



HOWARD COUNTY DEPARTMENT OF GENERAL SERVICES
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Evaluation and Report
Howard County Board of Education Property at Maryland Route 108
Date: September 18, 2026

Overview

The Howard County Board of Education is the owner of approximately 4.5815 acres of land located at the Howard County Public School System Central Office located along Maryland Route 108. The Board of Education has determined that the property is no longer needed for educational purposes, and the Board would like to transfer the Board Property to Howard County, Maryland for the purpose of constructing a new fire station.

Following the subdivision of the land that was recorded on June 22, 2026, the Board of Education formally notified the County Executive of the Board's intention to dispose of the land on August 7, 2026. Pursuant to Section 4.202. of the Howard County Code, within 45 days after receiving notification from the Board of Education that a school and site is no longer needed for education purposes, the County Executive shall have completed an evaluation and report of the building and site. The report shall contain such information as floor plans, maintenance costs, condition of utilities, operating and rehabilitation costs, an appraisal of the value of the building, existing zoning requirements, outstanding bond debt, if any, and other information about the building and the site. The County Executive shall provide copies of the report to the County Council, the surplus school use committee as established in paragraph (d) of this section and he will also make it available to all interested persons.

The County Executive has designated the Howard County Department of General Services to prepare this evaluation and report as required by Section 4.202. of the Howard County Code.

Evaluation and Report

- Floor plans: The property is predominantly vacant land utilized by HCPSS as open space at the Board of Education Central Office and the Homewood School. A portion of the property is utilized for parking to serve both facilities. With no building improvements on the parcel, there are currently no floor plans available for review.
- Maintenance costs: The maintenance cost is the maintenance of the paving and snow removal from the parking area. Also, there are landscaping and mowing costs for the open space area of the property.
- Condition of utilities: The Board Property is currently served with water onsite. Public sewer facilities are within Maryland Route 108. The County will pay to extend necessary utilities to the newly created parcel. Sewer will be extended from Route 108 and water will be accessed from existing water facilities on the Board Property.

- Operating and rehabilitation costs: Other than portions of the parking lot, the property is currently unimproved and requires annual costs for landscaping, snow removal, and parking lot maintenance. The Board Property does not require rehabilitation as there is no building to be conveyed.
- Appraised value: The value of the parcel of land is estimated to be approximately \$850,000.00.
- Zoning Requirements: The current site is Zoned R-20 which reflects the established single-family neighborhood characteristics of many of the stable residential areas of the county. Included within the permitted uses of that zoning category are "government structures, facilities and uses". These uses include Fire Stations, therefore making the proposed use consistent with the permitted zoning uses. The current land area is unimproved, and the proposed structure will conform with the current R-20 bulk regulations.
- Outstanding bond debt: Currently, there is no outstanding bond debt for the proposed fire station site.
- Other information about the site:
 - The County is currently finalizing a Memorandum of Understanding to address the future Pathways Program in the new Fire Station and maintenance responsibilities for the two parcels. See the attached letter and accompanying documentation from the Howard County Public School System dated August 7, 2026, which outlines Board of Education actions related to the disposition of this site to the County.
 - The County appropriated funding in its capital budget to facilitate the development of Fire Station 15 on site. Through Fiscal Year 2027, Howard County has appropriated \$18,845,000 to support the design, permitting, construction, and fit-out of the new Fire Station 15. Design of Fire Station 15 is expected to be completed by the end of calendar year 2026.

Pictures of the Site





Current view of site adjacent to Homewood Center

Parcel Boundary



GIS aerial map with the Fire Station #15 parcel outlined in yellow

Fire Station 15 Rendering



Latest rendering of proposed Fire Station #15