



HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE

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November 2, 2018

Cynthia L. Vaillancourt
Chairman
Board of Education of Howard County
10910 Clarksville Pike
Ellicott City, Maryland 21042

Michael J. Martirano, Ed.D.
Superintendent
Howard County Public School System
10910 Clarksville Pike
Ellicott City, Maryland 21042

Dear Ms. Vaillancourt and Dr. Martirano:

I am writing to share with you the attached report of the Elkridge High School Task Force. As you know, funding education and providing support for the anticipated student population growth in Howard County is my top priority. Opening the 13th high school in 2023 is essential to relieve overcrowding and is part of a long-term solution. However, additional high school capacity needs remain, and I'm pleased the HCPSS FY 2021-2015 Capital Improvement Program now includes opening a 14th high school in 2028.

The Elkridge High School Task Force was created in March 2018 seeking guidance from Howard County citizens in identifying a long-term solution for high school capacity needs in Elkridge. The task force's report includes unanimous recommendations for two properties agreed upon as viable options for a high school in Elkridge. Each recommendation includes multiple privately-owned parcels to be combined as a property large enough to accommodate a high school. Based on preliminary review of the Elkridge High School Task Force's two property location recommendations, I believe in the potential of both sites for a high school.

I am asking you to review and evaluate this report and provide feedback in order to collaboratively plan for advancing the Elkridge High School Task Force's recommendations. I would appreciate it if your evaluation would include the development of preliminary concept plans indicating the placement of a high school on each of these properties.

I want to thank Renee Kamen, Manager, School Planning, for her participation on this task force, particularly regarding educating the task force members about HCPSS Feasibility Study process and HCPSS Policies 6000 and 6010 which describe procedures for school site selection, acquisition, and attendance areas.

As I have offered previously, I am more than willing to meet with you and the other members of the Board of Education to address any questions or concerns you may have regarding potential school sites. Once again, thank you for your continued cooperation as we work together to provide the necessary infrastructure to relieve overcrowding in our schools.

Sincerely,

Allan H. Kittleman
County Executive

cc: Board of Education
B. Diane Wilson
Lonnie Robbins

Elkridge High School Task Force



October 24, 2018

Elkridge High School Task Force

Approved recommendation (10/24/18)

Pre-decisional material, for consideration by the Howard County Executive.

Citizen members

Sandy Roschli, Chair

José de la Mar

Ananta Hejeebu

Robert Judge

Leslie Kornreich

Kristy Mumma

Dawn Popp

David Sciamarelli

Becki Vivrette

Julie Merson

Renée Kamen, Manager, Howard County School System Office of School Planning

Andrew Howard, Office of the Howard County Executive

Approved recommendation (10/24/18)

Pre-decisional material, for consideration by the Howard County Executive.

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I. Executive Summary

The Howard County Board of Education (BoE) considered two sites for the location of the County's 13th high school. Both Jessup and Elkridge are planning areas identified for large population growth, which would exacerbate the issue of overcrowded schools in these districts. Between a site in Jessup and one in Elkridge, the Board voted for the Mission Road property in Jessup. County Executive Allan Kittleman appointed a citizen task force through executive order because of the continued need to address the current and planned growth Elkridge will experience.

The Elkridge High School Task Force first met in May 2018 to begin the process of identifying viable land for a high school. The Task Force met with County and Howard County Public School System (HCPSS) agencies to learn more about the process of determining the need to build a school, the factors used to select property, and the methods used to acquire property for a school. This education allowed the group to examine properties suggested by the community, and conduct its own search. This report includes the properties recommended for consideration and an appendix with the properties not considered for recommendation.

The Task Force respectfully submits two options for the County Executive to consider. These recommendations include information such as the size of the property and other factors considered in the Task Force's rubric, which helped prioritize the options. It is important to note this information should be considered preliminary research and would need to be verified by professional engineers and appraisers.

The Task Force quickly worked to submit this recommendation in order to begin the process of locating a high school site in Elkridge. Its members believe the time to act is now, and they urge the County Executive to act on these recommendations. They appreciate this opportunity to serve their community and have a role in its future.

II. Task Force Process

A. Education

The Task Force met with the Howard County Department of Recreation and Parks to learn about Program Open Space (POS). Members learned about the process for designating and acquiring POS land, and the process for when the County intends to use land currently designated as POS for other purposes. Members also were educated on how this process would affect their search for viable properties.

The Task Force met with the Howard County Office of Law to learn about the Open Meetings Act and the Public Information Act, which detail the group's responsibilities to the public. Members also were educated on Eminent Domain. They learned how the County acquires land and when it would invoke Eminent Domain; this process is also able to be used by the Board of Education.

