

Summary of the Third Community Meeting

Site Development Plan Application for the Redevelopment
Of Portions of the Annapolis Roads Golf Course located at
2678 Carrollton Road, Annapolis, Maryland 21403

Community Meeting Held at Hillsmere Elementary School
3052 Arundel on the Bay Road
Annapolis, Maryland 21403
Thursday, May 22, 2014, 6:00 p.m.

Notice of Meeting: On May 1, 2014, 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
Michael M. Drum, P.E., Drum, Loyka and Associates, LLC

Meeting Summary: At approximately 6:05 p.m., David M. Plott of Linowes and Blocher LLP, welcomed those in attendance, and introduced Michael Drum of the firm of Drum, Loyka, and Associates, LLC.

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 following submission of a Site Development Plan. The meeting provided an opportunity for the Key School to present information about its site development 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 with the community on September 27, 2012 where it shared a preliminary concept plan for the golf course property. On May 28, 2013 a second Community Meeting was held to discuss changes to the September 2012 Preliminary Plan. This third meeting is required by the County Office of Planning and Zoning to allow for public comment on those changes made to the Site Development Plan submitted to the County.

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. Attendees were asked to write their questions and comments on index cards so questions could be addressed at the end of the presentation.

Mr. Plott reviewed the agenda for the meeting.

The September 2012 Preliminary Plan, the revised May 2013 Preliminary Plan, and the current revised April 2014 Site Development 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 revised Preliminary Plan submittal, the project engineer prepared a Site Development Plan for 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. Key is a member of the Independent Athletic Association of Maryland and the Maryland Interscholastic Athletic Association. Their athletic events take place after school, during the daylight hours, with contests over by about 6:30 p.m.

Key also has a summer Key Camp for children aged 3 ½ to 18, with day camp activities and sports camps, including arts, theatre, dance, film, and chess.

Mr. Plott reviewed the plans and objectives of the school, with regard to the athletic park. Active recreation uses proposed for the property ball fields, tennis courts, and a swimming pool; passive recreation uses include nature study, wildlife observation, picnicking, walking, and hiking. There will be proposals for environmental study, conservation, horticultural and environmental restoration activities. Uses by Key Camp were also discussed.

A review of the development process with the County followed, discussing the September 2012 Preliminary Plan, and the revised May 2013 Preliminary Plan. After the County approved the Preliminary Plan, the process begins for the Site Development Plan review. That is the current stage that requires this community meeting. The Site Development Plan review will include County review for adequate public facilities, water, sewer, storm drainage, and transportation. Following Site Development Plan approval, Key must obtain grading permits, pay impact fees and sewer connection charges. The construction phase includes installing stormwater management and road improvements as required. After passing inspections, the Certificate of Occupancy would be issued.

Michael Drum of Drum, Loyka and Associates, LLC, who has been working on this project for over three years, continued the power point presentation to show the aerial view of the 67 ½ acre golf course property, the 2012 September Preliminary Plan, and the revised 2013 May Preliminary Plan. He stated that the property was mostly zoned Open Space, with a small sliver zoned R2. There are 28 acres of property designated as Critical Area, within 1,000 feet of Lake Ogleton, with restricted development; the 39 acres outside the Critical Area is where all recreation is planned. The 2012 Preliminary Plan showed a baseball field, running track, nine tennis courts, a multipurpose field, parking lot with main pavilion, and two additional multipurpose fields.

The 2013 revised Preliminary Plan showed a baseball diamond and maintenance facility, but the running track and one tennis court were recently removed from the Plan. Mr. Drum described measures to protect large (specimen) trees on the property. He also showed existing tree cover

and proposed reforestation for 8.8 acres of the property. The County has approved the revised Preliminary Plan.

In the 2014 Site Development Plan, which is more detailed, the maintenance facility, baseball diamond, tennis courts, and two multipurpose fields are the same. The parking lot has 113 spaces; the pool has been reconfigured with more detail added. The eastern multipurpose field has been shifted and reduced in size. Archaeological studies have resulted in the proposed preservation of portions of the property and a walking trail has been moved. Existing and proposed reforestation were displayed, with less area being disturbed. Of the 67 acres, the proposal is to disturb 24 acres. Structures, including buildings, the pool area, and parking are very similar to the Preliminary Plan. The eastern multipurpose field was reduced in size, and the reforestation area has increased. The School will be planting about 1,000 trees and about 1,400 shrubs.

A ten-foot wide deceleration lane has been added to the entrance at Carrollton Road, and the stormwater management plan has been defined in detail. Mr. Drum reviewed an area of the parking lot that will now be permeable. The main pavilion will have locker rooms, bathrooms, storage areas, a porch, and trainer's area. The pool pavilion and a small pavilion behind are more defined.

