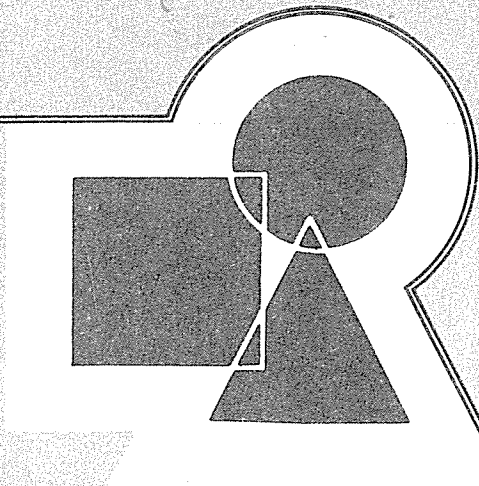


\$400

adopted and approved
functional master plan



public
school
sites

in

prince
george's
county

maryland

october 1983

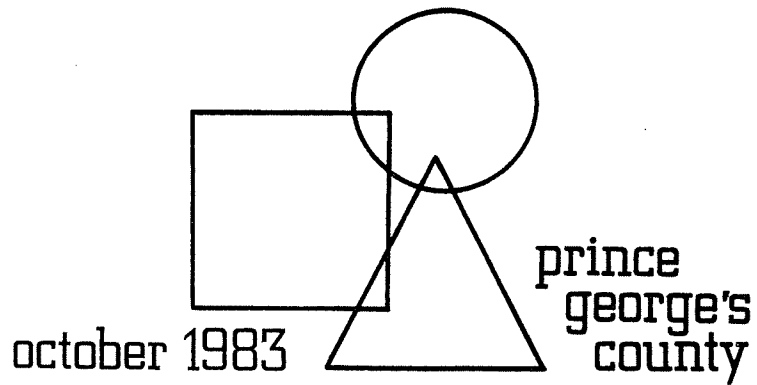


the maryland-national capital
park and planning commission



adopted and approved
functional master plan

public school sites



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-County agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each County through a Planning Board, appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

THE PRINCE GEORGE'S COUNTY COUNCIL

The County Council has three main responsibilities in the planning process: 1) setting policy, 2) plan approval, and 3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual capital improvement program, the annual budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

CHARLES A. DUKES, JR., *Chairman*
EDWIN H. BROWN
ROY I. DABNEY, JR.
BURT KELLER
MARGARET YEWELL

MONTGOMERY COUNTY PLANNING BOARD

NORMAN L. CHRISTELLER, *Chairman*
ROBERT E. BRENNAN
MABLE GRANKE
JUDITH B. HEIMANN
BETTY ANN KRAHNKE

DEPARTMENT HEADS

THOMAS H. COUNTEE, JR.
Executive Director

A. EDWARD NAVARRE
Secretary-Treasurer

ARTHUR S. DREA, JR.
General Counsel

JOHN F. DOWNS, JR.
Planning Director
Prince George's County

RICHARD E. TUSTIAN
Planning Director
Montgomery County

HUGH B. ROBEY
Director of Parks & Recreation
Prince George's County

STANTON G. ERNST
Director of Parks
Montgomery County

ROBERT D. REED
Community Relations Officer
Prince George's County

JOHN HOOVER
Community Relations Officer
Montgomery County

PRINCE GEORGE'S COUNTY REGIONAL OFFICE
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772

Functional Plan Citizens'
Advisory Committee

Hugh D. Jascourt, Chairman
Mike Davis, Vice-Chairman

Virginia K. Beauchamp
Joanne Brown
Ellen Chambers
Judith F. Davis
Charles H. Dickson
William T. Flahive
Mary Kay Kerr

Edna Murr Marks
Diana McCusker
Nancy Newman
James G. Panor
Diana Rosenbaum
Sara Anne Stacy
William C. Taylor

Ex-Officio Members

Catherine Burch, Prince George's County Board of Education
Warren Kahle, Prince George's County Council Staff
Steven Kaplan, Prince George's County Budget Office

FOREWORD

Dear Citizen:

The Prince George's County Planning Board takes pleasure in presenting the Adopted Functional Master Plan for Public School Sites in Prince George's County. The Plan was prepared with the substantial participation of the citizens of the County and the Board wishes to express its appreciation to all who helped in the development of the Plan.

The major purpose of this planning project was to reevaluate the need for over 200 undeveloped school sites, both privately and publicly owned, that are currently shown on the County's area and subregional master plans. This Adopted Plan removes more than 140 privately-owned sites, and 47 undeveloped sites owned by the Board of Education from the master plans. The Plan recommends retaining a small number of sites (29 acquired sites and six "floating symbols") to serve projected increased enrollment in some areas of the County and the potential for increased enrollment in other areas of the County. These sites may also serve as replacement sites for school facilities that become outdated or for schools which may have to be closed now due to fiscal pressures but will be needed again in the future.

In adopting this Plan, the Planning Board wishes to make special note of the need for dynamic planning for community facilities, particularly school facilities. This Plan represents only the first step of what should be an ongoing process of evaluating the need for school sites and facilities through future area or subregional master plans. Due consideration will be given at that time to the possibility of deleting additional sites where they do not appear to be needed or conversely, to adding new sites, if the need justifies them.

The most important aspect of this Plan is yet to come -- implementation. This Plan represents a strong recommendation to the Board of Education to dispose of its unneeded school sites. It is our sincere hope that the Board of Education will act favorably on these recommendations and thus begin the process to put these properties back into other, more productive private or public use.

Sincerely,



Charles A. Dukes, Jr.
Chairman
Prince George's County Planning Board

TABLE OF CONTENTS

	<u>Page</u>
Executive Summary.....	15
I. INTRODUCTION.....	21
Previous and Ongoing Plans and Studies for School Needs.....	21
Why Look at School Facility Needs?.....	23
Objectives of the Functional Plan.....	25
II. GOALS AND OBJECTIVES - SCHOOL FACILITIES.....	27
III. HISTORICAL PERSPECTIVE OF POPULATION GROWTH AND PUBLIC SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY.....	33
Population and Dwelling Units, 1970-1983.....	33
Public School Enrollment, 1970-1982.....	40
IV. PROJECTED FUTURE TRENDS OF POPULATION GROWTH AND PUBLIC SCHOOL ENROLLMENT.....	47
Future Trends -- Population and Dwelling Unit Growth.....	47
Future Trends -- Public School Enrollment.....	50
V. INVENTORY OF EXISTING SCHOOL FACILITIES AND SITES.....	61
VI. FUTURE SCHOOL FACILITIES NEEDS.....	75
Small Area Projections: Methodology.....	75
Results: Excess/Deficit Capacity by Small Area.....	77
VII. SITE SELECTION CRITERIA FOR FUTURE PUBLIC SCHOOL SITES.....	95
VIII. PLAN RECOMMENDATIONS: SCHOOL SITE SELECTION BY SMALL AREA.....	99
IX. PLAN IMPLEMENTATION.....	121

TABLE OF CONTENTS

	<u>Page</u>
APPENDIX A	
Status of 48 Existing Schools Recently Closed or to be Closed by the Board of Education.....	127
APPENDIX B	
Summary Information on Unimproved School Sites Owned by the Board of Education and Deleted as School Sites from the Functional Master Plan.....	131
APPENDIX C	
Amendments to Adopted and Approved Subregional, Area Master Plans and the General Plan with Regard to Public School Facilities.....	137
APPENDIX D	
M-NCPPC Resolution of Plan Adoption (No. 83-17) Adopted by The Maryland-National Capital Park and Planning Commission on June 8, 1983.....	143
APPENDIX E	
County Council Resolution of Plan Approval (CR-120-1983) Adopted by the Prince George's County Council, Sitting as the District Council, on October 4, 1983.....	145

LIST OF TABLES

	<u>Page</u>
3.1 Population, Dwelling Units, and Household Size in Prince George's County - 1970 to 1983.....	33
3.2 Dwelling Unit Completions in Prince George's County 1970 to 1983.....	37
3.3 Births and Birth Rates in Prince George's County, 1965 - 1980.....	40
3.4 Public School Enrollment and Percent Change by Grade Group - 1970 to 1982.....	41
3.5 September Enrollment by Grade 1970 to 1982.....	42
3.6 Public and Nonpublic School Enrollment in Prince George's County 1972 to 1982.....	45
4.1 Existing and Projected Total Dwelling Units and Population 1980 to 2000.....	50
4.2 Assumed Grade-to-Grade Survival Rates.....	53
4.3 Assumptions - Birth Rates, Births, and Kindergarten (5 Years Later) (Low Growth Scenario).....	54
4.4 Assumptions - Birth Rates, Births, and Kindergarten (5 Years Later).....	55
4.5 Projected Countywide Public School Enrollment..... (1985-2000)	56
5.1 Summary of Elementary School Facilities by Subregion (Excluding Schools to Be Closed Through 1985).....	62
5.2 Inventory of Existing Elementary School Facilities in Prince George's County (Excluding Schools to Be Closed Through 1985).....	63
5.3 Summary of Junior High/Middle School Facilities By Subregion (Excluding Schools to Be Closed Through 1985).....	68
5.4 Summary of Senior High/High School Facilities by Subregion (Excluding Schools to Be Closed Through 1985).....	68

	<u>Page</u>
5.5 Inventory of Existing Junior High and Middle Schools in Prince George's County (Excluding Schools to Be Closed Through 1985).....	69
5.6 Inventory of Existing Senior High/High School Facilities in Prince George's County (Excluding Schools to Be Closed Through 1985).....	70
5.7 Summary of Undeveloped School Sites Owned by Board of Education.....	71
5.8 Inventory of Existing Undeveloped School Sites Owned by the Board of Education.....	72
6.1 Projected Countywide Public School Enrollment Compared with 1985 Capacity (Low and Moderate Growth Scenarios).....	78
6.2 Projected New Dwelling Units, Percent of Total County New Units-Subregion II (Low and Moderate Growth Scenarios).....	79
6.3 Projected New Dwelling Units, Percent of Total County New Units-Subregion II (Low and Moderate Growth Scenarios).....	80
6.4 Projected New Dwelling Units, Percent of Total County New Units-Subregion III (Low and Moderate Growth Scenarios).....	81
6.5 Projected New Dwelling Units, Percent of Total County New Units-Subregion IV (Low and Moderate Growth Scenarios).....	82
6.6 Projected New Dwelling Units, Percent of Total County New Units-Subregion V.....	83
6.7 Projected New Dwelling Units, Percent of Total County New Units-Subregion VI.....	83
6.8 Projected New Dwelling Units, Percent of Total County New Units-Subregion VII (Low and Moderate Growth Scenarios).....	84
6.9 Projected Enrollment/Capacity-Subregion I (Low and Moderate Growth Scenarios).....	85
6.10 Projected Enrollment/Capacity-Subregion II (Low and Moderate Growth Scenarios).....	86

	<u>Page</u>
6.11 Projected Enrollment/Capacity-Subregion III (Low and Moderate Growth Scenarios).....	87
6.12 Projected Enrollment/Capacity-Subregion IV (Low and Moderate Growth Scenarios).....	88
6.13 Projected Enrollment/Capacity-Subregion V (Low and Moderate Growth Scenarios).....	89
6.14 Projected Enrollment/Capacity-Subregion VI (Low and Moderate Growth Scenarios).....	90
6.15 Projected Enrollment/Capacity-Subregion VII (Low and Moderate Growth Scenarios).....	91
8.1 Summary of Unimproved Sites Owned by the Board of Education to be Retained on the Functional Plan for Public School Sites.....	100

LIST OF FIGURES

	<u>Page</u>
3.1 Prince George's County Population, 1970 to 1983.....	34
3.2 Total Dwelling Units in Prince George's County, 1970 to 1983.....	35
3.3 Household Size in Prince George's County, 1970 to 1983.....	36
3.4 Dwelling Unit Completions in Prince George's County, 1970 to 1983.....	38
3.5 Births Per Thousand Population in Prince George's County, 1965 to 1980.....	39
3.6 Total Public School Enrollment in Prince George's County, 1970 to 1982.....	43
4.1 Projected Elementary School Enrollment in Prince George's County (1985-2000).....	57
4.2 Projected Middle School Enrollment in Prince George's County (1985-2000).....	58
4.3 Projected High School Enrollment in Prince George's County (1985-2000).....	59
6.1 Projected/Excess Deficit Capacities by the Year 2000 - Moderate Growth Scenario (Elementary Schools).....	92
6.2 Projected/Excess Deficit Capacities by the Year 2000 - Moderate Growth Scenario (Middle Schools).....	93
6.3 Projected/Excess Deficit Capacities by the Year 2000 - Moderate Growth Scenario (High Schools).....	94
9.1 Steps Required to Dispose of School Properties.....	125

EXECUTIVE SUMMARY

Planning for school facilities in Prince George's County has been taking place at several different jurisdictional and legislative levels over the years. Many different groups have been involved in the decision-making process concerning the provision of adequate primary and secondary level educational facilities for the County including: the State of Maryland (primarily through the State Interagency Committee for School Construction (IAC)); the County Board of Education and the staff of the Prince George's County Public Schools; the County Council; the County Executive; the Prince George's County Planning Board; and finally the citizens of the County (individually and through their local PTAs and citizens associations). Each of these groups has had a significant impact on the decision-making process, and their roles in the process frequently overlap.

WHY LOOK AT SCHOOL FACILITY NEEDS?

There are several reasons why a Functional Plan for Public School Sites is needed at this time. The primary reason is that no comprehensive, long-range review of school facility needs has been done in some time, either by the Board of Education, through the area master planning process, or as part of the recently approved General Plan for Prince George's County.

The Comprehensive Facilities Analysis for the Prince George's County Public Schools 1981-1990 focused on the future need for existing school facilities which resulted in the decision to close 44 existing schools and to reorganize of the secondary school grade structure by 1985. The document did not attempt to assess school facility needs beyond 1990 and did not conduct a review of future site needs throughout the County.

The assessment of school needs made in approved area master plans and the designation of specific locations on these land use plans for future school sites appears to be very outdated. Most of the area master plans project future school needs based on the higher household size, pupil-yield ratios, and growth rates of the 1960s and early 1970s. Since that time, household size in Prince George's County has declined significantly; the pupil-yield ratios are now only one-third to one-half of what they were when many of the area plans were adopted. Therefore, even if the ultimate residential development that is recommended in the Plans were to eventually be achieved, continued smaller household sizes would result in a need for significantly fewer seats in the public schools than were projected by the original plans.

The area master plans recommend land uses and facility needs to the "holding capacity" development of each Planning Area. "Holding capacity" development relates to maximum development densities that can be permitted in an area based on a 100% realization of the land use and development

goals for the area. If and when the holding capacity development stage will be reached are questions that vary from area to area depending on several factors. These include the response of the private market, fluctuating economic conditions, changes in local and regional policy, and the timing of provision of public facilities and services for the area. The area master plans include recommendations for the location and amount of public facilities, including school facilities, needed to meet the demand anticipated from ultimate development. However, no interim estimates are made in the Plans as to when a particular development stage is expected to be reached, or what facilities will be needed to accommodate growth at those interim levels.

It is easy to see, therefore, why there is difficulty in interpreting public facility needs for the shorter term based on these plans. Another problem in reviewing consistency of area plans with the School Plan is that many of the area plans are several years old and, in some cases, no longer reflect the long-range goals of the County or the Region. In addition, many of the area plans were predicated on the continued rapid rate of growth of the County during the 1960s and early 1970s. Planners, citizens, and decision-makers have since had to moderate their projections for future development in the County.

It is commonly agreed that twenty years in the future is about as far as future growth in the County can be reliably projected. Beyond that timeframe, too many factors, such as changing socio-economic conditions, interest rates, political attitudes about development, and changing technology, can affect the development trends of an area. In addition, the definition of "holding capacity" in any given area is constantly changing through the process of periodic amendments to the Zoning Map and area master plans. Thus, the future population and dwelling unit growth of any master plan area is only partially attained before new goals for the area's development are promoted through a new master plan.

OBJECTIVES OF THE FUNCTIONAL PLAN

There are currently over 200 undeveloped sites recommended as the location for future public schools. Seventy-two (72) of these are in the ownership of the Board of Education, five more sites have been declared surplus by the Board of Education, and the remainder are privately owned. The floating or specific symbols shown on privately-owned properties often represent a kind of land use "cloud" over a property when the owner is ready to build. Given current and projected population and enrollment growth for the County, it is expected that very few of these sites will be needed in the foreseeable future.

The overall objectives of the Functional Master Plan for Public School Sites are as follows:

1. To provide a more up-to-date review of school facility needs than the area master plans now provide;

2. To allow for a detailed mid-range review of school facility needs to the year 2000;
3. To determine the location of future public school sites based on projected school facility needs;
4. To remove from the land use maps those sites that will not be needed, through an amendment to all approved area master plans.
5. To provide the Board of Education and the County Government with better information to be used in determining whether undeveloped school property can be returned to the tax rolls or put to other public use and which other sites should be acquired sometime in the future either to replace outdated facilities or to serve future projected needs.
6. To amend the General Plan with regard to the need for the future public school sites.

FUTURE TRENDS -- PUBLIC SCHOOL ENROLLMENT

Projection Methodology

Dwelling units and population will continue to increase in Prince George's County during the next twenty years. In the past, long-range projections of school enrollment were developed by applying pupil yield factors to projected dwelling units. However, due to the decrease in birthrates and household size during the 1970s, an increase in the number of dwelling units has not resulted in a proportionate increase in public school enrollment, as use of the pupil yield projection methodology would imply. For example, since 1970, the total number of dwelling units in the County has increased by more than 40,000. At the same time, total public school enrollment has declined from 160,639 in 1970 to 111,805 in 1982.

Two observations about the relationship of County growth to public school enrollment are pertinent here. First, the birthrate in Prince George's County has declined to almost half of what it was ten to fifteen years ago. This decline has resulted in much smaller household sizes and much lower kindergarten enrollment. Second, the pupil yield factor methodology has implied within it the idea that, as a new neighborhood is developed, the number of school children generated by the development remains stable. However, it has been observed that neighborhoods follow an almost cyclical aging process with regard to household composition. That is, when a new home is built, a young couple moves in, bears children; these children move through the grades, eventually graduate, and leave their parents who may continue to live in their home to or beyond retirement. Thus, whereas a new unit may have had an elementary pupil yield factor of X five or six years ago, these X children are now in middle school and will eventually move onto high school and finally out of the school system entirely.

The projection of socio-economic characteristics of any population group is at this time more of an art than a science. Projections are very heavily dependent on the assumptions that are made about future social values, economic conditions, or living conditions, for example; and it is very difficult for even the most informed planners to make more than an educated guess as to what these trends and values will be more than five years in the future. That is to say, the projections are only as good as the assumptions that are made about the variables affecting the projections.

As a result, it is very important that planning documents be updated periodically to reflect changing conditions that were not foreseen during the previous plan preparation period. It is also important that the plan include a sufficient "cushion" against unexpected contingencies that may arise before a new plan can be prepared. Applying this philosophy to a plan for school facilities, it is important that the County not move too fast in divesting itself of existing facilities or sites, but maintain a safety cushion against the possibility of unexpected rapid growth in public school enrollment due to either increasing birthrates or population, or redistribution of that population. Yet a delicate balance must be reached, whereby large numbers of unneeded facilities and sites are not retained at great cost to the taxpayers of the County.

The enrollment projections made by this Plan are based upon a grade-to-grade survival model. This methodology has been used by the Board of Education for many years in projecting public school enrollment over the short term with a high degree of accuracy. The model has been tested for statistical reliability in making longer term projections and is believed to be the most rational and accurate model developed to date, given the availability of historical data and projections of future trends.

Table 4.5 and Figures 4.1 to 4.3 of Chapter IV show the projected countywide public school enrollment in Prince George's County from 1985 to the year 2000. Total public school enrollment is projected to continue to decline through 1990 to its lowest point of 89,662 under the low growth scenario and 90,764 under the moderate growth scenario. However, in the elementary grades, enrollment is projected to begin to increase slightly by the late 1980s and continue that increase through the year 2000. Middle school and high school enrollment is not expected to begin to increase until the early to mid 1990s. Chapter 6 of the report will discuss how these countywide enrollment projections were distributed to smaller areas for the purpose of determining areas of future excess or deficit capacity.

FUTURE SCHOOL FACILITY NEEDS

Comparing the countywide enrollment projections with total school capacity in the County, it is evident that there will be sufficient capacity in the school system on a countywide basis to accommodate new growth, using either a low or moderate growth scenario. Table 6.1 shows the comparison of countywide projected public school enrollment with the capacity

of the school infrastructure as it will be in 1985 upon completion of the latest round of school closings and implementation of the secondary school conversion program. By the year 2000, it is anticipated that there will be an excess capacity in the elementary schools of 8,497 seats using the low growth scenario and 4,755 seats using the moderate growth scenario. In the middle schools, it is projected that there will be 10,030 excess seats in the low growth scenario and 9,739 excess seats in the moderate growth scenario. At the high school level, 9,827 excess seats are projected countywide under the low growth scenario and 9,160 seats using the moderate growth scenario.

However, not all areas of the County are expected to grow at the same rate. For example, the neighborhoods inside the Beltway are expected to grow at a much slower rate than some areas of the County outside the Beltway. The fastest growing areas in the County are expected to be in Largo-Lottsford and West Laurel-Beltsville. Areas such as Bowie-Collington and South Potomac will grow at a slightly slower pace. The southern portions of the County will grow even more slowly because of the lack of public facilities such as water, sewer, and roads and because of the land use and zoning restrictions which limit much of this area to open space, agricultural uses, and large lot development.

Because the County is expected to grow at variable rates in different parts of the County and because it is the Board of Education's policy to provide adequate school facilities as close to where the children reside as possible, it is important that the impact of projected growth on school capacity be assessed on a small area basis.

In order to provide a logical grouping of school facilities for analytical purposes, the elementary school needs were assessed by groups of planning areas. Because the secondary schools serve a much larger area, secondary school needs were assessed by subregions. The planning areas and subregions reflect the geographic subdivisions of the County used by the Maryland-National Capital Park and Planning Commission in the development of area master plans that show the existing and potential land use of developed and undeveloped properties in those areas. Since existing and potential land use are primary elements used to assess the future growth potential of these smaller areas, grouping school facilities by these smaller areas appears to be the most logical approach to assessing school needs by small area.

PLAN RECOMMENDATIONS: SCHOOL SITE SELECTION BY SMALL AREA

Chapter VIII discusses the recommendations for school site selection in light of future development trends and the analysis of future capacity needs. The primary purpose of this Plan is to review future school site needs in light of declining enrollment and make recommendations as to which school sites should be retained and which should be deleted from area master plans. Currently there are more than 200 sites recommended by the County's approved area master plans for future development of public school

facilities. Of these 200 sites, 76 sites are now owned and are being retained by the Board of Education for future school facilities; and the remaining sites are privately owned. This Functional Plan for Public School Sites retains only 29 of the sites now owned by the Board of Education for possible future school sites. The reader is referred to Table 8.1 for a list of sites to be retained in the Functional Plan. In addition, the Plan places six additional sites (privately owned), for which a specific location has not been determined, as floating symbols on the new Functional Plan. None of these sites should be acquired, however, until there are very strong indications of pending growth in the surrounding area and until a more specific location can be determined based on the pattern of residential development being established.

It should be evident from the data presented earlier in this document that, if the enrollment projections are reasonably accurate, most of these 35 sites will not be needed in the next twenty years. These sites, if built to optimum standards, would represent an additional capacity of 27,000 seats. Since it is also hoped that the Board of Education will follow the lead established by this Plan and declare many of their unimproved sites surplus, it was very important to approach the question of future site needs in an appropriately cautious manner. Chapter IV presents some of the philosophy behind the preparation of this Plan which bears repeating here.

There are at least two reasons why this Plan retains more sites than will probably be needed given current enrollment projections. First, vacant sites may be required to build replacement facilities for existing schools that become structurally or functionally obsolete. While it is not now possible to determine which existing schools will need to be replaced, changing educational or infrastructure needs may dictate that it is more cost-effective to build new facilities than to renovate old structures. Second, current or future constraints on the fiscal resources of the County may eventually cause the Board of Education to close additional schools. This would reduce the number of excess seats that are now assumed to be available to serve future increases in public school enrollment.

CHAPTER I

INTRODUCTION

PREVIOUS AND ONGOING PLANS AND STUDIES FOR SCHOOL NEEDS

Planning for school facilities in Prince George's County has been taking place at several different jurisdictional and legislative levels over the years. Many different groups have been involved in the decision-making process concerning the provision of adequate primary and secondary level educational facilities for the County including: the State of Maryland (primarily through the State Interagency Committee for School Construction (IAC)); the County Board of Education and the staff of the Prince George's County Public Schools; the County Council; the County Executive; the Prince George's County Planning Board; and finally the citizens of the County (individually and through their local PTAs and citizens associations). Each of these groups has had a significant impact on the decision-making process, and their roles in the process frequently overlap. This section briefly describes the role of each group and discusses the relationships between groups as they pertain to the planning process.

State of Maryland

Article 77, the Education Article, of the Maryland Annotated Code governs the provision of educational services for the entire State of Maryland. The State Board of Education and the State IAC have responsibility for overseeing the programs and decisions of each local education authority (LEA). The State Board of Education and the IAC have established a series of guidelines for the LEAs to follow. Specific to school facilities planning, the IAC has promulgated guidelines for site and building acquisition and disposition and for building construction, additions, and renovations. The IAC has established baseline criteria for school site characteristics, building construction, classroom size, school size, and other facility characteristics. In addition, Section 100 of the IAC guidelines required that each LEA prepare a ten-year comprehensive master plan for school facilities by July 1981 and submit the plan for review by the State. These facilities master plans must be updated annually by the LEAs and are to be used as background information by the IAC during review of the local CIPs and school construction funding requests.

Board of Education and Its Staff

The Board of Education, as an elected local education authority, has the ultimate responsibility for planning, implementing, and evaluating the primary and secondary educational programs of the County. The Board alone can authorize the acquisition, disposition, or construction of school facilities and sites in the County and must follow legally established guidelines for these decisions. The Board also has responsibility to prepare and adopt an annual operating budget and a capital improvements

program for the school system. The staff of the Prince George's County Public Schools, through the Superintendent of Schools, has responsibility for carrying out all of the programs established by the Board.

Despite its relative legal autonomy, the Board of Education is also accountable to the County Council and County Executive for the annual review and approval of the Board's Operating Budget and CIP. The Board must also seek approval from the State of Maryland Interagency Committee for School Construction of all school construction, renovations, and additions and all school site and building disposition or acquisition.

In June 1980, in response to the new State requirement to prepare a school facilities master plan, the Superintendent of Schools submitted to the Department of State Planning an application for school planning and assistance and a memorandum of agreement between the Board of Education and the Department of State Planning which subsequently was approved at the state level. At its meeting on September 24, 1980, the Prince George's County Board of Education directed the Superintendent and staff to proceed with the development of a "...comprehensive master plan for school facilities..." and to present at least the initial elements of such a plan to the Board by mid-November, 1980.

This action of the Board of Education emerged from discussions in which the Superintendent and staff reviewed a number of factors related to the future of the school system: the continuing decline in enrollment and the consequent increase in excess capacity and administrative and non-instructional costs; the program and staffing complications in operating small-enrollment elementary and junior high schools; the program advantages inherent in assigning ninth grade students to senior high schools and the potential advantages of middle schools (grades 7-8); the priorities of the school system's Capital Improvement Program; the potential for alternate uses of existing facilities to avoid increased costs; and the ongoing effort of the staff to merge these factors in a long-range facilities plan for the period 1981 to 1990.

In December 1980, the Superintendent and staff completed work on the first five-year period of the plan, i.e. 1980-1985. Based on these recommendations, the Board of Education adopted a plan to further consolidate the elementary school and to continue the reorganization of secondary schools begun in December 1979.

The approved schedules of reorganization and consolidation for elementary and secondary schools and supporting data served as the basis for the first five-year planning increment for the Facilities Analysis. This planning document includes not only the plans for consolidation of the elementary schools and reorganization of the secondary schools during the period 1981 to 1985 but also a longer range assessment of school facility needs to 1990. The Comprehensive Facilities Analysis for the Prince George's County Public Schools, 1981-1990, was approved by the Board of Education on August 31, 1981.

County Executive and County Council

The Executive and Council have the responsibility each year to review and approve, with or without amendments, the Board of Education's annual operating budget and CIP. As a result, both the Executive and the Council have the opportunity to exercise indirect control over educational programs through the budget process, for they, as well as the Board of Education, are responsible to the taxpayers of the County.

Prince George's Planning Board: The Planning Board and its staff play an important role in the school facilities planning process through the preparation and adoption of area master plans. Each approved master plan assesses the future need for school facilities based on population and dwelling unit growth that may result from the land use recommendations of the Plan. The land use recommendations of each area master plan designate sites for future school construction through the use of either "floating symbols" or site-specific land use designations. These and other land use designations are used in the preparation of sectional map amendments which determine the zoning category of all property in a planning area, including public property.

Staff of the Prince George's County Planning Board has also worked closely with the staff of the County Public Schools over the years on other school facilities planning issues, including analysis of the adequacy of school facilities during zoning and subdivision review. In addition, staff of the Planning Department provided considerable assistance to the staff of the Prince George's County Public Schools in the preparation of the Comprehensive School Facilities Analysis, 1981-1990.

Citizen Participation: The citizens of the County play several important roles in the school facilities planning process. The Board of Education provides for citizen input during their official Board meetings, through citizens advisory committees, and at required public hearings on such issues as the budget, CIP, and school consolidation and closings policies. The Planning Board also provides for citizen input in a variety of ways, including citizen advisory committees for all area plans, functional plans, and the General Plan. It provides for an elaborate public forum and hearing process for these plans, as well as zoning text and map changes. The County Council also holds public hearings on these same issues and on the BOE Annual Operating Budget and Six-Year CIP.

WHY LOOK AT SCHOOL FACILITY NEEDS?

There are several reasons why a Functional Plan for Public School Sites was needed at this time. The primary reason was that no comprehensive, long-range review of school facility needs had been done in some time, either by the Board of Education, through the area master planning process, or as part of the recently approved General Plan for Prince George's County.

The Comprehensive Facilities Analysis for the Prince George's County Public Schools, 1981-1990, focused on the future need for existing school facilities which resulted in the closing of 44 existing schools and a reorganization of the secondary school grade structure. The document did not attempt to assess school facility needs beyond 1990 and did not conduct a review of future site needs throughout the County.

The assessment of school needs made in the approved area master plans and the designation of specific locations on the land use plans for future school sites appears to be very outdated. Most of the area master plans project future school needs based on the higher household size, pupil-yield ratios, and growth rates of the 1960s and early 1970s. Since that time, household size in Prince George's County has declined significantly; and the pupil-yield ratios are now only one-third to one-half of what they were when many of the area plans were adopted. Therefore, even if the ultimate residential development that is recommended in the plans were to eventually be reached, continued smaller household sizes would result in a need for significantly fewer seats in the public schools than were projected by the original plans.

The area master plans recommend land uses and facility needs to the "holding capacity" development of each planning area. "Holding capacity" development relates to maximum development densities that can be permitted in an area based on the land use and development goals for the area. If and when the holding capacity development stage will be reached are questions that vary from area to area depending on several factors. These include the response of the private market, fluctuating economic conditions, changes in local and regional policy, and the timing of provision of public facilities and services for the area. The area master plans include recommendations for the location and amount of public facilities, including school facilities, needed to meet the demand from ultimate development. However, no interim estimates are made in the plans as to when a particular development stage is expected to be reached, or what facilities will be needed to accommodate growth at those interim levels.

It is easy to see, therefore, why there is difficulty in interpreting public facility needs for the shorter term based on these plans. Another problem in reviewing consistency of area plans with the School Plan is that many of the approved plans are several years old and, in some cases, no longer reflect the long-range goals of the County or the region. In addition, many of the area plans were predicated on the continued rapid rate of growth of the County during the 1960s and early 1970s. Planners, citizens, and decision-makers have since had to moderate their projections for future development in the County.

It is commonly agreed that twenty years in the future is about as far as future growth in the County can be reliably projected. Beyond that timeframe, too many factors, such as changing socio-economic conditions, interest rates, political attitudes about development, and changing technology, can affect the development trends of an area. In addition, the definition of "holding capacity" in any given area is constantly changing

through the process of periodic amendments to the Zoning Map and area master plans. Thus, the future population and dwelling unit growth of any master plan area is only partially attained before new goals for the area's development are promoted through a new master plan.

OBJECTIVES OF THE FUNCTIONAL PLAN

There are currently over 200 undeveloped sites recommended as the location for future public schools. Seventy-two (72) of these are in the ownership of the Board of Education, five more have already been declared surplus by the Board of Education, and the remainder are privately owned. The floating or specific symbols shown on privately owned properties often represent a kind of land use "cloud" over a property when the owner is ready to build. Given current and projected population and enrollment growth for the County, it is expected that very few of these sites will be needed in the foreseeable future.

The overall objectives of the Functional Master Plan for Public School Sites are as follows:

1. To provide a more up-to-date review of school facility needs than the area master plans now provide;
2. To allow for a detailed mid-range review of school facility needs to the year 2000;
3. To determine the location of future public school sites based on projected school facility needs;
4. To remove from the land use maps those sites that will not be needed, through an amendment to all approved area master plans;
5. To provide the Board of Education and the County Government with better information to be used in determining whether undeveloped school property can be returned to the tax rolls or put to other public use, and which other sites should be acquired sometime in the future either to replace outdated facilities or to serve future projected needs;
6. To provide the opportunity for citizen input to this planning process through the work of a Citizens Advisory Committee for the Functional Plan and through the public hearing process.

