

**ANNE ARUNDEL COUNTY
CAPITAL IMPROVEMENT PROJECT #P584607
QUIET WATERS RETREAT DESIGN
COMMENTS/ QUESTIONS/ RESPONSES**

The following are comments, questions and responses submitted during the October 31, 2022 Community Meeting and the 14-Day comment period:

Comment #	Date	Name	Email Address	Comment/ Question (A,B,C,Etc.)	Response #
1	10/30/22 8:32PM	Stacy Godfrey	stacygodfrey@protonmail.com	<p>(A)Because it will be Halloween, I cannot attend Monday night's meeting. (B) I am deeply concerned that the planned emergency access road may become the primary entrance for the Conservation Center. While I, and many of the community appreciate the walking/biking access from Forest Drive inside the neighborhood, please make it very clear that all road traffic - beyond emergency vehicles - will be taking the main Quiet Waters entrance.</p> <p>(C) Also the timing of the Hillsmere Dr/Forest Dr. stop light should likely be adjusted based on a traffic study as well to ensure improved traffic flow (many are concerned).</p> <p>Thank you for your consideration, Stacy Godfrey</p>	<p>(A) The meeting was recorded and posted online. All Anne Arundel County Planning and Zoning requirements for a community meeting are being adhered to. Please refer to accompanying document (Summary of Comments) for more information.</p> <p>(B) The existing gated entrance on Forest Hill Drive, which has served as the primary entrance to the retreat property, will become an emergency access entrance following construction. The gate will be equipped with a Knox box locking system to allow for police and fire access. Regular traffic will continue to enter the Park and access the Earl Center via the existing Park</p>

					<p>entrance on Hillsmere Drive. During construction of the Earl Conservation Center building and the various park improvements, the Forest Hill Drive gate will be used for construction access. The Department of Public Works will have a full-time manager/inspector assigned to the project during construction and they will monitor and control construction traffic and mitigate any impacts to the surrounding area.</p> <p>(C) The Department of Public Works is presently performing a traffic impact analysis study to evaluate the impacts, if any, of the Park expansion and Earl Center projects, on the public streets around the Park. Additionally, following the October 31 Public Meeting, DRP shared with the Traffic Engineering Division (TED) of the Department of Public Works the Hillsmere Community's concerns regarding parking along Forest Hills Drive . DRP has asked the TED to work with the community to see if there are alternative solutions available. The DRP has no authority over signage or use of public roads.</p>
2	10/30/22 4:12 PM	Ray Sullivan	rsullivan229@hotmail.com 520 Forest Hill Drive Annapolis, MD 21403	<p>(A)At the public meeting please present and bring copies of any agreements that pertain to allowing Chesapeake Conservancy to build on this property. You can send them to me via email.</p> <p>Thank you,</p>	<p>(A) A copy of the lease was provided to this commenter .</p>

				Ray Sullivan	
3	10/30/22 11:24am	Christy Hollywood	christyr.hollywood@gmail.com	<p>(A) Because it is Halloween, I cannot attend Monday night's meeting (nor can many of my Hillsmere neighbors). (B) I am deeply concerned, as are many neighbors, that the planned emergency access road may become the primary entrance for the Conservation Center. While I, and many of the community appreciate the walking/biking access from Forest Drive inside the neighborhood, please make it very clear that all road traffic - beyond emergency vehicles - will be taking the main QW entrance.</p> <p>(C)Timing of the Hillsmere Dr/Forest Dr. stop light should likely be adjusted based on a traffic study as well to ensure improved traffic flow (many are concerned). Thank you for your consideration, Christy</p> <p>Christy Roach Hollywood 607 Harbor Dr, Annapolis, MD 21403</p>	<p>(A) See response to comment 1A. (B) See response to comment 1B. (C) See response to comment 1C.</p>
4	10/29/22 9:24 am	Robin Clark	robinjclark@gmail.com	<p>(A)It is absolutely ridiculous that a meeting of such importance to our community is being held on Halloween.</p> <p>I formally request the time of this meeting be moved or another meeting of the same subject be scheduled.</p> <p>This is NOT providing an adequate opportunity for public comment.</p> <p>Robin Clark 510 Harbor Drive Annapolis, MD</p>	<p>(A) See response to comment 1A.</p>
5	10/28/22 7:55 pm	Carol Emory	carolemory7@aol.com	<p>(A) Just sayin thats not a good night with it being Halloween.... cde</p>	<p>(A) See response to comment 1A.</p>

6	10/28/22 2:49 pm	Matt Franz	mfranz218@gmail.com	(A) Please do not put an entrance in Hillsmere shores for access to quiet waters park. We have way to much traffic already with it's residents and the key school	(A) See response to comment 1B.
7	10/31/22 9:46 AM	Ray Sullivan	rsullivan229@hotmail.com	(A)Thank you. See you tonight. Many people who have young children will not be able to make it because it is Halloween. Before plans proceed I think a second public meeting to accommodate those people and address the concerns expressed is warranted.	(A) See response to comment 1A.
8	10/31/22 2:25 PM	Faye Longwell	fayelongwell@gmail.com	(A)I have lived on Hillsmere Drive since 1960 and I want to strongly object to any plans for a back entrance/exit from the Park into Hillsmere. I am aware of the plan to open an entrance on Forest Hills. We do not need even one more car joiningwith the calvacade from Key School on the narrow streets in Hillsmere Fayette Longwell 276 Hillsmere Drive	(A) See response to comment 1B.
9	10/22/22 8:54 PM	David Brougher	dabrougher@comcast.net	(A) Mr Phipps, I received a letter this past week on a public meeting on the Quiet Waters Retreat Design P584607, that was dated Oct 6, 2022 from your office. The meeting has been scheduled for Monday, October 31, 2022 from 6:30 to 7:30 pm. I am very disappointed in seeing the day and time for this meeting. October 31 as you know is Halloween. I know it is not a holiday, but many families participate in this event and will need to pick between the two since 6:30 is the peak of Trick or Treating. I do not have kids, but I enjoy the kids Trick or Treating in Hillsmere every year and after COVID, I think a lot of families were looking to returning to some normality of events like this.	(A) See response to comment 1A.

