NORTHEAST AREA HIGH SCHOOL STUDY

COMMUNITY MEETING #2
APRIL 6, 2022

PREPARED FOR:
BALTIMORE COUNTY PUBLIC SCHOOLS

PREPARED BY:
SAMAHAA ASSOCIATES AND MK CONSULTING ENGINEERS
PURPOSE

Evaluate options for improving facility conditions and providing capacity relief to high schools in the northeast area.

BACKGROUND

In 2020, Baltimore County Government and Baltimore County Public Schools (BCPS) commissioned a consultant to assess school facility needs and develop a long-range plan that addresses those needs and allocates resources equitably. The resulting Multi-Year Improvement Plan for All Schools (MYIPAS) includes prioritized recommendations for needed capital improvements to each elementary, middle and high school.

High School recommendations were presented to the Baltimore County Board of Education and Baltimore County Council in September of 2020. Based on these recommendations BCPS has initiated a study to evaluate options for improving facility conditions and providing capacity relief to high schools in the northeast area. To include Kenwood, Loch Raven, Overlea, Parkville, and Perry Hall high schools.
Recommendations

Address high school capacity shortage, starting with quick-launch addition projects.

1. **Dundalk Addition** - 650 seats
2. **Towson Addition/Renovation** - 500 seats, new kitchen/cafeteria
3. **Loch Raven Addition/Renovation** - 200 seats (relieve Parkville)
4. **Patapsco Addition** - 250 seats

- Attendance Boundary Redistricting (possibly with grandfathering)
MYIPAS – MULTI-YEAR IMPROVEMENT PLAN FOR ALL SCHOOLS

STUDY OVERVIEW

Recommendations

- **Systemic Repairs (continuous, all schools)**: ~$100M (7-year forecast)
- **Group 1: Legacy Projects**
  - ~$150M
- **Group 2: Critical Additions**
  - ~$100M
- **Group 3: Relief Schools and/or Additions**
  - ~$100-350M

After one-year stakeholder engagement and land due-diligence, determine whether to build relief schools or more additions.

1A: NE Additions and Renovations

- ~$50M
  1. Perry Hall Addition/Renovation
     - 225 seats w/ cafeteria addition
  2. Overlea Addition
     - 200 seats
  3. Kenwood Addition
     - 75 seats
    - Attendance boundary redistricting

1B: New NE High School and Renovations

- ~$200M
  1. New Northeast High School
     - acquire land, new 1200 seat high school, potentially with magnet programs, e.g., CTE
  2. Perry Hall Renovation
     - Attendance boundary redistricting

2A: Sparrows Point MS/HS Additions and Renovations

- ~$50M
  1. Sparrows Point Addition/Renovation
     - long-range campus master plan, 325 seats

2B: New Sparrows Point MS and Sparrows Point HS Renovations

- ~$150M
  1. New Sparrows Point Middle School
     - acquire land, new 750 seat middle school
  2. Sparrows Point HS Renovation
PROPOSED OPTIONS

OPTION 1: NEW SCHOOL ON A NEW SITE AT HISS AVENUE

OPTION 2: NEW SCHOOL ON A NEW SITE AT BELMONT PARK

OPTION 3: ADDITIONS AT THREE EXISTING HIGH SCHOOL SITES
   - PERRY HALL HIGH SCHOOL
   - OVERLEA HIGH SCHOOL
   - KENWOOD HIGH SCHOOL

OPTION 4: ADDITIONS AT TWO EXISTING HIGH SCHOOL SITES
   - LOCH RAVEN HIGH SCHOOL
   - OVERLEA HIGH SCHOOL

OPTION 5: NEW SCHOOL ON EXISTING LOCH RAVEN HIGH SCHOOL SITE
NORTHEAST AREA OF BALTIMORE COUNTY PUBLIC SCHOOLS

OPTION 1: NEW SCHOOL ON A NEW SITE AT HISS AVENUE

OPTION 2: NEW SCHOOL ON A NEW SITE AT BELMONT PARK

OPTION 3: ADDITIONS AT THREE EXISTING HIGH SCHOOL SITES
- PERRY HALL HIGH SCHOOL
- OVERLEA HIGH SCHOOL
- KENWOOD HIGH SCHOOL

