

٦.

MARYLAND
PENNSYLVANIA
VIRGINIA
NEW JERSEY
NEW YORK
DELAWARE
WASHINGTON, DC

William E. Erskine Tel: 301-575-0363 WErskine@offitkurman.com

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 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 <u>A</u>.

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:



MARYLAND
PENNSYLVANIA
VIRGINIA
NEW JERSEY
NEW YORK
DELAWARE
WASHINGTON, DC

Jon Weinstein, Chairperson September 19, 2017 Page 2 of 2

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 & 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.

 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 créative 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 LIXING PROPERTIES II, LLC

Steven Montgomery

Vice President Development

Enclosure: Initial Submission Development Concept

Adequate Road Facilities Test Evaluation and Traffic Study



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

BOHLER ENGINEERING

LANDSCAPE ARCHITECT 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

ELLICOTT CITY, MD 21042

PROPOSED COMMUNITY AT LIMESTONE VALLEY CLARKSVILLE, MARYLAND

INITIAL SUBMISSION
DEVELOPMENT CONCEPT PLAN

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

INDEX

DCP-13

DCP-1 TITLE SHEET

DCP-2 NEIGHBORHOOD BOUNDARY PLAN

DCP-3 EXISTING CONDITIONS/CONSTRAINTS PLAN

DCP-4 DEVELOPMENT CONCEPT PLAN

DCP-5 PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS

DCP-6 PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS

DCP-7 ILLUSTRATIVE SITE PLAN

DCP-8 COMMUNITY CHARACTER

DCP-9 ARCHITECTURAL CHARACTER

DCP-10 ENVIRONMENTAL BUFFER EXHIBIT

DCP-11 CONCEPTUAL LANDSCAPE PLAN

DCP-12 COMMUNITY ENHANCEMENTS: CONCEPTUAL STREETSCAPE PLAN

COMMUNITY ENHANCEMENTS: PROPOSED TRAFFIC IMPROVEMENTS

DCP-14 GAS STATION EXHIBIT

NEIGHBORHOOD BOUNDARY PLAN



Clarksville Pike near proposed entry



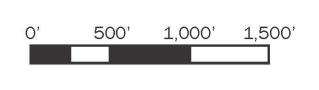
Clarksville Pike along edge of campus



Existing gas station











ZONE: RC- DEO LANDS N/F LIMESTONE VALLEY FARM LIBER 3583 FOLIO 234 TM: 28 24 100 ZONE: RC-DEO USE: AGRICULTURAL LIMESTONE VALLEY FARM LIBER 3583 FOLIO 234 TM: 28 24 100 ZONE: RC-DEO LIMESTONE VALLEY FARM LIBER 3583 FOLIO 234 LANDS N/F FOX RAYMOND PROPOSED BOUNDARY.— PER REF. #1 FOY NAM Y162 LIBER 0250 FOLIO 00118 TM: 29 19 356 - LOT 54 ZONE: RC-DEO SREEKANTH UDAY ANANTHRAM MANJULA J/T LIBER 12328 FOLIO 00396 TM: 29 19 356 - LOT 55 ZONE: RC-DEO PART OF LANDS OF LIMESTONE VALLEY FARM UP #334309 (TBR) LIBER 3583 FOLIO 234 LANDS N/F ON LUTFI LIBER 02487 FOLIO 00357 TM: 35 01 02 TM: 28 24 100 PROPOSED AREA: 1,050,103 S.F. OR 24.107 AC. ZONÉ: RC-DEO ZONE: B-1 USE: COMMERCIAL "NO BUILDINGS" FIELD (TBR) CHAPEL CEMETERY CO. OF CLARKSMILE LIBER-00086 FOLIO 00467 XCUT ELEV=484.63 ZONE: R-20 USE: EXEMPT COMMERCIAL ZONE: RC-DEO UP NO# (TBRL)-END SCHOOL— BREEDEN FAMILY, LIMITED LIABILITY COMPANY LIBER 5341, FOLIO 656 TM: 34 06 186 LANDS N/F STEPHEN KLEIN & ASSOCIATES, LLC LIBER 5082 FOLIO 679 TM: 35 01 001 ZONE: B-1 USE: COMMERCIAL SERVILLE LLC LIBER 11119 FOLIO 401 TM: 34 06 185 ARFA: 1,583,544 S.F. OR 36.353 AC. (M 36.95 AC. (R) ZÔNE: RC-DEO "NO BUILDINGS" LANDS N/F STEPHEN KLEIN & ASSOCIATES, LLC LIBER 5082 FOLIO 679 TM: 35 01 001 ZONE: B-T USE: COMMERCIAL ZONE: R-20 LANDS N/F NDEN-LINTHICUM UNITED LIBER 00359-FÖLIO 00489 TM: 35 01 218 - PAR. A ZONE: R-20 USE: EXEMPT COMMERCIAL CLARKSVILLE AUTO PROPERTIES, LI LIBER 3903 FOLIO 315 STONE MONUMENT LOT 2 FOSTER PROPERTY PLAT NO. 14068 LANDS N/F LANDS N/F CLARKSVILLE SQUARE, LLC LIBER 4516 FOLIO 389 TM: 34 06 427 ZONE: B-2 USE: COMMERCIAL TM: 34-06 244 ZONE: B-2 USE: COMMERCIAL CLARKSVILLE FREESTATE, LLC LANDS N/F CLARKSVILLE SQUARE II LLC LIBER 16629 FOLIO 30 LIBER 14592 FOLIO 443 TM: 34 06 214 ZONE: B-2 USE: COMMERCIAL TM: 35 01,259 AREA: 1.56 AC. ZONE: B-2 LANDS N/F SDMC ASSOCIATES LIBER Ø2005 FOLIÓ 00573 TM: 34 06 017 ZONE/ B-)1 USE: COMMERCIAL USE: COMMERCIAL





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=2000'

