



Dear Neighbors,

As President of Key's Board of Trustees, I would like to share with you the following Fusco Athletic Park update regarding the discussions currently taking place between The Key School and The County Office of Planning and Zoning (OPZ) about the Adequacy of Public Facilities as it relates to Carrollton Road. I hope you find this information helpful and that those who are interested in continuing the conversation consider joining representatives from Key for a meeting in mid-August, as detailed in the following letter.

All members of Key's Board and the School's administration look forward to fostering a strong working relationship with the residents of Annapolis Roads as we continue our planning for the development of Fusco Athletic Park.

About the County Code and Key's Site Development Plan

The County Code provides requirements for development projects related to the Adequacy of Public Facilities (APF), including roads. The Code specifies that any proposed use for a property that exceeds 50 trips per day is subject to a requirement to perform an APF Traffic Study. The County OPZ has long applied this requirement to mean that the threshold is 51 or *more* trips than the property's most recent use.

Key's traffic consultant analyzed trip generation rates per the County traffic study protocols and determined that Fusco Athletic Park would not exceed the trip generation threshold. When Key filed its Site Development Plan with the County on April 10, meetings were held with OPZ that clarified the County's traffic study protocol and informed the decision that Key was not subject to the requirement to perform a full APF Traffic Study.

Subsequently, on May 19, representatives from Key met with Planning and Zoning Officer Larry Tom who informed them that OPZ would likely require a full APF Traffic Study regardless of the traffic generated by Key School's uses. When Key held its community information meeting at Hillsmere Elementary School on May 22, we reported to those in attendance that the County was asking for a study and that Key School would comply.

Then, on May 29, the School received a [letter from David Braun at OPZ](#), stating that they were still evaluating whether or not an APF Traffic Study was required and requesting that the School provide additional clarifications. [The School was required to respond by July 19 and has now supplied the requested information](#). The County now has 60 days to respond to Key's clarifications. The aforementioned letters are available on Key School's website, www.keyschool.org/fuscoathleticpark, for your review.

The Next Steps

If, after its review of Key School's Site Development Plan and the requested clarifications, the County determines that a full APF Traffic Study is required, the School will comply.

But more importantly, **it is our belief after many months of study and communication with residents, that the School and the residents want the same result: for Carrollton to be a safe road for both Annapolis Roads and the Key community traffic; and, for any improvements to this road to be keeping in character with the nature of the community.** This also is the guidance the School has received from Larry Tom in recent conversations—that some improvements may be required but will be considered in the context of the nature of the community.

The normal process of moving plans through the County OPZ is a long and iterative one taking several months of back and forth clarifications, even on the simplest of developments. Plans are filed, comments are received from many different departments, and a response is returned to the County addressing its comments. This process repeats until all details are worked out, leading to an approval of the Site Development Plan and grading/building permits.

Conversations with the Community

On July 16, prior to responding to the first round of comments received from the County OPZ, Key School invited the ARPOA Board and other residents to a meeting to discuss the resubmittal of our Site Development Plan. Though no one from the ARPOA Board was able to attend our first meeting on this matter, several residents did. We reviewed the County permitting and approval process and focused specifically on traffic concerns and the range of road improvements that could possibly be required. We went on to discuss our mutual interest of a safe Carrollton Road.

As shared in that meeting, it is our understanding that the range of road improvements and other site development requests from the County that could be anticipated include:

- Dedication of additional land owned by The Key School along Carrollton Road to Anne Arundel County for the purpose of facilitating road frontage improvements.
- Clearing of vegetation and buffer on Carrollton Road, along the frontage of Key School's property.
 - This might require the removal of the substantial tree buffer along Carrollton Road to comply and Key School has requested a modification to avoid destroying the existing natural buffer. It is our understanding that this modification request is mutually beneficial for Key and Annapolis Roads to preserve the present character of the road.
- Road widening and overlay/resurfacing improvements could be required to improve Carrollton Road along and beyond the Key School property frontage.
 - The County owns a 50' wide right of way along Carrollton Road (inclusive of the paved road) which is more than sufficient to accomplish such road improvements.
 - The County could require widening of the road, installation of shoulders, and clearing of vegetation along its length to the entrance to Fusco Athletic Park, to open up sight lines.

We received a number of constructive comments from attending residents, including:

- The possible addition of speed bumps;
- Improving the buffer on the Key property side of Carrollton Road, to permit walkers' use but not so invasive as to clear the trees;
- Revisiting the topic of resident use of the nature trails in Fusco Athletic Park to make walking along the straight section of Carrollton less of an issue.

This meeting was the first in what we hope will be a series of discussions with the community about road safety and improvements.

Upcoming Meetings

At the request of the ARPOA Board, representatives from Key School's Board will meet with ARPOA Board Members on August 19.

In addition, representatives from Key's Board would like to speak directly with residents regarding their questions, concerns and/or ideas about Carrollton Road. Residents are invited to a meeting on **August 18, 7:00 p.m. at The Key School in the Barn Commons** as we are very interested in your feedback regarding possible outcomes for Carrollton Road changes. While the meeting is open to all residents, we particularly hope those who live along the portion of Carrollton Road up to the proposed entrance to Fusco Athletic Park will join us for this important conversation.

It should be pointed out that the County will make its own determination regarding the impact of Key School's development project and that this cannot be solely determined through dialog between Key and ARPOA residents. **We do believe that the best outcome for both Key and ARPOA would result from working together with the County to determine the extent of road related changes that might be required.**

We look forward to an ongoing mutually beneficial dialog with the community. Key will continue to update its website (www.keyschool.org/fuscoathleticpark) as the process unfolds.

Regards,



Missy Attridge
President, Key School Board of Trustees