				I hope your staff will reconsider the date and move it to a more appropriate date.	
10	11/3/22 2:13 PM	Carol Sayre	carol@friendsofquietwaters park.org	<p>(A). Since this property is part of Quiet Waters Park, why have the tenants not been required to follow the park's Master Plan?(B). The interpretive sites unique to this property that the Friends of Quiet Waters Park environmental committee would want to focus on are the fish habitat (in a different location than noted on plans), holly forest, cliff bank erosion, cliff habitat, historical use, Loden Pond and shoreline stabilization (when it occurs). Other interpretive locations noted on the plan duplicate what is in the existing park. Can we work together on this since it will be within the park's management?</p>	<p>(A) Since the retreat property was not owned by the County at the time, there was no planning for the parcel completed for the original Quiet Waters Park master plan. The development of this 19-plus acre parcel does align with the Department's mission to provide access to public land in Anne Arundel County. The plan calls for expanded opportunities for passive recreation, which supports the original Master Plan. Fully accessible walking paths, new nature trails, wildlife observation and scenic overlook areas, a restroom facility and small pavilion used for educational programming all support the 1989 planning precepts.</p> <p>Consideration of interpretive site elements and their locations listed will be considered as further design is developed. The County PM will reach out for further coordination.</p>
11	11/3/22	Chris	chris@baypaddle.org	It would be great to have a space for environmental	

	11:51 PM	Hopkinson	1061B Deep Creek Ave, Arnold, MD 21012	education and events on county property.	
12	11/8/22 8:01 PM	John Damm	john@johndamm.com	<p>(A)After the fact, I heard there was a public hearing on the proposed development along the shores of Quiet Waters. I had not known about this meeting (that was held on Halloween—was this intentional so fewer people could come?), and I imagine many other county residents also did not know about it either. (B) I understand that the Chesapeake Conservancy would like to put a large office building and parking lot on the Mary Parker portion of the park.</p> <p>I believe there should be no development allowed on this county park. This park is already over-used. In addition, we should be expanding the park to accommodate the many new county residents since the park was established.</p> <p>There really is very little open space left in the county. I heard that the Chesapeake Conservancy staff still works primarily from home. Why is the county allowing this? Where is the vision for the future? I am disappointed in Lisa Rodvein for proposing the development to the council and for Executive Pittman for going along. I ask them both for an immediate stay on the proceedings until this idea can be fully vetted with the public.</p> <p>Furthermore, there is precious little undeveloped shoreline in the entire Bay area. This is something that the Chesapeake Conservancy was conceived to protect. It is unconscionable, and hypocritical, that they would take this county land and develop it.</p> <p>Please reconsider the additional development. I simply ask you to ask, “Why?” Is this in the best interest of the county and public? No, I definitely do not believe so. Please do not waste my time talking about how they would plant chestnut trees and put in a nature trail. That does not begin to offset the damage done by roads, parking lots, and a large building on what is otherwise a beautiful, unspoiled piece of</p>	<p>(A) See comment response 1A. (B) Comments received. Thank you, we will consider your comments.</p>

				<p>the park. Please let me know you received these comments. Thank you. John Damm</p>	
13	11/7/22 1:10 PM	Phyllis Saroff	<p>phyllis@saroffillustration.com via gmail.com</p>	<p>I attended the meeting about the development of the new property in Quiet Waters Park on October 31st. I appreciated the bio retention areas planned to absorb runoff and I appreciated the wetlands restoration plans that I saw in the drawings.</p> <p>(A)I am concerned about the construction of an office building, roads and parking lots adding to human impact in a sensitive area. (B)Hillsmere is very happy to have a pedestrian gate at the top of Forest Hills Dr. However, with amenities such as a pavilion, gallery on the lower level of the office building and bathrooms; I fear more people will park on this residential road and traffic will increase. This will affect the quality of life for residents who live on this road.</p> <p>(C)Please reconsider this development and instead develop this new property for only passive use such as walking trails that is in keeping with the original plan of Quiet Waters Park. Thank you.</p>	<p>(A) Comment noted. (B) The Department of Public Works is coordinating with the Traffic Engineering Division to explore solutions to prevent excessive use of Hillsmere Shores for parking. (C) Comment noted. As the design progresses we will consider your comment.</p>
14	11/11/22 10:40A M	Paul Kelley	<p>severnelectron@netscape.net</p> <p>609 Forest Hill Drive Annapolis, MD 21043</p>	<p>Good Morning Lisa Deanes -</p> <p>(A)I live on Forest Hill Drive in Hillsmere, across from the old Quiet Waters Farm entrance where the proposed Chesapeake Conservancy Earl Center (PROJECT NO. P584600) is to be built. I am concerned that using Forest Hill Drive as a construction entrance is a safety hazard and places an undue burden on the residents here in this quiet corner of Hillsmere.</p> <p>During the demolition phase of the Mary Parker houses a few years ago, I frequently would have large dump trucks idling outside my house early in the morning waiting for the gate to open. Windowpanes would rattle and the air was full</p>	<p>(A) See comment response 1B</p>

				<p>of diesel exhaust. These trucks tracked mud and gravel down the steep hill of Forest Hill Drive and turned it into a muddy mess. Numerous calls to the county resulted in little to no help. It was difficult to pass them going down the hill and residents would have to wait or back up to let the trucks through.</p> <p>This section of Forest Hill Drive is quite narrow and steep. Since I have lived here, we have had two cars go off the road in slippery conditions, flip onto their sides, and had to be towed out of the marshy area at the base of the hill. The mud on the road during construction, combined with passing large trucks on a narrow street, will create dangerous conditions for residents.</p> <p>For these reasons I strongly encourage the construction entrance to be solely limited to the new section of employee access road that will have to be built alongside the dog park in Quiet Waters Park. If the county is so eager to build the Earl Center on county land, it is not fair to subject Hillsmere residents with the safety hazards and disruption that would come from using Forest Hill Drive as a construction entrance.</p> <p>Thank you very much for your help with this issue</p>	
15	11/11/22 12:41 PM	David Brougher	dabrougher@comcast.net 613 Forest Hill Dr. Annapolis MD 21403	<p>I am writing this email to comment on the County's plan for the Quiet Waters Retreat (QWR) P584607.</p> <p>(A) First, I must say I was very disappointed in the day and time this meeting was held. It showed a complete lack of respect for families with kids that wanted to enjoy Halloween with their kids and therefore could not attend. If you noticed the demographics at the meeting, it was an older crowd.</p> <p>I am extremely appreciative that the Earls donated to the purchase the Quiet Waters Farm (QWF). It is a huge addition to the park and a beautiful area. I thank them very much for this! I also appreciate them trying to support the Chesapeake Conservancy.</p>	<p>(A) See comment response 1A.</p> <p>(B) Responses to questions/comments received during the meeting, as well those received before the meeting and 14 days after the meeting, will be posted on the Office of Planning and Zoning website and the Dept. of Recreation and Parks November 29, 2022.</p> <p>(C) Comment noted.</p> <p>(D) Comment noted.</p> <p>(E) As we further progress design, alternate locations for the</p>

