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September 19, 2017

The Honorable Jon Weinstein, Chair
Howard County Council
3430 Court House Drive
Ellicott City, Maryland 21043

RE: General Plan Amendment to
Revise the Planned Service Area;
Tier Maps & Designated Place Types
of Howard County

Dear Chairperson Weinstein:

I am writing to you today on behalf of my client, Erickson Living Properties II, LLC (the "Petitioner"), for the purpose of petitioning for the introduction of legislation providing for an amendment to the General Plan of Howard County to revise the Planned Service Area (PSA); Growth Tier Maps; and Designated Place Types as reflected in PlanHoward 2030. By way of background, my client is the contract purchaser of approximately 61 acres of land consisting of two adjoining parcels located in Clarksville and identified as Tax Map 34, Parcel 185 and p/o Map 28, Parcel 100 (the "Subject Property"). On July 28, 2017, my client submitted an Initial Community Enhancement Floating District Proposal with the Department of Planning and Zoning. This initial submission was made for the purpose of proposing a Community Enhancement Floating District ("CEF-M District") for three adjoining properties located in Clarksville, Howard County, Maryland (the Subject Property as well as an additional property containing the Free State Gasoline Service Station and identified as Tax Map 35, Parcel 259). The purpose of the CEF-M rezoning submission is to begin the process of seeking zoning approval for a continuing care retirement community (CCRC) and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station currently located on Parcel 259. Please see the copy of the Initial CEF Proposal submitted to the Department of Planning and Zoning on July 28, 2017 attached hereto as **Exhibit A**.

As you are aware, Section 121.0.I of the Howard County Zoning Regulations (HCZR) sets forth certain criteria for determining locations where the establishment of a CEF district may be approved. HCZR Sec. 121.0.I.1 further provides that a CEF District may be established at a particular location if the following criteria are met:

Jon Weinstein, Chairperson
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1. The proposed CEF District is located within the planned service area for both public water and sewer service.

Presently, of the three parcels proposed for CEF zoning, only Parcel 259 (the Free State parcel) is currently located within the PSA for public water and sewer service. The other two parcels, although they directly adjoin the PSA, are not served by public water and sewer. Therefore, in order for the Zoning Board for Howard County to grant final approval of the proposed CEF zoning the Subject Property must also be incorporated into the PSA for both public water & sewer service. Accordingly, my client is submitting this petition for the introduction of legislation to amend the General Plan to revise the PSA; Growth Tier Maps; and Designated Place Types for Howard County so that the Zoning Board of Howard County may if it deems it appropriate and in the public interest establish a CEF-M district on the Subject Property.

To facilitate this undertaking, I have taken the liberty of drafting proposed legislation to effectuate the above stated purpose (attached hereto as **Exhibit B**).

On behalf of my client, I would like to thank you in advance for consideration of this request. Please be assured that my client is fully cognizant and understands that the Chairperson of the Council is often requested to introduce legislation at the request of a constituent so that it may be considered by the full County Council. My client further understands that any decision to introduce the proposed legislation in your capacity as Chairperson of the Council should not be construed in any way as an endorsement of the proposed amendment to PlanHoward 2030.

If you require additional information or if you have any questions, please feel free to have a member of your staff contact me.

Sincerely,


William E. Erskine

Enclosures

cc: Calvin Ball
Greg Fox
Mary Kay Sigaty
Jennifer Terrasa
Val Lazdins
Adam Kane
Steve Montgomery

July 28, 2017

Valdis Lazdins
Director, Department of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Re: Initial Community Enhancement Floating (CEF-M) District Submission
Erickson at Limestone Valley
Erickson Living Properties II, LLC

On behalf of the development team of Erickson Living Properties II, LLC (the “Applicant”), the following narrative and plans are submitted for the purpose of proposing a Community Enhancement Floating District – M (“CEF District”) for the properties located in Clarksville, Howard County, Maryland (Map 34, Parcel 185; p/o Map 28, Parcel 100; and Map 35, Parcel 259) (collectively, the “Site”). The purpose of this CEF proposal is to seek zoning approval for a continuing care retirement community and to permit the expansion/relocation and architectural enhancement of the existing Freestate Gasoline Service Station currently located on Parcel 259.

In accordance with Howard County Zoning Regulations (the “Regulations”) Section 121.0.I, a CEF District may be established at a particular location if the following criteria are met:

- 1. The proposed CEF District is located within the planned service area for both public water and sewer service.**

The Site abuts and adjoins the existing boundary of the Planned Service Area (“PSA”) along the Route 108 corridor, but is not located within such PSA for public water and sewer service at the time of this initial CEF District submission. Applicant’s proposed CEF District shall require an amendment to the General Plan of Howard County, Plan Howard 2030 (the “General Plan”), to extend the PSA to allow for public water and sewer service to the Site as a condition precedent to final approval. Applicant’s proposed CEF District is consistent with the General Plan and fulfills the criteria set forth in Chapter 6 relating to the expansion of the PSA. As such, the Applicant is reasonably confident that an appropriate expansion of the PSA will be adopted.

- 2. A proposed CEF-M District shall have frontage on and access to an arterial or collector roadway, or a local road if access to the local road is safe based on road conditions and accident history and the local road is not internal to a residential development**



As a development consisting of a mix of residential and commercial uses, the subject Site falls under the criteria for a CEF-M District. The Site has frontage and direct access onto Route 108 which is designated as a minor arterial roadway in the General Plan. See, *PlanHoward 2030 Map 7-3*. The Site is also proposed to feature a secondary public access road extending from Route 108 along the western boundary of the proposed CEF District.

- 3. For all properties, the minimum development size for any CEF District shall be five acres.**

The Site is approximately 62.709 acres and therefore, it meets this criteria.

- 4. The proposed CEF District is not located in an existing M-2, TOS, NT, MXD, or PGCC District.**

The properties comprising the Site are currently zoned RC-DEO (Map 34, Parcel 185; p/o Map 28, Parcel 100) and B-2 (Map 35, Parcel 259).

- 5. The proposed CEF District is not permitted within the interior of a neighborhood comprising only single-family detached dwellings.**

The properties comprising the Site are not within the interior of a neighborhood comprising only single-family dwellings.

- 6. A CEF development at the proposed location shall be compatible with surrounding residential neighborhoods, existing land uses in the vicinity of the site in terms of providing a transitional use between different zoning districts and/or land uses and the scale, height, mass and architectural detail of proposed structures.**

The Applicant's proposed CEF District shall consist of an integrated continuing care retirement community ("CCRC") composed of 1,200 independent living units and 240 health care units, consisting of assisted living, memory care, and skilled nursing facilities, resident accessory spaces and buildings, and accessory uses necessary for the operation of the community or for the benefit or convenience of the residents and their guests (See Applicant's Initial Submission Development Concept Plan (the "Plan") attached hereto).

The primary purpose of the proposed CCRC is to provide housing and continuing care for people over the age of 62. As shown and depicted on the Plan, the Applicant's proposed CCRC is sited in 2 development "neighborhoods" upon the eastern and western portions of the Site, each consisting of a series of 1 story to 5 story buildings with underground parking and accessory spaces with private internal roadways and enclosed pedestrian connections throughout. The Site, itself, is bordered to the southwest by a mix of B-1 and B-2 commercial properties, undeveloped RC-DEO agricultural land under preservation easements to the west and north, single-family dwellings across Sheppard Lane to the northeast, and the existing River Hill Garden and Landscape Design Center and the Linden-Linthicum United Methodist Church to the immediate east. A section of the Village of River Hill developed as single-family detached dwellings is located to the east and

southeast of the River Hill Garden and Landscape Design Center and Linden-Linthicum United Methodist Church properties approximately 400' from the boundary of the Site. The Applicant has intentionally sited buildings of 1 to 3 stories along the portions of the Site adjoining Sheppard Lane and buildings of 4 or fewer stories along Route 108 to limit the visual impact of the proposed CCRC community on the surrounding area. The architecture of the CCRC buildings is proposed to acknowledge the traditional and diverse nature of the neighborhood aesthetic and will complement the surrounding residential and commercial uses. (See the Applicant's Plan attached hereto). The location of the CCRC buildings and uses throughout the Site and the compatible architectural designs proposed by the Applicant hereunder allow for an appropriate transition between the surrounding mix of commercial, institutional, residential, and agricultural uses in terms of scale, height, mass, and architectural detail.