OPTION 4: ADDITIONS AT TWO EXISTING HIGH SCHOOL SITES
- LOCH RAVEN HIGH SCHOOL
- OVERLEA HIGH SCHOOL

OPTION 5: NEW SCHOOL ON EXISTING LOCH RAVEN HIGH SCHOOL SITE
OPTION 1 – HISS AVENUE SITE

NEW HIGH SCHOOL SITE

EXISTING SITE
53.69 ACRE SITE (32 Acres developable)
Mostly Undeveloped site
Steep slopes
Heavily wooded
OPTION 1 – HISS AVENUE SITE

NEW HIGH SCHOOL SITE

PROPOSED BUILDING
- 178,000 SF
- Three Story School
- SRC – 1,000
- 178 SF/Student
- Bus Parking – 30
- Car Parking – 200
- Stadium
- Baseball Field
- Softball Field
- 360’x220’ Practice Field
- Tennis Courts
- Basketball Courts
## Option 1 – Hiss Avenue Site

### Pros

#### Site
- The site accommodates athletic facilities to include a stadium, (1) 90’ baseball field, (1) 60’ softball field, (4) tennis courts, (2) basketball courts, and a multipurpose field.
- Area surrounding site is fully developed so utilities should be available nearby.
- Site will drain well to the east and south.

#### Building
- Space on site for future expansion.
- Compact footprint maximizes site.
- 1,000 capacity school over current need allowing for growth.
- A new school would fully meet the building program and have appropriately sized core spaces.

#### Boundary
- Centrally located site minimizes impact for boundary changes required to utilize capacity of the new school.

### Cons

#### Site
- Access from Hiss Ave is through established neighborhood and small road network. Other access opportunities would need to be explored further.
- Significant amount of site contains steep slopes, making ADA accessibility a challenge on site. Areas will need to be terraced for grading and require multiple retaining walls.
- Significant amount of stream buffer area.
- Site is heavily wooded.
- Loss of current open space providing outdoor public recreation. Site conversion for school construction will require approval from several agencies.

#### Cost
- A new 1,000 student capacity school will incur greater reoccurring operations cost per student compared to a higher capacity school.
- State funding may only be applicable to the current need for capacity increase and not the increased capacity proposed by the new school.
OPTION 2 – BELMONT PARK SITE

VICINITY MAP
OPTION 2 – BELMONT PARK SITE

NEW HIGH SCHOOL SITE

EXISTING SITE

47.52 ACRE SITE (26.5 Acres developable)
County Park containing ballfields, pavilions, playground, and parking
Steep slopes
Heavily wooded
Stream buffer divides site
Existing power lines to East of site
OPTION 2 – BELMONT PARK SITE

NEW HIGH SCHOOL SITE

PROPOSED BUILDING
- 178,000 SF
- Three story school
- SRC – 1,000
- 178 SF/Student
- Bus Parking – 30
- Car Parking – 200
- Stadium
- Baseball Field
- Tennis courts
OPTION 2 – BELMONT PARK SITE

**PROS**

**SITE**
- Access driveway currently built from arterial county road, Walther Blvd.
- Existing fields and parking on site provide level areas for development
- Public utilities surround most of the site.
- Site will drain well to the east and south.

**BUILDING**
- Compact footprint maximizes site
- 1,000 capacity school over current need allowing for growth
- A new school would fully meet the building program and have appropriately sized core spaces.