			<p>My comments on the meeting and the design presented 31 October 2022:</p> <p>(B) We were told that we would receive an email after attending the meeting to provide comments. No one that I have talked to has received that email (with comments being due in two weeks and this is 11 November 2022).</p> <p>(C) There was so much talk about making a minimal impact on the area with this building. My reaction was, don't build that building there in the first place. In the meeting there was never a compelling reason given to build a commercial (regardless of it being a nonprofit organization) building on that site. That building could be located anywhere. In addition, it is hypocritical for the Chesapeake Conservancy to want to build a building so close to the Chesapeake Bay watershed/South River. I stopped donating to the Chesapeake Bay Foundation after they build that building down in Bay Ridge. I lost all respect for them for doing this. They just wanted a view, and our Bay paid the price. We all need to be good stewards of this area. The county AND the Chesapeake Conservancy must set the example for others!</p> <p>(D) The idea/plan of establishing trails, restrooms, benches etc. looked great on the proposal. The residence of Anne Arundel county can now appreciate the beauty that was the QWF.</p> <p>(E) Building a road that cuts into the Concert Stage sitting area shows a lack of thought for the people that enjoy sitting on that hill to watch concerts and just enjoy that open area. I see people out there on that lawn all the time enjoying a picnic out there. A statement was made, we can't put it any other place. Very sorry answer! Again, you are doing this</p>	<p>roadway will be considered.</p> <p>(F) Comment noted..</p> <p>(G) See response to comment 13B.</p> <p>(H) Utility connections are still under design. During future design electrical service will be coordinated with and permitted through BGE; we will be reviewing the current capacity and layout of the sewer system;</p> <p>(I) Phase 1 will include the construction of the Earl Center, adjacent parking, Conservation Dr, associated utilities and landscaping/plantings. Phase 2 includes parking, the new comfort station and overlook pavilion, new accessible trail network, hiking and running trails, pedestrian bridge, and additional landscaping and forestry. Phase 3 will focus on shoreline stabilization and steep-slope remediation.</p> <p>(J) The initial plan was for the conservancy to renovate and use the existing structures on the property, after the purchase of the land was completed the primary structure burned - the new structure is being proposed primarily as a replacement to that facility.</p>
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			<p>for a commercial property that can be anywhere else!?</p> <p>(F) Putting a commercial building within QWP changes the whole atmosphere of the park. With this, you will now have commuter traffic flowing through the park just to get to the building. Besides employees of the foundation, there will now be delivery trucks etc. Also the park entrance is closed Tuesdays so pedestrians and bicycles can take advantage of the roads. I will assume this will now change.</p> <p>(G) I live directly across the street from QWF and I have seen a slow increase in parking along Forest Hill Dr. Some nonresidents of Hillsmere are parking there to avoid the park fees to get quick access to the dog park. In the meeting several Hillsmere residents brought up the impact of this project on Forest Hill Dr. The answer that was given was that it is not an issue they can address. I strongly disagree with this answer. This plan needs to address ALL impacts caused by this project regardless if it is in or outside of the park. I am requesting that there be no parking signs put along Forest Hill Dr to stop the increased parking that would result in this project.</p> <p>(H) A question about the utilities was raised for this building. I heard two different answers. Please confirm how the utilities will be address. Will the power be tapped into the grid off Forest Hill Dr or through the park? Where will the sewer be tapped from? We on Forest Hill Dr. lose power all the time during storms. If the plan is to use the utilities from Forest Hill Dr., is there a plan to upgrade the power lines on Forest Hill Dr. to address these issues and the increased power requirements needed for the building/project?</p> <p>(I) In the meeting it was stated that this was phase 1. What are the ideas for the other phases? This should have been addressed in the meeting. I understand that the other phases are not well defined, but the overall concept for the area</p>	
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				<p>should have been talked about.</p> <p>(J)At the end of the meeting, one of the gentlemen made a comment that this building was an agreement within the purchase of QWF. Overhearing this bothered me! Is this a true statement? It would have been nice to have been told this at the start of the meeting.</p>	
16	11/11/22 8:51 AM	Janice Fisher	nicefish1@verizon.net	<p>(A) I am a resident of Hillsmere who lives right across the street from the former Mary Parker’s land. I attended the meeting on October 31 (Halloween). I never got a follow-up email to process the meeting with you, and I had to dig and ask around to put my ‘two cents’ in. The communication on this Development has been a weak point on your parts, and it has felt like a ‘done deal’ with the meeting occurring so that the Developers and the Chesapeake Conservancy could check the box. The entire plan seems like it was a Big Secret.</p> <p>I had always heard that when Mary Parker passed, she had a deal with a developer to set up a bunch of McMansions across the street from me, so when that result changed, I was extremely relieved and happy for the outcome. I had been aware of the Chesapeake Conservancy being part of the equation all along and going to lease the property back from the County. I felt supported that a conservancy group was part of this process thinking that the Chesapeake Conservancy would value the land and use the property with minimal impact. The land was a lifesaver during Covid, and I continue to enjoy the Nature that I have across the street from me. I had heard that the Chesapeake Conservancy was going to use the existing structures on the property, but when Mary Parker's house was burnt down, and the tornado came through, the plans changed. I just assumed that the plans would be using the footprints of the house and have a modest appearance on the land, but that the new office would not change things so much. When I saw the plans...the road and the structure and the parking lot...I was taken aback and felt sick to my stomach.</p>	<p>(A) Comments noted.</p> <p>(B) See response to comment 15H.</p>

				<p>It seems hypocritical for a nature conservancy group to develop like that on an open piece of land right next to one of the best water views. The Chesapeake Bay Foundation did something similar (built a huge structure on a critical area and now, trying to educate others into 'saving the Bay' from their water view offices). Also, the planned Chesapeake Conservancy building and parking lot are going to support about 35 people and a meeting space. I thought after Covid, people were working from home more. I am also sad that they are going to build an access road to their building and lot through Quiet Waters Park across the the hill between the dog park and concert stage. I am worried for my quiet neighborhood and the sanctuary of Quiet Waters Park. Is the Chesapeake Conservancy going to be a good neighbor? CBF only lets Annapolitans on their beach and in their building if they pay the right price. (B) Not sure where the electricity and sewer are going to come from for this huge structure. Lots of questions. Concerned for my neighborhood, the Park, and the Bay,</p>	
17	11/12/22 7:49 AM	Joshua Harriman	<p>joshuaharriman@yahoo.com</p> <p>828 Janice Dr Annapolis MD</p>	<p>(A)I wanted to voice my objection to the plan as proposed. As a frequent visitor and supporter of the park, I think that the proposed construction will alter the fragile ecosystem of the park. I have seen my species of rare birds in the park and I take great pleasure in knowing that the county has a small area of protected land not developed. It would be a shame to develop one of the few places left in the county</p>	(A) Noted.
18	11/14/22 8:05 AM	Wendy Stringfellow	<p>wendy@forevermaryland.org</p> <p>2331 Rock Spring Forest Hill, MD 21050</p>	<p>(A)Forever Maryland supports the Earl Conservation Center at Quiet Waters.</p> <p>Forever Maryland is a statewide nonprofit that advances land conservation by promoting and supporting the land and water community through education, advocacy and outreach to permanently protect working landscapes and healthy ecosystems for all.</p>	(A) Noted

