EXECUTIVE SUMMARY

OVERVIEW
The purpose of this study is to evaluate options for improving facility conditions and providing capacity relief to high schools in the Southeast Area.

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 Southeast Area.

BCPS and the MYIPAS Study have identified three high schools in the Southeast area that need to address overcrowding, facility conditions, and educational adequacy. The schools included in this study are Patapsco High School and Sparrows Point High School. Dundalk High School is already included in the current Capital Improvement Plan and is not included in this study.

This study has been undertaken to determine possible solutions to relieve these issues and enhance the learning environment for the students, teachers, and staff.
METHODOLOGY
The study was conducted in two parts:

- First, the existing conditions and constraints at each school were documented. Opportunities were identified at each site or nearby sites to solve the problem.
- Second, the opportunities were evaluated to determine which ones are viable, and pros and cons of each solution with regard to the impact to the students and community were identified.

The strategies for developing the options include the following:

- Utilize the available developable land associated with each school
- Utilize land associated with other schools through redevelopment
- Utilize land owned by Baltimore County
- Purchase and utilize land privately owned
- Seek community input

The goal was to develop a comprehensive approach to improve the learning environments for the students, faculty, and the community in the Southeast Area.

- Review of the MYIPAS Study to identify the schools that are facing overcrowding, facility challenges, and educational adequacy.
- Review of enrollment records and capacity ratings.
- Review of previous community input and comments.
- Identify possible sites for development.

The design team originally identified six potential options for this study. These were first presented during a virtual Community Input Meeting (CIM) on March 2, 2022 via BCPS TV on YouTube Live. They were presented a second time at a live CIM on March 16, 2022 at Dundalk High School which was also broadcast virtually via BCPS TV. During that meeting, the community offered the following direction:

- The students living on the Sparrows Point peninsula should remain on the Sparrows Point peninsula
  - Options 1 and 6 meet that criteria
- The design team should evaluate 5 additional privately and publicly owned sites for the construction of a new Sparrows Point High School.
  - At the time of the study, the availability of these sites for purchase was unknown. Further evaluation will need to take place to determine if they are available for purchase, and the impact that the purchase price would have on the project budget.

Additional potential sites were added based on community input meeting feedback. These options were presented to the community for comment and feedback at an in-person and broadcast via BCPS TV on YouTube Live, on April 21, 2022.

The presentations from all of the meetings are available for review on Baltimore County Public Schools website (www.BCPS.org).
PROPOSED OPTIONS
The following is a description of the developed options that were considered.

**Option 1:** This option utilizes BCPS properties at Edgemere, Chesapeake Terrace, Sparrows Point and Patapsco.
- Construct a new 833 SRC elementary school for Edgemere and Chesapeake Terrace at Edgemere and demolish Chesapeake Terrace Elementary School
- Construct a new 626 SRC middle school for Sparrows Point at Chesapeake Terrace
  - *Note: In the Options, there is an alternative to purchase the two residential properties that divide the site.*
- Renovation and additions to Sparrows Point High School increasing SRC from 871 to 1,248, an increase of 377 students
- Construct additions at Patapsco High School increasing SRC from 1,302 to 1,760, an increase of 458 students
- Option 1 is not viable because the Edgemere site would require the school population be relocated to build a larger elementary school, and there isn’t a facility available.

**Option 6:** This option utilizes BCPS properties at Sparrows Point and Patapsco.
- Construct a new 626 SRC middle school for Sparrows Point Middle School at Sparrows Point
- Renovation and additions to Sparrows Point High School increasing SRC by 377 to 1,248
- Construct additions at Patapsco High School increasing SRC by 458 to 1,760
- Option 6 needs to have the MDE land designations for the property revised from “LDA” to “IDA”.

**Option 6A:** This option utilizes BCPS property at Sparrows Point, the adjacent BCo property, and the BCPS property at Patapsco
- Construct a new 626 SRC middle school for Sparrows Point Middle School at Sparrows Point
- Renovation and additions to Sparrows Point building for a high school increasing SRC by 377 to 1,248
  - Evaluate the Baltimore County Property behind Food Lion and adjacent to the school property to be added to the current Sparrows Point school property.
Construct additions at Patapsco High School increasing SRC by 458 to 1,760

Option 6A needs to have the MDE land designations revised from per Option 6.

**Option 7:** This option utilizes the BCPS properties at Chesapeake Terrace, Sparrows Point and Patapsco, and 1 of the 3 sites owned by others.

- Construct a new 833 SRC elementary school for Edgemere and Chesapeake Terrace at 1 of 3 sites per public comments.
- Construct a new 626 SRC middle school for Sparrows Point at Chesapeake Terrace
- Renovation and additions to Sparrows Point building for a high school increasing SRC by 377 to 1,248
- Construct additions at Patapsco High School increasing SRC by 458 to 1,760
- Option 7 requires finding land available for purchase.

**Option 8:** This option utilizes the BCPS properties at Sparrows Point and Patapsco, and 1 of the 3 sites owned by others.

- Construct a new 626 SRC middle school for Sparrows Point Middle School at 1 of 3 sites per public comments.
- Renovation and additions to Sparrows Point building for a high school increasing SRC by 377 to 1,248
- Construct additions at Patapsco High School increasing SRC by 458 to 1,760
- Option 8 requires finding land available for purchase.