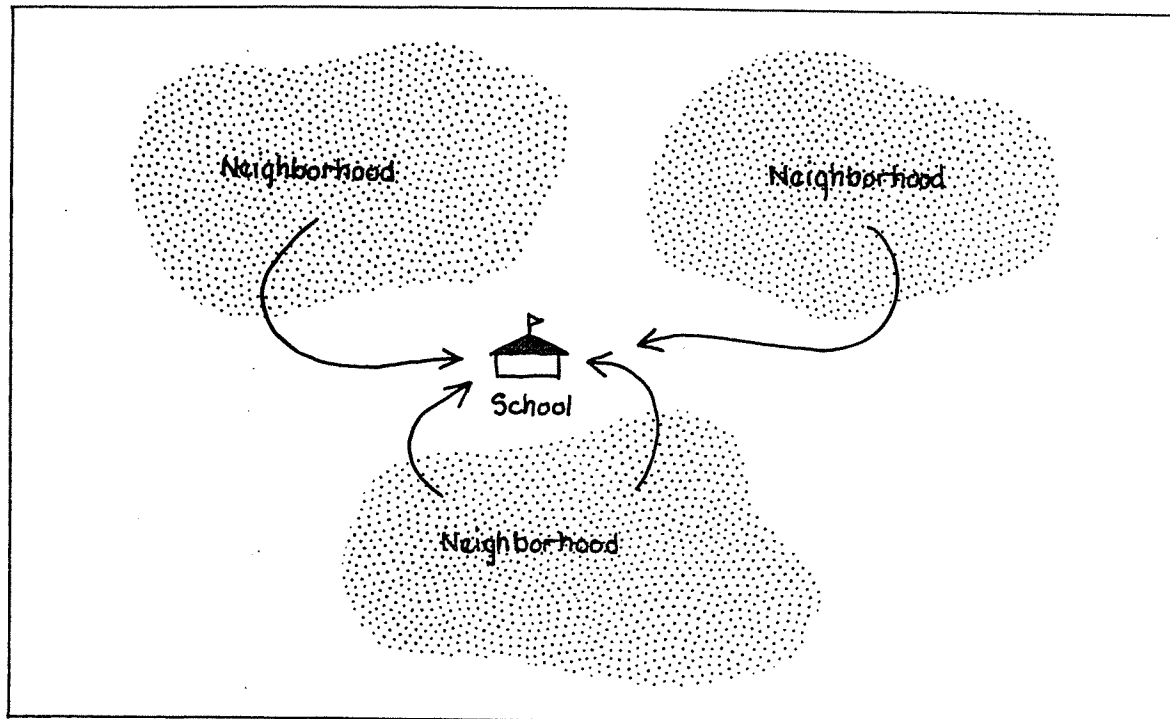
CHAPTER II

GOALS, OBJECTIVES, AND GUIDELINES

The goals, objectives, and guidelines listed below are intended to provide guidance to the Maryland-National Capital Park and Planning Commission, the Prince George's County Board of Education, and the Prince George's County Government for the long-range planning and development of future school facilities in the County. It should be kept in mind that efforts to achieve any one of these goals must be tempered by consideration of other goals. These goals, objectives, and guidelines outline a general ideal philosophy for long-range school facility planning. In certain instances, given physical, human, and fiscal constraints, some of these goals may actually be in conflict or may not be capable of being completely implemented. In these cases, the attainment of an optimum combination of these goals should be sought.

GOALS

Schools should be centrally located, convenient to the area from which the majority of the school population will be drawn.



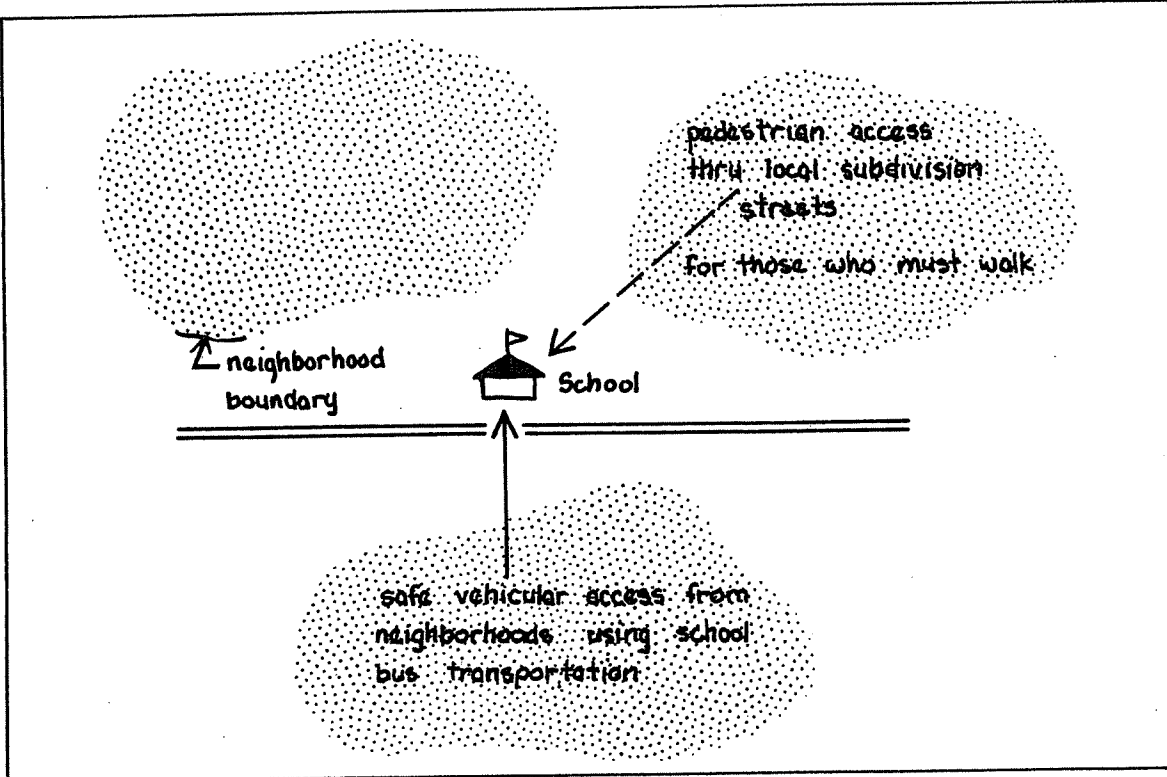
The development of school facilities should be staged with residential development, and the timing of school construction should be programmed to reflect changing local and countywide needs.

The location of future school sites should be determined so as to maximize access to educational facilities by all facets of the County's public school population.

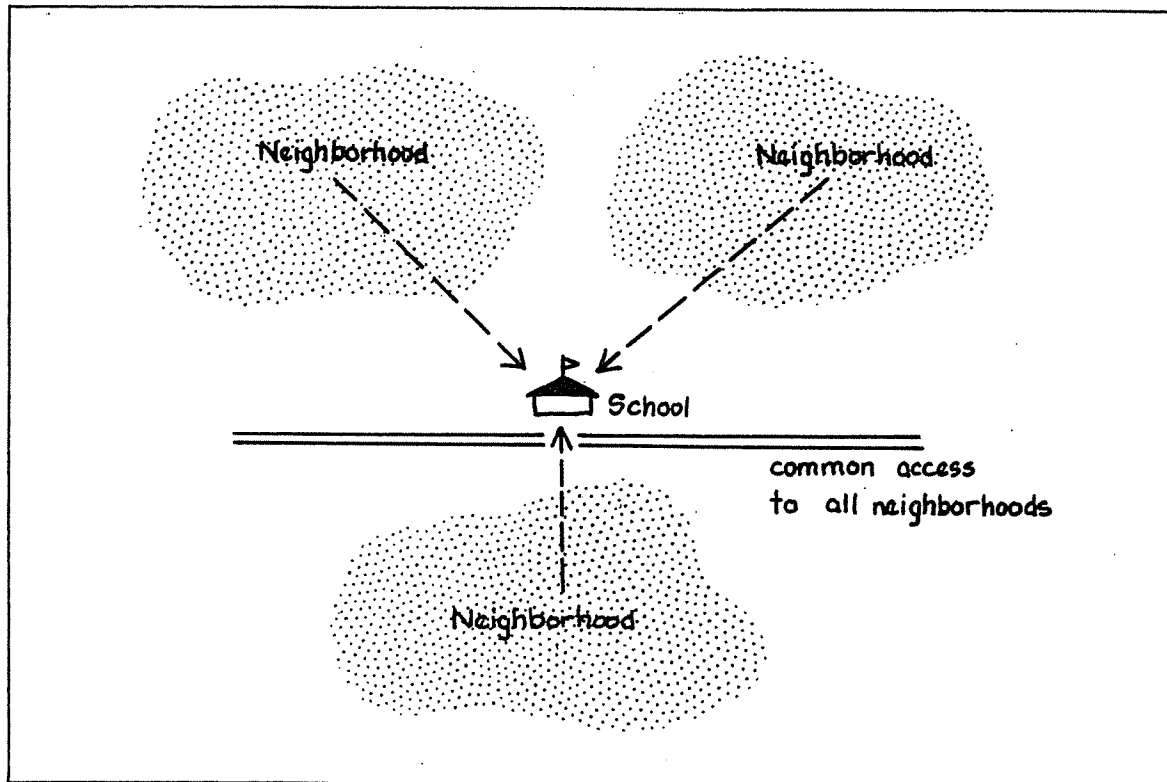
The development of facilities for multiple use, including park-school combinations, shall be encouraged to the maximum extent possible. For example, the park-school concept affords a means of providing educational and recreational opportunities on a single site, in a more economical and efficient manner than is possible through acquisition of individual sites for each use..

OBJECTIVES

Schools should be located in such a manner as to provide safe and convenient access for those students who must walk to school, and safe and convenient vehicular access from those neighborhoods served by the school but not within walking distance.



Schools should be located on the periphery of residential neighborhoods in order to minimize disturbing influences on the adjacent residential area by the school or by possible future users of the property, should the school at some time in the future be closed and declared surplus.



Educational facilities should be located so as to minimize adverse effects on nearby living areas; have adequate access; and be removed from objectionable noise, odors, and other environmental nuisances.

GUIDELINES

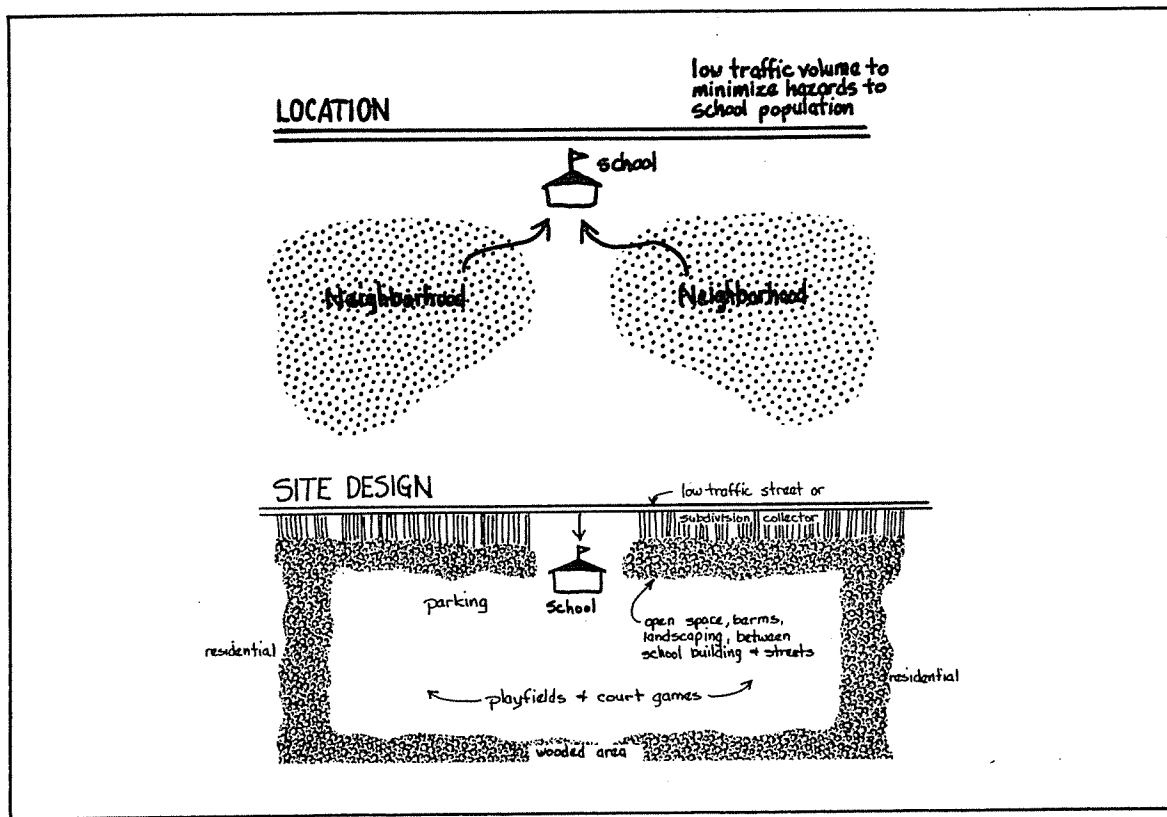
The following guidelines for school capacities and future school site acreage, based on 1981 Board of Education standards, should be adhered to as closely as possible.

	Capacity		Minimum Usable Acreage
	Minimum	Maximum	
Elementary	395	670	10
Middle	700	900	20
High	1,192	1,507	40
Special Education Centers	*	*	10

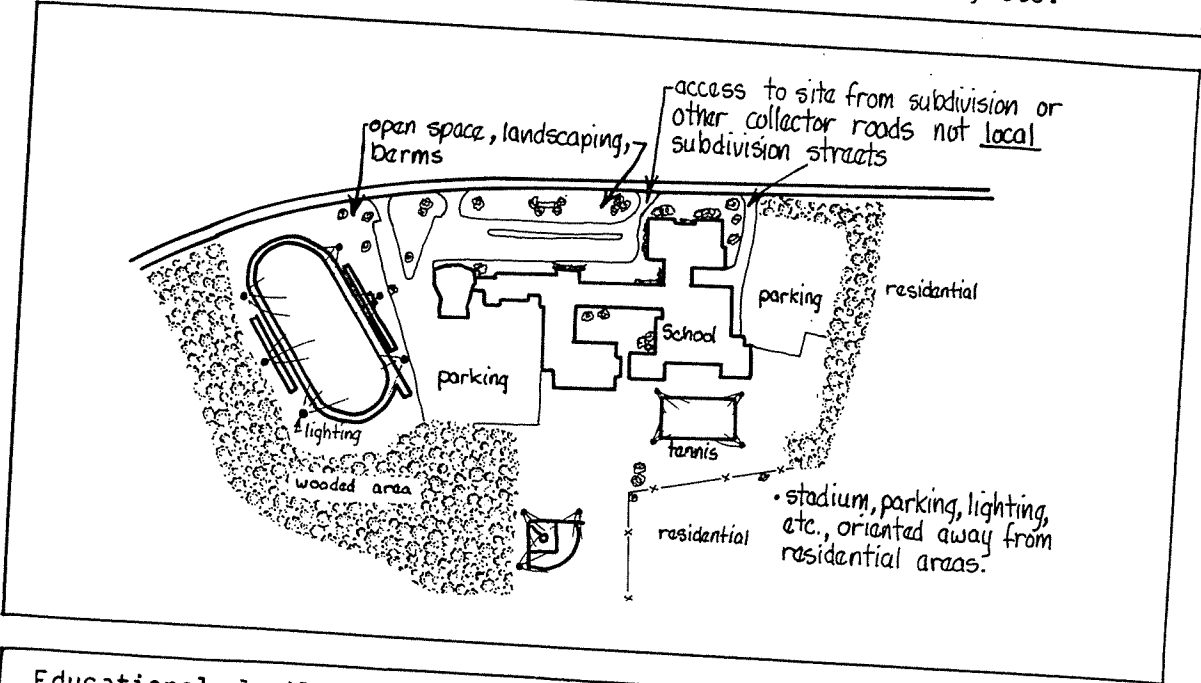
* Governed by State law depending on type of handicap or disability.

The standards for minimum usable acreage may be adjusted where appropriate for the implementation of the multi-use facilities concept.

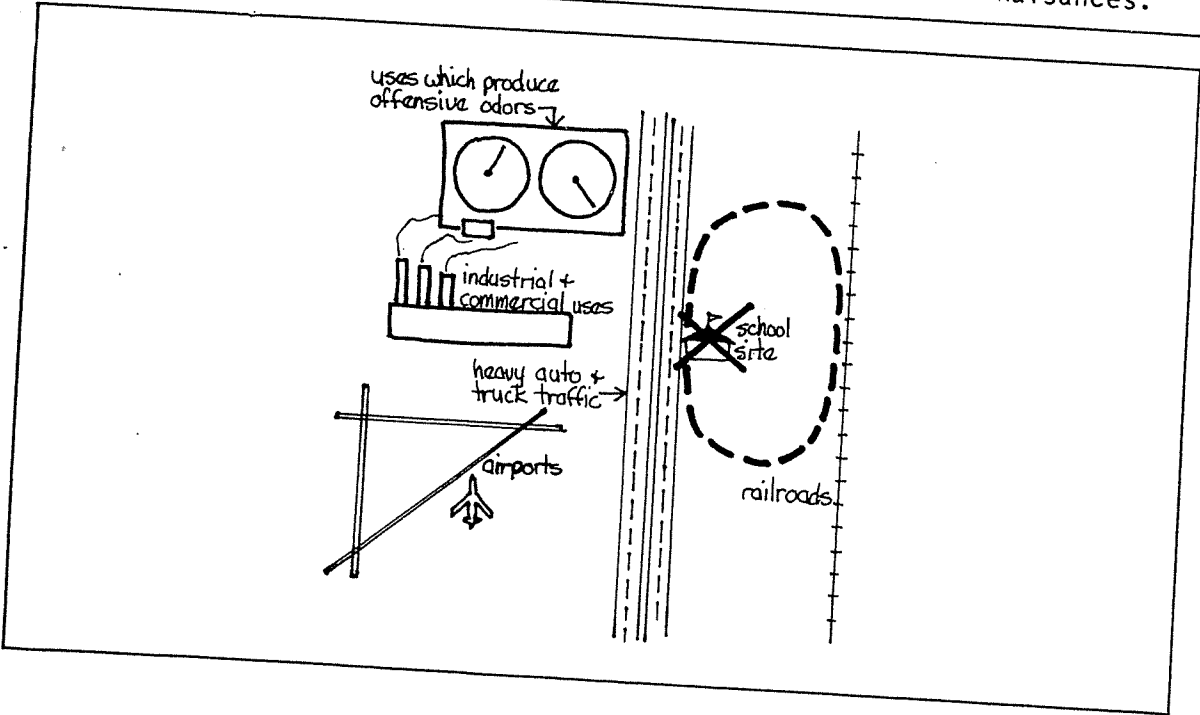
Especially in the case of elementary schools, the location and design of school sites should minimize potential danger to the school population from traffic hazards on adjacent streets.

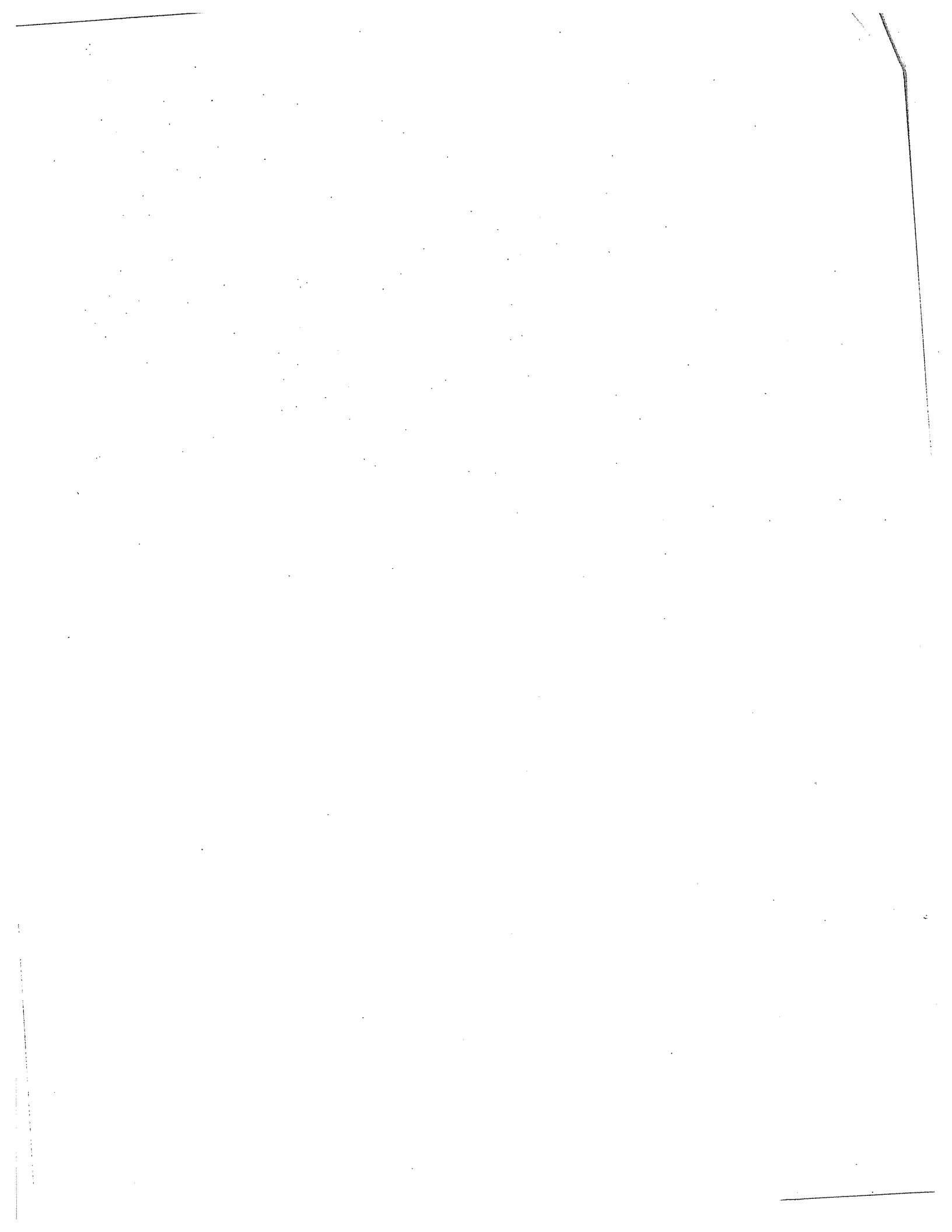


Especially in the case of middle schools and high schools, the siting of school buildings and their related facilities, such as parking areas, play areas, and athletic fields, should be designed in a manner that minimizes disturbing influences on adjacent land uses, such as residential dwelling units, churches, hospitals, etc.



Educational facilities should be located such that they are removed from objectionable noise, odors, and other environmental nuisances.





CHAPTER III

HISTORICAL PERSPECTIVE OF POPULATION GROWTH AND PUBLIC SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY

POPULATION AND DWELLING UNITS, 1970-1980

After a period of dramatic growth in both housing and population during the 1960s, the growth pattern of Prince George's County moderated during the 1970s, as did that of the rest of the metropolitan area. The much lower rate of housing construction, coupled with a decline in the average household size, resulted in a complex pattern of population change. Table 3.1 shows the trends in dwelling unit completions, population, and average household size.

TABLE 3.1

POPULATION, DWELLING UNITS AND
HOUSEHOLD SIZE IN PRINCE
GEORGE'S COUNTY--1970 TO 1980

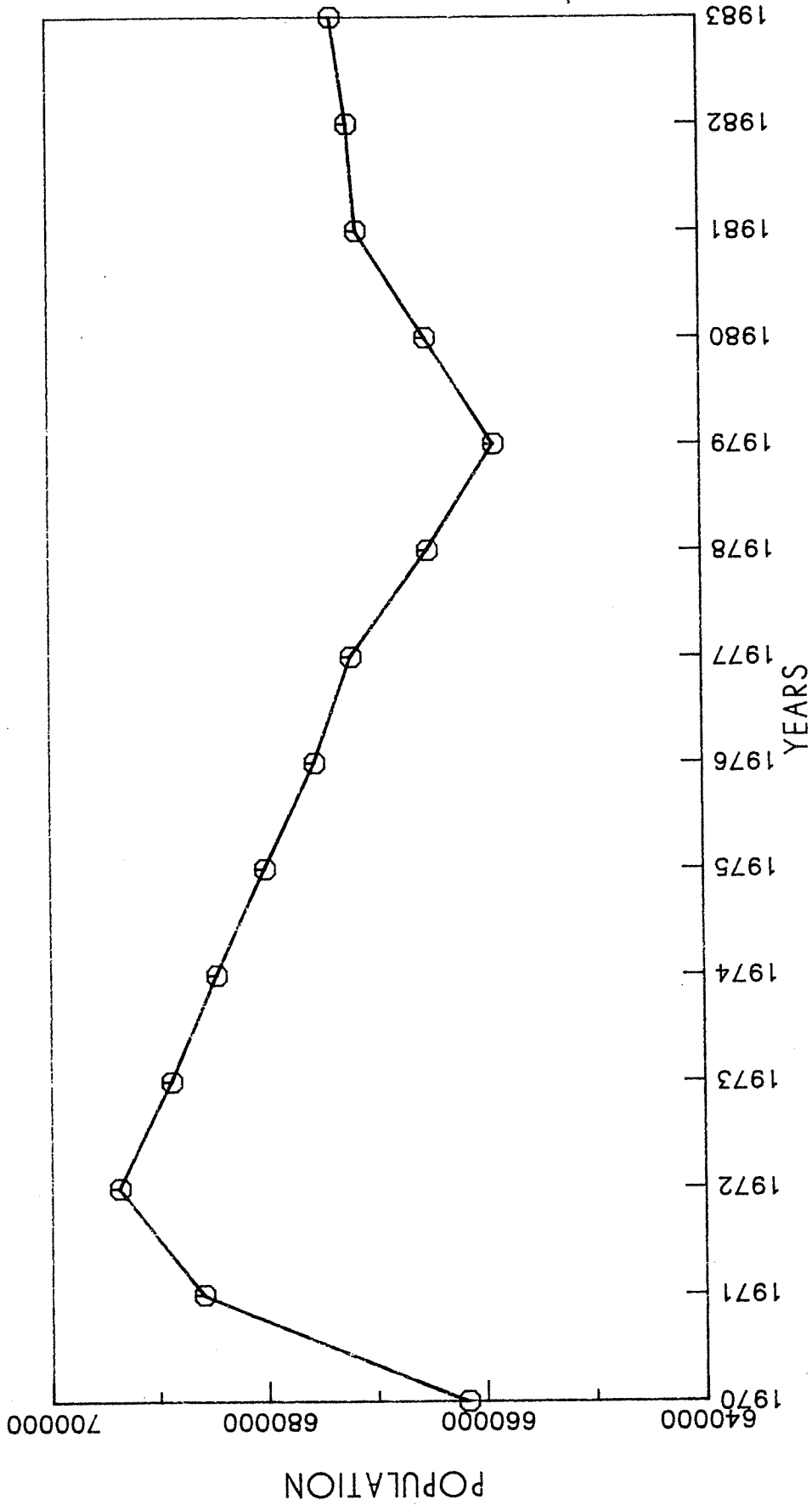
	<u>POPULATION</u>	<u>DWELLING UNITS</u>	<u>HOUSEHOLD SIZE</u>
1970	661,719	200,637	3.30
1971	685,900	205,450	3.34
1972	693,700	210,264	3.30
1973	688,800	215,077	3.20
1974	684,600	219,891	3.11
1975	680,100	222,106	3.06
1976	675,500	224,322	3.01
1977	672,100	226,029	2.97
1978	665,000	227,736	2.92
1979	658,800	230,173	2.86
1980	665,071	236,465	2.81
1981	671,400	238,453	2.81
1982	672,200	240,332	2.81
1983	673,600	241,098	2.79

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, September 1983.

In 1971, the average household size in Prince George's County was 3.34. By 1980, it had declined to 2.81 persons per dwelling unit according to data provided by the U.S. Bureau of the Census. The Washington Metropolitan Area in 1970 had an average household size of 3.09, and by 1977

FIGURE 3.1

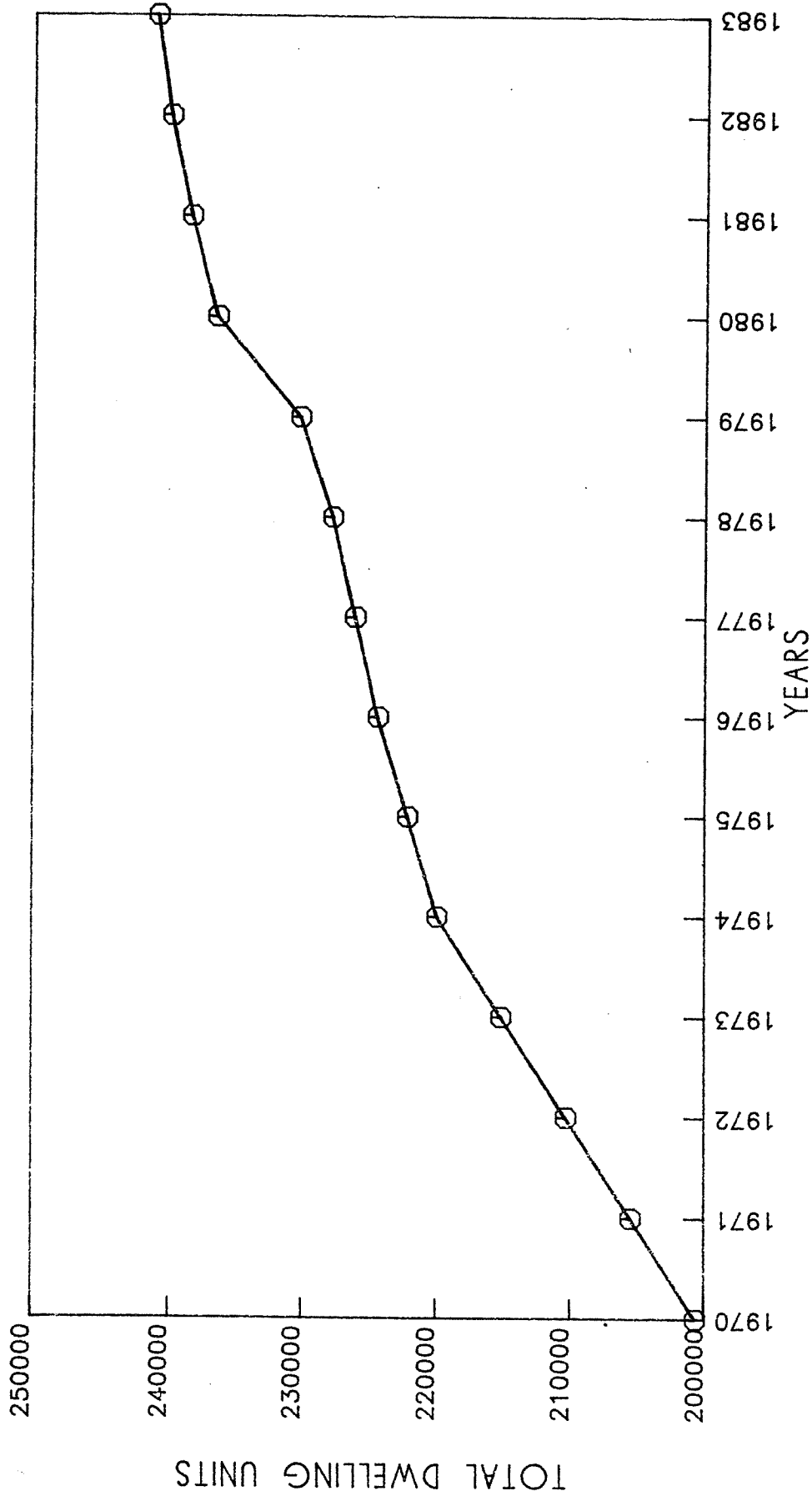
PRINCE GEORGE'S COUNTY POPULATION 1970 TO 1983



SOURCE: M-NCPPC, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION
SEPTEMBER 1983.

