



August 6, 2013

An Open Letter to the Residents of Annapolis:

We realize and respect that some people may have the point of view that preventing any development of the Katherine Property is preferred to even the most balanced and environmentally responsible development. While it is unreasonable to assume the property will not be developed, it is reasonable for the residents of Annapolis to expect that the property be developed in a balanced and environmentally responsible way. So that you may evaluate if our proposed development plans are balanced and responsible with regard to the environment, services to area seniors, fiscal & employment benefits and consistency with sound municipal planning criteria, we offer the following for your consideration:

Did you know these facts?

- Janet Richardson-Pearson originally bought the property to stop a plan that represented reckless development of 100% of the land and that had no regard for the Forest Conservation Act requirements or any other environmental concerns. The Crystal Spring Plan will set aside more than **126 acres** out of **190 total acres (two-thirds of the property originally annexed in to the City)** as forest preservation or open space.
- Close to 2,000 area seniors have inquired to date about residency at the continuing care retirement community, *The Village at Crystal Spring – A National Lutheran Community*, and approximately 869 have attended the 2-hour informational sessions. These seniors are attracted to its vibrant, intergenerational housing and neighborhood retail, all coordinated through a single master association.
- 1,200 local jobs will be created by Crystal Spring and filled through a program starting with job training and recruitment in the local community and coordinated with the office of Veterans Affairs, City of Annapolis Office of Minority and Woman-owned Businesses, Anne Arundel County Workforce Development Corporation and other such organizations and agencies.
- Crystal Spring will comply with all requirements established by the City of Annapolis with regard to road/traffic improvements once identified in the final traffic study commissioned by the City of Annapolis.
- Crystal Spring will also provide two shuttle buses offering free transportation to/from City Dock making the Forest Drive corridor accessible to downtown, including its future residents and 1,200 employees, without burdening downtown parking demands. In addition, a shuttle service program will be provided for Annapolis resident employees working at Crystal Spring during construction and thereafter as a permanent commitment of Crystal Spring.
- More than \$2.2 million annual NET REVENUE (after accounting for all municipal costs) will be generated by Crystal Spring at the City and County levels.

- The proposed Crystal Spring plan achieves forest conservation levels 33% greater than the State Forest Conservation Act requires. Contrary to what some have said, the Forest Conservation Act does not prohibit development in forested areas.
- Crystal Spring developers and Janet Richardson-Pearson have pledged, in addition to preservation of more than 126 acres of property, to voluntarily clean up offsite unregulated pollutants now entering Crab Creek as well as provide acre-for-acre offsite reforestation for each acre of forest cleared on site. This has earned Crystal Spring the endorsement of the South River Federation.
- Crystal Spring developers, along with Janet Richardson-Pearson, are donating land and infrastructure improvements to the Wellness House of Annapolis for new and expanded facilities at Crystal Spring so the Wellness House can increase its ability to provide free services to area families coping with cancer.
- Crystal Spring embraces sustainable development by incorporating green roofs, permeable asphalt roadways and parking areas, geothermal heating and cooling and will be designed to LEED standards.
- Educational planning standards developed by MGT of America and incorporated into the Anne Arundel County Public Schools 2012 Facilities Master Plan project that a single family home will generate .18 Kindergarten–5<sup>th</sup> Grade age students. Crystal Spring’s urban designed townhouse concept is very likely to generate a smaller number of students as it will be attractive mostly to “empty nesters” and young couples.
- Crystal Spring embraces Smart Growth concepts and delivers benefits such as a mixed-use live work setting, development in areas designated by the City of Annapolis Comprehensive Plan, a mobility and transit-oriented plan that creates connectivity to City Dock, a pedestrian-friendly community and the generation of economic benefits.

We are very proud of our plan that will enhance the senior living experience in Annapolis and deliver many community and municipal benefits in an environmentally respectful way. National Lutheran Communities & Services (the 123-year-old non-profit sponsor of *The Village at Crystal Spring*) will be a long-standing corporate citizen of Annapolis for generations to come. Starting in late August through mid-September we will be holding daytime and evening open house “Let’s Talk” sessions when Annapolis residents can come and discuss our proposal with us and get more information. Please watch for our announcements of times and locations. We look forward to meeting with you and earning your support.

Thank You,

Marshall Breines & Jim Eagan, Crystal Spring Development, LLC (Developer)  
Janet Richardson-Pearson (Property Owner)