**Option 9:** This option utilizes the BCPS properties at Sparrows Point and Patapsco, and 1 of the 3 sites owned by others.

- Construct a new 1,248 SRC high school for Sparrows Point High School at 1 of 3 sites per public comments.
- Renovation and additions to Sparrows Point building for a 626 SRC middle school
- Construct additions at Patapsco High School increasing SRC by 458 to 1,760
- Option 9 requires finding land available for purchase.

**COST**

Option 6 is the least expensive because the land is owned by BCPS, the only new construction is the Sparrows Point Middle School, and the existing Sparrows Point High School requires several small additions and a complete renovation. Options 6A, 8, and 9 do not include the cost to acquire new or additional land. Options 6A, and 8 all fall in the middle range for cost. Option 7 and 9 are the most expensive. Option 7 requires a new elementary school and a new middle school, which equal the size and cost of a new high school, plus the cost of a new parcel for the elementary school. Option 9 requires the cost of a new high school plus the cost of the largest parcel required.

The cost for the addition(s) at Patapsco are a constant through all of the Options.

**INFLUENCE FROM COMMUNITY PROCESS**

The design team received numerous comments and questions from the community during and after the two community meetings. The community of Sparrows Point made it very clear that it does not want their students bused out of the area to a location in a different community.

After Community Meeting #1, the design team was asked to explore potential new site options in Sparrows Point. Five additional sites were studied; however, none are currently owned by BCPS and would require additional exploration to determine if they would be available for purchase.

**CONCLUSION AND RECOMMENDATION**
Baltimore County Public Schools retained the JMT Architecture team to evaluate options and make an independent recommendation based on research, a test fit of each option, detailed analysis, community input, and feasibility.

Our decision-making process evaluates the viability of each option based on:

- The overall adherence to BCPS school education specifications at each site
- The duration of implementation that each Option requires to come to a conclusion
- The cost of each option and the impact that it has on the CIP and other BCPS projects.

In evaluating the options, the needs at Patapsco High School were identified by the MYIPAS Study as being in Group 2, which lists them as “Critical Additions”. Although several of the initial options studied looked at possibilities of coupling relieving the overcrowding of Patapsco with Sparrows Point, the community made it clear that those options utilizing sites outside of the Sparrows Point peninsula were not desired. Therefore, the efforts to relieve overcrowding at Patapsco are independent of those at Sparrows Point and they may start whenever funding is approved for the addition or additions.

To relieve overcrowding at Sparrows Point Middle and High School, it becomes essential that the two schools be separated into two distinct buildings. The existing building is almost at the required size for the high school, so the construction of additions and the renovation of the facility into a “like new” high school is the most viable option for the high school. A new middle school for Sparrows Point should be constructed to create a separate identity for the students and to relieve overcrowding for both the middle and high schools.

Due to several issues that are “indeterminate”, it is recommended that three Options be considered for further study.

**Option 6/6A:** Construct a new middle school on the site of Sparrows Point Middle and High School and add onto and fully renovate the existing building into a “like new” Sparrows Point high School. Construct additions to Patapsco High School when funding is acquired.

- This Option utilizes land that is owned by the school system and would not require the expenditure of additional land.
  
  - Further study will be required to determine if the MDE land designation of “LDA” can be revised to “IDA”, which would allow the additional impervious surfaces to be constructed.
- This Option does not impact the existing elementary schools which will require updating in the future in keeping with the MYIPAS Study.
- Purchase the adjacent land (6A) if possible.

**Option 7:** Purchase a new site and construct a new elementary school of a new elementary school to consolidate Edgemere Elementary school and Chesapeake Terrace Elementary School. Once constructed, use the Chesapeake Terrace site to construct a new Sparrows Point Middle School. Finally expand and fully renovate the existing building into a “like new” Sparrows Point High School. Construct additions to Patapsco High School when funding is acquired.

- This Option resolves the “overcrowding” problem at Sparrows Point and also brings all of the schools on the Sparrows Point Peninsula into conformance with BCPS’ 21 century Learning Environments and the MYIPAS Study.
• This Option requires the purchase of land for the new elementary school, so further investigation will be required to determine what sites, if any are available for purchase.

**Option 8**: Purchase a new site and construct a new middle school. Expand and fully renovate the existing building into a “like new” Sparrows Point High School. Construct additions to Patapsco High School when funding is acquired.

• This Option requires the purchase of land for the new middle school, so further investigation will be required to determine what sites, if any are available for purchase.

• This Option does not impact the existing elementary schools which will require updating in the future in keeping with the MYIPAS Study.
THE DESIGN PROCESS

GENERAL
The MYIPAS Study established a tiered approach to relieving overcrowding, improving the quality of the facilities, and improving educational equality. The Second Group identified Dundalk and Patapsco High Schools as needing “critical” additions. Group Three identifies Sparrows Point Middle and High School as needing Relief and/or Additions.

- The current Capital Improvement Program budget already includes an addition to Dundalk High School so that need is being fulfilled outside of this study.
- The needs at Patapsco High School include the relief from overcrowding and the need to remove the relocatable classrooms and construct permanent classroom for the facility.
- Sparrows Point Middle and High School are a combined school within the same existing building. There is a need to separate the student populations into two separate schools in two separate facilities.

