



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 28, 2018

REQUEST: Patterson High School and Claremont Middle/High School INSPIRE Plan

RECOMMENDATION: Approval and Adoption

STAFF: Carmen Morosan

PETITIONERS: Department of Planning at the request of the stakeholders of the Patterson High School and Claremont Middle/High School INSPIRE area

OWNERS: Mayor and City Council and Multiple Private Property Owners

SITE/ GENERAL AREA

Site Conditions:

Patterson High School No. 405 is located at 100 Kane Street in southeast Baltimore, and is a 21st Century school. Claremont Middle/High School No.307 is currently located at 5301 Erdman Avenue, but once the new school building on Kane Street is complete, the Claremont program will be co-located there as well. Because the school property itself is very large, the INSPIRE plan focuses on a half-mile around the school building. The half-mile INSPIRE area around the school includes the neighborhoods of Bayview and Eastwood. Patterson High School No. 405 is situated on a 37 acre parcel. The site is bordered on the north by Lombard Street, and the EPA's Drums Superfund site, and Kane Street on the east. The west side of the school is bounded by Joseph Lee Park and Our Lady of Fatima Senior Center to the south.

Patterson High School currently serves approximately 1,200 students in 9th through 12th grades. Claremont School is a separate public day school which serves students with disabilities. It currently serves about 100 students in 6th through 12th grades. The Patterson High School building is currently 303,582 square feet. The original building was built in 1960 and was 230,000 square feet. Additions were built in 1968 (49,634 square feet) and in 1977 (23,948 square feet). The Claremont School building is currently 18,780 square feet. The original building was built in 1967 at 16,220 square feet. An addition of 2,560 square feet was built in 1980.

The existing Patterson Building is a large building, comprising a main academic wing, a library and administrative wing, an auditorium, a cafeteria, a gymnasium, and a swimming pool. It sits on a large parcel of land, which includes football, baseball and softball fields, and tennis courts.

The Patterson Building scheduled to open in SY 2019 has an anticipated designed enrollment capacity of 1,512 students (1,372 Patterson and 140 Claremont). It will be a new, multi-story

building sitting on the northeast area of the site. The current building, which has outdated mechanical and electrical systems and inadequate space for students and teachers to meet the requirements of 21st Century educational standards, will be demolished. The project, designed by Stantec and constructed by Skanska Build, will include separate building access, identities, and classrooms for Patterson and Claremont programs, an athletics wing, an arts wing, Core academic and Career and Technology Education program, a two-story dining commons, outdoor learning and play areas, and community space.

General Area:

The majority of the INSPIRE plan area is located in the Bayview and Eastwood neighborhoods in Southeast Baltimore City. Both neighborhoods are bordered to the south by Eastern Avenue, and by the Pulaski Industrial area to the north and east. To the west, the neighborhood of Bayview borders the 130-acre Johns Hopkins Bayview Medical Center (JHBMC). To the east, Interstate I-95 separates the Eastwood neighborhood from Bayview. The majority of the Eastwood neighborhood lies in Baltimore County. Included in the area is the 10 acre Kane & Lombard Street Drums EPA Superfund site consisting of a former landfill, part of which has been converted to a golf driving range.

Housing and Land Use

The INSPIRE area primarily consists of hospital campus, heavy and light industrial, commercial, residential and open space zoning.

In terms of the housing stock, both Bayview and Eastwood contain mostly uniform two-story brick row homes with wide porch fronts, two or three bedrooms, basements, and front and back yards on tree-lined sidewalks. The Our Lady of Fatima senior housing complex adjacent to the Patterson High School includes 105 one-bedroom apartments. According to the 2014 Baltimore City Housing Market Typology, the Bayview and Eastwood residential areas are classified as middle market neighborhoods. There are very few vacant houses, and the ownership rate is slightly higher than the City average.

There are a large number of active industrial properties within the INSPIRE area, such as manufacturing companies and wholesale distributors. The industrial businesses include Picorp, Inc., an international business that is the Port of Baltimore's primary off-terminal storage and repair facility, occupying 40 acres north of Patterson High School. A wide range of small business establishments sit along the Eastern Avenue commercial corridor, as do businesses that are more suburban in character, such as Home Depot, gas stations, car dealerships, and fast food establishments. The Anchor Square Shopping Center, off of Eastern Avenue and Kane Street is located between the two neighborhoods.

Adjacent to the Patterson High School property to the north is a former drum disposal site that underwent cleanup by the Environmental Protection Agency (EPA) many years ago, as part of the Superfund Program.