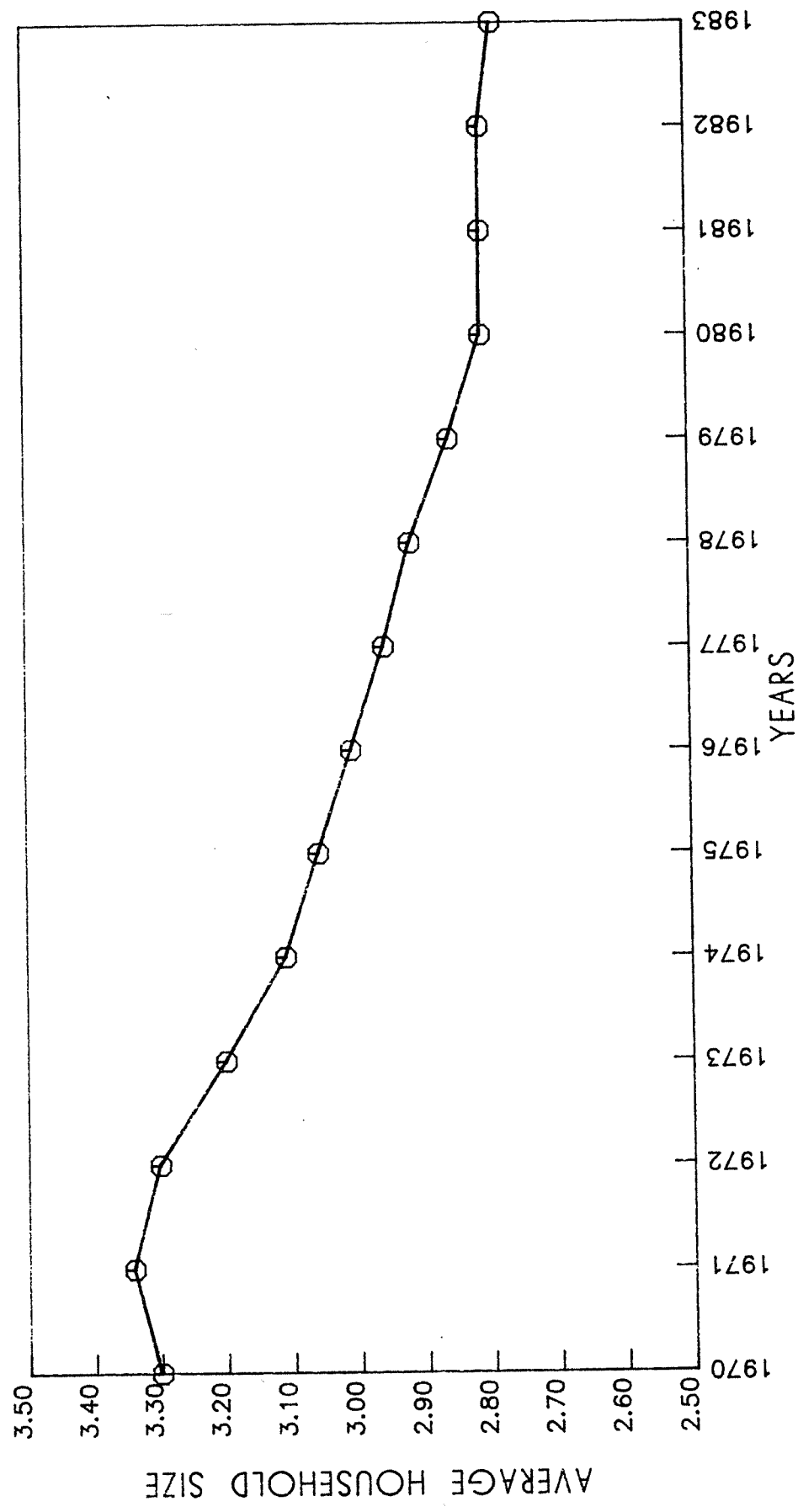
FIGURE 3.2

TOTAL DWELLING UNITS IN PRINCE GEORGE'S COUNTY 1970 TO 1983



SOURCE: M-NCPPC, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION,
SEPTEMBER 1983.

FIGURE 3.3
HOUSEHOLD SIZE IN PRINCE GEORGE'S COUNTY
1970 TO 1983



SOURCE: M-NCPPC, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION,
SEPTEMBER 1983.

this figure had declined to 2.84 persons per household. The nation as a whole experienced similar declines in household size, and this trend is expected to continue through the rest of this century. Average household size is declining due to several factors, including later marriages, lower birthrates, increased dissolution of marriage, and an increasing older population.

The average annual rate of dwelling unit completions has also been declining. During the period from 1960 to 1969, the average annual completion rate was 10,100 units per year; and from 1965 to 1967, the rate was 9,300 units. As can be seen in Table 3.2, the average annual completions for the period from 1970 to 1980 was 3,794; and for the period from 1976 to 1980, it was only 2,747 units. Most of the decline in housing construction can be explained by the sewer moratorium during the mid 1970s and by the depressed state of the housing market both nationally and locally. The decline is also due in large part to the decline in the construction of multifamily dwelling units. This has taken place because of a policy of the County Government to discourage the construction of new multifamily units. Construction of new multifamily units during the 1960s averaged 7,000 units per year, compared with 1,392 during the 1970s. From 1976 to 1980, the average annual completions of multifamily units was 387; and a significant portion of these units were constructed as housing for the elderly. Single-family housing construction has not dropped quite as drastically. The rate of construction during the 1960s was 4,200 units per year, while the rate during the 1970s was 2,274. For three of the past five years, completions of single-family units have exceeded that rate.

TABLE 3.2

DWELLING UNIT COMPLETIONS
IN PRINCE GEORGE'S COUNTY
1970 TO 1980

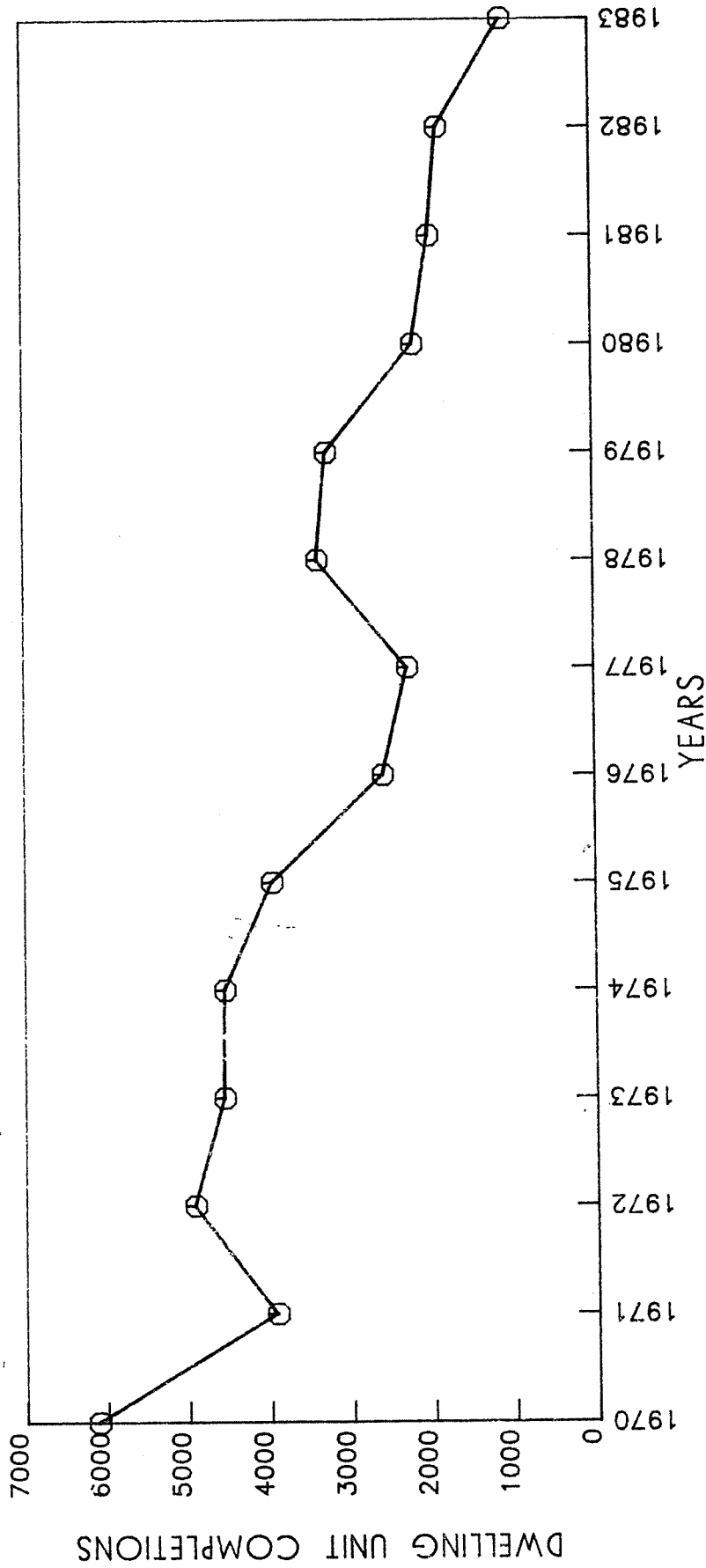
	<u>SINGLE-FAMILY</u>	<u>MULTIPLE-FAMILY</u>	<u>TOTAL</u>
1970	2,393	3,712	6,105
1971	1,141	2,782	3,923
1972	3,171	1,743	4,914
1973	2,811	1,383	4,553
1974	2,351	2,194	4,545
1975	1,769	1,563	3,963
1976	2,400	196	2,596
1977	2,091	194	2,285
1978	2,389	586	3,389
1979	2,533	740	3,273
1980	1,975	219	2,194
1981	1,988	0	1,988
1982	1,699	180	1,879
1983	1,075	0	1,075

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, September 1983.

FIGURE 3.4

DWELLING UNIT COMPLETIONS IN PRINCE GEORGE'S COUNTY

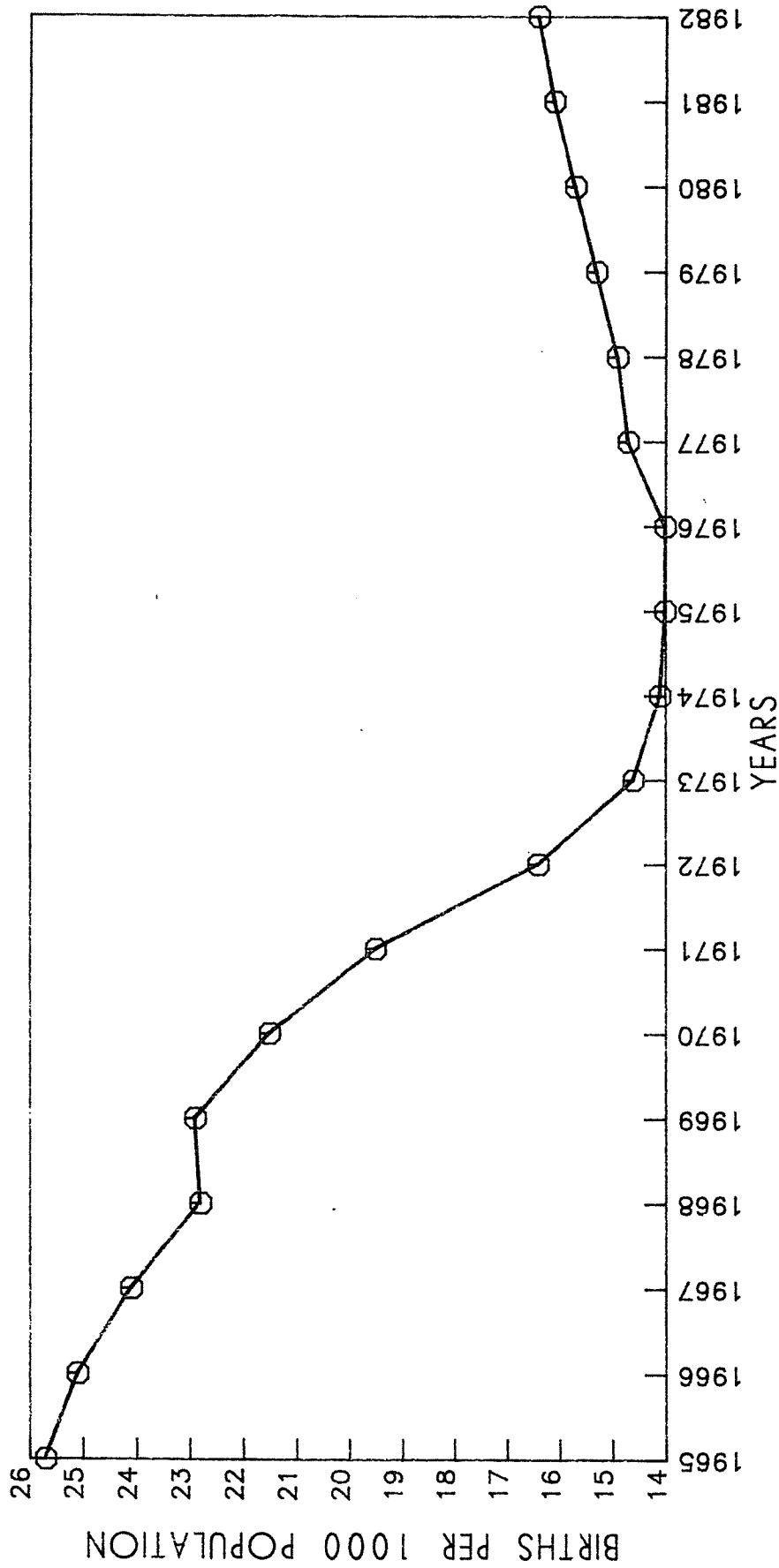
1970 TO 1983



SOURCE: M-NCPPC, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION,
SEPTEMBER 1983.

FIGURE 3.5

BIRTHS PER 1000 POPULATION 1965 TO 1982



SOURCE: STATE OF MARYLAND, DEPARTMENT OF HEALTH AND MENTAL HYGIENE,
MARYLAND CENTER OF HEALTH STATISTICS, SEPTEMBER 1983.

The population of Prince George's County continued to grow during the 1960s and early 1970s to a high of 693,700 in 1972. After 1972, the declines in household size and new dwelling unit construction began to take effect. The County's population declined steadily to its lowest level of 658,800 in 1979. In 1980, however, population increased slightly to 665,071, according to the U.S. Bureau of the Census. New estimates of 1983 population are now at 673,600 persons.

TABLE 3.3

BIRTHS AND BIRTHRATES IN
PRINCE GEORGE'S COUNTY, 1965-1980

	<u>BIRTHS</u>	<u>BIRTHRATE*</u>
1965	13,627	25.7
1966	13,861	25.1
1967	14,028	24.1
1968	14,028	22.8
1969	14,631	22.9
1970	14,337	21.5
1971	13,303	19.5
1972	11,409	16.4
1973	10,172	14.6
1974	9,702	14.1
1975	9,509	14.0
1976	9,476	14.0
1977	9,809	14.7
1978	9,881	14.9
1979	10,182	15.3
1980	10,474	15.7

* Per thousand population

Source: State of Maryland, Department of Health and Mental Hygiene,
Maryland Center of Health Statistics.

PUBLIC SCHOOL ENROLLMENT, 1970-1981

Public school enrollment trends in Prince George's County have followed the trends in population and dwelling units very closely. This trend has also been reflected in other school systems in the metropolitan area and in the nation as a whole.

As can be seen from Table 3.4, public school enrollment reached its high point in 1971 at 162,624 and declined to 111,805 by September 1982.

TABLE 3.4

PUBLIC SCHOOL ENROLLMENT AND PERCENT CHANGE
BY GRADE GROUP IN PRINCE GEORGE'S COUNTY - 1970 TO 1982

	K	<u>% Change</u>	<u>Grades 1-6</u>	<u>% Change</u>	<u>Grades 7-9</u>	<u>% Change</u>	<u>Grades 10-12</u>	<u>% Change</u>	<u>Special Education</u>	<u>% Change</u>	<u>Total Enrollment</u>	<u>% Change</u>
1970	12,492		81,614		35,663		27,790		3,078		160,637	
1971	12,062	-3.00	80,945	-1.00	37,133	+4.00	29,216	+5.00	3,268	+6.20	162,624	+1.20
1972	11,494	-5.00	78,525	-3.00	37,888	+2.00	30,497	+4.00	3,375	+3.30	161,779	-0.50
1973	10,258	-11.00	72,684	-7.00	37,867	-0.05	30,463	-0.10	3,032	-10.20	154,304	-5.00
1974	9,866	-4.00	69,381	-5.00	37,738	-0.34	31,349	+3.00	2,690	-11.30	151,024	-2.00
1975	10,042	+2.00	66,262	-4.00	37,709	-0.07	32,022	+2.00	2,301	-14.50	148,336	-2.00
1976	8,956	-11.00	63,578	-4.00	36,891	-2.00	32,737	+2.00	2,370	+3.00	144,532	-3.00
1977	7,385	-18.00	60,974	-4.00	35,784	-3.00	32,511	-1.00	2,648	+11.70	139,302	-4.00
1978	6,706	-9.00	57,672	-5.00	33,846	-5.00	32,394	-0.40	2,995	+13.10	133,163	-4.00
1979	6,196	-8.00	54,472	-6.00	31,823	-6.00	31,290	-3.00	3,327	+11.10	127,108	-5.00
1980	6,072	-2.00	51,720	-5.00	30,240	-5.00	30,536	-2.00	3,325	-0.06	121,893	-4.00
1981	6,019	-0.80	48,293	-6.62	29,455	-2.60	29,124	-4.60	3,418	+2.80	116,309	-4.60
1982	6,278	+4.30	45,262	-6.27	29,249	-0.80	27,669	-5.00	3,347	-2.08	111,805	-3.87

Source: Prince George's County Public Schools, Department of Pupil Accounting and School Boundaries, July 1983.

TABLE 3.5

SEPTEMBER ENROLLMENT BY GRADE IN PRINCE GEORGE'S COUNTY
1970 TO 1982

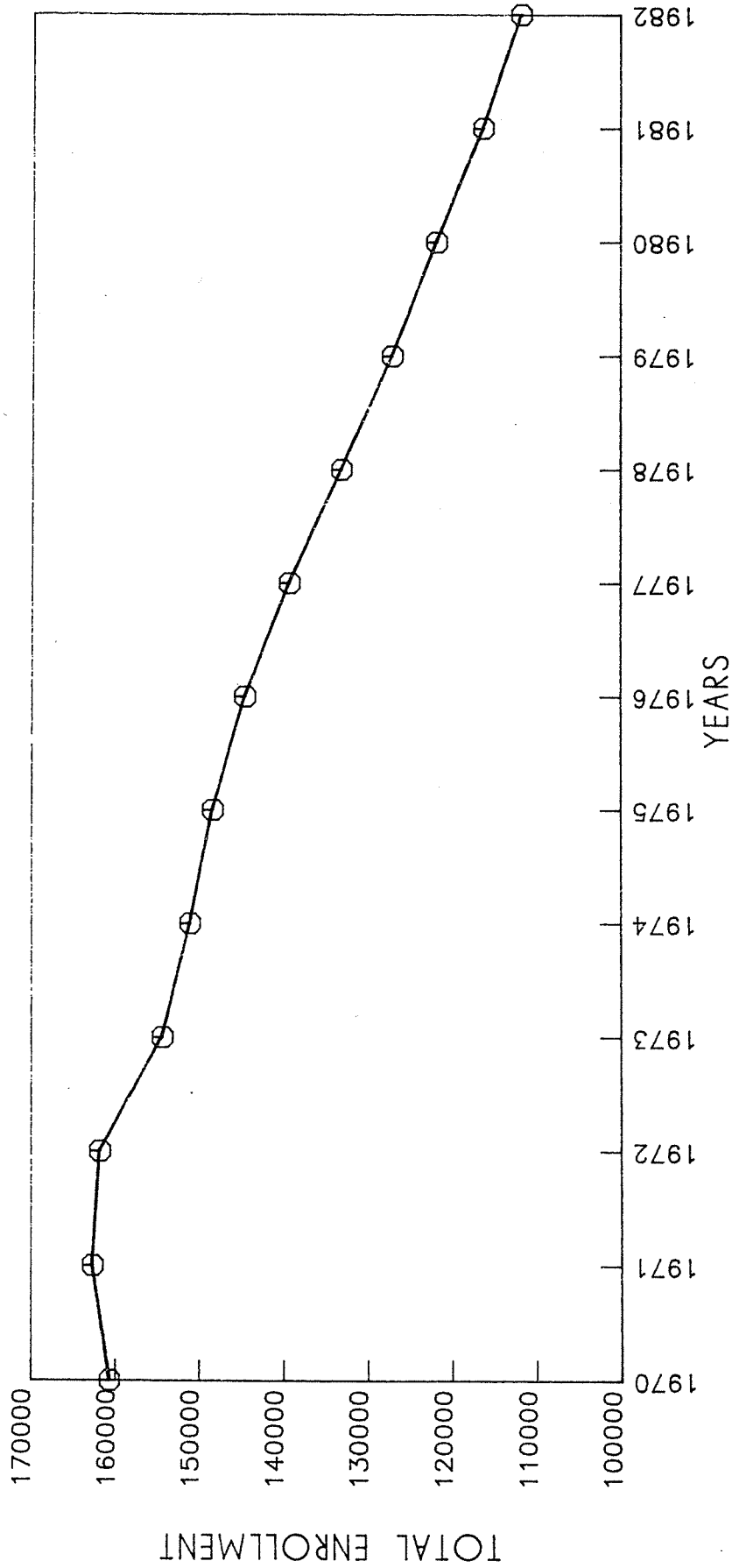
YEAR	K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12
1970	12,492	14,384	14,269	13,282	13,872	13,085	12,724	12,397	11,898	11,368	10,640	9,124	8,026
1971	12,062	13,466	13,833	13,849	13,078	13,701	13,018	12,939	12,245	11,949	11,194	9,734	8,288
1972	11,494	12,437	12,879	13,330	13,541	12,954	13,384	13,146	12,659	12,083	11,858	9,997	8,642
1973	10,258	11,397	11,492	12,030	12,710	12,762	12,293	13,140	12,574	12,153	11,767	10,228	8,468
1974	9,866	10,700	10,857	11,112	11,733	12,479	12,500	12,487	12,908	12,343	12,083	10,254	9,012
1975	10,042	10,417	10,374	10,704	10,931	11,564	12,272	12,786	12,215	12,708	12,295	10,554	9,173
1976	8,956	10,678	10,091	10,081	10,497	10,819	11,412	12,431	12,424	12,036	12,514	10,753	9,470
1977	7,385	9,809	10,263	9,946	10,004	10,388	10,564	11,594	12,198	11,992	12,267	10,898	9,346
1978	6,706	8,275	9,504	10,035	9,764	9,887	10,207	10,764	11,370	11,712	12,257	10,477	9,660
1979	6,196	7,611	8,171	9,450	9,958	9,582	9,700	10,273	10,481	11,069	11,835	10,402	9,053
1980	6,072	7,224	7,492	8,212	9,524	9,872	9,396	10,144	10,052	10,044	11,591	9,909	9,036
1981	6,019	7,042	6,958	7,268	8,129	9,311	9,585	9,683	9,767	10,005	10,637	9,471	9,016
1982	6,278	7,086	6,871	6,871	7,241	8,026	9,167	9,812	9,467	9,940	10,165	8,919	8,585

Source: Prince George's County Public Schools, Department of Pupil Accounting and School Boundaries,
July 1983.

FIGURE 3.6

TOTAL PUBLIC SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY

1970 TO 1982



SOURCE: PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS, DEPARTMENT OF PUPIL ACCOUNTING AND SCHOOL BOUNDARIES, OCTOBER 1982.

The total decline from 1971 to 1982 was 50,819 or 31.2%. Table 3.5 shows that kindergarten and elementary school enrollment began its decline earlier, in 1970. Kindergarten enrollment was 12,494 in 1970 and was 6,019 in September 1981, a total decline of 52%. Elementary school enrollment (grades 1 to 6) declined from 81,614 in 1970 to 48,293 in 1981, an overall decline of 40.8%. Junior high school (grades 7 to 9) enrollment did not begin to decline until after 1973, when enrollment was 37,867. By 1981, junior high school enrollment had dropped to 29,455, a total decline of 22.2%. Senior high school (grades 10 to 12) enrollment reached its high level of 32,737 in 1976, three years after the junior high peak-year enrollment. By 1981, senior high enrollment was 29,124, an overall decline of 11%. The reason for the apparent delays in the declining enrollment from grade to grade seems to be that declining enrollment is moving through the age groups of the population. Thus, if there is a future increase or decrease in kindergarten enrollments, that change will probably not be felt in the high schools for at least 10 years. While it can be interpreted from Table 3.4 that the rate of decline in all grade groups appears to be slowing, such trends have not yet appeared with any consistency in any other grade group than kindergarten.

The following trends in public school enrollment were observed for the period from 1970 to 1981:

- Total enrollment has declined by 28.5%.
- For the number of births reported in 1965, 98.9% of that number enrolled in kindergarten in 1970; 106.6% survived to first grade in 1971.
- For the number of births reported in 1970, 70.0% of that number enrolled in kindergarten in 1975; 74.5% survived to first grade in 1976.
- For the number of births reported in 1975, 63.8% of that number enrolled in kindergarten in 1980; 74% survived to first grade in 1981.
- Kindergarten enrollment declined by 52%.
- Kindergarten enrollment went from 8% of total enrollment in 1970 to just over 5% of total enrollment in 1981.
- Total elementary enrollment has declined by 42.3%
- Elementary enrollment went from 58.5% of total enrollment in 1970 to 46.7% in 1981.
- Secondary enrollment has declined by 7.7%.
- Secondary enrollment has increased from 39.5% of total enrollment in 1970 to 50.4% in 1981.

PUBLIC VS. NONPUBLIC SCHOOL ENROLLMENT

While both public and nonpublic school enrollment declined during the 1970s, the decline in enrollment for nonpublic schools has not been as severe and came later than in the public schools. The overall decline in public school enrollment began to occur in 1972 and has continued through 1981 for an overall decline of 28.5%. Total enrollment decline in the nonpublic schools begin in 1978 and continued for two years, with an overall decline of 6.3%. However in 1981, nonpublic school enrollment increased by almost 5%, with the largest increases occurring in the elementary grades (7.4%).

TABLE 3.6
PUBLIC AND NONPUBLIC SCHOOL ENROLLMENT
IN PRINCE GEORGE'S COUNTY
1972 TO 1982

<u>YEAR</u>	<u>GRADE LEVEL</u>	<u>PUBLIC</u>	<u>% CHANGE</u>	<u>NONPUBLIC</u>	<u>% CHANGE</u>
1972	K-6	92,252	-	9,513	-
	7-12	69,527	-	6,863	-
	Total	161,779	-	16,376	-
1973	K-6	84,864	-8.00	11,059	+16.00
	7-12	69,440	+0.13	7,829	+14.00
	Total	154,304	-5.00	18,888	+15.00
1974	K-6	80,951	-5.00	10,777	- 3.00
	7-12	70,073	+1.00	7,677	- 2.00
	Total	151,024	-2.00	18,454	- 2.00
1975	K-6	77,745	-4.00	10,909	+ 1.00
	7-12	70,591	+1.00	7,992	+ 4.00
	Total	148,336	-2.00	18,901	+ 2.00
1976	K-6	73,973	-5.00	10,530	- 3.00
	7-12	70,559	-0.04	8,648	+ 8.00
	Total	144,532	-3.00	19,178	- 1.00
1977	K-6	69,969	-5.00	10,423	- 1.00
	7-12	69,333	-2.00	8,249	- 5.00
	Total	139,302	-4.00	18,672	- 3.00
1978	K-6	66,195	-5.00	10,024	- 4.00
	7-12	67,418	-3.00	8,237	- 0.15
	Total	133,613	-4.00	18,261	- 2.00
1979	K-6	62,667	-5.00	10,074	+ 0.49
	7-12	64,441	-4.00	8,292	+ 1.00
	Total	127,108	-5.00	18,366	+ 1.00
1980	K-6	59,845	-5.00	9,719	- 4.00
	7-12	62,048	-4.00	82,60	- 0.39
	Total	121,893	-4.00	17,979	- 2.00
1981	K-6	56,415	-5.73	10,440	+ 7.41
	7-12	59,994	-3.47	8,434	+ 2.11
	Total	116,409	-4.58	18,874	+ 4.98
1982	K-6	53,506	-5.15	10,287	- 1.46
	7-12	58,299	-2.82	8,203	- 2.73
	Total	111,805	-3.87	18,490	- 2.03

Source: Prince George's County Public Schools, Department of Pupil Accounting and School Boundaries, September 1983.

CHAPTER IV

PROJECTED FUTURE TRENDS OF POPULATION GROWTH AND PUBLIC SCHOOL ENROLLMENT

FUTURE TRENDS -- POPULATION AND DWELLING UNIT GROWTH

Population and dwelling unit projections for Prince George's County were prepared by the Maryland-National Capital Park and Planning Commission through the Metropolitan Washington Council of Government's Cooperative Forecasting Process. The purpose of the Cooperative Forecasting Process was to arrive at forecasts that could be used as input to local and regional planning programs and for modeling of the impact that projections would have on various systems such as transportation, air quality, water and sewer, and other public facilities. On December 7, 1978, the Prince George's County Council endorsed the population, dwelling unit and employment projections for Prince George's County for use in future planning for the County.

Methodology

Technical staff of each jurisdiction and regional planning agencies worked together to decide on assumptions and methodology and to build regional models and review information. The Planning Directors' Land Use Policy Committee and the COG Board of Directors all reviewed the forecasts and considered them for adoption by COG and its member jurisdictions. Policy makers for each local jurisdiction reviewed the forecasts for use by the local jurisdictions. The cooperative nature of the program, which is based on both "top-down" and "bottom-up" approaches, ensures that the forecasts produce consistent inputs to regional functional plans and to the plans and programs of the local governments of the region. The process was designed to respond to a number of criticisms of former processes which did not meet these expectations.

The first step in the process was the development of statistical, benchmark projections of employment, households, and population for the region as a whole. Statistical shares were then developed for each of the jurisdictions. Local governments then developed forecasts for their own jurisdictions, using an agreed-upon set of methodological guidelines. Local forecasts work in steps from short range (1980, 1985) to long range (1990, 1995, 2000). Short-range forecasts are based on "pipeline" development (subdivision activity, building permits, sewer authorizations, and site plans, etc.); long-range forecasts include considerations of share of regional total and local policy, with adjustments to ensure compatibility with short-range forecasts.

Given the regional benchmark projections and the local government forecasts, the sum of local forecasts were then reconciled with the

regional totals and the jurisdictional forecasts were reconciled with one another. Upon completion of this reconciliation phase which produced regional and jurisdictional forecasts, small area forecasts were then developed by each of the local governments.

Each jurisdiction, given the development of jurisdictional totals, then allocated its forecasts to small areas. The small area forecasts are used in the functional planning programs. The allocations to small areas in the short term are based primarily on "pipeline" development, and the allocations in the long term are based on local policies and/or assumptions of how the market will respond to the policies.

Three alternative growth forecasts were developed: high, intermediate, and low. The high and low are defined as the maximum and minimum probable growth, while the intermediate is between these two and is an attempt to forecast growth with one series. There was only one forecast for 1980 because it was so close in time; however, the range of growth for the period of 1985 to 2000 increases over time as the uncertainty about growth becomes greater. These alternatives were developed to allow sensitivity tests to be undertaken for planning purposes and to incorporate the uncertainty attached to any forecast into the process. It was recognized that some users of the forecasts would not want to test alternatives but would want only one forecast, and it was recommended that the intermediate forecasts be used for this purpose.

ASSUMPTION USED FOR PRINCE GEORGE'S COUNTY HOUSEHOLD AND POPULATION PROJECTIONS 1980-2000

Sewer capacity: Due to the lifting of the sewer moratorium, the current available sewer capacity, and the projects under construction, sewer capacity will no longer be a constraint to development in the County overall. However, available capacity in some specific areas of the County, coupled with sewage treatment and transmission capacity constraints in other areas of the County, may strongly influence where and when growth within the County occurs.

Pipeline: This term refers to development activity which is in progress and is based upon approved preliminary subdivision plats, final plats, and record plats; the issuance of building permits; and the granting of sewer authorizations. "Pipeline" development was a major consideration in the 1980 projections and in the multifamily projections to 1985.

Past Trends: Analysis of past trends were used to a great extent for the projections for 1980 and beyond for single-family and for 1985 and beyond for multifamily. In some cases the annual completion rate of the 1970s was used, and in other cases the longer trend of completions, 1960-1977, were used depending on the housing type and the alternatives considered.

Market Share of Region: The share of the region was considered for the high forecast for the period 1990-2000, in which case the 1980 share was held constant.

Household Size: To 1985, this was determined exogenously through the use of a demographic model which uses a cohort survival method where housing construction is the determinant of in-migration. After 1985 the ratio of average household size in Prince George's County, compared to the region, was held constant.

Public Policy: The policy of encouraging single-family construction and discouraging multifamily construction was the major specific input to these projections. Other policy inputs, such as master plans and zoning, were used specifically in the small area allocations.

Vacancy Rates: Rates of 1.5% for single-family units and 2.5% for multifamily units were assumed for 1980 and beyond.

Mix of Units: Projections of single-family and multifamily construction were made separately. In general the lower rate of multifamily construction was assumed to continue to the year 2000 for the low and intermediate projection. The high projection would necessitate a higher rate of multifamily construction.

U.S. Housing Market: The moderate recovery of the U.S. housing market during the late 1970s was assumed to continue for the next few years, with the raised interest rates limiting the market to some extent. It was assumed that the period 1985-1990 would have the strongest demand based on national projections of housing demand tied to demographics and that there would be a slightly lower demand in the period 1990-2000.

Prince George's County Rates of Growth

The rates of growth expected in the future for this County are closely related to its location within the metropolitan area. The wave of population and housing growth that has passed through the inner ring of suburbs is now occurring in the next tier of counties. Employment growth, however, seems to be stronger in the inner suburban counties, particularly near beltway locations. These locations will most likely capture a large share of employment growth in the next two decades. With more households and labor locating in the outer tier of counties, outside the metropolitan area entirely, suburban locations for business become more feasible given their proximity to the labor force and market opportunities. Certainly the core area will remain the single largest employment center, and the Metro system reinforces this concept. The increasing pattern of commutation between suburban counties will likely continue, as will the pattern of commutation into the metropolitan area.