As set forth in greater detail on the Plan, the Applicant's proposed CEF District shall also include the existing motor vehicle fueling facility located at Tax Map 35, Parcel 259. The motor vehicle fueling facility site currently consists of eight double-sided fuel pumps and one standalone diesel pump and kerosene dispenser, lighted canopy overhang, and accessory convenience store. The inclusion of the site within the proposed CEF District will allow (i) the motor vehicle fueling facility to be redeveloped under architecturally enhanced standards (including, but not limited to, recessed lighting fixtures, environmental controls, and enhanced circulation and pedestrian safety features) with enhanced landscaping and streetscape features which would otherwise not occur absent this proposed CEF District and (ii) relocate the existing motor vehicle fueling facility to allow for the secondary public access road (see Section 7 below) serving as a potential connection to the adjoining commercial properties to the west of the Site along with signalized access to such properties.

7. The proposed CEF District shall include enhancements as provided in Section 121.0.G. Enhancements shall be proportionate to the scale of the CEF development.

As set forth above and shown in greater detail on the Plan, the Applicant's proposed CEF District provides a variety of Community Enhancements under Section 121.0.G, all of which are beneficial to the community and the County as a whole and far exceed those which would be required to be provided under the current development standards applicable to the several properties constituting the Site were they to be developed independently of each other.

The Site consists of an existing motor vehicle fueling facility and two undeveloped RC-DEO parcels located along Route 108. Each of the RC-DEO parcels is currently outside of the PSA and, alone, neither would satisfy the criteria for the expansion of public water and sewer services. As such, these RC-DEO zoned parcels would remain within the Tier IV growth tier for development purposes and would be limited to a single minor residential subdivision upon each property. Under such a limited scheme of development, the road improvements required under either SHA design standards or Howard County's Adequate Public Facilities Ordinance would be limited to nominal fee-in-lieu payments and would not result in any immediate relief from traffic congestion to the residents of the area. In addition, the development of these parcels independent of each other would drastically limit the potential to present a unified streetscape presence in full conformity with the Clarksville Pike Streetscape Plan and Design Manual.

Under the Applicant's proposed CEF District, all of these underutilized subject properties are aggregated and integrated into a single connected design which allows for these sites to be developed to a more appropriate and socially beneficial use while simultaneously allowing the Applicant to provide Community Enhancements under Section 121.0.G far in excess of those which would be possible without the implementation of the flexible standards of the CEF District. Specifically, the Applicant is proposing the following as Community Enhancements:

Streetscape Enhancements:

- Streetscape enhancements along the entire frontage of Route 108 in accordance with the Clarksville Pike Streetscape Plan and Design Manual, including, but not limited to, a multi-use pathway with connecting crosswalks, seating areas, and flowering and shade trees.

Transportation Enhancements:

- Route 108 Corridor, west of Linden-Linthicum Lane
 - (i) Construct Public Access Road with the potential ability to connect to adjoining commercial properties to the west of the Site to provide a signalized access to such properties to Route 108.
- Linden Linthicum Lane at intersection with Route 108
 - (i) Provide funding for signalization at intersection with Route 108 when approved by SHA;
 - (ii) Convert the eastbound and westbound turn lanes to a shared thru/right lanes;
 - (iii) Provide additional lanes on east side of the intersection.
- Access to Site
 - (i) Install a separate dedicated left turn lane from Route 108 into Site;
 - (ii) Provide an acceleration lane for vehicles exiting west from site onto Route 108;
 - (iii) Install a channelization to restrict exiting left turns from the Site onto Route 108;
 - (iv) Install a deceleration lane for traffic entering the Site from the east;
- Sheppard Lane
 - (i) Provide continuous eastbound left turn lane on Route 108;
 - (ii) Realign intersection at Route 108 to improve safety;
 - (iii) Widen Sheppard Lane to provide 2 lanes at the approach to Route 108;
 - (iv) Widen the westbound approach to provide two thru lanes and a right turn lane along Route 108;
 - (v) Provide traffic signal interconnection from Sheppard Lane to the Route 32 interchange.

These proposed Community Enhancements provide much needed infrastructure improvements aimed at alleviating existing issues relating to traffic congestion, signalization, and safety along this section of the Route 108 corridor. The Community Enhancements set forth above would not be possible but for the implementation of the integrated design proposal set for in the Applicant's proposed CEF District and are proportionate to the scale of the development proposed by the Applicant hereunder.

8. The proposed CEF District shall meet the criteria of the purpose statement.

Under the Regulations, the CEF District was established to encourage the creative development and redevelopment of commercial and residential properties through flexible zoning so that the proposed development complements and enhances the surrounding uses and creates a more coherent, connected development.

The Applicant's proposed CEF District is intended to provide a truly integrated continuing care retirement community experience within Howard County for people over the age of 62. As stated above, the CCRC proposed by the Applicant would result in 1,200 much needed independent living units and 240 health care units, consisting of assisted living, memory care, and skilled nursing facilities, resident amenity spaces and buildings, and accessory uses necessary for the operation of the community or for the benefit or convenience of the residents and their guests.

The development of the Site in accordance with Applicant's proposed CEF District fulfills a number of stated land use policies within the General Plan and satisfies a growing and documented need for a continuing care retirement community within Howard County for people over the age of 62. The presence of such a CCRC will allow the County's aging population the flexibility to age in place within the County.

Chapter 6 (Growth) of the Howard County General Plan notes the following:

[w]hereas the total U.S. population grew by 9.7% from 2000 to 2010, those entering the 45 to 64 year age cohort, the approximate ages of the baby boomers, increased by 31.5% during that time period. Baby boomers currently make up about 29% of the countywide population and are starting to move into the 65-plus age cohort.

PlanHoward, Chapter 6 (Growth), pg. 66

Furthermore, the Howard County General Plan makes the pertinent finding that

[w]hereas the overall County population increased by 16%, those 65 and over increased by 57%. There are now 10,577 more residents 65 and older compared to ten years ago – 29,045 total in 2010 compared to 18,468 in 2000. Almost 27% of the total increase of 39,243 residents over the decade was comprised of those aged 65 and older. The very old, 85 and over, increased by 47%. This trend will continue as the baby boomers continue to age.

PlanHoward, Chapter 6 (Growth), pg. 66

As such, Policy 9.4 of the Howard County General Plan aims to “expand housing options to accommodate the County’s senior population who prefer to age in place and people with special needs.” In support of that Policy Goal, the Howard County General Plan finds that the

County’s housing stock should support the aging population and will need to continue General Plan 2000 policies to promote diverse senior housing for those that wish or need to downsize to more easily maintained units as they age. The policies should also continue to support seniors who choose to age in place in their own homes or in their own communities...The County also recognizes that as older residents’ ability to live independently diminishes, they often need to move to housing that provides support services. There are both nursing and assisted living options for seniors in the County, offering a continuum of services, from acute care to congregate and group housing to in-home services. In order to accommodate the projected 19% of residents age 65 or older by 2030, the County’s support of continuing care housing and services must be maintained.

PlanHoward, Chapter 9 (Housing), pp. 130-131

A. Allow greater design flexibility and a broader range of development alternatives than the existing zoning district.

As stated above, the Site consists of an existing motor vehicle fueling facility and two undeveloped RC-DEO parcels located along Route 108. Each of the RC-DEO parcels is currently outside of the PSA and, alone, neither would be capable of satisfying the criteria for the expansion of public water and sewer services under the General Plan. As such, these RC-DEO zoned parcels would remain within the Tier IV growth tier for development purposes and would be limited to a single minor residential subdivision on each such property. Under the Applicant’s proposed CEF District, all of these underutilized properties are aggregated and integrated into a single connected design which fulfills a stated land use policy goal of the General Plan and allows for these sites to be developed to their highest and best uses while simultaneously allowing the Applicant to provide Community Enhancements under Section 121.0.G far in excess of those which would be possible without the implementation of the flexible standards of the CEF District.

B. Provide features and enhancements which are beneficial to the community in accordance with Section 121.0.G.

As set forth above and shown in greater detail on the Plan, and in addition to those public benefits noted elsewhere herein, the Applicant’s proposed CEF District shall provide those

Community Enhancements under Section 121.0.G stated in Section 7 above, all of which are beneficial to the community and the County as a whole.

C. Provide a higher quality of site design and amenities than is possible to achieve under the standard provisions of existing zoning district requirements.

