

Maryland Department of Planning
Base Realignment and Closure (BRAC) Report

*A Summary of the Impact of BRAC
On
Anne Arundel County Public Schools*

AACPS Planning Office
BRAC Summary Revision VI
February 2013

Background:

On September 15, 2005, following a two and a half year study by the Department of Defense (DOD), President George W. Bush submitted to the United States Congress his recommendations on Base Realignment and Closure (BRAC). On November 8, 2005, the United States Congress allowed those recommendations to pass into law.¹

The outcome of the BRAC recommendations were positive for the state of Maryland in that over 45,000 jobs, both military and DOD civilian as well as support contractor personnel would be moving to four Maryland military installations:

- Aberdeen Proving Ground
- Fort George G. Meade
- National Naval Medical Center
- Andrews Air Force Base

Following the announcement of the BRAC recommendations, the Maryland Department of Planning (MDP) released in February 2007, the “Maryland BRAC Report”, a study regarding the effects on those jurisdictions it believes will be impacted by the BRAC initiative. Anne Arundel County, being home to Fort George G. Meade (FTM), is obviously impacted by BRAC and is included in the MDP report.

The following is a summary of the MDP’s findings on the impact that BRAC will have on Anne Arundel County Public Schools. In an attempt to be “user friendly,” the findings are presented in a Frequently Asked Questions format.

How many people are coming to Anne Arundel County as a result of BRAC?

During the last several years, much consideration has been given to the number of jobs BRAC would bring to Anne Arundel County. By all counts, it is estimated that 5,241 new jobs will be relocated to FTM via military positions, DOD civilian contractors, and support contractors or through service industry positions.² Additional ancillary, contractual and service industry jobs will bring the total new jobs in excess of 10,000. These estimates were revised in January 2008, bringing the number of projected jobs to 22,000.³ They were yet again revised to 26,675 new jobs in 2010.⁴ In another modification from the original number of jobs coming to FTM, on January 25, 2013, the Pentagon voted to expand the cyber security force over the next few years. Potentially, this could mean an increase from the current 900 person workforce to over 4,900 military and civilian positions. At the same time, the garrison commander is preparing to make a 30% reduction in budget under the current sequestration plan in effect. According to the garrison commander, basic services would be the first cuts made and the community would be asked to make up for those lost services.

¹ United States, Base Realignment and Closure 2005, February 6, 2007 <<http://www.dod.mil/brac/>>.

² United States, Fort Meade BRAC Information, February 8, 2007 <<http://www.ftmeade.army.mil/bracinfo.html>>.

³ Anne Arundel County BRAC/Growth at Fort Meade Working Plan DRAFT Report, January 15, 2008. Page 3.

⁴ Anne Arundel County SAGE Report 2010.

The study released by MDP approaches this from a different angle. MDP has examined the impact from BRAC in the number of households it projects to move into Maryland for each military installation. It breaks that down even further by estimating how many households will move into each of the eight jurisdictions that MDP believes will be impacted.

FTM is projected to receive 10,679 households between 2009 and 2015, of which, Anne Arundel County was projected to receive 4,457 households as a result of BRAC.⁵ However, with the increase in new jobs has also come an increase in the number of households projected. The revised household projection is 5,944, or a total increase of 1,487 new households coming to Anne Arundel County.⁶ This number may continue to rise as the realities of services needed changes.

It is estimated that 96.7% of the 5,944 households will be within a 45-minute commute to FTM.⁷ Considering current traffic patterns, a 45-minute commute would cover most of Anne Arundel County, with the exceptions of the Muddy Creek Road corridor, those communities beyond Muddy Creek Road, including Mayo, and those areas south of Lothian along Solomon's Island Road.⁸

During the 2009-2015 time period, MDP estimates, based on current housing market trends and building permits granted, there will be 59,870 homes available via turnover and 12,111 new homes available. Although having the second highest demand for housing as a result of BRAC, this projected availability of housing should mean far less development pressure than that which will be necessary in other jurisdictions.

The BRAC Report places the housing demand into three categories, lower cost/quality, medium cost/quality and high cost/quality. These categories are in alignment with how MDP categorizes salaries in Maryland. A "low" salary would be that less than \$30,000. A "medium" salary would be between \$30,000-\$75,000. A "high" salary would be in excess of \$75,000.⁹ The projected housing demand breakdown in terms of salary would be:

Low cost/quality = 728 Middle cost/quality = 992 High cost/quality = 2,737¹⁰

Where will these new people live?