Prince George's County can expect to have a lower long-term rate of growth for households and population but a higher rate of employment growth. Population growth during the period 1950-1978 averaged 16,900 persons per year in 6,200 new households. The period 1978-2000 will have an appreciably lower rate of population growth, only 9,200 per year and 4,000 households. The earlier portion of the forecast period, 1978-1985, will be even lower than that level at 6,600 persons added per year and

3,300 new households, while in the later portion of the forecast period, 1985-2000, the population increase will rise to 10,400 persons per year and 4,300 households. It should not be construed that the net increase in population and the new households are equitable. The population in existing households in the County is expected to drop due to declines in average household size, so the population in new households will partially make up for the loss in existing household population. Table 4.1 shows the projected dwelling unit and population forecasts for 1985 through the year 2000 at two alternative forecast levels: low growth and moderate growth.

TABLE 4.1

EXISTING AND PROJECTED TOTAL
DWELLING UNITS AND POPULATION IN PRINCE GEORGE'S COUNTY
1980 TO 2000

	<u>DWELLING UNITS</u>	<u>POPULATION</u>
Existing (4/1/80)	236,465	665,071
1985 Projected		
-Low Growth Scenario	247,700	701,800
-Moderate Growth Scenario	251,900	715,100
1990 Projected		
-Low Growth Scenario	264,600	738,000
-Moderate Growth Scenario	279,600	779,700
1995 Projected		
-Low Growth Scenario	278,400	769,600
-Moderate Growth Scenario	298,400	822,100
2000 Projected		
-Low Growth Scenario	290,500	790,200
-Moderate Growth Scenario	317,200	870,600

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, July 1981.

FUTURE TRENDS -- PUBLIC SCHOOL ENROLLMENT

Projection Methodology

The foregoing pages of this chapter have indicated that dwelling units and population will continue to increase during the next twenty years. In the past, long-range projections of school enrollment were developed by applying pupil yield factors to projected dwelling units. However, due to the decrease in birthrates and household size during the 1970s, an increase

in the number of dwelling units has not resulted in a proportionate increase in public school enrollment, as use of the pupil yield projection methodology would imply. For example, over the last ten years, the total number of dwelling units in the County has increased by more than 36,000. At the same time, total public school enrollment has declined from 160,639 in 1970 to 116,309 in 1981.

Two observations about the relationship of County growth to public school enrollment are pertinent here. First, the birthrate in Prince George's County has declined to almost half of what it was ten to fifteen years ago. This decline has resulted in much smaller household sizes and much lower kindergarten enrollment. Second, the pupil yield factor methodology has implied within it the idea that, as a new neighborhood is developed, the number of school children generated by the development remains stable. However, it has been observed that neighborhoods follow an almost cyclical aging process with regard to household composition. That is, when a new home is built, a young couple moves in, bears children; these children move through the grades, eventually graduate, and leave their parents who may continue to live in their home to or beyond retirement. Thus, whereas a new unit may have had an elementary pupil yield factor of X five or six years ago, these X children are now in middle school and will eventually move onto high school and finally out of the school system entirely.

The projection of socio-economic characteristics of any population group is at this time more of an art than a science. Projections are very heavily dependent on the assumptions that are made about future social values, economic conditions, or living conditions, for example; and it is very difficult for even the most informed planners to make more than an educated guess as to what these trends and values will be more than five years in the future. That is to say, the projections are only as good as the assumptions that are made about the variables affecting the projections.

As a result, it is very important that planning documents be updated periodically to reflect changing conditions that were not foreseen during the previous plan preparation period. It is also important that the plan include a sufficient "cushion" against unexpected contingencies that may arise before a new plan can be prepared. Applying this philosophy to a plan for school facilities, it is important that the County not move too fast in divesting itself of existing facilities or sites, but maintain a safety cushion against the possibility of unexpected rapid growth in public school enrollment due to either increasing birthrates or population, or redistribution of that population. Yet a delicate balance must be reached, whereby large numbers of unneeded facilities and sites are not retained at great cost to the taxpayers of the County.

The enrollment projections made by this Plan are based upon a grade-to-grade survival model. This methodology has been used by the Board of Education for many years in projecting public school enrollment over the short term with a high degree of accuracy. The model has been tested for

statistical reliability in making longer term projections and is believed to be the most rational and accurate model developed to date, given the availability of historical data and projections of future trends.

The grade-to-grade survival technique is a variation of the cohort survival technique popularly used for projecting population. Projections of enrollment are made with this model based on the survival of pupils from one grade to the next higher grade for the following year. Survival factors (i.e. the percentage of students who continue from one grade to the next) were derived from several years of historical trend data (see Table 4.2). An example of the grade survival technique applied for one year is shown below.

<u>Existing Enrollment</u>	*	<u>Survival Ratio</u>		<u>Projected Enrollment (1982)</u> (Succeeding Grade)
Births in 1977	9,809	63.8%		
K (1981)	6,019	115.4	K	6,258
1 (1981)	7,042	97.8	1	6,945
2 (1981)	6,958	99.0	2	6,887
3 (1981)	7,268	99.6	3	6,888
4 (1981)	8,129	98.3	4	7,238
5 (1981)	9,311	97.8	5	7,990
6 (1981)	9,585	102.8	6	9,106
7 (1981)	9,683	97.2	7	9,853
8 (1981)	9,767	97.6	8	9,411
9 (1981)	10,005	103.9	9	9,532
10 (1981)	10,637	83.4	10	10,395
11 (1981)	9,471	88.1	11	8,871
12 (1981)	9,016	-	12	8,343
				out

Total Enrollment = 107,717

Note from the illustration that kindergarten enrollment in 1982 was determined by surviving births in 1977 to the kindergarten grade. This technique will continue to be used with past births and birthrate data (for 1978-81) until we get statistically to the present year (1982), at which point it is necessary to develop assumptions about future births to be survived to the kindergarten level. Table 3.3 in Chapter 3 shows the trend in births and birthrates in Prince George's County for 1965 to 1980. It can be seen that the birthrate and the number of births declined steadily from 1965 to 1976, but since 1977 there has been a slow but steady increase in the birthrate. According to national, state, and local projections, the birthrate is expected to continue to rise slightly until it levels off in the early-to-mid 1980s. Tables 4.3 and 4.4 show the assumed birthrates and births surviving to kindergarten five years later under two different growth scenarios. The low growth scenario assumes that the birthrate will increase to a high of 15.8 in 1981 and continue at that

TABLE 4.2
 ASSUMED GRADE-TO-GRADE
 SURVIVAL RATES
 FOR PRINCE GEORGE'S COUNTY

	<u>Survival Rate</u>
Births to Kindergarten	63.8%
Kindergarten to Grade 1	115.4%
Grade 1 to Grade 2	97.8%
Grade 2 to Grade 3	99.0%
Grade 3 to Grade 4	99.6%
Grade 4 to Grade 5	98.3%
Grade 5 to Grade 6	97.8%
Grade 6 to Grade 7	102.8%
Grade 7 to Grade 8	97.2%
Grade 8 to Grade 9	97.6%
Grade 9 to Grade 10	103.9%
Grade 10 to Grade 11	83.4%
Grade 11 to Grade 12	88.1%

Source: Prince George's County Public Schools, Department of Pupil Accounting and School Boundaries, March 1982.

level until the mid 1990s. These birthrates are applied to population projections from the low growth scenario (Table 4.1) to obtain the projected number of births, and these births are then survived to kindergarten and beyond. The moderate growth scenario assumes that the birthrate will not reach its peak until 1984 at 16.1 and from there will begin a slow decline until it reaches its present level of 15.6 in the early 1990s. In this scenario, births are obtained by multiplying the moderate growth population projections by the birthrate projections of the same scenario.

It can be seen that each growth scenario will result in different surviving kindergarten students five years later, and thus will impact the succeeding grade enrollments at two different levels. The impact of population and dwelling unit growth and in- and out-migration is implicit in the model because as population and housing grow, even while the birthrate remains relatively stable, the number of births will continue to grow and hence the resultant public school enrollment will also increase.

Table 4.5 and Figures 4.1 to 4.3 show the projected countywide public school enrollment in Prince George's County from 1985 to the year 2000. Total public school enrollment is projected to continue to decline through 1990 to its lowest point of 89,662 under the low growth scenario and 90,764 under the moderate growth scenario. However, in the elementary grades, enrollment is projected to begin to increase slightly by the late 1980s and continue that increase through the year 2000. Middle school and high

school enrollment is not expected to begin to increase until the early-to-mid 1990s. Chapter 6 of the report will discuss how these countywide enrollment projections were distributed to smaller areas for the purpose of determining areas of future excess or deficit capacity.

TABLE 4.3
 ASSUMPTIONS - BIRTHRATES, BIRTHS, AND
 KINDERGARTEN (5 YEARS LATER)
 FOR PRINCE GEORGE'S COUNTY

(LOW GROWTH SCENARIO)

<u>Year</u>	<u>Birthrates</u>	<u>Births</u>	<u>Kindergarten 5 Years Later</u>
1976	14.0*	9,476*	6,019
1977	14.7*	9,809*	6,258
1978	14.9*	9,881*	6,304
1979	15.3*	10,182*	6,496
1980	15.7*	10,474*	6,682
1981	15.8	10,500	6,699
1982	15.8	10,500	6,699
1983	15.8	11,100	7,081
1984	15.8	11,100	7,081
1985	15.8	11,100	7,081
1986	15.8	11,100	7,081
1987	15.8	11,600	7,400
1988	15.8	11,600	7,400
1989	15.8	11,600	7,400
1990	15.8	11,660	7,439
1991	15.8	11,660	7,439
1992	15.8	11,660	7,439
1993	15.8	12,000	7,656
1994	15.8	12,000	7,656
1995	15.6	12,300	7,847

* Actual figures provided by Maryland State Department of Health and Mental Hygiene.

Compiled by: M-NCPPC, Prince George's County Planning Department,
 Research and Public Facilities Planning Division,
 March 1982.

TABLE 4.4

ASSUMPTIONS - BIRTHRATES, BIRTHS, AND
KINDERGARTEN (5 YEARS LATER)
FOR PRINCE GEORGE'S COUNTY

(MODERATE GROWTH SCENARIO)

<u>Year</u>	<u>Birthrates</u>	<u>Births</u>	<u>Kindergarten 5 Years Later</u>
1976	14.0*	9,476*	6,019
1977	14.7*	9,809*	6,258
1978	14.9*	9,881*	6,304
1979	15.3*	10,182*	6,496
1980	15.7*	10,474*	6,682
1981	15.9	10,653	6,796
1982	15.9	10,891	6,948
1983	16.0	11,120	7,094
1984	16.1	11,350	7,241
1985	16.0	11,440	7,299
1986	15.8	11,502	7,338
1987	15.8	11,706	7,468
1988	15.8	11,912	7,600
1989	15.8	12,116	7,730
1990	15.8	12,320	7,860
1991	15.8	12,445	7,946
1992	15.8	12,592	8,034
1993	15.6	12,567	8,018
1994	15.8	12,702	8,104
1995	15.6	12,837	8,190

* Actual figures provided by Maryland State Department of Health and Mental Hygiene.

Compiled by: M-NCPPC, Prince George's County Planning Department,
Research and Public Facilities Planning Division,
March 1982.

TABLE 4.5

PROJECTED COUNTYWIDE PUBLIC SCHOOL
ENROLLMENT IN PRINCE GEORGE'S COUNTY (1985-2000)*

	LOW GROWTH SCENARIO			
	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Elementary Schools	49,144	53,381	56,794	58,570
Middle Schools	15,379	14,038	15,402	16,533
High Schools	34,663	24,433	26,007	28,045
Special Centers	<u>1,240</u>	<u>1,240</u>	<u>1,314</u>	<u>1,393</u>
TOTAL	100,426	93,092	99,517	104,541

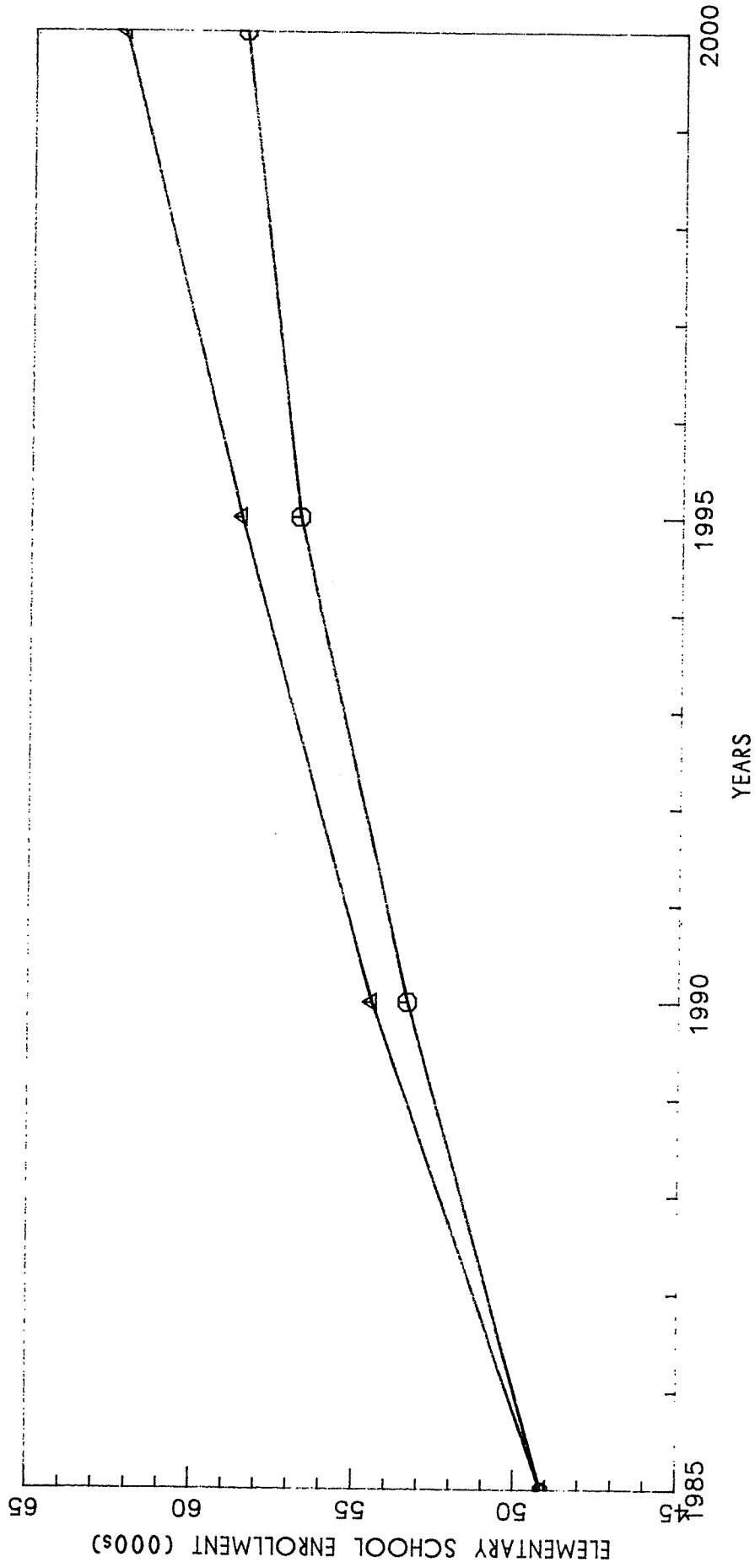
	MODERATE GROWTH SCENARIO			
	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Elementary Schools	49,144	54,483	58,604	62,342
Middle Schools	15,379	14,038	15,687	16,833
High Schools	34,663	24,433	26,107	28,737
Special Centers	<u>1,240</u>	<u>1,240</u>	<u>1,310</u>	<u>1,393</u>
TOTAL	100,426	94,194	101,712	109,305

* Note: Enrollment projections assume that the transition from junior high (grades 7-9)/senior high (grades 10-12) to middle schools (grades 7-8)/high schools (grades 9-12) will be completed by 1985.

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

PROJECTED ELEMENTARY SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY (1985-2000)

FIGURE 4.1

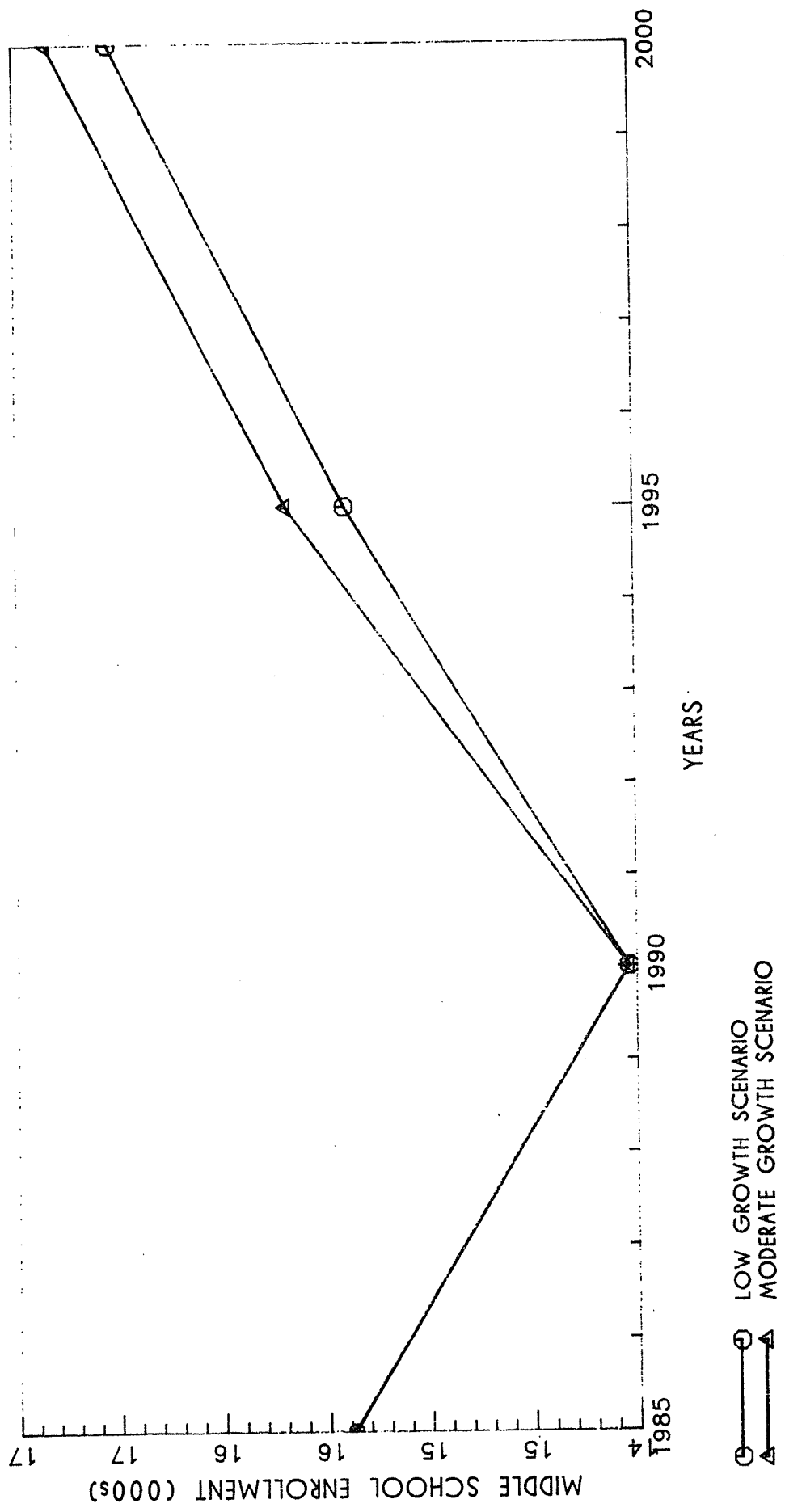


○ LOW GROWTH SCENARIO
△ MODERATE GROWTH SCENARIO

SOURCE: M-NCPPC, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION,
MARCH 1982.

PROJECTED MIDDLE SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY (1985-2000)

FIGURE 4.2

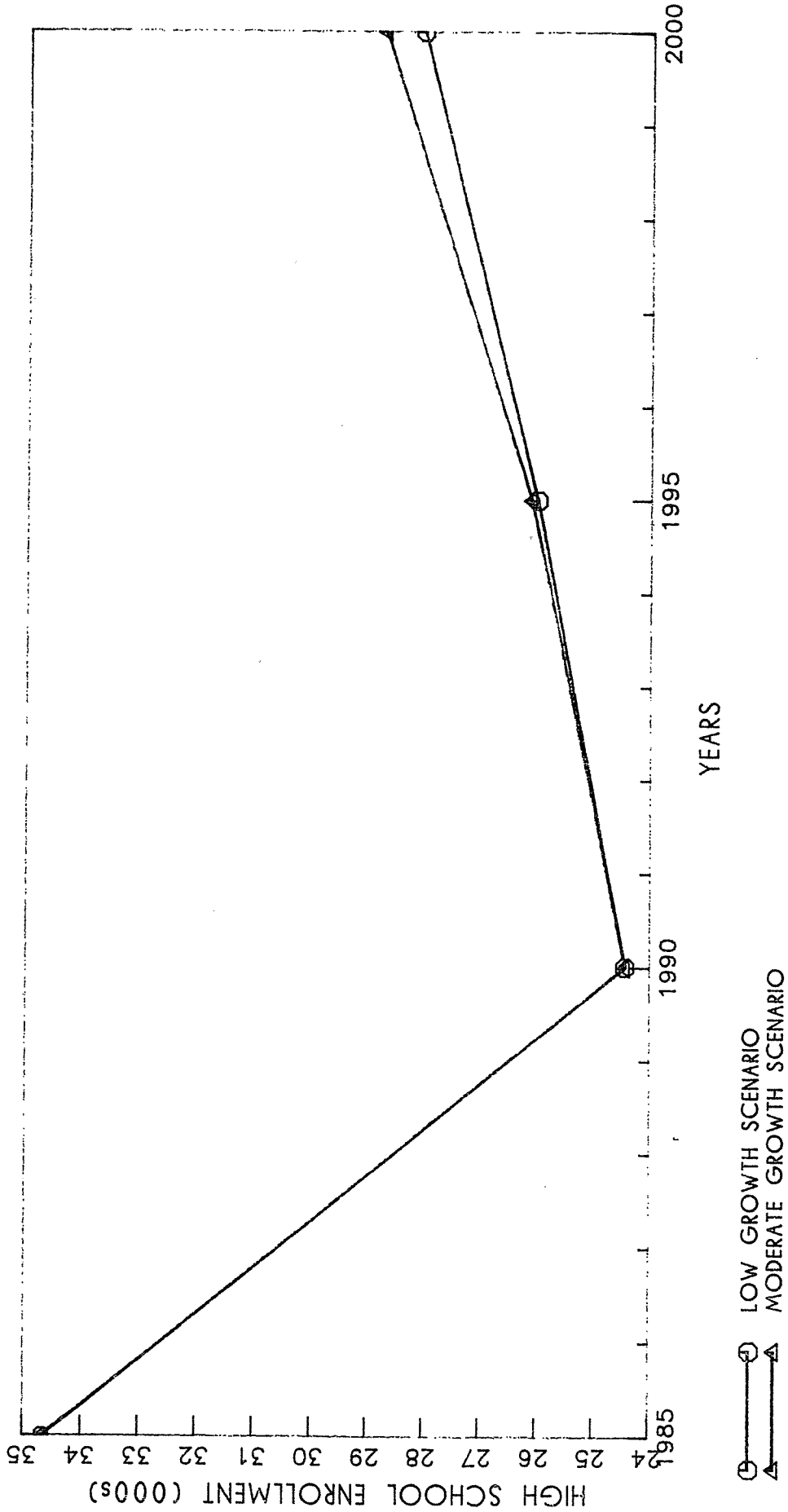


LOW GROWTH SCENARIO
MODERATE GROWTH SCENARIO

SOURCE: M-NCPPC, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION,
MARCH 1982.

FIGURE 4.3

PROJECTED HIGH SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY (1985-2000)



SOURCE: M-NCPPG, RESEARCH AND PUBLIC FACILITIES PLANNING DIVISION,
MARCH 1982.

CHAPTER V

INVENTORY OF EXISTING SCHOOL FACILITIES AND SITES

The Prince George's County School System is the thirteenth largest system in the nation. During the 1980-81 school year, Prince George's County had 216 school facilities in operation. In December of 1980, the Board of Education voted to close 44 schools, a number of which will be maintained by the school system to serve other educational or administrative purposes, and the remainder declared surplus and transferred to the County Government for disposition. Also in December 1980, the Board of Education began a transition from three-year junior high schools (7-9)/three-year senior high schools (10-12) to a system of two-year middle schools (grades 7-8)/four-year high schools (9-12). Both the school closing program and the transition to a new secondary school grade structure is being phased in over the period from June 1981 to September 1985.

The inventory of existing school facilities and unimproved school sites described in this chapter is based upon the school infrastructure that will exist after implementation of school conversions and closings is completed in 1985. It should also be noted that the analysis of future facility needs is predicated upon the capacity of the school system as it will be in 1985, at the completion of the closing/conversion program. Obviously, any changes that are made to this program, either through additional or fewer school closings, will have an impact on the analysis of future school needs.

By 1985, the Board of Education will have a total of 162 primary and secondary school facilities as well as at least nine special education, vocational, and environmental education centers. Of these facilities, 114 will be elementary schools (grades K to 6), 28 will be middle schools (housing grades 7 and 8), and 20 will be four-year high schools.

Tables 5.1 and 5.2 summarize elementary school facilities expected to be operating in 1985. These 114 elementary school facilities are located on over 1,160 acres and have a total of over 5.5 million square feet of gross floor area. The total capacity of the elementary schools will be 66,120 seats in 1985. Six of the elementary schools that will remain in 1985 were constructed before 1950. All six of these schools have had one or more additions/renovations since their original construction date. Twenty-four elementary schools were constructed during the 1950s, 61 during the 1960s, and 23 schools since 1970.

The Board of Education will have in operation 28 middle schools in 1985 which are located on over 500 acres of land. These middle schools are constructed with over 3.4 million square feet of gross floor area and have a total enrollment capacity of 25,985 seats. Middle school facilities that

TABLE 5.1

SUMMARY OF ELEMENTARY SCHOOL
FACILITIES BY SUBREGION IN PRINCE GEORGE'S COUNTY
(EXCLUDING SCHOOLS TO BE CLOSED THROUGH 1985)

<u>SUBREGION</u>	<u>NO. OF SCHOOLS</u>	<u>TOTAL ACRES</u>	<u>TOTAL FLOOR AREA</u>	<u>TOTAL ENROLLMENT CAPACITY</u>
I	8	93.0	501,345	5,570
II	28	262.8	1,384,345	16,450
III	16	163.7	782,871	9,480
IV	25	234.8	1,162,710	14,445
V	6	66.2	310,841	3,405
VI	7	94.1	388,515	4,125
VII	24	251.0	1,026,783	12,645
TOTAL	114	1,165.6	5,555,410	66,120

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, October 1983.

will remain in operation beyond 1985 are described in Tables 5.3 and 5.5. The largest proportion of middle school facilities in the County (23) were built after 1960. Three schools were built during the 1950s and only 2 were built prior to 1950.

After 1985, there will be 20 four-year high schools located on 721 acres of land. Total enrollment capacity by 1985 will be 35,920 seats. High school students will be housed in facilities having a total gross floor area of almost 4.4 million square feet. There are no high schools in operation in the County that were constructed before 1950. Seven high schools were built during the period 1950-59. The remaining high schools were built after 1960. Tables 5.4 and 5.6 describe the high school infrastructure that will exist after 1985.

Tables 5.7 and 5.8 summarize the characteristics of the 73 unimproved schools currently in the ownership of the Board of Education. Of these sites, 47 were acquired for future development of elementary schools, 17 for junior high schools, 7 for senior high schools, and 2 for special centers. These school sites are located on a total of 1,230 acres.

TABLE 5.2

INVENTORY OF EXISTING ELEMENTARY SCHOOL
FACILITIES IN PRINCE GEORGE'S COUNTY
(EXCLUDING SCHOOLS TO BE CLOSED THROUGH 1985)

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
SUBREGION I			
<u>Planning Area 60</u>			
● Bond Mill	9.8	58,325	630
<u>Planning Area 61</u>			
● Beltsville	19.9	110,597	1100
● Calverton	5.9	51,211	690
<u>Planning Area 62</u>			
● Deerfield Run	23.3	72,390	690
● James Harrison	10.0	56,925	630
● Montpelier	10.0	51,026	630
● Oaklands	10.0	41,427	570
<u>City of Laurel</u>			
● Laurel	4.1	59,444	630
SUBREGION II			
<u>Planning Area 65</u>			
● Adelphi	14.6	38,872	630
● Carole Highlands	10.0	27,523	435
● Cherokee Lane	21.8	44,319	570
● Chillum	9.8	44,946	465
● Langley Park/McCormick	10.0	64,197	690
● Lewisdale	9.6	49,419	570
● Ridgecrest	7.6	50,669	630
<u>Planning Area 66</u>			
● Hollywood	8.7	40,500	480
● Paint Branch	12.0	56,132	630
● University Park	5.1	46,099	480

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
<u>Planning Area 67</u>			
● Greenbelt Center	7.8	57,504	630
● Magnolia	10.0	54,506	630
● Springhill Lake	10.0	63,750	660
<u>Planning Area 68</u>			
● Hyattsville	2.1	50,345	570
● Mt. Rainier	1.3	38,092	405
● Riverdale	9.7	35,015	690
● Thomas Stone	6.0	60,240	630
<u>Planning Area 69</u>			
● Beacon Heights	8.7	26,742	510
● Bladensburg	4.4	57,257	750
● Carrollton	9.8	36,229	570
● Cheverly-Tuxedo/ Happy Acres	11.8	58,744	600
● Cooper Lane	9.1	41,482	630
● Glenridge	14.8	109,197	925
● Lamont	9.8	53,247	780
● Robert Frost	6.6	48,852	465
● Rogers Heights	15.0	45,900	480
● Templeton	10.0	56,910	630
● Woodridge	6.7	27,657	315
SUBREGION III			
<u>Planning Area 70</u>			
● Catherine T. Reed	10.4	51,562	405
● Gaywood	8.3	42,416	630
● James McHenry	13.2	45,904	630
● Seabrook	6.0	39,704	540
<u>Planning Area 71A/B</u>			
● High Bridge	9.9	54,643	570
● Chapel Forge	10.1	50,373	630
● Heather Hills	2.0	32,749	375
● Kenilworth	13.2	58,323	750
● Pointer Ridge	10.0	54,435	630
● Rockledge	10.0	56,252	630
● Tulip Grove	10.3	42,275	570
● Yorktown	10.2	47,855	630

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
<u>Planning Area 73</u>			
● Ardmore	9.1	48,923	600
● Kettering	10.0	50,376	630
● Phyllis E. Williams	10.0	60,270	690
<u>Planning Area 74A/B</u>			
● Woodmore	27.0	46,811	570
SUBREGION IV			
<u>Planning Area 72A/B</u>			
● Carmody Hills	9.2	42,430	630
● Columbia Park	8.0	46,974	690
● Dodge Park	10.0	42,099	570
● Glenarden Woods	12.6	52,061	465
● John Carroll	10.0	53,678	630
● Kenmore	9.0	43,997	600
● Matthew Henson	10.1	57,857	630
● Oakcrest	13.5	46,152	570
● Seat Pleasant	4.4	42,888	510
● William Paca	10.9	45,105	660
<u>Planning Area 75A/B</u>			
● Berkshire	10.0	41,435	630
● Bradbury Heights	5.0	47,418	630
● Capitol Heights	10.0	44,764	480
● Concord	8.0	43,984	630
● District Heights	8.4	48,564	510
● Doswell E. Brooks	10.6	42,360	630
● Edgar Allen Poe	5.9	32,888	375
● John Bayne	9.7	43,403	570
● John E. Howard	10.0	53,657	630
● Longfields	11.7	52,565	630
● Lyndon Hill	7.1	52,342	630
● North Forestville	14.2	50,807	510
● Shadyside	4.3	28,102	375
● Thomas Claggett	10.0	57,302	630
● William Beanes	12.2	49,878	630

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
SUBREGION V			
<u>Planning Area 81A/B</u>			
● Clinton Grove	13.7	46,200	630
● James Ryder Randall	10.1	62,491	480
● Rose Valley	10.1	56,252	630
● Waldon Woods	10.0	39,812	435
<u>Planning Area 84</u>			
● Henry Ferguson	10.0	47,931	570
<u>Planning Area 85A/B</u>			
● Brandywine	12.3	58,155	660
SUBREGION VI			
<u>Planning Area 77</u>			
● Francis T. Evans	10.0	57,742	630
● Melwood	10.0	57,926	630
<u>Planning Area 78</u>			
● Arrowhead	10.0	59,923	570
<u>Planning Area 79</u>			
● Patuxent	10.0	47,117	510
<u>Planning Area 82A</u>			
● Marlton	10.0	60,270	690
● Mattaponi	24.5	48,912	630
<u>Planning Area 86B</u>			
● Baden	19.6	56,625	465

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
SUBREGION VII			
<u>Planning Area 76A</u>			
● Allenwood	9.7	39,179	435
● Avalon	11.3	45,027	570
● Green Valley	9.9	34,477	480
● Hillcrest Heights	18.5	51,632	570
● Middleton Valley	11.0	45,123	630
● Morningside	10.3	40,308	510
● Overlook	9.0	32,780	375
● Princeton	12.1	34,827	510
● Samuel Chase	10.7	42,624	510
● Skyline	10.0	37,225	435
<u>Planning Area 76B</u>			
● Apple Grove	9.1	44,467	570
● Barnaby Manor	9.3	39,013	510
● Flintstone	8.2	38,610	405
● Forest Heights	13.2	35,971	435
● Glassmanor	3.7	32,136	435
● J. Frank Dent	10.0	34,700	435
● Owens Road	10.0	36,493	510
● Oxon Hill	10.0	63,729	690
● Tayac	10.0	40,306	630
● Valley View	14.5	48,231	600
<u>Planning Area 80</u>			
● Fort Foote	12.2	46,559	630
● Fort Washington Forest	8.1	46,559	600
● Indian Queen	10.2	60,507	690
● Potomac Landing	10.0	56,300	480

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, October 1983.