The Applicant's proposed CEF District will result in an integrated CCRC providing much needed independent living units, 240 health care units, consisting of assisted living, memory care, and skilled nursing facilities, resident amenity spaces and buildings, and accessory uses necessary for the operation of the community or for the benefit or convenience of the residents and their guests, all in a well-developed and coordinated campus setting (See Applicant's Plan attached hereto). The site design proposed by the Applicant hereunder utilizes the entire Site and takes advantage of the existing topography and environmental features to create a vibrant interconnected senior community which would not be possible under the underlying zoning. In addition, the inclusion of the existing motor vehicle fueling facility within the Site, will allow this use to be redeveloped under modern standards (including, but not limited to, recessed lighting fixtures, environmental controls, and enhanced circulation and pedestrian safety features) with enhanced landscaping and streetscape features which would otherwise not be possible under the underlying zoning.

The development of the Site as an integrated design under the Applicant's proposed CEF District allows for the creation of amenity spaces and buildings, walkways and bike paths, gardens, and open space areas throughout the project on a scale which would not be possible under the underlying zoning.

D. Encourage creative architectural design with the most favorable arrangement of site features, based on physical site characteristics and contextual sensitivity to surrounding developments.

As shown and depicted on the Plan, the Applicant's proposed CCRC is sited in 2 development "neighborhoods" upon the eastern and western portions of the Site, each consisting of series of 1-5 story buildings and amenity spaces with internal roadways throughout. The separation of the improved areas of the Site into these 2 development areas integrates those stream and wetland features and buffers located through the middle of the Site as well as those specimen trees located throughout while simultaneously limiting the disturbance of those features in the development of the CCRC.

Furthermore, by providing underground parking in each of these two development areas for the vast majority of the parking needs of the residents as well as guests and employees, the Applicant proposed CEF District takes an unprecedented approach to reducing impervious surfaces on site resulting from surface parking.

The architecture of the CCRC buildings is proposed to acknowledge the traditional and diverse nature of the neighborhood aesthetic and will complement the surrounding residential and commercial uses.

E. Serve as a transitional area by providing a mix of uses compatible with the surrounding community.

As stated above, the Site, itself, is bordered to the southwest by a mix of B-1 and B-2 commercial properties, undeveloped RC-DEO agricultural land under preservation easements to the west and north, single-family dwellings across Sheppard Lane to the northeast, and the existing River Hill Garden and Landscape Design Center and Linden-Linthicum United Methodist Church to the immediate east. A section of the Village of River Hill developed as single-family detached dwellings is located to the east of the River Hill Garden and Landscape Design Center and Linden-Linthicum United Methodist Church properties approximately 400' from the boundary of the Site. The Applicant has intentionally sited buildings of 1 to 3 stories along the portions of the Site adjoining Sheppard Lane and buildings of 4 or fewer stories along Route 108 to limit the visual impact on proposed CCRC community on the surrounding area. The proposed use of the Site under this CEF District provides a mix of commercial and residential uses in a campus-like setting which serves as an appropriate transition between the surrounding mix of commercial, institutional, residential, and agricultural uses in terms of scale, height, mass, and architectural detail.

F. Encourage aggregation of underutilized properties.

See Section 8(A) above.

9. The proposed CEF Development does not comprise parcels which were added to the Planned Service Area to achieve Bay Restoration goals articulated in the Plan Howard 2030.

The proposed Sites does not comprise such parcels.

NEIGHBORHOOD BOUNDARY

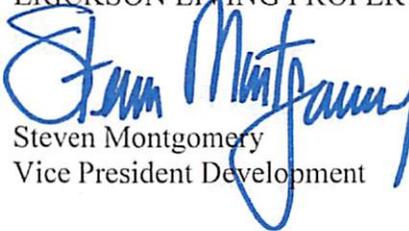
The boundary of the neighborhood consists of the neighboring commercial, institutional, residential, and agricultural uses surrounding the Site and is composed of a mix of B-1, B-2, NT, R-20, and RC-DEO properties (See Applicant's Plan attached hereto). As set forth above, the Applicant's proposed CEF-M District includes properties within the RC-DEO and B-2 zoning districts. The limits of the neighborhood as set forth above reflect the mix of commercial, institutional, residential, and agricultural development in the surrounding area northeast of Route 32 along the Route 108 corridor (See Applicant's Plan, Neighborhood Boundary).

CONCLUSION

Erickson Living's network of communities has been providing an unparalleled lifestyle to seniors for over 30 years. With 19 communities across 11 states, over 24,000 seniors now call our communities home. As one of the nation's most respected leaders in building and managing continuing care retirement communities, we've perfected our approach to helping seniors enjoy their independence and live a longer, happier, and healthier life. We are very excited about the

opportunity to bring our decades of experience in this industry to Howard County and look forward to working with community stakeholders and the Zoning Board through this CEF development process to make Erickson Living at Limestone Valley a reality.

Best Regards,
ERICKSON LIVING PROPERTIES II, LLC



Steven Montgomery
Vice President Development

Enclosure: Initial Submission Development Concept
Adequate Road Facilities Test Evaluation and Traffic Study



PROPOSED COMMUNITY AT LIMESTONE VALLEY CLARKSVILLE, MARYLAND

INITIAL SUBMISSION DEVELOPMENT CONCEPT PLAN

APPLICANT: ERICKSON LIVING PROPERTIES II, LLC
JULY 28, 2017

APPLICANT	ERICKSON LIVING PROPERTIES II, LLC 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228
LAND USE ATTORNEY	OFFIT KURMAN 8171 MAPLE LAWN BOULEVARD, SUITE 200 MAPLE LAWN, MD 20759
CIVIL ENGINEER AND LANDSCAPE ARCHITECT	BOHLER ENGINEERING 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MD 21204
ARCHITECT	MARKS THOMAS 1414 KEY HIGHWAY, 2ND FLOOR BALTIMORE, MD 21230
TRAFFIC CONSULTANT	THE TRAFFIC GROUP 9900 FRANKLIN SQUARE DRIVE, SUITE H BALTIMORE, MD 21236
PUBLIC RELATIONS	THE CAPLAN GROUP 5054 DORSEY HALL DRIVE, SUITE 205 ELLCOTT CITY, MD 21042