Based on current housing turnover trends, and location of existing rental units, MDP identifies several areas of growth. The highest areas of growth are projected to occur within two regions. The first being between the MARC Rail line as it extends north to BWI, and the Laurel area. A projected range of between 400 and 700 households will establish in that area. The greatest concentration of which is projected to happen in the Russett community with between 100-150 households moving to that area.

⁵ Maryland, Maryland Department of Planning, The BRAC Report (MDP 2007) p. 3-5.

⁶ Anne Arundel County SAGE Report 2010.

⁷ IBID., p. 7.

⁸ IBID., Map A, p.33.

⁹ IBID., Table 1, p. 15.

¹⁰ IBID., Chart 8, p. 16.

The second area of growth, equal to the first, is projected to occur along the Waugh Chapel Road corridor from Piney Orchard into and including Crofton.

Moderate areas of growth, between 200-400 households, are projected to occur along the Mountain Road-Fort Smallwood Road corridors (including Tanyard Cove and Tanyard Springs), the Annapolis Peninsula, the Broadneck Peninsula, Glen Burnie (due mainly to the high level of available rental property) and far northern Anne Arundel County near Brooklyn.

Low areas of growth, fewer than 200 households, are projected to be dispersed throughout most of the rest of the county. It is worth noting, however, that areas along the Chesapeake Bay, including the Deale-Shady Side areas are projected to have growth very near the 200 household level.¹¹

How many new students will come with these new households?

MDP addresses this under Chapter VII, Public Schools Capacity and Utilization Issues. MDP does not provide direct projections, but encourages each of the jurisdictions affected to use what data they may have available from MDP or other sources to prepare student projections. The following paragraphs are taken from the MDP BRAC Report:¹²

“The anticipated in-migration of households associated with projected employment growth at the four BRAC installations will result in what is currently an undetermined increase in the number of school-aged children in each of the affected jurisdictions.”

It further states in the next paragraph, “It is very important for LEAs (Local Education Agencies) to effectively analyze BRAC related (as well as other) enrollment increments and to phase enrollment and capacity needs over several years in order to meet projected school needs by 2015.” This statement is reiterated once again in MDP’s BRAC update report in May 2007.¹³

With the information that is provided, it is possible to project, utilizing student-per-housing unit yield factors, global student projections. School-by-school projections were refined and initially provided in the 2007 Educational Facilities Master Plan per direction from MDP.

MGT of America, in its study presented in July 2006, calculated student-per-housing unit yield factors. Utilizing 2000 Census data with regards to the total number of housing units in Anne Arundel County (192,435), and the total number of students attending Anne Arundel County Public Schools in the year 2000 (73,548), MGT calculated a yield factor of 0.382 students per housing unit. MGT of America broke this yield factor down by grade levels as well. According to MGT of America, the student yield factors for AACPS were as follows:

¹¹ IBID., Map F, p. 43.

¹² IBID., p. 125.

¹³ Maryland Department of Planning, PLANNING FOR BRAC Status, Background and Next Steps, May 2007. Page 17.

K-5 Yield Factor = 0.181 6-8 Yield Factor = 0.090 9-12 Yield Factor = .111¹⁴

These yield factors closely align with informal studies conducted by the developers of “The Villages of Dorchester” and consultants working with the developers of “Tanyard Springs.” Taking the variety of sources arriving at or near the yield factors set forth by MGT of America, confidence in these yield factors is high and these will be utilized for the purposes of calculating BRAC impacts and may be included in future EFMP’s.

Knowing that the total number of households coming to Anne Arundel County for BRAC is approximately 5,944, and the overall student yield factor is 0.382, the calculation for the total number of students would be:

$$5,944 \times 0.382 = 2,270 \text{ students}$$

Utilizing the grade-level yield factors set forth by MGT of America, the projection broken down by grade-level would be calculated as follows:

$$5,944 \times 0.181 = 1,075 \text{ Elementary School Students}$$

$$5,944 \times 0.090 = 535 \text{ Middle School Students}$$

$$5,944 \times 0.111 = 660 \text{ Senior High School Students}$$

AACPS is currently working in collaboration with County and Federal agencies to determine the exact impact of the BRAC influx on the school system. At this time, only anecdotal information is available to address how many students have entered AACPS schools. Though any accounting for such growth is difficult, in the case of BRAC, it is even more challenging considering the number of ancillary, contractual and service industry jobs that are being created as a result of BRAC.