TABLE 5.3

SUMMARY OF JUNIOR HIGH/MIDDLE SCHOOL
FACILITIES BY SUBREGION IN PRINCE GEORGE'S COUNTY
(EXCLUDING SCHOOLS TO BE CLOSED THROUGH 1985)

<u>SUBREGION</u>	<u>NO. OF SCHOOLS</u>	<u>TOTAL ACRES</u>	<u>TOTAL FLOOR AREA</u>	<u>TOTAL ENROLLMENT CAPACITY</u>
I	2	40.2	267,467	1,940
II	6	120.0	689,050	5,295
III	5	78.7	674,351	5,325
IV	5	112.3	625,256	4,575
V	3	60.5	368,102	2,835
VI	1	20.0	129,348	900
VII	6	102.3	661,809	5,115
TOTAL	28	534.0	3,415,383	25,985

TABLE 5.4

SUMMARY OF SENIOR HIGH/HIGH SCHOOL
FACILITIES BY SUBREGION IN PRINCE GEORGE'S COUNTY
(EXCLUDING SCHOOLS TO BE CLOSED THROUGH 1985)

<u>SUBREGION</u>	<u>NO. OF SCHOOLS</u>	<u>TOTAL ACRES</u>	<u>TOTAL FLOOR AREA</u>	<u>TOTAL ENROLLMENT CAPACITY</u>
I	2	70.6	569,336	4,540
II	4	135.4	1,160,090	8,550
III	3	103.1	729,097	5,720
IV	4	128.7	622,565	5,635
V	3	132.0	555,658	4,020
VI	1	31.0	116,717	1,200
VII	3	135.3	638,360	6,255
TOTAL	20	736.1	4,391,823	35,920

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, October 1983.

TABLE 5.5

INVENTORY OF EXISTING JUNIOR HIGH AND
MIDDLE SCHOOLS IN PRINCE GEORGE'S COUNTY
(EXCLUDING SCHOOLS TO BE CLOSED THROUGH 1985)

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
<u>SUBREGION I</u>			
● Dwight D. Eisenhower	20.2	139,951	1,060
● Martin Luther King	20.0	127,516	880
<u>SUBREGION II</u>			
● Buck Lodge	24.5	111,903	940
● Charles Carroll	17.1	114,778	945
● Greenbelt	33.8	141,125	1,080
● Hyattsville	9.8	119,597	720
● Nicholas Orem	16.3	95,329	710
● William Wirt	18.5	106,318	900
<u>SUBREGION III</u>			
● Benjamin Tasker	15.3	161,678	1,125
● Kettering	20.0	111,780	850
● Robert Goddard	20.3	133,631	1,125
● Samuel Ogle	9.4	133,631	1,125
● Thomas Johnson	13.7	133,631	1,100
<u>SUBREGION IV</u>			
● Andrew Jackson	15.4	151,163	900
● Francis Scott Key	14.6	113,718	1,015
● Kenmoor	24.5	128,381	880
● Thomas G. Pullen	20.0	102,646	880
● Walker Mill	37.8	129,348	900
<u>SUBREGION V</u>			
● Eugene Burroughs	24.1	126,286	1,035
● Gwynn Park	20.0	129,348	900
● Stephen Decatur	16.4	112,468	900
<u>SUBREGION VI</u>			
● James Madison	20.0	129,348	900
<u>SUBREGION VII</u>			
● Benjamin Foulois	16.2	114,715	810
● Benjamin Stoddert	13.3	91,702	745
● G. Gardner Shugart	14.8	100,018	745
● Lord Baltimore	16.7	128,381	855
● Oxon Hill	21.3	106,801	900
● Roger B. Taney	20.0	120,192	1,060

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, October 1983.

TABLE 5.6

INVENTORY OF EXISTING SENIOR HIGH/HIGH
SCHOOL FACILITIES IN PRINCE GEORGE'S COUNTY
(EXCLUDING SCHOOLS TO BE CLOSED THROUGH 1985)

	<u>SITE ACRES</u>	<u>FLOOR AREA</u>	<u>ENROLLMENT CAPACITY</u>
<u>SUBREGION I</u>			
● High Point	38.8	318,376	2,320
● Laurel	31.8	250,960	2,220
<u>SUBREGION II</u>			
● Bladensburg	21.4	286,847	2,050
● Eleanor Roosevelt	40.0	320,414	2,225
● Northwestern	39.1	297,864	2,135
● Parkdale	34.9	254,965	2,140
<u>SUBREGION III</u>			
● Bowie	29.5	271,156	2,160
● Duval	33.6	214,360	1,825
● Largo	40.0	243,581	1,735
<u>SUBREGION IV</u>			
● Central	60.5	93,990	1,195
● Fairmount	15.1	148,278	1,195
● Spaulding/Forestville	28.6	144,543	1,195
● Suitland	24.5	235,754	2,050
<u>SUBREGION V</u>			
● Friendly	64.5	236,861	1,675
● Gwynn Park	37.5	188,957	1,240
● Surrattsville	30.0	129,840	1,105
<u>SUBREGION VI</u>			
● Frederick Douglass	31.0	116,717	1,200
<u>SUBREGION VII</u>			
● Crossland	51.0	313,276	2,095
● Oxon Hill	38.5	123,492	2,540
● Potomac	45.8	201,592	1,620

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, October 1983.

TABLE 5.7

SUMMARY OF UNDEVELOPED SCHOOL SITES IN PRINCE GEORGE'S COUNTY
OWNED BY THE BOARD OF EDUCATION

<u>SUBREGION/LEVEL</u>	<u>NO. OF SITES</u>	<u>TOTAL ACRES</u>	
SUBREGION I - ELEMENTARY	6	65.50	
JR. HIGH	1	19.70	
SR. HIGH	1	35.90	
SUBREGION II - ELEMENTARY	4	37.80	
JR. HIGH	2	34.80	
SR. HIGH	0	0	
SUBREGION III - ELEMENTARY	8	82.30	
JR. HIGH	2	35.80	
SR. HIGH	2	76.44	
SUBREGION IV - ELEMENTARY	3	30.00	
JR. HIGH	3	49.00	
SR. HIGH	0	0	
SUBREGION V - ELEMENTARY	5	50.40	
JR. HIGH	2	42.20	
SR. HIGH	1	30.50	
SUBREGION VI - ELEMENTARY	11	149.20	
JR. HIGH	4	101.90	
SR. HIGH	1	41.90	
SPECIAL CENTERS	1	10.00	
SUBREGION VII - ELEMENTARY	9	203.00	
JR. HIGH	3	57.00	
SR. HIGH	2	74.00	
SPECIAL CENTERS	1	12.90	
TOTAL	ELEMENTARY	46	618.02
	JR. HIGH	17	340.40
	SR. HIGH	7	243.74
	SPECIAL CENTERS	2	22.90
	TOTAL	72	1,225.24

Source: M-NCPPC, Prince George's County Planning Department,
Research and Public Facilities Planning Division, October 1983.

TABLE 5.8

INVENTORY OF EXISTING UNDEVELOPED SCHOOL SITES
IN PRINCE GEORGE'S COUNTY OWNED BY THE BOARD OF EDUCATION

	<u>SITE ACRES</u>
<u>SUBREGION I - PA 60</u>	
● Fairland-Gunpowder Elementary	11.60
● West Laurel Elementary	14.30
● Van Dusen Road Junior High	19.70
<u>SUBREGION I - PA 62</u>	
● Vansville Elementary	10.00
● Snowden Oaks Elementary	10.00
● Middleman Tract Elementary	9.00
● South Laurel Senior High	35.90
<u>SUBREGION I - CITY OF LAUREL</u>	
● Scotchtown Hills Elementary	10.60
<u>SUBREGION II - PA 65</u>	
● Gude Tract Elementary	10.10
● Knollwood Elementary	10.50
<u>SUBREGION II - PA 66</u>	
● College Park Woods Elementary	7.20
● Branchville Junior High	19.30
<u>SUBREGION II - PA 67</u>	
● Smith-Ewing Elementary	10.00
● Smith-Ewing Junior High	15.50
<u>SUBREGION III - PA 70</u>	
● Forest Lake-Ricker Tract Elementary	9.00
● Whitfield Chapel Road Elementary	13.00
<u>SUBREGION III - BOWIE-COLLINGTON</u>	
● Springlake Senior High	36.64
● Springlake South Elementary	10.70
● Springlake Junior High	20.00
● Kettering #3 Elementary	10.00
● Kettering #4 Elementary	10.40

SITE ACRES

SUBREGION III - PA 73

● Rambling Hills Elementary	9.20
● Enterprise Estates Elementary	10.00
● Kettering #2 Elementary	10.00
● Northampton Junior High	15.80
● Lyndon B. Johnson Senior High	39.80

SUBREGION IV - PA 72A/B

● Brightseat Road Elementary	10.00
● Benjamin O. Davis Elementary	10.00
● Rocks-Nalley Junior High	23.30
● Dodge Park Junior High	15.70
● Rolling Hills Junior High	10.00

SUBREGION IV - PA 75A/B

● Hilmar Elementary	10.00
---------------------	-------

SUBREGION V

● Cheltenham Woods Elementary	10.00
● Schultz Subdivision Elementary	11.00
● Windbrook Drive Elementary	10.00
● Mary Catherine Estates Elementary	9.00
● Nothey Farm Junior High	20.20
● Danville Road-Milloff Tract Junior High	22.00
● Worthy Farm Senior High	30.50
● Country Club Estates Elementary	10.40

SUBREGION VI

● Westphalia Road Elementary	10.00
● Perrie-Harris Elementary	10.00
● Lusby Tract Elementary	10.00
● Melwood Junior High	21.90
● Lusby Tract Junior High	20.10
● Perrywood Farm Elementary	12.60
● Marlboro Meadows #2 Elementary	10.10
● Holloway Estates #1 Elementary	10.10
● Holloway Estates #2 Elementary	10.00
● Marlton #2 Elementary	12.20
● Marlton #3 Elementary	10.60
● Marlton Junior High	20.00
● Brandywine-Marlton Senior High	41.90
● Croom Settlement Elementary	43.50
● Marlton #4 Elementary	10.10
● Wiseman Farm Junior High	39.90
● Brandywine Special Center	10.00

SITE ACRES

SUBREGION VII - PA 76A/B

● West Green Valley Elementary	10.00
● Thomas A. Edison Senior High	29.00
● Aylor Tract-Brinkley Road Elementary	10.00
● Rosecroft Tract-Noone Elementary	121.50
● Old Wheeler Road Elementary	10.00
● Palmer Road Elementary	11.40
● Oak Park-Iverson Street Junior High	18.30
● Bock Road Junior High	15.70

SUBREGION VII - PA 80

● Tantallon Square Elementary	10.00
● Thorne Drive Elementary	10.10
● Friendly Farms Special Center	12.90
● Baytomac Woods Elementary	10.00
● Tantallon Square Senior High	30.00
● Fort Foote Village Elementary	10.00
● Fort Foote Junior High	23.00

Source: M-NCPPC, Prince George's County Planning Department,
Research and Public Facilities Planning Division,
October 1983.

CHAPTER VI

FUTURE SCHOOL FACILITIES NEEDS

Chapter IV of this report presented the methodology and resulting projections for future countywide public school enrollment. Summarizing the methodology, the enrollment projections to the year 2000 were developed using a grade-to-grade survival model. Two different sets of assumptions were inputted to the model based on two levels of growth: a low growth scenario and a moderate growth scenario.

The low growth scenario assumed that the recent slight increase in the birthrate would continue for the next five years and then decline to its present level. These birthrates were applied to the low population projections developed by the County through the Washington Area Council of Governments' Cooperative Forecasting Program. The resulting births were then survived grade to grade and year by year through the year 2000. The moderate growth scenario assumed a slightly greater and more sustained increase in the birthrate that was applied to intermediate population projections for the County.

The future growth of Prince George's County is very dependent upon such changing factors as interest rates, social values, political attitudes, etc. While it is possible to develop a relatively reliable model for projecting population and public school enrollment, the results of the model are only as good as the assumptions used in operating the model. Because these assumptions can change, it is important to test the model using different assumptions and to plan for school facilities accordingly.

SMALL AREA PROJECTIONS: METHODOLOGY

Comparing the countywide enrollment projections with total school capacity in the County, it is evident that there will be sufficient capacity in the school system on a countywide basis to accommodate new growth, using either a low or moderate growth scenario. Table 6.1 shows the comparison of countywide projected public school enrollment with the capacity of the school infrastructure as it will be in 1985 upon completion of the latest round of school closings and implementation of the secondary school conversion program. By the year 2000, it is anticipated that there will be an excess capacity in the elementary schools of 8,497 seats using the low growth scenario and 4,755 seats using the moderate growth scenario. In the middle schools, it is projected that there will be 10,030 excess seats in the low growth scenario and 9,739 excess seats in the moderate growth scenario. At the high school level, 9,827 excess seats are projected countywide under the low growth scenario and 9,160 seats using the moderate growth scenario.

However, not all areas of the County are expected to grow at the same rate. For example, the neighborhoods inside the Beltway are expected to grow at a much slower rate than some areas of the County outside the Beltway. The fastest growing areas in the County are expected to be in the Largo-Lottsford and West Laurel-Beltsville. Areas such as Bowie-Collington and South Potomac will grow at a slightly slower pace. The southern portions of the County will grow even more slowly because of the lack of public facilities such as water, sewer, and roads and because of the land use and zoning restrictions which limit much of this area to open space, agricultural uses, and large lot development.

Because the County is expected to grow at variable rates in different parts of the County and because it is the Board of Education's policy to provide adequate school facilities as close to where the children reside as possible, it is important that the impact of projected growth on school capacity be assessed on a small area basis.

In order to provide a logical grouping of school facilities for analytical purposes, the elementary school needs were assessed by groups of planning areas. Because the secondary schools serve a much larger area, secondary school needs were assessed by subregions. The planning areas and subregions reflect the geographic subdivisions of the County used by the Maryland-National Capital Park and Planning Commission in the development of area master plans that show the existing and potential land use of developed and undeveloped properties in those areas. Since existing and potential land use are primary elements used to assess the future growth potential of these smaller areas, grouping school facilities by these smaller areas appears to be the most logical approach to assessing school needs by small area.

The basic methodology used to project future school enrollment by small areas is outlined as follows:

1. Project countywide public school enrollment at three levels (elementary, middle, and high school).
2. Determine the total amount of increase or decrease in enrollment on a countywide basis.
3. Determine the percent of total County growth in dwelling units expected to be captured by each planning area or subregion (see Tables 6.2 to 6.7).
4. Apply each small area percent of growth to the total County growth in enrollment to obtain the enrollment growth by small area.
5. Add small area enrollment growth to existing enrollment by small area.
6. Compare projected small area enrollments to total capacity by small area (after school closings through 1985).

RESULTS: EXCESS/DEFICIT CAPACITY BY SMALL AREAS

Tables 6.9 to 6.15 show the enrollment projections by small areas that resulted from the application of the methodology outlined above. Note that each table contains the enrollment projections for both the low and moderate growth scenario. The tables also show the projected excess or deficit capacity in five-year intervals from 1985 to the year 2000. Figures 6.1 through 6.3 illustrate the excess and deficit capacity in the year 2000 by small area of the County based on the moderate growth scenario. Under the low growth scenario, it is projected that all areas of the County will have adequate capacity to serve projected enrollment at all levels through the year 1995. All other small areas and all levels are expected to have adequate capacity to meet projected demand through 1990, under the moderate growth scenario.

By 1995, under both low and moderate growth scenarios, there is projected to be a deficit capacity in two and three areas of the County, respectively. Table 6.9 shows that the West Laurel-Beltsville area will have a deficit capacity of 10 seats by 1995 in the low growth scenario and 349 seats in the moderate growth scenario. Planning Area 73 (Largo-Lottsford) is projected to have a deficit capacity of 120 seats by 1995 under the low growth scenario, and 192 seats using the moderate growth scenario (see Table 6.11). Subregion VI will have a deficit capacity of 274 by 1995 under the moderate growth scenario (see Table 6.14).

By the year 2000, Subregions V and VI (Table 6.14) will have a deficit capacity of 170 seats and 257 seats, respectively, using the low growth scenario. Using the moderate growth scenario, West Laurel-Beltsville will have a deficit capacity of 708 seats; Largo-Lottsford, 543 seats; Subregion V, 228 seats; and Subregion VI, 719 seats by the year 2000 (see Figure 6.1).

According to the projections, using either growth scenario, middle school capacity is expected to be adequate to meet demand at least through the year 2000. Figure 6.3 illustrates that Subregion VI is the only area of the County that will have a deficit capacity in the high schools, and then not until the year 2000 using the moderate growth projections.

TABLE 6.1

PROJECTED COUNTYWIDE PUBLIC
SCHOOL ENROLLMENT IN PRINCE GEORGE'S COUNTY COMPARED
WITH 1985 CAPACITY

(LOW GROWTH SCENARIO)

	Projected Enrollment			Excess Capacity				
	1985	<u>1990</u>	<u>1995</u>	<u>2000</u>	1985	<u>1990</u>	<u>1995</u>	2000
Elementary Schools	49,144	53,381	56,794	58,570	16,976	12,739	9,326	7,550
Middle Schools	15,379	14,038	15,402	16,533	10,606	11,947	10,583	9,452
High Schools	<u>34,663</u>	<u>24,433</u>	<u>26,007</u>	<u>28,045</u>	<u>1,257</u>	<u>11,487</u>	<u>9,913</u>	<u>7,875</u>
Total	100,426	93,092	99,517	104,541	28,839	36,173	29,822	24,877

(MODERATE GROWTH SCENARIO)

	Projected Enrollment			Excess Capacity				
	1985	<u>1990</u>	<u>1995</u>	<u>2000</u>	1985	<u>1990</u>	<u>1995</u>	2000
Elementary Schools	49,144	54,483	58,604	62,342	16,976	11,637	7,516	3,778
Middle Schools	15,379	14,038	15,687	16,833	10,606	11,947	10,298	9,152
High Schools	<u>34,663</u>	<u>24,433</u>	<u>26,107</u>	<u>28,737</u>	<u>1,257</u>	<u>11,487</u>	<u>9,813</u>	<u>7,183</u>
Total	100,426	94,194	101,712	109,305	28,839	34,771	27,627	20,113

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.2

PROJECTED NEW DWELLING UNITS,
PERCENT OF TOTAL COUNTY NEW UNITS

Prince George's County - Subregion I

(Low Growth Scenario)

	Projected New Units		% Total County Growth	
	1985-1990	1990-1995	1985-1990	1990-1995
PA 60/61/99	470	1,116	2.78	8.09
PA 62	<u>343</u>	<u>424</u>	<u>2.03</u>	<u>3.50</u>
Total Subregion	813	1,475	4.81	9.36

(Moderate Growth Scenario)

PA 60/61/99	1,802	1,768	6.51	9.40
PA 62	<u>592</u>	<u>611</u>	<u>2.14</u>	<u>3.15</u>
Total Subregion	2,394	2,449	8.64	12.56

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.3

PROJECTED NEW DWELLING UNITS,
PERCENT OF TOTAL COUNTY NEW UNITS

Prince George's County - Subregion II
(Low Growth Scenario)

	Projected New Units		% Total County Growth			
	1985-1990	1990-1995	1995-2000	1985-1990	1990-1995	1995-2000
PA 65	134	132	0	.79	.96	.00
PA 66/67	355	189	404	2.10	1.37	3.34
PA 68	142	0	0	.84	.00	.00
PA 69	<u>333</u>	<u>467</u>	<u>248</u>	<u>1.97</u>	<u>3.38</u>	<u>2.05</u>
Total Subregion	964	788	652	5.70	5.71	5.39
(Moderate Growth Scenario)						
PA 65	35	18	12	.13	.10	.06
PA 66/67	592	262	259	2.14	1.39	1.38
PA 68	32	27	28	.12	.14	.15
PA 69	<u>587</u>	<u>503</u>	<u>510</u>	<u>2.12</u>	<u>2.68</u>	<u>2.71</u>
Total Subregion	1,246	811	809	4.50	4.32	4.31

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.5

PROJECTED NEW DWELLING UNITS,
PERCENT OF TOTAL COUNTY NEW UNITS

Prince George's County - Subregion IV

(Low Growth Scenario)

	Projected New Units		% Total County Growth			
	1985-1990	1990-1995	1995-2000	1985-1990	1990-1995	1995-2000
PA 72A/B	1,333	945	461	7.9	6.9	3.8
PA 75A/B	<u>1,527</u>	<u>1,810</u>	<u>1,518</u>	<u>9.0</u>	<u>13.1</u>	<u>12.6</u>
Total	2,860	2,755	1,979	16.9	20.0	16.4

(Moderate Growth Scenario)

PA 72A/B	1,530	1,044	765	5.5	5.6	4.1
PA 75A/B	<u>3,021</u>	<u>2,559</u>	<u>2,549</u>	<u>10.9</u>	<u>13.6</u>	<u>13.6</u>
Total	4,551	3,603	3,314	16.4	19.2	17.7

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.6

PROJECTED NEW DWELLING UNITS,
PERCENT OF TOTAL COUNTY NEW UNITS

Prince George's County - Subregion V

	Projected New Units		% Total County Growth	
	<u>1985-1990</u>	<u>1990-1995</u>	<u>1985-1990</u>	<u>1990-1995</u>
Low Growth Scenario	2,714	853	1,366	1,366
Moderate Growth Scenario	2,784	1,439	1,507	1,507

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.7

PROJECTED NEW DWELLING UNITS,
PERCENT OF TOTAL COUNTY NEW UNITS

Prince George's County - Subregion VI

	Projected New Units		% Total County Growth	
	<u>1985-1990</u>	<u>1990-1995</u>	<u>1985-1990</u>	<u>1990-1995</u>
Low Growth Scenario	2,422	1,658	1,283	1,283
Moderate Growth Scenario	3,786	2,229	2,273	2,273

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.8

PROJECTED NEW DWELLING UNITS,
PERCENT OF TOTAL COUNTY NEW UNITS

Prince George's County - Subregion VII
(Low Growth Scenario)

	Projected New Units		% Total County Growth			
	1985-1990	1990-1995	1995-2000	1985-1990	1990-1995	1995-2000
PA 76A/B	1,333	1,723	1,643	7.9	12.5	13.6
PA 80	<u>429</u>	<u>572</u>	<u>536</u>	<u>2.5</u>	<u>4.1</u>	<u>4.4</u>
Total	1,762	2,295	2,179	10.4	16.6	18.0
(Moderate Growth Scenario)						
PA 76A/B	3,697	2,924	2,989	13.4	15.6	15.9
PA 80	<u>864</u>	<u>693</u>	<u>943</u>	<u>3.1</u>	<u>3.7</u>	<u>5.0</u>
Total	4,561	3,617	3,932	16.5	19.3	20.9

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.9

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion I

(Low Growth Scenario)

	<u>1985</u>	<u>Projected Enrollment</u>			<u>1985 Capacity</u>	<u>Excess (Deficit) Capacity</u>			
		<u>1990</u>	<u>1995</u>	<u>2000</u>		<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Elementary Schools									
PA 60/61/99	2,670	2,788	3,060	3,211	3,050	380	262	(10)	(161)
PA 62	<u>1,782</u>	<u>1,868</u>	<u>1,911</u>	<u>1,972</u>	<u>2,520</u>	<u>738</u>	<u>652</u>	<u>609</u>	<u>548</u>
Total	4,452	4,656	4,971	5,183	5,570	1,118	914	599	387
Middle Schools									
	1,199	1,108	1,232	1,366	1,940	741	832	708	574
High Schools									
	3,949	2,600	2,743	2,984	4,540	591	1,940	1,797	1,556

(Moderate Growth Scenario)

Elementary Schools									
PA 60/61/99	2,670	3,018	3,399	3,758	3,050	380	(32)	(349)	(708)
PA 62	<u>1,782</u>	<u>1,896</u>	<u>2,205</u>	<u>2,144</u>	<u>2,520</u>	<u>738</u>	<u>624</u>	<u>495</u>	<u>376</u>
Total	4,452	4,914	5,424	5,902	5,570	1,118	656	146	(332)
Middle Schools									
	1,199	1,108	1,309	1,453	1,940	741	832	631	437
High Schools									
	3,949	2,600	2,804	3,134	4,540	591	1,940	1,736	1,406

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.10

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion II

(Low Growth Scenario)

	Projected Enrollment		1985 Capacity	Excess (Deficit) Capacity		
	1985	<u>1990</u> <u>1995</u> <u>2000</u>		1985	<u>1990</u> <u>1995</u> <u>2000</u>	1985
Elementary Schools						
PA 65	3,451	3,484 3,516 3,516	3,990	539	506	474
PA 66/67	2,641	2,730 2,776 2,834	3,510	869	780	676
PA 68	2,136	2,172 2,172 2,172	2,295	159	123	123
PA 69	<u>5,014</u>	<u>5,097</u> <u>5,210</u> <u>5,246</u>	<u>6,655</u>	<u>1,641</u>	<u>1,558</u>	<u>1,409</u>
Total	13,242	13,483 13,674 13,768	16,450	3,208	2,967	2,682
Middle Schools	3,842	3,469 3,545 3,604	5,295	1,453	1,826	1,691
High Schools	8,175	5,560 5,647 5,753	8,555	380	2,995	2,802

(Moderate Growth Scenario)

Elementary Schools						
PA 65	3,451	3,458 3,463 3,463	3,990	539	532	527
PA 66/67	2,641	2,756 2,813 2,862	3,510	869	754	648
PA 68	2,136	2,143 2,149 2,153	2,295	159	152	142
PA 69	<u>5,014</u>	<u>5,128</u> <u>5,238</u> <u>5,337</u>	<u>6,655</u>	<u>1,641</u>	<u>1,527</u>	<u>1,318</u>
Total	13,242	13,485 13,663 13,815	16,450	3,208	2,965	2,635
Middle Schools	3,842	3,469 3,539 3,586	5,295	1,453	1,826	1,709
High Schools	8,175	5,560 5,631 5,739	8,555	380	2,995	2,816

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.11

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion III

(Low Growth Scenario)

	1985	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity			
		1990	1995	2000		1985	1990	1995	2000
Elementary Schools									
PA 70	1,412	1,716	1,865	1,926	2,205	793	489	340	279
Bowie-Collington	3,524	4,064	4,525	4,780	5,355	1,831	1,291	830	575
PA 73	<u>1,136</u>	<u>1,637</u>	<u>2,040</u>	<u>2,177</u>	<u>1,920</u>	<u>784</u>	<u>283</u>	<u>(120)</u>	<u>(257)</u>
Total	6,072	7,417	8,430	8,883	9,480	3,408	2,063	1,050	597
Middle Schools									
Middle Schools	2,344	2,257	2,657	2,945	5,325	2,981	3,068	2,668	2,380
High Schools	5,789	3,899	4,358	4,875	5,720	(69)	1,821	1,362	845

(Moderate Growth Scenario)

	1985	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity			
		1990	1995	2000		1985	1990	1995	2000
Elementary Schools									
PA 70	1,412	1,708	1,863	1,984	2,205	798	497	342	221
Bowie-Collington	3,524	4,234	4,722	5,146	5,355	1,831	1,121	633	209
PA 73	<u>1,136</u>	<u>1,738</u>	<u>2,112</u>	<u>2,462</u>	<u>1,920</u>	<u>784</u>	<u>182</u>	<u>(192)</u>	<u>(543)</u>
Total	6,072	7,680	8,697	9,592	9,480	3,413	1,800	783	(113)
Middle Schools									
Middle Schools	2,344	2,257	2,660	2,931	5,325	2,981	3,068	2,665	2,394
High Schools	5,789	3,899	4,306	4,926	5,720	(69)	1,821	1,414	794

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.12

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion IV

(Low Growth Scenario)

	1985	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity			
		1990	1995	2000		1985	1990	1995	2000
Elementary Schools									
PA 72A/B	3,576	3,910	4,140	4,206	5,955	2,379	2,045	1,815	1,749
PA 75A/B	<u>6,063</u>	<u>6,446</u>	<u>6,886</u>	<u>7,104</u>	<u>8,490</u>	<u>2,427</u>	<u>2,044</u>	<u>1,604</u>	<u>1,386</u>
Total	9,639	10,356	11,026	11,310	14,445	4,806	4,089	3,419	3,135
Middle Schools	2,711	2,357	2,622	2,802	4,575	1,864	2,218	1,953	1,773
High Schools	5,159	3,835	4,139	4,462	5,735	576	1,900	1,596	1,273

(Moderate Growth Scenario)

	1985	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity			
		1990	1995	2000		1985	1990	1995	2000
Elementary Schools									
PA 72A/B	3,576	3,872	4,098	4,248	5,955	2,379	2,083	1,857	1,707
PA 75A/B	<u>6,063</u>	<u>6,646</u>	<u>7,198</u>	<u>7,696</u>	<u>8,490</u>	<u>2,427</u>	<u>1,844</u>	<u>1,292</u>	<u>794</u>
Total	9,639	10,518	11,296	11,944	14,445	4,806	3,927	3,149	2,501
Middle Schools	2,711	2,357	2,666	2,862	4,575	1,864	2,218	1,909	1,713
High Schools	5,159	3,835	4,146	4,592	5,735	576	1,900	1,589	1,143

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.13

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion V

(Low Growth Scenario)

	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity				
	1985	1990	1995		2000	1985	1990	1995	
Elementary Schools	2,492	3,172	3,379	3,405	3,575	913	233	26	(170)
Middle Schools	1,266	1,225	1,307	2,835	1,431	1,569	1,610	1,528	1,384
High Schools	3,873	2,573	2,667	4,020	2,890	147	1,447	1,353	1,130

(Moderate Growth Scenario)

Elementary Schools	2,492	3,029	3,339	3,405	3,633	913	376	66	(228)
Middle Schools	1,266	1,225	1,348	2,835	1,436	1,569	1,610	1,487	1,399
High Schools	3,873	2,573	2,698	4,020	2,900	147	1,447	1,322	1,120

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.14

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion VI

(Low Growth Scenario)

	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity		
	1985	1990	1995		1985	1990	1995
Elementary Schools	3,188	3,795	4,198	4,382	937	330	(73)
Middle Schools	493	484	644	761	407	416	256
High Schools	1,244	799	982	1,191	(24)	401	218
							9

(Moderate Growth Scenario)

Elementary Schools	3,188	3,918	4,399	4,844	937	207	(274)
Middle Schools	493	484	675	810	407	416	225
High Schools	1,224	799	992	1,299	(24)	401	208
							90
							(99)

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

TABLE 6.15

PROJECTED ENROLLMENT/CAPACITY

Prince George's County - Subregion VII

(Low Growth Scenario)

	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity			
	1985	1990	1995		2000	1985	1990	1995
Elementary Schools								
PA 76A/B	7,380	7,714	8,133	10,245	2,865	2,451	2,112	1,876
PA 80	1,739	1,847	1,986	2,400	661	553	414	337
Total	9,119	9,561	10,119	12,645	3,526	3,084	2,526	2,213
Middle Schools	3,109	2,721	2,942	5,115	2,006	2,394	2,173	1,975
High Schools	5,659	4,333	4,586	6,255	596	1,922	1,669	1,313

(Moderate Growth Scenario)

	Projected Enrollment			1985 Capacity	Excess (Deficit) Capacity			
	1985	1990	1995		2000	1985	1990	1995
Elementary Schools								
PA 76A/B	7,380	8,093	8,724	10,245	2,865	2,152	1,521	939
PA 80	1,739	1,906	2,056	2,400	661	494	344	160
Total	9,119	9,999	10,780	12,645	3,526	2,646	1,885	1,099
Middle Schools	3,109	2,721	3,030	5,115	2,006	2,394	2,085	1,852
High Schools	5,659	4,333	4,645	6,255	596	1,922	1,610	1,080

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, March 1982.