In the initial study, the design team looked at 6 options. The following was presented to the community on March 2, 2002 during a virtual Community Input Meeting, and again on April 21, 2022 during a live Community Input Meeting at Patapsco High School.
OPTION 1
This option utilizes BCPS properties at Edgewood, Chesapeake Terrace, Sparrows Point, and Patapsco.
• Construct a replacement elementary school for Edgemere and Chesapeake Terrace at Edgemere and demolish Chesapeake Terrace building
• Construct a replacement middle school for Sparrows Point at Chesapeake Terrace
• Renovation and additions to Sparrows Point High School
• Construct additions at Patapsco High School

SOUTHEAST AREA SITES INCLUDED IN OPTION 1

VICINITY MAP

Patapsco High School
Sparrows Point Middle and High School
Edgemere Elementary School
Chesapeake Terrace Elementary School

EDGEMERE ELEMENTARY SCHOOL
CONSTRUCT A REPLACEMENT ELEMENTARY SCHOOL ON THE AVAILABLE REMAINING SITE FOR CHESAPEAKE TERRACE AND EDGEMERE ELEMENTARY SCHOOLS

116,629 SF PROPOSED
833 SRC PROPOSED
CHESAPEAKE TERRACE ELEMENTARY SCHOOL

DEMOLISH THE EXISTING ELEMENTARY SCHOOL AND CONSTRUCT A NEW MIDDLE SCHOOL FOR SPARROWS POINT MIDDLE SCHOOL

92,648 SF PROPOSED
626 SRC PROPOSED

OPTION 1

SPARROWS POINT MIDDLE & HIGH SCHOOL

RENOVATE AND CONSTRUCT AN ADDITION FOR SPARROWS POINT HIGH SCHOOL

233,390 SF PROPOSED
1,255 SRC PROPOSED

OPTION 1
PATAPSCO HIGH SCHOOL

CONSTRUCT AN ADDITION OR ADDITIONS FOR PATAPSCO HIGH SCHOOL

282,657 SF PROPOSED
1,760 SRC PROPOSED

OPTION 1
OPTION 2
This option utilizes BCPS properties at Sparrows Point and Patapsco, and the Baltimore County property at the North Point Government Center.

- Construct a new high school for Sparrows Point on the North Point Government site.
- Renovate and repurpose the existing Sparrows Point facility into a middle school for Sparrows Point
- Construct an addition or additions to Patapsco High School

SOUTHEAST AREA SITES INCLUDED IN OPTION 2

VICINITY MAP

NORTH POINT SITE

CONSTRUCT A REPLACEMENT HIGH SCHOOL ON THE SITE FOR SPARROWS POINT HIGH SCHOOL

223,390 SF PROPOSED
1,255 SRC PROPOSED
SPARROWS POINT MIDDLE & HIGH SCHOOL

RENOVATE THE BUILDING FOR USE AS SPARROWS POINT MIDDLE SCHOOL

92,648 SF PROPOSED
626 SRC PROPOSED

OPTION 2

PATAPSCO HIGH SCHOOL

CONSTRUCT AN ADDITION OR ADDITIONS FOR PATAPSCO HIGH SCHOOL

282,657 SF PROPOSED
1,760 SRC PROPOSED

OPTION 2
OPTION 3
This option utilizes BCPS properties at Sparrows Point and Patapsco, and the Baltimore County property at the North Point Government Center.

- Construct a new middle school for Sparrows Point on the North Point Government site.
- Renovate and add onto the existing Sparrows Point facility for the Sparrows Point High School
- Construct an addition or additions to Patapsco High School

SOUTHEAST AREA SITES INCLUDED IN OPTION 3
SPARROWS POINT MIDDLE & HIGH SCHOOL

RENOVATE AND CONSTRUCT AN ADDITION FOR SPARROWS POINT HIGH SCHOOL

233,390 SF PROPOSED
1,255 SRC PROPOSED

OPTION 3

PATAPSCO HIGH SCHOOL

CONSTRUCT AN ADDITION OR ADDITIONS FOR PATAPSCO HIGH SCHOOL

282,657 SF PROPOSED
1,760 SRC PROPOSED

OPTION 3
OPTION 4
This option utilizes BCPS properties at General Stricker, Sparrows Point, and Patapsco.

- Construct a new replacement middle school at General Stricker to combine General Stricker and Sparrows Point Middle Schools.
- Renovate and add onto the existing Sparrows Point facility for the Sparrows Point High School
- Construct an addition or additions to Patapsco High School

SOUTHEAST AREA SITES INCLUDED IN OPTION 4

[Map showing General Stricker Middle School, Patapsco High School, and Sparrows Point Middle and High School]

GENERAL STRICKER MIDDLE SCHOOL
CONSTRUCT A REPLACEMENT MIDDLE SCHOOL ON THE SITE FOR GENERAL STRICKER AND SPARRROWS POINT MIDDLE SCHOOLS

218,744 SF PROPOSED
1,476 SRC PROPOSED
SPARROWS POINT MIDDLE & HIGH SCHOOL

RENOVATE AND CONSTRUCT AN ADDITION FOR SPARROWS POINT HIGH SCHOOL

233,390 SF PROPOSED
1,255 SRC PROPOSED

OPTION 4

PATAPSCO HIGH SCHOOL

CONSTRUCT AN ADDITION OR ADDITIONS FOR PATAPSCO HIGH SCHOOL

282,657 SF PROPOSED
1,760 SRC PROPOSED

OPTION 4
OPTION 5
This option utilizes BCPS properties at General Stricker, Sparrows Point, and Patapsco, and the Baltimore County property at the North Point Government Center.