				<p>We launched in 2019 as a virtual organization. We're a small organization with limited staff that works out of our homes. To date, we've hosted two in-person conferences, nineteen webinars and five workshops. We move the annual Maryland land conservation conference and quarterly Board meetings around the state.</p> <p>The Earl Conservation Center would provide Forever Maryland the space to host workshops, roundtables and summits, bringing together the Maryland land conservation community. We also foresee Forever Maryland holding Board meetings and staff retreats at the Earl Conservation Center. The conservation facility, which strives for a high LEED rating from the U.S. Green Building Council, would provide a connection to the outdoors, in a technologically advanced learning environment, enabling Forever Maryland to advance land conservation in a beautiful, comfortable, and accessible setting. The conservation center will allow us to broaden our partnerships to catalyze innovation in conservation. As environmental issues and challenges continue to grow, this space will provide opportunity to bring together conservation groups for networking, education and inspiration.</p>	
19	11/14/22 12:42P M	Tom Anderson, Pres., Hillsmere Shores Improvement Assoc.	president@hillsmereshores.org Post Office Box 3485 Annapolis, Maryland 21403	<p>Please find attached a letter from the Hillsmere Shores Improvement Association (HSIA) Board of Directors concerning a proposed expansion project at Quiet Waters Park. Our concerns are clearly outlined in the attached letter, and we are respectfully requesting an opportunity to meet with your team in the near term.</p> <p>Thank you for considering these requests. I can be reached on the numbers below.:</p> <p>Dear Ms. Deanes,</p> <p>Hillsmere is a residential community and special tax district within Anne Arundel County. Properties in the community adjoin the property planned for a Quiet Waters Park Expansion. The expansion may alter access to the park,</p>	<p>(A) All Anne Arundel County Planning and Zoning requirements for a community meeting are being adhered to. Please refer to the accompanying document (Summary of Comments) for more information.</p>

			<p>create construction runoff, increase stormwater loads, and reduce forest cover.</p> <p>Any development or alteration of the proposed expansion site is of importance and relevance to the Hillsmere Shores community. Despite this, the County chose to hold a public meeting for the community on the Expansion on October 31 at 6:30 p.m.</p> <p>The selection of the evening of Halloween likely created significant hurdles for public participation of Hillsmere residents.</p> <p>(A) On this basis, I have two requests:</p> <ol style="list-style-type: none">1. That the two-week period to submit questions and comments to you be extended by 90 days; and2. That you meet with a representative of the Hillsmere Shores Improvement Association Board to determine a schedule for additional meetings on the same substance mutually agreed to by the Hillsmere Shores Improvement Association Board and the County. <p>The expansion of Quiet Waters Park presents an opportunity and improvement of quality of life and water access for Hillsmere residents and residents of the County. Only through collaboration between all stakeholders may the best path forward be determined. The additional meetings should allow time for the County's presentation of relevant material, and for members of the community to provide input directly to the County and the Chesapeake Conservancy.</p> <p>I look forward to hearing from you.</p> <p>Sincerely,</p> <p><i>[signed]</i></p> <p>Tom Anderson</p>	
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20	11/14/22 1:02 PM	Ray Sullivan	rsullivan229@hotmail.com 520 Forest Hill Drive Annapolis, MD 21403	<p>(A)I am very familiar with Quiet Waters Park as we live adjacent to the park in Hillsmere and walk in there every day. The main reason we chose Hillsmere was because of its nearness to QWP.</p> <p>The acquisition of the Retreat property was a great thing for QWP. The Chesapeake Conservancy, AA County, and the Earls should all be congratulated for saving this land from development. Most of the money came from public funds. The county's contribution was small. A great deal for us.</p> <p>The proposal presented to the public on 10/31/2020 evening is inappropriate for QWP. Despite the fact that it was Halloween the room was packed. Many people believe that this was deliberate to avoid public scrutiny.</p> <p>Per the Capital article of 10/8/2019: https://www.capitalgazette.com/politics/ac-cn-land-acquisition-20190810-20191008-dzeyv3y22fccfp6sbowt6yw3wy-story.html</p> <p>Joel Dunn is quoted "I don't want to go to the dog park and see a giant mansion. And I don't want my daughter to see that. I want her to see it how it is today," Dunn said. "It's beautiful."</p> <p>While this expansion could allow for features like extended trails, Jessica Leys, the deputy director of the Recreation and Parks Department, said the primary concern is conservation.</p> <p>It will probably be at least a year before even a parking lot is installed, she said, but after the papers are signed next week, no one will be able to develop that land.</p> <p>"Like so many families in the area, Quiet Waters is one of our favorite places to go to connect with nature and create family memories," Dunn said. "</p>	<p>(A) Noted</p> <p>(B) The projected cost associated with the development of the retreat is estimated at \$4M-\$5M.</p>

				<p>I would like to see them live up to their words and not develop this property. The only thing that should be there are walking trails. No building or parking spaces are needed. The plan proposed would create a permanent scar on the landscape at a huge cost to the county. I heard it was \$2.2 million. (B) Please release the projected cost. It was not stated at the public meeting.</p> <p>The CC does not need a water view to accomplish their mission. There are plenty of empty offices in the area. In conclusion I ask that this project be put on hold indefinitely. If the county wants to continue with the project more public meeting are needed.</p>	
21	11/8/22 1:28 PM	Andrew Loftus President, Friends of Quiet Waters Park	andy@friendsofquietwaters park.org 600 Quiet Waters Road Annapolis, MD	<p>Please find attached comments and questions regarding the proposed Quiet Waters Retreat design and construction, We look forward to working with you to integrate this property into Quiet Waters Park: November 8, 2022</p> <p>Anne Arund21403el County Department of Public Works 2662 Riva Road Annapolis, MD 21401</p> <p>Via Email: pwwdea00@aacounty.org Re: Comments/Questions on Proposed Quiet Waters Retreat Design</p> <p>The Board of Directors of the Friends of Quiet Waters Park (FQWP) would like to submit the following questions and comments regarding the proposed Quiet Waters Retreat Design, including changes to existing park infrastructure and operations, development of the park amenities in the "Retreat" section of Quiet Waters Park, and attributes associated with the planned construction of a two-story office building on the leased portion of the Retreat Property.</p>	<p>(A)Since the retreat property was not owned by the County at the time, there was no planning for the parcel to be completed per the original Quiet Waters Park master plan. The development of this 19-plus acre parcel does align with the Department's mission to provide access to public land in Anne Arundel County. The plan calls for expanded opportunities for passive recreation, which supports the original Master Plan. Fully accessible walking paths, new nature trails, wildlife observation and scenic overlook areas, a restroom facility and small pavilion used for educational programming all support the 1989 planning precepts. (B) Vehicular access to the expanded section of Quiet Waters Park will be via the existing park road system. The current entrance to Quiet</p>