Recreation and Open Space

The Bayview neighborhood is well served by Joseph Lee Park, a 24-acre public park run by the Department of Recreation and Parks (BCRP). The park is nestled between Patterson High School and the JHBMC campus and has a walking path which connects the two. The park boasts a number of open-grass athletic fields and several baseball/softball diamonds, a playground, basketball court, and a Fieldhouse, which was recently re-opened for limited community use.

Much smaller in size, at about two acres, Quinton Street Park, or the Eastwood Community Park as the residents call it, is another BCRP-maintained park in the area. It is located on the west end of the Eastwood neighborhood, between Quinton Street, Eastern Avenue and I-95. The park has a new playground for children, benches, picnic tables, and open green spaces.

Patterson Building currently houses an indoor swimming pool that is open to the public, although it is seldom used by anyone other than students. The 21st Century School Buildings Program's modernization of the building does not include replacement of the pool. Students, teachers, and community residents are not happy about losing this recreational asset.

Transportation

Eastern Avenue, Dundalk Avenue, Lombard Street, and Kane Street are the major corridors for the area. Eastern Avenue is an important east/west corridor running from downtown to Baltimore County, while Dundalk Avenue provides access to the far southeast portion of the city and Baltimore County. Kane Street – on which the high school sits – is a major truck route connecting the area's various industrial and commercial sites to the major highways in the vicinity. Interstate-95 and 895 are major Interstate Highways and are heavily-traveled by trucks, which use them to access the industrial and commercial business parks in the southeast, such as Holabird Business Park, Canton Industrial Area, and the Port of Baltimore.

The Bayview area is well served by many MTA bus routes. A few changes in routes and bus numbers were made with the launch of the new BaltimoreLink transit plan in June 2017, including elimination of the bus stop on North Point Boulevard (Erdman Avenue) and Kane Street. Under the current BaltimoreLink bus system, there are eleven buses that drop-off Patterson students in the morning and thirteen buses that pick-up students after school hours. No buses circulate on Kane Street at any other time during the day. Also, the lack of sidewalks along Kane Street, north of the intersection with Lombard Street, still presents a challenge for pedestrians.

CONFORMITY TO PLANS

The request conforms to the goals, objectives and recommendations of:

1. Southeast Neighborhoods Development (SEND)
 - Recommendation 1: Housing
Improve the Housing Market and Property Conditions.
 - Recommendation 2: Commercial
Improve commercial viability within the cluster.
 - Recommendation 3: Open Space and Recreation

- Enhance parks to provide increased utilization and provide a safer, user-friendly environment
 - Recommendation 4: Transportation, Streetscape and Gateways
Enhance major corridors to provide more attractive and user-friendly roadways.
 - Recommendation 5: Public Safety
Improve the social and physical conditions in the neighborhoods to create safer spaces.
 - Recommendation 6: Sanitation
Keep public and private property clean and maintained.
2. Baltimore City Comprehensive Master Plan, specifically:
- LIVE Goal 1: Build human and social capital by strengthening neighborhoods.
Objective 1: Expand Housing Choices for all Residents
Strategy 6: Create and preserve mixed-income neighborhoods in Competitive, Emerging and Stable neighborhoods with targeted disposition of City properties.
Objective 2: Strategically Redevelop Vacant Properties throughout the City
Objective 3: Maintain and create safe, clean and healthy neighborhoods.
Strategy 2: Target housing and sanitation code enforcement using the Housing Typology
Objective 4: Target Neighborhood Planning to Leverage Investment
3. Baltimore Sustainability Plan, specifically:
- CLEANLINESS GOALS: Towards Our Vision of a CLEAN Baltimore
Goal 1: Eliminate litter throughout the City of Baltimore
Goal 2: Sustain a clean and maintained appearance of public land
Goal 3: Transform vacant lots from liabilities to assets that provide social and environmental benefits.
 - GREENING GOALS: Towards Our Vision of a GREEN Baltimore
Goal 1: Double Baltimore's Tree Canopy by 2037
Goal 3: Provide safe, well-maintained recreational space within ¼ mile of all residents.
 - TRANSPORTATION GOALS: Towards Our Vision of a MOBILE Baltimore
Goal 2: Make Baltimore bicycle and pedestrian friendly.

ANALYSIS

The 21st Century School Buildings Program

In the fall of 2010, groundwork was laid to address Baltimore City's aging and inadequate public school buildings. Communities, education advocacy groups, the school system, and other stakeholders built a coalition of support for legislation and funding to modernize Baltimore's public schools. The promise of replaced and renovated schools is meant to help enhance student opportunities and achievement, provide jobs and resources to families, and help revitalize neighborhoods.

INSPIRE Mission and Objectives

Each modernized 21st Century school represents tens of millions of dollars of public investment in the neighborhood it serves.

