

KEEPING FAMILIES TOGETHER IN HOWARD COUNTY

July 16, 2018

Howard County Council
CB 59 - 2018: General Plan Amendment



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INTRODUCTION

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REQUEST

CB 59 - 2018

- Expand the Planned Service Area for water and sewer service to approximately 60 acres of land in Clarksville, Maryland for a Continuing Care Retirement Community (CCRC)
- Adjust the Growth Tier Maps and incorporate the property in Growth Tier 1
- Designate the property as a Targeted Growth and Revitalization Designated Place

OVERVIEW

What is a CCRC?

- Type of retirement community where a continuum of aging care needs are all met on the campus
 - Independent living
 - Assisted living
 - Skilled Nursing
 - Memory Care



REQUEST

Reversion Clauses

Now, Therefore,

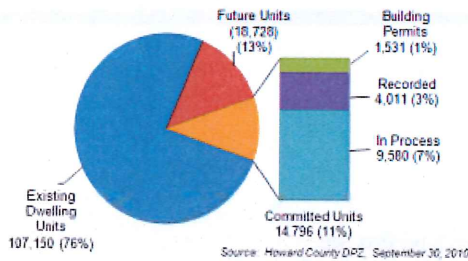
Section 1. Be It Enacted by the County Council of Howard County, Maryland that the PlanHoward 2030 policy maps identified below are amended to expand the Planned Service Area, the Growth Tier I Area, and the Growth and Revitalization Designated Place Type area to include approximately 61 acres of property 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.

Figure 6-9 - Housing Units Buildout Based on Current Zoning Total= 141,000 Dwelling Units



33% of future new homes will be single-family detached and 67% will be townhouses, condominiums, or apartments (Figure 6-9).

Expansion of the Planned Service Area

Expansions to the Planned Service Area (PSA) for water and sewer service since 1990 have been very limited. In 1993, the County Council voted to extend water service to include the area around the Alpha Ridge Landfill. This extension was done solely out of concern for potential future groundwater contamination that might originate from the Alpha Ridge Landfill; therefore, only water service is provided in this area. No sewer service is allowed and no change from rural land uses or zoning is authorized. Map 6-2 shows the current boundary for public water and sewer as well as the water-service-only area.

The boundary of the PSA for both water and sewer service is important not only to determine which parcels will be served by public water and sewer service, but also because the PSA is Howard County's designated growth boundary or Priority Funding Area per the State's Smart

Growth Act. The PFA/PSA is also the boundary for *PlanHoward 2030's* rural place designations. As such, adjustments to the PSA would have significant ramifications in terms of both permitted development intensity and the level of other County and State services.

PlanHoward 2030 proposes three minor expansions of the Planned Service Area (adjoining Ellicott City, Clarksville, and Maple Lawn). To achieve Bay restoration goals it is preferable to include these properties in the PSA, rather than have them utilize septic systems particularly where the area drains to reservoirs or high quality stream systems. These properties, because of their location at the interface of the rural residential zone and the planned service area, should be designed and zoned to establish a transition that is compatible with and enhances surrounding communities. In addition, they should create an environmental benefit through environmental site design that mitigates impervious surfaces so that storm water will be captured onsite and not affect nearby waterways. In the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate. A PSA revision requires a General Plan Amendment to Map 6-2. Any requests for a General Plan Amendment for expansion of the PSA should be denied unless either:

