and so the Winston Building will no longer be needed for educational purposes after SY 20-21.

### **Board Action**

- On March 9, 2021, the Board voted in favor of the recommendation to surplus the building in summer 2021. The Board's decision gave consideration to the impact of the closing on the following factors:
  - Student enrollment trends
  - Age or condition of school buildings
  - Transportation
  - Educational programs
  - Racial composition of student body
  - Financial considerations
  - Student relocation
  - Impact on community in geographical attendance area for school proposed to be closed and schools to which students would relocate

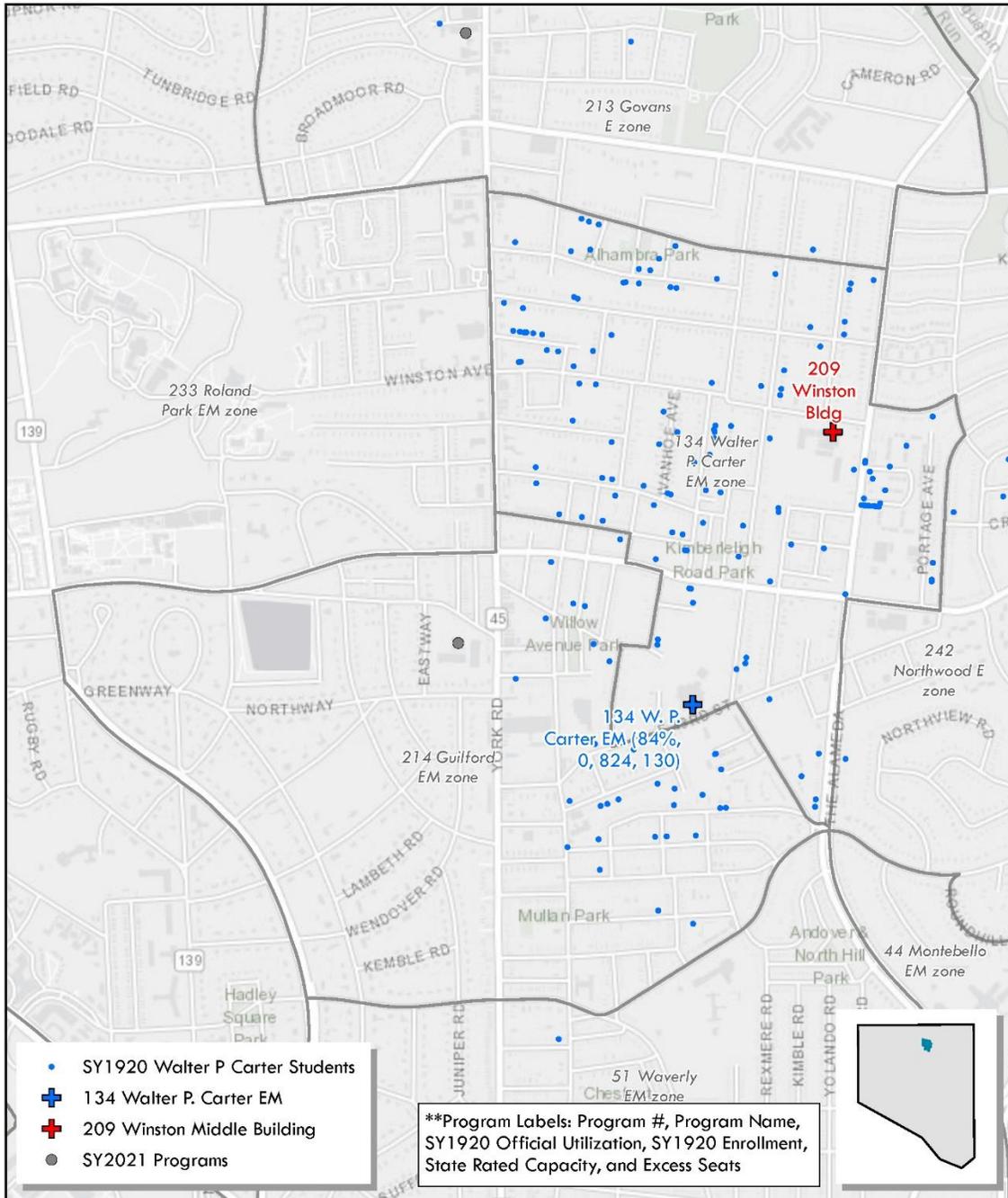
### **Educational Programs Affected**

- Because the school program associated with the facility closed in years prior, and Walter P. Carter will be moving into its new 21<sup>st</sup> century building in 2021, there are no educational programs affected.