To leverage this investment, and to enhance the connection between the schools and the surrounding neighborhoods, the Department of Planning launched a new program called INSPIRE, which stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods surrounding each of the schools, specifically in the quarter-mile radius around the schools.

Focusing on a limited geographic area allows plans to concentrate impact around the school so that assets and investments support the school as a community resource, build on each other, and continue to expand further into the neighborhood. Recommendations in the plan don't simply stop at a quarter-mile marker; a guiding principle is considering concentration of impact. In this way, the INSPIRE plans respond to the aspirations of the neighborhood and school stakeholders in a way that is achievable.

INSPIRE plans seek to lead to improvements in the environment and in the quality of life for students, their families, and neighborhood residents. The plans will also articulate the community's long-term vision for guiding private investment, and address environmental, social, and economic conditions.

Patterson High School and Claremont Middle/High School INSPIRE Process

Between June 2016 and November 2017, Department of Planning Staff worked with members of the Patterson High School and Claremont School and neighboring communities to better understand their neighborhood experiences, concerns, and needs. Through community workshops, meetings with the Career Pathway Student group and faculty members, one-on-one meetings with school representatives and neighborhood residents, surveys, community associations' meetings, field research, and business canvassing, these stakeholders have helped inform the plan. A Steering Committee of residents, school representatives, area non-profits and other stakeholders has been serving as a small advisory group.

The staff also worked with several State and City Agencies, such as Baltimore City Department of Transportation (DOT) and the Baltimore City Department of Recreation and Parks (BCRP), Maryland Transit Administration (MTA), Maryland Transit Authority (MdTA), to evaluate and address stakeholders concerns. In addition, recommendations from the previous Southeastern Neighborhoods Development Plan (adopted by the Planning Commission in 2005), which still apply to the INSPIRE plan area, were evaluated and included where appropriate.

Presentations and notes from workshops can be found on INSPIRE's website:

<https://planning.baltimorecity.gov/patterson-high-school>

Recommendations

There are two categories of recommendations, Primary Walking Routes Standard Improvements, and Patterson High School and Claremont Middle/High School Area Recommendations.

Primary Walking Routes Standard Improvements

To strengthen the connection between the school and community, the first set of recommendations focuses on blocks that have been designated as “primary walking routes.” Standard improvements along these routes will help ensure that students and other community members have safer and more walkable access to the school.

Through commitments from many City agencies, these key improvements will be made along the primary walking routes:

- Bringing sidewalks up to a safe and standard condition
- Repainting or adding crosswalks
- Pruning and planting street trees
- Assessing street lighting
- Picking up trash and maintaining vacant lots

Patterson High School and Claremont Middle/High School Area Recommendations

To address environmental, social, and economic conditions, and to help guide future investment, the second set of recommendations is divided into five goals. Recommendations for the Patterson High School and Claremont Middle/High School Planning Area fall under these goals and strategies:

- **Invest in Housing and Market- Strengthening Opportunities**
 - Support Home Improvement and Increase Homeownership
 - Enhance Community’s Image
 - Promote Strategic Redevelopment Opportunities
- **Improve Safety**
 - Promote Safety at Key Locations
 - Increase Police Presence and Partnership in the Neighborhood
- **Create Connections and Access**
 - Improve Pedestrian Safety and Walkability in the Neighborhood: Improve Kane Street
 - Improve Pedestrian Safety and Walkability in the Neighborhood: Beyond Kane Street
 - Assess the Use and Safety on and near the Pedestrian Bridge
 - Increase and Improve Public Transportation
- **Create Opportunities for Health and Well-Being**
 - Improve Recreational Opportunities
 - Build and Strengthen Community Assets and Partnerships
 - Develop Community Information Sharing Process of the Superfund Site Environmental Monitoring
- **Improve Sanitation**
 - Improve Neighborhood Appearance

NOTIFICATIONS

Staff has notified by email the Bayview Community Association, Eastwood Community Association, Southeast CDC, Our Lady of Fatima Senior Center, Friends of Joseph Lee Park, Johns Hopkins Bayview Medical Center Community Relations, SEND, Patterson High School Principal, Claremont Middle/High School Principal, and leaders of the 21st Century Schools Team from Baltimore City Public Schools.

We have also notified 1th District Councilman Zeke Cohen, and 46th District Senator and Delegates. Other City Agencies impacted by this planning process were also notified by email of this action, including the Baltimore Police Department, Department of Housing and Community Development, Department of Transportation, Department of Recreation and Parks, Baltimore Development Corporation, and Department of Public Works.

Copies of the Patterson High School and Claremont Middle/High INSPIRE Plan will be available on the Department of Planning website.



**Thomas J. Stosur,
Director**