

Introduced 7/2/18
Public hearing 7/16/18
Council action 7/27/18
Executive action 8/6/18
Effective date 10/6/18

County Council of Howard County, Maryland

2018 Legislative Session

Legislative day # 10

BILL NO. 59 – 2018

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 first time July 2, 2018. Ordered posted and hearing scheduled.

By order

Jessica Feldmark
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 July 16, 2018.

By order

Jessica Feldmark
Jessica Feldmark, Administrator

This Bill was read the third time on July 27, 2018 and Passed , Passed with amendments , Failed .

By order

Jessica Feldmark
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 30th day of July, 2018 at 11:00 a.m./p.m.

By order

Jessica Feldmark
Jessica Feldmark, Administrator

Approved Vetoed by the County Executive Aug 6, 2018

Alan H. Kittleman
Alan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL 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 also establishes the Growth Tier Maps of Howard County which
6 maps were adopted by Howard County in fulfillment of its obligations under the Sustainable
7 Growth and Agricultural Preservation Act of 2012 (Senate Bill 236); and
8

9 **WHEREAS**, PlanHoward 2030 further establishes the Designated Place Type Maps of Howard
10 County which maps were also adopted by Howard County in fulfillment of its obligations under
11 the Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236); and
12

13 **WHEREAS**, PlanHoward 2030 provides that any requests for a General Plan amendment for the
14 expansion of the Planned Service Area for water and sewer service should be denied unless the
15 following minimum criteria are met: the proposed expansion of the Planned Service Area is part
16 of a zoning proposal and is consistent with the General Plan and Smart Growth policies; or the
17 proposed expansion of the Planned Service Area is intended to provide for a public or
18 institutional use such as a religious facility, charitable or philanthropic institution, or academic
19 school; and
20

21 **WHEREAS**, the proposed expansion of the Planned Service Area boundary to include
22 approximately 61 acres of property located west of Clarksville Pike (MD Route 108) and south
23 of Sheppard Lane, in Clarksville, Howard County, Maryland is further identified as Tax Map 34,
24 Parcel 185 and a part of Tax Map 28, Parcel 100 (the “Property”), as shown on attached Exhibit
25 A and Exhibit B; and
26

27 **WHEREAS**, the proposed expansion of the Planned Service Area is a part of a specific zoning
28 proposal to rezone the Property from RC-DEO to CEF-M for the stated purpose of providing a
29 continuing care retirement community (“CCRC”) to consist of independent living units; assisted
30 living; and skilled nursing care; and
31

32 **WHEREAS**, the establishment of a CCRC on the Property in accordance with the Petitioner’s
33 stated purpose advances a number of stated land use policies within the General Plan and will
34 satisfy in part a growing and well documented need for continuing care retirement communities

1 within Howard County for people over the age of 62.

2
3 **WHEREAS**, the establishment of such a CCRC at the proposed location will afford the County’s
4 senior population much needed additional flexibility to age in place within the County; and
5

6 **WHEREAS**, Chapter 6 (Growth) of the Howard County General Plan notes the following:
7

8 *[w]hereas the total U.S. population grew by 9.7% from 2000 to*
9 *2010, those entering the 45 to 64 year age cohort, the approximate*
10 *ages of the baby boomers, increased by 31.5% during that time*
11 *period. Baby boomers currently make up about 29% of the*
12 *countywide population and are starting to move into the 65-plus age*
13 *cohort.*
14

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

16
17 In addition, Chapter 6 (Growth) of the Howard County General Plan makes the following
18 pertinent finding:

19
20 *[w]hereas the overall County population increased by 16%, those*
21 *65 and over increased by 57%. There are now 10,577 more*
22 *residents 65 and older compared to ten years ago – 29,045 total in*
23 *2010 compared to 18,468 in 2000. Almost 27% of the total increase*
24 *of 39,243 residents over the decade was comprised of those aged 65*
25 *and older. The very old, 85 and over, increased by 47%. This trend*
26 *will continue as the baby boomers continue to age.*
27

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

29
30 Furthermore, Policy 9.4 of the Howard County General Plan aims to “expand housing options to
31 accommodate the County’s senior population who prefer to age in place and people with special
32 needs.” In support of that Policy Goal, the Howard County General Plan finds that the

33
34 *County’s housing stock should support the aging population and*
35 *will need to continue General Plan 2000 policies to promote diverse*
36 *senior housing for those that wish or need to downsize to more easily*
37 *maintained units as they age. The policies should also continue to*
38 *support seniors who choose to age in place in their own homes or in*
39 *their own communities...The County also recognizes that as older*
40 *residents’ ability to live independently diminishes, they often need*
41 *to move to housing that provides support services. There are both*

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

5 (2) The connection between the Property and the public water and sewer infrastructure are
6 for the purpose of serving a CCRC development is not made within 10 years of the effective date of
7 this Act.

8
9 **Section 3. Be It Further Enacted** by the County Council of Howard County, Maryland that this
10 amendment be attached to PlanHoward 2030.

11
12 **Section 4. Be It Further Enacted** by the County Council of Howard County, Maryland that if
13 any provision of this Act or the application thereof to any person or circumstance is held invalid
14 for any reason in a court of competent jurisdiction, the invalidity shall not affect other provisions
15 or any other application of this Act which can be given effect without the invalid provisions or
16 application, and for this purpose the provisions of this Act are severable.

17
18 **Section 5. Be It Further Enacted** by the County Council of Howard County, Maryland that this
19 Act shall become effective 61 days after its enactment.
20

EXHIBIT A

SURVEYED DESCRIPTION
PROPOSED PARCEL

BEING PART OF THE PROPERTY ACQUIRED BY LIMESTONE VALLEY FARM, A MARYLAND GENERAL PARTNERSHIP FROM BARBARA L. WARFIELD BY DEED DATED AUGUST 8, 1995 AS RECORDED IN LIBER 3583 FOLIO 234, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

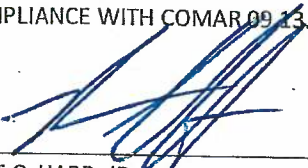
COMMENCING FROM THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF BREEDEN FAMILY LIMITED LIABILITY COMPANY (LIBER 5341 FOLIO 656) ON THE WEST, AND THE LANDS OF LENORE, LLC (LIBER 11056 FOLIO 243) AND SERVILLE LLC (LIBER 11119 FOLIO 401) ON THE EAST, WITH THE DIVISION LINE BETWEEN THE LANDS OF LIMESTONE VALLEY FARM (LIBER 3583 FOLIO 234) ON THE NORTH AND THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

A. SOUTH 67° 25'003" EAST, 365.13 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID DIVISION LINE AND WITH A LINE THROUGH THE SAID LANDS OF LIMESTONE VALLEY FARM, THE FOLLOWING FIVE COURSES AND DISTANCES

1. NORTH 07° 01' 21" WEST, 154.40 FEET, THENCE;
2. CONTINUING, NORTH 17° 32' 18" WEST, 123.97 FEET, THENCE;
3. CONTINUING, NORTH 64° 44' 46" EAST, 193.40 FEET, THENCE;
4. CONTINUING, SOUTH 86° 08' 09" EAST, 802.70 FEET, THENCE;
5. CONTINUING, SOUTH 74° 18' 35" EAST, 781.09 FEET TO THE CENTERLINE OF SHEPARD LANE (VARIABLE WIDTH AND PRESCRIPTIVE RIGHT-OF-WAY), THENCE WITH SAID CENTERLINE;
6. SOUTH 14° 10' 35" EAST, 458.61 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY SIDE OF CLARKSVILLE PIKE - MD RTE. 108 (PRESCRIPTIVE RIGHT-OF-WAY), THENCE WITH SAID SOUTHERLY SIDE;
7. SOUTH 39° 34' 56" WEST, 372.59 FEET; THENCE DEPARTING SAID SOUTHERLY SIDE OF CLARKSVILLE ROAD AND WITH A LINE THROUGH SAID CLARKSVILLE PIKE AND WITH THE EXTENSION OF THE DIVISION LINE OF THE SAID LANDS OF LIMESTONE VALLEY FARM ON THE NORTH, AND THE LANDS OF LENORE, LLC (LIBER 11056 FOLIO 243) AND SERVILLE LLC (LIBER 11119 FOLIO 401) ON THE SOUTH;
8. NORTH 67° 25' 03" WEST, 1674.87 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,054,111 SQUARE FEET OR 24.199 ACRES

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.


ROBERT C. HARR, JR.
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE JANUARY 16, 2019



DATE

7/2/18

SURVEYED DESCRIPTION

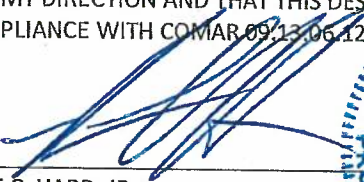
BEING PART OF THE PROPERTY ACQUIRED BY LENORE, LLC AS TO AN UNDIVIDED 50% INTEREST FROM LENORE R. SHAVELL BY DEED DATED NOVEMBER 29, 2007 AS RECORDED IN LIBER 11056 FOLIO 243 AND BY SERVILLE LLC AS TO AN UNDIVIDED 50% INTEREST FROM IRENE C. GLASER BY DEED DATED JANUARY 30, 2008 AS RECORDED IN LIBER 11119 FOLIO 401, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF BREEDEN FAMILY LIMITED LIABILITY COMPANY (LIBER 5341 FOLIO 656) ON THE WEST, AND THE LANDS OF LENORE, LLC (LIBER 11056 FOLIO 243) AND SERVILLE LLC (LIBER 11119 FOLIO 401) ON THE EAST, WITH THE DIVISION LINE BETWEEN THE LANDS OF LIMESTONE VALLEY FARM (LIBER 3583 FOLIO 234) ON THE NORTH AND THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

1. SOUTH 67° 25' 03" EAST, 2026.07 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE WEST, AND THE LANDS OF STEPHEN KLEIN & ASSOCIATES, LLC (LIBER 5082 FOLIO 679) ON THE EAST, ALSO BEING THE CENTERLINE OF CLARKSVILLE PIKE – MD RTE. 108 (PRESCRIPTIVE RIGHT-OF-WAY), THENCE WITH SAID DIVISION LINE;
2. SOUTH 40° 23' 40" WEST, 548.04 FEET, THENCE CONTINUING WITH A LINE THROUGH SAID CLARKSVILLE PIKE;
3. SOUTH 17° 13' 42" EAST, 33.00 FEET, THENCE CONTINUING WITH SAID THROUGH LINE AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE NORTH, AND THE LANDS OF CLARKSVILLE FREESTATE, LLC (LIBER 16629 FOLIO 30), CLARKSVILLE AUTO PROPERTIES, LLC (LIBER 3903 FOLIO 315), LOT 2, FOSTER PROPERTY (PLAT NO. 14068) AND THE LANDS OF CLARKSVILLE SQUARE, LLC (LIBER 4516 FOLIO 389) ON THE SOUTH;
4. SOUTH 86° 46' 18" WEST, 1582.00 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE SAID DIVISION LINE BETWEEN THE LANDS OF BREEDEN FAMILY LIMITED LIABILITY COMPANY ON THE WEST, AND THE LANDS OF LENORE, LLC AND SERVILLE LLC ON THE EAST, THENCE WITH SAID DIVISION LINE;
5. NORTH 02° 21' 22" EAST, 1317.16 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,583,544 SQUARE FEET OR 36.353 ACRES

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.