LEGEND

25% SLOPES OR GREATER

(NATURAL STEEP SLOPES) 25% SLOPES OR GREATER

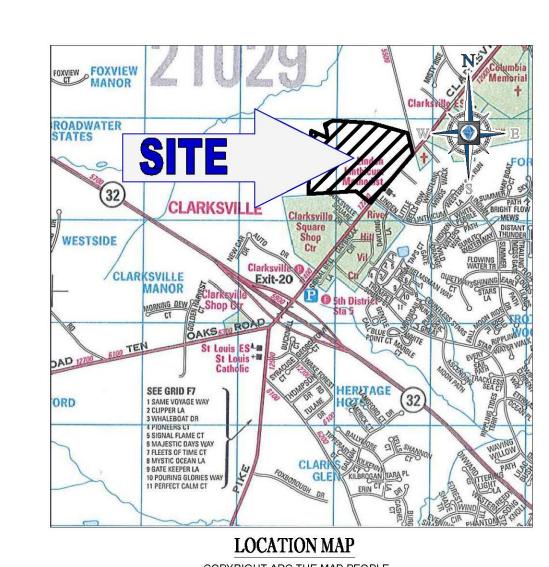
ZONING LINE

EXISTING FOREST AREA

NOTE CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

LIMESTONE VALLEY FARM LIBER 3583, FOLIO 234 TM: 28 24 100 ZONE: RC-DEO USE: ÄGRICULTURAL TM: 28 24 100 ZONE: RC-DEQ 20' EMERGENCY ACCESS LANE OF STREET (NOT PRIVATE ROAD "C" USE: AGRICULTURAL INDEPENDENT LIVING **BUILDING 1.6** FOX RAYMOND LIVING BUILDING 1.7 5 STORIES (W ._. MANDS N/F SREEKANTH UDAY ANANTHRAM_MANJŪLĀ J/T LIBER 12328 FOLIO 00396 TM: 29 19 356 — LOI 55 MEMORY CARE AND SKILLED NURSING - 3 STORIES (W/ PARKING BELOW) INDEPENDENT LIVING BUILDING 1.3 5 STORIES BUILDING 1.2 5 STORIES INDEPENDENT LIVING BUILDING 2.5 INDEPENDENT LIVING BUILDING 1.4 5 STORIES (W/ PARKING BELOW) 5 STORIES ACCESS LANE 20' EMERGENCY— ACCESS LANE CLUB HOUSE BUILDING 1.0 PRIVATE ROAD "C" | * HÇUM CHAPEL CEMETERY CO. OF CLARKSVILL LIBER-00086 FOLIO 00467 TM: 35 01 248 USE: EXEMPT COMMERCIAL 5 STORIES GATE HOUSE / INDEPENDENT LIVING BUILDING 1.1 5 STORIES (WEPARKING 20' EMERGENCY BREEDEN FAMILY LIMITED LIABILITY LYBER 5341 FOLIO 656 EN KLÈÌN & ÁSSQCIATES, LLC LIBER 5082 FOLIO 679 TM: 35 01 001 ZONE: B-1 ÚSE: COMMÉRCIAL BUILDING 2.1 5 STORIES (W/ PARKING BELOW) ACCESS LANE TYPICAL-PEDESTRIAN INDEPENDENT LIVING BUILDING 2.2 5 STORIES INDEPENDENT LIVING BUILDING 1.5 4 STORIES (W/ **BUILDING 2.4** 5 STORIES (W/ PARKING BELOW) N 563,700 EMPLOYEE / EVENT PARKING (2 LEVEL) GARAGE USE: COMMERCIAL PUBLIC ACCESS ROAD PROP. 60' RIGHT-OF-WAY NDEN-LINTHICUM UNITED IBER 00359-FOLIO 00489 TM: 35 ON 218 — PAR. A ZONE: R-20 USE: EXEMPT COMMERCIAL LIBER 3903 FOLIO 315 TM: 34-06 244 FOSTER PROPERTY PLAT NO. 14068 POTENTIAL FUTURE LIBER 4516 FOLIO-389 LANDS N/F USE: COMMERCIAL TM:/34 06 427 CLARKSVILLE SQUARE II LLC ZONE: B-2 USE: COMMERCIAL LIBER 14592 FOLIO 443 ~-†M: 34 06 214′ ZONĘ:-В́-2 USE: COMMERCIAL

DEVELOPMENT CONCEPT PLAN



COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=2000'

LEGEND

SB—SB—STREAM BUFFEI

100 YR. FLOODP

STREAM

TREELINE

SITE DATA: ERICKSON LIVING PROPERTIES II, LLC 701 MAIDEN CHOICE LANE APPLICANT: BALTIMORE, MD 21228 LIMESTONE VALLEY FARM 5450 SHEPPARD LANE CLARKSVILLE, MD 21029 SERVILLE, LLC 10606 GRANT ARBOR DRIVE POTOMAC, MD 20854 CLARKSVILLE FREESTATE, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 62.709 AC. WATER & SEWER: PUBLIC (PROPOSED AMENDMENT TO GENERAL PLAN TO INCLUDE PROJECT WITHIN THE PLANNED SERVICE AREA). MIDDLE PATUXENT RIVER WATERSHED: AGRICULTURE EXISTING USES: RC-DEO **CURRENT ZONING** PROPOSED ZONING CEF-R PROPOSED USES: CONTINUING CARE RETIREMENT COMMUNITY PREVIOUS FILE NUMBERS: NONE 5450 SHEPARD LANE SITE LOCATION: CLARKSVILLE MD 21029 730 INDEPENDENT LIVING UNITS **NEIGHBORHOOD 1** CCRC ACCESSORY SPACE 68,000SF +/-PARKING - GARAGE* PARKING - SURFACE

PARKING - GARAGE*
PARKING - SURFACE

TOTAL
CCRC ACCESSORY SPACE

680
110

1,200 INDEPENDENT LIVING UNITS
108,000SF +/-

CARE CENTER UNITS
(assisted living, memory care, skilled nursing)
TOTAL PARKING
GARAGE*
SURFACE

NEIGHBORHOOD 2

CCRC ACCESSORY SPACE

1,680 1,380

470 INDEPENDENT LIVING UNITS

40,000SF +/-

*Note: resident parking is provided in garages below independent living buildings

BUILDING FOOTPRINTS SHOWN ON THE PLAN DO NOT INCLUDE PERMITTED EXTENSIONS SUCH AS BALCONIES, PATIOS, PORCHES, OR OTHER ARCHITECTURAL FEATURES THAT WILL BE PERMITTED AND IDENTIFIED ON THE SITE DEVELOPMENT PLAN. THESE FEATURES WILL BE SUBJECT TO THE SUPPLEMENTARY BULK REGULATIONS IDENTIFIED IN SECTION 128.0.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS.

2. THE EXACT NUMBER AND LOCATION OF PARKING SPACES IS SUBJECT TO FINAL ENGINEERING DESIGN AND WILL BE IDENTIFIED ON THE SITE DEVELOPMENT PLAN. THE TOTAL NUMBER OF PARKING WILL MEET THE REQUIREMENT IDENTIFIED IN THE CEF-M DEVELOPMENT STANDARDS.

3. OUTDOOR AMENITIES INCLUSIVE OF WALKING PATHS, RECREATIONAL FACILITIES AND COURTS, WILL BE PROVIDED THROUGHOUT THE CCRC.

NOTE

NOTES:

CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT

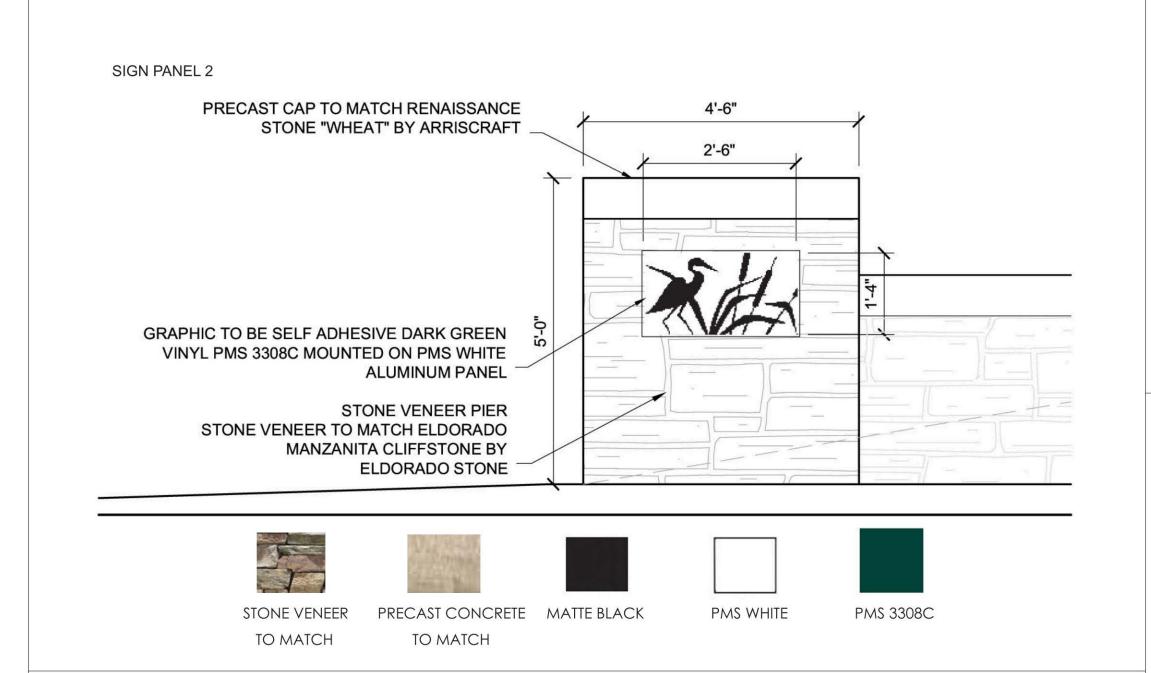


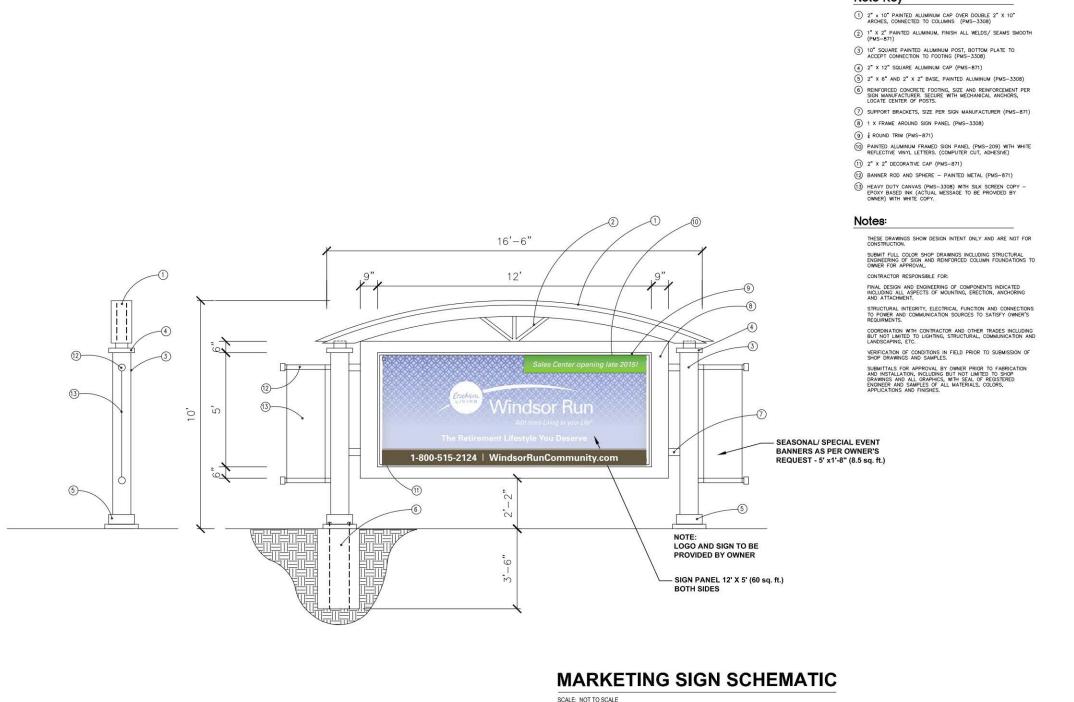
ERICKSON LIVING AT LIMESTONE VALLEY
HOWARD COUNTY, MARYLAND
JULY 28, 2017

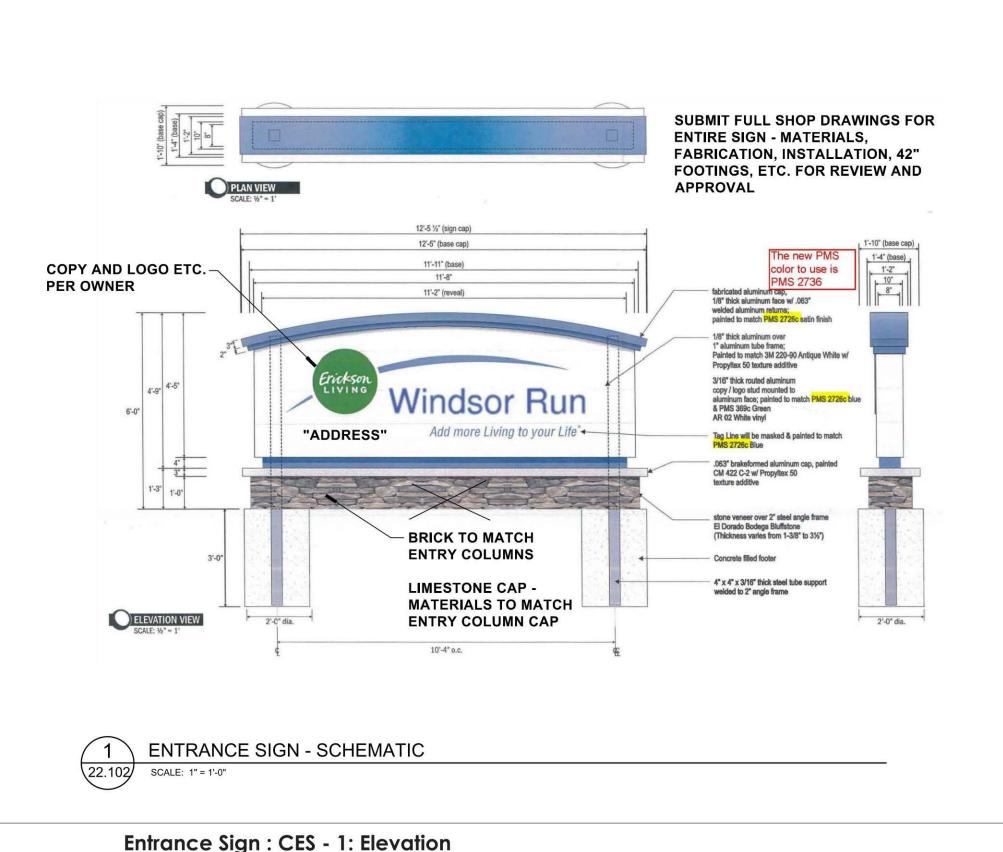


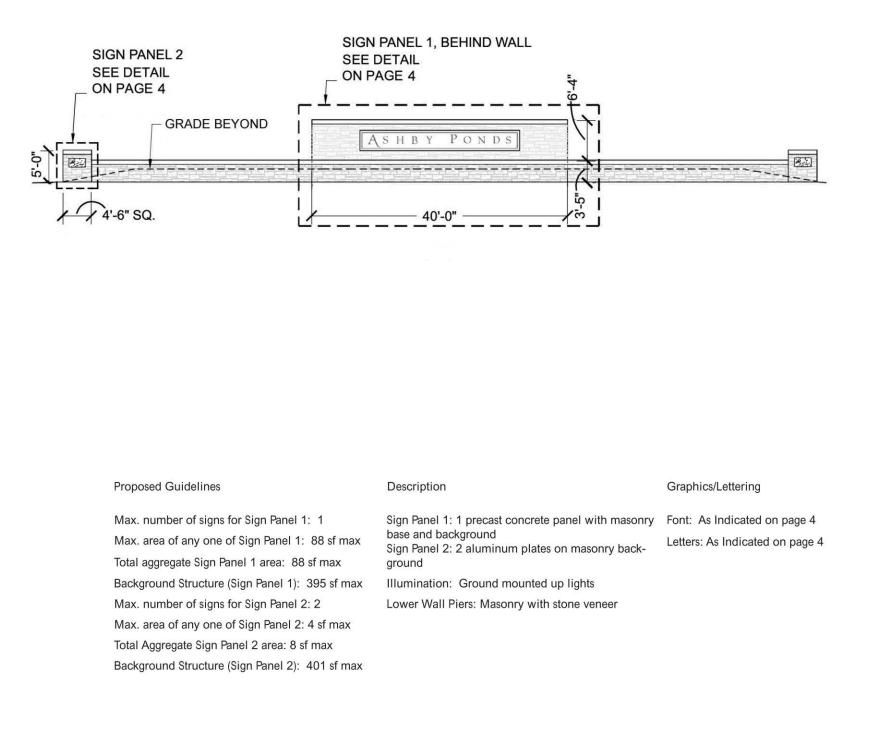
SHEET DCP- 4

Entrance Sign : CES - 1: Elevation Enlargements SIGN PANEL 1 PRECAST CAP TO MATCH RENAISSANCE STONE "WHEAT" BY ARRISCRAFT UPPER MASONRY WALL STONE VENEER TO MATCH ELDORADO MANZANITA CLIFFSTONE BY ELDORADO STONE 40'-0" AS H B Y PON D S GOUDY OLD STYLE WITH PERSONALIZED 'A' PIN LETTERS, COLOR TO BE MATTE BLACK BORDER W/ PANEL TO BE RECESSED PRECAST CONCRETE PANEL TO MATCH RENAISSANCE STONE "WHEAT" BY ARRISCRAFT 40'-0" AS H B Y PON D S









IMAGES ARE PROVIDED FOR REFERENCE PURPOSES AS PRECEDENT EXAMPLES ONLY



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

PROPOSED DEVELOPMENT STANDARDS AND SIGN DETAILS

PROPOSED DEVELOPMENT STANDARDS

A. DEFINITIONS

1. CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

CONTINUING CARE RETIREMENT COMMUNITY (CCRC) SHALL MEAN A LARGE SCALE FACILITY (OR INTEGRATED GROUP OF FACILITIES) WHICH HAS A PRIMARY PURPOSE OF PROVIDING HOUSING AND CONTINUING CARE FOR PEOPLE OVER THE AGE OF 62, AND WHICH CONSISTS OF CCRC INDEPENDENT LIVING UNITS, CCRC ASSISTED LIVING AND MEMORY CARE UNITS, CCRC SKILLED CARE NURSING UNITS, AND CCRC ACCESSORY USES, ALL AS DEFINED HEREIN. FOR PURPOSES OF THIS CEF DISTRICT, "CONTINUING CARE" MEANS THE PROVISION OF LODGING, AMENITY AND NURSING, MEDICAL, OR OTHER HEALTH-RELATED SERVICES AT THE SAME OR ANOTHER LOCATION TO AN INDIVIDUAL PURSUANT TO AN AGREEMENT EFFECTIVE FOR THE LIFE OF THE INDIVIDUAL OR FOR A PERIOD GREATER THAN ONE YEAR INCLUDING MUTUALLY TERMINABLE CONTRACTS AND IN CONSIDERATION OF THE PAYMENT OF AN ENTRANCE FEE WITH OR WITHOUT PERIODIC CHARGES TO AN INDIVIDUAL WHO IS AT LEAST 62 YEARS OF AGE.