The County asked that the parking lot have more landscaping. Mr. Drum also described proposed lighting for the parking lot.

The County required an archaeology study of the property. Applied Archaeology did an in-depth assessment of the site, including 150 shovel test pits, and defined four possible archaeological sites to be preserved, containing nails, glass, and other artifacts. Another area was identified as eligible to be included in the Register of Historic Places. An easement may be established and the archaeological significant area may be identified with signage.

Mr. Plott noted that the County had reviewed and made comments to the Site Development Plan on May 19, 2014. One comment requested a traffic study for the proposed project. Traffic Concepts, a traffic engineering firm, will be conducting the traffic study according to the County's request.

At the conclusion of the presentation, the consultants and Key School representatives answered questions and noted comments from the audience on the following topics.

Topics Discussed and Comments Made:

Traffic: Will the school provide a schedule of athletic games to the residents? Mr. Plott stated that a complete schedule of school athletic activities is posted on Key's website.

Concessions: Will concessions be sold during games? Nothing large is planned, but there would be food and drinks available for sale during games.

Community Meeting Timing: Why start the community meetings at 6 p.m., while some are still driving home from work? The County Code requires community meetings to be held between 6

p.m. and 8 p.m., at an ADA accessible facility, within 5 miles of the development site.

Community Involvement: Who and how is the school working with the community? Key has communicated with 4 or 5 adjoining neighbors concerning plantings and re-forestation, and has attempted to design the plantings to accommodate the neighbors.

Thanks: There was a comment expressing thanks for considering the residents' comments, and anticipating community use of the park.

Water Sports: What water sports are planned? Will there be an agreement with the community similar to the agreement with Hillsmere? No use of the Annapolis Road's beach is currently proposed. There is no agreement with ARPOA at the present time with respect to sharing facility use.

Sports Requirements: Does Key require students to play sports? What educational activities will occur on the property? Student participation in sports activities is optional at Key. Credit will be earned for the environmental classes mentioned in the PowerPoint presentation. There are no plans for traditional classrooms on the property.

Water: What is the water source, and will it affect the residential supply? After consultation with the Health Department, Mr. Drum confirmed that the Magothy aquifer will be used, which is deeper than 120 feet. It appears that many of the Annapolis Roads residences use the Aquia aquifer, a shallower aquifer. Also, Bermuda grass will be planted, which is more drought tolerant to minimize use of water for irrigation.

Key Camp Enrollment/Transportation: The total camp enrollment has been approximately 600 to 650 students total aggregated over the entire six-week summer program. Notably, attendance is staggered so not all of the campers participate every week. Also, only a subset of camp enrollees will be transported to Fusco Park on any given day. Other camp enrollees will be engaged in activities such as chess, theatre, etc. on the Hillsmere campus. A question was asked about traffic for Key Camp. Key Camp children will be bussed from the Hillsmere Campus to Fusco Park.

Leasing to Third Parties: Would the school consider leasing the property to third parties, like soccer clubs? The school is open to a dialogue with the community on this subject and others, before any decisions are made.

Plantings: Trees will likely be 1 ½" to 2" caliper trees, and shrubs approximately 3-5 gallon size.

Flags for Wetland areas: A question was asked concerning flags along the roads recently. These flags are not related to the Fusco Park.

Are there "contaminated soils" on the golf course: A phase one environmental study in 2012 revealed no evidence of recognized environmental conditions in connection with the subject property.

Archaeological Sites: The archaeological study is part of the County's record, and available for anyone to read. No dinosaur bones have been discovered, some 19th century glass and nails and other items and all have been inventoried.

Closing Time: The athletic programs operate during daylight hours.

Topography: Existing and proposed topography is shown on the 28-page Site Development Plan and was described by Mr. Drum.

Pool: Possible use of the pool by the Annapolis Roads community would be a subject for discussion between Key and ARPOA.

Lighting: Questions were asked about lighting for the fields, maintenance areas, parking lots, and for safety in general. No lighting is proposed for the playing fields; however, there will be safety lighting for the parking lot and certain other areas. Lights may be on motion sensors at night.

Environmental Issues: Currently, due to the existing conditions onsite, there is substantial runoff from the fairways and no stormwater management. The proposal adds stormwater management and filtering, as well as approximately nine acres of trees to improve the existing conditions. Also, there are three areas of known runoff problems in the Critical Area. Stormwater management is proposed across from the clubhouse where water is running into Heron Lake, and that has been examined and will be improved; another area across from Claiborne Road is being reviewed, recognizing that the trees should be maintained; a third area is near a storm drain installed by a resident, where improvements may be made. Outside the Critical Area there is a variety of stormwater management planned, including permeable pavements, submerged gravel wetlands, micro bio-retention, bio-swales, filtration berms, etc.