ROBERT C. HARR, JR.
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE JANUARY 16, 2019.



7/2/18
DATE

RT/rl

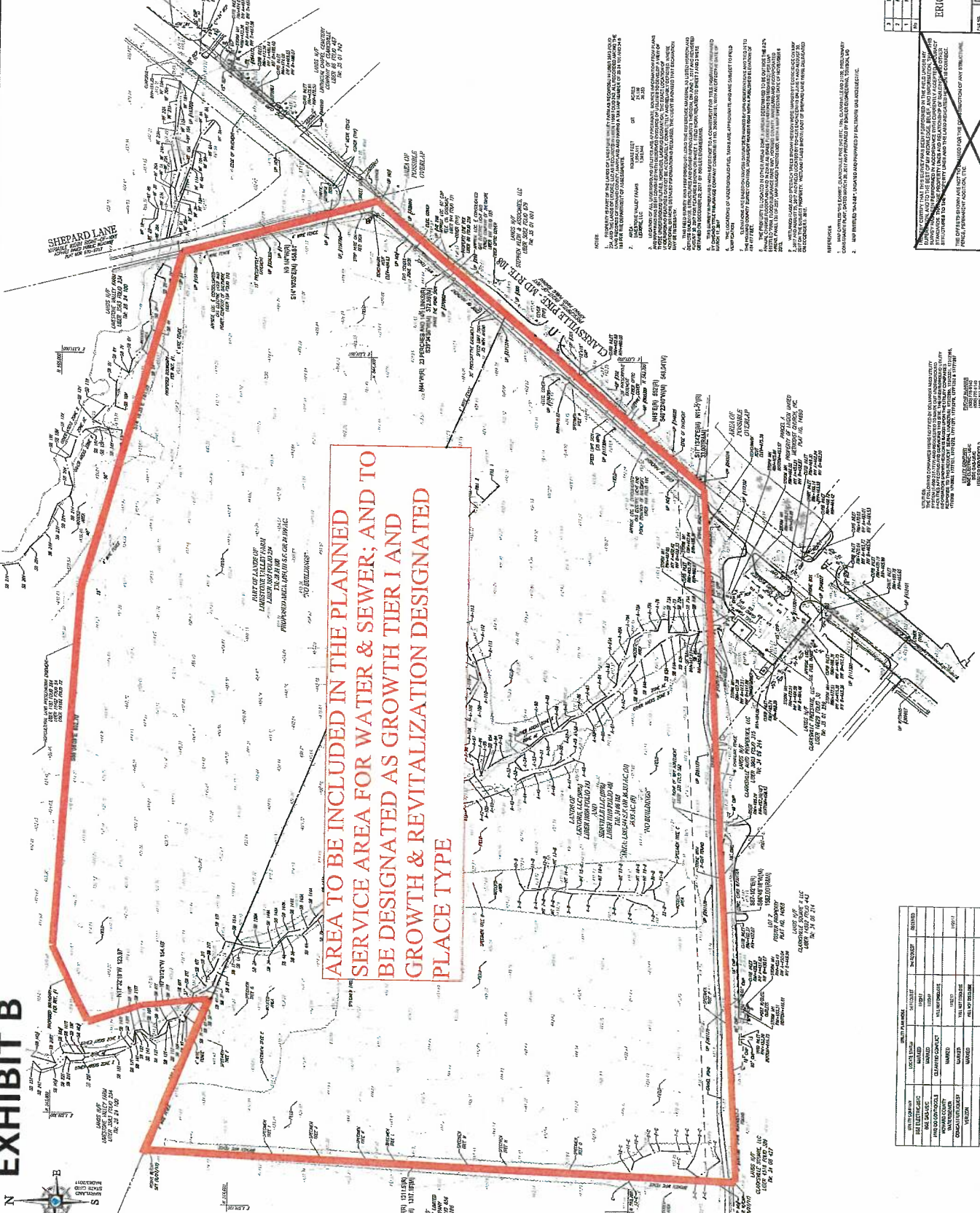
S:\Surveys\2017\SD172015\Admin\Metes and Bounds\SURVEYED DESCRIPTION-ROUTE 108.docx

EXHIBIT B



**AREA TO BE INCLUDED IN THE PLANNED
 SERVICE AREA FOR WATER & SEWER; AND TO
 BE DESIGNATED AS GROWTH TIER I AND
 GROWTH & REVITALIZATION DESIGNATED
 PLACE TYPE**

- ### LEGEND
- CENTER POINT
 - SPOT ELEVATION
 - WATER MAIN LINE
 - SEWER MAIN LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER VALVE
 - MANHOLE COVER
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - FENCE LINE
 - SIDEWALK
 - DRIVEWAY
 - UTILITY POLE
 - ELECTRICAL METER
 - ELECTRICAL PANEL
 - ELECTRICAL CONDUIT
 - ELECTRICAL CABLE TRAY
 - ELECTRICAL SERVICE LINE
 - ELECTRICAL DISCONNECT SWITCH
 - ELECTRICAL METER BASE
 - ELECTRICAL PANEL ENCLOSURE
 - ELECTRICAL CABLE TRAY ENCLOSURE
 - ELECTRICAL SERVICE LINE ENCLOSURE
 - ELECTRICAL DISCONNECT SWITCH ENCLOSURE
 - ELECTRICAL METER BASE ENCLOSURE
 - ELECTRICAL PANEL ENCLOSURE ENCLOSURE
 - ELECTRICAL CABLE TRAY ENCLOSURE ENCLOSURE
 - ELECTRICAL SERVICE LINE ENCLOSURE ENCLOSURE
 - ELECTRICAL DISCONNECT SWITCH ENCLOSURE ENCLOSURE
 - ELECTRICAL METER BASE ENCLOSURE ENCLOSURE
 - ELECTRICAL PANEL ENCLOSURE ENCLOSURE ENCLOSURE
 - ELECTRICAL CABLE TRAY ENCLOSURE ENCLOSURE ENCLOSURE
 - ELECTRICAL SERVICE LINE ENCLOSURE ENCLOSURE ENCLOSURE
 - ELECTRICAL DISCONNECT SWITCH ENCLOSURE ENCLOSURE ENCLOSURE
 - ELECTRICAL METER BASE ENCLOSURE ENCLOSURE ENCLOSURE



NO.	DESCRIPTION	DATE	BY	SCALE	SHEET NO.	TOTAL SHEETS
1	PRELIMINARY PLANNING	11/10/18	[Signature]		1	3
2	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		2	3
3	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		3	3
4	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		4	3
5	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		5	3

BOHLER ENGINEERING
 1500 WEST 14TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 PH: (303) 733-1200
 FAX: (303) 733-1201
 WWW.BOHLER-ENGINEERING.COM

PROJECT NO. 18-0001
 SHEET NO. 101
 DATE: 12/10/18

ROBERT C. HARR, JR.
 PROFESSIONAL ENGINEER
 LICENSE NO. 48897

I, ROBERT C. HARR, JR., ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF COLORADO AND THAT I AM THE DESIGNER OF THIS PROJECT. I AM NOT PROVIDING MY SERVICES AS AN EMPLOYEE OR AS A CONSULTANT TO ANY OTHER ENGINEER OR ARCHITECT. THIS PROJECT IS BEING PROVIDED AS A SERVICE TO MY CLIENT, ERICKSON LIVING PROPERTIES II, LLC.

THIS PLAN AND SPECIFICATIONS ARE TO BE CONSIDERED AS A CONTRACT DOCUMENT FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY AND COUNTY OF DENVER, COLORADO, AND FROM THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.

NO.	DESCRIPTION	DATE	BY	SCALE	SHEET NO.	TOTAL SHEETS
1	PRELIMINARY PLANNING	11/10/18	[Signature]		1	3
2	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		2	3
3	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		3	3
4	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		4	3
5	REVISED PRELIMINARY PLANNING	12/10/18	[Signature]		5	3

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on August 6, 2018.

Jessica Feldmark
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 _____, 2018.

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 _____, 2018.

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 _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council

Amendment 1 to Council Bill 59-2018

BY: Jennifer Terrasa

Legislative Day No: 11
Date: 7/27/18

Amendment No. 1

1
2
3
4
5
6
7
8

(This amendment proposes to strengthen the Reversion clause in the bill.)

On page 4, in line 5, strike "are" and substitute "for the purpose of serving a CCRC development is".

ADOPTED 7/27/18
FAILED _____
SIGNATURE Cecilia Holman

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

7
8 **Section 3. Be It Further Enacted** by the County Council of Howard County, Maryland that this
9 amendment be attached to PlanHoward 2030.

10
11 **Section 4. Be It Further Enacted** by the County Council of Howard County, Maryland that if
12 any provision of this Act or the application thereof to any person or circumstance is held invalid
13 for any reason in a court of competent jurisdiction, the invalidity shall not affect other provisions
14 or any other application of this Act which can be given effect without the invalid provisions or
15 application, and for this purpose the provisions of this Act are severable.

16
17 **Section 5. Be It Further Enacted** by the County Council of Howard County, Maryland that this
18 Act shall become effective 61 days after its enactment.

19

Amendment 1 to Council Bill 59-2018

BY: Jennifer Terrasa

Legislative Day No: 11

Date: 7/27/18

Amendment No. 1

1 *(This amendment proposes to strengthen the Reversion clause in the bill.)*

2

3

4 On page 4, in line 5, strike “are” and substitute “for the purpose of serving a CCRC

5 development is”.

6

7

8

CMBLs, JF, MS, KE CB59-2018

Offit | Kurman
Attorneys At Law

HOWARD COUNTY COUNCIL
RECEIVED

2018 FEB 27 AM 10:41

MARYLAND
PENNSYLVANIA
VIRGINIA
NEW JERSEY
NEW YORK
DELAWARE
WASHINGTON, DC

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

February 26, 2018

HAND DELIVERED

The Honorable Mary Kay Sigaty, Chair
Howard County Council
3430 Court House Drive
Ellicott City, Maryland 21043

RE: GPA-2018-01

Dear Chairperson Sigaty:

I am writing to you today on behalf of my client, Erickson Living Properties II, LLC (the "Petitioner"), in regard to the above-referenced matter; as you may be aware this matter is scheduled to be before the Planning Board on March 29th. I would like to take this opportunity to supplement the Petition submitted on September 19, 2017 with your office. Due to the Petitioner's commitment to community outreach, they have had numerous opportunities since the original submittal to meet with community members and discuss their proposed continuing care retirement community. It is through these meetings that the Petitioner has had the opportunity to hear from the community members and consider all of their suggestions, concerns, comments, etc. The Petitioner has made significant revisions to their Concept Plan in light of those meetings.