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NEIGHBORHOOD BOUNDARY PLAN



Clarksville Pike near proposed entry



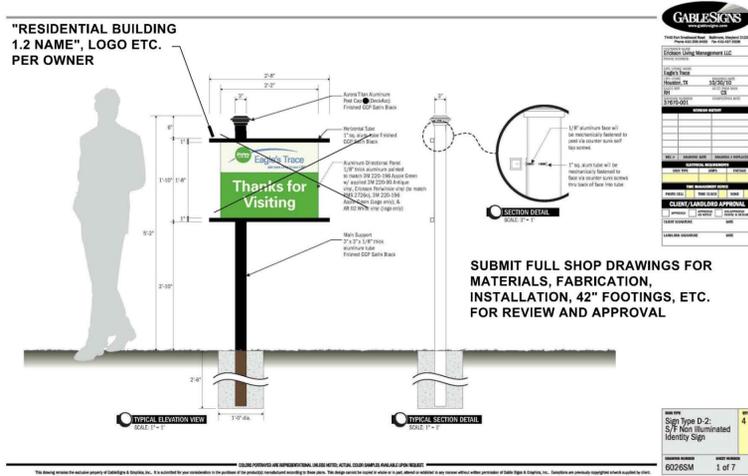
Clarksville Pike along edge of campus



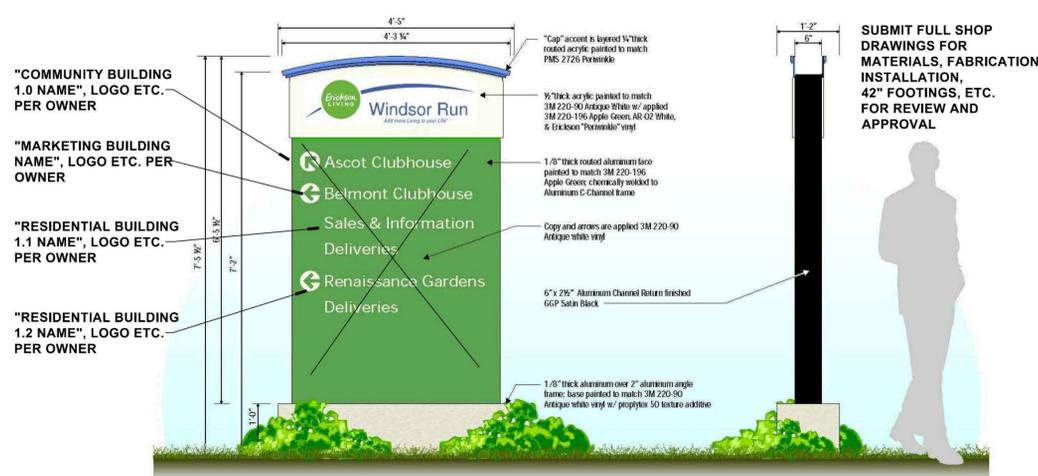
Existing gas station



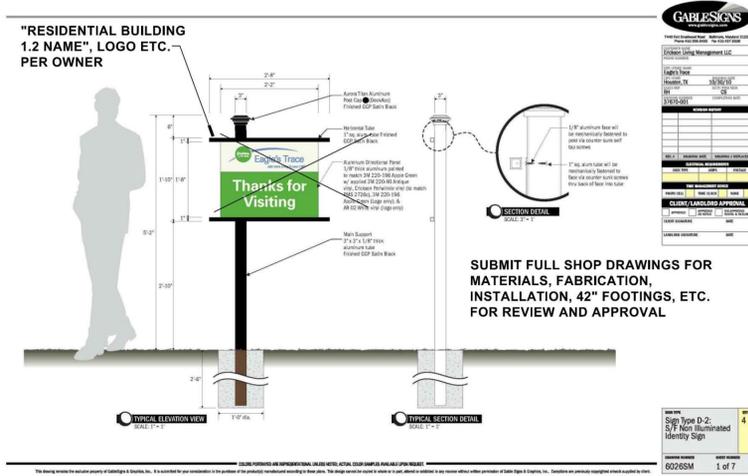
PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS



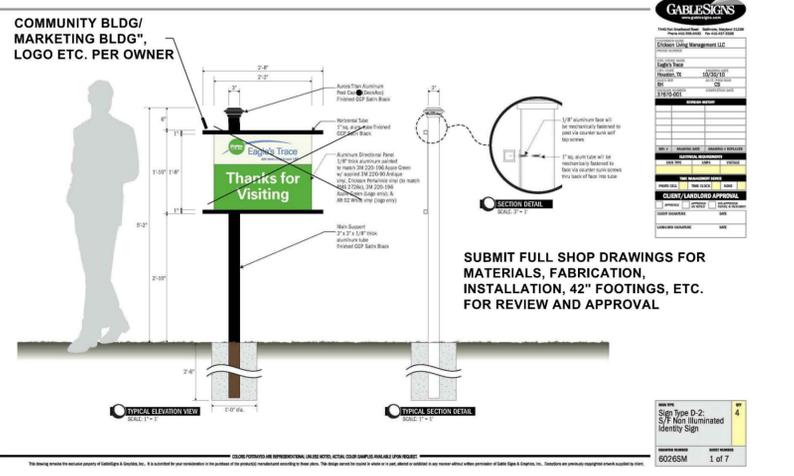
4 SITE SIGN "D" - ONE SIDED SIGN AT RESIDENTIAL BUILDING 1.2
22.116 NOT TO SCALE



1 SITE SIGN "A" - MAIN ENTRY DIRECTIONAL SIGN
22.116 NOT TO SCALE



5 SITE SIGN "E" - ONE SIDED SIGN AT RESIDENTIAL BUILDING 1.2
22.116 NOT TO SCALE

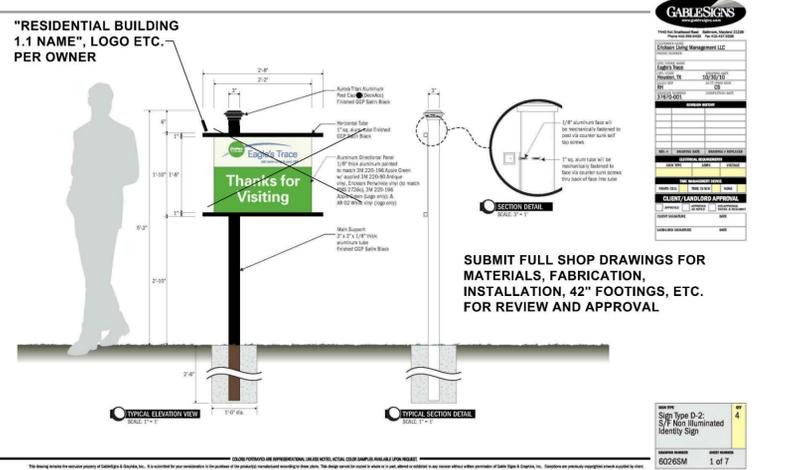


2 SITE SIGN "B" - TWO SIDED SIGN AT COMMUNITY BUILDING / MARKETING BUILDING
22.116 NOT TO SCALE



PANEL TO BE 1'-6" HT. BY 2'-0" WIDE
MATCH OTHER SIGNS
SUBMIT FULL SHOP DRAWINGS FOR MATERIALS, FABRICATION, INSTALLATION, 42" FOOTINGS, ETC. FOR REVIEW AND APPROVAL

6 SITE SIGN "F" - VISITOR / RESIDENT ENTRY SIGN AT GATE HOUSE
22.116 NOT TO SCALE



3 SITE SIGN "C" - ONE SIDED SITE SIGN AT RESIDENTIAL BUILDING 1.1
22.116 NOT TO SCALE

IMAGES ARE PROVIDED FOR REFERENCE PURPOSES AS PRECEDENT EXAMPLES ONLY

ILLUSTRATIVE SITE PLAN

Note: conceptual plan subject to final engineering and architectural refinement. Refer to detailed Development Concept Plan, Conceptual Landscape Plan, Conceptual Streetscape Plan, and Proposed Traffic Improvements for proposed site improvements (roadways, pedestrian walkways, landscaping).



SITE DATA

NEIGHBORHOOD 1	
INDEPENDENT LIVING UNITS	730
CCRC ACCESSORY SPACE ¹	68,000SF +/-
PARKING	700 GARAGE ²
	190 SURFACE

NEIGHBORHOOD 2	
INDEPENDENT LIVING UNITS	470
CCRC ACCESSORY SPACE ¹	40,000SF +/-
PARKING	680 GARAGE ²
	110 SURFACE

CARE CENTER	
(assisted living, memory care, skilled nursing)	
	240 UNITS +/-

TOTALS	
INDEPENDENT LIVING UNITS	1,200
CARE CENTER UNITS	200 +/-
CCRC ACCESSORY SPACE ¹	108,000SF +/-
PARKING	1,380 GARAGE ²
	300 SURFACE
	1,680 TOTAL

- Notes:
1. CCRC Accessory Space consists of building areas allocated for resident amenities, resident services, food service, campus administration, and campus services. CCRC Accessory Spaces are typically located within clubhouse buildings (CB) as well as on the ground/first floor of independent living buildings.
 2. Resident parking is provided in garages below independent living buildings

COMMUNITY CHARACTER



CONCEPTUAL VIEW OF MAIN ENTRANCE FROM CLARKSVILLE PIKE

- VIBRANT SENIOR COMMUNITY
- RURAL LANDSCAPE
- OUTDOOR ACTIVITIES
- WALKING AND BIKING PATHS
- TRAILS
- GARDENS



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ARCHITECTURAL CHARACTER



MONTGOMERY COUNTY HOUSE – hipped roof porches, masonry and siding



LIMESTONE VALLEY FARM STONE TENANT HOUSE, CLARKSVILLE – stone masonry, gable roof, divided-lite windows



THE VILLAS OF RIVER HILL, CLARKSVILLE – brick masonry and siding composition, roof dormers, metal roofs



IVY HILL, MARRIOTTSVILLE – masonry, gable roof, divided-lite windows



MONTROSE, CLARKSVILLE – stone masonry, red metal roof, roof dormers, hipped roof porch



PROPOSED CONCEPTUAL BUILDING ELEVATION

- cupola
- gable roof
- roof dormers
- red metal roof
- single/double hung windows with divided lites
- window surround trim
- hipped roof porches
- lap siding
- stone masonry (use of brick masonry proposed for some buildings)