2. CCRC INDEPENDENT LIVING UNIT

CCRC INDEPENDENT LIVING UNIT SHALL MEAN A DWELLING UNIT WITHIN A CCRC CONTAINING LIVING AREA(S), BEDROOM AREA(S), KITCHEN AREA, AND BATHROOM(S), , WHICH HOUSE ONE OR MORE PEOPLE OVER THE AGE OF 62 IN A MANNER IN WHICH THEY MAY LIVE INDEPENDENTLY WITH PROVISIONS FOR A VARIETY OF RESTAURANT STYLE MEAL SERVICES THROUGH A DECLINING BALANCE PROGRAM:

3. CCRC ASSISTED LIVING AND MEMORY CARE UNIT

CCRC ASSISTED LIVING FACILITY AND MEMORY CARE UNIT IS A UNIT LOCATED WITHIN A CCRC BUILDING THAT PROVIDES A RESIDENTIAL LIVING ENVIRONMENT, ASSISTED BY CONGREGATE MEALS, HOUSEKEEPING, AND PERSONAL SERVICES FOR PERSONS AGE 62 OR OLDER, WHO HAVE TEMPORARY OR PERIODIC DIFFICULTIES WITH ONE OR MORE ESSENTIAL ACTIVITIES OF DAILY LIVING, SUCH AS FEEDING, BATHING, DRESSING, OR MOBILITY. A CCRC ASSISTED LIVING AND MEMORY CARE UNIT SHALL INCLUDE DWELLING UNITS, AS WELL AS ACCESSORY DINING ROOM(S), BATHING AREA(S), COMMON AREA(S), OFFICES, AND OTHER SPACES NECESSARY TO PROVIDE THE ABOVE SERVICES LOCATED WITH THE CCRC.

4. CCRC SKILLED CARE NURSING UNIT

CCRC SKILLED CARE NURSING UNIT IS A UNIT LOCATED WITHIN A CCRC WHICH PROVIDES BOARD, SHELTER, AND 24-HOUR SKILLED NURSING AND MEDICAL CARE TO CHRONIC OR CONVALESCENT PATIENTS. A CCRC SKILLED CARE NURSING UNIT SHALL INCLUDE NURSING BEDS AND/OR INDIVIDUAL ROOMS, AS WELL AS ACCESSORY DINING ROOMS, BATHING AREAS, COMMON AREAS, OFFICES, CLINICS, THERAPY AREAS, MEDICAL FACILITIES, AND OTHER SPACE NECESSARY TO PROVIDE THE ABOVE SERVICES LOCATED WITH THE CCRC

5. CCRC ACCESSORY USES

THE CCRC MAY BE DEVELOPED THROUGH CLUSTERS OF MID-RISE BUILDINGS THAT SURROUND A CCRC STAND-ALONE BUILDING OR INTEGRATED WITH CCRC INDEPENDENT LIVING UNITS AND FORM A NEIGHBORHOOD.

CCRC ACCESSORY USES WITHIN A CCRC SHALL MEAN ANY USE NECESSARY FOR THE OPERATION OF THE FACILITY OR FOR THE BENEFIT OR CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS INCLUDING, BUT NOT LIMITED TO: KITCHEN AND DINING FACILITIES, RESTAURANTS, PLACES OF WORSHIP, INDOOR AND OUTDOOR RECREATIONAL BUILDINGS AND USES, RETAIL AND BANKING FACILITIES, BEAUTY SALONS AND BARBER SHOPS, GIFT SHOPS, CLASS ROOMS, SECURITY FACILITIES; CONFERENCE ROOMS, SOCIAL ROOMS, COMMON AREAS, GUEST ROOMS, MEDICAL OFFICES, MEDICAL CLINIC, DIALYSIS CENTER, LABORATORY SERVICES, DENTAL OFFICES, PHYSICAL THERAPY AND REHABILITATION CENTER, WELLNESS CENTER, AMBULATORY SURGERY, DIAGNOSTIC IMAGING SERVICES, POSTAL CENTER, PHARMACY, MAINTENANCE FACILITIES, CRAFT AND MUSIC ROOMS, VARIOUS CRAFT, HEALTH, EXERCISE AND VOCATIONAL ACTIVITIES, CLASSROOMS, SWIMMING POOLS, LIBRARY AND TELEVISION ROOM, AS WELL AS FACILITIES RELATED TO THE OPERATION OF THE FACILITY SUCH AS BUT NOT LIMITED TO ADMINISTRATIVE OFFICES, FOOD AND RECORD STORAGE AREAS, PROPERTY MAINTENANCE FACILITIES, RADIO AND SATELLITE DISH ANTENNAE, NON-AGE RESTRICTED DAY CARE CENTER FOR RELATIVES OF EMPLOYEES, SECURITY OPERATIONS, OFF-STREET PARKING AND OFF-STREET PARKING STRUCTURES, AND HEATING AND COOLING EQUIPMENT STRUCTURES, PROVIDED THAT THE CCRC ACCESSORY USE IS FOR THE PRIMARY BENEFIT OF THE CCRC.

B. USES PERMITTED AS A MATTER OF RIGHT

- 1. CCRC CONSISTING OF CCRC INDEPENDENT LIVING UNITS, CCRC ASSISTED LIVING AND MEMORY CARE UNITS, CCRC SKILLED CARE NURSING UNITS, AND/OR
- RELATED FACILITIES AND ACCESSORY USES THERETO.

 PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS RESERVED FOR USE OF ON-SITE RESIDENTS AND THEIR GUESTS.

 CONSERVATION AREAS, INCLUDING WILDLIFE AND FOREST PRESERVES, ENVIRONMENTAL AREAS, REFORESTATION AREAS, AND SIMILAR USES.
- CONSERVATION AREAS, INCLUDING WILDLIFE AND FOREST PRESERVES, ENVIRONMENTAL AREAS, REFORESTATION AREAS, AND SIMILAR US
 MOTOR VEHICLE FUELING FACILITY WITH ACCESSORY CONVENIENCE STORE (SUBJECT TO SECTION H BELOW).

C. ACCESSORY USES

 ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY PERMITTED USE AS A MATTER OF RIGHT, INCLUDING, BUT NOT LIMITED TO CCRC ACCESSORY USES.

D. BULK REGULATIONS (CCRC USES)

(a) HEIGHT

1. THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY

2. MINIMUM SETBACK REQUIREMENTS (SUBJECT TO SECTION 128.0.A.1 OF THE HOWARD COUNTY ZONING REGULATIONS):
(a) FROM EXTERIOR, ARTERIAL OR COLLECTOR STREET RIGHT OF WAY.

(a) FROM ANY OTHER PUBLIC STREET RIGHT OF WAY OR PRIVATE STREET

(a) FROM THE VICINAL PROPERTIES (1) FROM RC AND RR

E. MODERATE INCOME HOUSING UNITS

AT LEAST 10 PERCENT OF CCRC INDEPENDENT LIVING UNITS WILL BE MODERATE INCOME HOUSING UNITS IN ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS AND MIHU CODES.

F. AMENITY AREAS

THIS COMMUNITY SHALL INCLUDE AN AMENITY AREA OR AMENITY AREAS. A MINIMUM OF 10% OF THE NET ACREAGE SHALL BE PROVIDED AS OPEN SPACE. AMENITY AREAS MAY BE CONNECTED BY PEDESTRIAN IMPROVEMENTS.

G.PARKING

PARKING WILL BE PROVIDED IN A COMBINATION OF UNDERGROUND PARKING AND SURFACE PARKING AT A MINIMUM RATE OF 1.4 SPACES PER INDEPENDENT LIVING UNIT, INCLUSIVE OF ALL STAFF, RESIDENT AND VISITOR PARKING AND INCLUSIVE OF ALL ASSISTED LIVING/MEMORY CARE UNITS AND SKILLED NURSING UNITS WITHIN THE CCRC. SUCH PARKING REQUIREMENTS SHALL BE EXCLUSIVE OF AND IN ADDITION TO THE PARKING REQUIREMENTS SET FORTH IN SECTION H BELOW WITH RESPECT TO THE OPERATION OF THE MOTOR VEHICLE FUELING FACILITY AND ACCESSORY CONVENIENCE STORE.