Please accept the enclosed updated Concept Plan as a supplement to the materials submitted with the September 19, 2017 petition, as the Petitioner intends to provide this updated Concept Plan to the Planning Board for its review and consideration relating to the above-referenced matter. The attached Concept Plan continues to be conceptual in nature only as no official CEF filing has been made at this time.

Mary Kay Sigaty, Chairperson
February 26, 2018
Page 2 of 2

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: Jon Weinstein
Calvin Ball
Greg Fox
Jennifer Terrasa
Val Lazdins
Adam Kane
Steve Montgomery

4817-1303-2542, v. 1

ST. LOUIS CHURCH

12500 Clarksville Pike
Clarksville, MD 21029

Phone 410-531-6040
Fax: 410-531-6191

April 9, 2018

Honorable Mary Kay Sigaty, Chair
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Phil Engelke, Chair
Howard County Planning Board
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

2018 APR 13 PM 3:25
HOWARD COUNTY COUNCIL
RECEIVED

RE: GPA 01-2018 - General Plan Amendment to Expand the PSA
To Permit Expanded Housing and Medical Care
For Howard County Senior Citizens

Dear Chairpersons Sigaty and Engelke:

I am writing to you to express my strong support for GPA 01-2018. To introduce myself, I am presently serving as Pastor of St. Louis Church in Clarksville — one of the largest Catholic congregations in the Archdiocese of Baltimore with a registration of over 4200 families. I was appointed to this role by Cardinal William Keeler in February of 1996.

Over the past 22 years, I have observed a great many changes in the once small community of Clarksville. Over the past few decades, new roads, new schools, and even new villages have emerged which have by and large contributed quite positively to our community. (That's not to suggest that there have not been growing pains along the way.) In any event, one aspect of our community's growth that has deeply concerned me for some time is that the need for senior housing and senior medical care has seemingly not been a high priority. You see, too many times I have had to minister to senior members of our congregation as they face the reality that they are no longer able to safely remain within their homes due to the complications of aging. Too often, these seniors have had to relocate from their homes and from their community to an unfamiliar place - often separated from their established support networks including their friends and family. For this reason, I was delighted when I learned of a proposal put forth by Erickson Living to help to address Howard County's need for increased senior housing and senior medical care right here in Clarksville.

As part of my duties as a Pastor, I have on numerous occasions visited other Erickson Living communities including the Charlestown, Oak Crest and Riderwood

HOWARD COUNTY COUNCIL
MONDAY JULY 23, 2018

VIRGINIA MARY THOMAS
410-9927984
CGTHOMAS65@VERIZON.NET

This is in addition to the testimony I submitted to the Council on July 16th.
Thanks

POPULATION:

Only 10% of the senior population will consider a CCRC.

Average age entering is 82

Must be financially eligible

Must be able to function independently both physical and mentally

Contracts for residents.

Type C (Erickson only offers this) the resident pays market rate for rehabilitation, assistive living, and skilled level nursing care but will be able to spend down onto Medicaid.

Type A offered by some other CCRC's the resident pays a little more each month but the CCRC guarantees care for rehabilitation, assistive living, and skilled level nursing care. The residents pays the same rate they pay for their apartment per month.

ATTRITION:

12-15% is the average attrition in the Independent Living of a CCRC.

This can be due to death, move outs, move to Assistive living, skilled level nursing care, or memory care.

WAITING LIST:

Best practice is to maintain 3 times annual attrition for that CCRC.

Some people get on a wait list early and don't want to move in for years.

Or they want a specific unit and are willing to wait until that unit is available.

WORK FORCE:

Erickson, with a potential for 2,000 residents could require a significant work force(janitors, house keepers, drivers, CNA, nurses, doctors, administrators, dinning staff).

It is predicted that in the next 5 -10 years there will be insufficient work force to meet the needs of the senior population. The need will mean a lot of the Erickson staff will come from outside of HC. Traffic will be a problem as will the need for more affordable housing.

Thanks
Ginny Thomas
410-992-7984

communities. As such, I am very familiar with the Erickson Living model for senior housing and senior care. Without comparison to other high quality providers of senior housing and care, I have been continually impressed by the high levels of quality care and compassion made available to the senior residents of these Erickson Living communities. My prayer for the senior members of our Howard County community is that they too might be able to experience the peace and dignity that comes from being able to age in place within their established community surrounded by friends and family. In my view, the passage of GPA 01-2018 is a positive step in this direction.

In closing, I wish to acknowledge that a lot of very important details will need to be worked out before the proposed Erickson Living continuing care retirement community (CCRC) might become a reality. As I understand it, however, the discussion about these details cannot even begin in earnest unless and until GPA 01-2018 is approved by the County Council. I also understand that in the event that these essential details relating to the proposed CCRC cannot be worked out to the satisfaction of the Zoning Board, the expansion of the PSA will automatically revert back to its current location without any further action of the County Council being required. In light of this automatic reversion provision within the legislation itself it would seem that there can be no harm in approving GPA 01-2018 since all that would be accomplished is that the conversation relating to this proposal would be permitted to continue. With the approval of GPA 01-2018, Erickson Living would be afforded the opportunity to present its best case to the citizens of Howard County and to the Howard County Zoning Board that the benefits of the proposed CCRC at this location in Clarksville in fact outweigh any and all adverse impacts associated with the proposal. I therefore ask that you vote to continue the conversation by approving GPA 01-2018.

Sincerely yours,



Monsignor Joseph L. Luca
Pastor

CC: Calvin Ball
Greg Fox
Jen Terrasa
Jon Weinstein
Erica Roberts; Vice Chair
Tudy Adler
Ed Coleman
Kevin McAliley

My name is Michael Nolin and I am a resident of Howard County. I currently serve as Chairman-elect of the Board of Directors of a non-for-profit Continuing Care Retirement Community (CCRC) in Maryland outside of Howard County. This CCRC or life plan community as it is more commonly called, has three hundred independent living units and supports additional assisted living and skilled nursing/ rehab units and beds. I have a career background in Health Administration and Long Term Supports and Services.

I come before you today with a couple of items for you to consider. First, I strongly suggest that you conduct a detailed independent needs assessment prior to approving the establishment of any new CCRCs in the County. Such a needs assessment cannot rely on "waiting list" data for existing communities which is not a reliable indicator of need and future demand. Waiting lists maintained by life plan communities are not comparable with, for example, a hospital emergency room waiting list where each individual will eventually be treated. CCRC waiting lists typically involve many individuals and couples who are considering other options as well, and for other reasons, such as a change in health or functional status, may never complete an application. On a personal note, my now deceased father and mother-in-law were CCRC residents in Montgomery County for several years but they were on a waiting list for over 11 years, not due to the lack of unit availability, but because they desired to remain in their family home for a longer period. A detailed independent assessment of need/demand would consider in-county and out-of-county historical demand, estimates of the number of likely *eligible* older adults taking into account the average age of entry into CCRCs, financial qualifications, and the average length of stay for CCRC residents. Careful analysis of these broader data will provide a reliable basis for estimating demand and anticipated occupancy rates.

It is the issue of occupancy rates that leads to my second comment for your consideration. It is extremely important to ensure that there is not an overbuilding of CCRC units. We have witnessed in the past several years a significant downturn in Skilled Nursing Facility demand resulting in significantly lower occupancy rates in nursing home facilities across the nation. This change has led to a shrinkage in availability resulting from bankruptcies and downsizing. The market adjusts to changing demand through supply shrinkage (smaller and not-for-profit facilities are frequently the victims.) Investors and provider organizations suffer the loss. There is a radically different reality for life plan communities. The investors in CCRCs are the residents themselves. Life savings for individuals and couples can be in jeopardy through rising costs resulting from lower occupancy rates. Worst scenario is insolvency of the life plan community due to unsustainable low occupancy rates over a longer period due to oversupply.

For these reasons I urge the utmost diligence (including independent analysis) in reviewing any application for large or small expansions or new development of life plan communities in Howard County.

Michael Nolin
North Laurel
443.896.4758

Sayers, Margery

From: Deborah Chamblee <user@votervoice.net>
Sent: Saturday, July 28, 2018 1:04 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

Deborah Chamblee
10141 Hyla Brook Rd
Columbia, MD 21044
nd787@yahoo.com

2100-2780

Sayers, Margery

From: Daniela Celius <user@votervoice.net>
Sent: Saturday, July 28, 2018 7:33 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Daniela Celius
5519 Harpers Farm Rd
Columbia, MD 21044
dacelius@yahoo.com

Sayers, Margery

From: Lisa Zehring <zehring@hotmail.com>
Sent: Tuesday, July 24, 2018 1:02 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I am a resident of Howard County and believe the proposal for an Erickson Living community in Clarksville makes sense. Erickson Living is a leader in the senior housing industry, and now seems like the perfect time to further meet the growing demand for senior housing in our community. My hope is that you will do everything possible to make this senior living community possible, including supporting the need for public water and sewer to the property. You cannot ask for a better organization to be in your community. Thank you.

Sincerely,

Lisa Zehring
7120 Altford Ct
Elkridge, MD 21075
zehring@hotmail.com

Sayers, Margery

From: Lisa Zehring <zehring@hotmail.com>
Sent: Tuesday, July 24, 2018 1:02 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I am a resident of Howard County and believe the proposal for an Erickson Living community in Clarksville makes sense. Erickson Living is a leader in the senior housing industry, and now seems like the perfect time to further meet the growing demand for senior housing in our community. My hope is that you will do everything possible to make this senior living community possible, including supporting the need for public water and sewer to the property. You cannot ask for a better organization to be in your community. Thank you.

Sincerely,

Lisa Zehring
7120 Altford Ct
Elkridge, MD 21075
zehring@hotmail.com

before that legislative session. During these 11 days, you will be able to view pre-filed legislation on this page.” Where is the transparency?

In conclusion you as Councilmembers have no choice but to tell the applicant that the Expansion of the PSA cannot be discussed by us because we would be wasting everyone’s time as we are not permitted to take final action because of an election year as stipulated in Title 16, Section 16.211. If the applicate wants to pursue then it is incumbent for you to tell them their proposal will have to wait until at least January 2019. We simply ask you to fulfill your duty as our representatives.

