MEMO

To: Dr. Lynette Washington
Chief Operating Officer

From: Cyndi Smith, P.E., PMP, ALEP
Executive Director, Facilities Planning, Design and Construction

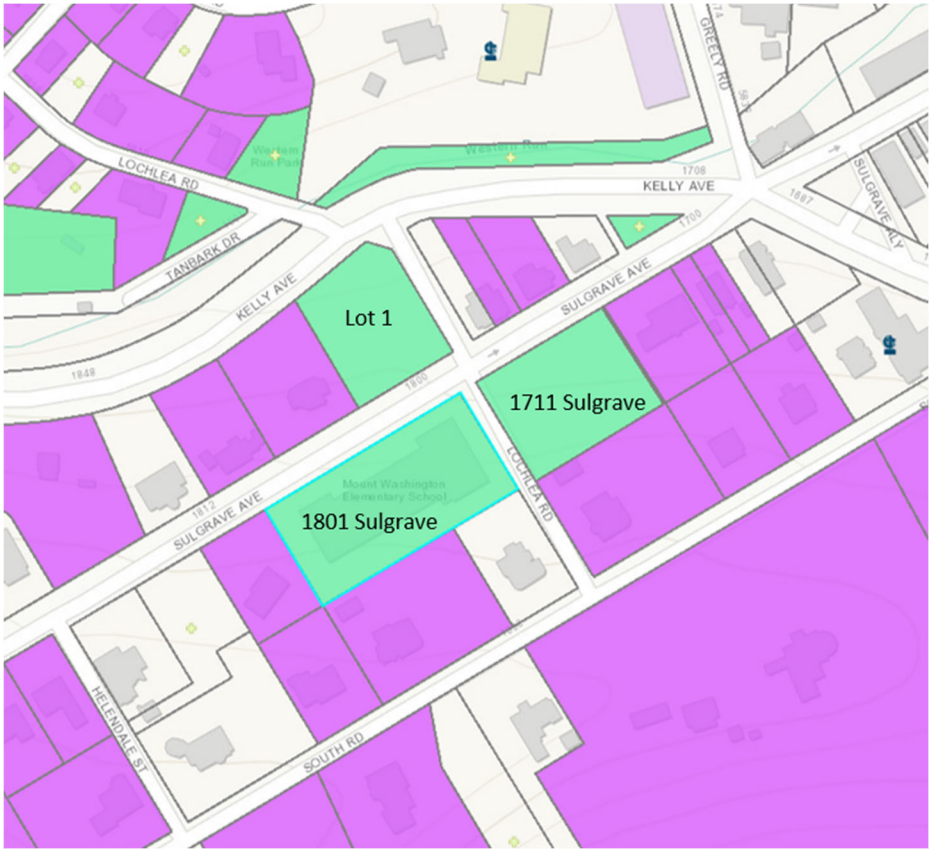
Date: July 27, 2022

Re: Mt. Washington EMS #221
Pre-fabricated building location assessment

Baltimore City Schools has been tasked by the State to install air conditioning in all non-air-conditioned buildings. At Mt. Washington this has created a challenge, in that a portion of the students are located in a building that does not belong to City Schools. As Mt. Washington became over-crowded in past years, a second building was leased from the Archdiocese to house the PK-2nd grade students for the school. Since City Schools does not own that building, capital funds can not be used to install air conditioning. Therefore, other solutions have been studied to solve this problem. One of the proposed solutions is to install a 2-story pre-fabricated building on property that City Schools owns to house the Mt. Washington students.

Site Options

Mt. Washington EMS #221 is located at 1801 Sulgrave Ave. Adjacent to the 1801 Sulgrave plot are two additional plots owned by City Schools. The 1711 Sulgrave Ave. plot was the location of the school building prior to the 1960's. The third plot is known as Lot 1, and is bordered by Kelly Ave., Lochlea Rd., and Sulgrave Ave. A location map of these three plots is below.



1801 Sulgrave

The existing Mt. Washington EMS #221 is located at 1801 Sulgrave Ave. The current building was constructed in 1962, and is 50,412 square feet. The plot is on the corner of Lochlea Rd. and Sulgrave Ave., and is 1.03 acres.

The existing school on this property is built to the maximum build lines on the property, meaning that there is not space for a horizontal addition on the site. A vertical addition to the school would require zoning investigations, and would require long-term planning in regards to the size needed, what is allowable, funding requirements and funding availability.

1711 Sulgrave

The 1711 Sulgrave Ave. plot was the location of the school building prior to the 1960's. This plot is 29,550 square feet, and currently has a very small staff parking lot, playground facilities, and a butterfly garden. Approximately 80% of the property is green-space. Photos of this space are below.

1711 Sulgrave Playground

1711 Sulgrave Playground and Butterfly Garden

It appears possible to locate the required size pre-fabricated structure on the 1711 Sulgrave plot. Doing so would eliminate the playground and the existing green space for the school. In addition, because the green space (which allows water penetration into the ground) would be replaced with impervious surface (the building), additional stormwater mitigation efforts would be required. These mitigation efforts would likely require converting the asphalt lot that is across the street back to green space.

Lot 1

The third plot is known as Lot 1, and is bordered by Kelly Ave., Lochlea Rd., and Sulgrave Ave. This plot is 28,616 square feet, and is currently approximately 90% covered by an asphalt paved surface. An outdoor classroom amphitheater area has been recently created in one corner of this plot for the school. Three and a half sides of this plot are elevated with a stone retaining wall with a maximum height of 7 feet. Phots of the plot are below.

Lot 1 Asphalt Surface

Lot 1 Asphalt Surface

Lot 1 Retaining Wall

Lot 1 Retaining Wall

It appears possible to locate the required size pre-fabricated structure on the Lot 1 plot. Doing so would eliminate a portion of the paved area, but would retain the outdoor classroom space. Because the asphalt is already impervious, no additional stormwater management mitigation efforts would be required for using this plot.

Upon investigation, the stone retaining wall has had some minor repointing performed throughout the years. Some minor cracks exist, however, they do not appear to extend the full wythe of the wall, and are

normal for this type of construction. The weeps are clear and not clogged, and moisture does not appear to be penetrating and damaging the wall. So as to not impose undue horizontal load on the wall, it is recommended that the pre-fabricated structure be set back 14' from the top of the wall. With the soil angle of repose of 45 degrees and a wall height of 7 feet, this will ensure that there is no load placed on the retaining wall.

Recommendations and Conclusions

Based on our observations of the plots of available land for the pre-fabricated building, it is our recommendation that the building should be placed on Lot 1. Placing the building on Lot 1 has the least impact on stormwater management for the site. Green play space and paved play space will still remain, and the outdoor classroom would be able to remain intact as well. In addition, the building can be placed to not have any impact on the retaining wall to eliminate that concern.