H. ADDITIONAL REQUIREMENTS FOR MOTOR VEHICLE FUELING FACILITY.

A MOTOR VEHICLE FUELING FACILITY SHALL BE PERMITTED SUBJECT TO THE FOLLOWING:

1. AREA OCCUPIED BY THE MOTOR VEHICLE FUELING FACILITY USE SHALL BE LIMITED TO 68,000 SQUARE FEET.

3. MAXIMUM HEIGHT a. CONVENIENCE STORE.

a. CONVENIENCE STORE 30 FEET
b. CANOPY 25 FEET

4. MINIMUM SETBACK REQUIREMENTS:

(a) FROM ANY OTHER PUBLIC STREET RIGHT OF WAY OR PRIVATE STREET

(ii) PARKING AND OTHER USES (EXCLUDING SIGNAGE)...... 10 FEET

5. PARKING REQUIREMENTS

REQUIRED PARKING: 26 SPACES (3 SPACES FOR MOTOR VEHICLE FUELING FACILITY (NO SERVICE BAYS) AND 23 SPACES FOR CONVENIENCE STORE)

PROPOSED PARKING: 28 SPACES

6. HOURS OF OPERATION

(a) MOTOR VEHICLE FUELING FACILITIES/CONVENIENCE STORE TWENTY-FOUR HOURS PER DAY, SEVEN DAYS A WEEK

8. SITE LIGHTING SHALL COMPLY WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. SITE LIGHTING SHALL CONSIST OF BUILDING MOUNTED LIGHTING AND RECESSED OVERHEAD LIGHTING UNDER THE CANOPY. ANY POLE MOUNTED LIGHTING WILL COMPLY WITH APPLICABLE COUNTY REGULATIONS.

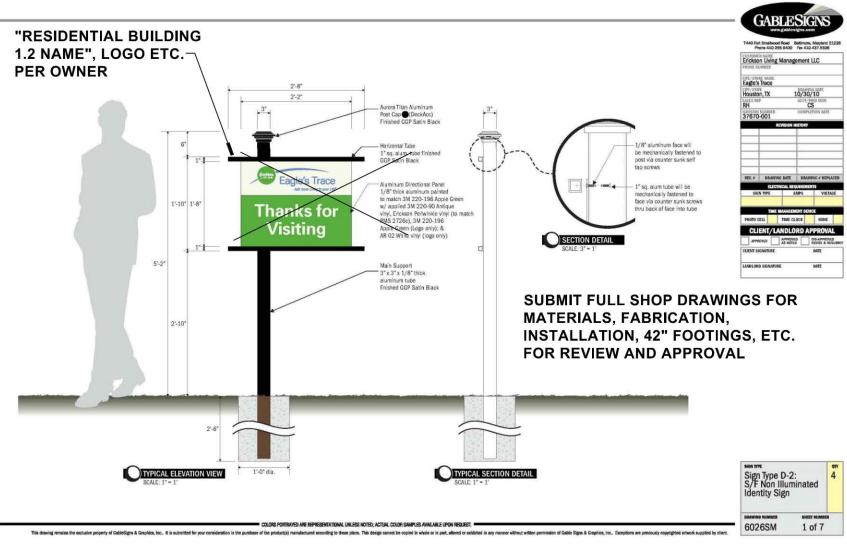
9. OUTSIDE OPERATIONS SHALL BE LIMITED TO THE DISPENSING OF MOTOR VEHICLE FUEL, OIL, WATER, PRESSURIZED AIR, THE CHANGING OF TIRES AND MINOR SERVICING, AND SALES OF PROPANE. STORAGE OF ALL AUTOMOTIVE SUPPLIES SHALL BE WITHIN THE MAIN STRUCTURE.