Thank You,

Stu Kohn
HCCA, President

Date: 16 July 2016

Subject: CB59-2018 Erickson Proposal – Expansion of the PSA

Dear Council Members – My name is Stu Kohn and I am the President of the Howard County Citizens Association, HCCA testifying on their behalf. This proposed Bill is not about any marketing on Erickson's part or any campaign donations. It is about the expansion of the Planned Service Area, PSA and only this. Unfortunately the Planning Board did not adhere to this mandate announced by Val Lazdins, Director of DPZ when it was heard in April. You will hear from other Associations that we are very infuriated we are even here to discuss CB59. We should not be here. This is because the Howard County – Code of Ordinances under TITLE 16 - PLANNING, ZONING AND SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, SECTION 16.211 – COUNCIL MANIC ELECTION YEARS clearly states the following:

“In any year in which members of the County Council are elected, the incumbent Councilmembers, shall not take final action on any zoning application after the date of the primary election as set by law and until the newly elected County Councilmembers have qualified and taken office. The enactment of this section shall not in any way prevent the Zoning Board or the County Council from acting on zoning matters which are considered, in the discretion of the Council or the Board, to be emergency matters that could be injurious to the County or any of its citizens.”

There is absolutely no interpretation required as the aforementioned states you are not permitted to discuss any zoning changes during the specified period of time. This is by all means a “Zoning Matter.” Just refer to the contents of this Bill on page 1, lines 27-30. It states, “**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.” This clearly is a zoning change request!

In fact you clearly state exactly this in the proposed CB56 which you all support on page 3, Lines 2 thru 4. It states, “Because the County Council is prohibited from taking any Zoning action until January 2019, it is imperative that the County have sufficient time to consider and act on any recommendations concerning zoning changes in the Tiber Branch Watershed.” Furthermore you declared CB56 via a Resolution an Emergency situation. So in order for CB59 an Emergency must be declared by this body via a Resolution before you even think about public testimony. In addition, the sad thing is that CB59 and for that matter CR119 was not Pre-filed or Late-filed when you conducted your Legislative Hearing on 2 July. Why not? How was the public to be properly informed? On the County Website regarding Pre-filed it states, “Legislation that will be introduced at the next legislative session is pre-filed 11 calendar days

Sayers, Margery

From: fine <darcyfine@hotmail.com>
Sent: Thursday, July 19, 2018 2:35 PM
To: Sigaty, Mary Kay; Fox, Greg; Ball, Calvin B; Weinstein, Jon; Terrasa, Jen; CouncilMail
Subject: CB59-2018

July 19, 2018

Dear County Council Members:

I urge you to vote YES to CB59-2018.

It is my feeling that the use of that proposed acreage for an Ericson Living Community would be ideal, actually a "win-win-win" situation for so many of the seniors currently living in our county, the Clarksville area as a whole, and the county coffers.

I am very happy that so many of the comments Monday night were positive. I'd like to address one that I thought was a little misleading. Yes, Vantage House is another CCRC facility, but there are many differences. For one thing, unless things have recently changed there, most people do not know how very expensive the monthly fees are at Vantage House from the moment you move in. However, when you move into an Erickson community, you pay a much lower monthly fee until you need the extra care and then your monthly fees go up.

More positive thoughts:

1. 1. Erickson, as many have testified, is a very reputable company with over 30 years of experience. This is not their first project. In fact, they have 20 successful Communities in over 11 states. I can't believe they would be interested in coming to Howard County and this location if they did not feel that it would be another success.
2. 2. Erickson, not Howard County, would be paying for the cost of bringing the sewer and water to this property.
3. 3. Erickson, not Howard County, would be paying to fix the current traffic problems that exist on route 108 near the proposed project. In any event, trying to make a left turn out of the shopping center where Roots is located is very dangerous and definitely needs to be fixed.
4. 4. Erickson has also agreed to establish open spaces including a park, an amphitheater, pickleball courts, etc. on five acres of the property which would be open to all Clarksville residents. That's big.
5. 5. Erickson conducted a "balloon" test this past winter. Because the property in question is very hilly and the tallest buildings are located towards the rear of the property, the complex would hardly be seen from either Route 108 or the adjacent residential communities.

6. 6. It is estimated that this Erickson community would bring in an extra \$4,000,000 or more per year in taxes to Howard County. If this parcel is instead eventually sold to a developer, even if 61 new homes were built, property taxes would never even come close to that amount.
7. 7. If you vote "yes" to this bill, you will be allowing the creation of many new jobs.
8. 8. If you vote "yes" to this bill, it does not affect the local school system in any way.
9. 9. The proposed underground parking also addresses any run-off issues.
10. 10. Lastly, this is an excerpt from Scott's Fiscal Impact Summary which I think is very important: "Erickson Living will provide a full range of services for the residents of the proposed development, including first response/medical aid, security, road maintenance, street lighting and social services, all of which are services which are typically provided by local or regional government units for the benefit of their respective constituents. The self-contained nature of the development coupled with the broad range of services provided within the community will minimize the reliance by the residents of the proposed development upon the resources of Howard County."

Other than having our names on the priority list at Charlestown (in Baltimore County) since 2015 (thankfully transferable to any other Erickson Community), we have no connection with anyone at Erickson other than Molly Fricker (our designated sales rep) and, now, Scott Templin, who I did not know before.

We have lived in Howard County for many, many years. We love it here, and would really like to move to this new Erickson Living Community at Limestone, as would many of our Woodmark neighbors who are also on Erickson's priority list.

Thanks so much for your consideration and all your hard work!

Respectively submitted,

Doris Fine

Mark Rothstein

12302 Benson Branch Road

Ellicott City, Maryland 21042

Sayers, Margery

From: Atal Eralp <atal.eralp@gmail.com>
Sent: Wednesday, July 18, 2018 2:49 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

Howard County Council Members

I Support the Erickson Living at Limestone Valley Project

My Name is Atal Eralp. I live at 10704 Symphony Way Columbia 21044. I am a retired engineer looking for a CCRC community. Five years ago, I visited many CCRC communities and found Erickson communities to be the best communities for me and my wife, and we signed up for the waiting list. However, all current Erickson communities are outside of Howard County. I am delighted that currently Erickson is considering building a CCRC in Clarkson. I strongly support Erickson proposals for Limestone Valley Community. The benefits of Limestone Valley Community for Clarkson and Howard County are explained at presentations and documents provided to you by the Erickson Living. Erickson Living is a leader in the senior housing industry.

I love Howard County. I would like to spend my remaining years in Howard County. But if Limestone Valley CCRC is not approved, Howard County will lose us. More importantly Howard county will lose all the taxes we pay and all the contributions we make to many businesses who pay taxes. My hope is that you will do everything possible to make Limestone Valley Community an option for the growing senior population in Howard County.

Thank You.

Atal Eralp

Sincerely,

Atal Eralp
10704 Symphony Way
Columbia, MD 21044
atal.eralp@gmail.com

Sayers, Margery

From: Dan O'Leary <danielol12832h@gmail.com>
Sent: Sunday, July 22, 2018 12:55 PM
To: CouncilMail
Subject: GHCA Testimony CB-59 -2018
Attachments: Written Test HCC 180716.doc

July 22, 2018, by email

Howard County Council
Ellicott City, MD

Dear Council Members:

Please accept the attached written version of my testimony before you on July 16, 2018.

I will be out of town for your works session, but rest assured I will watch the video and get reports from others who will be there.

As always, I thank you for lending me an ear and your attention.

Sincerely

Dan O'Leary, Chairman of the Board, (GHCA),
12832 Highland Rd. Highland MD 20777

PS: if for some reason the attached file cannot be downloaded, please contact me immediately



July 22, 2018, by email

Howard County Council
Ellicott City, MD

Dear Council Members:

Please accept this written version of my testimony before you on July 16, 2018

I am going to attempt to greatly simplify your deliberations by focusing your attention on the central issue before you:

1. Whether you can legally approve expansion of the PSA in accordance with the General Plan?
This is dependent upon positive resolution of BOTH the following questions:

A. Do you have the authority to do this at this time? HC Code Sec. 16.211. - SAYS NO.

"In any year in which members of the County Council are *elected*, the incumbent Councilmembers, shall not take final action on any zoning application after the date of the *primary election* as set by law and until the newly *elected* County. Since the GP itself requires that expansion of the PSA be denied unless...{it} includes a zoning proposal that is consistent with the General Plan and Smart Growth policies.

The zoning proposal in this Bill, by necessity is part and parcel of the Bill and therefore a "zoning application." and therefore off-limits to the Council, especially one that has not one member returning for the next session, Surely, if there ever was a matter worthy of withdrawal, this is it.

B. Can you approve it in its current form? No. Here is why:

It does not fulfill the requirements of the GP and is in conflict with the provisions, intent and spirit of the GP.

The GP on page 70 says: " Any requests for a General Plan Amendment for expansion of the PSA should be denied unless... The proposed expansion of the Planned Service Area includes a zoning proposal that is consistent with the General Plan and Smart Growth policies."

The GP on page 75 says under Implementing Actions: Place Types and Tiers. **{the County must }** Obtain State concurrence on PlanHoward 2030 place designations and tiers in accordance with PlanMaryland's final criteria and procedures and the Sustainable Growth and Agricultural Preservation Act on or before December 31, 2012."

The proposal itself admits it cannot meet these requirements. Hence the two amendments to the GP in the Bill itself designating Rural Conservation land to be Tier I and RC land to be "Designated Growth." This equates a rural part of Clarksville with the conditions existing at the intersection Route 1 and 175.

The proposal must fulfill these conditions under the current General Plan, NOT an amended GP. These requirements limit and proscribe the conditions under which the PSA may be expanded under the GP. In order to fulfill these requirements this Bill amends the very conditions binding the hands of the Council. Subverting the intent of the Plan, which was developed and debated over a 3-year period, amounts to changing the rules of the game and even altering the size and shape of the playing field to accommodate the talents of a specific team:

Team Erickson.

Even if Council wished to do so, it would have to be a sequential process, not a simultaneous one. A separate measure must be debated to provide the citizenry a transparent view of major surgery on the GP.

One of the principal, if not the most important, reasons to devise a general plan is to provide a firm degree of certainty to residents and business owners as to the future of the area in which they choose to live and invest. Amending the GP as proposed here turns the plan on its head and dashes the expectations of the vast majority of the many affected residents.

If the citizens cannot rely upon the clear and simple language of what is meant to be a long-term Plan providing the stability they reserve, what can they rely upon?

Therefore I think I have illustrated to you why:

1. You don't have the authority, and
2. You cannot approve it in its current form.

Allow me to direct your attention to the testimony of others, verbal and written, on two essential points:

1. The reversion clause will not stand legal scrutiny. any change in the PSA must be done by Council bill, subject to referendum.
2. Substantial acreage to the northwest -- hundreds of acres -- is in MD State Preservation subject to newly passed legislation which will allow release of these parcels, subjecting it to irresistible economic forces to develop it to the highest density.