FIGURE 6.1

PROJECTED EXCESS/DEFICIT
ENROLLMENT CAPACITIES BY
THE YEAR 2000 - MODERATE
GROWTH SCENARIO

ELEMENTARY SCHOOLS

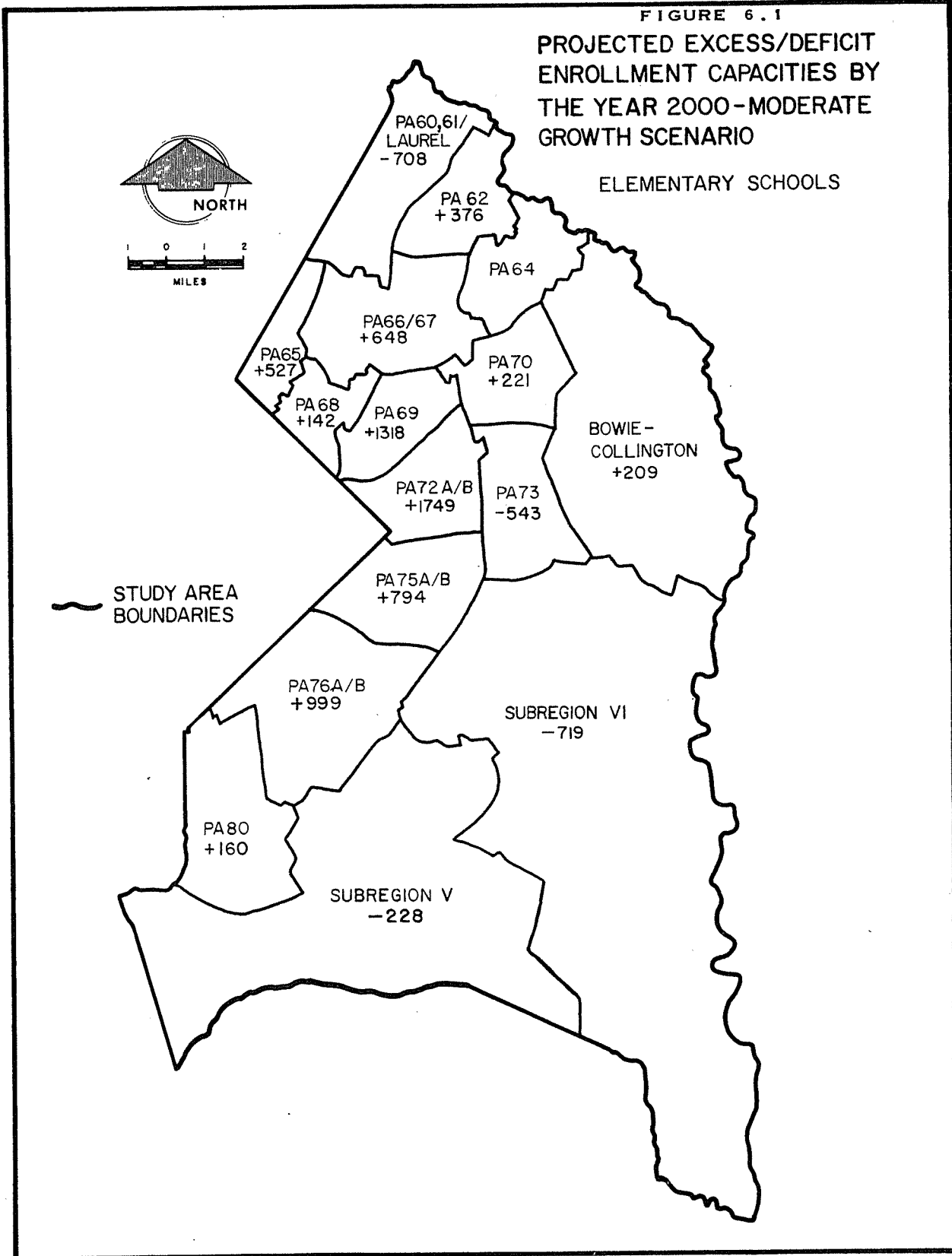


FIGURE 6.2
PROJECTED EXCESS/DEFICIT
ENROLLMENT CAPACITIES BY
THE YEAR 2000 - MODERATE
GROWTH SCENARIO

MIDDLE SCHOOLS

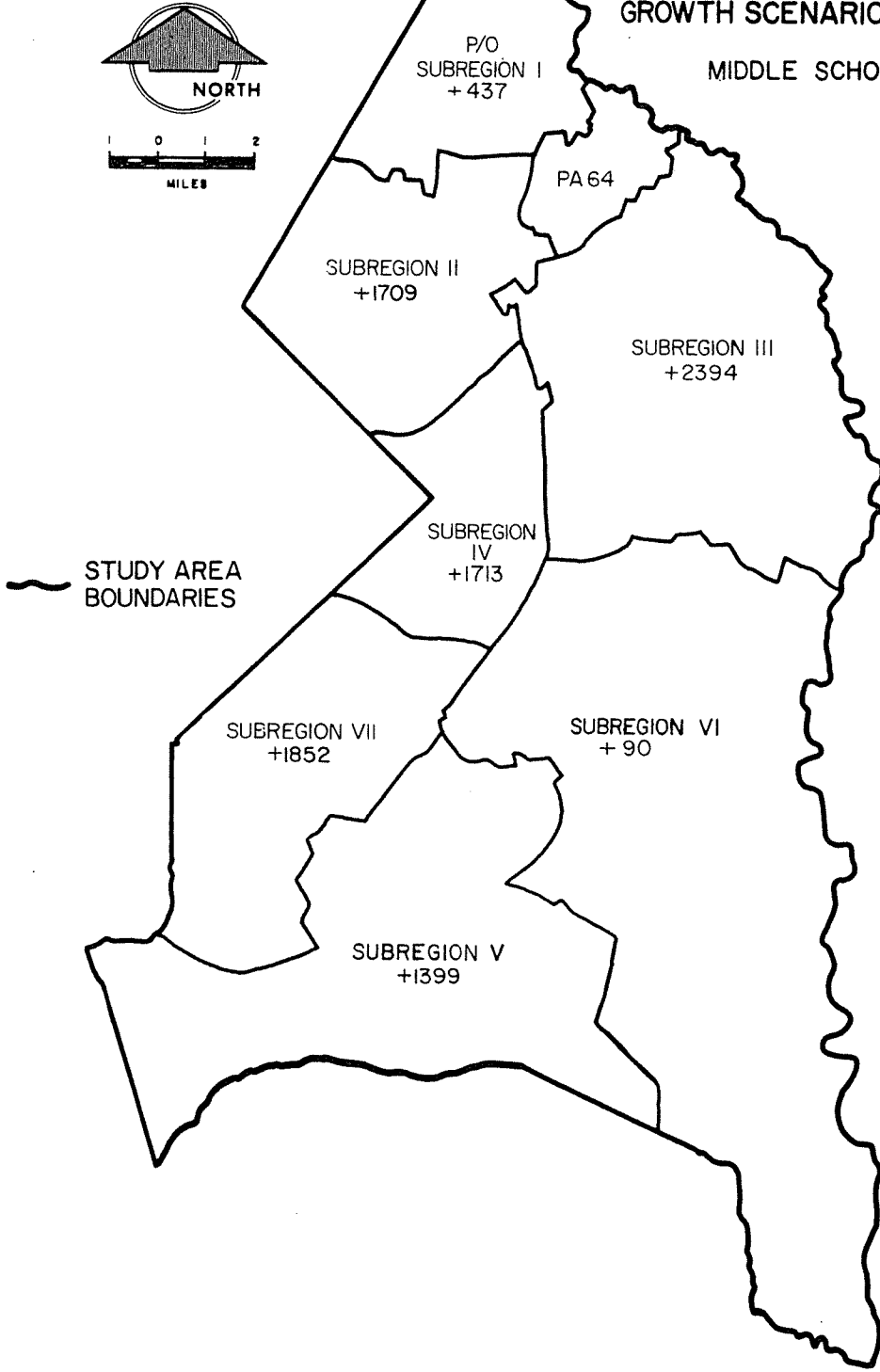
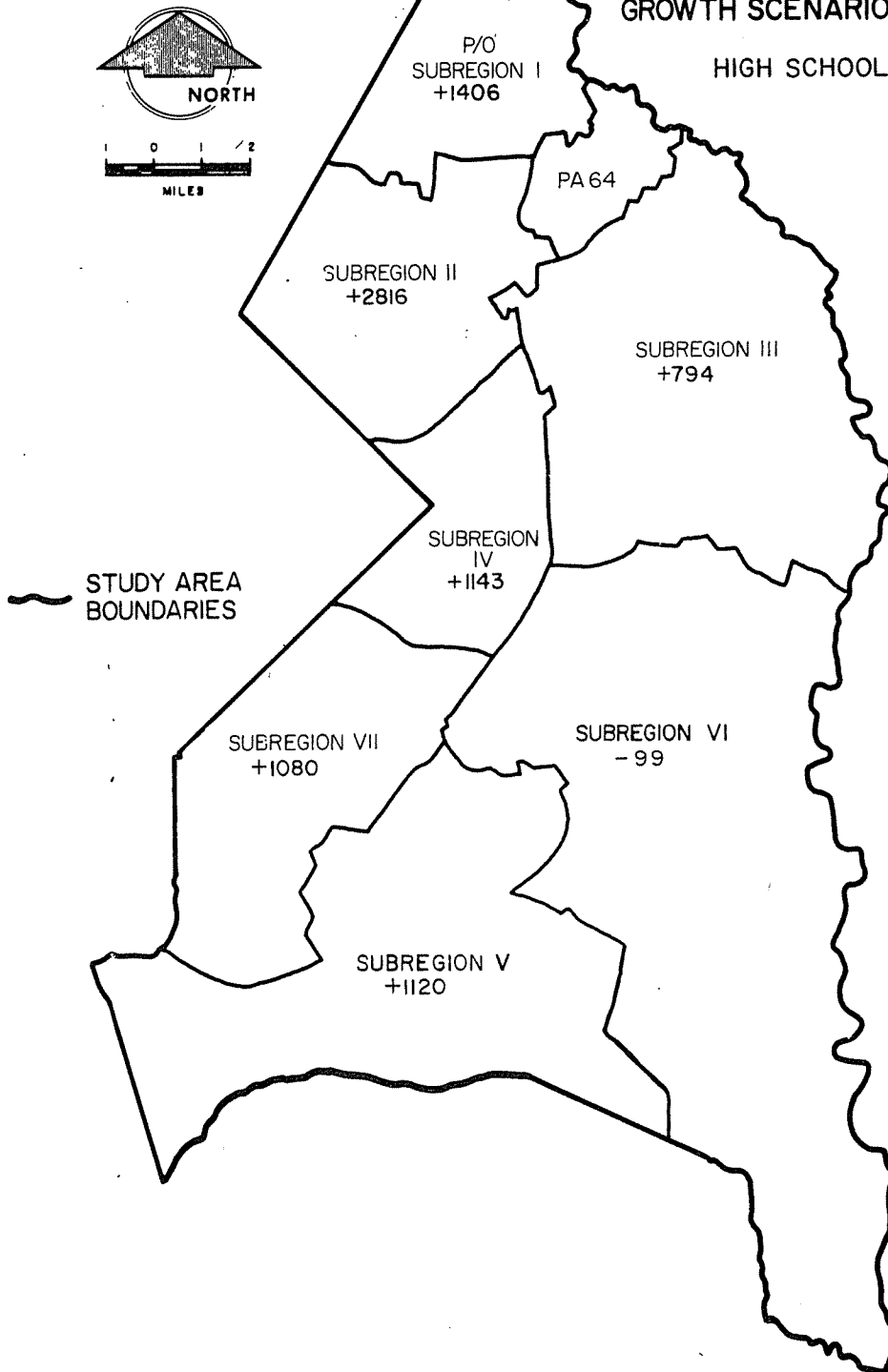


FIGURE 6.3
PROJECTED EXCESS/DEFICIT
ENROLLMENT CAPACITIES BY
THE YEAR 2000 - MODERATE
GROWTH SCENARIO

HIGH SCHOOLS



CHAPTER VII

SITE SELECTION CRITERIA FOR FUTURE PUBLIC SCHOOL SITES

The physical context within which an educational facility is developed is very important to the selection of appropriate school sites. This chapter outlines some of the most important locational considerations that should be used in the selection of future school sites. It should be noted here that the Prince George's County Board of Education has for many years been attempting to follow these guidelines when acquiring school sites. However, the nature of the acquisition process has sometimes precluded the Board from acquiring sites that meet the optimum combination of these criteria. For example, when sites are donated to the Board of Education, it can not be overly selective in attempting to meet the guidelines. It is for this reason that the inventory of unimproved school sites currently owned by the Board of Education conforms to these criteria in varying degrees. Since only a small percentage of these sites are projected to be needed for future school facilities, considerable latitude is available to retain on the Master Plan those sites which meet the optimum combination of the selection guidelines.

The criteria listed below are not ranked in order of importance nor should adverse conditions for any one of these guidelines totally preclude the development of school facilities on any site. Rather, the site selection process should attempt to attain the optimum combination of these criteria within the constraints of availability of land and fiscal resources.

1. Adequate Land Area

The following guidelines have been established by Board of Education Policy #7100:

	<u>Minimum Usable Acreage</u>
Elementary Schools	10 acres
Middle Schools	20 acres
High Schools	40 acres

2. Compatible Surrounding Land Uses

Future school sites should be selected so as to minimize disturbing influences on the school from surrounding land uses. School sites should not be located in areas of existing or proposed future industrial or intense commercial development. Every consideration should be given in the design of future school facilities to minimizing disturbing influences of the school on the surrounding neighborhood. For

example, school facilities should be adequately buffered from surrounding residential neighborhoods and orientation of such amenities as lighting, stadiums, play areas, parking areas, etc. should be away from surrounding land uses.

3. School sites should be centrally located relative to the student population to be served.

4. The location of future school sites should be determined so as to maximize access to educational facilities by all facets of the County's population.

5. Access

Access to the school site is another major consideration in the site selection process. The following means of access should be considered in making a selection of an appropriate site:

- a. Pedestrian - Walking distances and various barriers to pedestrian movement, such as railroad tracks, major highways, and streams, are important considerations.
- b. Bicycle - Bicycle ridership, which is particularly important for middle and high school facilities, should be encouraged by providing safe routes wherever possible.
- c. Automobile - The influence of automobile traffic on the safety of children at the facility and the effect of traffic going to the school on the surrounding neighborhood should be carefully considered.

6. Physical Suitability of the Site

Site condition is one of the primary physical determinants of future school site location. The following site characteristics should be carefully considered:

- a. soil type
- b. existence of floodplains on the site
- c. existence of a high water table
- d. topography (i.e. steep grades, irregular terrain, etc.)
- e. shape of the site

7. Adequate Fire Protection Facilities to Serve the Site

Existing Prince George's County Fire Department standards state that fire protection for school facilities is adequate when there is available engine service within a four-minute response time and ladder truck and ambulance service within a five-minute response time.

8. Schools Sites Removed from Environmental Nuisances

Educational facilities should not be located in areas that may be subject to objectionable levels of noise, smoke, odors, etc. created by the following types of uses: heavy industrial land uses, high volume automobile traffic, truck traffic, aircraft landing and take-off routes, etc.

9. Availability of existing or planned future public utilities to serve the site, including electricity, natural gas, water, sewer, telephone service, and storm drainage. Although the availability of public utilities to serve the site may not preclude development of a site, the cost to extend service to the site may add significantly to the total cost of site development.

10. Joint Development Potential is a means of conserving financial resources and providing a preferred learning environment for students. For example, the development of park-school combinations may provide improved recreational opportunities for both students and surrounding residents in a more cost-effective manner than would be possible through the acquisition and development of separate facilities.

CHAPTER VIII

PLAN RECOMMENDATIONS: SCHOOL SITE SELECTION BY SMALL AREA

The foregoing chapters of this document have presented historical trend data for population growth and public school enrollment, the methodology and results of projections of future enrollment, and an analysis of future demand (enrollment) versus capacity. Chapter VI of this Plan indicates that there will be sufficient capacity on a countywide basis for future enrollment. Using the low growth scenario, it is projected that there will be an excess capacity by the year 2000 of over 28,000 seats. Projections of enrollment using a moderate growth scenario result in an excess capacity of more than 23,000 seats.

However, future dwelling unit and population growth is expected to take place at varying rates in different parts of the County. This variable rate of growth will result in varying levels of growth for public school enrollment and different levels of both excess and deficit capacity in the County. Thus, while school facilities may be deemed adequate on a countywide basis and for most parts of the County, there are some areas of the County that will face deficit capacities before or by the year 2000.

This chapter discusses the recommendations for school site selection in light of future development trends and the analysis of future capacity needs. This is critical in fulfilling the primary purpose of this Plan, which is to make recommendations as to which school sites should be retained and which should be deleted from area master plans. Currently there are more than 200 sites recommended by the County's approved area master plans for future development of public school facilities. Of these 200 sites, 72 sites are now owned and are being retained by the Board of Education for future school facilities; the remaining sites have already been declared surplus by the Board of Education or are privately owned. This Functional Plan for Public School Sites recommends that only 29 of the sites now owned by the Board of Education and none of the identified privately owned sites be retained for possible future school sites. The reader is referred to Table 8.1 for a list of sites recommended to be retained in the Functional Plan. In addition, the Plan recommends that six additional sites (privately owned), for which a specific location has not been determined, be placed as floating symbols on the new Functional Plan. None of these sites should be acquired, however, until there are very strong indications of pending growth in the surrounding area and until a more specific location can be determined based on the pattern of residential development being established.

It should be evident from the data presented earlier in this document that, if the enrollment projections are reasonably accurate, most of these

TABLE 8.1

SUMMARY OF UNIMPROVED SITES
OWNED BY THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION
TO BE RETAINED ON
THE FUNCTIONAL PLAN FOR PUBLIC SCHOOL SITES*

	<u>Site Acres</u>
<u>Subregion I (PAs 60/61/62/City of Laurel)</u>	
● Van Dusen Road Elementary ¹	19.7
● Vansville Elementary	10.0
● Snowden Oaks Elementary	10.0
● Middleman Tract Elementary	9.0
<u>Subregion II (PAs 65/66/67/68/69)</u>	
● Knollwood Elementary	10.5
● Smith-Ewing Elementary ¹	15.5
<u>Subregion III (PAs 70/71/73/74)</u>	
● Springlake South Elementary	10.7
● Kettering #3 Elementary	10.0
● Enterprise Estates Elementary	10.0
● Northlake Elementary ²	10.0
● Springlake Junior High	20.0
● Springlake Senior High	36.6
● Lyndon B. Johnson Senior High	39.8
<u>Subregion IV (PA 72/75)</u>	
● Benjamin O. Davis Elementary	10.0
<u>Subregion V</u>	
● Cheltenham Woods Elementary	10.0
● Windbrook Drive Elementary	10.0
● Worthy Farm Senior High	30.5
<u>Subregion VI</u>	
● Holloway Estates #2 Elementary	10.0
● Marlton #3 Elementary	10.6
● Perrywood Farm Elementary	12.6
● Marlton Junior High	20.0
● Brandywine Special Center	10.0
<u>Subregion VII (PAs 76/80)</u>	
● Aylor Tract - Brinkley Road Elementary	10.0
● Friendly Farms Special Center	12.9
● Old Wheeler Road Elementary	10.0
● Tantallon Square Elementary	10.0
● Thorne Drive Elementary	10.1
● Bock Road Junior High	15.7
● Tantallon Square Senior High	30.0

¹ Formerly designated as future junior high school sites by the Board of Education.

² To be dedicated to the Board of Education by property developer.

*Note: A list of unimproved acquired sites that are not to be retained on the Functional Plan can be found in Appendix B.

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division.

35 sites will not be needed in the next twenty years. These sites, if built to optimum standards, would represent an additional capacity of 27,000 seats. Since it is also hoped that the Board of Education will follow the lead established by this Plan and declare many of their unimproved sites surplus, it was very important to approach the question of future site needs in an appropriately cautious manner. Chapter IV presents some of the philosophy behind the preparation of this Plan which bears repeating here.

The projection of socio-economic characteristics of any population group is, at this time, more of an art than a science. Projections are very heavily dependent on the assumptions that are made about such issues as future social values, economic conditions, and living conditions; and it is very difficult for even the most informed planners to make more than an educated guess as to what these trends and values will be more than five years in the future. That is to say, the projections are only as good as the assumptions that are made about the variables affecting the projections.

As a result, it is very important that planning documents be updated periodically to reflect changing conditions that were not foreseen during the previous plan preparation period. Second, it is important that the plan include a sufficient "cushion" against unexpected contingencies that may arise before a new plan can be prepared. Applying this philosophy to a plan for school facilities, it is important that the County not move too fast in divesting itself of existing facilities or sites, but maintain a safety cushion against the possibility of unexpected rapid growth in public school enrollment. Yet a delicate balance must be reached, whereby large numbers of unneeded facilities and sites are not retained at great cost to the taxpayers of the County.

There are at least two other reasons why this Plan recommends retaining more sites than will probably be needed given current enrollment projections. First, vacant sites may be required to build replacement facilities for existing schools that become structurally or functionally obsolete. While it is not now possible to determine which existing schools will need to be replaced, changing educational or infrastructure needs may dictate that it is more cost-effective to build new facilities than to renovate old structures. Second, current or future constraints on the fiscal resources of the County may eventually cause the Board of Education to close additional schools. This would reduce the number of excess seats that are now assumed to be available to serve future increases in public school enrollment.

SUBREGION I: PLANNING AREAS 60, 61, 62 AND 64

Location and General Characteristics

Subregion I is located in the northernmost part of the Prince George's County and is comprised of four planning areas: 60-Laurel, West Laurel; 61-Fairland, Beltsville; 62-South Laurel, Montpelier; and 64-Agricultural

Research Center. The Northwestern Planning Area (Planning Area 60) is located in the northernmost portion of the subregion, west of U.S. Route 1. The City of Laurel is outside of the Regional District for planning and zoning purposes. Development in the West Laurel area has been characterized by a predominance of single-family residential structures. Commercial development in the West Laurel area is practically nonexistent, while commercial development is centered primarily along the Route 1 corridor in the City of Laurel. Industrial development has taken place primarily along Route 198 and Old Gunpowder Road.

The North Beltsville neighborhood of Planning Area 60 is characterized by scattered single-family residential development. Residential development in North Beltsville is concentrated along Old Gunpowder Road. There are several sand and gravel sites located throughout the planning area. Over half of the acreage in the planning area remains undeveloped, and most of this undeveloped acreage is controlled by sand and gravel operators.

The Fairland-Beltsville Planning Area (Planning Area 61) is located in the southwestern part of Subregion I, west of U.S. Route 1 and south of Ammendale Road. The Beltsville neighborhood is characterized by single-family residential development. The Calverton area experienced most of its growth during the 1950s and 1960s. Commercial activity in the planning area is located in several small shopping centers scattered throughout the area and along the Route 1 corridor. Industrial development consists of sand and gravel operations along the I-95 corridor and a large industrial area at Sunnyside Avenue.

Planning Area 62 (South Laurel-Montpelier) is located in the extreme northeast portion of Subregion I, abutting Anne Arundel County. This area experienced most of its growth during the decade of the 1960s. There has been considerable development of multifamily residential dwelling units within the planning area, with more than half of the residential units being multifamily. The land around the Patuxent River, where poor soil conditions make development undesirable, remains vacant or undeveloped. There are several small shopping centers within the planning area, as well as strip-commercial development along U.S. Route 1. Industrial development is concentrated along Muirkirk Road and U.S. Route 1.

Planning Area 64 lies east-southeast of the Baltimore-Washington Parkway between the City of Greenbelt and the Patuxent River. The land area that comprises Planning Area 64 includes several very large tracts of federally owned land that serve as major employment centers for the entire Washington Metropolitan Area. They include: The Agricultural Research Center, NASA-Goddard Space Flight Center, and the Patuxent Wildlife Research Center. There are only ten single-family residential units within a small enclave of the area and no other private land uses within the area. Since almost all of the land within Planning Area 64 is owned by the Federal Government, and therefore not subject to local planning and zoning jurisdiction, no area master plan has been prepared for this area.

Future Land Use Recommended by the Area Master Plans

The Master Plan for the Northwestern Planning Area was completed in December 1975. In the past, large-scale development of the planning area has been deterred by two major factors. The nature of the land ownership pattern (large sand and gravel operations of a few owners) has slowed the development process. In addition, the lack of public sewer lines in the northern part of the planning area (excluding the City of Laurel) has also deterred large-scale development.

The Northwestern Area Master Plan recommends future development of the planning area in five stages. Each stage of development is based on the adequacy of public facilities. The planning area was broken into five staging districts which include West Laurel Village, Muirkirk Village, Western Area Residential, Western Employment Area, and the Eastern Employment Area. Recommended development in Stages I and II for all districts is timed to the provision of adequate public facilities and is characterized by the continuation of low density suburban residential development. Employment areas remain at low intensity through Stage II. Stage III of the Plan recommends more medium density suburban development concentrated in the northern half of the Muirkirk Village staging district. Beginning with Stage III, the employment areas will be allowed to increase to their ultimate density. By Stage IV residential development may increase to medium density suburban residential in all of the Muirkirk Village area. Stage IV and V development is dependent not only on the provision of adequate public facilities but also on the completion of adequate mass transit service to the area and completion of the Intercounty Connector. There are no specific target dates given for any of the above stages, and progression through each stage is predicated upon the provision of adequate facilities, especially water, sewer, and transportation (both public and private).

The most recent Approved Plan for Fairland-Beltsville (Planning Area 61) was completed in September 1968. This plan covers not only the Calverton and Beltsville areas in Prince George's County, but also the Fairland and Spencerville areas of Montgomery County. The Plan recommends that the existing single-family character of the area be maintained and expanded. At the same time, the Plan calls for an additional 1,000 acres to be allocated to multifamily residential development. Multifamily residential development should be concentrated within the proposed "corridor city", which was to be located on the Prince George's/Montgomery County line just north of Calverton and just south of the proposed Intercounty Connector. Commercial development in the future is to take place primarily within the "corridor city" area. To this date, there has been little movement toward the development of a corridor city.

The Approved Master Plan for South Laurel-Montpelier (Planning Area 62) was completed in March of 1971. The Plan recommends that vacant land be developed in the future for less intensive residential and nonresidential uses. To accomplish this goal, the Plan recommends that some land be rezoned to less intensive uses, and that there be more development of employment centers that may reduce the amount of commuting into and out of the area.

Analysis of Future Site Needs and Selection

Subregion I is projected to capture less than ten percent of the future growth of the County through 1995. After 1995, growth in the Subregion will increase, with the Subregion expected to capture more than 12% of total County growth. Total school enrollment for the Subregion by the year 2000 is projected to be 5,183 under the low growth scenario. When compared with a capacity of 5,570 seats, this results in an excess capacity in the elementary schools of 387 seats by the year 2000. Using the moderate growth scenario, there is a projected deficit capacity by the year 2000 of over 300 seats. Under either scenario, deficit capacities will exist specifically within Planning Areas 60 and 61 (the West Laurel/Beltsville Areas). Middle schools in the Subregion are projected to have an excess capacity of 437 seats by the year 2000, and high schools an excess capacity of over 1,400 seats, under the moderate growth scenario.

The recommendation of this Plan is that four existing unimproved sites be retained as future elementary school sites. Under the moderate growth scenario, it is projected that there will be a need for over 700 additional elementary seats in Planning Areas 60 and 61 by the year 2000. The Vansville and Van Dusen Road sites are recommended for retention as elementary school sites to serve new growth areas that are anticipated in the Subregion.

There is a large inventory of federal property within Subregion I, and there has been considerable speculation that a significant portion of that land may be declared surplus by the Federal Government and thus made available for development. Therefore, the Snowden Oaks and Middleman Tract elementary sites in Planning Area 62 are recommended to be retained to serve as cushions against possible unexpected rapid growth in the area and as possible replacement sites, should one or more existing facilities in the Subregion need to be replaced for reasons of structural or functional obsolescence. No sites for additional middle or high school facilities are recommended by this Plan.

SUBREGION II: PLANNING AREAS 65, 66, 67, 68 AND 69

Location and General Characteristics

Subregion II is located primarily inside the Capital Beltway in the northwestern portion of Prince George's County. The Subregion is comprised of five planning areas: 65-Takoma Park, Langley Park; 66-College Park, Berwyn Heights; 67-Greenbelt; 68-Hyattsville, Riverdale; and 69-Bladensburg, Defense Heights.

The Takoma Park-Langley Park area (Planning Area 65) is located along the District line and bounded on its northern edge by the Capital Beltway and along the eastern edge by Interstate 95 and the Northwestern Branch of the Anacostia River. Planning Area 65 is comprised largely of the City of Takoma Park and the unincorporated area known as Langley Park. Both areas

are partially located in Prince George's County and Montgomery County. A large portion of the development in Takoma Park and Langley Park took place in the 1930s. Well over half of the Planning Area's housing stock is comprised of multifamily dwelling units. Commercial development in the area is located principally along New Hampshire Avenue, a major artery which bisects these neighborhoods.

Planning Areas 66 and 67 (College Park, Berwyn Heights and Vicinity and Greenbelt and Vicinity) are located in the northern part of Subregion II. Suburban development in the College Park area began in the early 1900s along the path of the streetcar line from the District of Columbia. The City of College Park became an incorporated municipality when it received its charter in 1945. A significant portion of the land area in the College Park area is developed and owned by the University of Maryland. Most of College Park has been developed for single-family residential, have although some areas, such as an area southeast of the University, have developed as multifamily uses to meet the housing needs of the University community.

The Town of Berwyn Heights became a municipality in the late 1800s and has developed primarily as a single-family area. This area experienced its first substantial development with the arrival of the streetcar line from the District in 1911. Additional growth took place in the western section of the area during the 1920s. During the 1960s, additional single-family development occurred around Greenbelt Road. Commercial development in the area is located primarily in the northern part of the Planning Area, fronting on Greenbelt Road and along the Route 1 corridor. Industrial development is located principally east of the Baltimore and Ohio Railroad line, along Calvert Road.

The first sections of the City of Greenbelt were completed in 1937, as one of the first "new town" developments in the United States. Additional sections were built in the 1950s (primarily as single-family units) and during the 1960s (as apartments, along major roadways). Townhouses and condominiums have been constructed along Greenbelt Road since 1970.

Planning Area 68 is located in the south-central portion of Subregion II. The area is bounded on the north by East-West Highway and Good Luck Road; on the east by Kenilworth Avenue and the Anacostia River; on the west by the Northwest Branch of the Anacostia River; and on the south by the District line. There are eight incorporated municipalities within Planning Area 68: Hyattsville, Riverdale, Mt. Rainier, North Brentwood, Brentwood, Cottage City, Colmar Manor, and Edmonston.

The Hyattsville-Riverdale area is one of the older suburban settlements in Prince George's County. The City of Hyattsville was incorporated in 1886 and has since annexed several subdivisions to comprise its present land area. The Town of Riverdale was incorporated in 1920. Most of the housing stock in the area was constructed prior to 1960. Early development in Hyattsville took place in the eastern portion, along Baltimore Avenue,

while later construction has taken place on the western side of town. Commercial land uses are located primarily along Baltimore Avenue, Kenilworth Avenue, and at the intersections of Queens Chapel Road and Hamilton Street and U.S. Route 1 and Queensbury Road. Industrial development is located primarily along the Baltimore and Ohio Railroad line.

The municipalities of Mount Rainier, Brentwood, and North Brentwood experienced their heaviest growth during the period from 1920 to 1950. Commercial activity in this area is located primarily along Rhode Island Avenue, 34th Street, and Chillum Road. Existing industrial development is dispersed throughout these municipalities.

The Bladensburg-Defense Heights Planning Area (Area 69) is located in the southeast corner of Subregion II. The area is bounded by Good Luck Road to the north, the Capital Beltway to the east, U.S. Route 50 to the south, and Kenilworth Avenue and the Anacostia River to the west.

The Planning Area is comprised of several older neighborhoods, and there are four municipalities within its boundaries: Bladensburg, Cheverly, Landover Hills, and New Carrollton. Most of the single-family residential development in the area took place during the 1940s and 1950s. The area experienced substantial growth of both garden and high-rise apartments during the 1960s. Commercial development in the area is located primarily along Kenilworth Avenue, Annapolis Road, and Landover Road. Industrial development is located primarily along Kenilworth Avenue.

Future Land Use Recommended by the Area Master Plans

The most recent plan for Planning Area 65 was adopted in October 1963. A plan for the City of Takoma Park only was adopted and approved in April 1982. In addition, staff of the Prince George's County Planning Department has begun development of a preliminary master plan for Langley Park as part of the plan for Takoma Park-Langley Park-College Park-Greenbelt.

The 1963 Adopted Plan for Takoma Park-Langley Park and Vicinity called for the continuation of this area as largely residential. The plan calls for strengthening of existing single-family residential and some extension of multifamily land uses as a transition between commercial areas and single-family residential areas. The Plan recommends only limited extension of the existing commercial areas.

The Adopted and Approved Plan for the City of Takoma Park (1982) also calls for strengthening of the existing single-family areas, particularly by halting any further higher density development or conversion of existing single-family homes to multifamily units.

The most recent College Park-Greenbelt Master Plan (Planning Areas 66 and 67) was adopted in November 1970. As noted above, a preliminary master plan for Planning Areas 65, 66, and 67 is now being prepared by the staff of the Planning Department. The Master Plan calls for the strengthening of existing residential areas. One portion of the area, that closest to the

Goddard Space Flight Center, to the southeast, was largely undeveloped at the time the Plan was adopted and is recommended for multifamily residential and higher density, single-family development.