9. THE GROSS FLOOR AREA OF THE ACCESSORY CONVENIENCE STORE SHALL NOT EXCEED 4,500 SQUARE FEET



**RESIDENTIAL BUILDING 1.2 NAME", LOGO ETC. PER OWNER **Total Particle Control Contro

4 SITE SIGN "D" - ONE SIDED SIGN AT RESIDENTIAL BUILDING 1.2



5 SITE SIGN "E" - ONE SIDED SIGN AT RESIDENTIAL BUILDING 1.2

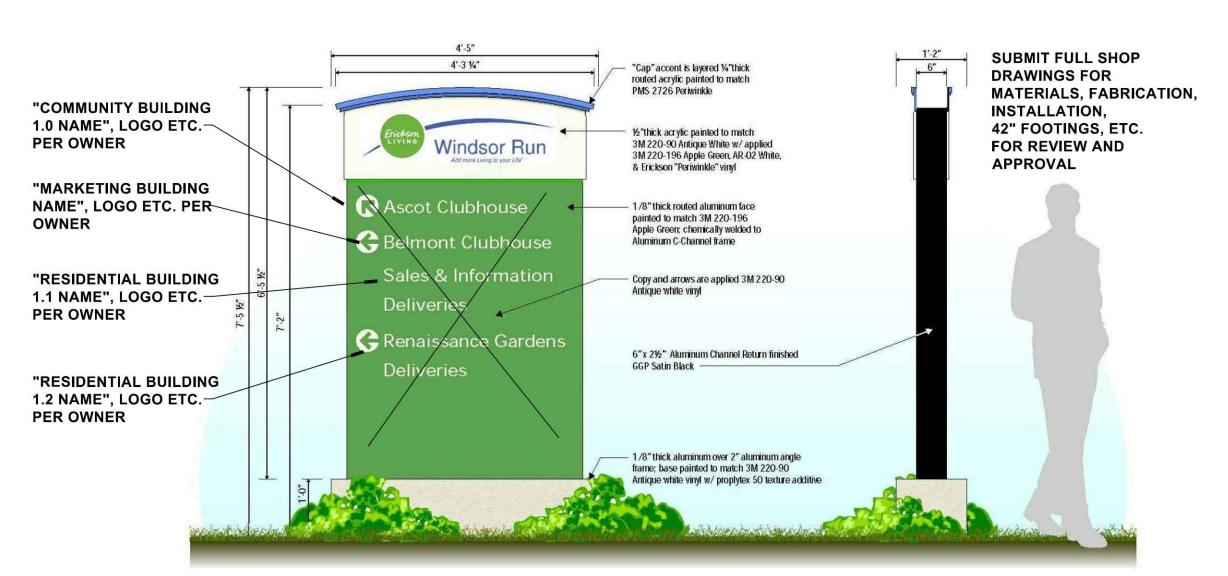


PANEL TO BE 1'-6" HT. BY 2'-0" WIDE

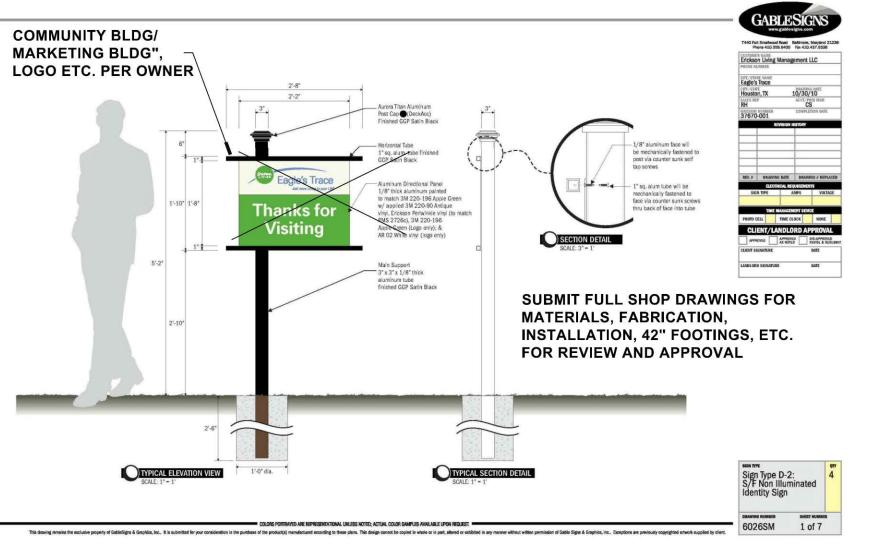
MATCH OTHER SIGNS

SUBMIT FULL SHOP DRAWINGS FOR MATERIALS, FABRICATION, INSTALLATION, 42" FOOTINGS, ETC. FOR REVIEW AND APPROVAL

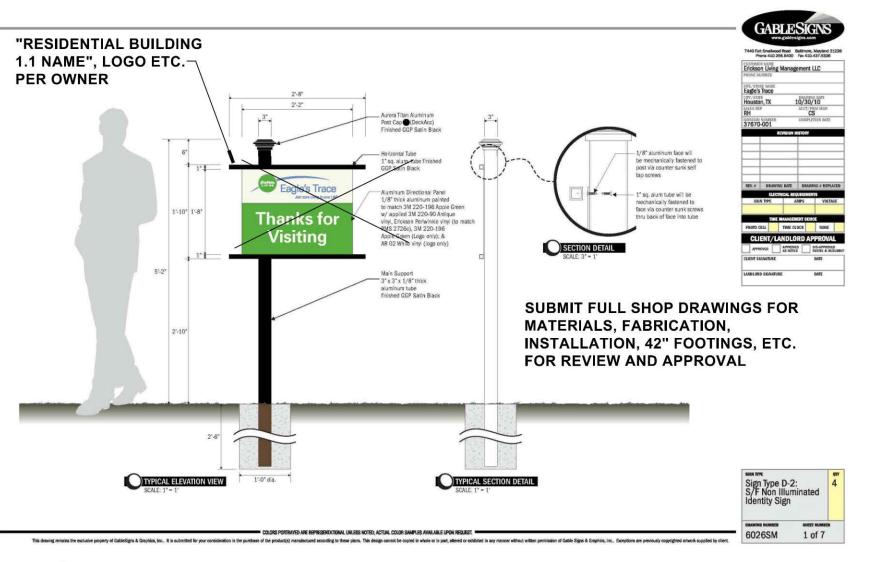




1 SITE SIGN "A" - MAIN ENTRY DIRECTIONAL SIGN
22.116 NOT TO SCALE



2 SITE SIGN "B" - TWO SIDED SIGN AT COMMUNITY BUILDING / MARKETING BUILDING



3 SITE SIGN "C" - ONE SIDED SITE SIGN AT RESIDENTIAL BUILDING 1.1

IMAGES ARE PROVIDED FOR REFERENCE PURPOSES AS PRECEDENT EXAMPLES ONLY





PROPOSED DEVELOPMENT

STANDARDS AND SIGN

DETAILS

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 CCRC ACCESSORY SPACE¹ PARKING

TS 730 68,000SF +/-

700 GARAGE² 190 SURFACE

NEIGHBORHOOD 2

INDEPENDENT LIVING UNITS 470 CCRC ACCESSORY SPACE¹ 40,000SF +/-

PARKING

680 GARAGE² 110 SURFACE

CARE CENTER

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

TOTALS

INDEPENDENT LIVING UNITS 1,200
CARE CENTER UNITS 200 +/CCRC ACCESSORY SPACE¹ 108,000SF +/PARKING

1,380 GARAGE² 300 SURFACE 1,680 TOTAL

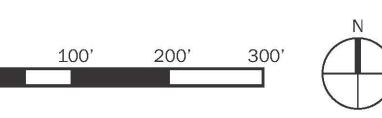
Notes:

- 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.
- Resident parking is provided in garages below independent living buildings

SHEET

DCP-7







COMMUNITY CHARACTER























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





Marks Thomas does not own the copyrights to any of these images. They are only being used as precedents. Images are not to be reproduced or published.

SHEET

DCP-8





MONTGOMERY COUNTY HOUSE – hipped roof porches, masonry and siding



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



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



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



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



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



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



PROPOSED CONCEPTUAL BUILDING ELEVATION



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



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



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

Marks Thomas does not own the copyrights to any of these images. They are only being used as precedents. Images are not to be reproduced or published.

ARCHITECTURAL

CHARACTER





ENVIRONMENTAL BUFFER EXHIBIT LANDS N/F LIMESTONE VALLEY FARM LIMESTONE VALLET PARM LIBER 3583 FOLIO 234 TM: 28 24 100 ZONE: RC-DEO USE: AGRICULTURAL LIMESTONE VALLEY FARM LIBER 3583 FOLIO 234 TM: 28 24 100 ZONE: RC-DEO USE: AGRICULTURAL WOODED -APPROX. SOCATION OF STREET (NOT LIBER 3583 FOLIO 234 TM: 28 24 100 ZONE: RC-DEO USE: AGRICULTURAL PRIVATE ROAD "C" INDEPENDENT LIVING BUILDING 1.6 TANDS N/F FOX RAYMOND FOY NAM YI S LIBER 02500 FOLIO 00118 5 STORIES (W/ PARKING BELOW) LIVING BUILDING 1.7 5 STORIES (W/ TM: 29 19 356 - LOT 54 ZONE: RC-DEO SREEKANTH UDAY TYPICAL PEDESTRIAN ANANTHRAM MANJŪLĀ J/T LIBER 12328 FOLIO 00396 TM: 29 19 356 — LOT 55 ZONE: RC-DEO USE: RESIDENTIAL MEMORY CARE AND SKILLED NURSING-3 STORIES (WI PARKING BELOW) INDEPENDENT LIVING BUILDING 1.3 PARKING BELOW 5 STORIES PEDESTRIAN (W/ PARKING BELOW) BUILDING 1.2 SPECIMEN— 5, 5 STORIES_ (W/ PARKING BELOW) INDEPENDENT LIVING -BUILDING 2.5 INDEPENDENTLIVING 5 STORIES BUILDING 1.4 SSTORIES (W/ PARKING BELOW) (WI PARKING BELOW) SPECIMEN--STOP HERE ON PEDESTRIAN TYPICAL PEDESTRIAN LINK CLUB HOUSE BUILDING 1.0 LANDS N/F486 LINTHICUM CHAPEL CEMETERY CO. OF CLARKSVI LIBER-00086 FOLIO 00467 TM: 35 01 242 TREE K ZONE: R-20 SPECIMEN— TREE L USE: EXEMPT COMMERCIAL BUILDING 2.3 5 STORIES (W/ PARKING BELOW) GATE HOUSE / CONTROLLED BREEDEN FAMILY LIMITED LIABILITY COMPANY LIBER 5341 FOLIO 656 - SPECIMEN TREE ENTRANCE LANDS, N/F STEPHEN KLEIN & ASSOCIATES, LLC LIBER 5082 FOLIO 679 TM: 35 01 001 ZONE: B-1 USE: COMMERCIAL SPECIMEN-TREE M BUILDING 2.1 5 STORIES (W/ PARKING BELOW) SPECIMEN— TREE N NOTE CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT SPECIMEN— TREE O BUILDING 1.5 4 STORIES (W/ 50' STREAM BUFFER BUILDING 2.4 LEGEND INTERMITTENT -5 STORIES STREAM "A" (W/ PARKING BELOW) STREAM BUFFER EMPLOYEE / EVENT PARKING (2 LEVEL) STEPHEN KLEIN & ASSOCIATES, LLC LIBER 5082 FOLIO 679 -WOODED-TM: 35-01 001 ZONE: B=T USE: COMMERCIAL STREAM BUFFER WETLANDS LANDS NAF S NDEN-LINTHICUM UNITED LIBER 00359 FOLIO 00489 TM: 35 ON 218 - PAR. A ZONE: R-20 USE: EXEMPT COMMERCIAL POSSIBLE ENVIRONMENTAL BUFFER ENCROACHMENTS 6' CHAINLINK FENC LANDS N/F RIM=465.28 RIM=465.28 CLARKSVILLE AUTO PROPERTIES, LI INV=457.28(48) LIBER 3903 FOLIO 315 BOTTOM=456.93 TM: 34.06 244 UP NO# FOREST AREA TO REMAIN SPECIMEN TREE P FOSTER PROPERTY LANDS N/F CLARKSVILLE SQUARE, LLC LIBER 4516 FOLIO 389 TM:/34 06 427 PLAT NO. 14068 ZONE: B-2 USE: COMMERCIAL POTENTIAL FUTURE LANDS N/F CLARKSVILLE SQUARE II LLC ZONE: B-2 USE: COMMERCIAL LIBER 14592 FOLIO 443 -TM: 34 06 214 ZONE: B-2 SPECIMEN TREE USE: COMMERCIAL LANDS N/F SDMC ASSOCIATES LIBER 02005 FOLIO 00573 TM: 34 06 017 ZONE, B-1