We call upon you to do your duty and preserve the integrity of the GP and perhaps the Council itself

Sincerely,

Dan O'Leary, Chairman of the Board, (GHCA),
12832 Highland Rd. Highland MD 20777

KEEPING FAMILIES TOGETHER IN HOWARD COUNTY

July 16, 2018

Howard County Council
CB 59 - 2018: General Plan Amendment

Erickson
LIVING

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INTRODUCTION

Our Team

Community Engagement:
Roger Caplan
The Caplan Group

Petitioner:
Scott Templin
Erickson Living

Architecture and Planning:
Mark Heckman
Marks Thomas

Fiscal Analysis:
Eric Tazelaar
Richard Reading & Associates

Traffic Consultant:
Carl Wilson
The Traffic Group

Civil Engineer and Landscape Architecture:
Hank Alinger and Brandon Rowe
Bohler Engineering

Land Use Attorney:
Bill Erskine
Offit Kurman

Market Demand Analysis:
John Duberg
Sage Policy Group

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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

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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,

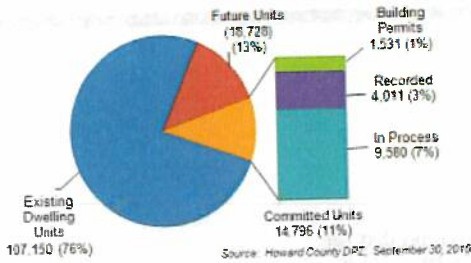
Section 1. Be It Enacted by the County Council of Howard County, Maryland that the PlanHoward 2030 policy maps identified below are amended to expand the Planned Service Area, the Growth Tier I Area, and the Growth and Revitalization Designated Place Type area to include approximately 61 acres of property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

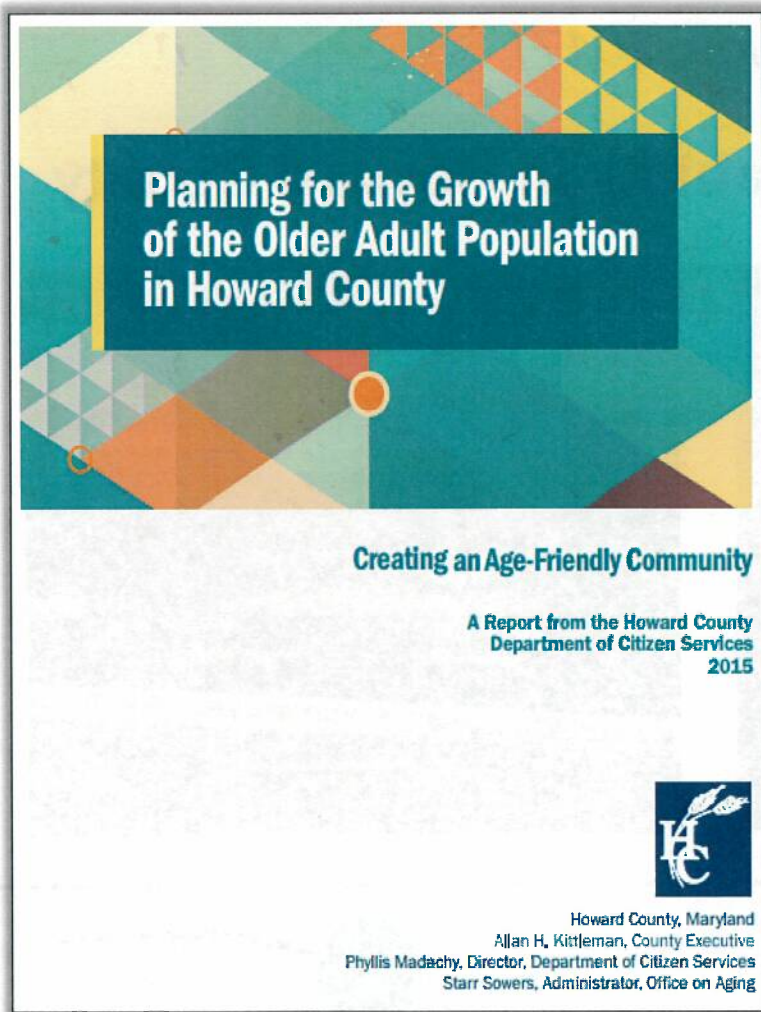
1. The proposed expansion of the Planned Service Area is intended to provide for a public or institutional use such as a religious facility, philanthropic institution, or academic school; or
2. The proposed expansion of the Planned Service Area includes a

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

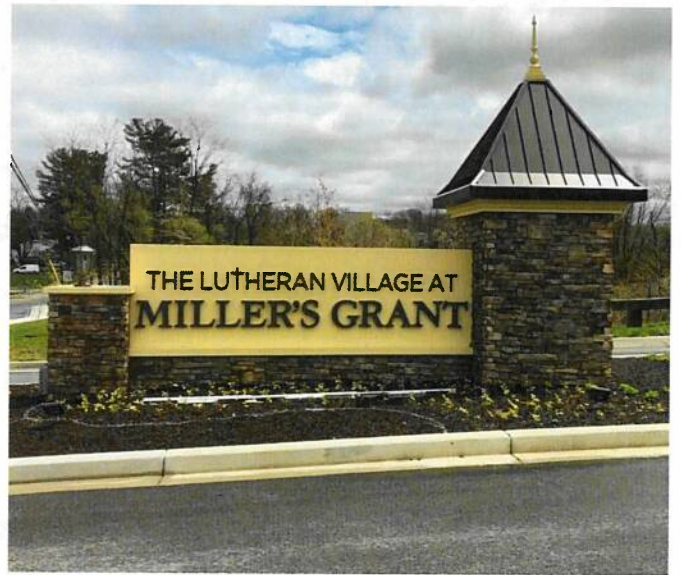


- By 2035, **28,108** more residents over the age of 75 will be living in Howard County
- Howard County will be adding **1,124** residents over age 75 per year for the next 18 years
- Howard County residents age 85 and older will increase from 6,606 to **23,334** by 2035

HOWARD COUNTY ANALYSIS

Sage Policy Group Report (Nov. 2017)

Very Limited CCRC Availability in Howard County



www.ericksonatlimestone.com



EXISTING CONDITIONS - CONTEXT MAP

CONCEPT PLAN



CONCEPT PLAN



POTENTIAL MULTI-USE PATHWAY EXTENSIONS

WHY EXPAND THE



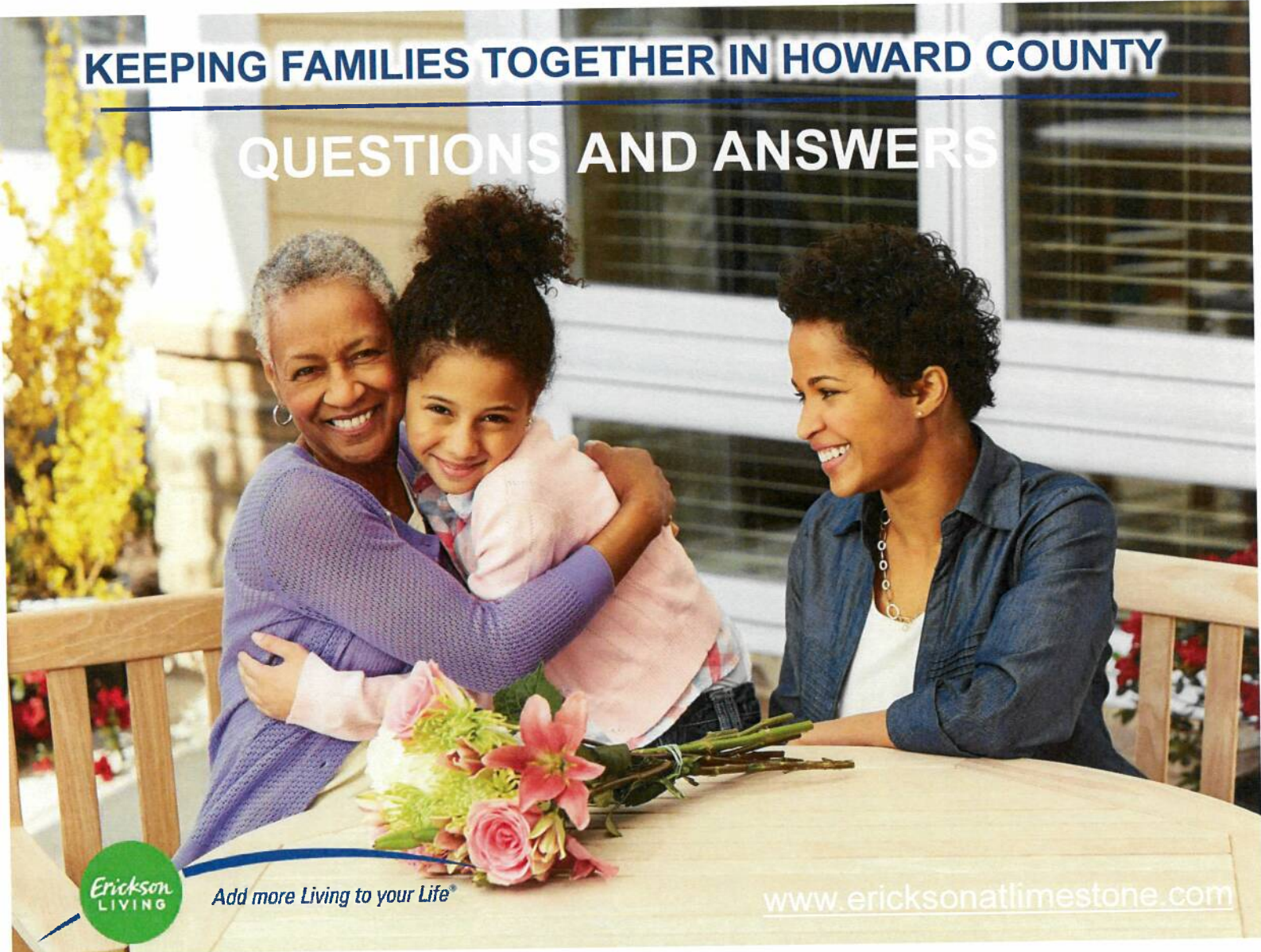
WHY EXPAND THE PLANNED SERVICE AREA?

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

KEEPING FAMILIES TOGETHER IN HOWARD COUNTY

QUESTIONS AND ANSWERS



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Sayers, Margery

From: KRISSAN HIGGINS <KRISSANHIGGINS@GMAIL.COM>
Sent: Monday, July 16, 2018 4:13 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

KRISSAN HIGGINS
6311 Leafy Screen
Columbia, MD 21045
KRISSANHIGGINS@GMAIL.COM

Sayers, Margery

From: Diane Thometz <user@votervoice.net>
Sent: Monday, July 16, 2018 6:38 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I am a resident of Howard County and believe the proposal for an Erickson Living community in Clarksville makes sense. Erickson Living is a leader in the senior housing industry, and now seems like the perfect time to further meet the growing demand for senior housing in our community. My hope is that you will do everything possible to make this senior living community possible, including supporting the need for public water and sewer to the property. Thank you.