			<p>While we feel that the addition of the Retreat Property is a great opportunity to enhance the recreational, environmental, and cultural aspects of Quiet Waters Park, we need to be cognizant of separating out the activities of an office building from the recreational aspects of our Quiet Waters Park - already the most heavily used park in the county..</p> <p>The Friends of Quiet Waters Park (FQWP), originally formed as the Quiet Waters Study Committee to guide the development of the park during the 1980's, was formalized at the opening of the park in 1990 in part to continue the citizen input that was so essential to the formation of the park. Ever since, FQWP has been raising and investing funds for the operation, preservation, development, and enrichment of Quiet Waters Park and furthering public awareness, research, interest in, and appreciation for, the history, ecology, environment, and recreational aspects of the park.</p> <p><u>(A)Inconsistency With Quiet Waters Park Master Plan:</u> Since this proposed development is part of Quiet Waters Park, we question why the principles of the park's Master Plan are not being followed. During the development of Quiet Waters Park (called Annapolis Neck Park prior to construction), Anne Arundel County commissioned the development of a Master Plan. The process of developing this plan entailed extensive involvement of a citizen's advisory committee selected by the County Executive to guide the Recreation and Parks Department in planning the development of the park around anticipated future uses.</p> <p><i>"The master plan was developed by a thorough analysis and review process. All the park facilities and the style have been discussed by the Citizen's Advisory Committee, and the style have been discussed by the Citizen's Advisory Committee, and the outcome of these discussions is reflected in the final plan. At the outset of the planning process, several meetings were held with Recreation and Parks officials to discuss the various features and characteristics</i></p>	<p>Waters Park off of Hillsmere Drive will remain the primary entrance for everyone coming to the Park. The road will be extended from a point near the existing Dog Park, into the new parcel and ending at a new parking lot adjacent to the Earl Center. In addition to the 28-car parking lot at the Earl Center, the project adds a small parking lot adjacent to the new maintenance shed and expands the existing parking lot by the dog park to accommodate visitors to the expanded portion of the park. In addition to providing access to the new features in the Park, County is obligated to provide the roadway to the Earl Center.</p> <p>The Department of Public Works is presently performing a traffic impact analysis study to evaluate the impacts, if any, of the Park expansion and Earl Center projects, on the public streets around the Park. Additionally, following the October 31 Public Meeting, DRP shared with the Traffic Engineering Division (TED) of the Department of Public Works the Hillsmere Community's concerns regarding parking along Forest Hills Drive. DRP has asked the TED to work with the community to see if there are alternative solutions available.</p> <p>(C) Comment noted. (D) Comment noted. (E) Comment noted. (F) Comment noted</p>
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			<p><i>that Annapolis Neck Park should take on."</i> (page 22 of the Master Plan)</p> <p>This Master Plan created the environment that is so enjoyed by all, and it has guided development over the decades to create the park that we have today. It should stand as the existing blueprint until it is amended, or a new plan is written through extensive public input as was present at the formation of the park.</p> <p>One of the most important inconsistencies with this plan in the proposed Quiet Waters Retreat design is the shoreline development. The proposed facility would be a breach of the intent of the original park concept to maintain a natural and undisturbed shoreline through the entirety of the park. The QWP Master Plan states</p> <p><i>"First, and of greatest concern, is achieving a balance between the natural and the developed environment. Since 52 percent of the site is within the critical area established by Anne Arundel County, careful analysis was given to the uses proposed for this area. The natural areas should be along the site edges, allowing the majority of the site to be undisturbed. The next most challenging task was to provide for the delicate balance of maintaining the natural beauty of the site while allowing all the citizens of Anne Arundel County to enjoy that natural beauty. Most of the 14,000 linear feet of the shoreline and 266 acres of woods should be left undisturbed."</i></p> <p>This site plan has developed the whole center section of the Retreat Property, especially the placement of the main office building just inside the critical area boundary along the shoreline and cutting off the spectacular long-range vistas to the Bay for all but those within the building or walking behind and right next to the building. We understand that one section of the building was designed with glass walls to provide views through the building, however, this is not the same as an open view.</p> <p><i>We do have substantial hesitation about constructing a privately leased office building in a recreational/residential</i></p>	
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			<p>area, and within a county owned park. Nonetheless, we recognize that a lease has been issued for such purposes. There is plenty of open space for constructing building placement away from the shoreline closer to the interior of the site while still leaving the wooded area undisturbed and maximizing the long-range vistas and water views for park visitors to enjoy. Additionally, increasing the distance between developed surfaces and the water will be more environmentally friendly than constructing immediately up to the critical area.</p> <p>Some questions were raised during the October 31st meeting about precedent of supporting and leasing parkland to a private organization for commercial purposes. Are there prior cases of this arrangement or does this private lease in the park for a commercial building constitute a precedent that could be emulated in other parks and situations? If there is prior precedence of this nature, please provide information on those arrangements</p> <p>Regarding public access within the leased area: will the general public have access to the full site 7 days a week or will some of that area be sectioned off just for use by the building tenants? Will the public be able to walk and sit anywhere in that area when the park is open? This should be clearly outlined in writing.</p> <p><u>(B)Mixing Commercial/Business Traffic with Park Traffic on Roads Not Designed For It</u> We are extremely concerned about the impact of the proposed road on the integrity and enjoyment of the park. We recognize that a balance must be struck between providing the public with an opportunity to enjoy the Retreat Property and the infrastructure necessary to provide this access. However, we feel that there may be alternatives to the plan as proposed that won't negatively impact the existing park nearly as much and that better integrate the Retreat Property into the look and feel that has made Quiet Waters Park the jewel that it has become known as over the past 32 years.</p> <p>In general, we oppose mixing commercial traffic</p>	
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			<p>associated with an office building (both office workers commuting in/out and service/delivery vehicles accessing the building). In addition to the obvious conflicts that will reduce the intent of the park for relaxation and enjoyment by pedestrians and bicyclists, park roads are not designed for, and do not meet the design standards, for this type of commercial traffic. At nearly 1 million visitations annually, Quiet Waters Park roads are already exceeding what was originally envisioned and the addition of even more commuter and commercial traffic will just exacerbate the situation and create increasing user conflicts. Some questions that we have specifically about road access through the park:</p> <ul style="list-style-type: none">• Would a full road into the Retreat Property through Quiet Waters Park be necessary? <i>We strongly recommend considering alternative routes to separate the commercial traffic from the park traffic.</i>• Has a traffic study been conducted about the proposed impact of vehicular traffic through heavily used pedestrian area of the park? If not, why not?• Speeding is currently a common problem in the park and will only get worse with additional traffic flow. Are plans being made to install speed bumps (or similar deterrents)? We feel that such devices should be placed in both the inbound and outbound loop roads as well as on both hills near the Holly Pavilion/concert stage to the 20 MPH maximum.• <i>Were any considerations made for moving the existing dog park so that an access road would not cut across an open field currently used for recreation, concert goers, and abutting a growing grove of Memorial Trees? Shifting the dog park 24 feet (the width of the</i>	
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				<p>proposed road) would allow the road to traverse the area now used for the dog park and require the re-siting of the walking/biking trail, which would be a much more acceptable alternative than a road cutting through a popular recreation area.</p> <ul style="list-style-type: none">● Have considerations been made to utilize pervious asphalt on all surfaces currently designated for pavement? The original park trailways were designed with pervious (porous) surfaces for the protection of the environment. We strongly urge all new pavement in this project to follow this same construction or anything more environmentally friendly as a commitment to a healthier environment and to the multijurisdictional Chesapeake Bay Agreement.● Has consideration been made to make the proposed new roadway gated and for "Service Vehicles Only" from the planned Maintenance Building onward, thereby providing access to the Retreat Property via an ADA-compliant walking/bike path <u>only</u> into the new property? This concept is successfully employed to provide access to the very popular existing South River Overlook and provides a wonderful pedestrian friendly experience to enjoy the peace and serenity for all upon reaching the water.● Why is a 30-space parking area planned adjacent to the proposed Maintenance Building? This is extremely excessive and should be reduced. Currently, 149 paved parking spaces are planned as part of this project (80 at the existing gravel dog park, 30 at the maintenance building and 39 at the office building). If a publicly-accessible roadway is built into this property extending beyond the maintenance facility, we suggest that this parking area be reduced to five or less spaces (only enough to service the needs of the	
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				<p>maintenance facility).</p> <p>(C)Siting of Building and Sense of Place The Retreat Property is ostensibly being developed as an addition to Quiet Waters Park. However, standing in the current property with the proposed site plans in hand, it clearly appears to be a wonderful multimillion dollar corporate campus with some park features scattered throughout, not an addition to Quiet Waters Park as it is intended to be..</p> <p>This site was a homestead with its buildings located back from the shoreline, preserving the center lawn and fabulous viewsheds to the mouth of the South River and the Bay. In landscape architecture there is something called "sense of place" or the quality that makes somewhere distinctive. This property is an addition to Quiet Waters Park, a distinctive environment attracting over a million visitors a year. The Park has been carefully developed and maintained as a passive use natural park. The site plan, as presented, will create a different look, not contiguous with the rest of the park. The entrance road lined with an allee of American Chestnuts sets the corporate atmosphere as one approaches the building site is one example.</p> <p>The proposed picnic pavilion is another glaring example of the inconsistency with Quiet Waters Park. The flat roof new age design is completely incompatible with the look of the existing pavilions and would be a complete distraction to what should be the focal point, the attribute that makes this property special, the water. We would support eliminating this picnic pavilion entirely and replacing it with a gazebo of the size of that at the South River Overlook.</p> <p>Additionally, the site plan has eliminated any historical context. While all the buildings have been removed, some elements of the homestead landscape remain but will also be removed as part of this project. The use of all the center lawn area for drives, parking lots and buildings effectively</p>	
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				<p>erases the ability to interpret to the public the important history of the site.</p> <p><u>(D)Environmental Issues and Interpretation</u></p> <p>The interpretive sites unique to this property that the Friends of Quiet Waters Park Environmental Committee would want to focus on are the fish habitat (in a different location than noted on plans), holly forest, cliff bank erosion, cliff habitat, historical use, Loden Pond and shoreline stabilization (when it occurs). Other interpretive locations noted on the plan duplicate what is in the existing portion of Quiet Waters Park. Can we work together on this since it will be within the park's management? Has the park superintendent signed off on the planted areas outside of the leased area? An extensive tall grass meadow and edible forest garden will require maintenance that the park staff may not be able to attend to. Additionally, Quiet Waters Park staff and our Environmental Committee are in the process of re-evaluating all signage in the context of ADA-compliance and we strongly suggest that any interpretive signage in the new addition be consistent with that design when chosen.</p> <p><u>(D)Long Range Maintenance</u> The current lease expires in thirty years. If at some point the organization becomes insolvent or decides to move their offices, are there any restrictions on what type of commercial venture could be allowed to occupy the building? During the public meeting, turning over the building to the county after 30 years was painted as a positive. However, as we are painfully aware, the current buildings in Quiet Waters Park that are 32 years old are in need of costly infrastructure repairs that will only get worse as the buildings age. A 30-year-old building should be viewed as a potential liability, not automatically accepted as an asset.</p> <p><u>(E)Proposed Solutions</u> Ideally, the Retreat Property should be left as undeveloped as possible, with bare minimum impervious surface and only ADA-compliant walking/biking trails accessing the marvelous vista. This would be the true meaning of conserving the Chesapeake.</p>	
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			<p>However, we recognize that a lease has been issued allowing (but not requiring) the construction of a building and, although we question the efficacy of that decision, in that context we propose:</p> <ul style="list-style-type: none">• Siting the commercial grade office building, if it is constructed, as far back to the wooded area as possible (near the old garage site), preserving the long-range vistas and public enjoyment of the views of the South River and Chesapeake Bay.• Eliminating the proposed picnic pavilion and replacing it with gazebo of the size of those at the South River Overlook..• Shifting the dog park 24 feet and routing the access road within what is now the dog park; re-routing the existing foot/bike path accordingly.• Making the access road gated and for use by park service vehicles only from the planned Maintenance Building parking lot onward.• Providing access to the entire Retreat Property via an ADA-compliant footpath from the Maintenance Building onward, similar to the existing South River Overlook trail.• Installing a minimum of 6-8 speed bumps (or similar traffic calming devices) to maintain vehicle speed at the mandated 20 MPH in all park areas.• Consulting with the park staff on the plans for the areas outside the leased area. <p>(F) Finally, considering the extensive nature and questions about this development, we suggest one or more additional public meetings be held <i>before work progresses any further</i> that are <u>not</u> scheduled for what many consider a holiday. With the first public meeting held on Halloween evening, many people were not able to attend due to family commitments that are traditional on this day.</p> <p>We appreciate the consideration of these questions and comments and look forward to working with you to integrate the Retreat Property in a way that maintains, and builds upon, the features that have made Quiet Waters Park</p>	
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				<p>the most popular park in Anne Arundel County for the past 32 years.</p> <p>Sincerely, Andrew Loftus President of the Board</p> <p>Cc: Steuart Pittman Jessica Leys Lisa Rodvien Alison Woodfield Joel Dunn</p>	
22	Oct 22, 2022 8:54 PM	David Brougher	<p>dabrougher@comcast.net</p> <p>613 Forest Hill Dr. Annapolis MD 21403</p>	<p>Mr Phipps,</p> <p>(A)I received a letter this past week on a public meeting on the Quiet Waters Retreat Design P584607, that was dated Oct 6, 2022 from your office. The meeting has been scheduled for Monday, October 31, 2022 from 6:30 to 7:30 pm.</p> <p>I am very disappointed in seeing the day and time for this meeting.</p> <p>October 31 as you know is Halloween. I know it is not a holiday, but many families participate in this event and will need to pick between the two since 6:30 is the peak of Trick or Treating.</p> <p>I do not have kids, but I enjoy the kids Trick or Treating in Hillsmere every year and after COVID, I think a lot of families were looking to returning to some normality of events like this.</p> <p>I hope your staff will reconsider the date and move it to a more appropriate date.</p> <p>v/r,</p> <p>David Brougher</p>	(A) See response to comment 1A.
23	11/8/22 5:03 PM	Ray Sullivan	rsullivan229@hotmail.com	(A)Please, provide the budget for this project. It was not mentioned at the public meeting.	(A) The projected cost associated with the development of the retreat is estimated at \$4M-\$5M..
24	11/15/22 2:04PM	Vincent Leggett President,	jcouser@chesapeakeconser vancy.org	(A)Bruce - Blacks of the Chesapeake President & Founder Vince Leggett is having trouble using the online portal to submit his letter of support for the Earl Conservation Center	(A) Comment noted.