- Construct a new replacement middle school at the North Point Government Center to combine General Stricker and Sparrows Point Middle Schools.
  - Land band General Stricker for future use.
- Renovate and add onto the existing Sparrows Point facility for the Sparrows Point High School
- Construct an addition or additions to Patapsco High School

**SOUTHEAST AREA SITES INCLUDED IN OPTION 5**

**GENERAL STRICKER MIDDLE SCHOOL**

**PATAPSCO HIGH SCHOOL**

**NORTH POINT GOVERNMENT CENTER**

**SPARRROWS POINT MIDDLE AND HIGH SCHOOL**

**VICINITY MAP**

**NORTH POINT SITE**

**CONSTRUCT A REPLACEMENT MIDDLE SCHOOL ON THE SITE FOR SPARRROWS POINT AND GENERAL STRICKER MIDDLE SCHOOLS**

218,744 SF PROPOSED
1,476 SRC PROPOSED
GENERAL STRICKER MIDDLE SCHOOL

GENERAL STRICKER MIDDLE SCHOOL IS REPURPOSED IN THE FUTURE.

OPTION 5

SPARROWS POINT MIDDLE & HIGH SCHOOL

RENOVATE AND CONSTRUCT AN ADDITION FOR SPARROWS POINT HIGH SCHOOL.

233,390 SF PROPOSED
1,255 SRC PROPOSED

OPTION 5
PATAPSCO SITE

PATAPSCO HIGH SCHOOL

CONSTRUCT AN ADDITION OR ADDITIONS FOR PATAPSCO HIGH SCHOOL

282,657 SF PROPOSED
1,760 SRC PROPOSED

OPTION 5
**OPTION 6**
This option utilizes BCPS properties at Sparrows Point and Patapsco.
- Construct a replacement middle school for Sparrows Point Middle School at Sparrows Point
- Renovation and additions to Sparrows Point High School
- Construct additions at Patapsco High School

**SOUTHEAST AREA SITES INCLUDED IN OPTION 6**

**SPARROWS POINT MIDDLE & HIGH SCHOOL**
CONSTRUCT A REPLACEMENT SCHOOL ON SITE FOR SPARROWS POINT MIDDLE SCHOOL
92,848 SF PROPOSED
626 SRC PROPOSED

RENOVATE AND CONSTRUCT AN ADDITION FOR SPARROWS POINT HIGH SCHOOL
233,390 SF PROPOSED
1,255 SRC PROPOSED
PATAPSCO HIGH SCHOOL

CONSTRUCT AN ADDITION OR ADDITIONS FOR PATAPSCO HIGH SCHOOL

262,657 SF PROPOSED
1,760 SRC PROPOSED

OPTION 6
COMMUNITY INPUT MEETING #2

The meeting was held on March 16, 2022 at Dundalk High School. The community had reviewed the previous virtual presentation and voiced the following concerns regarding the initial 6 options that were presented:

- The students that were in schools on the Sparrows Point peninsula should stay on the peninsula.
  - As a result, Options 2 through 5 inclusive would not be developed further.
- The magnet program at Patapsco high School contributes to the overcrowding and should be taken into consideration for the expansion of the school.

The community voiced the following suggestions for consideration:

- Consider demolishing Patapsco High School and rebuilding it in a more efficient design.
  - The North Point Government site could be used for this.
- Separate Sollers Point Technical High School from Dundalk High School and construct a new facility for Sollers Point Technical High School. This would open SRC at Dundalk that could be filled by redistricting, which could relieve overcrowding at both Sparrows Point and Patapsco High schools.

The community also wanted the design team and BCPS to consider utilizing the following properties on the peninsula in the study:

- The Fort Howard site, owned by the Federal Government.
- The property owned by Baltimore County, located adjacent to Sparrows Point Middle and High School, behind the Food Lion.
- The privately owned Sparrows Point Country Club.
- The property owned by Maryland Department of Natural Resources near Fort Howard.
- The property at the Trade Point site.
  - There was some concern expressed about the proximity of this site to industrial and commercial traffic.

FOLLOW-UP TO SUGGESTIONS FROM THE COMMUNITY

Taking the suggestions from the community further, additional research was done.

Moving Sollers Point Technical School to a new site and facility was not recommended:

- State funding rules would require the County to bear the full burden of the development of a new school.
- The educational programming available at the existing school would be difficult to move
- The Board of education made a commitment to the Turners Station Community to keep the Technical High School in close proximity to the community.

The North Point Government Center is not available. The property is currently under a contract of sale which is awaiting approval by the Maryland Board of Public Works.

Demolishing Patapsco High School is not an option due to state funding rules.

- It was determined that based on the previous design options and the input from the community, the expansion of Patapsco high school appeared to be somewhat independent of the needs at Sparrows
Point and therefore could be considered a stand-alone project. As such, it could proceed with design as soon as funding becomes available.

The property owned by the Maryland Department of Natural Resources is not for sale.

The feasibility of obtaining the property at Fort Howard has not yet been determined.
FURTHER DEVELOPMENT AND REFINEMENTS

As the next phase of the design process moved forward, the suggestions from the community, coupled with additional research, led to the refinement of Options 1 and 6.