**BOUNDARY**
- Minimum impact for boundary changes required to utilize capacity of the new school.

**COSTS**
- New construction allows for greatest efficiency of design and longevity for capital funds spent.

**CONS**

**SITE**
- The site accommodates athletic facilities to include a stadium, (1) 90’ baseball field, and (4) tennis courts. Typically provided softball fields, basketball courts and multi-purpose fields would not be possible on this site.
- To access the stadium a bridge will be required
- Significant amount of site contains steep slopes, making ADA accessibility a challenge on site. Areas will need to be terraced for grading and require multiple retaining walls.
- Significant amount of stream buffer area which may require some facilities to be remote from the building.
- Site is heavily wooded
- Would require eliminating an existing community park
- Landlocked on east side by power transmission right-of-way.

**BUILDING**
- No available site area for future expansion

**COSTS**
- A new 1,000 student capacity school will incur greater reoccurring operations cost per student compared to a higher capacity school
- State funding may only be applicable to the current need for capacity increase and not the increased capacity proposed by the new school.
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

PERRY HALL HIGH SCHOOL
OVERLEA HIGH SCHOOL
KENWOOD HIGH SCHOOL
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

PERRY HALL HIGH SCHOOL
VICINITY MAP
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

PERRY HALL HIGH SCHOOL

ADDITION/RENOVATION

EXISTING BUILDING

46 ACRE SITE
272,234 SF
SRC – 2,110
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

PERRY HALL HIGH SCHOOL

ADDITION: 242 SEATS – 10 CLASSROOMS

PROPOSED BUILDING
315,310 SF
SRC – 2,352 (increased from 2,110)

MODIFICATIONS:
Expand Learning Commons 2,250 SF, three Classrooms displaced with Learning Commons expansion to be added to the addition
Playground will need to be relocated.

ADDITIONS:
3 Story Addition – 19,246 SF
13 Classrooms
1 Story Addition – 18,146 SF
Learning Commons, Cafeteria, and Student Support/Offices
1 Story Addition – 5,684 SF
Gymnasium

TOTAL ADDITIONS: 43,076 SF
*Addition size based on 178 SF per seat
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

OVERLEA HIGH SCHOOL
VICINITY MAP
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

OVERLEA HIGH SCHOOL
ADDITION/RENOVATION

EXISTING BUILDING
74 ACRE SITE
216,083 SF
SRC – 1,230
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

OVERLEA HIGH SCHOOL

ADDITION: 321 SEATS – 13 CLASSROOMS

PROPOSED BUILDING
273,221 SF
SRC – 1,551 (increased from 1,230)

MODIFICATIONS:
Expand Gymnasium 2,880 SF

ADDITIONS:
3 Story Addition – 38,879 SF
9 Classrooms
2 Story Addition – 4,084 SF
4 Classrooms
1 Story Addition – 2,493 SF
Learning Commons
1 Story Addition – 2,400 SF
Auditorium
2 Story Addition – 9,282 SF
Gymnasium Spaces and Cafeteria

TOTAL ADDITIONS: 57,138
*Addition size based on 178 SF per seat
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

KENWOOD HIGH SCHOOL
ADDITION/RENOVATION

EXISTING BUILDING
53 ACRE SITE
292,029 SF
SRC – 1,918
OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

KENWOOD HIGH SCHOOL

ADDITION: 75 SEATS – 3 CLASSROOMS

PROPOSED BUILDING
316,894 SF
SRC – 1,993 (increased from 1,918)

MODIFICATIONS:
Convert existing Learning Commons into three Classrooms

ADDITIONS:
1 Story Addition – 11,400 SF
New Learning Commons
1 Story Addition – 960 SF
Kitchen
1 Story Addition – 5,665 SF
Gymnasium
3 Story Addition – 6,840 SF
Aux Gyms

TOTAL ADDITIONS: 24,865 SF
*Addition size based on 178 SF per seat, plus square footage to right size the core spaces in the school
### OPTION 3 – ADDITIONS AT EXISTING HIGH SCHOOLS

#### PROS

**SITE**
- Additional land not required for acquisition

**BUILDING**
- The additions are spread among three schools improving the distribution of funding across the NE Planning Area.

