

Introduction

Crystal Downs and Sutter Road Improvement Project

The Board of Governors at Crystal Downs Country Club appreciates that the Club's proposal to relocate a portion of Sutter Road has drawn numerous questions and some opposition to the project. Having heard these questions and in some cases objections, the Board hopes to provide the public with information regarding the proposed project and correct a number of misconceptions circulating in the community. The Club appreciates that the project is complex and impacts many interested parties. The main reason for the project is and always has been to improve the safety and condition of Sutter Road adjacent to Crystal Downs and to make the campus contiguous. (Sutter Road currently bisects club property.)

The purpose of the information below is to present the latest information about the project for the Club's membership and the community.

Status of Study and Approvals

- The Club retained Mansfield Land Use Consultants to perform a feasibility study and to draft the required engineering specifications. This work is ongoing.
- The Club and the Road Commission are drafting and reviewing the details of a "Road Relocation Agreement." This discussion is ongoing. The agreement involves legal/statutory provisions including the process for the abandoning of a portion of Sutter Road, exchanging of property rights of way, drafting construction performance standards, and other critical details.
- The club intends to have all the required engineering and approvals in place before taking the next steps of funding and construction.

True to the Original Concept

- The Club intends to fully fund the Project at little or no cost to taxpayers.
- All construction, except for road connections and intersections, will take place on club-owned property.
- The Club is committed to remedy the known, existing hazards for vehicles and pedestrians who use Sutter Road.
- The Club intends to improve ingress and egress for staff and deliveries with a "service driveway" that re-purposes 1000 feet of the existing road grade from M22 to the southern end of the Club's practice range.
- The Club intends to reorient its existing practice range, as necessitated by the new "service driveway."



- The Club intends to improve the Back/Sutter Road entrance to its property—obviating a left turn on a blind corner at the top of a hill which creates a potentially dangerous situation almost every day.
- The existing Sutter Road will remain open for the entire construction process.
- The new intersection with M22 will be reviewed and approved by highway engineers and MDOT to confirm the appropriate and safe sight distances, speed, and turning radii.
- Stormwater and runoff controls have been engineered to contain and treat runoff on site and will be managed with bioswales. This will also reduce the need for post-storm road maintenance.
- The new road will provide safe and expedient travel for the community, its emergency personnel, and our valued seasonal guests.