The official Master Plan calls for strengthening the existing commercial areas at Hollywood, Greenbelt, College Park and Prince George's Plaza, and also calls for creation of new commercial centers on Greenbelt Road and at Branchville.

The Approved Master Plan for Planning Area 68 was completed in October 1974. With regard to housing, one of the primary objectives of the Plan is to maintain the present overall residential densities, except for higher density residential at major activity centers and Metro stations. With regard to commercial development, the Plan encourages the attraction of more office uses to the older commercial sections, and a greater concentration of commercial and industrial uses, in order to improve the appearance of the older business areas while attempting to upgrade income levels of persons residing in the Planning Area.

The Approved Plan for Bladensburg-Defense Heights and Vicinity (Planning Area 69) was completed in December 1980. Only 742 acres, or 11.5% of the total acreage, of the Planning Area was vacant as of December 1980. A significant portion of the remaining vacant land is recommended for residential land uses at varying densities. New housing development should be linked to the availability of adequate public facilities to serve that development. The Plan also calls for a program of conservation and rehabilitation to preserve and upgrade the existing residential areas.

Analysis of Future Site Needs and Selection

Subregion II is an area of the County that is already substantially developed. There is very little vacant land for new development in the Subregion except as infill development on scattered lots. There is limited potential for new residential development on a small number of medium-size vacant tracts on the eastern edge of the City of Greenbelt. The dwelling unit projections for Subregion II indicate that growth in the area will account for only four to six percent of total County growth over the next twenty years. Most of that new growth will be concentrated in Planning Areas 66 and 67 (College Park and Greenbelt).

Subregion II is projected to have excess school capacity at every level at least through the year 2000. This appears to be true for every Planning Area within the Subregion and regardless of the growth scenario used. The total excess capacity for the Subregion for elementary schools is projected to be more than 2,600 seats; for middle schools, more than 1,700 seats; and for high schools, more than 2,800 seats. The only planning area where projected enrollment is approaching capacity is the Hyattsville area (Planning Area 68), with an excess capacity in the elementary schools of only 142 seats by the year 2000.

However, despite the relatively low level of projected new dwelling unit growth and high level of excess school capacity, this Plan recommends the retention of two elementary school sites within the Subregion. These sites are recommended to be retained for three reasons: (1) to serve as possible replacement sites for existing school facilities that may become structurally or functionally obsolete; (2) to serve as cushions, should there be a significant turnover in the ownership of existing dwelling units from older to younger families; and (3) because of the lack of available vacant land in the Subregion, acquisition of new sites if they are needed would be exceptionally difficult and costly. The Knollwood Elementary site is located in the northwest corner of Planning Area 65 and is recommended to serve growth both in this Subregion and in the southern portion of Planning Area 61 to the north. The Smith-Ewing site, located to the east of the new Greenway Shopping Center, south of Greenbelt Road, is recommended as a "cushion" site for possible new residential development on the eastern edge of Greenbelt.

SUBREGION III: PLANNING AREAS 70, 71A, 71B, 73, 74A AND 74B

Location and General Characteristics

Subregion III is located in the north-central part of Prince George's County and is comprised of the following Planning Areas: 70-Glenn Dale, Seabrook; 71A-Bowie; 71B-City of Bowie; 73-Largo-Lottsford; 74A-Mitchellville; 74B-Collington. The Subregion for planning purposes has been divided into three groups of Planning Areas.

Planning Area 70 is located in the northwest corner of Subregion III and is comprised of two neighborhoods, Glenn Dale and Lanham-Seabrook. The Glenn Dale neighborhood is located to the east of Lanham-Seabrook and west of the Belair neighborhood. Lanham-Seabrook is bounded on the west by the Capital Beltway, on the north and south by Good Luck Road and U.S. Route 50 respectively, and on the east by Folly Branch.

The Lanham-Seabrook neighborhood experienced its first growth during the period from 1900 to 1930 in the area around the Lanham-Seabrook railroad station. During the 1960s, new multifamily units were built around the intersections of Telegraph and Glenn Dale Roads, and Route 450 and Whitfield Chapel Road. Strip commercial development is scattered throughout the neighborhood; but industrial activity, primarily warehouses and laboratories leased by the Federal Government, is concentrated along Glenn Dale Road. A large area in the southern portion of the neighborhood is still undeveloped.

The Glenn Dale neighborhood is one of the older rural communities in Prince George's County. Some single-family development has taken place in the eastern portion of the neighborhood, but the area between Route 450 and U.S. Route 50 is still largely undeveloped. There is some strip commercial development along Route 450 and George Palmer Highway.

The Bowie-Collington area (Planning Areas 71A/B and 74A/B) is located in the eastern half of Subregion III. It is bounded by the Agricultural Research Center to the north, Oak Grove Road to the south, Enterprise Road to the west, and the Patuxent River to the east. The Planning Area includes the communities of Huntington, Belair, Collington, Mitchellville, and the incorporated City of Bowie.

The Huntington neighborhood was developed in the 1860s as a residential community for railroad employees. Existing development in Huntington is concentrated in an area around the intersection of Telegraph Road and Route 197. The Belair community and the City of Bowie are characterized primarily by several large-scale single-family subdivisions. While there has been substantial residential development, the area between U.S. Route 301 and the Patuxent River is still undeveloped and very rural in character. Commercial development in the Planning Area is primarily concentrated in three community shopping centers located along Route 450 between Route 197 and U.S. Route 301.

The Collington and Mitchellville areas, to the south of the City of Bowie, are still rural in character, with limited single-family development on the eastern and western edges of these communities. Commercial development is limited to Route 301. Industrial activity, primarily sand and gravel operations, is concentrated in the area along the Patuxent River.

Planning Area 73, also known as Largo-Lottsford, is located in the southwestern quadrant of Subregion III. The area is bordered by U.S. Route 50 to the north, Enterprise Road to the east, Oak Grove Road to the south, and the Capital Beltway to the west. The Largo-Lottsford community began its development only recently and is now one of the fastest growing areas in Prince George's County. Existing residential development is characterized by a mix of housing types, from apartments to single-family detached dwellings. Limited commercial activity is concentrated along Route 202 and Central Avenue.

Future Land Use Recommended by the Area Master Plans

The Approved Master Plan for Glenn Dale, Seabrook, Lanham and Vicinity (Planning Area 70) was completed in October of 1977. The Plan recommends that new development within the area occur in stages that are timed to the provision of adequate public facilities, particularly water, sewer, and transportation. In the Lanham-Seabrook neighborhood, new residential development is to continue for the most part as infill development at the densities of existing suburban residential development. The now undeveloped areas in the Glenn Dale neighborhood are recommended for much lower density development in the future. A large area adjacent to Bowie-Collington is recommended for large-lot (estate density) residential uses. Another large area, just to the west of this area, is proposed for low suburban densities, to serve as a transition from the rural areas in the eastern edge of the Planning Area to the more developed medium density single-family residential area of Lanham-Seabrook.

The Approved Bowie-Collington and Vicinity Master Plan was completed in October 1970. Two key concepts of future development recommended by the Plan are first, the development of a New Town Center (to be located in the vicinity of Route 197 and U.S. Route 50) and second, the staging of future development timed to the provision of adequate public facilities. Future development outside of the New Town Center is to occur at primarily suburban densities. There are, however, two areas that are classified as "open areas", anticipated to retain their open character for at least the next 10 years. The area along the Patuxent River, east of Route 301, is proposed as a permanent low-density area. Another large area on the southwestern edge of the Planning Area is recommended as a "Staged Future Development Area", with future development occurring no earlier than 10 years, when and if key decisions are made about development priorities of the area.

The Approved Master Plan for Largo-Lottsford (Planning Area 73) was completed in May 1977. The Plan proposes the development of the Largo-Lottsford area as a "New Town", with a wide range of residential, commercial, and employment opportunities and community amenities. Population and housing growth is to be limited to the capabilities of the private and public sectors to provide adequate public facilities and services. Future employment, commercial, and high density residential land uses are to be concentrated in the "Largo Urban Center". Future residential development in the Planning Area will include a wide range of housing types and densities, from large-lot estate development to high-rise apartments and condominiums.

Analysis of Future Site Needs and Selection

Subregion III, particularly the Largo-Lottsford area, is an area of Prince George's County that has great potential for future population and housing growth and, hence, growth in public school enrollment. In addition, particularly in Planning Area 73 (Largo-Lottsford), there will not be a large capacity remaining in the schools to serve future growth. Largo-Lottsford, for example, will have only three elementary schools, with a total capacity of just over 1,900 seats.

Subregion III is projected to capture up to 32 percent of total County growth over the next twenty years, with total new dwelling units ranging from 13,000 to over 18,000 between 1985 and 2000. While enrollment projections indicate that there will be adequate excess capacity in the middle and high schools by the year 2000 (2,300+ excess seats in the middle schools and 800 excess seats in the high schools), there is a projected deficit capacity for elementary schools, particularly in Planning Area 73. Using the moderate growth scenario, there is a projected deficit capacity in Largo-Lottsford of 192 elementary seats by 1995 and 543 seats by 2000. In addition, the projected enrollments of Planning Area 70 and Bowie-Collington by the year 2000 are rapidly approaching capacity. By the year 2000, Bowie-Collington is projected to have an excess of 209 elementary seats and Planning Area 70, just 221 seats.

This Plan recommends the retention of three elementary sites now owned by the Board of Education and one additional elementary site, in the Northampton development, that will soon be dedicated to the Board of Education by the property developer. The Northampton site and Enterprise Estates site are located in Planning Area 73. The East Kettering site is located on the western edge of the Bowie-Collington area and will be available to serve future development in both Bowie-Collington and Largo. The fourth elementary site (Springlake South) is located in the southern part of the Bowie-Collington area.

The Plan also recommends four additional elementary sites for which specific locations have not yet been determined. These sites are all located in parts of the Subregion where there is a vast amount of undeveloped land on which, if the market conditions were right, there could be rapid residential growth. These areas would be prime candidates for residential development to serve the future employment centers proposed for Routes 301 and 50 (the Maryland Science and Technology Center) and Routes 301 and 214 (the International Commerce Center). These proposed sites should not be acquired, however, until there are very strong indications of pending growth in these areas. Furthermore, the location of these proposed sites cannot be determined until a more definite pattern of future residential development is established.

There is one existing middle school site (Springlake in the Bowie-Collington area), and two high school sites (Ardmore-Beall in Largo and Southlake in Bowie-Collington) that are also recommended for retention on the Functional Plan. Although there are no projected deficit capacities at these levels in Subregion III, these sites are recommended for retention as a cushion against unanticipated rapid growth in the Subregion.

SUBREGION IV: PLANNING AREAS 72A, 72B, 75A AND 75B

Location and General Characteristics

Subregion IV is located in the west-central portion of Prince George's County between the Capital Beltway and the District line. It is bounded by U.S. Route 50 and George Palmer Highway to the north and Pennsylvania Avenue (Route 4) to the south. Subregion IV is comprised of four planning areas which are aggregated into two master plan areas: 72A-Model Neighborhood Area; 72B-Town of Glenarden; 75A-Suitland, District Heights; and 75B-Town of Capitol Heights.

The Model Neighborhood Area-Town of Glenarden planning areas (Planning Areas 72A and 72B) are located in the northern half of the Subregion, north of Central Avenue. The Town of Glenarden is located on the eastern edge of the master plan area and is bisected by the Capital Beltway. The two planning areas are divided into several neighborhoods, including Fairmount Heights, Cedar Heights, Deanwood, Seat Pleasant, and the Landover Road-Glenarden area.

The Seat Pleasant and Fairmount Heights neighborhoods experienced their first development at the turn of the century, adjacent to the street-car lines from the District of Columbia. Additional residential development occurred after World War II. Most of the residential development in the Landover Road-Glenarden area took place just after World War II and is concentrated in the vicinity of Landover Road and George Palmer Highway. In addition to two neighborhood shopping centers, there is a large regional shopping center, Landover Mall, in the neighborhood. Industrial development is located principally in the Ardmore-Ardwick Industrial Park near U.S. Route 50.

The Town of Capitol Heights and the Suitland-District Heights area (Planning Areas 75A and 75B) are located in the southern half of Subregion IV. The master plan area is comprised of the following communities: Capitol Heights, Suitland, District Heights, Forestville, and the Walker Mill-Ritchie area.

Development in the Town of Capitol Heights began around 1910 with the neighborhood's first single family homes. Most of the older housing in Capitol Heights is located north of Marlboro Pike. Construction of multi-family units took place in the 1960s, and this newer development is located primarily in the southern part of the Town.

The Suitland neighborhood is one of the most densely-populated areas in Prince George's County. Residential development is characterized to a large extent by garden apartments. The Suitland Federal Center is a major county employment center, located within the Suitland community. Commercial development is concentrated around the intersection of Silver Hill Road and Suitland Road.

District Heights was incorporated as a municipality in 1936. Most of the residential development in District Heights occurred before 1960, while more than two-thirds of the development in the Forestville area occurred after 1960. The predominant housing types in the area are garden apartments and mid-rise apartments. There are four major shopping centers in the area, and several smaller commercial areas along sections of Marlboro Pike. Industrial development is concentrated along Forestville-Ritchie Road and the Capital Beltway.

The Walker Mill-Ritchie area contains a mix of both old and new single-family and multifamily residential development. Newer development is concentrated east of Addison Road, while the older residences are located primarily in the area west of Addison Road. Major new industrial growth is now occurring south of Central Avenue between the Capital Beltway and Ritchie Road.

Future Land Uses Recommended by the Area Master Plans

The Approved Master Plan for the Model Neighborhood Area was completed in September 1973. The Seat Pleasant-Fairmount Heights area is almost

totally developed, and the Plan recommends only infill residential development at existing or lower densities. Infill development is also proposed for the Kent area, which is predominantly developed with garden apartments, duplexes, and triplexes. The Hill Road area, however, was about 5 percent developed at the time the Plan was adopted; and this area is proposed for ultimate development as a new "community" with "high-quality" residential areas served by appropriate public and private facilities and amenities. The recommended housing types for the Hill Road area include both single-family attached and detached units. Recommended densities range from 2 units per acre to 12 units per acre, depending on the land use classification of the Plan and whether or not development is to occur as part of a Comprehensive Design Zone proposal.

The Approved Plan for Suitland-District Heights was completed in October 1970. One of the primary objectives of the Plan is to maintain and improve the condition of the existing housing stock of the area. In this regard, the Plan recommends the initiation of conservation and rehabilitation programs to upgrade the housing stock. The Plan further recommends that future development of high-density housing be located in such a manner as to maximize the availability of public and private facilities and services.

Analysis of Future Site Needs and Selection

Subregion IV is projected to capture from 16 to 20 percent of the total County growth over the next twenty years. During that period, more than half of the growth in the Subregion will take place in Planning Areas 75A and 75B (Suitland-District Heights).

The total enrollment capacity for the Subregion, after implementation of the Board of Education's School Consolidation Program is completed in 1985, will be 14,445 seats in the elementary schools. This capacity compares with the projected elementary enrollment of 11,944 by the year 2000 under a moderate growth scenario. The result is an excess capacity of over 2,500 seats in the Subregion by the year 2000. This Plan recommends that one elementary site now owned by the Board of Education (the Benjamin O. Davis Elementary site) be retained as a "cushion" site against a rate of growth beyond what is currently projected. One additional elementary site, also for a cushion, whose general location is determined to be on the eastern edge of Planning Area 75A, is recommended by the Plan.

Since there is a projected excess capacity of over 1,700 seats in the middle schools and over 1,100 seats in the high schools, there are no additional middle or high school sites proposed for the Subregion.

SUBREGION V: PLANNING AREAS 81A, 81B, 83, 84, 85A, AND 85B

Location and General Characteristics

Subregion V is located in the southwestern portion of Prince George's County. The Prince George's/Charles County line forms its southern

boundary. There are six planning areas within Subregion V which include 81A-Clinton; 81B-Tippett; 83-Accoceek; 84-Piscataway; 85A-Brandywine; and 85B-Cedarville. Because all of these planning areas are included in one master plan, the area descriptions are not broken individually but are included here as one description for the entire Subregion.

The Clinton community (Planning Area 81A) is bounded by Piscataway Creek on the north, northwest, northeast and east, and by the Charles County line on the south and southwest. The Clinton community is also known as Surrattsville because of the prominence of the Surratt family in the area. Residential development in Clinton began in the 1940s, accelerated during the 1950s, and expanded during the 1960s and 1970s. Commercial activity in Clinton is located along Woodyard Road, Branch Avenue, and Old Branch Avenue. Industrial development, primarily sand and gravel operations, is located within close proximity to Temple Hill Road.

The Tippett-Accoceek-Piscataway area is located in the western half of Subregion V. The area is bounded by Tinkers Creek on the north and northwest, Cosca Regional Park on the east, and the Charles County line on the south and southwest. This area is one of the oldest areas of settlement in Prince George's County and remains largely rural in character. The limited residential subdivision development in the area took place primarily because of the construction of Indian Head Highway during World War II and the more recent construction of the Piscataway Wastewater Treatment Plant in the late 1960s. Much of this area is still undeveloped. Commercial development is located at the intersection of Livingston Road, Bryans Point Road, and Indian Head Highway. Industrial properties are located near the Charles County line along Indian Head Highway.

The Brandywine-Cedarville area is located in the south-central part of Subregion V. This part of the Subregion is also one of the older communities in the County. While most of the land in this area is still undeveloped, there are scattered single family homes along Tower Road and Old Indian Head Road, and a mobile home park on Cedarville Road near the Charles County line. Two of the biggest land holdings in the area are the Global Communications Station, operated by the U.S. Air Force, and the Cedarville State Forest.

Future Land Use Recommended by the Subregional Plan

The Approved Plan for Subregion V was completed in February 1974. One of the key provisions of the Plan for Subregion V is that future growth of the area should occur only as public facilities become available to serve the area. Thus, recommended land use is shown in four stages, with a significant amount of land shown as "provisional" areas, "staged future development" areas, or permanent low density areas through Stage III in the development of the area. Even at ultimate development (Stage IV), recommended land uses range only from permanent low density areas to low- and medium-density suburban residential. Because much of Subregion V is still classified by the County's Ten-Year Water and Sewerage Plan as Area 6 (water and sewer service not planned for six or more years), most of the Subregion is still in Stage I of the master plan.

Analysis of Future Site Needs and Selection

Subregion V is projected to capture from 6 to 16 percent of the total growth in the County over the next twenty years. Because of the lack of available water and sewer service and other public facilities to serve the area, much of the Subregion is expected to remain in rural/agricultural large lot residential classifications for several years in the future.

The enrollment projections to the year 2000 indicate that there may be a relatively small deficit capacity in the elementary schools (from 170 to 228 seats, depending on the growth scenario used). The projections also indicate that there will be an excess capacity of almost 1,400 seats in the middle schools and over 1,100 seats in the high schools. The Plan proposes the retention of three elementary school sites in the Subregion which are the Cheltenham Woods and Windbrook Drive sites. One site is proposed to serve growth that will contribute to the deficit capacity in the Subregion, and the other two sites are recommended as "cushion" sites.

The Plan further recommends one additional elementary site in the general vicinity of what is known as the Mattawoman "new town" for which a specific location has not yet been determined. This site should not be acquired until there is a strong indication of pending growth in the area. Further, the specific location of the site should be determined when a more definite pattern of future residential development is established.

The Worthy Farm High School site is proposed as a high school site to serve future growth in both Subregions V and VI. Subregion VI is the only area of the County where projected enrollments indicate that there may be a deficit capacity of high school seats by the year 2000. While this deficit could probably be handled through additions to existing facilities, the Worthy Farm site will also serve as a cushion for possible rapid growth of communities such as Marlton and the Mattawoman New Town.

SUBREGION VI: PLANNING AREAS 77, 78, 79, 82A, 82B, 86A, 86B, 87A AND 87B

Location and General Characteristics

Subregion VI is located in the southeastern corner of Prince George's County. It includes several Planning Areas which are: 77-Melwood; 78-Westphalia; 79-Upper Marlboro; 82A-Rosaryville; 82B-Mount Calvert, Nottingham; 86A-Westwood; and 87B-Aquasco. Because the recommended land use for all of these planning areas is governed by one master plan, the planning area descriptions are included here in one description of the entire Subregion.

The Melwood-Westphalia area is located in the central portion of Prince George's County, outside the Capital Beltway. This area is bounded by White House Road on the north, the Brock Hall community on the east, Old Alexander Ferry Road and Piscataway Creek on the south, and the Capital Beltway on the west. The area is comprised of three major communities-- Melwood, Andrews Air Force Base, and Westphalia.

The Melwood area is characterized by scattered subdivision development, with the majority of land in a rural undeveloped status. A large portion of the existing residential development is located near Andrews Air Force Base in the western section of Melwood. These units were constructed during the post-World War II era to provide housing for military and civilian personnel working at Andrews Air Force Base (constructed in the early 1940s). Mobile homes are located off Dower House Road, between Marlboro Pike and Route 408. In addition, mobile home units border the military base at Leaply Road. New subdivisions have been constructed in the eastern portion of the neighborhood along Osborne Road and U.S. Route 301. Commercial activity is located along Marlboro Pike and U.S. Route 301. Industrial property is located east of Andrews Air Force Base along Dower House Road.

Andrews Air Force Base is actually a community within itself, offering a number of retail outlets, community facilities, and a limited supply of housing for service personnel at the Base.

The Westphalia area is rural in character. Most of the neighborhood consists of farmland or undeveloped (vacant) property. Housing units are found in close proximity to the Capital Beltway. Commercial activity can be found in the vicinity of the Little Washington subdivision, and near Route 4 at Armstrong Lane.

The Upper Marlboro area is located in the extreme east-central portion of the County and is comprised of the Brock Hall community and the Town of Upper Marlboro and its environs. This area is bounded by Oak Grove Road and the District Branch of the Patuxent River on the north, the Patuxent River on the east, Pennsylvania Avenue (Route 4) on the south, and the Westphalia community on the west.

The Brock Hall area is extremely rural in character and absent of any large scale development. Residential subdivisions built in the 1960s and 1970s are located off of Crain Highway (U.S. Route 301) along Route 202. Rural homes and wooded pastures were characteristic of the area until 1960 when new residential development changed the area's image. Commercial activity is concentrated in that section of the area adjoining the Town of Upper Marlboro, along Route 725 and U.S. Route 301.

The Upper Marlboro area is one of the County's earliest settled areas. The Town of Upper Marlboro has been the seat of County Government since 1721. Upper Marlboro has maintained the village character of the colonial period. Main Street, the principal artery, traverses the Town in an east-west direction. Many of the original homes built in Upper Marlboro are still located on this street. Most of these dwellings have been converted to nonresidential uses and support activities associated with the County Government and Court System. The area is relatively small in total land area, with a large proportion remaining undeveloped. Commercial activity, located on Main Street, is oriented toward County and Courthouse employees and visitors.

The Rosaryville-Croom-Baden area is located in the extreme southeastern part of the County, outside the Capital Beltway. This area is bordered by Pennsylvania Avenue (Route 4) on the north, the Patuxent River on the east, the Charles County line on the south, and the Cedarville, Brandywine, Clinton, and Melwood planning areas on the west.

The Rosaryville area is currently undergoing a transformation from a rural to a suburban environment. The majority of land area still remains undeveloped. New subdivision development has occurred along U.S. Route 301 and Trumps Hill Road, while older dwellings are generally dispersed throughout the area. A community shopping center has recently been constructed in the southern portion of the Rosaryville area on U.S. 301 and Osborne Road. Another shopping center is located at the intersection of U.S. 301 and Fairhaven Avenue in Marlton.

The Nottingham area is dissected by many small streams. The area was a major tobacco port during the 1700s and the early 1800s. Today, it remains rural in character, containing small farms and older single-family dwellings on large lots. There are no industrial properties, and commercial activity is limited with no major employment centers in the area.

Aquasco is an area characterized by rural development. Many of the residential dwellings predate the 1940s. The neighborhood, for the most part, is economically depressed. Tobacco farming, although not as prevalent as it was in the past, still exists in the area. Most of the tenant farmers operating in Aquasco are affiliated with the tobacco business. The area has a number of seasonal homes which are located along the Patuxent River. Commercial activity is rather limited in the area, consisting of small stores (many are converted single-family structures) located on Aquasco Road (Route 301).

Future Land Uses Recommended by the Subregional Plan

The Approved Plan for Subregion VI was completed in July 1973. The future development of Subregion VI, as recommended by the Plan, is dependent upon the provision of public facilities and services to the area, particularly water, sewer, and transportation. A major portion of the Subregion is recommended for ultimate development at suburban residential densities ranging from 1.6 dwelling units per acre to 3.5 units per acre. However, the upper density ranges will be permitted only if a proposed corridor between Route 202 and Route 4 develops, which is contingent upon the extension of the Metro transit system to the area. Urban densities will be permitted under the "New Town" concept recommended by the Plan. The Upper Marlboro area is recommended as a suitable location for a New Town within the Subregion.

Another major feature of the Plan is that a substantial part of the Subregion be preserved as rural land uses. All of the land area east and south of U.S. Route 301, with the exceptions of the Marlton community, part of the Queensland community, Marlboro Meadows, and Mount Pleasant is recommended for preservation as rural land uses. Key to these recommendations

are two major objectives of the Plan: to preserve and encourage agricultural development in the southern part of the County and to preserve the open space and environmental/scenic qualities of the southern part of the County.

Analysis of Future Site Needs and Selection

Subregion VI is projected to capture from 10 to 15 percent of the County's total growth over the next twenty years. The Subregion is projected to leave a deficit capacity in both the elementary schools and the high schools. Under the moderate growth scenario, there is a projected deficit of over 500 seats in the elementary schools and 99 seats in the high schools. In addition, the middle school enrollment is projected to approach capacity by the year 2000, leaving an excess capacity of only 90 seats.

Three elementary school sites are recommended for the Subregion. The Perrywood Farm site along Route 202 in the northern part of the Subregion, is reserved to serve possible new development in the Route 202 corridor between Upper Marlboro and Largo. The Holloway Estates #2 and Marlton #3 Elementary sites are proposed to serve additional growth in the Marlton Community.

There is one middle school site, Marlton Junior High Site, proposed for the Subregion. The recommended solution to a problem of deficit capacity in the high schools is the retention of the Worthy Farm High School site in Subregion V. This may necessitate appropriate boundary changes for existing high schools serving both Subregions V and VI, in order that students report to schools closest to their neighborhoods.

SUBREGION VII: PLANNING AREAS 76A, 76B AND 80

Location and General Characteristics

Subregion VII is located in the extreme southwestern corner of Prince George's County between the Potomac River and the District line on the west, Route 4 to the north, and Tinkers Creek to the east. The Subregion is composed of three planning areas, the descriptions for which are all included under one description for the entire Subregion. The three planning areas, included as part of the Subregion VII Plan, are: 76A, 76B-Henson Creek and 80-South Potomac.

The Henson Creek Planning Areas are bounded by Suitland Parkway on the north, Andrews Air Force Base and Tinkers Creek on the east, Allentown Road on the south, and Indian Head Highway, the Capital Beltway, and the District of Columbia line on the west. These planning areas are comprised of several communities, including Silver Hill, the Town of Morningside, Hillcrest Heights, Eastover, Camp Springs, Oxon Hill, and the Town of Forest Heights.

Residential development has been concentrated in the northwest section of Silver Hill and in the southeast portion of Morningside. The housing units in Morningside (incorporated in 1949) were built in the 1940s and 1950s. More recent housing construction has taken place along the Capital Beltway. Garden apartments built during the 1960s and 1970s are dispersed throughout this area. The commercial development was initially centered around Old Silver Hill Road and the western portion of Branch Avenue. In more recent years, commercial and office land uses have occurred along the eastern section of Branch Avenue (Route 5) near the Capital Beltway.

Hillcrest Heights is a community characterized by three distinct stages of development. The predominantly brick, single-family and two-family homes and two-story garden apartment structures represent the residential development that took place immediately following World War II. In addition, shopping centers are dispersed throughout the community. Notably the Marlow Heights Shopping Center characterizes the commercial development of the 1950s. Iverson Mall, the first enclosed shopping mall in the County, and the few scattered high-rise apartments located throughout the neighborhood, depict the construction activities that occurred during the 1960s. In more recent years, industrial development has taken place along Beech Road north of the Capital Beltway.

Since 1940, residential development has occurred in several stages in the Eastover-Forest Heights-Glassmanor area. Forest Heights became incorporated in 1949 and features primarily single-family detached homes, while the Glassmanor subdivision, abutting Forest Heights, was developed with duplex and triplex structures. In the 1960s, apartments were constructed in the area around Glassmanor; and in the eastern area towards Wheeler Road, single-family subdivision growth took place. The neighborhood features one of the County's older shopping centers, Eastover, which was built in the early 1950s.

Major subdivision development in the Oxon Hill area occurred during and after World War II. This development was influenced by the construction of Indian Head Highway (in 1940) which forms a part of the western boundary of the area. The construction of the Capital Beltway in 1964, and the Woodrow Wilson Bridge crossing the Potomac River, further stimulated residential growth. New residential growth has been mostly in the form of apartment development. Commercial activity is predominately located in the eastern section of the area in retail shopping centers.

The South Potomac area is located in the extreme southwest portion of the County. It is bounded by the Capital Beltway on the north, Indian Head Highway on the east, Piscataway Creek on the south, and the Potomac River on the west. Major subdivision development in the South Potomac area occurred in the 1960s. This development was influenced by the construction of the Capital Beltway, Indian Head Highway, and the opening of the Piscataway Wastewater Treatment Plant. Large single-family homes have been built along the Potomac waterfront, in close proximity to Indian Head Highway.

Future Land Uses Recommended by the Subregional Plan

The Approved Plan for Subregion VII identifies a framework of community structure, with recommended densities that are based upon consideration of the existing development, environmental constraints, and the transportation system. The Plan also delineates a pattern of basic living areas and proposes facilities that will be needed to ensure an adequate level of service.

The Plan recommends that future development in the Subregion be concentrated in those areas where there are no or few environmental constraints on development and that the "Natural" and "Conditional Reserve" Areas have only limited development. The Plan recommends a large mix of housing types and densities, from estate densities in some areas to high urban densities in others. One of the key objectives of the Plan is to preserve the existing supply of housing and maintain present types of residential development. With the exception of some infill development at a lower density than existing zoning will permit, medium and high density residential development is proposed only within or adjacent to the proposed activity centers in the Subregion.

Analysis of Future Site Needs and Selection

Enrollment projections for Subregion VII indicate that there will be sufficient excess capacity at all grade levels and in all parts of the Subregion to serve anticipated growth. The only area where enrollment is approaching capacity is Planning Area 80, where there is a projected excess capacity of from 160 to 337 seats, depending on the level of growth of the area.

The Functional Plan recommends the retention of three elementary sites (Thorne Drive, Friendly Farms, and Tantallon Square) in Planning Area 80 and two sites in Planning Areas 76A and B (the Old Wheeler Road site and the Aylor Tract-Brinkley Road Site). In addition, the Plan recommends retaining the Bock Road Middle School site and the Tantallon Square Senior High site. All of these sites will serve primarily as "cushion" sites against unexpected rapid growth in the area.

CHAPTER IX

PLAN IMPLEMENTATION

The foregoing chapters of this Plan have provided a comprehensive analysis of the need for future public school sites in Prince George's County based on projected population and public school enrollment on both a countywide basis and by small area. The result of this analysis was the selection of 29 acquired sites and 6 "floating symbols" for possible future use as public school sites. The Plan deletes 48 acquired school sites (5 of which have already been declared surplus by the Board of Education) and and more than 130 floating symbols from subregional and area master plans of the County.

Two of the most important objectives of the Functional Plan were:

1. To amend the approved subregional and area master plans by deleting those acquired sites and "floating symbols" that will not be needed, and
2. To provide the Prince George's County Board of Education with the comprehensive information on future site requirements that they will need to determine which of the acquired sites can be declared surplus.

These objectives have been accomplished by this Functional Plan. However, there are at least two other issues which must be resolved -- the future land use of sites deleted from the subregional and area master plans and the disposition of acquired sites deleted from the area plans. These issues are not addressed in detail by this Plan, because they are most appropriately dealt with in other decision-making forums. The purpose of this chapter is to discuss and suggest how these issues might be resolved.

FUTURE LAND USE OF SITES DELETED FROM THE SUBREGIONAL AND AREA MASTER PLANS

The Functional Plan deletes 48 acquired sites and more than 130 proposed sites (floating symbols) from the approved subregional and area master plans. The proposed sites are shown as "floating school symbols" on the area plans and, in every case, are shown with a recommended future land use underlying that symbol on the future land use map. This means that once the area plans are amended by legislatively deleting those floating symbols, there is still a recommended future land use to be used in making future zoning and land use decisions. This is not the case for school sites shown as acquired public properties on the future land use maps of the area plans. These sites are shown in a blue color designation as a future public land use, with specific property boundaries. The result is that, when these acquired sites are deleted from the area plan future land use maps, there has effectively been a hole or white area left on the

map. If a future owner (private citizen) of that property desires to develop his property for a use other than those allowed under the current zoning of the property, there is no specific guidance given by the area plan land use map as to the most appropriate use for that property.

It is not the intention of the Functional Plan to give specific guidance on a site-by-site basis with regard to the future land use of these properties. It is recommended that these issues are best resolved either at the time each subregional or area master plan is updated or during the Sectional Map Amendment process for each area. In the interim, however, the following statement will suffice to offer guidance on the future land use of these properties.

