



STOP CRYSTAL SPRING

2017 STATUS REPORT

On July 25, Crystal Spring developers and the landowner filed new development plans for the Crystal Spring and Mas Que Farm properties. They propose to clear almost 40 acres of forest. The National Lutheran Communities and Services (NLCS) proposal (shown below, right) would destroy 27.5 acres of priority forest to build a large senior development of **383 homes and 48 assisted living units**, as well as auxiliary buildings, new roads, and parking for at least 500 vehicles. The filing also includes a subdivision plan that allows for future development of other lots. The “red X” below denotes where another 12 acres of forest would be cleared to potentially build as many as **144 non-age restricted homes**.



On August 11, city planners sent back the plans, citing numerous and substantial “deficiencies in the applications that must be corrected before further agency review. . . . Overall the applications are inconsistent, incomplete, lack analysis and detail. Further, the plans are difficult to read and understand.” Although they removed the previously planned shopping center and hotel and other retail, the scope of the proposal is still massive and they have failed to address the majority of concerns from citizens and city planners.

THE ISSUES REMAIN THE SAME:

Increased Traffic

- There will be at least **500 new residents** and 200 employees from the senior community alone
- The Forest Drive/Spa Road intersection is already operating at **overcapacity levels (F rating)** during rush hours
- The latest development plan does not include any intersection or other traffic improvements
- **It is but one of 24 developments pending or under construction, adding 1,100 new homes** and 190,000 sq. ft. of commercial/retail along the already-clogged Forest Drive corridor

Environmental Destruction

- Nearly **40 acres** of Priority Forest would be destroyed between the senior community and housing development
- Developers had pledged to replant 100% of forest cleared, but now say they will **replant only 16.45 acres**
- Still no viable plan to adequately address **stormwater runoff**, the #1 pollutant of Crab Creek and the South River
- **220 species of birds** and many other animals will be threatened, with some driven from their natural habitat.

Development Beyond Senior Living

- Subdivision plan allows development of an 18.5-acre lot that will be retained by the current owner. Twelve more acres of forest would be cleared, and although the plan does not specify what the development will be, current zoning permits **up to 144 non-age restricted homes**, which would further overcrowd our roads and schools.
- The subdivision plan also includes other new lots that **could be developed in the future**.
- **Piecemeal approach** means net impacts could be greater than what was originally proposed

ACHIEVEMENTS THIS YEAR THROUGH OUR EFFORTS:

Thanks to our collective efforts, the lush forests and fields at Crystal Spring remain undeveloped! The Connecticut developers packed up and left Annapolis. The City rejected NLCS' new plan (July 25) pending major modifications, and the Maryland Department of Aging still has not granted necessary approval of the economic viability of the senior project.

We held many meetings with the Mayor, other elected officials, and key staffers, and saw changes to city laws as a result. We also succeeded in making Crystal Spring a central issue in the city election. The photo at right is from our rally before the Mayoral Forum on the Environment in October.



Through meetings with candidates and our candidate questionnaire, the new mayor and five of eight aldermen have pledged to support public purchase and protection of the property. If this is not possible, they pledged to ensure the development would be greatly limited. They also pledged to support making improvements to city development laws that would prevent school overcrowding and protect our forests by requiring developers to replant forests cut down. We shared the results of our questionnaire with thousands of voters ahead of the election.

We enhanced our communications strategy launched last year to get as many people involved in this cause as possible. Our network has continued to grow—nearly 5,000 local residents are engaged in the fight to stop this development. We reached almost 4,500 followers on our Facebook page this year, and our website, stopcrystalspring.org, continues to provide residents with a dedicated source for information on the development. Thanks to our donors, we've been able to pay for Facebook advertising to spread the word to even more residents. Some of our posts have reached up to 10,000 citizens.

CHALLENGES AHEAD:

Since the City rejected its plans, NLCS still has not filed even the slightest modifications. Despite repeated attempts to set up a meeting with NLCS to see if we can resolve the issues, they continue to refuse to meet. Instead, they push ahead with this seriously flawed proposal that ignores the concerns of both the community and city planning staff.

Our new Mayor and City Council will face many major decisions in the coming months regarding the future of development in Annapolis, including the draft of a new comprehensive plan, and we look forward to working in partnership with them to ensure residents' concerns are taken into account. Also, a Sector Study is underway that will provide guidelines for future development in the Forest Drive corridor. We are urging officials to halt the approval of any major developments until this study is completed.

JOIN US!

We need your help to keep up the pressure on city officials and continue to increase our network of supporters. This will take time and money and more of the efforts we have put into this fight for the last five years. **Please, with your donation, help us reach our goal of raising \$50,000 for the fight.** The costs of fighting the development juggernaut are substantial.

Together, we will show officials that we've had enough! Developers reap the profits and we are left with unsafe roads, overcrowded schools, destroyed forests, polluted water, and reduced property values. Help us stop this assault on our quality of life in Annapolis!

Remember, Crystal Spring is only one of 24 new developments currently planned for the Forest Drive corridor that would add over 1,100 more residences! See a full map at www.stopcrystalspring.org/traffic.