The environmental study identified the runoff problems, and they will be individually addressed, whether re-directed or minimized. The phase one study was sufficient; no phase two study is planned.

Traffic Impact Fees: Traffic Impact fees are assessed by Anne Arundel County when applying for a building permit for new development, and are paid by the developer.

Deceleration Lane/ Road Widening: The deceleration lane, which will be dedicated to Anne Arundel County, is provided for traffic control on the road. A portion of the deceleration lane will be located on property currently owned by Key School. Its length and width is determined by County standards for frontage improvements. The current right of way is 50 feet wide. A suburban collector is 60 feet wide. Also, Carrollton Road is currently paved 20 feet wide; a suburban collector is 22 feet wide. There is no shoulder currently. If the County requires widening of Carrollton Road, these changes would require the removal of quite a few trees. The school has requested a modification to the requirements for widening Carrollton (other than the deceleration lane) in order to preserve trees, and the County is evaluating that request.

Since the deceleration lane is on Key School property side of the right of way, no homeowner will lose property due to this improvement and there should be no effect on properties across the road from Fusco Park. No parking is allowed on the shoulder.

Additional comments: There was a comment that the school should continue to use only the Hillsmere facilities. Another stated that Annapolis Roads is in opposition to the project. Another comment was made that the facility be used only for Key School, and not be leased to other organizations.

Horseback Riding: The school presently has no plans for horseback riding at Fusco Park.

Timing: Construction will be phased, based on applications and County approvals.

Use of Trails: Use of the trails by Annapolis Roads residents depends on the results of discussions and any agreement that may be reached with ARPOA.

Fusco Athletic Park: The name originates from a benefactor to the school.

County Approval Process: Mr. Plott reviewed the stages of development from the Preliminary Plan to present. Mr. Drum said that if application for grading permits were made in the fall, construction could possibly start in the spring/summer of 2015.

Future Plans - Lighting or Noise: No amplified sound is proposed. Amplified sound would require a special exception hearing and approval. Regular sporting events are held from 3:30 p.m. to 6:30 or 7:00 p.m., at the latest. Summer camp is conducted from 8:00 – 4:30 p.m. Any use of the pool would be during that time.

Traffic Questions: Key School has hired Traffic Concepts to prepare the traffic study. No additional community meetings are required or proposed to be held after the traffic study is completed, although Key is willing to meet with residents less formally.

Topography: Possible topographic disturbance during construction was questioned. Mr. Drum offered to share the plans with anyone, as they are a public record. In the 67 acre site, he is proposing to disturb about 25 acres, moving about 40,000 cubic yards of soil, which equates to about one foot over the entire disturbed area. A geotechnical engineer has done about 28 borings on the property, and found between 2 and 15 feet of fill on the property that is associated with construction of the golf course in the 1930s. The maximum depth of fill was near the second green, between 8 and 10 feet of fill was placed there when the golf course was originally built.

After-Hours Security: Plans are not final yet, but the property will be secured.

Tournaments on Weekends: Questions were asked and answered about potential weekend tournaments

Leasing of Facilities: In the past, Key has leased its facilities at Hillsmere a few times. No plans for leasing the Fusco Park facilities are presently proposed.

Key as Property Owner: A question was asked about potential use of the Annapolis Roads beach property by students, parents, and other people associated with Key. It was answered that Key students and parents would have no right to use the Annapolis Roads beach. There is a cooperative agreement in Hillsmere for some limited access to the Hillsmere beach by the school.

Negotiating: A member of the audience encouraged all to actively talk with Key School representatives and negotiate for the benefit of the Annapolis Roads community and the school..

Annexation: The status of the annexation application to the City was questioned. The annexation application has been terminated as Key promised.

Maintenance Facility: The maintenance facility is shown across the road from a homeowner who asked for details. There will be appropriate buffers for this facility. Lighting will likely be on motion detectors, and Key School will be sensitive to the neighboring homes.

Maintaining Property: A concern about maintenance of the property was stated.

Special Tax District: A question about Key's payment of special tax district assessments was asked and answered.

Mr. Plott thanked those who attended. The meeting concluded at 7:30 p.m. The plans were taped to the walls in several locations and were available after the meeting for viewing by the attendees. Discussion continued with the development team and Key School representatives on an individual basis.

Submitted by Verna L. Jones, Paralegal, Linowes and Blocher LLP.

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