RICHLAND, CLARKSVILLE – white lap siding, gable roofs, divided-lite windows



WALNUT GROVE, CLARKSVILLE – stone masonry, gable roof, roof dormers



CARROLL COUNTY HOUSE – masonry and siding, window surrounds, gable roof



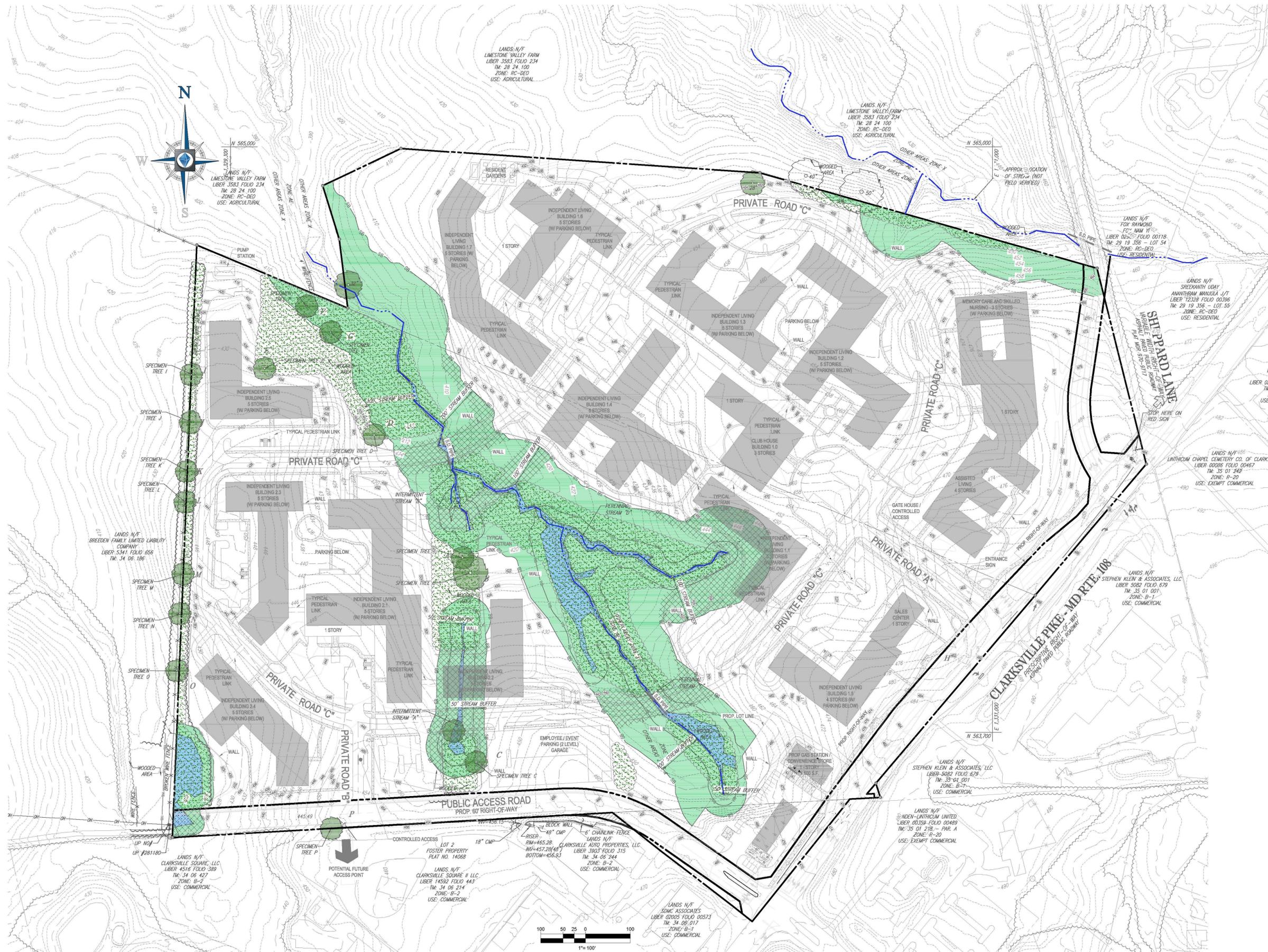
masonry and siding composition, red metal roofs, roof dormers, cupola



ELLCOTT CITY – masonry and siding, window surrounds, metal roof, roof dormers

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ENVIRONMENTAL BUFFER EXHIBIT



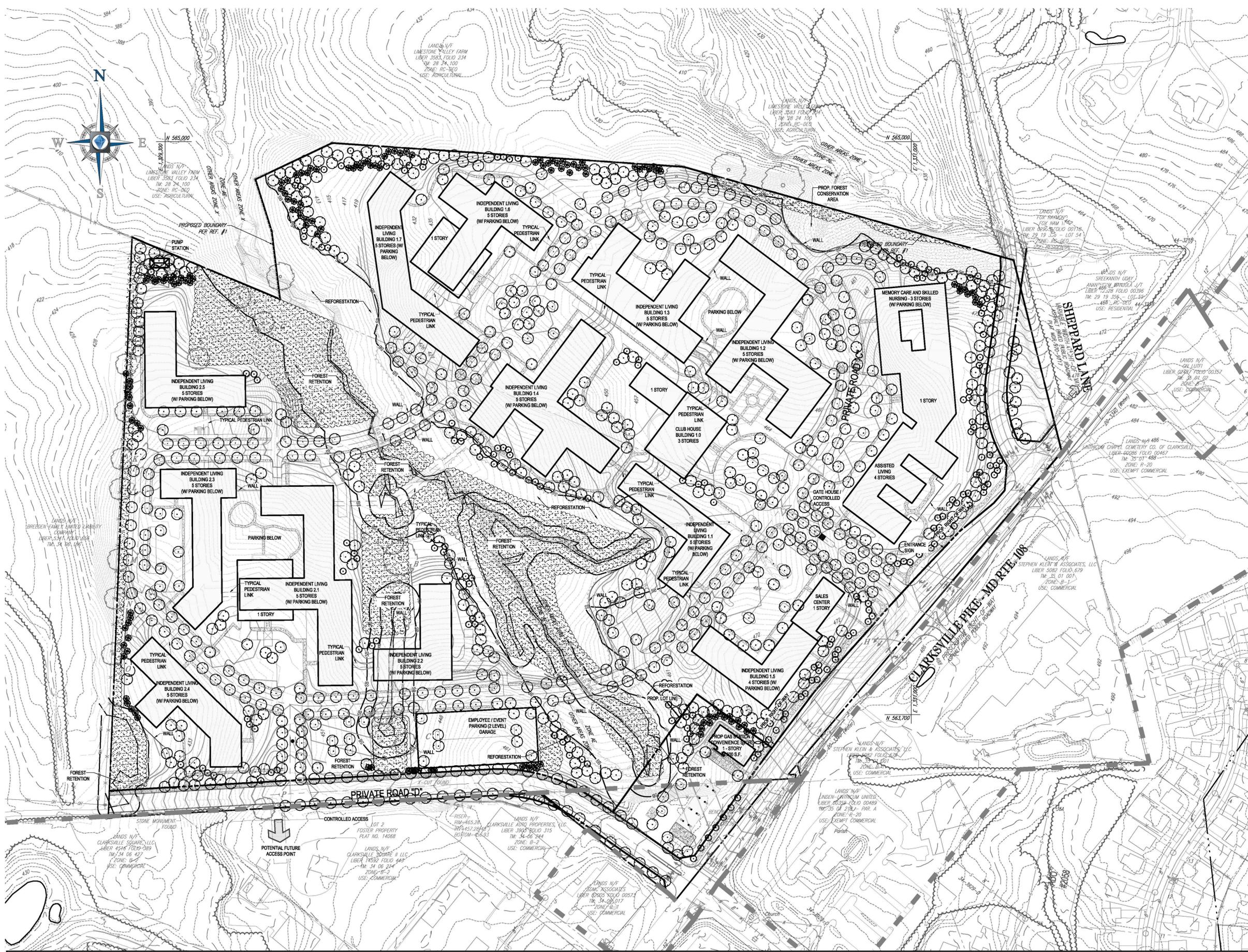
NOTE
CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

LEGEND

- STREAM BUFFER
- WETLANDS
- POSSIBLE ENVIRONMENTAL BUFFER ENCROACHMENTS
- FOREST AREA TO REMAIN
- SPECIMEN TREE
- STREAM BUFFER
- 25' NON-TIDAL WETLANDS BUFFER
- 100 YR. FLOODPLAIN
- STREAM
- TREE LINE

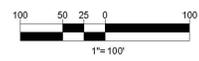
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CONCEPTUAL LANDSCAPE PLAN