What steps has AACPS taken in preparing for BRAC?

As noted in the opening paragraphs, this round of BRAC has been in the planning stages since 2002, with it becoming law in 2005. Prior to BRAC, FTM had already undertaken the Residential Communities Initiative (RCI). RCI is a DOD program geared at providing quality housing for military families. AACPS, in consideration of the expected growth from RCI, had already undertaken an aggressive program of expanding capacity near FTM. The planning and subsequent construction of “Seven Oaks Elementary” was a direct result of RCI. The purpose being to alleviate the overcrowding of Meade Heights Elementary, one of the four on-post elementary schools to which the RCI neighborhoods were to send students.

In addition to Seven Oaks Elementary, Frank Hebron Harman Elementary was expanded and replaced by new construction and was occupied in March 2007. Other programs previously in or currently in the six-year AACPS Capital Improvement Plan for the West County area that may increase capacity or otherwise alleviate overcrowding issues include:

¹⁴ MGT of America, Strategic Facilities Utilization Study, July 2006, p. 4-10.

Fiscal Year	Project	Status of Project
FY08	Arundel HS Science Lab Addition	Opened Fall 2008
FY08	Nantucket Elementary	Opened Fall 2008
FY09	Pershing Hill Elementary	Opened Fall 2011
FY10	Crofton Woods Elementary Kindergarten Addition	Opened Fall 2010
FY11	Waugh Chapel Elementary Kindergarten Addition	Opened Winter 2011
FY12	Piney Orchard Elementary Kindergarten Addition	Opened Winter 2012
FY12	Crofton Elementary	Opening Fall 2015
FY13	Crofton Middle Addition	Opening Fall 2014
FY13	Maryland City Elementary Gym Addition	Opening Fall 2014
FY13	Waugh Chapel Elementary Gym Addition	Opening Fall 2014
FY14	Crofton Meadows Elementary Kindergarten Addition	Opening Fall 2014
FY14	Four Seasons Elementary Kindergarten Addition	Opening Fall 2014
FY14	Manor View Elementary	Feasibility Study
FY14	Jessup Elementary	Feasibility Study
FY17	Brock Bridge Elementary	Feasibility Study

Recent events across the country and within Anne Arundel County have created another avenue by which school construction costs and projects are being funded. Population growth in the west county area, due in part to BRAC, has caused several schools to become overcrowded or to be projected to be overcrowded within the next three to four years. Anne Arundel County's Adequate Public Facilities Ordinance (APFO), legislation governing construction within Anne Arundel County states, that three years out from the current school year, all schools serving a proposed subdivision must have adequate capacity to accommodate all students projected from that subdivision. Considering Anne Arundel County's APFO is a binary system, schools are either open or closed regardless of the number of seats available, and the determination for closed is at 100% of capacity, many schools in West County are considered closed. A closed status results in developers not being able to move forward with the construction of their proposed subdivisions.

As a result, developers have approached the Board of Education and Anne Arundel County's Office of Planning and Zoning proposing they fund and/or construct additions to schools or if necessary in the future, construct new schools. The first such proposal came as an addition project to Broadneck High School on the Broadneck peninsula. The successful completion of this project has created an atmosphere of cooperation between the governmental agencies involved and the development community. At this time, there are several proposals being studied and planned for relieving overcrowding in West County. Among those is a twelve

classroom addition to Meade High School. It is important to note that not only does the developer have to mitigate the impact on the school from their community, but they must also relieve any current overcrowding currently or projected within the next three years. For their part, Anne Arundel County is also considering legislation to help streamline the process.

On April 16, 2008 the Board of Education approved redistricting that established boundaries for the new Nantucket Elementary School. Nantucket Elementary opened in August 2008 with a state-rated capacity of 712. This school serves the northern area of Crofton/Gambrills. Additional redistricting along the Waugh Chapel Road Corridor alleviated overcrowding at all elementary schools in the Arundel Feeder System.