Sincerely,

Diane Thometz
7013 Helmsdale Ct
Clarksville, MD 21029
dithometz@aol.com

Sayers, Margery

From: Rick Menz <rickmenz@creativetoo.net>
Sent: Monday, July 16, 2018 3:29 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Rick Menz
10425 Kingsbridge Rd
Ellicott City, MD 21042
rickmenz@creativetoo.net

Sayers, Margery

From: Lou Ulman <ulmanlouis@gmail.com>
Sent: Monday, July 16, 2018 3:03 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Lou Ulman
10201 Wincopin Cir
Columbia, MD 21044
ulmanlouis@gmail.com

Sayers, Margery

From: David Smith <d42smith@gmail.com>
Sent: Monday, July 16, 2018 12:20 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

David Smith
3338 Brantly Rd
Glenwood, MD 21738
d42smith@gmail.com

Sayers, Margery

From: Ellen Hamburg <user@votervoice.net>
Sent: Monday, July 16, 2018 9:16 AM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Ellen Hamburg
10613 Glass Tumbler Path
Columbia, MD 21044
ellenhamburg@verizon.net

July 16, 2018

Honorable Mary Kay Sigaty, Chair
Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

RE: Council Bill No. 59-2018 General Plan Amendment to Expand the PSA

Dear Chairperson Sigaty,

I am writing to you to express my strong support for CB No. 59-2018. I am the owner of Mary's Land Farm, a 160 acre working farm located 2 miles north of the proposed project at 4979 Sheppard Lane.

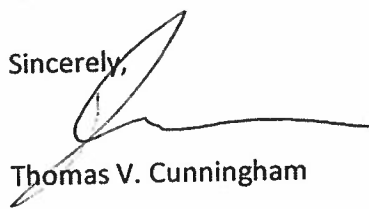
I am very familiar with Erickson Living communities as both my grandmother and great aunt were residents in the communities. Both are happy customers and I am delighted to see the care they receive.

Most importantly, as an active, working farm, with a food store on site and over 30,000 feet of greenhouses about to be installed, we very much welcome the CCRC community to our farm. The residents of the Erickson community will help support our farm as employees, volunteers, and customers. These are the types of residents needed in our area of Howard County.

Additionally, I am delighted that Erickson will fix the Sheppard Lane and Rt. 108 intersection. This is potentially the poorest designed and most dangerous intersection left in Howard County and I am sure the reason it is not fixed is the amount of money that will be required to fix it. Repairing the intersection will be a major contribution to fixing the problems of traffic flow in Clarksville.

In closing, as a farmer in Howard County, I would like the Council and Planning board to know the Erickson project has my support. It will be beneficial to my farm and other farms in the area.

Sincerely,



Thomas V. Cunningham

CC: Calvin Bell
Greg Fox
Jen Terrasa
Jon Weinstein

Sayers, Margery

From: Glenda Kline <Glenda@faredge.info>
Sent: Saturday, July 14, 2018 6:56 PM
To: CouncilMail
Subject: CB 59-2018

Testimony regarding CB 59-2018
July 14, 2018

Members of the Howard County Council:

As 30-year residents of Howard County and seniors looking at opportunities for moving to a Continuing Care Retirement Community, we support CB 59-2018. While we appreciate the quality of amenities and care offered by the existing CCRCs, there are long waiting lists, especially for 2-bedroom units. With the growing senior population in Howard County, we seniors need additional possibilities. We have looked at other Erickson communities outside of Howard County and have been very pleased with their choices of apartments and the amenities and care that they offer. However, we would prefer to stay in Howard County and have many friends of our age who feel the same. A Clarksville location would be ideal to keep us near our friends, our doctors, and all of the amenities that Howard County offers.

Respectfully,
Ron & Glenda Kline
11811 Far Edge Path
Columbia, MD 21044

Sayers, Margery

From: Susan Smith <manager@villageofriverhill.org>
Sent: Friday, July 13, 2018 5:58 PM
To: CouncilMail
Cc: 'Steven Montgomery'; Scott Templin
Subject: CB59-2018 Input
Attachments: CB59-2018 RHCA Input 7.13.18.pdf

Please find the attached the River Hill Community Association's written input on CB59-2018
We also expect to have a Board Member at the meeting to provide testimony.

Susan M. Smith, Village Manager
River Hill Community Association
6020 Daybreak Circle, Clarksville, MD 21029
410-531-1749

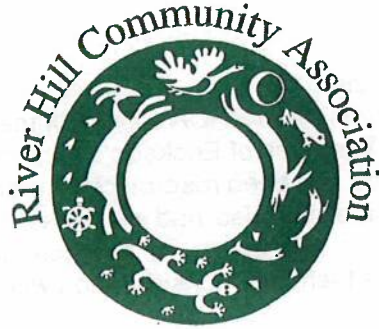
www.villageofriverhill.org

Like us on Facebook: <https://facebook.com/RiverhillCommunityAssociation>



www.ClaretHall.com

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July 13, 2018

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CB59 - 2018

Dear Members of the County Council,

The River Hill Community Association's (RHCA) Board of Directors supports CB59-2018 to expand the Planned Service Area, adjust the Growth Tier Designation and Maps, and change the Designated Place type of the approximately 61 acres of property identified in the bill. As outlined in *PlanHoward 2030*, Howard County has a growing senior population with diverse housing needs. Supporting the needs of this population is County policy. The Association recognizes the value of having another continuing care retirement community (CCRC) in the County. Critical to the Association's support for CB59-2018 is Erickson Living Properties II, LLC's proposal to change the zoning of the affected properties to a Community Enhancement Floating – Mixed (CEF – M) zone. Approval of CB59-2018 will enable Erickson to continue to work with the County, the State, the Association and others to refine and improve their plans for the CCRC and related community enhancements. The Association also supports the inclusion of measures to make the General Plan changes contingent on rezoning the properties to establish a CCRC and requiring a connection between the property and public water and sewer infrastructure within 10 years of the effective date of the bill.

Adjusting the boundaries of the County's Planned Service Area (PSA) should not be taken lightly. However, it is the Association's view that given its location eventually these properties will be developed in some fashion. It is in the best interest of River Hill residents to insure what is built benefits the community without opening the doors to more dense development to the west. Given the location of the site, its scenic nature, the agricultural easements on properties to the west, and existing and planned commercial and residential development along MD 108 in Clarksville, the extension of the PSA must be tied to a specific project. The future use must be acceptable to the community, serve as a transition between the residential and institutional uses to the east and Clarksville's commercial core, and provide amenities that might not otherwise be achievable in the near term. The Association opposed changing the zoning of 12171 Route 108 (former River Hill Garden Center) to a commercial (B-1) use and does not support a traditional commercial use on the parcels defined in this legislation.

Beginning in May 2017, and throughout the process to date, Erickson Living has engaged with Clarksville/River Hill residents, businesses, organizations and institutions. They have informed the community of the need for senior housing in the County, about CCRC's and those that

Erickson operates, and their vision for their Clarksville project. Erickson's staff and their consultants have met numerous times with RHCA's Development Advisory and Traffic and Safety Committees and with the Board. Members of Erickson's team have also met with individual River Hill residents. Erickson has listened and been responsive to many concerns that have been raised by the community. The Association has also had conversations with representatives from the State Highway Administration who are aware of the community's traffic and safety related concerns and have agreed to take them into consideration when evaluating the project.

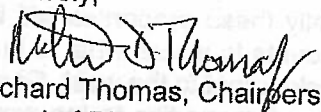
The CCRC plans propose changes along MD 108 that are consistent with the vision and design goals supported by the RHCA and outlined in the *Clarksville Pike Streetscape Plan and Design Guidelines* (February 2016). Erickson's plans include the extension of Linden Linthicum Lane across MD 108 and the addition of a signal at this intersection. A signal at this intersection is an improvement that the Association and many River Hill residents have been requesting for years. The proposed extension of Linden Linthicum Lane also provides an opportunity to improve ingress and egress to businesses fronting on Clarksville Pike which could be a positive for the community. In response to concerns raised by RHCA, Erickson Living has modified their designs to enhance the integration of the CCRC into the Clarksville/River Hill community. Erickson has:

- Enhanced views from MD 108 into the site's stream valley and beyond;
- Extended pedestrian and bicycle connections along MD 108 and the Linden Linthicum Lane extension;
- Added open space amenities such as pickleball courts, a dog park, a playground, and an amphitheater that will be accessible to the public and will encourage greater social interaction; and
- Agreed to require CCRC staff and to encourage their residents to use the proposed entrance from Linden Linthicum Lane extended for ingress and egress.

Erickson Living is aware of the Association's concerns regarding the safety of the proposed entrance on MD 108, especially for drivers turning into the property when approaching from the south. They have been receptive and have agreed to explore options to address these concerns. They have also committed to having the traffic improvements completed early in the construction process.

We believe that a new CCRC and the types of community enhancements proposed in the Erickson project will benefit Howard County. We encourage you to approve CB59-2018. Let's create the opportunity for Erickson Living, LLC's rezoning request to be considered.

Sincerely,


Richard Thomas, Chairperson
Board of Directors

CC: Steven Montgomery, Erickson Living II, LLC
Scott Templin, Erickson Living II, LLC
Linden Linthicum United Methodist Church
Steve Breeden, Security Development Corporation
Village Board/Council Representative

Sayers, Margery

From: Robert Cahn <nuttchedcheese@gmail.com>
Sent: Friday, July 13, 2018 3:55 PM
To: CouncilMail
Subject: CB59-2018 Submission

To: CouncilMail <CouncilMail@howardcountymd.gov>
Subject: Submission regarding CB59-2018

Dear Council Members,

Please accept the following as our testimony and submission opposing CB 59-2108

Erickson Living's "Proposed Continuing Care Retirement Community" is not a GP Policy 6.1a "limited" expansion of the Planned Service Area, is not "consistent with" GP Policy 6.1a and, therefore, should not become law

Preliminarily, we refer you to page 70 of the General Plan ("GP") and its reference to a "minor expansion of the Planned Service Area" ... "adjoining Clarksville" for which the GP noted that it "is preferable to include these properties in the PSA" to achieve Bay restoration goals. Bill 59-2018's proposed Sites do not include the referenced minor expansion. *September 19, 2017 Montgomery letter to chairperson Weinstein.* Accordingly, unlike the proposed minor expansions referenced on page 70 of the GP, Bill 59-2018's requested expansion was not considered by the drafters of GP and was not considered or enacted into law as part of the GP.

Page 70 of the GP provides that "[i]n the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate." No reasonable person could consider Bill 59-2018's requested expansion "minor."

GP Policy 6.1a (GP p.171) allows for "Limited Planned Service Area Expansion[s]" if consistent with the General Plan. The word "limited" is not discussed or mentioned anywhere in Erickson's petition which is now being considered as Council Bill 59-2018. Although Erickson has chosen not to address the issue of whether it's requested expansion of the PSA is "limited" and thus consistent with GP Policy 6.1a, this Council has a duty to recognize and resolve this issue.