### **Student Relocation**

- Because the Winston Building is a temporary swing location and does not house its own program, the surplus of the facility does not create student relocation considerations. As a result, there are no changes to transportation implications, racial composition data, or available receiving school options to be considered.

# Proposed Surplus of 209 Winston Building



N  
  
 0 0.13 0.25 0.5 Miles  
 Date: 12/22/2020

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### Facility Information

Type: Traditional elementary / middle	State-rated capacity: 529
Grades served: Pre-kindergarten – 8	Building utilization rate: SWING
Address: 1101 Winston Avenue, 21212 Planning area: N	
Date constructed: 1959 (o); 2002 (r)	
Site size: 7.11 acres	
Building area: 100,060 sq. ft.	

### Facilities Condition Assessment

Building Name	Site	Structure	Roof	Vertical Envelope	Interiors	HVAC	Plumbing	Electrical	Elevators	Fire
Winston	Fair	Good	Fair	Fair	Poor	Fair	Poor	Poor	Poor	Poor

Summarized in the table above are the conditions of the **major building systems and components** that were assessed as part of a 4-year Facility Condition Assessment (FCA) conducted by EMG August 2016 through January 2020 of each educational facility owned by City Schools. The FCA is an asset inventory meant to capture information on all major building systems to the individual component level, including all components considered capital repair items. For more information on the condition ratings and definitions, please visit [baltimorecityschools.org/equipment-conditions](http://baltimorecityschools.org/equipment-conditions).

### Financial Considerations

- While it is being used for educational purposes, City Schools is responsible for the cost of utilities and maintenance associated with the building.
- Once the Winston Building has been returned to the city of Baltimore for disposition, the district will eliminate its expenses associated with maintaining and operating the facility.

### Community Feedback and Input, and District Response

- Members of the community surrounding the Winston Building had many questions about the process for determining the use of the building, once the building has been returned to the city of Baltimore, and about the resources necessary to operate out of surplus school buildings. Staff from Baltimore City Department of Planning were present at the second school-based Steering Committee Meeting and shared the process for determining use once the building is returned to the city of Baltimore, and how the City engages with the community throughout that process. Any community partner(s) who requested were also connected with other non-profits that currently operate out of surplus school buildings to learn about the resources needed and potential resource to support operating out of a surplus school building.

### Summary of Board's Final Decision

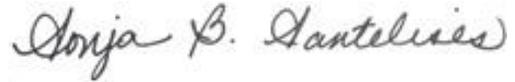
Based on the factors set forth herein, consideration of the CEO's recommendations, written and oral testimony of stakeholders, the annual review recommendations (building a portfolio of schools) report, and the contents of the official record that includes various other documents, reports, and comments, the Winston Building will be surplus to the city of Baltimore in summer 2021.

**Right to Appeal**

An appeal may be taken to the Maryland State Board of Education within 30 calendar days of this written decision of the Baltimore City Board of School Commissioners. The Board issued this decision on April 9, 2021. The appeal should be sent to Office of the Attorney General, Maryland State Department of Education, Attn: Jackie La Fiandra/State Board Appeals, 200 St. Paul Place, 19th Floor, Baltimore, Maryland, 21202.

4/6/21

Date



Sonja Brookins Santelises, Ed.D.  
Chief Executive Officer, Baltimore  
City Public School System, and  
Secretary, Baltimore City Board of  
School Commissioners

4/7/21

Date



Christian Gant, Esq.  
Board Executive, Baltimore City  
Board of School Commissioners

