file No./Petitioner: SDP-96-018, Howard County Public School System

Project Name: Hammond High School Building Additions and Site Improvements

DPZ Planner: Derrick Jones

Request: Approval for a Site Development Plan modification for building additions and site improvements to Hammond High School and an adjustment to the coverage requirements for Open Space Land Use. The scope of work includes demolishing two sections of the school to construct new additions; redesigning the bus parking area; improving the parking lot and student drop-off area; paving a new service entrance; constructing two new patios for outdoor classrooms and dining; improving ADA access to the athletic fields; and upgrading the existing athletic field/stadium with new bleachers, press box, ticket and concession stand and restroom facility.

Recommendation: Approval, subject to complying with all remaining Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Location: The New Town (NT) zoned site is located at 8800 Guilford Road in the Village of Kings Contrivance area of Columbia; identified on Tax Map 42, Grid 14, Parcel 405, Open Space Lot 1. This plan is being reviewed under the School Sites Open Space Land Use Areas in accordance with FDP-158-A, per Section 125.0.G. of the Zoning Regulations.
**Vicinal Properties:**

**North:** Guilford Road (a public road) and residential lots.

**East:** South Columbia Baptist Church and Columbia Association open space.

**South:** Columbia Association open space; two residential lots and Sweet Hours Way (a public road).

**West:** Columbia Association open space.

**Legal Notice:** The property was properly posted and verified by DPZ in accordance with the legal requirements.

I. **General Information**

**Site History:**

- **FDP-158:** A final development plan for the Village of Kings Contrivance, Section 2, Area 1, 33.1448 acres to establish a school site; recorded on November 20, 1974 as Plat Book 28, Folio 108.

- **SDP-75-013:** a site development plan for Hammond High School; approved on March 7, 1975.

- **SDP-87-147:** a site development plan for Hammond High School to repair tennis court and drainage improvements; approved on April 6, 1987.

- **SDP-96-018:** a site development plan for Hammond High School for building additions; approved on October 13, 1995.

- **FDP-158-A:** An amendment to FDP-158 for the Village of Kings Contrivance, Section 2, Area 1, to change 3.3148 acres of non-credited open space to 5.1500 acres of non-credited open space and dedicate 0.5156 acres to Howard County for public road purposes; recorded on September 13, 2019 as plat nos. 25150-25152.

**Existing Site Conditions:** The site contains a public high school building on a 33.14 acre site known as Open Space Lot 1 in the Village of Kings Contrivance community of Columbia. The building is one-story and contains 197,023 SF of floor space, parking lot surfaces, athletic fields, tennis courts, and a stadium with bleacher seating.

**Regulatory Compliance:** The project must comply with Section 125.0.G of the Zoning Regulations, the criteria listed in FDP-158-A, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Howard County Landscape Manual.

II. **Description of the Site Development Plan Proposal and Analysis:**

**Proposed Site Improvements:** The applicant seeks approval to modify the Site Development Plan for building additions and site improvements to Hammond High School. This renovation and addition will address deficiencies of the existing building and improve site circulation. The front of the building will be demolished to construct a two-story addition to include administrative offices, a cafeteria, and a mechanical plant on the ground floor and classrooms on the second floor. The rear of the building will also be demolished to construct an addition to replace an undersized physical education support program with more square footage to meet current curriculum needs. Upon completion, the 238,460 SF school will be designed to a capacity of 1,420 students, which will be a 200-seat capacity increase from the current capacity. In addition, the proposal includes redesigning the student drop-off and pick-up area, improving and enlarging the bus parking area at the front of the school, converting the bus drivers practicing lot (on the westside of school site) into 116 additional parking spaces for students and staff, paving a new service entrance on the eastside of the property, constructing two new outdoor patios for classroom instruction and outdoor dining, upgrading the existing stadium to include new...
bleachers, press box, ticket and concession stand and restroom facility, and improve ADA access to the athletic fields.

<table>
<thead>
<tr>
<th>Existing School Floor Space</th>
<th>197,023 SF</th>
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<tbody>
<tr>
<td>Area of Demolition</td>
<td>63,555 SF</td>
</tr>
<tr>
<td>Area of Proposed Additions</td>
<td>104,992 SF</td>
</tr>
<tr>
<td>School Floor Space After Improvements</td>
<td>238,460 SF</td>
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</tbody>
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**Setback Requirements:** Per the FDP for Open Space Land Use Areas, structures shall not be within 30 feet of the right-of-way of any public street, road, or highway or 25 feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. The proposed building additions and rebuild comply with the setbacks.

**Building Height:** The FDP does not impose a height limit if buildings are consistent with a site development plan approved by the Howard County Planning Board.

**Coverage:** No more than 10% of the land shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board. The existing school building and accessory structures exceeds the 10% coverage requirement and the proposed building additions and site improvements will further increase the coverage. Please see the Coverage Adjustment Review Criteria below.

**Roads:** No new roads are proposed. The site access will remain from Guilford Road.

**Parking:** Per the FDP for Open Space Land Use Areas, no parking requirements are imposed upon any of the land devoted to open space uses; however, the Planning Board may impose parking requirements for structures on open space at the time a site development plan is submitted for approval. Hammond High School has 330 existing parking spaces. A total of 374 parking spaces will be provided after the improvements are complete. The Howard County Public School System administration determines the number of parking spaces for school properties. The school administration approved 374 spaces as being sufficient for this project and for meeting the criteria for LEED (Leadership in Energy and Environmental Design) certification.