		Blacks of the Chesapeake (forwarded by Jody Couser)	blacksofthechesapeake@gmail.com	<p>at Quiet Waters Retreat. He reached out to me for help. Since the deadline is today, I am hoping you will accept his letter via email, attached and below. Please let me know if you have any questions and please confirm receipt. Thank you, Jody Couser</p> <p>To Whom It May Concern -</p> <p>On behalf of Blacks of the Chesapeake Foundation, I am writing this letter in support of the proposed Earl Conservation Center at Quiet Waters Retreat. As the president and founder of a small Chesapeake-wide nonprofit based here in Annapolis, I am thrilled with the Earl family's vision and their legacy project to help ease some of the financial burden conservation nonprofits face. The ability to share resources, office equipment, and meeting space will strengthen these nonprofits and the important work we perform for our community. Most of all, I look forward to the ability to collaborate with other nonprofit leaders and colleagues as we work together toward common goals.</p> <p>Importantly, the public-private partnership that led to the conservation of this land and saved it from high-end development increased public access to the Chesapeake Bay. Despite all the miles of shoreline, there are just not enough public places for everyone to appreciate our national treasure, the Chesapeake Bay. This shouldn't be a resource just for the wealthy. During the pandemic, more people than ever discovered parks and recreation and that is one area where we won't go back to "normal" times. We must keep up with the public's demand for outdoor recreation, and I commend this partnership for adding 19 more acres for the public to enjoy.</p>	
25	10/31/22	Comment delivered at Community		Member of the Friends of Quiet Waters Park – Need to strike a balance - to public and environmental standards. Access to a	(A) As we continue with the design we will review and consider.

