

**BOARD OF EDUCATION OF HOWARD COUNTY
MEETING AGENDA ITEM**

TITLE: Site Acquisition Recommendations **DATE:** September 8, 2016

PRESENTER(S): Bruce Gist, Executive Director, Capital Planning and Operations
Renée M. Kamen, Manager, School Planning

VISION 2018 GOAL: Students Staff Families and Community Organization

OVERVIEW:

The Feasibility Study Reports from 2015 and 2016 presented a long-range planning need for new elementary schools in the northern and southeastern regions and a new middle school in the northeastern/southeastern regions due to overcrowding of existing schools and projected enrollment. Land banking of property is a sound practice to maintain flexibility with changing demographics and needs of the schools. Locations are available near these regions. The County Executive has signed a memorandum of understanding to purchase a site in the southeastern region for development of multiple uses. Additionally, a potential site in the northern region requires funding for procurement for the land bank for a future school.

Attachments

1. Description of site needs, availability and next steps.
2. Correspondence from James Irvin, Department of Public Works to Bruce Gist, Executive Director, June 17, 2106

RECOMMENDATION/FUTURE DIRECTION:

Consider preliminary site acquisition.

SUBMITTED BY: _____
Bruce Gist, Executive Director
Capital Planning and Operations

APPROVAL/CONCURRENCE: _____
Renee A. Foose, Ed.D.
Superintendent

Renée M. Kamen, AICP, Manager
School Planning

Anissa Brown Dennis
Acting Chief Operating Officer

ATTACHMENT 1

Introduction and Overview

Development is guided by the general plan and implemented with zoning. *PlanHoward 2030*, the Howard County General Plan, sets priorities for growth. As a result of *PlanHoward 2030*, new development is anticipated that will affect future school planning. These changes, which occurred in 2012, were not anticipated in projections used for the redistricting to open Ducketts Lane Elementary School. That said, the General Plan included the adoption of a designated places map depicting where future development should be concentrated. Projected enrollment growth is generally associated with the “Growth and Revitalization” areas (pink below).