- Option 1 was developed to show the building configurations and site improvements for each of the school sites. An alternative was developed for the Chesapeake Terrace site to show the impact on the site development plan if the two residential properties, that bisect the site, could be purchased, and integrated into the property.
- Option 6 was developed further, as Option 6A, to determine the impact of adding the adjacent property, owned by Baltimore County, to the site.

OPTION 1

This option utilizes BCPS properties at Edgewood, Chesapeake Terrace, Sparrows Point, and Patapsco.

- Construct a replacement elementary school for Edgemere and Chesapeake Terrace at Edgemere and demolish Chesapeake Terrace building
- Construct a replacement middle school for Sparrows Point at Chesapeake Terrace
- Renovation and additions to Sparrows Point High School
- Construct additions at Patapsco High School

**Pros**

All sites are owned by Baltimore County Public Schools

Edgemere Elementary School Site:
- Site located in Sparrows Point

Chesapeake Terrace Elementary School Site:
- Site located in Sparrows Point

Sparrows Point Middle/High School Site:
- Site located in Sparrows Point
- Existing site elements to remain

Chesapeake Terrace Site Alternate site plan:
- If the two residential properties that subdivide the site can be purchased by BCPS, a new middle school for Sparrows Point could be constructed while the existing elementary school is occupied and awaiting relocation to a new elementary school. This would shorten the time required to renovate and add onto Sparrows Point High School by 18 to 24 months.

**Cons**

Edgemere Elementary School Site:
- **Cannot support a replacement elementary school without relocating students off site**
  - Wetlands present
  - Portion of site within Chesapeake Bay Critical Area (CBCA)
  - Irregular parcel boundary
  - Small parcel size
  - Loss of one baseball field and tennis courts

Chesapeake Terrace Elementary School Site:
- Portion of site within Chesapeake Bay Critical Area (CBCA)
- Irregular parcel boundary

Sparrows Point Middle/High School Site:
- Portion of site within Chesapeake Bay Critical Area (CBCA)
SOUTHEAST AREA SITES INCLUDED IN OPTION 1

Patapsco High School
Sparrows Point Middle and High School
Edgemere Elementary School
Chesapeake Terrace Elementary School

VICINITY MAP

OPTION 1
EDGEMERE ELEMENTARY SCHOOL SITE

Existing Site = 14 acres, Existing Elementary School = 66,650 sf, Existing SRC = 523

Proposed Elementary School = 116,620 sf, Proposed SRC = 833
CHESAPEAKE TERRACE ELEMENTARY SCHOOL SITE

Existing Site = 13.2 acres, Existing Elementary School = 48,380 sf, Existing SRC = 292

Proposed Middle School = 92,648 sf, Proposed SRC = 626
CHESAPEAKE TERRACE ELEMENTARY SCHOOL SITE – POSSIBLE ALTERNATE

Existing Site = 13.2 acres, Existing Elementary School = 48,380 sf, Existing SRC = 292

Proposed Middle School = 92,648 sf, Proposed SRC = 626
SPARROWS POINT MIDDLE AND HIGH SCHOOL SITE

OPTION 1
- The middle school students at Sparrows Point will relocate to the new facility at the Chesapeake Terrace site and the existing building will become a high school.

Existing Site = 35 acres, Existing Middle & High School = 206,000 sf, Existing SRC = 1,444 (MS+HS combined)

SPARROWS POINT SITE

OPTION 1
- As a high school, the existing facility will be totally renovated.
- The existing middle school gymnasium will be demolished and a new gymnasium will be constructed.
- A 2-story addition will be constructed.

1,255 SRC PROPOSED
206,000 S.F. EXISTING
- 5,185 S.F. DEMO MS GYM
+ 12,000 S.F. NEW HS GYM
+ 10,575 S.F. ADDITION
223,390 S.F. PROPOSED
35 ACRES

Proposed High School = 223,390 sf, Proposed SRC = 1,255
PATAPSCO HIGH SCHOOL SITE

OPTION 1
- Patapsco High School will be enlarged
- An addition will need to be designed to limit the disruption and relocation of students and faculty.
- The relocatable classrooms are removed from the courtyard to allow room for a two story addition to be constructed.

201,133 S.F. EXISTING
81,524 S.F. ADDITION(S)
282,657 S.F. PROPOSED
28.78 ACRES

PATAPSCO SITE
Existing Site = 28.78 acres, Existing High School = 201,133 sf, Existing SRC = 1,302

OPTION 1
- The addition will link the existing wings. A cross corridor will also provide access to the stairs leading to the new second floor.
- The existing art classrooms will need to be relocated because the addition will cover their windows.
- Once complete, the relocatable classrooms are removed.

1,302 EXISTING SRC
1,760 PROPOSED SRC
201,133 S.F. EXISTING
81,524 S.F. ADDITION(S)
282,657 S.F. PROPOSED
28.78 ACRES

PATAPSCO SITE
Proposed High School = 282,974 sf, Proposed SRC = 1,760
OPTION 6
This option utilizes BCPS properties at Sparrows Point, and Patapsco.