The word "limited" must include consideration of something else other than the existence of a physical boundary. Otherwise any expansion would be allowed as long as it has boundaries.

The GP provides specific guidance regarding the term "limited." Reference is again made to page 70 of the GP:

"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.” (Emphasis added).

The GP, which is enacted Howard County law, provides an example and an explanation of what makes a PSA expansion “limited.” Contamination from the Alpha Ridge Landfill is a limited risk. It was not a risk to locations outside the area of expansion. Accordingly, a “limited” expansion was approved.

The Alpha Ridge expansion was limited to the area of risk. Accordingly, developers and other parties cannot persuasively cite the Alpha Ridge expansion of the PSA as precedent for another expansion unless they can prove a similar groundwater risk. The Alpha Ridge expansion was, accordingly, limited. The GP expressly provided the Alpha Ridge expansion as an example of a limited expansion. Because the GP was enacted into law, its reasoning and language are binding on this Council.

Unlike the expansion 25 years ago, Bill 59-2018's expansion is in no way limited. The next developer can cite 59-2018 as precedent to obtain an expansion of the PSA to build housing for additional economically advantaged elderly. Similarly, granting Bill 59-2018's requested expansion would be precedent for a expansion to accommodate, for example, a nursing home or housing for other population groups.

Granting of Bill 59-2018's expansion will eventually allow for expansion of the PSA for any reason relating to housing. If Bill 59-2018 becomes law, the nature of Howard County will be permanently changed. It may be that housing is more important than environmental and open space considerations. This issue, however, should be specifically addressed and addressed in the context of a new General Plan.

Erickson's proposal submitted as Bill 59-2018 makes no mention of GP Policy 6.1a's requirement that PSA expansions be “limited.” That is understandable, Erickson has a fiduciary duty to its shareholders. Unlike Erickson, this Council has a duty to apply the requirements of the General Plan. Because Bill 59-2018's expansion is not “limited” as required by GP Policy 6.1a, Bill 59-2018 is not “consistent” with GP Policy 6.1a and should not become law.

Erickson has failed to meet its burden of proof to show that its proposed Community is “consistent with the General Plan and Smart Growth policies”

It is Erickson that is requesting an amendment of the GPI and Erickson bears the burden of proof. As to the degree of Erickson's burden, it has been over 25 years since the Alpha Ridge expansion of the PSA and 25 years of precedent should and must be considered. This Council should require Erickson to convince the Council, with certainty, that its proposal is consistent with the GP policies.

As reviewed in the prior section, because Erickson's proposal is not “limited” under GP Policy 6.1a, it is, by definition, not “consistent” with GP Policy 6.1a and should not become law.

Putting aside GP Policy 6.1a's requirement that PSA expansions be “limited” and putting aside the GP's example and definition of the word “limited” on page 70 of the GP, Erickson has failed to meet its burden of proof.

In Bill 59-2018, Erickson quotes Policy 9.4 of GP to meet its burden of proof. Policy 9.4 provides as follows:

"Policy 9.4 – Expand housing to accommodate the County's senior population who prefer to age in place and people with special needs."

- a. Universal Design. Expand partnerships with public, private, and nonprofit organizations to assist senior citizens and residents with special needs by universal design renovations.
- b. Promoting Self-Sufficiency. Enhance the development of personal service and home maintenance businesses to promote self-sufficiency for those choosing to age in place.
- c. Increasing Awareness. Expand outreach to senior citizens and residents with disabilities to increase awareness of existing County, nonprofit, and business services.
- d. Transportation and Transit. Incorporate transportation options."

Erickson fails to cite or quote the 4 subsections under Policy 9.4. These subsections make it clear that Policy 9.4 is directed at seniors who want to continue to live in the home they are currently in or wish to move to a home in the community in which they live.

Erickson's proposed community is a new and separate community. Erickson's web page specifically provides:

"Our communities are largely self-sufficient with robust transportation services for residents and staff. Erickson Living campuses are uniquely self-sufficient, and provide their own security. They also manage their own road repair, snow removal, and other services typically funded by the local government."

Erickson's "Limestone Community" is not and will not be the same community as Clarksville, Columbia or any other Howard County community. If a resident of Clarksville or Columbia wishes to walk or drive on the sidewalks and roads of Erickson, he or she can be prohibited from doing so at the discretion of Erickson. In other Erickson "communities", a non-resident must check in at the gate and, if not a visitor of a resident, cannot go in. Unlike any other Howard County community Erickson even provides its own "security."

Contrary to Erickson's representation, separate communities of economically advantaged seniors are not consistent with Howard County Policy 9.4

Separate communities of economically advantaged seniors are not consistent with the GP Policy 9.2 which establishes that developing affordable housing for diverse income levels is a Howard County Policy. Bill 59-2018 does nothing for housing for low or moderate income individuals.

Separate communities of economically advantaged seniors like the one proposed by Erickson sets a poor precedent. There are wealthy communities in Howard County. They do not, however, have their own police force and do not prevent people from entering the community.

Finally, reference is made to Policy 5.1. GP page 167. It is the policy of Howard County to "establish a distinct and readily identifiable research and technology brand in the global marketplace as a top global tech center." The jobs provided by Erickson's proposed community will be relatively low wage with comparatively limited opportunity for advancement. They likely will not be held by Howard County residents but will be filled by individuals who commute into Howard County by automobile. The jobs that will be provided by Erickson are inconsistent with GP Policy 5.1.

Thank you for your consideration.

Robert S. Cahn

Arlene J. B. Cahn

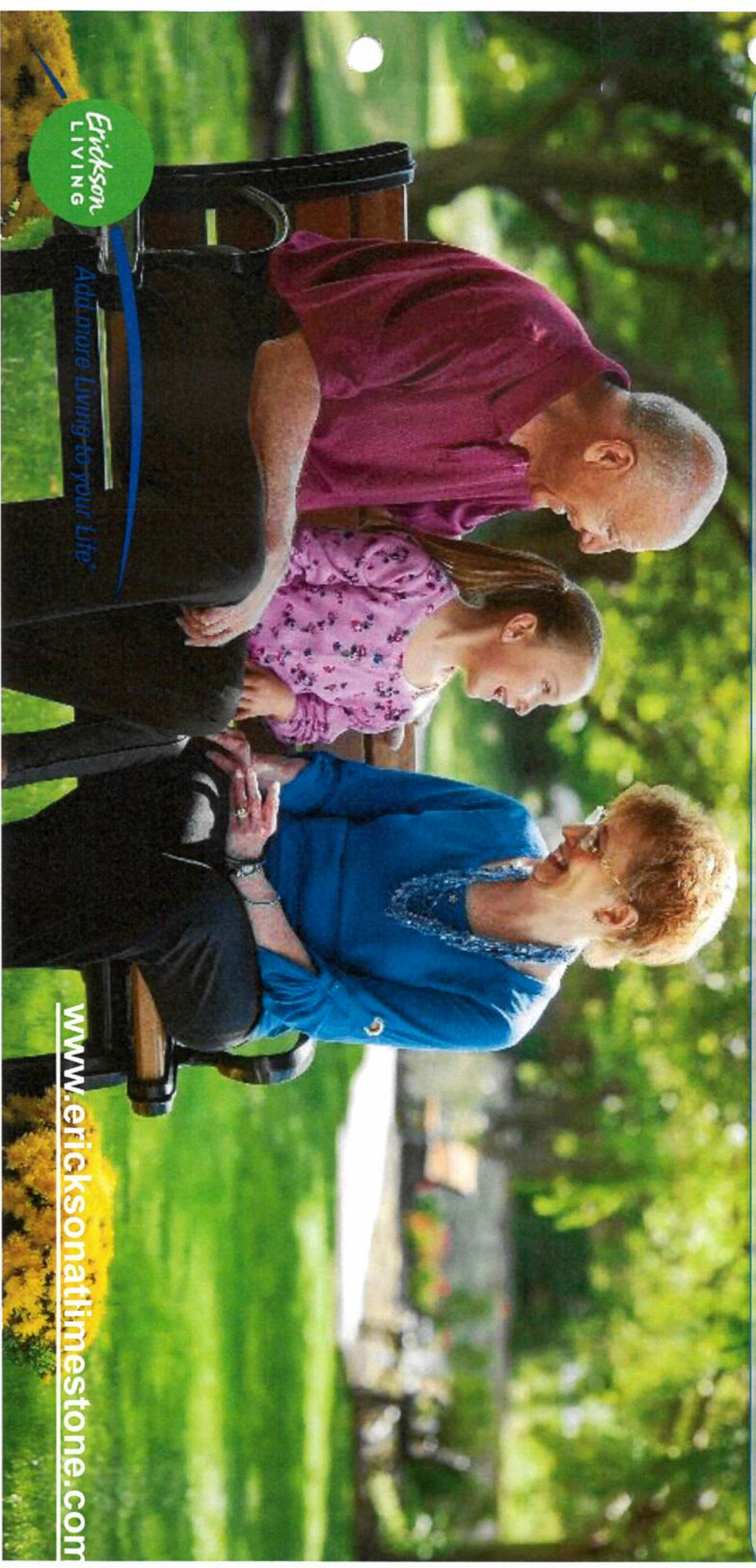
12016 Misty Rise Court, Clarksville, MD 21029

KEEPING FAMILIES TOGETHER IN HOWARD COUNTY

July 16, 2018

Howard County Council

CB 59 - 2018: General Plan Amendment



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INTRODUCTION

Our Team

Community Engagement:

Roger Caplan

The Caplan Group

Traffic Consultant:

Carl Wilson

The Traffic Group

Petitioner:

Scott Templin

Erickson Living

Civil Engineer and Landscape Architecture:

Hank Alinger and Brandon Rowe

Bohler Engineering

Architecture and Planning:

Mark Heckman

Marks Thomas

Land Use Attorney:

Bill Erskine

Offit Kurman

Fiscal Analysis:

Eric Tazelaar

Richard Reading & Associates

Market Demand Analysis:

John Duberg

Sage Policy Group

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

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



Reversion Clauses

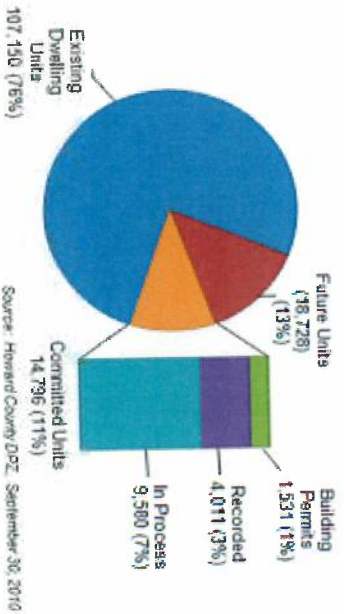
Now, Therefore,

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



Creating an Age-Friendly Community

A Report from the Howard County
Department of Citizen Services
2015



Howard County, Maryland
Allan H. Kittleman, County Executive
Phyllis Madachy, Director, Department of Citizen Services
Starr Sowers, Administrator, Office on Aging