The Task Force met with representatives of the HCPSS Department of Capital Planning and Operations to learn about the process for opening a new school. Members were educated on HCPSS Policy 6000 and 6010; these policies guide HCPSS in determining the need for a new school and the requirements for a property to be considered viable for a school site. Members also were educated on the Feasibility Study process, and how HCPSS uses the information to plan for school construction. This helped Task Force members understand the criteria for a school site.

B. Composed rubric

The Task Force used the requirements outlined in HCPSS Policy 6000 and the Executive Order establishing the Task Force to compose the following rubric for considering a property as a viable option. Members incorporated other criteria, such as the site's contribution to the Route 1 Corridor Plan.

1. The property is within the boundaries of Elkridge as defined by the Greater Elkridge Community Association (GECA).
 - a. Starting at the point where Ilchester Road meets the Patapsco River (at the border with Baltimore County)
 - b. Following the Howard – Baltimore County Border east until it meets Deep Run (the border with Anne Arundel County).
 - c. Following the Howard – Anne Arundel County Border south to Md. Route 175.
 - d. Following Md. Route 175 to the west until intersecting Md. Route 108.
 - e. Following Md. Route 108 to the west until intersecting Md. Route 104.
 - f. Following Md. Route 104 to the north until intersecting Md. Route 103.
 - g. Following Md. Route 103 to the east until the intersection with Bonnie Branch Road.
 - h. Following Bonnie Branch Road to its intersection with Ilchester Road.
 - i. Following Ilchester Road North to the Patapsco River.
2. Does the property meet Policy 6000 considerations?
3. What are the constraints on the usable acreage?
4. Is the usable property at least 36.25 acres?
 - a. Is this acreage contiguous?
5. Complexity of the process for acquisition.
6. Does the property contribute to Plan Howard 2030?
 - a. Does the property contribute to the Route 1 Corridor Plan?

C. Public input

The Task Force established a web page to publicize its meeting agendas and minutes.

This web page also has a section for the public to submit comments for the Task Force to consider, and it was the primary medium for the public to submit potential school sites.

The County Executive's Office and HCPSS also had lists of sites suggested by the public, which had been compiled during the BoE's search for a 13th High School. These lists were shared with the Task Force for consideration.

III. Recommendations

The Task Force considered 12 sites and through unanimous decision selected 2 properties as viable options for a High School in Elkridge. These options are prioritized relative to the Task Force's assessment and their contribution to the revitalization of Elkridge, which is outlined in the Route 1 Corridor Plan. Each option includes the size of the property, unique features to consider, and the findings of the Task Force. It is important to note this information should be considered preliminary research and would need to be verified by professional engineers and appraisers.

Task Force members conscientiously omitted the anticipated costs of purchasing the listed parcels. Because the value of the parcel would be subject to fair market value at the time of appraisal, any costs listed at the time of submitting this report could change. Task Force members believed such a change would negatively impact the County's ability to negotiate an acquisition.

Each recommendation includes a list of parcels to be combined as a property large enough to accommodate a high school.

1. 6571 Washington Blvd - 24.28 acres
- 6525 Washington Blvd - 7.5 acres
- 6340 South Hanover Road - 9.1 acres
- SW Smith Avenue (abuts 6340 South Hanover Road to the southeast) - 3.49 acres
- 6599 Washington Avenue
- 6541 Loudon Avenue
 - Parcels owned by multiple private owners
 - The properties are subject to fair market value at the time of purchase
 - *Not all the properties are required for constructing a school, some combination of the six would be needed
 - Serviced by the County's water and sewer system.
 - A strategic impact on the Route 1 Revitalization Plan
 - Centrally located in Elkridge
 - Across Route 1 from the Elkridge Library
 - Accessible to a significant number of potential walking students

2. 6500 Mansion Lane - 52 acres

7072 Washington Boulevard - 5 acres

- 6500 Mansion Lane is owned by the County's Department of Recreation and Parks
 - *No additional acquisition cost to the County
- Program Open Space land may need to be found to replace a small portion of used land
- Already serviced by the County's water and sewer system
- 7072 Washington Boulevard is privately owned
 - The property is subject to fair market value at the time of purchase
 - A standing offer has been made by the Department of Recreation and Parks
 - Members of the Task Force would like to note there exist personal considerations for the buyer to explore.
 - This property would ensure a site design that includes storm water management devices
 - Less Program Open Space land would be needed with this parcel

**County Executive
of
Howard County, Maryland**

**Executive Order: 2018-02
Dated: March 29, 2018
Subject: Elkridge High School
Task Force**

WHEREAS, the County Executive is committed to providing a high level of education for all students in Howard County; and

WHEREAS, the County Executive is concerned that the anticipated long-term student population growth in northeastern Howard County will continue to exceed available school capacity as detailed in the HCPSS Capital Improvement Program; and

WHEREAS, the County Executive recognizes the urgency to find viable land suitable for building future schools; and