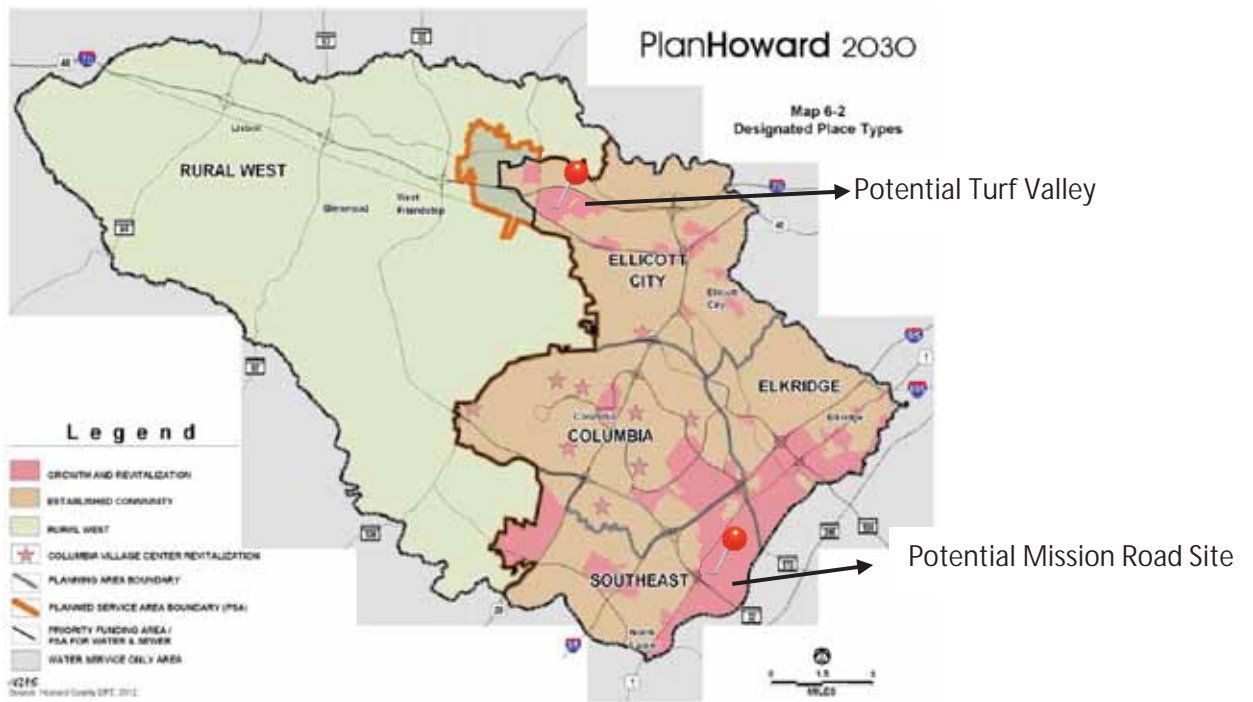


Figure 1: Designated Places Map, PlanHoward 2030

The Feasibility Reports from 2015, and 2016 have determined long-range planning needs for new elementary schools in the northern and southeastern regions, due to overcrowding of existing schools and projected enrollment. In addition, the Feasibility Study recognizes the need for a middle school to relieve additional overcrowding in both the northeastern and southeastern regions beyond 2024. Land banking of properties is a sound practice to maintain flexibility with changing demographics and needs of the schools.

The Board of Education is being presented with two potential sites that could be future school sites, both of which are within the regions with anticipated enrollment growth.

Potential Land Acquisition: Mission Road/US 1

The first site is known as “Mission Road/US 1” and is located between Mission Road and US 1, just north of MD 32. The County Executive’s Office is facilitating a potential purchase of a 77-acre site. The Executive has entered into a memorandum of understanding (MOU) with the property’s owner, which expires January 1, 2017. Prior to finalizing any agreements; however, the County Executive wishes to obtain acknowledgement from the Board of Education that it is interested in this site for future school use. This site is anticipated to be used for multiple purposes, including multiple schools, a Department of Public Works water tower, and Recreation and Park uses.