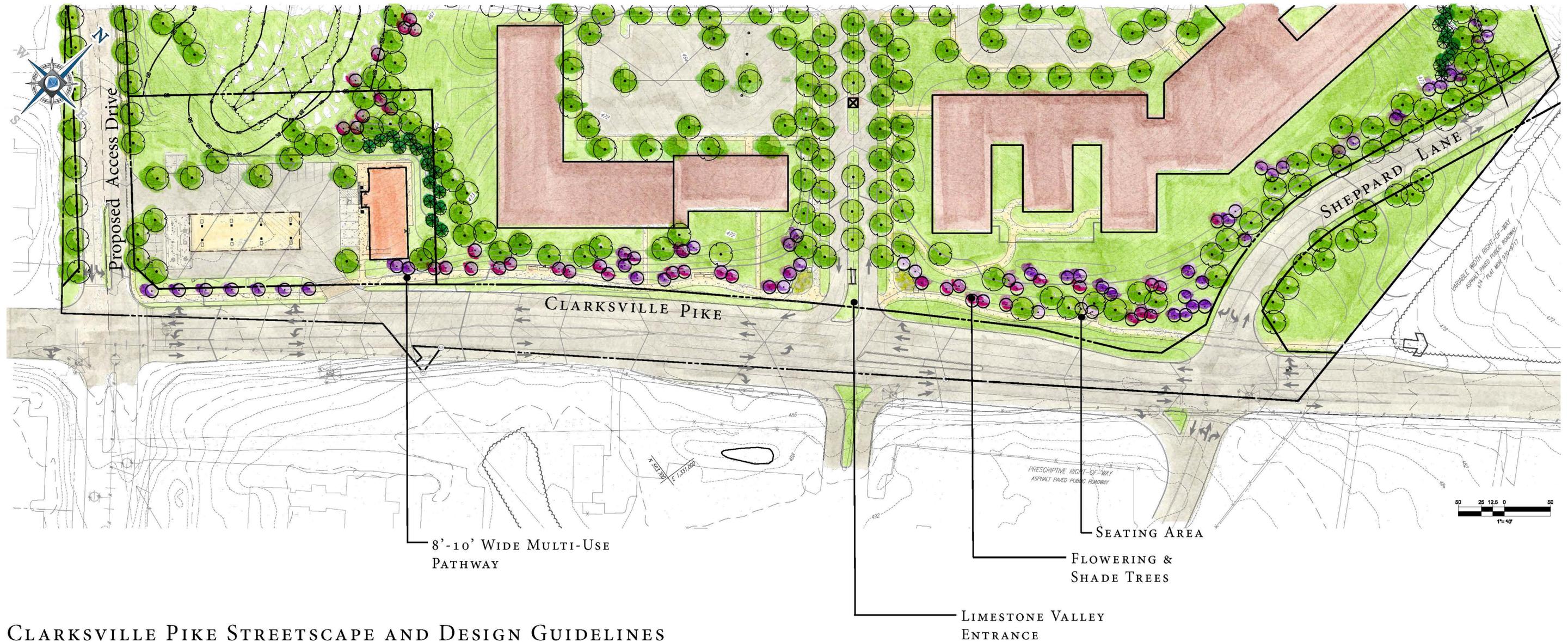
SYMBOL LEGEND	
	SHADE TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
	STREET TREES
	ORNAMENTAL STREET TREES
	FOREST RETENTION (FOREST TO REMAIN)
	REFORESTATION
	FENCE
	100' STREAM BUFFER
	100 YR. FLOODPLAIN
	STREAM
	TREELINE
	EXISTING SPECIMEN TREE (TO REMAIN)

NOTE: CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT.



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CONCEPTUAL STREETScape PLAN



CLARKSVILLE PIKE STREETScape AND DESIGN GUIDELINES

(ADOPTED BY HOWARD COUNTY, FEBRUARY 2016)

AREA 3 STREETScape IMPROVEMENTS

LANES:

- GENERALLY 2 LANES WITH STRIPED TURN LANE

STORMWATER MANAGEMENT:

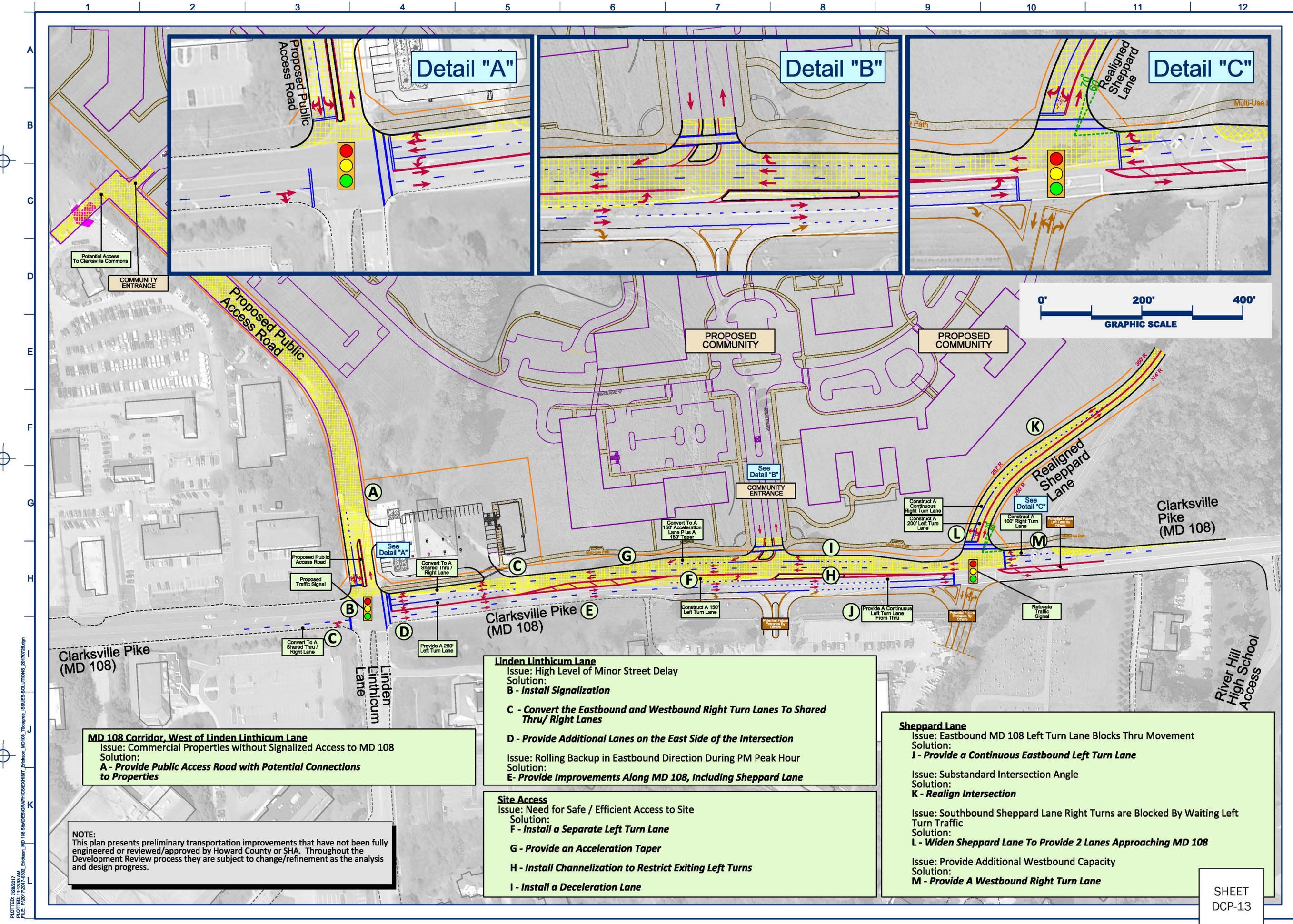
- TYPICALLY ACCOMMODATED AS BIOSWALES ALONG THE STREET EDGE

PEDESTRIAN/BICYCLE ACCOMMODATIONS:

- CONTINUOUS SIDEWALK TRANSITIONS TO A SHARED-USE PATH ALONG THE SOUTHEASTERN EDGE; CONTINUOUS SHARED-USE PATH ALONG THE NORTHWESTERN EDGE; CROSSWALKS AT ALL MAJOR STREET INTERSECTIONS AND ENTRANCES TO SCHOOLS

LANDSCAPE:

- INFORMALLY CLUSTERED TREES NEXT TO NATURAL AND AGRICULTURAL AREAS; SOME STREET TREES HAVE BEEN PLACED WITHIN THE BUILDING FRONTAGE ZONE, RATHER THAN THE TREE/PLANTING ZONE, TO ACCOMMODATE SETBACK REQUIREMENTS FOR UNDERGROUND WATER LINES



MD 108 Corridor, West of Linden Linthicum Lane
 Issue: Commercial Properties without Signalized Access to MD 108
 Solution:
A - Provide Public Access Road with Potential Connections to Properties

NOTE:
 This plan presents preliminary transportation improvements that have not been fully engineered or reviewed/approved by Howard County or SHA. Throughout the Development Review process they are subject to change/refinement as the analysis and design progress.