		Meeting		commercial building is an issue. Many pedestrians. Commuter traffic, delivery trucks, will ruin the park. (A) Did you think about moving the dog park so we didn't have to build a road? Could we put the road behind it? Can we stop access to new property except for ADA foot trail?	(Response not provided at meeting)
26	10/31/22	Comment delivered at Community Meeting		(A) Why bring emergency vehicles through a residential space? (B) Zone is R1 - will you need a variance? (C) Access & security - how will you memorialize with the property owners that the entrance will only be used by emergency vehicles. How will you ensure safety?	(A)(C) Emergency access will be a locked gate on Forest Dr. County uses a lock box system so emergency vehicles can get in. One of the roads won't be paved, it will be grass growing on geogrid for very limited use. (B) No variance is required
27	10/31/22	Comment delivered at Community Meeting		Live off Forest Hill Dr. (A) Construction of building first? And then the entrance? How will that be handled? (B) No mention of solar facility on new building.	(A) Construction will be around building; where utilities are; by the dog park to build new roadway. See response to comment 151 (B) Roof is designed for solar; solar will be evaluated as part of design.
28	10/31/22	Comment delivered at Community Meeting		(A) Square footage of building area and proposed usage (commercial), traffic concerns?	(A) Not commercial. It's a nonprofit office building. Footprint is approximately 15,000 square feet.
29	10/31/22	Comment delivered at Community Meeting		(A) (Follow up question to 39A): Who controls that?	(A) (by Joel Dunn President/CEO of the Chesapeake Conservatory) We've made some great partnerships over last 12 years. Got \$8 million to buy land and prevent new housing developments. Was going to keep old houses but tornado and fire took them down. Want this area to be available for kids, etc. We are a relatively small organization - maybe 20-30 people. Think traffic won't be as bad as they

					feel it will be. Adds to the park
30	10/31/22	Comment delivered at Community Meeting		(Follow-up question to 40A): (A) In light of down the road situation, how does perpetuity work?	(A) They are just leasing the building. It belongs to the County.
31	10/31/22	Comment delivered at Community Meeting		(A) Did they request the dog park moving and did you discount that?	(A) Plan has always been to access the Quiet Waters Park.
32	10/31/22	Comment delivered at Community Meeting		(A) Sounds like public won't have unrestricted access. Do not see a commensurate benefit to the public for this large expenditure. Water access was mentioned, but not now. Do not seem like R1 uses. Impervious surface - how much new? Septic system in the critical area? Is there public transportation to this site - there should be. This is an office building - lots of vacant space now in the County for such a building. This is a puzzle to me.	(A) Impervious area - where rain doesn't flow through. We are Recs and Parks, we want very little paving. We'll be well below limits of code. Existing use is a public park and so is the planned use. No subdivision needed. No conditional permit.
33	10/31/22	Comment delivered at Community Meeting		(A) Who was invited? We were not invited to this meeting. Our concern is traffic near the site. Office workers will park on our street. Visibility is not good on hill. No sidewalks so we talk in the street. Easy now because we can hear traffic.	(A) We mailed notices to the property owners per the tax records. We will research further.
34	10/31/22	Comment delivered at Community Meeting		(A) What about the gate? It's unmanned. A nonprofit is a business. Why not use another office building? Foot traffic will expand. People will park on my street.	(A) We will leave the pedestrian gate open. No intention to route any traffic to Forestville Dr. Parking lot is right next to the building - 28 spaces.
35	10/31/22	Comment delivered at Community Meeting		(A) I made sure to send an e-mail to community about this meeting. Why build this here? Should at least be pushed back. I	(A) There would be roads - we are expanding the park even without the building.