- Construct a replacement middle school for Sparrows Point Middle School at Sparrows Point
- Renovation and additions to Sparrows Point High School
- Construct additions at Patapsco High School

**Pros**
Sparrows Point Middle/High School Site:
- Site located in Sparrows Point

**Cons**
Sparrows Point Middle/High School Site:
- Wetlands and flood plain present
- Site within Chesapeake Bay Critical Area (CBCA). Site is currently designated by MDE as “LDA” which would need to be changed to “IDA”.
- Loss of three baseball fields
- Loss of basketball and tennis courts
- Programmatic site elements overlap existing school’s programmatic site elements making phasing difficult
SPARROWS POINT MIDDLE AND HIGH SCHOOL SITE

Existing Site = 35 acres, Existing School = 206,000 sf, Existing SRC = 1,444 (MS+HS combined)

Proposed High School = 223,390 sf, Proposed HS SRC = 1,255
Proposed Middle School = 92,648 sf, Proposed MS SRC = 626
PATAPSCO HIGH SCHOOL SITE

Existing Site = 28.78 acres, Existing High School = 201,133 sf, Existing SRC = 1,302

OPTION 1
- Patapsco High School will be enlarged
- An addition will need to be designed to limit the disruption and relocation of students and faculty.
- The relocatable classrooms are removed from the courtyard to allow room for a two story addition to be constructed.

201,133 S.F. EXISTING
81,524 S.F. ADDITION(S)
282,657 S.F. PROPOSED
28.78 ACRES

PATAPSCO SITE

Proposed High School = 282,974 sf, Proposed SRC = 1,760

OPTION 1
- The addition will link the existing wings. A cross corridor will also provide access to the stairs leading to the new second floor.
- The existing art classrooms will need to be relocated because the addition will cover their windows.
- Once complete, the relocatable classrooms are removed.

1,302 EXISTING SRC
1,760 PROPOSED SRC
201,133 S.F. EXISTING
81,524 S.F. ADDITION(S)
282,657 S.F. PROPOSED
28.78 ACRES
OPTION 6A

- Construct a replacement middle school for Sparrows Point Middle School at Sparrows Point
- Renovation and additions to Sparrows Point building for a high school
  - Evaluate the Baltimore County Property behind Food Lion and adjacent to the school property to be added to the current Sparrows Point school property.
- Construct additions at Patapsco High School

**Pros**

Sparrows Point Middle/High School Site:
- Site located in Sparrows Point
- 1 additional ball field

**Cons**

Sparrows Point Middle/High School Site:
- Wetlands and flood plain present
- Site within Chesapeake Bay Critical Area (CBCA). Site is currently designated by MDE as “LDA” which would need to be changed to “IDA”.
- Loss of two baseball fields
- Loss of basketball and tennis courts
- Programmatic site elements overlap existing school’s programmatic site elements making phasing difficult
Existing Site = 35 acres, Existing School = 206,000 sf, Existing SRC = 1,444 (MS+HS combined)
Proposed High School = 223,390 sf, Proposed HS SRC = 1,255
Proposed Middle School = 92,648 sf, Proposed MS SRC = 626

Existing Site = 28.78 acres, Existing School = 201,133 sf, Existing SRC = 1,302
Proposed School = 282,974 sf, Proposed SRC = 1,760
**PATAPSCO HIGH SCHOOL SITE**

**OPTION 1**
- Patapsco High School will be enlarged
- An addition will need to be designed to limit the disruption and relocation of students and faculty.
- The relocatable classrooms are removed from the courtyard to allow room for a two-story addition to be constructed.

Existing Site = 28.78 acres, Existing High School = 201,133 sf, Existing SRC = 1,302

Proposed High School = 282,974 sf, Proposed SRC = 1,760

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<th>201,133 S.F. EXISTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>81,524 S.F. ADDITION(S)</td>
</tr>
<tr>
<td>282,657 S.F. PROPOSED</td>
</tr>
<tr>
<td>28.78 ACRES</td>
</tr>
</tbody>
</table>

**PATAPSCO SITE**

**OPTION 1**
- The addition will link the existing wings. A cross corridor will also provide access to the stairs leading to the new second floor.
- The existing art classrooms will need to be relocated because the addition will cover their windows.
- Once complete, the relocatable classrooms are removed.

Proposed High School = 282,974 sf, Proposed SRC = 1,760

<table>
<thead>
<tr>
<th>1,302 EXISTING SRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,760 PROPOSED SRC</td>
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<tr>
<td>201,133 S.F. EXISTING</td>
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<tr>
<td>81,524 S.F. ADDITION(S)</td>
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</tr>
</tbody>
</table>
OPTION 7 – New Elementary School Site
- Construct a replacement elementary school for Edgemere and Chesapeake Terrace at 1 of 4 sites per public comments.
- Construct a replacement middle school for Sparrows Point at Chesapeake Terrace
- Renovation and additions to Sparrows Point building for a high school
- Construct additions at Patapsco High School

OPTION 8 – New Middle School Site
- Construct a replacement middle school for Sparrows Point Middle School at 1 of 4 sites per public comments.
- Renovation and additions to Sparrows Point building for a high school
- Construct additions at Patapsco High School

OPTION 9 – New High School Site
- Construct a replacement high school for Sparrows Point High School at 1 of 4 sites per public comments.
- Renovation and additions to Sparrows Point building for a middle school
- Construct additions at Patapsco High School
POTENTIAL SITES FOR OPTIONS 7, 8, 9 SUGGESTED BY THE COMMUNITY:

Sparrows Point Country Club

Sparrows Point Country Club

Preliminary Findings:
- Environmental restrictions limit building at this site.
- 2 areas on this property outside of RCA for possible school development.
- Currently not owned by the County. Privately owned with intense interest for private development.
- Chesapeake Bay Critical Area (Resource Conservation Area - RCA) 15% max. impervious.

