BALTIMORE COUNTY PUBLIC SCHOOLS

DATE: November 23, 2004

TO: BOARD OF EDUCATION

FROM: Dr. Joe A. Hairston, Superintendent

SUBJECT: SITE BANK PROPERTIES

ORIGINATOR: J. Robert Haines, Deputy Superintendent

RESOURCE PERSON(S): Don Dent, Executive Director, Planning and Support Operations

RECOMMENDATION

That the Board of Education is aware of existing and potential Site Bank properties.

Background Information: The Site Bank is a legacy of land held by the Baltimore County Public Schools and Baltimore County Parks and Recreation, which may be used for future education projects.

Estimated Operating Funds Fiscal Impact: $___________ for FY ________
Possible Funding Source: ___________
Background

• In September 2004, the Office of Strategic Planning presented prioritized planning initiatives to the Board of Education.

• Also in September 2004, following a request from the Board of Education, Dr. Hairston wrote a letter to the Maryland Department of Planning requesting a copy of a report listing state-owned properties in Baltimore County.

• On October 5, 2004, the Board of Education approved Capital Budget Requests for FY 2006, which included the acquisition of land.

• In late October, 2004, a report titled “Preliminary Findings of a Database Search of State-Owned Real Property for Parcels 19 Acres or Greater in Eastern Baltimore County as of April 2004” was received by the Office of Strategic Planning from the Maryland Office of Planning.
Search Requirements

This real property search considered the following requirements:

- The properties were state-owned
- The properties were 19 acres or larger
- The properties were located in Baltimore County, east of I-83
- Properties set-aside for Parks and Recreation were excluded due to the high demand for Baltimore County parkland

This real property search DID NOT consider:

- The suitability of any site as a potential school site
- Zoning or environmental constraints that would limit site use
- The current use of the site. Agencies, such as State Highway Administration, are often the custodians of such sites and place features/buildings (e.g., salt domes, radio towers) to meet their needs.
# Site List

- **Site 1**: Stablers Church Road Site  
  - 44.494 Acres
- **Site 2**: Pennsylvania Railroad Site  
  - 40 Acres
- **Site 3**: Golden Ring Road Site  
  - 40 Acres
- **Site 5**: Bourque Road Site  
  - 19.8 Acres
- **Site 6**: Cub Hill Road Site  
  - 219.51 Acres
- **Site 7**: Wilson Point Road Site  
  - 24 Acres
- **Site 8**: Jerusalem Road Site  
  - 58.02 Acres
- **Site A**: Belair Road Site  
  - 19.023 Acres
- **Site C**: White Marsh Road Site (4 Adjacent Lots)  
  - 21.768 Total Acres

**Notes:** Sites are ordered and designated as they appeared in the original report. All sites are included, despite non-sequential labeling. Acreage indicates total acres, not buildable acres.
State Property: Stablers Church Road Site
East of I-83, North of Stablers Church Road, 44.494 Acres

Stablers Church Road Property 44.494 Acres

LEGEND
- BCPS Site Bank Property
- State-Owned Property
  East of I-83
  19 Acres and Larger
  2004 Study

Baltimore County ADC Map #3, G12
State Property: Stablers Church Road Site

East of I-83, North of Stablers Church Road, 44.494 Acres

Notes:

• Site is a steep, heavily wooded ravine running along east side of I-83
• Zoning RC-2 Agriculture
• State Highway Administration is current custodian of site
• Site is extremely narrow
• Site adjacent to Baltimore County Fire Department Station #60, and Baltimore County Parks and Recreation Parkton Model Airfield

Site Issues for School System:

• Rugged terrain
• No water/sewer access
• Narrow shape, little flat land for school or fields
State Property: Pennsylvania Railroad Site
South of Amtrack, South of and Inside I-695, 40 Acres

Pennsylvania Railroad Site (40 Acres) and Golden Ring Road Site (40 Acres)

Prepared by Baltimore County Public Schools
Office of Strategic Planning, October 2004

Baltimore County ADC Map #37, A7
State Property: Pennsylvania Railroad Site
South of Amtrack, South of and Inside I-695, 40 Acres

Notes:
- Site has no practical access
- Zoning DR-5.5
- State Highway Administration is current custodian of site
- In pictures, site is beyond power lines and railroad
- Pictures taken from Marshfield Business Park and utility access road
- Site is adjacent to high-speed Amtrack rail line
- Site is inside of I-695 and Southeast Blvd highway interchange
- Site appears to be low-lying marshland with some woods

