



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner

Date: November 5, 2020

Re: City Council Bill 20-0585 Sale of Property - Lake Clifton Senior High School #40

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0585 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as the former Lake Clifton Senior High School #40, located at 2801 Saint Lo Drive (Block 4199, Lot 009) and no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 20-0585 would allow for either the public or private sale of the former Lake Clifton Senior High School #40, located at 2801 Saint Lo Drive, to allow Morgan State University to use the property for an expansion of their campus.

This Bill is being considered simultaneously with City Council Bill 20-0586 which would allow for the sale of the adjoining, City-owned property, known as the Lake Clifton Gate House, located at 2803 Saint Lo Drive, to potentially be redeveloped as an entry gateway to the former Lake Clifton Senior High School, whom Morgan State University intends to redevelop for an expansion of their campus.

The Department of Planning coordinates with City agencies for the disposition of surplus Baltimore City Schools. As part of the [21st Century Schools Initiative](#), Baltimore City Schools are required to [surplus 26 school buildings](#). The properties are all owned by the Mayor and City Council and will be surplus to the City over the next 10 years to determine re-use of each site. Resulting from this process, DHCD issued a public offering, an “Expressions of Interest (EOI)”, for the subject property, located at 2801 Saint Lo Drive earlier this year.

This site, uniquely situated within Clifton Park, is presently improved by a large former school building (462,083 sq. ft.) that could be renovated or demolished to create a large redevelopment site. The school was built in 1971 and includes a cafeteria, auditorium, gym, library, athletic fields, and a pool. The site is in close proximity to Real Food Farms, Clifton Mansion, the new 21st Century Fairmount Harford School, Rita Church Community Center, and a new sports field. It is also close to the new 35+ unit residential development project that was recently awarded in the Coldstream Homestead Montebello neighborhood. The site is located less than ten minutes away from Morgan State University’s campus. The property is currently 45 acres, but will be adjusted for the following purposes:

- The City will retain ownership of the land occupied by Real Food Farms and the 911 tower.
- The site will be adjusted to include the entire football field. City Schools will need access to the fields and a modular building for locker rooms until the new field across from Rita Church Recreation Center is completed.
- The site will be adjusted to include the Gate House.

DHCD's Development Division worked in partnership with multiple agencies and departments including the Mayor's Office, the Department of Planning, the Comptroller's Office and the Department of General Services to promote the offering and review the eight responses we received for the subject property.

Morgan State University has been selected as the developer and plans to develop the site for an expansion of their campus. DHCD supports the productive re-use of the former Lake Clifton Senior High School #40 and through related City Council Bill 02-0586, the adjoining Gate House property. These sites represent an excellent opportunity for redevelopment and to serve as a resource for the community as an anchor for the adjacent neighborhood.

DHCD **supports** the passage of Council Bill 20-0585 and recommends that the Bill be passed by the City Council.

AK:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*