Linden Linthicum Lane
 Issue: High Level of Minor Street Delay
 Solution:
B - Install Signalization
C - Convert the Eastbound and Westbound Right Turn Lanes To Shared Thru/ Right Lanes
D - Provide Additional Lanes on the East Side of the Intersection

Issue: Rolling Backup in Eastbound Direction During PM Peak Hour
 Solution:
E - Provide Improvements Along MD 108, Including Sheppard Lane

Site Access
 Issue: Need for Safe / Efficient Access to Site
 Solution:
F - Install a Separate Left Turn Lane
G - Provide an Acceleration Taper
H - Install Channelization to Restrict Exiting Left Turns
I - Install a Deceleration Lane

Sheppard Lane
 Issue: Eastbound MD 108 Left Turn Lane Blocks Thru Movement
 Solution:
J - Provide a Continuous Eastbound Left Turn Lane
 Issue: Substandard Intersection Angle
 Solution:
K - Realign Intersection

Issue: Southbound Sheppard Lane Right Turns are Blocked By Waiting Left Turn Traffic
 Solution:
L - Widen Sheppard Lane To Provide 2 Lanes Approaching MD 108
 Issue: Provide Additional Westbound Capacity
 Solution:
M - Provide A Westbound Right Turn Lane



**Clarksville Pike
(MD 108)**

DATE	June 2, 2017
DESIGNED	
CHECKED	
APPROVED	

Erickson at Limestone



PLOTTED: 7/26/2017
 FILE: P:\2017\2017_002_Erickson_MD_108_Signals_Solutions_20170726.dgn
 The Traffic Group, Inc. suite h - 9800 franklin square dr. - ballimore, maryland 21238 410.831.6800 - fax: 410.831.6801 - 1.800.563.8411 www.trafficgroup.com

GAS STATION EXHIBIT



NOTE
CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

LEGEND

- SOIL DELINEATION
- FLOODPLAIN
- WETLAND
- SB --- STREAM BUFFER
- WB --- WETLAND BUFFER
- TREE LINE

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Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2017 Legislative Session

Legislative Day No. ____

Introduced by: The Chairperson at the request of Erickson Living Properties II, LLC

AN ACT amending the General Plan for Howard County ("PlanHoward 2030") by adjusting the Planned Service Area boundary for water and sewer service to include approximately 61 acres of property located west of Clarksville Pike (Md Route 108) and south of Sheppard Lane, in Clarksville, Howard County, Maryland; to adjust the Growth Tier Maps of Howard County to reflect the incorporation of said property into the Planned Service Area and the designation of said property within the Growth Tier 1 area of Howard County; and further designating said property as a Targeted Growth and Revitalization Designated Place Type; and providing that certain adjustments will be null and void unless certain conditions are met; and generally relating to PlanHoward 2030.

Introduced and read for the first time, _____, 2017. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2017.

By order _____
Jessica Feldmark, Administrator

This Bill was read a third time on _____, 2017 and Passed _____, Passed with amendments _____, Failed _____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ____ day of _____, 2017 at _____ a.m/p.m.

By order _____
Jessica Feldmark, Administrator

Approved / Vetoed by the County Executive _____, 2017.

Allan H. Kittleman, County Executive



Note: [[text in brackets]] indicates deletions from existing law. TEXT IN ALL CAPITALS indicates additions to existing law. Strike-out indicates material deleted by amendment. Underlining indicates material added by amendment.

1 **WHEREAS**, the General Plan for Howard County (“PlanHoward 2030”) establishes the Planned
2 Service Area, which is the area within which the County provides public water and sewer
3 service; and

4
5 **WHEREAS**, PlanHoward 2030 provides that any requests for a General Plan amendment for the
6 expansion of the Planned Service Area for water and sewer service should be denied unless the
7 following minimum criteria are met: the proposed expansion of the Planned Service Area is part
8 of a proposed zoning and is consistent with the General Plan and Smart Growth policies; or the
9 proposed expansion of the Planned Service Area is intended to provide for a public or
10 institutional use such as a religious facility, charitable or philanthropic institution, or academic
11 school; and

12
13 **WHEREAS**, PlanHoward 2030 further provides that expansions of the Planned Service Areas
14 should include a development proposal that is consistent with the General Plan and establishes a
15 transition that is compatible with and enhances surrounding communities and provides an
16 environmental benefit; and

17
18 **WHEREAS**, the Department of Planning and Zoning (DPZ) and the Department of Public
19 Works (DPW) have reviewed the proposed expansion of the Planned Service Area boundary to
20 include approximately 61 acres of property located west of Clarksville Pike (Md Route 108) and
21 south of Sheppard Lane, in Clarksville, Howard County, Maryland and further identified as Tax
22 Map 34, Parcel 185 and a part of Tax Map 28, Parcel 100 (the “Property”), as shown on attached
23 Exhibit A and Exhibit B; and

24
25 **WHEREAS**, the proposed expansion of the Planned Service Area is a part of a specific zoning
26 proposal to rezone the Property from RC-DEO to CEF-M for the stated purpose of providing a
27 continuing care retirement community (“CCRC”) to consist of independent living units; assisted
28 living; and skilled nursing care; and

29
30 **WHEREAS**, the establishment of a CCRC on the Property in accordance with the Petitioner’s
31 stated purpose advances a number of stated land use policies within the General Plan and will
32 satisfy in part a growing and well documented need for continuing care retirement communities
33 within Howard County for people over the age of 62.

34
35 **WHEREAS**, the establishment of such a CCRC at the proposed location will afford the County’s
36 senior population much needed additional flexibility to age in place within the County; and

37
38 **WHEREAS**, Chapter 6 (Growth) of the Howard County General Plan notes the following:

39
40 [w]hereas the total U.S. population grew by 9.7% from 2000 to
41 2010, those entering the 45 to 64 year age cohort, the approximate
42 ages of the baby boomers, increased by 31.5% during that time
43 period. Baby boomers currently make up about 29% of the
44 countywide population and are starting to move into the 65-plus age
45 cohort.
46

1 *PlanHoward, Chapter 6 (Growth), pg. 66*

2
3 In addition, Chapter 6 (Growth) of the Howard County General Plan makes the following
4 pertinent finding:

5
6 [w]hereas the overall County population increased by 16%, those 65
7 and over increased by 57%. There are now 10,577 more residents
8 65 and older compared to ten years ago – 29,045 total in 2010
9 compared to 18,468 in 2000. Almost 27% of the total increase of
10 39,243 residents over the decade was comprised of those aged 65
11 and older. The very old, 85 and over, increased by 47%. This trend
12 will continue as the baby boomers continue to age.

13
14 *PlanHoward, Chapter 6 (Growth), pg. 66*

15
16 Furthermore, Policy 9.4 of the Howard County General Plan aims to “expand housing options to
17 accommodate the County’s senior population who prefer to age in place and people with special
18 needs.” In support of that Policy Goal, the Howard County General Plan finds that the

19
20 County’s housing stock should support the aging population and
21 will need to continue General Plan 2000 policies to promote diverse
22 senior housing for those that wish or need to downsize to more easily
23 maintained units as they age. The policies should also continue to
24 support seniors who choose to age in place in their own homes or in
25 their own communities...The County also recognizes that as older
26 residents’ ability to live independently diminishes, they often need
27 to move to housing that provides support services. There are both
28 nursing and assisted living options for seniors in the County,
29 offering a continuum of services, from acute care to congregate and
30 group housing to in-home services. In order to accommodate the
31 projected 19% of residents age 65 or older by 2030, the County’s
32 support of continuing care housing and services must be maintained.