Site Issues for School System:
- Site has no access
- Site is narrow
- Highway interchange, railroad, and wetlands issues severely limit site use
State Property: Golden Ring Road Site
South of Amtrack, North of and Outside I-695, 40 Acres

Pennsylvania Railroad Site (40 Acres) and Golden Ring Road Site (40 Acres)

Baltimore County ADC Map #37, B6
State Property: Golden Ring Road Site
South of Amtrack, North of and Outside I-695, 40 Acres

Notes:
- Site has no practical access
- Zoning MH-IM heavy manufacturing
- State Highway Administration is current custodian of site
- In pictures, site is beyond power lines and railroad
- Pictures taken from Race Road Extended and Hengemihle Ave behind Eastern Tech HS
- Site is adjacent to high-speed Amtrack line
- Site is outside of I-695 and Southeast Blvd highway interchange
- Site appears to be low-lying marshland with some woods

Site Issues for School System:
- Site has no access
- Site is narrow
- Highway interchange and railroad severely limit site use
State Property: Bourque Road Site
North of Eastern Boulevard, West of Bourque Rd, 19.8 Acres

Bourque Road Site (19.8 Acres) and Wilson Point Road Site (24 Acres)

Baltimore County ADC Map #37, J4
State Property: Bourque Road Site

North of Eastern Boulevard, West of Bourque Rd, 19.8 Acres

Notes:

- Access from Bourque Rd
- Zoning Industrial
- Site is a fenced area west of Bourque Rd.
- Site appears to be mostly wooded with some clearing

Site Issues for School System:

- Site is .25 miles from the tip of the primary runway at Martin State Airport, an active civil, Air National Guard, and State Police Aviation facility
- Site is DIRECTLY in the takeoff/landing path for the primary runway at Martin State Airport. Low-flying aircraft are over the site on a constant basis.
State Property: Cub Hill Road Site
North of Cub Hill Rd, West of Harford Rd, South of Gunpowder Falls, 219.51 Acres

Charles H. Hickey School (Cub Hill Road Site) 219.51 Acres

LEGEND
- BCPS Site Bank Property
- State-Owned Property East of I-695
- 19 Acres and Larger 2004 Study

Prepared by Baltimore County Public Schools
Office of Strategic Planning, October 2004

Baltimore County ADC Map #28, F2
State Property: Cub Hill Road Site
North of Cub Hill Rd, West of Harford Rd, South of Gunpowder Falls, 219.51 Acres

Notes:
• Access from Old Harford Rd
• Zoning DR-1
• Department of Juvenile Services is the current custodian of this site
• Current use of site is the Charles H. Hickey Jr. School for Boys
• Site is large with rolling fields with several buildings, houses, water tower, and pumping station

Site Issues for School System:
• No changes in the current use of this site are known or anticipated
State Property: Wilson Point Road Site
South of Eastern Boulevard, Adjacent to Warfield Air National Guard Base, 24 Acres

Bourque Road Site (19.8 Acres) and Wilson Point Road Site (24 Acres)

LEGEND

BCCS Site Bank Property

State-Owned Property East of I-95 19 Acres and Larger 2004 Study

Baltimore County ADC Map #38, A5

Prepared by Baltimore County Public Schools
Office of Strategic Planning, October 2004
State Property: Wilson Point Road Site
South of Eastern Boulevard, Adjacent to Warfield Air National Guard Base, 24 Acres

Notes:
- Only access through Martin State Airport and Warfield Air National Guard Base
- Zoning MH-IM heavy manufacturing
- Maryland Department of Transportation is current custodian of site
- Site is on Martin State Airport property
- Site is adjacent to airport taxiway and Air National Guard tarmac
- Site is flat with existing hangers and buildings.
- Portions appear to be used for National Guard aircraft parking of A-10 Warthog fighter planes.