**Landscaping:** Landscaping is proposed in accordance with the Landscape Manual. A total of 11 shade trees and 153 shrubs shall be provided along the site’s frontage at Guilford Road and a 5-foot privacy fence will buffer the new service entrance from the adjoining property to the east.

**Stormwater Management:** Four Filterra devices with sedimentation chambers and two bioretention systems (F-6 facilities) will be constructed to manage stormwater.

**Environmentally Sensitive Areas:** The site does not contain any environmentally sensitive areas.

**Forest Conservation:** The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(ii).

### III. Coverage Adjustment Review Criteria

FDP-158-A stipulates a 10% lot coverage requirement for Open Space Land Use. The existing lot coverage is 14.5% (4.8 acres of the 33.14-acre site) and the proposed lot coverage is 17.4% (5.77 acres of the 33.14-acre site). The buildings and structures that account for the coverage are the main school building, the athletic
field/stadium bleachers, a press box, a restroom facility, and a concession and ticket stand. Per Section 125.0.G.4.d of the Zoning Regulations, the Planning Board may grant a coverage adjustment if:

- The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and
- The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria.

The purpose of this project is to increase floor space in response to a growing school enrollment in the area and to address deficiencies in curriculum and operational needs of the school. The existing school building and accessory structures cover 14.5% of the property and this project will increase the coverage to 17.4%. As you face the school from Guilford Road, there is forested area and a stream valley to the right on land owned by Columbia Association. To the left is South Columbia Baptist Church with a treeline that buffers this property from the school. Directly across from the school are two residential lots, one with the side of the house to the road (the garage) and the next house cannot be seen from the road due to the mature trees between it and the road. The increase in coverage will not result in an increased width of the building, thus not impacting the existing side setbacks with adjacent properties. Nor will it impact the existing landscape buffers on/around the site. The proposed plan also includes additional landscaping to the existing trees along Guilford Road that will lessen the visual impact of the school from those properties on the north side of Guilford Road. The proposed building modifications and additional site landscape improvements will therefore not alter the character of the neighborhood, impact the use or development of the adjacent properties, and will not be detrimental to the public welfare.

The front of the school building (facing Guilford Road) shall be demolished and rebuilt to expand outward by approximately 16 feet and the rear of the building will be modified to include demolition of a portion of the rear and rebuilt with an addition. The approval of this adjustment would allow the school system to implement their plans to expand floor space for a growing enrollment and to meet curriculum and operational needs for students and staff. Strict compliance with the 10% lot coverage would require areas of the existing coverage/structure to be removed, not replaced, and for all of the new work to be done as a second level addition. It would be a practical difficulty to construct a second level atop an existing one level building if that building was never intended to have a second floor and, therefore, lacks the proper structural and foundational capacity to accommodate for it. The proposed plan represents a better design because it not only allows for the school system to meet their enrollment needs, but it results in a new front door to the school and community and adds additional outdoor learning spaces to enrich the overall curriculum.

**SRC Action:** The SRC recommends approval, subject to minor review comments.

**Recommendation:** Approval, subject to complying with the remaining SRC comments and any conditions by the Planning Board.

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Amy Gowan, Director

6/18/2020
PROPOSED SITE PLAN

LEGEND
- EXISTING
- RENOVATION
- ADDITION
- MAIN ENTRANCE
- GYM/ THEATER ENTRANCE
- SERVICE ENTRANCE
NOTICE:

FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS & SCARIFY ROOT BALL.

FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.

3" MULCH

SEE PLANS FOR EDGE TREATMENT

SET 1/8 OF ROOT BALL ABOVE FINISH GRADE UNLESS OTHERWISE REQUIRED BY SOIL CONDITIONS

PLANTING SOIL MIX

SCARIFY SUBSOIL TO 6" MIN. DEPTH

6"

PREPARED PLANTING BED; SEE DETAIL 1/L4.3

FINISH GRADE

SHRUB PLANTING - TYPICAL

DO NOT PRUNE

DO NOT COVER BASE OF TRUNK WITH MULCH

SET 1/8 OF ROOTBALL ABOVE FINISHED GRADE

4" EARTH SAUCER TO RETAIN WATER

TAMP SETTING BED BENEATH ROOT BALL

DO NOT EXCAVATE BENEATH ROOT BALL

1. GUY ALL TREES OVER 3" CALIPER W/ (3) 24" X 2" X 2" HARDWOOD STAKES, GALVANIZED WIRE AND BLACK RUBBER HOSE.

2. ALL TREES PLANTED WITHIN 3'-0" OF ANY SIDEWALK SHALL BE TREATED WITH A BIOLOGIC ROOT INHIBITOR. CONTRACTOR SHALL SUBMIT PRODUCT LITERATURE FOR ROOT INHIBITOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

FINISH GRADE

REMOVE BURLAP FROM TOP OF ROOT BALL; FOLD DOWN REMAINING; AFTER LOCATION AND DEPTH HAVE BEEN APPROVED BY LANDSCAPE ARCHITECT IF TREE COMES IN WIRE BASKET:

· CUTF TOP 2 ROWS OF WIRE IN 4 PLACES.

· FOLD WIRE DOWN INTO HOLE.

NOTES:

3" MULCH

DECIDUOUS TREE PLANTING - TYPICAL

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