LAND SN/F LIMESTONE VALLEY FARM LIBER 3583, FOLIO 234 VM: 28 24, 100 ZOWE: RC-DEO LISE: AGRICULTURAL___ PROP. FOREST CONSERVATION AREA INDEPENDENT LIVING BUILDING 1.6 5 STORIES (W/ PARKING BELOW) INDEPENDENT LIVING BUILDING 1.7 5 STORIES (W/ PARKING BELOW) TYPICAL— PEDESTRIAN LINK / MEMORY CARE AND SKILLED NURSING - 3 STORIES (W/ PARKING BELOW) INDEPENDENT LIVING BUILDING 1.3 5 STORIES (W/ PARKING BELOW) INDEPENDENT LIVING BUILDING 1.2 5 STORIES (W/ PARKING BELOW) INDEPENDENT LIVING BUILDING 1.4 5 STORIES (W/ PARKING BELOW) BUILDING 2.5 5 STORIES TYPICAL-PEDESTRIAN LINK CLUB HOUSE BUILDING 1.0 3 STORIES GATE HOUSE / CONTROLLED ACCESS INDEPENDENT LIVING BUILDING 2.3 5 STORIES (W/ PARKING BELOW) TANDS, NY TERMINAL TO THE PHEN KLEIN & ASSOCIATES, LLC LIBER 5082 FOLIO 679 TM: 35 01 001 ZONE B-1 USE: COMMERCIAL TYPICAL PEDESTRIAN LINK INDEPENDENT LIVING BUILDING 2.1 INDEPENDENT LIVING BUILDING 2.2 5 STORIES (W/ PARKING BELOW) INDEPENDENT LIVING BUILDING 1.5 4 STORIES (W/ N 563,700 RETENTION LANDS N/F LARKSVILLE ADTO, PROPERTIES, LIBER 3903 FOLIO 315 TM: 34-06 244 ZONE: B-2 FOSTER PROPERTY PLAT NO. 14068 POTENTIAL FUTURE ACCESS POINT

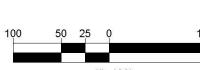
901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MD 21204

H:\2017\MD172015\DRAWINGS\EXTERNAL FILES\LANDSCAPE DESIGN\D - LAND - MD172015.DWG PRINTED BY: JWAGNER 7.28.17 @ 11:15 AM LAST SAVED BY: JWAGNER

CONCEPTUAL LANDSCAPE PLAN

SYMBOL LEGEND	
800000	SHADE TREES
00	ORNAMENTAL TREES
****	EVERGREEN TREES
	STREET TREES
•	ORNAMENTAL STREET TREES
	FOREST RETENTION (FOREST TO REMAIN)
	REFORESTATION
	FENCE
SBSB	100' STREAM BUFFER
FPFP	100 YR. FLOODPLAIN
	STREAM
	TREELINE
	EXISTING SPECIMEN TREE (TO REMAIN)

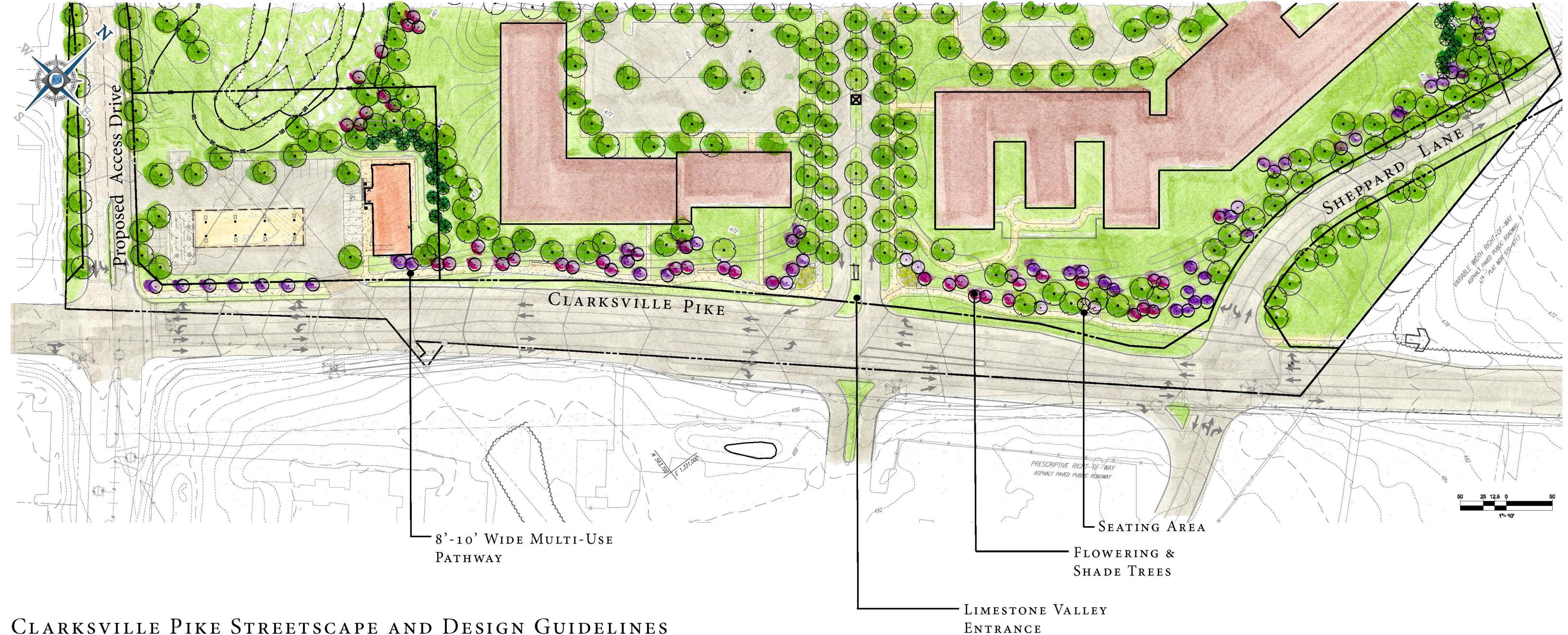
NOTE: CONCEPTUAL PLAN SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL REFINEMENT.



m All



CONCEPTUAL STREETSCAPE PLAN



CLARKSVILLE PIKE STREETSCAPE AND DESIGN GUIDELIN (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/BICYLE ACCOMMODATIONS:

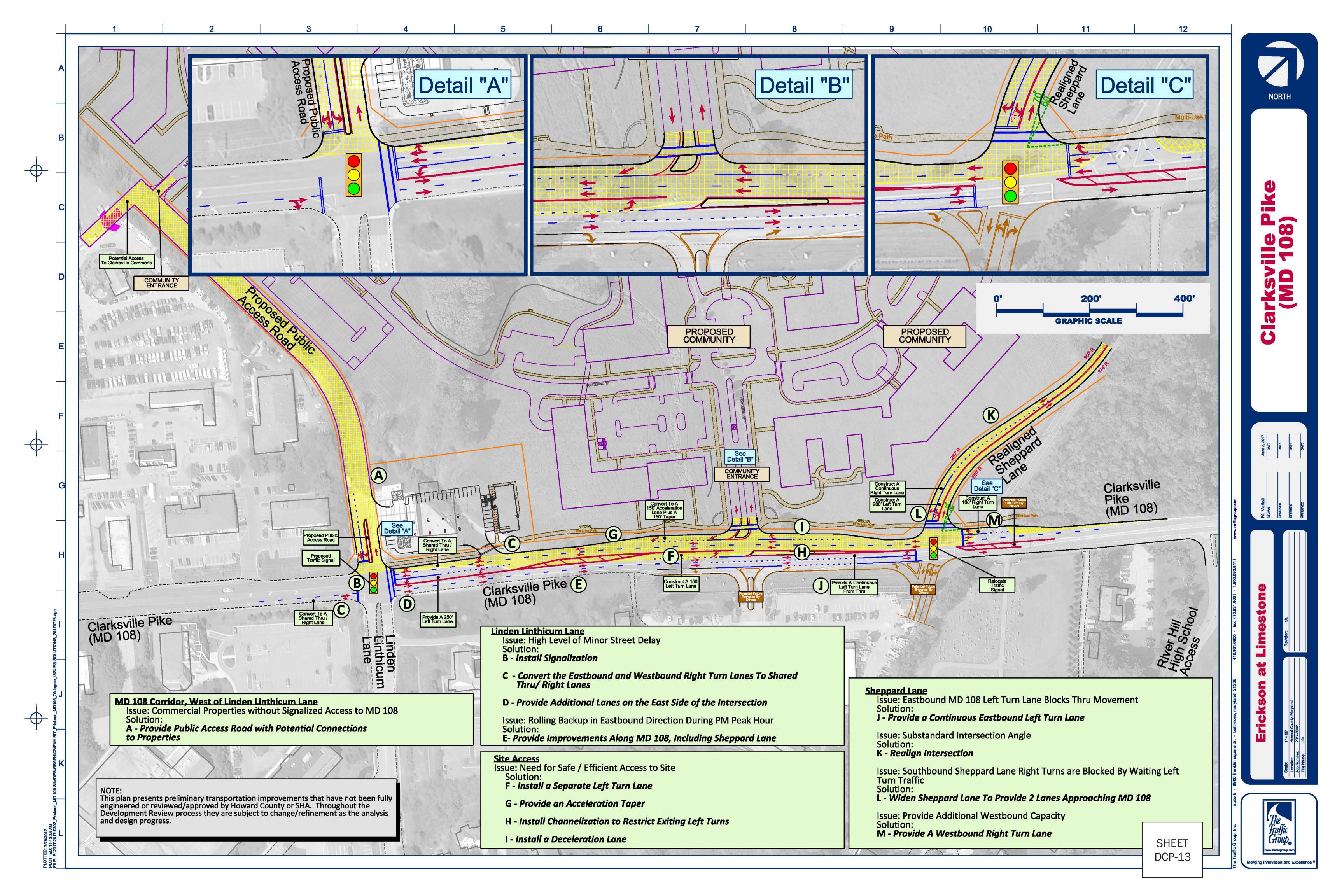
• CONTINUOUS SIDEWALK TRANSISTIONS TO A SHARED-USE PATH ALONG THE SOUTHEASTER EDGE; CONTINUOUS SHARED-USE PATH ALONG THE NORTHWESTERN EDGE; CROSSWALKS AT ALL M JOR STREET INTERSECTIONS AND ENTRANCES TO SCHOOLS

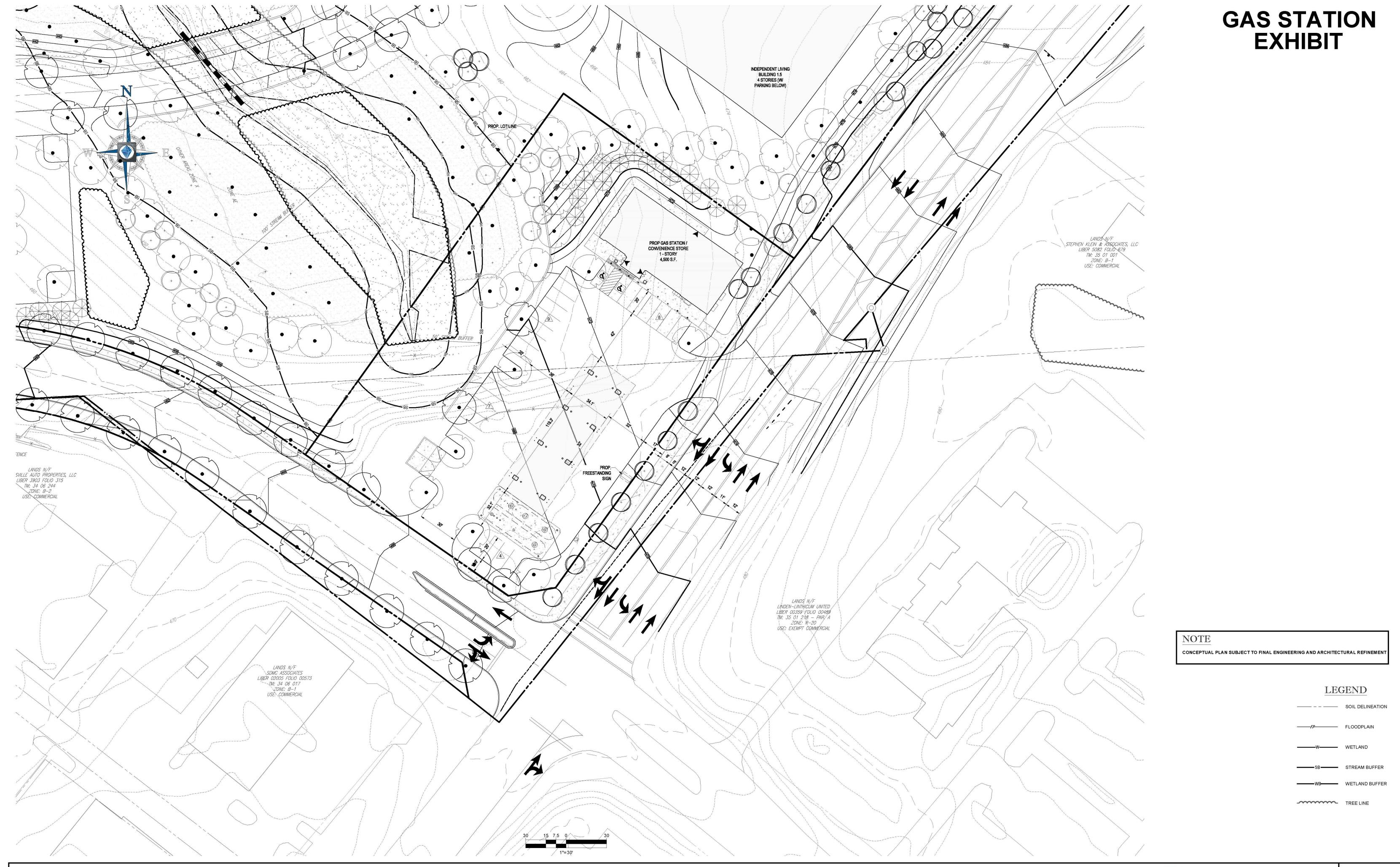
LANDSCAPE:

• Informally clustered trees next to natural and agriculturl areas; Some street trees have been place within the Building Frontage Zone, rather than the Tree/Planting Zone, to accommodate setback requirements for underground water lines













	Introduced Public Hearing Council Action Executive 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	
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		
	By order	
This Bill was read a third time on, 2017	and Passed, Passed with amendments, Failed	
	By order	
Sealed with the County Seal and presented to the County at a.m/p.m.	Executive for approval this day of, 2017	
	By order	
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.

WHEREAS, the General Plan for Howard County ("PlanHoward 2030") establishes the Planned
Service Area, which is the area within which the County provides public water and sewer
service: and

5

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

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

 WHEREAS, the Department of Planning and Zoning (DPZ) and the Department of Public Works (DPW) have reviewed the proposed expansion of the Planned Service Area boundary 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 and further identified as Tax Map 34, Parcel 185 and a part of Tax Map 28, Parcel 100 (the "Property"), as shown on attached Exhibit A and Exhibit B; and

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

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

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

WHEREAS, 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

1 2

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

[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

Furthermore, 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

And

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

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

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

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

WHEREAS, the Planning Board has reviewed and recommended approval of the proposed expansion.

Now, Therefore,

Section 1. Be It Enacted by the County Council of Howard County, Maryland that the PlanHoward 2030 policy maps identified below are amended to expand the Planned Service Area, the Growth Tier I Area, and the Growth and Revitalization Designated Place Type area 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 and further identified as Tax Map 34, Parcel 185 and a part of Tax Map 28, Parcel 100 (the "Property"), as shown on attached Exhibit A and Exhibit B. Amended Policy Maps include: Map 4-1; Map 5-1; Map 6-2; Map 6-3; and Map 8-1.

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

- (1) The Howard County Zoning Board shall fail to issue a Decision and Order approving a Petition to Amend the Zoning Maps of Howard County to rezone the Property to CEF-M for the stated purpose of developing a CCRC community within 3 years from the effective date of this Act; or
- (2) The connection between the Property and the public water and sewer infrastructure are not made within 10 years of the effective date of this Act.

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

- 1 Section 4. Be It Further Enacted by the County Council of Howard County, Maryland that if
- any provision of this Act or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity shall not affect other provisions
- for any reason in a court of competent jurisdiction, the invalidity shall not affect other provisions 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.

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