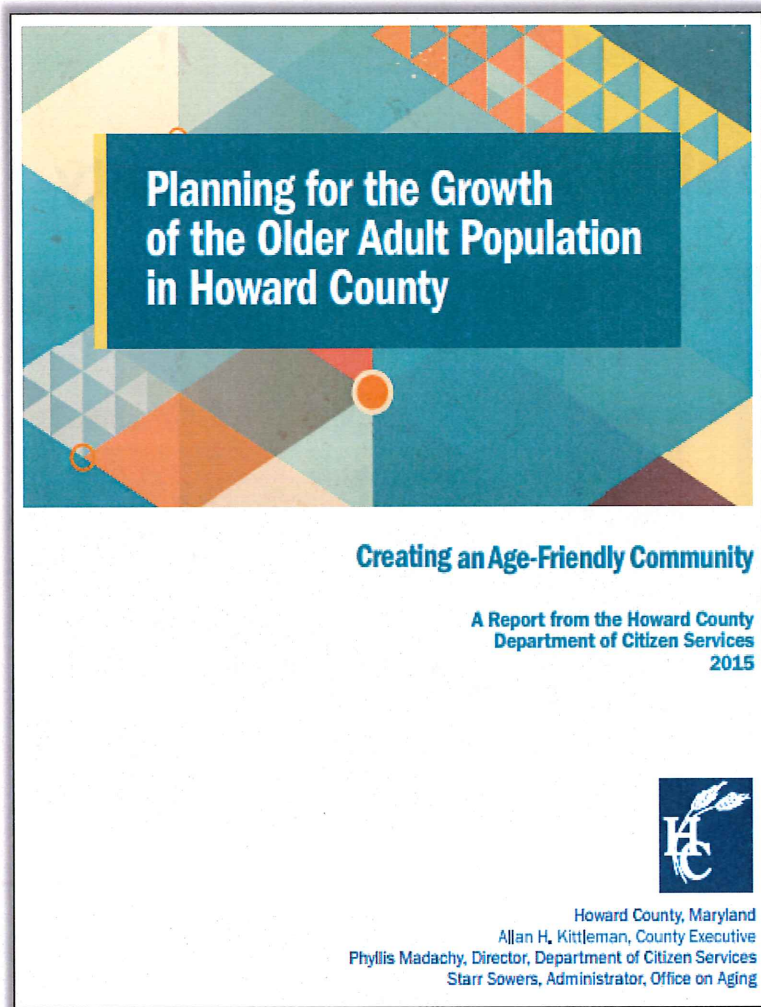
1. The proposed expansion of the Planned Service Area is intended to provide for a public or institutional use such as a religious facility, philanthropic institution, or academic school; or
2. The proposed expansion of the Planned Service Area includes a

zoning proposal that is consistent with the General Plan and Smart Growth policies. Sewer and water infrastructure capacity and costs must be analyzed to confirm the feasibility and availability of scheduled capacity.

As established in *General Plan 2000* and subsequent amendments, institutional or public use expansions of the Planned Service Area boundary are limited to:

1. Properties adjoining the existing PSA boundary without including an intervening privately owned parcel;
2. The minimum area necessary to serve the proposed use. Subdivision of the parcel consistent with the PSA boundary amendment is required after approval of the General Plan Amendment and prior to the inclusion of the parcel into the Metropolitan District; and
3. The particular use proposed at the time of expansion with a deadline for the completion of the improvements for the proposed use and connection to the public water and/or sewerage system. If the proposed public or institutional use is not actually constructed and connected to the public water and/or sewerage system by the deadline specified in the Bill, the Planned Service Area expansion shall be null and void and the Planned Service Area automatically shall revert to its location prior to the Council Bill approving the expansion.

DEMOGRAPHIC CHANGES



- By 2035, **28,108** more residents over the age of 75 will be living in Howard County
- Howard County will be adding **1,124** residents over age 75 per year for the next 18 years
- Howard County residents age 85 and older will increase from 6,606 to **23,334** by 2035

HOWARD COUNTY ANALYSIS

Sage Policy Group Report (Nov. 2017)

Very Limited CCRC Availability in Howard County



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EXISTING CONDITIONS - CONTEXT MAP



CONCEPT PLAN



POTENTIAL MULTI-USE PATHWAY EXTENSIONS



WHY EXPAND THE PLANNED SERVICE AREA?

Reasons:

1. Meets requirements for the Planned Service Area expansion in PlanHoward2030
2. Addresses the housing shortfall and medical care needs for seniors in Howard County
3. Fiscal net positive impact of nearly \$4.2 million annually
4. Five-acre public park
5. Transportation enhancements that improve traffic conditions in Clarksville
6. Multi-use pathway that connects the greater Clarksville community from Trotter Road to Great Star Drive
 - Implements significant portion of the Clarksville Streetscape Design Guidelines



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QUESTIONS AND ANSWERS

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