

Summary of the Pre-Submission Community Meeting

Preliminary Plan Application for the redevelopment
of portions of the Annapolis Roads Golf Course located at
2678 Carrollton Road, Annapolis, Maryland 21403

Meeting Held at Georgetown East Elementary School
111 Dogwood Road
Annapolis, Maryland 21403
Thursday, September 27, 2012, 6:30 p.m.

Notice of Meeting: On September 5, 2012, a Notice of this Meeting was sent to property owners within 175 feet of the subject property, Councilman Chris Trumbauer, Alderman Ian Pfeiffer, Georgetown East Townhouse Association, Annapolis Roads Property Owners Association, and the Anne Arundel County Office of Planning and Zoning.

Presenters: David M. Plott, Esq., Linowes and Blocher LLP
Mike Drum, P.E., Drum, Loyka and Associates, LLC

Meeting Summary: At approximately 6:30 p.m., David M. Plott of Linowes and Blocher LLP, welcomed those in attendance, introduced the trustees and staff of the Key School and the consulting team for the golf course redevelopment. He also introduced Councilman Dick Ladd.

Mr. Plott explained that the purpose of the meeting was to fulfill a requirement in the Anne Arundel County Code, Section 17-2-107, for holding a community meeting prior to the submission of a Preliminary Plan. The meeting provided an opportunity for the Key School to present information about its plans for redevelopment of portions of the Annapolis Roads golf course located at 2678 Carrollton Road, Annapolis, Maryland, and to hear questions and comments from the community. Mr. Plott noted that the Key School had conducted a meeting on January 28, 2012 where it shared a preliminary concept plan for the golf course property with the community. The Preliminary Plan that will be submitted to the County reflects a more detailed analysis of the property by the consulting team and consideration of comments received on the earlier concept plan.

Mr. Plott asked that everyone complete the sign-in sheet in order that a written summary of the meeting may be mailed to all attending. He also announced that the meeting was being recorded to assist in the preparation of the meeting summary. Attendees were asked to write their questions and comments on index cards that would be addressed at the end of the presentation.

The existing conditions and proposed preliminary plan were displayed on the walls of the meeting room. Using a power point presentation, Mr. Plott explained the County review and approval process for redevelopment of the golf course property. He explained that following review and approval of the Preliminary Plan submittal, the project engineer would prepare and submit a Site Development Plan to the County. Adequate public facility requirements would be

reviewed at the Site Development Plan stage per County requirements. Another community meeting will be held regarding the Site Development Plan within 45 days of its submittal to the County. Following the Site Development Plan process, detailed grading and building permit applications would be filed.

Mr. Plott gave a brief overview of the Key School which was founded in 1958 and presently has approximately 700 students: 100 in the pre-school and 200 in each of the lower, middle and upper schools. Approximately 75% of the students in the middle and upper schools participate on inter-scholastic athletic teams. The school does not have a football team or a marching band. Most athletic events have limited attendance by spectators.

Mike Drum of Drum, Loyka and Associates, LLC, used a power point presentation to show the aerial view of the golf course property, existing conditions plan, and the proposed Preliminary Plan. He discussed the existing character of the golf course property and the current lack of stormwater controls to protect water quality in runoff from the property. Mr. Drum reviewed the Key School's plans for redeveloping the property with turf ball fields, tennis courts and associated improvements. The plans include planting 10 acres of new forest on the property and installing modern stormwater management facilities to control runoff and improve water quality. Mr. Drum displayed drawings of the types of stormwater devices proposed, berming and native plant list.

At the conclusion of Mr. Drum's presentation, a panel consisting of the consultants and members of Key School Building and Grounds Committee was convened to answer questions and accept comments from the audience. The team responded to many written and verbal questions and comments from the audience.

Topics Discussed and Comments Made:

Wells: Several comments and questions were taken regarding water supply to the property. Mike Drum replied that two wells would be installed – one for potable water and one for irrigation. Water appropriate permit approval from the Maryland Department of Environment would be required. The wells would likely be drilled into the Magothy aquifer. Mr. Drum discussed several details regarding the proposed wells.

Traffic: What will the usage be during the day of transportation of students through Annapolis Roads Streets? What vehicles (busses and/or student drivers) are expected to travel the Annapolis Roads streets during that time? Are there any plans to upgrade the roadways, traffic lights? Would Annapolis Roads Board/residents be able to hire their own traffic engineer?

Mr. Plott noted that most of these questions will be answered once a traffic study has been prepared for the subsequent, Site Development Plan review stage of the project. The Key School has hired Traffic Concepts to prepare the traffic study and the County staff will review that study. The Annapolis Roads community can hire its own traffic engineer if it so desires.

Noise: It was noted that no amplified sound is proposed. Amplified sound would require a special exception hearing and approval. Key School does not have a football team or a marching band. Questions were asked about noise from the tennis court area.

Lighting: Questions were asked about lighting for the fields, maintenance area and for security. No lighting is proposed for the playing fields; however, there will be security lighting for the parking lot and certain other areas. Lights will not be on all night. A lighted scoreboard would require special exception approval.

Critical Area: Questions were asked about any proposals for development in the critical area portion of the property. Mr. Drum indicated that the Preliminary Plan only proposes to install stormwater quality management devices in that area of the property to repair existing runoff problems from the golf course, reforest areas and convert golf course paths to a mulched nature trail.

Stormwater Management / Water drainage: Many questions were asked about stormwater management. Presently the property has no stormwater management. Key School will implement water quality and quantity management using different techniques to improve water quality before it drains into Lake Ogleton, Back Creek and Chase Pond.

Ground Contamination: Questions were asked about possible contaminants at the golf course. A geotechnology firm has been retained to analyze the soils at the site.

Grounds and Structures: Many questions were asked about the proposed playing fields, tennis courts, pavilions and buildings. There will be a playing fields, tennis courts, a track, synthetic turf field, a nature trail and other passive recreation. There will be a main pavilion which will include lockers, showers, nurse/doctor station. The development team pointed out the other buildings and pavilions proposed on the property and described their size and proposed height. Several comments were taken and answered as to why Key wishes to build the ball fields and how it expected its teams would utilize the fields.

Parking: The Preliminary Plan provides for parking facilities for 103 parking spaces. Questions and comments were taken regarding the proposed parking and its location.

Reforestation and landscaping/berming: Several comments and questions were taken regarding the proposed reforestation and size of trees. Questions regarding the proposed berming and landscaping were discussed, particularly with regard to the adjacent residents along Carrolton Road. It was noted that the Key School has sent letters to those residents and is willing to meet with each of them individually to discuss these issues with regard to their lots.

Discussions with Annapolis Roads: Although it was outside the scope of the Preliminary Plan meeting, several questions were asked about discussions between Key School and the ARPOA Board. Key School responded by reciting a list of items under discussion including an offer to ARPOA to have a right of first refusal should Key School sell all or any portion of the property in the future, agreement to not annex the property into the City of Annapolis, agreement that the Key School would not allow non-Key School related parties to use the property, an agreement to allow ARPOA members to use the property, and various other items.

Mr. Plott thanked those who attended. He noted that the meeting summary and Preliminary Plan would be posted on the Key School website and gave the audience the web site address. The meeting was concluded at 8:10 p.m. The plans taped to the room walls in several locations were available after the meeting for viewing by the attendees and discussion with the development team continued on an individual basis.

Submitted by Laura B. Richardson, Legal Assistant, Linowes and Blocher LLP.

Attachments: Community Meeting Agenda

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