**BOUNDARY**
- Provides relief to Perry Hall, Overlea, and Kenwood High Schools, limiting impact on relocation of students.

**COSTS**
- All project costs may be eligible for state funding participation since the scope is limited to current capacity increase needs only.

#### CONS

**SITE**
- Site improvements such as additional parking will be needed to accommodate increased capacity.

**BUILDING**
- Core spaces in existing schools undersized for new capacity and need to be updated
  - Perry Hall: Gymnasium, Cafeteria, and Learning Commons are undersized
  - Overlea: Gymnasium and Learning Commons are undersized
  - Kenwood: Gymnasium, Learning Commons and Kitchen are undersized
- Other non-core spaces in the existing schools will also require improvements to accommodate the increased capacity and 21st century needs.
- 638 additional seats meet projected capacity needs but does not allow for future growth
- Limited space for future expansion

**COSTS**
- Construction required on multiple sites increasing general conditions costs and reducing economy of scale
- Will require occupied phased building construction resulting in increased construction duration and cost
- Greatest construction cost option if renovations are incorporated at the time of additions.
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

LOCH RAVEN HIGH SCHOOL
OVERLEA HIGH SCHOOL
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

LOCH RAVEN HIGH SCHOOL
VICINITY MAP
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

LOCH RAVEN HIGH SCHOOL
ADDITION/RENOVATION

EXISTING BUILDING
47 ACRE SITE
190,600 SF
SRC – 1,049
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

LOCH RAVEN HIGH SCHOOL

ADDITION: 319 SEATS – 13 CLASSROOMS

PROPOSED BUILDING
247,382 SF
SRC – 1,368 (increased from 1,049)

MODIFICATIONS:
Relocate Staff Dining
Expand Kitchen 600 SF
Expand Cafeteria 2,125 SF
Four classrooms displaced from expansions of the kitchen and cafeteria to be added to the addition.

ADDITIONS:
4 Story Addition – 49,082 SF
17 Classrooms
1 Story Addition – 7,700 SF
Gymnasium and Auxiliary Gyms

TOTAL ADDITIONS: 56,782 SF
*Addition size based on 178 SF per seat
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

OVERLEA HIGH SCHOOL
VICINITY MAP
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

OVERLEA HIGH SCHOOL

ADDITION/RENOVATION

EXISTING BUILDING
74 ACRE SITE
216,083 SF
SRC – 1,230
OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

OVERLEA HIGH SCHOOL

ADDITION: 319 SEATS – 13 CLASSROOMS

PROPOSED BUILDING
272,865 SF
SRC – 1,549 (increased from 1,230)

MODIFICATIONS:
Expand Gym 2,880 SF

ADDITIONS:
3 Story Addition – 38,523 SF
  9 Classrooms
2 Story Addition – 4,084 SF
  4 Classrooms
1 Story Addition – 2,493 SF
  Media Center
1 Story Addition – 2,400 SF
  Auditorium
2 Story Addition – 9,282 SF
  Gymnasium Spaces and Cafeteria

TOTAL ADDITIONS: 56,782
*Addition size based on 178 SF per seat
## OPTION 4 – ADDITIONS AT EXISTING HIGH SCHOOLS

### PROS

<table>
<thead>
<tr>
<th>SITE</th>
<th>• Additional land not required for acquisition.</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING</td>
<td>• The additions are spread among two schools improving the distribution of funding across the NE Planning Area.</td>
</tr>
<tr>
<td>BOUNDARY</td>
<td>• Provides relief to Loch Raven and Overlea High Schools, limiting impact on relocation of students.</td>
</tr>
<tr>
<td>COSTS</td>
<td>• All project costs may be eligible for state funding participation since the scope is limited to current capacity increase needs only.</td>
</tr>
</tbody>
</table>