		Meeting		do appreciate the work of these people. But the bulk of it is county money. Make it smaller and further away.	
36	10/31/22	Comment delivered at Community Meeting		(A) Could it be a service road?	(A) There is a traffic study underway now, for the part outside of the park.
37	10/31/22	Comment delivered at Community Meeting		(A) Are you not studying the traffic inside the park?	(A) No, we control the entry through the gate.
38	10/31/22	Comment delivered at Community Meeting		(A) Will the workers need to leave at 4pm when the park closes?	(A) No. Can leave whenever they need to.
39	10/31/22	Comment delivered at Community Meeting		(A) You are allowing private access when the park is closed? I am violating the law if I am here when park is closed.	(A) It's not unfettered access - must go through gate house.
40	10/31/22	Comment delivered at Community Meeting		(A) How will you maintain security? How do you ensure that only the people who are supposed to be here are?	(A) The Park is open at various times – weddings, for example - there is staff here who will close the gate. Can't pay a ranger to spend the night. Open at 7am and closes when last person leaves. Can't control who comes and goes from the neighborhood. Forest Hill Drive will be used for construction.
41	10/31/22	Comment delivered at Community Meeting		(A) Is anyone studying how often we lose power? (B) Can you put no parking signs on Forest Hills Drive? (C) We'll have a year or two of construction traffic - destroying the road.	(A) If there is a power issue to be discussed we will begin those discussions during the design coordination with the local power company. We are not at that phase yet.

					<p>(B)Regarding parking signs on Forest Hills Drive, that is not ours to control. Plan has never been to route traffic through Hillsmere Shores.</p> <p>(C)Per County guidelines the awarded contractor is required to maintain the roadways during construction, keeping the mud off of the roads, damage free. There will be bonds posted to ensure if damage occurs the proper repairs occur.</p>
42	10/31/22	Comment delivered at Community Meeting		<p>(A) Thank you for the presentation. I was excited about a nature center. There was also discussion of a boathouse. I was sad when I saw this for the first time. Much more like a maintenance building. I understand the bathrooms & pavilion. And the road makes us sad. Why can't you use the dog park area for parking? It might be doable, and less expensive. This is not a good thing that this is the first community meeting. This is a tough night for a meeting. I want to have people see the park, but do we need all this?</p>	<p>(A) Comment is noted and will be considered. (Response not provided at meeting)</p>
43	10/31/22	Comment delivered at Community Meeting		<p>(A) How did it come about to place an office building on this site? This was going to be single family homes.</p>	<p>(A)Several partners contributed to this - a coalition was formed. That's how it was purchased. County agreed to lease a small portion for the Conservancy headquarters.</p>
44	10/31/22	Comment delivered at Community Meeting		<p>(A) Is Quiet Waters closed once a week still?</p>	<p>(A) No.</p>
45	10/31/22	Comment delivered at Community Meeting		<p>(A) I moved here 20 years ago. It's wonderful people can get into the park. Got to talk about the number of parking spaces. We are in a wonderful position, it could have been a</p>	<p>(A) Comment noted (Response not provided at meeting)</p>

				huge number of people in the planned residential development.	
46	10/31/22	Comment delivered at Community Meeting		(A) It was 8 homes. Let's not overplay that. It would be less traffic. Community should have been brought in 6 months ago.	(A) Comment noted (Response not provided at meeting)
47	10/31/22	Comment delivered at Community Meeting		(A) Can we get a copy of the presentation?	(A) A copy of the presentation will be posted on the website later this week.
48	10/31/22	Comment delivered at Community Meeting		(A) Will you need permits/land rezoned?	(A) We are not rezoning the property. It's a permitted use. If that changed, it would have to go through the zoning process.
49	10/31/22	Comment delivered at Community Meeting		(A) The original concept was a passive park land. What will prevent another organization from petitioning to build something else?	(A) The County Council unanimously agreed to lease to the Chesapeake Conservancy to develop the Earl Conservation Center for a period of thirty (30) years, with provisions for two (2) extensions of thirty (30) years each. The land and building remain property of the County, and the building and any improvements become the property of the County at the end of the lease. (Response not provided at meeting)
50	10/31/22	Comment delivered at Community Meeting		(A) How much of the property gets covered up by buildings?	(A) Approx. 19 acres of park land. In this expansion, 12,000 sq. feet or less.
51	10/31/22	Comment		(A) What is the county plan for public access	(A) The third phase addresses shoreline

		delivered at Community Meeting		to the water? There is none with this project.	on South River and Lowden Pond. Have not yet studied. Boathouse has deteriorated, may be able to salvage the foundation to use for something else.
52	10/31/22	Comment delivered at Community Meeting		(A) A lot of reservations about traffic, construction. I live next to a community beach. I want to tell the Park superintendent and friends of the Park – you’ve done a great job! Love this park. How will concerts and skating be maintained?	(A) I think you just lobbied me for more staff. We do plan to maintain all of these activities.
53	10/31/22	Comment delivered at Community Meeting		(A) Will there be water in case of fire? When the historic building burned down, it took 8 different fire companies to put it out.	(A) Water storage tanks will be on-site. Two fire hydrants on site. But no public water to the hydrants.
54	10/31/22	Comment delivered at Community Meeting		(A) You never answered the question about construction access through out neighborhood	(A) See response to 41C.
55	10/31/22	Comment delivered at Community Meeting		(A) What about the timing of the impervious roadway being put in. There will be increased risk of fire during construction.	(A) A stabilizing entrance will be put in first for emergency access. A construction manager will be on-site during all construction. Next meeting will be a pre-construction meeting. Will provide contact information then.
56	10/31/22	Comment delivered at Community Meeting		(A) Did you do a long-term analysis while looking at this road? Is there a report that looks at analysis of alternatives?	(A) The design has gone through a lot of iterations.
57	10/31/22	Comment delivered at Community Meeting		(A) Site plan seems to be multi-million campus, but the Master plan states achieving a balance between natural environment - 52% of site is critical area. Most of woods and water should be left undisturbed. Main	(A) Noted (Response not provided at meeting)

				<p>office building is at edge of critical area boundary and shoreline, cutting off views except for those in the building or walking by. Lots of other places closer to interior of site while leaving wooded areas alone. You eliminated any historical homestead landscape. This was carefully developed as a passive use park, and this building is not contiguous with the rest of the park.</p>	
58	10/31/22	Comment delivered at Community Meeting		<p>(A) Did they request the dog park moving and did you discount that?</p>	<p>(A) Plan has always been to access the Quiet Waters Park.</p>