At the onset of the original establishing of a boundary for Nantucket Elementary, the community was informed that within the next several years, redistricting would need to take place again. Due to limitations on the size of the school as set by the Interagency Committee on School Construction (IAC), the County, and the anticipated growth of the Nantucket area, it was known that the enrollment would outgrow the school within approximately five years. In September 2012, AACPS began redistricting of the Crofton Area schools in an attempt to alleviate, to the extent possible, overcrowding at Nantucket Elementary. A final decision on this redistricting is expected in April 2013.

The redistricting programs adopted on April 24, 2007 (Meade Feeder System), April 16, 2008 (Arundel Feeder System), and the current revisions to the 2008 redistricting, along with the completion of the Science Lab addition at Arundel Senior, and other capital construction projects, should continue to provide classroom capacity for projected BRAC growth in West County.

Beginning in October 2010, the Superintendent convened a redistricting committee to make recommendations to him on proposed boundary changes for those elementary schools located within the secured perimeter of Fort George G. Meade. On April 6, 2011, the Board of Education voted on the Superintendent's recommendation and created the "West Meade Early Education Center" (WMEEC). WMEEC will consist of all Early Childhood Intervention (ECI), Pre-kindergarten and Kindergarten students currently living behind the secured perimeter of Fort George G. Meade. The redistricting also modified the current configuration of Kindergarten through fifth grade schools at Manor View Elementary and Pershing Hill Elementary, making them first grade through fifth grade schools. Meade Heights Elementary, having been redistricted in April 2007, was not affected by the redistricting of April 2011.

AACPS also holds title to parcels of land in West County that could be used for capacity expansion via new construction should the need arise for additional capacity.

Though additional projects are planned and facilities planning will continue to take place as necessary, it is important to note that the updated MDP study indicates that neither additional funding, nor new processes for receiving funds, outside of the current mechanism should be expected.¹⁵

¹⁵ Maryland Department of Planning, PLANNING FOR BRAC Status, Background and Next Steps, May 2007. Page 17.

It may be necessary, even with adding additional capacity via new schools, to redistrict current attendance boundaries to better utilize existing seats. This may be especially true in areas that experience higher than average turnover in small areas. In these situations, adjacent schools should be analyzed as candidates for minor boundary adjustments.

Instructionally, AACPS has placed at Meade High School, the International Baccalaureate Program. A Homeland Security signature program has also been instituted at Meade High School.

Science, Technology, Engineering and Math (STEM) programs have also been established at both North County High School and South River High School.

The new Biomedical Allied Health Magnet program opened in the fall of 2011 at Glen Burnie High School. This program's goal is to prepare students for post secondary education and immediate employment in the healthcare field. Additional signature and magnet programs are planned for all of AACPS' high schools over the next several years. In the fall of 2013, Old Mill Middle South will become AACPS' first STEM middle school.

The first Performing and Visual Arts high school was opened in the fall of 2012. Though located at both Broadneck High School and Annapolis High School, it is considered one program. The configuration of the program allows for the most efficient utilization of current programmatic space in the county.

Middle school magnet programs have also been established in several schools. Currently, Bates Middle School and Brooklyn Park Middle School are home to Performing and Visual Arts Magnet programs. MacArthur Middle, Old Mill Middle North and Annapolis Middle are International Baccalaureate Middle Year's Program (PYP) schools.

All of the instructional programs will provide enhanced opportunities for students who wish to be engaged in high level learning. The new programs will also prepare a local workforce to adequately respond to BRAC, NSA and regional STEM needs, a recommendation of Anne Arundel County's draft BRAC report.¹⁶

Conclusions

Though not directly presenting data with regards to projected student enrollments, MDP's BRAC Report and Anne Arundel County's SAGE Report, do provide solid data that assist AACPS in calculating student projected enrollments. Further study of housing data and communications with appropriate County and State agencies will continue to be necessary to examine housing construction and sales trends in order to further pinpoint where the BRAC families may seek to establish households. Due to the established guidelines for capital improvements, these additional studies will need to be conducted and the results published in future Educational Facilities Master Plan and Capital Budgets.

¹⁶ Anne Arundel County BRAC/Growth at Fort Meade Working Plan DRAFT Report, January 15, 2008. Page 23.

AACPS has already begun an aggressive capital program to provide capacity in areas that currently require additional seats, or may require additional capacity as the result of BRAC. It is the intent of AACPS to build upon the data provided in MDP's BRAC Report and to work with the various agencies to utilize the resources available to continue to plan and prepare for those 5,944 households projected to come to Anne Arundel County as a result of BRAC.