### CONS

<table>
<thead>
<tr>
<th>SITE</th>
<th>• Site improvements such as additional parking will be needed to accommodate increased capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING</td>
<td>• Core spaces in existing schools undersized for new capacity and need to be updated</td>
</tr>
<tr>
<td></td>
<td>• Loch Raven: Gymnasium, Kitchen, and Cafeteria are undersized</td>
</tr>
<tr>
<td></td>
<td>• Overlea: Gymnasium and Learning Commons are undersized</td>
</tr>
<tr>
<td></td>
<td>• Other non-core spaces in the existing schools will also require improvements to accommodate the increased capacity and 21st century needs.</td>
</tr>
<tr>
<td></td>
<td>• 638 additional seats meet current and projected capacity needs but does not allow for future growth</td>
</tr>
<tr>
<td></td>
<td>• Limited space for future expansion</td>
</tr>
<tr>
<td>COSTS</td>
<td>• Construction required on multiple sites increasing general conditions costs and reducing economy of scale.</td>
</tr>
<tr>
<td></td>
<td>• Will require occupied phased building construction resulting in increased construction duration and cost.</td>
</tr>
<tr>
<td></td>
<td>• Unsuitable soils are present at the location of the proposed addition for Loch Raven which will result in greater costs for construction.</td>
</tr>
<tr>
<td></td>
<td>• Greatest construction cost option if renovations are incorporated at the time of additions.</td>
</tr>
</tbody>
</table>
OPTION 5 – NEW SCHOOL AT LOCH RAVEN SITE
LOCH RAVEN HIGH SCHOOL
VICINITY MAP
OPTION 5 – NEW SCHOOL AT LOCH RAVEN SITE

LOCH RAVEN HIGH SCHOOL

EXISTING SITE
47 ACRE SITE
190,600 SF

Construct new school on site and then demolish the existing building.
OPTION 5 – NEW SCHOOL AT LOCH RAVEN SITE

LOCH RAVEN HIGH SCHOOL

PROPOSED BUILDING
- 300,286 SF
- Four Story School
- SRC – 1,687 (existing SRC 1,049)
- 178 SF/Student
- Bus Parking – 30
- Car Parking – 330
- Stadium
- Baseball Field
- (2) Softball Fields
- 400’x250’ Practice Field
- Multipurpose Courts

Construct new school on site and then demolish the existing building.
## OPTION 5 – NEW SCHOOL AT LOCH RAVEN SITE

### PROS

**SITE**
- Additional land not required for acquisition
- Once complete, the site will be accessible from one arterial and one collector road for advantageous traffic patterns
- Some playfields may remain existing
- Utilities may be extended from the those serving the existing school
- Existing separate access from Cromwell Bridge Road will ease occupied site construction.

**BUILDING**
- A replacement Loch Raven High School would fully meet the current program and have appropriately sized core spaces
- Existing Loch Raven High School can operate during construction without occupied phased building construction
- A four-Story replacement high school would fit the Loch Raven site and limit the developmental footprint.
- Site area exists for future expansion beyond 638 seats.

**BOUNDARY**
- Provides relief to Loch Raven minimizing impact for boundary changes.
- New school could also provide capacity relief for the Central Region of the county in the future

### CONS

**SITE**
- Some unsuitable soils have been identified on site but may be avoided by locating the new school accordingly.

**BUILDING**
- The capital improvement is localized to one area and may be less of a distribution of funding across the NE Planning Area.

**COSTS**
- State funding may only be applicable to the current need for capacity increase and not the increased capacity proposed by the new school.
QUESTIONS AND FEEDBACK?

PLEASE SUBMIT YOUR QUESTIONS THROUGH THE CHAT FEATURE

FOR FURTHER INFORMATION AND COMMENT SCAN THE QR CODE TO THE RIGHT OR VISIT THE NORTHEAST AREA HIGH SCHOOL STUDY WEBSITE AT WWW.BCPS.ORG UNDER THE HIGHLIGHTS SECTION CLICK “NORTHEAST AREA HIGH SCHOOL STUDY”