LEGEND
- Site Study Area
- FEMA 100 Year Floodplain
- C.B. Critical Area – RCA
- C.B. Critical Area – LDA
- C.B. Critical Area – IDA
Preliminary Findings:
- Environmental restrictions limit building at this site.
- 2 parts to the site — Federal and County owned.
- Veteran’s Hospital is federally owned.
- Not feasible to build a school in a floodplain.
- Still investigating this property.

**LEGEND**
- Site Study Area
- FEMA 100 Year Floodplain
- C.B. Critical Area – RCA
- C.B. Critical Area – LDA
- C.B. Critical Area – IDA

Southeast Area High School Study
Trade Point Site

Preliminary Findings:
- Environmental restrictions limit building at this site.
- A lot of development taking place in this area currently.
- Potentially contaminated soils to be dealt with.
- No floodplain in this area.
- Still investigating this property.

LEGEND
- Site Study Area
- FEMA 100 Year Floodplain
- C.B. Critical Area – RCA
- C.B. Critical Area – LDA
- C.B. Critical Area – IDA
COST ESTIMATES
The Options were forwarded to a cost estimator for the purpose of providing a conceptual estimate of the construction costs for each option. Due to the current material shortages, labor shortages, rate of inflation, and the projected time frame in which this work will take place, the estimated cost of each option is evaluated in terms of its magnitude and comparison to the other options and not the actual dollar value.

The cost for the additions at Patapsco is separated as they may be done independently.

Option 6           Lowest Cost
• Construct a replacement middle school at Sparrows Point for Sparrows Point
• Renovate and additions for Sparrows Point High School

Option 6A          Lowest Cost + Cost of Adjacent Land
• Construct a replacement middle school at Sparrows Point for Sparrows Point
• Renovate and additions for Sparrows Point High School
Note: This option includes purchasing the adjacent property owned by Baltimore County to help with the site amenities.

Option 8           Lower Middle Cost + Cost of Land
• Construct a replacement middle school on a site to be determined for Sparrows Point
• Renovate and additions for Sparrows Point High School

Option 7           Highest Middle Cost + Cost of Land
• Construct a replacement elementary school on a site to be determined combining Edgemere and Chesapeake Terrace
• Construct a replacement middle school at Chesapeake Terrace for Sparrows Point
• Renovate and additions for Sparrows Point High School

Option 1           Next to the Highest Cost
• Construct a replacement elementary school at Edgemere combining Edgemere and Chesapeake Terrace
• Construct a replacement middle school at Chesapeake Terrace for Sparrows Point.
• Expand and fully renovate Sparrows Point High School
Note: of the residential properties at Chesapeake Terrace were available for purchase, the cost for the project would increase but the construction duration could be decreased.

Option 9           Highest Cost + cost of land
• Construct a replacement high school on a site to be determined for Sparrows Point
• Renovate for Sparrows Point Middle School
CONCLUSIONS

The options presented were proposed to relieve overcrowding at Patapsco and Sparrows Point High Schools. As previously discussed, and based upon the input from the community, the efforts may be separated into two distinct evaluations: solutions for Patapsco High School and solutions for Sparrows Point High School. A possible solution for Patapsco High School has been presented and a conceptual budget has been established. The next step is to prepare a more detailed feasibility study to refine and further develop the options for expanding Patapsco High School and obtain the funding to move the project forward.

The solutions to relieve overcrowding at Sparrows Point is much more involved and could include the purchase of property by BCPS. The options explored are in keeping with the concerns raised by the community.

**Option 1**: The main advantage to this Option is that the properties involved are all owned and controlled by Baltimore County Public Schools. However, there are several disadvantages to this option. First, this option requires that a series of construction projects involving several schools come to a conclusion before the existing Sparrows Point can be renovated and added onto for the high school. The key stone to this effort is the replacement school at Edgemere for the combining of Edgemere and Chesapeake Terrace Elementary Schools. Based on the initial finding, in order for this to take place, the existing Edgemere Elementary School would need to move off site so that the new building could occupy the same area on site as the existing building. This is due to the site have inadequate available area around the existing school to locate a new school and provide for the required new site amenities for a larger elementary school. The need to move Edgemere Elementary School off site, and the lack of an available facility on the peninsula to house the school successfully and safely on a temporary basis removes this Option from consideration.

**Option 6 and 6A**: The main advantages to Option 6 is that this option is limited to the existing Sparrows Point site and that it requires a single new middle school and renovations and additions to the existing building for the high school. The cost is one of the smallest for the options. A disadvantage to this option is that the site amenities are stretched and inadequate for the combined and enlarged student population of the two schools. The main disadvantage to this Option is the MDE land designation for the property of "LDA". This designation precludes the addition on new impervious area to the site. In the initial evaluation of the site, it appears that the property should have been designated as "IDA" which is more favorable to increasing the impervious area on the site. Further study and discussions with MDE will be required to verify that a change in designation is possible which would make these Options viable.

The advantage that Option 6A offers is that by appropriating the adjacent property, owned by Baltimore County, the site amenities may be spread out over a larger area. Unfortunately, much of that area is in a flood plain, so additional design effort will be required to obtain permission to build within that area, and the school will need to recognize that the use of amenities in that area are subject to flooding. Additionally, the land designation of the existing site as “LDA” also impacts this Option. Further study will be required to determine if the adjacent property is available for purchase and can it be developed within the flood plain.