33
34 *PlanHoward, Chapter 9 (Housing), pp. 130-131*

35
36 And

37
38 **WHEREAS**, the proposed expansion of the Planned Service Area for the stated purpose of
39 establishing a CEF-M district to permit the development of a CCRC community will facilitate
40 the creation of an appropriate transition between existing high intensity commercial uses and
41 lower intensity residential and agricultural uses; and is compatible with and enhances
42 surrounding communities. Further, the expansion of the Planned Service Area will permit the
43 creation of a compact, pedestrian friendly community and will therefore benefit the environment
44 due to a corresponding decrease in automobile dependence; and

45

1 **WHEREAS**, DPZ and DPW have determined that the Property meets the criteria for expansion
2 of the Planned Service Area as part of a proposed rezoning that is consistent with General Plan
3 and Smart Growth policies in order to provide expanded care and housing opportunities within a
4 compact and pedestrian friendly community for the senior population of Howard County; and
5

6 **WHEREAS**, DPW has analyzed the water and sewer infrastructure capacity and costs and has
7 confirmed that the capacity exists to serve the Property with water and sewer, and water is
8 available and sewer is feasible to serve the Property; and
9

10 **WHEREAS**, DPW has also determined that the Property is adjacent to the existing boundary of
11 the Planned Service Area and that the inclusion of the Property will continue the linear boundary
12 of the Planned Service Area without including an intervening privately owned parcel currently
13 not located in the Planned Service Area; and
14

15 **WHEREAS**, the Planning Board has reviewed and recommended approval of the proposed
16 expansion.
17

18 **Now, Therefore,**
19

20 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland that the
21 PlanHoward 2030 policy maps identified below are amended to expand the Planned Service
22 Area, the Growth Tier I Area, and the Growth and Revitalization Designated Place Type area to
23 include approximately 61 acres of property located west of Clarksville Pike (Md Route 108) and
24 south of Sheppard Lane, in Clarksville, Howard County, Maryland and further identified as Tax
25 Map 34, Parcel 185 and a part of Tax Map 28, Parcel 100 (the "Property"), as shown on attached
26 Exhibit A and Exhibit B. Amended Policy Maps include: Map 4-1; Map 5-1; Map 6-2; Map 6-
27 3; and Map 8-1.
28

29 **Section 2. Be It Further Enacted** by the County Council of Howard County, Maryland that the
30 provisions of this Act providing for expansion of the Planned Service Area and amendments to
31 the Growth Tier Maps and Designated Place Types for Howard County shall be null and void
32 and the Planned Service Area, Growth Tier Map, and Designated Place Type as it relates to this
33 Property, shall revert to the Planned Service Area, Growth Tier, and Designated Place Type in
34 place prior to this Act without any additional action of the County Council if
35

36 (1) The Howard County Zoning Board shall fail to issue a Decision and Order approving
37 a Petition to Amend the Zoning Maps of Howard County to rezone the Property to CEF-M for
38 the stated purpose of developing a CCRC community within 3 years from the effective date of
39 this Act; or

40 (2) The connection between the Property and the public water and sewer infrastructure
41 are not made within 10 years of the effective date of this Act.
42

43 **Section 3. Be It Further Enacted** by the County Council of Howard County, Maryland that this
44 amendment be attached to PlanHoward 2030.
45

1 **Section 4. Be It Further Enacted** by the County Council of Howard County, Maryland that if
2 any provision of this Act or the application thereof to any person or circumstance is held invalid
3 for any reason in a court of competent jurisdiction, the invalidity shall not affect other provisions
4 or any other application of this Act which can be given effect without the invalid provisions or
5 application, and for this purpose the provisions of this Act are severable.

6 **Section 5. Be It Further Enacted** by the County Council of Howard County, Maryland that this
7 Act shall become effective 61 days after its enactment.

8

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on _____, 2017.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2017.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2017.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2017.

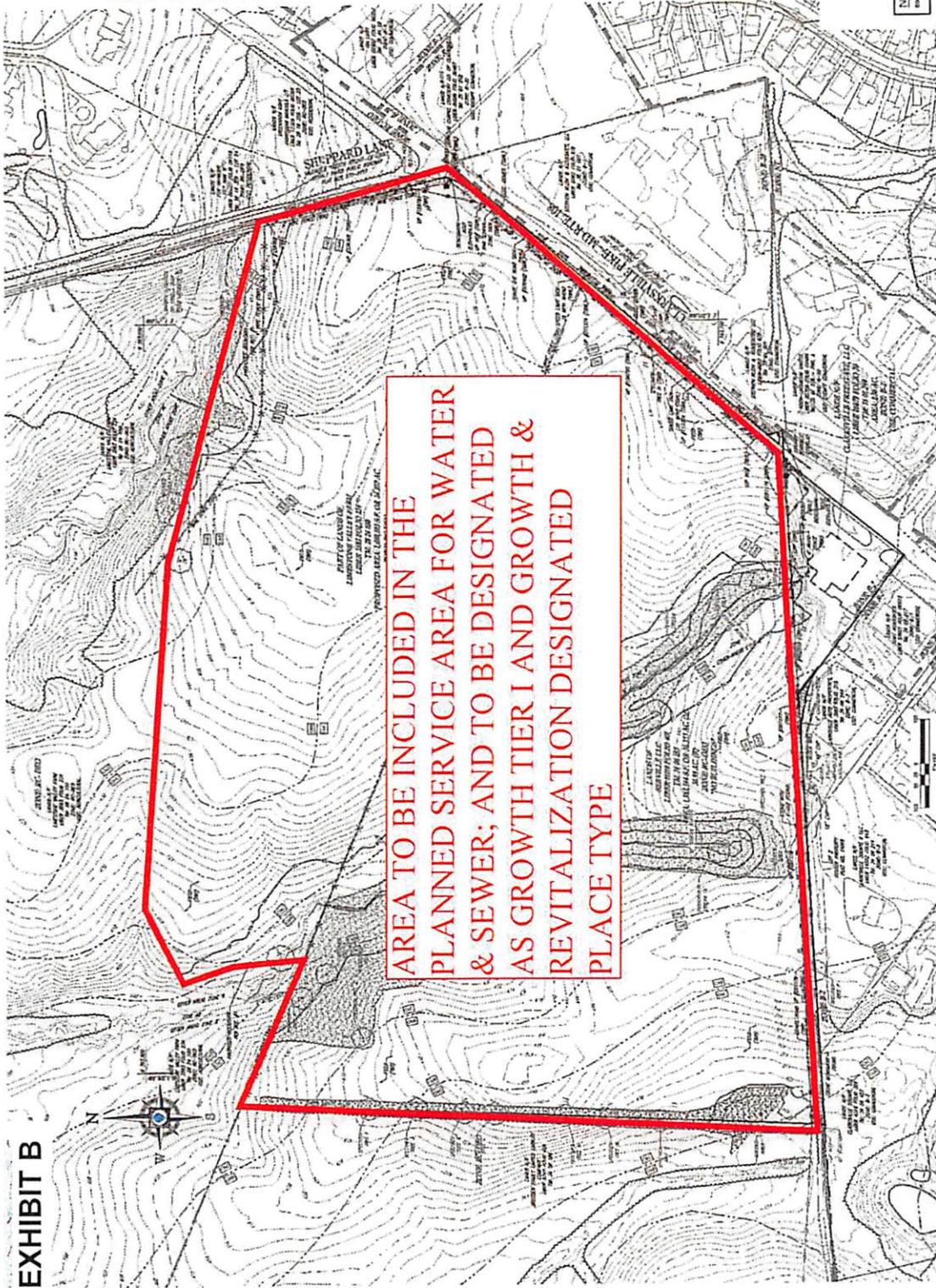
Jessica Feldmark, Administrator to the County Council

EXHIBIT A

SUBJECT PROPERTY

METES & BOUNDS

EXHIBIT B



EXISTING CONDITIONS / CONSTRAINTS PLAN



LEGEND

[Symbol]	EXISTING ROADWAY
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING FLOODPLAIN
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WOODLAND
[Symbol]	EXISTING OPEN SPACE
[Symbol]	EXISTING FOREST AREA

NOTE
EXHIBIT B IS SUBJECT TO FINAL INSTRUMENTS AND ARCHITECTURAL EXPANSION



ERICKSON LIVING AT LIMESTONE VALLEY
HOWARD COUNTY, MARYLAND
JULY 28, 2017



SHEET DCP-3