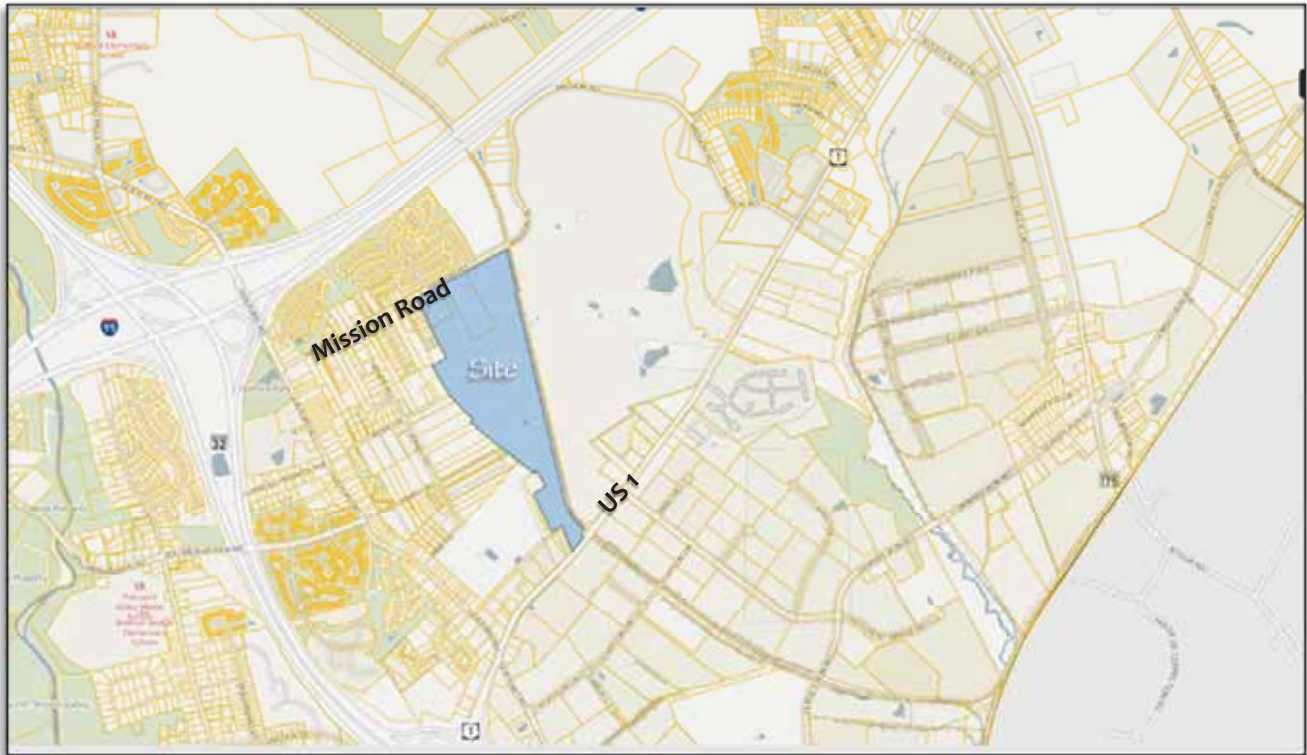


Figure 2: Mission Road/US 1

This site can be considered for multiple schools. Over the past year, the Site Review Committee composed of representatives from the Howard County Public Works, the Howard County Department of Planning and Zoning, and the Howard County Public School System, met to preliminarily discuss the potential purchase of a 77-acre site along US 1 in Jessup. During this process, the site review committee considered the following standards (Policy 6000 Site Selection and Acquisition, Section IV.B.):

- ➔ Sufficient and appropriate acreage to provide the anticipated education program, parking, playing fields, and accommodations for community use.

- ➔ Restrictions on the location of school service areas such as neighborhood boundaries and the presence of well-defined geographic barriers.
- ➔ The prescribed limits which a child is expected to walk to school, if walking is desirable, beyond which transportation would be provided.
- ➔ The desirability of maintaining sufficient flexibility in site location.
- ➔ Economic considerations in developing school facilities which will result in the greatest degree of facility utilization.

In determining whether or not the location of the site is adequate, the Site Review Committee was guided by the Long-range Facilities Plan, the County General Plan and the Comprehensive Zoning Plan, and the Committee also reviewed the physical location of the site relative to the population to be served. A reasonable means of access can be achieved onto US 1.

The members of the Site Review Committee have concluded that this site should be considered by the Board of Education for acquisition by the County for joint public uses. In order for the County to move forward with this purchase to fulfill its obligations under the MOU, and in order to allow the HCPSS to move forward under Policy 6000, we recommend that the Board vote for preliminary approval of this site in order to allow for a public hearing in accordance with Section 4-116 of the Education Article and Policy 6000.

Potential Land Acquisition: Turf Valley

In addition, we have been in discussions with the property owner to purchase approximately 15 acres of land within the Turf Valley development to be used as an elementary site in order to serve the growing Turf Valley area. This site is located on the north side of Resort Road, between Marriottsville Road and Turf Valley Road. Including this school within the community would allow for a potential walk zone and relieve overcrowding in the northern planning region. This site could also serve as a place for additional recreational uses until a school is built on the site.



Figure 3: Turf Valley

Since limited resources are available, we are very much interested in seeking financial support from the County Executive in order to pursue procurement of this site. In order to fulfill our obligations under Policy 6000, which require a site review committee recommendation as well as Board review and consideration of the Committee's findings and guidance from the appropriate State agencies, we fully recommend that the Board consider reaching out to the County Executive in order to determine the viability of procuring land within Turf Valley for the eventual construction of an elementary school. Once the County has agreed to participate in the purchase of this property, we are prepared to proceed with an appropriate recommendation to the Board in accordance with Policy 6000.



HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

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June 17, 2016

Mr. Bruce Gist, Executive Director
Facilities Planning and Management
Howard County Public School System
10910 Clarksville Pike
Ellicott City, MD 21042

Re: Route One School Site Acquisition

Dear Mr. Gist:

I am writing to you as a follow-up to our meeting on June 15, 2016 concerning the proposed school site acquisition near Route One.

During this meeting you confirmed that the school system is very interested in acquiring this site for future needs. However, you indicated that in order for the School Board to formally approve this site for acquisition, the procedures outlined in your Policy 6000 Site Selection and Acquisition (see attached) must be followed. In this regard, the first two of four steps have been completed.

You also indicated that the school system will begin promptly to work on completing the remaining steps so that a decision can be made by the Superintendent and the School Board on acquiring this site.

The County is hopeful that this process can be completed promptly so that the acquisition process is not jeopardized by any delays.

We look forward to working closely with you on this important project.

If there is any additional help or assistance needed on my part, please do not hesitate to contact me at your convenience.

Very truly yours,

James M. Irvin, Director
Department of Public Works

cc: Jahantab Siddiqui, Deputy Chief of Staff
Valdis Lazdins, Planning Director