Site Issues for School System:
- No changes in the current use of this site are known or anticipated
State Property: Jerusalem Road Site

North of Jerusalem Rd, West of Harford County Line, 58.02 Acres

Jerusalem Road Site (58.02 Acres) and Belair Road Site (19.023 Acres)

Baltimore County ADC Map #22, E8
State Property: Jerusalem Road Site
North of Jerusalem Rd, West of Harford County Line, 58.02 Acres

Notes:
- Access from Jerusalem Rd
- Zoning RC-5
- Site is adjacent to Little Gunpowder Falls and Harford County Line
- Site is a portion of the Gunpowder Falls State Park
- Site appears low-lying and wooded

Site Issues for School System:
- No water/sewer access
- Location in watershed area would likely have severe environmental constraints on development
- Baltimore County Government/Planning support for development in this area is unlikely
State Property: Belair Road Site

East of Belair Rd, West of Harford County Line, 19.023 Acres

Jerusalem Road Site (58.02 Acres) and Belair Road Site (19.023 Acres)

Baltimore County ADC Map #22, C5
State Property: Belair Road Site
East if Belair Rd, West of Harford County Line, 19.023 Acres

Notes:
- Access from Belair Rd
- Zoning RC-5
- State Highway Administration is current custodian of site
- Site is adjacent to Little Gunpowder Falls and Harford County Line. Site is in Gunpowder Falls State Park
- Site has existing communications tower, salt dome, utility buildings
- Site is partially cleared and flat for existing buildings. Majority of site is heavily sloped and densely wooded

Site Issues for School System:
- No water/sewer access
- Location in watershed area would likely have severe environmental constraints on development
- Baltimore County Government/Planning support for development in this area is unlikely
State Property: White Marsh Road Site
North of White Marsh Rd, South of White Marsh Boulevard, 21.768 Acres

White Marsh Road Site 21.768 Acres (Total for 4 adjacent lots)

Legend:
- BCPSS Site Bank Property
- State-Owned Property East of I-95
  19 Acres and Larger 2004 Study

Prepared by Baltimore County Public Schools
Office of Strategic Planning, October 2004

Baltimore County ADC Map #29, A10
State Property: White Marsh Road Site
North of White Marsh Rd, South of White Marsh Boulevard, 21.768 Acres

Notes:
• Site has no practical access
• Zoning DR-10.5
• Site is fronted by private single family homes/property.
• Site consists of 4 small adjacent lots, totaling 21.768 acres.
• Site is a heavily wooded, low-lying stream valley between residential homes and White Marsh Boulevard

Site Issues for School System:
• Location in watershed area would likely have severe environmental constraints on development
• Baltimore County Government has expressed interest in purchasing this land to protect White Marsh Run, which runs through the site. Proposed use is a recreational greenway with utility and drainage easements.
Summary of State Properties

• None of the sites presented are viable as school sites of any type due to one or more of the following factors present at each site:
  o Sites are isolated from practical access by location, or pre-existing obstacles (e.g., railways, highways, airports)
  o Sites are already being utilized by other agencies
  o Sites are in environmentally-sensitive areas
Next Steps

• BCPS is in continuing discussions with Baltimore County Government to acquire a portion of the Northwest Area Regional Park

• BCPS will actively pursue leveraged site acquisition with current non-viable BCPS site bank properties in coordination with Baltimore County Government
Northwest Area Regional Park School Site
North of Lyons Mill Rd, West of Deer Park Rd
Approximately 20 Acres, No Commitment for Purchase

Notes:
• Site is approximately 20 acre portion of Northwest Area Regional Park
• Site is beyond URDL Line, but water and sewer connections were recently extended west of Deer Park Rd for Ravens Training Facility
• Site is partially clear, partially wooded with some slopes
• Site appears to contain a driveway and house (condemned and unoccupied)
• As an elementary school site, this could further relieve the New Town area
• Considerations regarding the isolation of area, and location in relationship to growth
Sites to Leverage

- The Office of Strategic Planning consulted with the Office of Physical Facilities, and agreed that the following sites would be reasonable candidates for leveraging.

<table>
<thead>
<tr>
<th>SITE</th>
<th>AREA</th>
<th>ACREAGE</th>
<th>REASONS WHY SITE IS NOT VIABLE</th>
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<tr>
<td>Larchmont Site</td>
<td>SW</td>
<td>12.82</td>
<td>Inadequate size</td>
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<td>Randall Ridge Site</td>
<td>NW</td>
<td>19.99</td>
<td>Environmental issues, Previously rejected as a school site</td>
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<td>Carroll Manor Site</td>
<td>C</td>
<td>44.24</td>
<td>No sewer, poor perc test, could likely not support sanitary needs of a school</td>
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<td>Crossroads Site</td>
<td>NE</td>
<td>11.07</td>
<td>Inadequate size</td>
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<td>Hyde Park Site</td>
<td>SE</td>
<td>18.27</td>
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<td>Turkey Point Site</td>
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