**Option 7**: This option is dependent on acquiring a parcel of land for the development of a new elementary school to combine Edgemere and Chesapeake Terrace Elementary Schools. The size of the new site would be the smallest of Options 7, 8 and 9. This option requires completion of the new elementary school and relocation
of Chesapeake Terrace to the new school before the construction of the new Sparrows Point Middle School could start. If the purchase of the two residential properties that subdivide the Chesapeake Terrace site was possible, then the construction of the new middle school on the Chesapeake Terrace site could start earlier but could impact the use of the site by the elementary school while construction is taking place. Once the elementary schools are relocated, the Edgemere site will not be used, and the building could be repurposed.

**Option 8:** This option addresses the most direct approach to relieving the overcrowding at Sparrows Point with the proposed construction of a new middle school for Sparrows Point on a site to be determined. This option assumes that one of the sites suggested by the community is available for purchase and is suitable for development of the middle school and the site amenities that it requires. The size of the required site would fall between the size required for option 7 (smallest), and the size required for Option 9 (largest). This option removes the site constraints identified in Options 6 and 6A but adds the cost of the new property. This option also takes advantage of the size of the existing Sparrows Point building to serve the needs of the expanded SRC as a high school once several additions are constructed and the remaining building to be renovated. This option also has one of the smallest costs.

**Option 9:** This option is the most direct approach to resolving the overcrowding problem by constructing a completely new Sparrows Point High School, at an SRC that meets the needs of the region. The site for a new high school would need to be determined from the possible sites identified by the community and would be the largest of the site required for Options 7, 8 and 9. This option is one of the most expensive options due to the required property size and the size of the new high school. A disadvantage to this option is that Sparrows Point Middle School would then occupy the existing 206,000 SF building but would only require 92,648 SF of it, leaving 113,352 SF of unused or repurposed space.
RECOMMENDATIONS

Baltimore County Public Schools retained the JMT Architecture team to evaluate options and make an independent recommendation based on research, a test fit of each option, detailed analysis, community input, and feasibility.

Our decision-making process evaluated the viability of each option based on:

- The overall adherence to BCPS school education specifications at each site
- The duration of implementation that each Option requires to come to a conclusion
- The magnitude of cost for each option.

In evaluating the options, the needs at Patapsco High School were identified by the MYIPAS Study as being in Group 2, which lists them as “Critical Additions”. Although several of the initial options studied looked at possibilities of coupling relieving the overcrowding of Patapsco with Sparrows Point, the community made it clear that those options utilizing sites outside of the Sparrows Point peninsula were not desired. Therefore, the efforts to relieve overcrowding at Patapsco are independent of those at Sparrows Point and they may start whenever funding is approved for the addition or additions.

To relieve overcrowding at Sparrows Point Middle and High School, it becomes essential that the two schools be separated into two distinct buildings. The existing buildings is almost at the required size for the high school, so the construction of additions and the renovation of the facility into a “like new” high school is the most viable option for the high school. A new middle school for Sparrows Point should be constructed.

The directive of the community to “keep the students on the peninsula” coupled with the size of the existing sites owned by BCPS, the impact that the Chesapeake Bay has on these sites, and the lack of available site for purchase, require that additional studies be undertaken.

- Option 1 is not viable because it requires the existing Edgemere Elementary School to be relocated off site for the construction of a new combined elementary school. There is not a location available for that temporary use on the peninsula.
- Option 9 has been evaluated and poses one of the highest projected cost due to the required size of the new site and the required size of a new high school building. As such it is one of the least likely Options to be successful.

The recommendation is to provide further study into Options 6/6A, 7 and 8.

Option 6/6A: Construct a new middle school on the site of Sparrows point Middle and High School and add onto and fully renovate the existing building into a “like new” Sparrows Point high School. Construct additions to Patapsco High School when funding is acquired.

- This Option utilizes land that is owned by the school system and would not require the expenditure of additional land.
  - Further study will be required to determine if the MDE land designation of “LDA” can be revised to “IDA”, which would allow the additional impervious surfaces to be constructed.
- This Option does not impact the existing elementary schools which will require updating or replacement in the future in keeping with the MYIPAS Study.
Option 7: Purchase a new site and construct a new elementary school to consolidate Edgemere Elementary school and Chesapeake Terrace Elementary School. Once constructed, use the Chesapeake Terrace site to construct a new Sparrows Point Middle School. Finally expand and fully renovate the existing building into a “like new” Sparrows Point High School. Construct additions to Patapsco High School when funding is acquired.

- This Option resolves the “overcrowding” problem at Sparrows Point and also brings all of the schools on the Sparrows Point Peninsula into conformance with BCPS’ 21 Century Learning Environments and the MYIPAS Study.
- This Option requires the purchase of land for the new elementary school, so further investigation will be required to determine what sites, if any are available for purchase.

Option 8: Purchase a new site and construct a new middle school. Expand and fully renovate the existing building into a “like new” Sparrows Point High School. Construct additions to Patapsco High School when funding is acquired.

- This Option requires the purchase of land for the new middle school, so further investigation will be required to determine what sites, if any are available for purchase.
- This Option does not impact the existing elementary schools which will require updating in the future in keeping with the MYIPAS Study.

END OF REPORT