WHEREAS, the County Executive recognizes, and shares, the community's desire to build a high school in the Elkridge area; and

WHEREAS, the County Executive identified a shared use opportunity at Troy Park in Elkridge which would preserve the future amenities promised to the community and provide a site for a high school; and

WHEREAS, the County Executive has already evaluated using land in Rockburn Branch Park for a school site, and concluded that this is not a viable option; and

WHEREAS, the County Executive recognizes that the Board of Education's decision to build High School #13 at the Mission Road site in Jessup, MD provides time for further exploration of opportunities to acquire land in Elkridge, MD suitable for building a future high school; and

WHEREAS, the County Executive wishes to have guidance from Howard County citizens in identifying a long-term solution for high school capacity needs in Elkridge.

NOW, THEREFORE, BE IT ORDERED that an Elkridge High School Task Force is established. The duties and responsibilities of the Task Force shall be as follows:

1. Review in detail the Howard County Public School System's Feasibility Study and Capital Improvement Program, including the amount of land necessary to build a future high school.
2. Identify potential parcels of land, including Troy Park, suitable for building a future high school in Elkridge, MD, excluding Rockburn Branch Park.

3. Identify anticipated costs to purchase each potential parcel of land.
4. Identify unique features which might be needed to build a high school on each parcel of land, such as environmental remediation or special grading.
5. The Task Force shall present to the County Executive, on or before March 31, 2019, a report including:
 - a. Potential parcels of land suitable for building a future high school in Elkridge.
 - b. Anticipated costs of purchasing suitable land parcels.
 - c. Unique features which might be needed to build a high school on each parcel.
 - d. A prioritized list of recommended parcels suitable for building a future high school in Elkridge factoring in all anticipated costs and unique features.
 - e. Other findings and/or recommendations that the task force deems appropriate.

BE IT FURTHER ORDERED that the Elkridge High School Task Force shall consist of the following citizens:


| | |
|------------------|-------------------|
| Jose De La Mar | Kristy Mumma |
| Ananta Hejeebu | Dawn Popp |
| Robert Judge | Sandy Roschli |
| Leslie Kornreich | David Sciamarelli |
| Julie Merson | Becki Vivrette |

BE IT FURTHER ORDERED that Sandy Roschli shall serve as the chair of the Elkridge High School Task Force, and that the following county and HCPSS staff members will serve as advisors to the Task Force:

Renee Kamen, Manager, HCPSS Office of School Planning
 Andrew Howard, Office of the County Executive

BE IT FURTHER ORDERED, that the Elkridge High School Task Force shall cease to exist on March 31, 2019 and the terms of the Task Force members shall expire on March 31, 2019.

IN WITNESS WHEREOF, I, Allan H. Kittleman, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 29th day of March, 2018.


 Allan H. Kittleman
 County Executive

Properties not recommended by the Task Force

| Property | Reason for not recommending property |
|---|--|
| 7200 Dorsey Run Road and adjacent properties | <ul style="list-style-type: none"> - Forest Conservation Easement - Significant portions are wetlands - Too close to future site of HS 13 |
| 6450 Elibank Road 6460 Elibank Road 6480 Elibank Road | <ul style="list-style-type: none"> - Properties are designated Historic <ul style="list-style-type: none"> - Cemetery - Belmont Mansion viewshed - Portions of the property are steep slopes - Portions of the property are affected by flood plains |
| 7755 Washington Boulevard | <ul style="list-style-type: none"> - Too close to future site of HS 13 - Close to several detention facilities |
| 8099 Old Montgomery Road | <ul style="list-style-type: none"> - Too small based on Policy 6000 acreage requirement |
| 8200 John McAdam Drive, Columbia, MD 21046 | <ul style="list-style-type: none"> - Outside of the boundaries defined by the Task Force |
| 6566 Hanover Road | <ul style="list-style-type: none"> - Located in a floodplain |
| 6555 Belmont Woods Road | <ul style="list-style-type: none"> - Parkland with historic value |
| 6100 Marshalee Drive | <ul style="list-style-type: none"> - Too small based on Policy 6000 acreage requirement - Located in a flood plain |
| 5995 Meadowridge Road | <ul style="list-style-type: none"> - Located in flood plain |
| 7120 Dorsey Run Road | <ul style="list-style-type: none"> - Environmental concerns - Too close to future site of HS 13 |

Approved recommendation (10/24/18)

Pre-decisional material, for consideration by the Howard County Executive.

| | |
|-------------------------------|---|
| 7171 Brookdale Drive | - Located in flood plain |
| Properties on Troy Hill Drive | - Limited colocation of academic and athletic facilities - Isolated in a business park |

*The County Executive excluded Rockburn Branch Park from consideration, and it was not a part of the Task Force's work.