In the event that the owner of a property, formerly shown on the approved subregional or area master plan as an acquired school site, desires to develop that property for a use other than that which is allowed under the existing zoning, the decision to rezone the property for another land use should be made on the basis of compatibility with the most predominant land use, intensity, and density of surrounding properties as shown on the future land use map of the approved subregional or area master plan.

Appendix B provides, for information only, data on the location, current zoning, and predominant surrounding land uses (shown on the future land use map of the approved area master plan) for each acquired site that is deleted from any approved area or subregional master plan.

DISPOSITION OF ACQUIRED SITES DELETED FROM THE AREA PLANS

Now that a determination has been made, through the adoption and approval of this Plan, that certain acquired sites will be deleted from the subregional and area master plans, the Board of Education may decide which of these sites can be declared surplus and made available for other public or private uses. Legally, this determination can only be made by the Board of Education, with the concurrence of appropriate State agencies. While it is hoped that the Board of Education will consult the Functional Plan for guidance on which school sites should be declared surplus, the Plan does not recommend which unimproved school sites currently owned by the Board should be disposed of by that agency. Therefore, the following is a list of steps which should or must be undertaken if any of these sites are to be made available for other public or private uses. Figure 9.1 also outlines these steps.

1. Public Schools' staff prepares recommendation to the Board of Education on which sites to declare surplus. This recommendation should include an evaluation of the costs versus benefits of disposing of sites now and acquiring a new site later should it be needed.
2. Board of Education adopts resolution declaring site(s) surplus.

3. Board of Education must obtain concurrence on the disposition from the following:
 - (a) State Superintendent of Schools
 - (b) State Interagency Committee for Public School Construction
(This decision is often not made until the local government agrees to pay any remaining state bonded indebtedness or additional compensation.)
 - (c) State Board of Public Works
4. Board of Education transfers title to property to Prince George's County Government.
5. Prince George's County Government must then complete the following steps:
 - Appraise properties
 - Notify other public agencies, municipalities, State of availability of school property
 - Review responses with County Executive's Office
 - Advertise property for sale, if property is not to be transferred to municipality, State, or other County agency
 - Receive written bids from interested parties
 - Grant thirty-day notice to acceptable bidder to submit option agreement
 - Approve option agreement
 - Administrative Review Committee Review
 - Signature of County Executive
 - Notify purchaser that he has 45 days to satisfy contract conditions before settlement
 - Request IAC to settle bonded indebtedness issues
 - Prepare draft resolution to declare property surplus
 - Submit resolution to the County Council (by request of the County Executive) for review and adoption.

- Transmit copy of Deed to County Attorney
- Complete settlement
- Record deed

The reader should note that the above steps are those generally followed during the disposition process. However, there is frequent intermingling of these steps during the actual implementation of the procedure.

APPENDIX A

STATUS OF 48 EXISTING SCHOOLS
RECENTLY CLOSED OR TO BE CLOSED
BY THE BOARD OF EDUCATION

<u>School Name</u>	<u>Status</u>	<u>Proposed Future Use¹</u>
Accokeek Elementary	Closed 6/81, sold to private purchaser	Continued use as County Branch Library, private club for Knights of Columbus
Andrews Air Force Base Elementary	Closed 6/82	Ownership has reverted to Federal Government
Beaver Heights Elementary	Closed 6/81, declared surplus by BOE	Leased to non-profit agency for offices/day care
Beltsville Elementary	Closed 6/81, sold to private purchaser	Commercial Offices
Berwyn Heights Elementary	Closed 6/81, main building sold to State of Maryland; Gymnasium - M-NCPPC; Playground - Town of Berwyn Heights	Maryland Fire & Rescue Institute, public recreation, municipal use
Buckingham Elementary	Closed 6/81, sold to private purchaser	Condominium housing
Camp Springs Elementary	Closed 6/81	Undetermined
Chestnut Hills Elementary	Closed 6/81, to be retained by County Government	Public Library, Dist. VI Police Station
Colmar Manor Elementary	Closed 6/83	Undetermined
Crestview Elementary	Closed 6/82, declared surplus by BOE	Undetermined, temporary use agreement with Charles County Board of Education
Forestville Elementary	Closed 6/81, retained by BOE	Part of Forestville High School

<u>School Name</u>	<u>Status</u>	<u>Proposed Future Use¹</u>
Greenbelt North End Elementary	Closed 6/81, to be transferred to City of Greenbelt	Municipal Offices/Community Center
Harmony Hall Elementary	Closed 6/83	M-NCPPC Cultural Arts Center
Holly Grove Special Center	Closed 6/81, declared surplus by BOE	Private school
Holly Park Special Center	Closed 6/81, declared surplus by BOE contract purchase by private developer	Church/School
J. Enos Ray Elementary	Closed 6/81, declared surplus by BOE	Undetermined
Kentland Elementary	Closed 6/83	Undetermined
Landover Hills Elementary	Closed 6/83	Undetermined
Margaret Edmonston Elementary	To be closed 6/83, retained by BOE	Annex for Laurel High School
Meadowbrook Elementary	Closed 6/81, declared surplus by BOE 7/81	Undetermined
Parkway Elementary	Closed 6/81, leased to M-NCPPC	Government Offices
Powder Mill Elementary	Closed 6/81, retained by BOE	Powder Mill Special Center
Princess Garden Special Center	Closed 6/81, declared surplus by BOE	Health Department Clinic and Municipal Use
Ritchie Elementary	Closed 6/81, retained by BOE	Annex to H. Winship Wheatly Special Center
Riverdale Hills Elementary	Closed 6/82, declared surplus by BOE	University of Maryland Book depository
Rosecroft Park Elementary	Closed 6/82, declared surplus by BOE	Church offices/school
Samuel F.B. Morse Elementary	Closed 6/81, declared surplus by BOE	Church

<u>School Name</u>	<u>Status</u>	<u>Proposed Future Use¹</u>
Sandymount Elementary	Closed 6/83	Undetermined
Suitland Special Center	Closed 6/81, sold to private purchaser	Sheet Metal Workers Union School/Offices
Surrattsville Elementary	Closed 6/81, declared surplus by BOE	Undetermined
Tall Oaks Elementary	Closed 6/82, retained by BOE	Tall Oaks Vocational School
Tanglewood Elementary	Closed 6/81, retained by BOE	Tanglewood Special Center
Thomas Addison Elementary	Closed 6/81, declared surplus by BOE 7/81	Leased for day care facility
West Lanham Hills Elementary	Closed 6/83, sold to private purchaser	Undetermined
Woodley Knoll Elementary	Closed 6/83	Undetermined, temporary use by church
Belair Junior High	Closed 6/81, retained by BOE	Bowie High School Annex
Beltsville Junior High	Closed 6/81, retained by BOE	New Beltsville Elementary School
Bladensburg Junior High	Closed 6/83	Undetermined
Frederick Sasser Junior High	Closed 6/81, retained by BOE	BOE Administrative Offices
Glenridge Junior High	Closed 6/83, retained by BOE	Glenridge Elementary School
John Hanson Junior High	Closed 6/83, retained by BOE	Satellite/Annex to Oxon Hill High School
Laurel Junior High	Closed 6/82, sold to private purchaser	Church/Offices
Mary M. Bethune Junior High	Closed 6/82, retained by BOE	Satellite/Annex to Fairmount Heights High School
Mount Rainier Junior High	Closed 6/82, declared surplus by BOE	Undetermined

<u>School Name</u>	<u>Status</u>	<u>Proposed Future Use¹</u>
Rollingcrest Junior High	Closed 6/82, declared surplus by BOE	Undetermined
Spaulding Junior High	Closed 6/82, retained by BOE	Part of Forestville High School
Suitland Junior High	Closed 6/82, to be retained by BOE	Undetermined
Surrattsville Junior High	To be closed 6/84	Undetermined

¹ The "proposed future use" shown in this Appendix was developed from information obtained from the future user(s) as to their intended future use of each property. The actual future use of each property is dependent upon the eventual owner obtaining required zoning and building approvals.

Compiled by: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, October 1983.

APPENDIX B

APPENDIX B
SUMMARY INFORMATION ON UNIMPROVED SCHOOL SITES
OWNED BY THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION
AND DELETED AS SCHOOL SITES FROM
APPROVED SUBREGIONAL AND AREA MASTER PLANS

ID No.1	School Site Name	Planning Area	Acres	Current Zoning	Property Location/Description	Future Predominant Surrounding Land Use as Shown on Approved Master Plan
<u>Subregion I</u>						
01106	Fairland-Gunpowder Elementary	61	11.6	RR	Old Gunpowder Road, Parcel 68 - Tax Map 12E-2	Single-family detached residential
10117	West Laurel Elementary	60	14.3	RR	Darwin Street & Parkhall Drive, Parcel 2.8 - Tax Map 5D-1	Low suburban residential
10119	Bedford Elementary (already declared surplus by BOE)	62	6.0	OS	Muirkirk Road & Odell Road, Parcel A, Pt. Parcel 100 - Tax Map 14C-2	Single family; open space/parkland
10316	South Laurel Senior High	62	35.9	RR	Route 197 & Contee Road, Parcel B - Tax Map 10D-2	Rural residential - south; Single-family residential - north; Commercial - west; Open Space - east
10114	Scotchtown Hills Elementary Sub., Tax Map 2F-4	Laurel	10.6	RR	Brooklyn Bridge Road, Parcel A - Scotchtown Hills	Low suburban residential - north; High suburban residential - south
<u>Subregion II</u>						
17121	Gude Tract Elementary	65	10.1	R55	East-West Highway & Chillum Manor Drive, Parcel 20 - Tax Map 41B-1	One family detached residential
21112	College Park Woods Elementary	66	7.2	R55	St. Andrews Place, Parcel 114 - Tax Map 25B-3	Single-family residential (R-55 density)

ID No.	School Site Name	Planning Area	Acres	Current Zoning	Property Location/Description	Future Predominant Surrounding Land Use as Shown on Approved Master Plan
21215	Branchville Junior High	66	19.3	R55	51st Avenue & Huron Street, Parcel 134 - Tax Map 25F-3	Single-family residential (R-55 density) - north and south, Industrial (I-2) - south and west
21116	Smith-Ewing Elementary	67	10.0	RR	Glenn Dale Road, Parcel 181 - Tax Map 35B-1	Single-family residential (R-55 density) - west, Multifamily residential (R-30 density) - north and south
<u>Subregion III</u>						
14131	Forest Lake-Ricker Tract Elementary	70	9.0	RR	Glenn Dale Road, Parcel B - Addition to Forest Lake Apts., Tax Map 36A-2	Low urban residential - east, west, south; Employment - north
20117	Whitfield-Chapel Road Elementary	70	13.0	RR	Whitfield-Chapel Road, Parcel A - Tax Map 52C-1	Suburban residential
13125	Kettering #2 Elementary	73	10.0	R80	Trafton Lane & Bannington Drive, Parcel 23 - Tax Map 68B-4	Suburban residential - north and east; Low urban residential - west and south
13115	Rambling Hills Elementary	73	15.8	RR	Woodlawn Boulevard, Parcel A - Tax Map 75B-3	Floodplain; low suburban residential
13221	Northampton Junior High	73	10.4	RR	New Orchard Drive, Parcel A - Kettering Sub., Tax Map 74F-2	Floodplain; suburban residential - south; Low Suburban residential - west
N/A	White Farm Senior ² and Elementary Site	73	N/A	OS	Lottsford Road, part Parcel 29, Tax Map 53 C-3	Public parkland; estate and low suburban residential
07129	Kettering #4 Elementary	74A	10.4	R80	Enterprise Road, Parcel A - Kettering Sub., Tax Map 68E-1	Suburban living area

<u>ID No.</u>	<u>School Site Name</u>	<u>Planning Area</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Property Location/Description</u>	<u>Future Predominant Surrounding Land Use as Shown on Approved Master Plan</u>
	<u>Subregion IV</u>					
13131	Brightseat Road Elementary (already declared surplus by BOE)	72A	10.0	I3	Brightseat Road, Parcel A - Tax Map 67D-1	Industrial park - north, Commercial office - south, Single-family detached - west
13220	Rocks-Nalley Junior High	72A	23.3	RR	Belle Haven Drive & Lottsford Road, Parcel 266 - Tax Map 66F-2	Single-family attached residential
13223	Dodge Park Junior High	72A	15.7	R55	Pennsy Drive & Hubbard Drive, Parcel J - Dodge Park Village, Tax Map 51F-4	Single-family residential - east; General industrial - north and west; Floodplain - south
18224	Rolling Hills Junior High	72A	10.0	R55	74th Place & Franklin Drive, Parcel A - Carmody Hills, Tax Map 66D-3	Single-family detached residential
06146	Morauer Tract Elementary (already declared surplus by BOE)	75A	10.0	RR	Silver Hill Road, Parcel A - Suitland-Morauer Tract, Tax Map 80F-4	Single-family residential - south and east; High density residential - west; Medium-density residential - north
06148	Hilmar Elementary	75A	10.0	R80	Pennsylvania Avenue, Parcel 2 - Tax Map 81A-4	Low density residential
	<u>Subregion V</u>					
09113	Schultz Subdivision Elementary	81A	11.0	R80	Branch Avenue & Friendship Road, Charles G. Schultz Sub., - Blocks 62-64, Tax Map 116E-1	Suburban residential (density range 2.76 - 3.5 dwelling units per gross acre)
05120	Mary Catherine Estates Elementary	81B	9.0	RR	Piscataway Rd., south of Hyde Field, Mary Catherine Estates, Parcel B, Tax Map 124A-4	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)

<u>ID No.</u>	<u>School Site Name</u>	<u>Planning Area</u>	<u>Acres</u>	<u>Current Zoning</u>	<u>Property Location/Description</u>	<u>Future Predominant Surrounding Land Use as Shown on Approved Master Plan</u>
05213	Nothey Farm Junior High	81B	20.2	RA	Piscataway Road & Vesta Road, Parcel A, Tax Map 133B-2	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)
05221	Danville Road - Milloff Tract Junior High	84	22.0	RA	Danville Road, Pt. Lot 23 Coe Farm Sub., & Pt. Lots 30-32 East Piscataway Sub., Tax Map 143C-4	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)
11106	Country Club Estates Elementary	85A	10.4	RE	McKendree Road, Country Club Estates, Parcel A, Tax Map 164D-1	Urban living area/new town center
	<u>Subregion VI</u>					
06154	Wesphalia Road Elementary	78	10.0	RR	Cedar Way & Westphalia Road, Parcel B - Chester Grove Apts., Tax Map 82C-4	Employment area
15107	Perrie-Harris Elementary	78	10.0	RE	Brown Road, Parcel 65 - Tax Map 83C-4	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)
15108	Lusby Tract Elementary	78	10.0	RA	Ritchie-Marlboro Road, Parcel 70 - Tax Map 83A-2	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)
15203	Melwood Junior High	78	21.9	RR	Woodyard Road & Old Marlboro Pike, Parcel 38 - Tax Map 100C-1	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)
15209	Lusby Tract Junior High	78	20.1	RA	Ritchie-Marlboro Road, Parcel 70 - Tax Map 83A-2	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)
03106	Marlboro Meadows #2 Elementary	79	10.1	RR	16110 Village Drive West, Marlboro Meadows Sub., Block 3, Lot 17, Tax Map 93D-1	Suburban residential (density range 1.6 - 2.6 dwelling units per gross acre)

ID No.	School Site Name	Planning Area	Acres	Current Zoning	Property Location/Description	Future Predominant Surrounding Land Use as shown on Approved Master Plan
11105	Holloway Estates #1 Elementary	82A	10.1	RR	Dale Drive and Rosary Road, Holloway Estates Subdivision, Parcel A, Tax Map 118B-4	Suburban residential (density range 1.6-2.6 dwellings units per gross acre)
15106	Marlton #5 Elementary (already declared surplus by BOE)	82A	10.0	R-P-C (RR)	Grandhaven Avenue, Parcel 77 - Tax Map 118F-3	Suburban residential (density range 2.7 - 3.5 dwelling units per gross acre)
15112	Marlton #2 Elementary	82A	12.2	R-P-C (RR)	Heathermore Lane, Parcel 104 - Tax Map 110B-2	Suburban residential (density range 2.7 - 3.5 dwelling units per gross acre)
15316	Brandywine-Marlton Senior High	82A	41.9	R-P-C (RR)	Croom Road & Penn Central Railroad, Parcel 68 - Tax Map 110C-3	Suburban residential (density range 2.7 - 3.5 dwelling units per gross acre)
04102	Croom Settlement Elementary	86A	43.5	OS	Croom Road & St. Thomas Road, Parcel 59, Tax Map 128E-2	Rural living area
15114	Marlton #4 Elementary	86A	10.1	R-P-C (R80)	Duley Station Road, Parcel 171 - Tax Map 127F-2	Suburban residential (density range 2.7 - 3.5 dwelling units per gross acre)
08205	Wiseman Farm Junior High	86B	39.9	OS	Route 381 & Horsehead Road, Parcel 65 - Tax Map 167C-4	Rural living area
<u>Subregion VII</u>						
06152	West Green Valley Elementary	76A	10.0	RR	Oxon Hill Drive, Parcel A - West Green Valley Sub., Tax Map 87D-1	Low urban residential - east; Community activity center - west
06341	Thomas A. Edison Senior High	76A	29.0	RR	Allentown Road & Robin Lane, Parcel A - Tax Map 98B-3	Low suburban residential - west; Commercial/high suburban residential - southeast
12112	Rosecroft Tract - Noone Elementary	76B	121.5	RR	Lumar Drive & Marquis Drive, Parcel 28 - Tax Map 106A-2	Low suburban/suburban residential

ID No.	School Site Name	Planning Area	Acres	Current Zoning	Property Location/Description	Future Predominant Surrounding Land Use as Shown on Approved Master Plan
12128	Palmer Road Elementary	76B	11.4	RR	Indian Head Highway & Palmer Road, Parcels F & G, Potomac Heights, Tax Map 114C-2	Urban Residential - west; Estate residential - north; Low suburban residential - south
12205	Oak Park - Iverson Street Junior High	76B	18.3	RR	Iverson Street, Parcel 1, Outlot A of Southview - Addition, Tax Map 87C-4	Urban/low urban - north; High suburban - west; Low suburban - east
05117	Tantallon #2 Elementary (already declared surplus by BOE)	80	11.3	RR	Fort Washington Road & Tantallon Drive, Parcel A - Tantallon-on-the-Potomac, Tax Map 131D-1	Low suburban residential
05130	Baytomac Woods Elementary	80	10.0	RR	Pendleton Street, Parcel A - Baytomac Woods Tax Map 142B-2	Low suburban residential
12115	Fort Foote Village Elementary	80	10.0	RR	Bluffwood Lane, Parcel 149 - Tax Map 113D-3	Low suburban/suburban residential
12238	Fort Foote Junior High	80	23.0	RR	Oxon Hill Road, Parcel A - Tax Map 113F-2	Suburban - north, east, west; Low suburban - south

1 ID No. indicates the identification number currently assigned by the Prince George's County Public Schools.

2 This property is owned by the M-NCPPC and was originally acquired as a possible future school site through the M-NCPPC Advance Land Acquisition Program. Although it is shown on the Largo-Lottsford Area Master Plan as an acquired site, it is not owned by the Board of Education.

Source: M-NCPPC, Prince George's County Planning Department, Research and Public Facilities Planning Division, August 1982.

APPENDIX C

SUMMARY OF AMENDMENTS TO ADOPTED AND APPROVED SUBREGIONAL AND AREA MASTER PLANS AND THE GENERAL PLAN WITH REGARD TO PUBLIC SCHOOL FACILITIES

CB-108-1980, which was adopted by the Prince George's County Council on November 18, 1980, provides that:

(Sec. 27-119.6(b))

"(b) When functional master plan and General Plan amendments are approved subsequent to the adoption and approval of area master plans, such area master plans shall be amended only to the extent specified by the District Council in the resolution of approval. Any area master plan, or functional master plan, or amendment thereof, shall be an amendment to the General Plan unless otherwise so designated by the District Council."

This appendix presents summary information on amendments to the County's various approved subregional and area master plans and to The General Plan for the Maryland-Washington Regional District Within Prince George's County, Maryland with regard to future public school sites.

AMENDMENT TO THE GENERAL PLAN

Part 9, Public Facilities and Utilities Element, of the recently approved General Plan for the Maryland-Washington Regional District Within Prince George's County, Maryland, includes the goals, concepts, and guidelines for public facilities and utilities within the County. While, from a legal standpoint, the proposed Functional Master Plan for Public School sites, when approved, will amend the General Plan with regard to educational facilities, in reality, the Functional Plan is intended as an expansion and more detailed plan for educational facilities in the County than that provided by the General Plan. Therefore, even though the language of the Functional Plan will legally supersede that of the General Plan, the Functional Plan is not in conflict with the goals, concepts, and guidelines presented by the General Plan.

The following is a list of the guidelines for Educational Facilities, found on page 163 of the General Plan. These will be superseded by the Goals, Objectives, and Guidelines found in Chapter II of the Functional Plan.

- (a) The development of educational facilities should be staged with residential development, and the timing of school construction

and closings should be programmed to reflect changing local and countywide needs.

- (b) Educational facilities should be located so as to minimize adverse effects on nearby living areas; have adequate access; and be removed from objectionable noise, odors, and other environmental nuisances.
- (c) Schools should be centrally located, convenient to the area from which the majority of the school population will be drawn with safe, convenient pedestrian access and, where possible, bike trails.
- (d) Elementary, junior high, and senior high school service areas should coincide as nearly as possible with neighborhood, village, and community areas, respectively.
- (e) Residential development plans should provide for convenient, safe vehicular and pedestrian access to schools.
- (f) Elementary schools should have limited street frontage and should not be located on collector roads or arterial highways.
- (g) In order to provide economy and efficiency, the development of facilities such as park-school combinations shall be encouraged.
- (h) In order to eliminate the occasional instance where the need for a school arises before access is available via subdivision streets, the provision of roads should be concurrent with school construction.
- (i) School space should be utilized to the greatest extent possible for recreational, cultural, and civic activities.

AMENDMENTS TO SUBREGIONAL AND AREA MASTER PLANS

Adopted and Approved Master Plan for Planning Area 60 (Northwestern Area), December 1975:

- Retain Van Dusen Road site (currently shown as future junior high) as elementary site
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved Plan for Fairland-Beltsville and Vicinity, September 1968:

- Delete all future school site symbols shown on the Area Master Plan

Adopted and Approved Master Plan for Planning Area 62 (South Laurel-Montpelier), March 1971:

- Retain Middleman Tract Elementary site
- Retain Snowden Oaks Elementary site
- Retain Vansville Elementary site
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved City of Takoma Park Master Plan, May 1982:

- No changes

Adopted Master Plan for Takoma Park-Langley Park Planning Area, October 1963:

- Add Knollwood Elementary site (shown as parkland on the Area Master Plan)
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved Master Plan for College Park-Greenbelt and Vicinity (Planning Areas 66 and 67), November 1970:

- Retain Smith-Ewing site (currently shown as future junior high site) as elementary site
- Delete all other future school site symbols shown on the Area Master Plan

Adopted Planning Area 66 Amendment (U.S. Route 1 Special Treatment Area), April 1973:

- No change

Adopted and Approved Master Plan for Planning Area 68 (Brentwood, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, Avondale), October 1974:

- Delete the future elementary site now shown on the Area Master Plan

Adopted and Approved Master Plan for Planning Area 69 (Bladensburg-Defense Heights & Vicinity), December 1980:

- No changes

Adopted and Approved Master Plan for Glenn Dale, Seabrook, Lanham and Vicinity (Planning Area 70), October 1977:

- Retain proposed elementary site symbol at southwest quadrant of Bell Station Road and Daisy Lane
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved Master Plan for Planning Area 73 (Largo-Lottsford), May 1974:

- Retain Enterprise Estates Elementary site
- Retain Lyndon B. Johnson High site as acquired high school symbol (now shown as both future junior and senior high school symbols)
- Retain proposed elementary school site west of Lottsford-Vista Road between Ardmore-Ardwick Road and Lottsford Road
- Retain proposed elementary school site at southwest quadrant of Campus Way and Northampton Road
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved Master Plan for the Model Neighborhood Area, September 1973:

- Retain Benjamin O. Davis Elementary site
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved Master Plan for Suitland-District Heights and Vicinity (Planning Area 75), October 1970:

- Add proposed elementary school site (specific location not yet determined) in the general area west of Route 495, south of Ritchie Road
- Delete all other future school site symbols shown on the Area Master Plan

Adopted and Approved Master Plan for Bowie-Collington and Vicinity
(Planning Areas 71 and 74), October 1970:

- Add proposed elementary school site (specific location not yet determined) in the general area north of Route 50, west of the Bowie city limit
- Add proposed elementary school site (specific location not yet determined) in the general area south of Route 50, west of the Bowie city limit
- Add acquired East Kettering elementary school site now located at the eastern edge of the Kettering subdivision east of Enterprise Road
- Add acquired Springlake Junior High site (Northview Drive and Nashua Lane)
- Add acquired Springlake South Elementary site (Notting Hill Lane and Noblewood Lane)
- Add acquired Springlake Senior High site (east side of Mitchellville Road, south of Northview Drive)

Adopted and Approved Master Plan for Subregion V (Clinton, Accokeek,
Piscataway, Brandywine and Vicinities), February 1974:

- Retain the following acquired sites:
 - Cheltenham Forest Elementary
 - Windbrook Drive Elementary
 - Worthy Farm Senior High
- Delete all other future school site symbols shown on the Subregional Master Plan
- Add one proposed elementary school site (specific location not yet determined) in the general area known as the "Mattawoman New Town".

Adopted and Approved Master Plan for Subregion VI (Westphalia, Melwood,
Upper Marlboro, Rosaryville, Naylor, Aquasco and Vicinities), July 1973:

- Retain the following acquired sites:
 - Holloway Estates #2 Elementary
 - Marlton #3 Elementary
 - Perrywood Farm Elementary
 - Marlton Junior High
 - Brandywine Special Center
- Delete all other future school site symbols shown on the Subregional Master Plan

Adopted and Approved Upper Marlboro Special Treatment Area Plan, June 1977:

- No changes

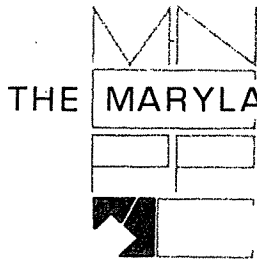
Adopted and Approved Melwood Special Treatment Area Plan, April 1980:

- No changes

Adopted and Approved Master Plan for Subregion VII, October 1981:

- Retain the following acquired sites:
 - Old Wheeler Road Elementary
 - Bock Road Junior High
 - Aylor Tract - Brinkley Road Elementary
 - Thorne Drive Elementary
 - Friendly Farms Special Center
 - Tantallon Square Elementary
 - Tantallon Square Senior High
- Delete all other future school site symbols shown on the Subregional Master Plan

APPENDIX D



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland, 20870

M-NCPPC No. 83-17

R E S O L U T I O N

WHEREAS, Section 7-108, Article 66D of the Annotated Code of Maryland authorizes The Maryland-National Capital Park and Planning Commission to make and adopt, and from time to time amend, functional master plans for the various elements of the general plan; including but not limited to master plans of highways, transportation lines, schools, libraries, hospitals, and health centers, parks and other open spaces, police stations, fire stations, and utilities; and

WHEREAS, the County Council of Prince George's County, Maryland, sitting as the District Council, for that part of the Maryland-Washington Regional District in Prince George's County, by Council Bill 74-1981, directed the Commission to prepare a Functional Master Plan for Public School Sites; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission and the District Council held a joint public hearing on April 11, 1983, on a Preliminary Functional Master Plan for Public School Sites, being also a proposed amendment to the General Plan for the physical development for that portion of the Maryland-Washington Regional District lying within Prince George's County and a proposed amendment to all adopted and approved area and subregional master plans within Prince George's County as they apply to the location of future public school sites; and

WHEREAS, the Prince George's County Planning Board after said public hearing and due deliberation and consideration, at a regular meeting on May 12, 1983, approved a final draft amendment and recommended that it be adopted by The Maryland-National Capital Park and Planning Commission; and

WHEREAS, the final amendment approved at the May 12 meeting is composed of the Preliminary Plan publication plus a "List of Recommended Changes and Adjustments to the Preliminary Functional Master Plan for Public School Sites, Text and Maps," listing revisions to specific maps, chapters, pages and paragraph numbers;

NOW, THEREFORE, BE IT RESOLVED that The Maryland-National Capital Park and Planning Commission does hereby adopt a Functional Master Plan for Public School Sites, said Plan being an amendment to the General Plan for the physical development of that portion of The Maryland-Washington Regional District lying within Prince George's County and being also an amendment to all adopted and approved area and subregional master plans within Prince George's County as they apply to the location of future public school sites; and

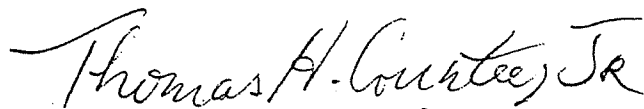
BE IT FURTHER RESOLVED that an attested copy of the Plan, and all parts thereof, shall be certified by the Commission and transmitted to the District Council of Prince George's County for its approval pursuant to Article 66D, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that this adoption shall be recorded on said Plan, as heretofore described, by an appropriate Certificate of Adoption containing the identifying signatures of the Chairman, the Vice-Chairman, and the Secretary-Treasurer of the Commission; and

BE IT FURTHER RESOLVED that an attested copy of the Plan, and all parts thereof, shall be certified by the Commission and filed with the Circuit Courts of Prince George's County and Montgomery County, Maryland.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Brown, with Commissioners Brown, Christeller, Cumberland, Granke, Heimann, Keller, and Shoch voting in favor of the motion, with Commissioner Dukes voting against the motion, and with Commissioners Brennan and Krahnke being absent, at its regular meeting held on Wednesday, June 8, 1983 in Riverdale, Maryland.



Thomas H. Countee, Jr.
Executive Director

APPENDIX E

DR-2

1 COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2 SITTING AS THE DISTRICT COUNCIL

3 Legislative Session 1983

4 Proposed by The Chairman (by request - Planning Board

5 Introduced by Council Member Casula

6 Resolution No. CR-120-1983

7 Introduced by Council on October 4, 1983

8 RESOLUTION

9 A RESOLUTION concerning

10 Approval of the Functional Master Plan for
11 Public School Sites in Prince George's County, Maryland
12 FOR the purpose of serving as a long-range policy guide for the
13 location of future public school sites within the County.

14 WHEREAS, the Maryland-National Capital Park and Planning
15 Commission, by virtue of Article 28 of the Annotated Code of
16 Maryland, is authorized and empowered, from time to time, to
17 prepare, adopt, and amend functional master plans for the various
18 elements of the General Plan, including but not limited to master
19 plans of highways, transportation lines, schools, libraries,
20 hospitals and health centers, parks and other open spaces, police
21 stations, fire stations, and utilities; and

22 WHEREAS, the County Council of Prince George's County,
23 sitting as the District Council for that part of the Maryland-
24 Washington Regional District in Prince George's County, by
25 adoption of Council Bill 74-1981, directed the Commission to
26 prepare a Functional Master Plan for Public School Sites; and

27 WHEREAS, the District Council approved goals, concepts, and
28 guidelines for inclusion in the Functional Master Plan for Public
29 School Sites on March 24, 1982, in accordance with the provisions
30 of Section 27-117(a) of the Zoning Ordinance of Prince George's
31 County, being also Subtitle 27 of the Prince George's County Code;
32 and

1 WHEREAS, the District Council on February 22, 1983, adopted
2 Council Resolution 29-1983 (DR-2) for the purpose of satisfying
3 the provisions of Section 27-117(b) of the Zoning Ordinance; and

4 WHEREAS, the District Council and the Prince George's County
5 Planning Board of The Maryland-National Capital Park and Planning
6 Commission, held a duly advertised joint public hearing on a
7 Preliminary Functional Master Plan for Public School Sites on
8 April 11, 1983; and

9 WHEREAS, the Maryland-National Capital Park and Planning
10 Commission subsequently adopted the plan with amendments on
11 June 8, 1983.

12 NOW, THEREFORE, BE IT RESOLVED by the Prince George's County
13 Council, sitting as the District Council for that part of the
14 Maryland-Washington Regional District in Prince George's County,
15 Maryland, that the Functional Master Plan for Public School Sites
16 in Prince George's County, Maryland, as adopted by the Maryland-
17 National Capital Park and Planning Commission on June 8, 1983, is
18 hereby approved with the following amendment:

19 1. On page 48, delete the paragraph entitled Pipeline, and
20 insert the following definition:

21 Pipeline: This term refers to development activity
22 which is in progress and is based upon approved
23 preliminary subdivisions plats, final plats, and record
24 plats, the issuance of building permits, and the
25 granting of sewer authorizations. "Pipeline"
26 development was a major consideration in the 1980
27 projections and in the
28 multi-family projections to 1985.

29 BE IT FURTHER RESOLVED that the Functional Master Plan for
30 Public School Sites in Prince George's County, Maryland, is
31 intended to amend all presently adopted and approved area master
32 plans and the General Plan to the extent that such plans are

1 inconsistent therewith.

2 Adopted this 4th day of October, 1983.

3
4
5
6
7
8
9

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

BY: Frank P. Casula
Frank P. Casula
Chairman

10 ATTEST:

11 Jean M. Schmuhl
12 Jean M. Schmuhl, Clerk
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