- 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



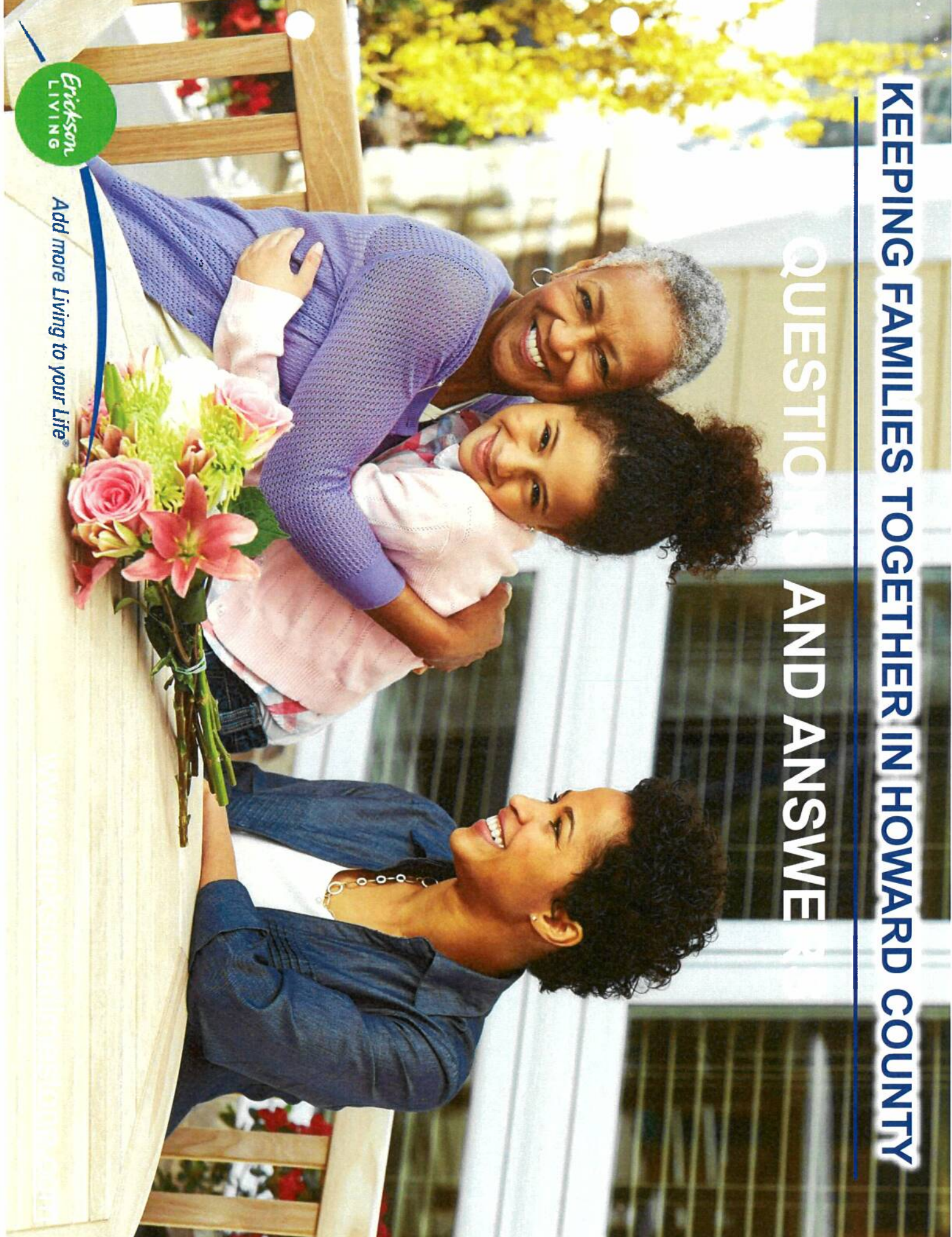
WHY EXPAND THE PLANNED SERVICE AREA?

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

KEEPING FAMILIES TOGETHER IN HOWARD COUNTY

QUESTION AND ANSWER



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HOWARD COUNTY SENIORS SERVICES

**Erickson
LIVING**

Howard County: 283

	Last Name	First Name	Address	City	State	Zip	Email
Yes	Gatwood	Alison	6473 Onward Trl	Clarksville	MD	21029	afgatwood@gmail.com
Yes	Meyers	Margaret	9425 Hickory Limb	Columbia	MD	21045	megntali@verizon.net
Yes	Fine	Doris	12302 Benson Branch Rd	Ellicott City	MD	21042	darcyfine@hotmail.com
Yes	Scarlis	John	6136 Nest Side	Columbia	MD	21045	Scarlis@msn.com
Yes	Skillman	Robert	4738 Bates Dr	Ellicott City	MD	21043	bob@rskillman.com
Yes	Bielski	Paul	3240 Roscommon Dr	Glencig	MD	21737	pjbielski@gmail.com
Yes	Kissel	Gerald	4659 Pinto Ct	Ellicott City	MD	21043	jerrybear41@verizon.net
Yes	Ludicke	Theodore	12710 Triadelphia Rd	Ellicott City	MD	21042	tludicke@yahoo.com
Yes	Cosentino	Caroline	10860 Beech Creek Dr	Columbia	MD	21044	cosentinoc@gmail.com
Yes	Kline	Glenda	11811 Far Edge Path	Columbia	MD	21044	Glenda@FarEdge.info
Yes	Geisler	Robert	4643 Huntley Dr	Ellicott City	MD	21043	bobbyg06@hotmail.com
Yes	Aldridge	Dennis	6710 Potomac Hunt Ct	Elkridge	MD	21075	d.aldrige_email@gmail.com
Yes	Vogel	Sharon	8725 Warm Waves Way	Columbia	MD	21045	sharonleevogel@gmail.com
Yes	Brinker	Thomas	12285 Carroll Mill Rd	Ellicott City	MD	21042	tomnbetsy1@verizon.net
Yes	baldwin	jd	10006 Hyla Brook Rd	Columbia	MD	21044	jdoyleb@verizon.net
Yes	Melick	Gary	3300 Kenallen Ct	Glenwood	MD	21738	gmelick1@verizon.net
Yes	Kolzar	Paul	11710 Foxspur Ct	Ellicott City	MD	21042	paulkjr@yahoo.com
Yes	Prather	Wanda	6320 Velvet Path	Columbia	MD	21044	pythonesk42@gmail.com
Yes	Mattman	A.	9539 Fulton Ave	Laurel	MD	20723	almatt@msn.com
Yes	Harris Jr	Armand	9570 Fallen Stone	Columbia	MD	21045	armandharris@verizon.net
Yes	Fox	Sara	8724 Sicklebar Way	Ellicott City	MD	21043	sara.fox@erickson.com
Yes	Templin	Scott	4770 Leyden Way	Ellicott City	MD	21042	stemplin3@gmail.com
Yes	Southwood	William	8218 Bubbling Spg	Laurel	MD	20723	will.southwood@gmail.com
Yes	Kellner	Evelyn	3011 Dexter Dr Unit 404	Ellicott City	MD	21043	pete2404@aol.com
Yes	Romenesko	Bruce	12163 Red Stream Way	Columbia	MD	21044	bruce.romenesko@gmail.com
Yes	ress	mary	3772 Plum Hill Ct	Ellicott City	MD	21042	mjress@verizon.net
Yes	Turney	Maria	11800 Bare Sky Ln	Columbia	MD	21044	kenamar1@gmail.com
Yes	Colegrove	Joyce	5547 High Tor HI	Columbia	MD	21045	JEC5547@aol.com
Yes	Wilson	Shella	5573 Cedar Ln	Columbia	MD	21044	wilson.sensa.shella@gmail.com
Yes	Blackman	Kathleen	11709 Bryce Overlook Ct	Columbia	MD	21044	kblackman@comcast.net
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Yes	yi	hung	12112 Flowing Water Trl	Clarksville	MD	21029 roskey@gmail.com
Yes	Pettiford	Bridget	5001 Rushlight Path	Columbia	MD	21044 pettorbridget@yahoo.com
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Sawicki	Scott	6122 Bardu Ave	Springfield	VA	22152	scott.sawicki@gmail.com

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 City _____ State MD Zip _____
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Name *(please print neatly)* _____
 Address _____
 City _____ State MD Zip _____
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Name *(please print neatly)* _____
 Address _____
 City _____ State MD Zip _____
 Email _____

Date: 16 July 2016

Subject: CB59-2018 Erickson Proposal – Expansion of the PSA

Dear Council Members – My name is Stu Kohn and I am the President of the Howard County Citizens Association, HCCA testifying on their behalf. This proposed Bill is not about any marketing on Erickson's part or any campaign donations. It is about the expansion of the Planned Service Area, PSA and only this. Unfortunately the Planning Board did not adhere to this mandate announced by Val Lazdins, Director of DPZ when it was heard in April. You will hear from other Associations that we are very infuriated we are even here to discuss CB59. We should not be here. This is because the Howard County – Code of Ordinances under TITLE 16 - PLANNING, ZONING AND SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, SECTION 16.211 – COUNCIL MANIC ELECTION YEARS clearly states the following:

“In any year in which members of the County Council are elected, the incumbent Councilmembers, shall not take final action on any zoning application after the date of the primary election as set by law and until the newly elected County Councilmembers have qualified and taken office. The enactment of this section shall not in any way prevent the Zoning Board or the County Council from acting on zoning matters which are considered, in the discretion of the Council or the Board, to be emergency matters that could be injurious to the County or any of its citizens.”

There is absolutely no interpretation required as the aforementioned states you are not permitted to discuss any zoning changes during the specified period of time. In fact you clearly state exactly this in the proposed CB56 which you all support on page 3, Lines 2 thru 4. It states, “Because the County Council is prohibited from taking any Zoning action until January 2019, it is imperative that the County have sufficient time to consider and act on any recommendations concerning zoning changes in the Tiber Branch Watershed.” Furthermore you declared CB56 via a Resolution an Emergency situation. So in order for CB59 an Emergency must be declared by this body via a Resolution before you even think about public testimony. In addition, the sad thing is that CB59 and for that matter CR119 was not Pre-filed or Late-filed when you conducted your Legislative Hearing on 2 July. Why not? How was the public to be properly informed? On the County Website regarding Pre-filed it states, “Legislation that will be introduced at the next legislative session is pre-filed 11 calendar days before that legislative session. During these 11 days, you will be able to view pre-filed legislation on this page.” Where is the transparency?

In conclusion you as Councilmembers have no choice but to tell the applicant that the Expansion of the PSA cannot be discussed by us because we would be wasting everyone's time as we are not permitted to take final action because of an election year as stipulated in Title 16, Section 16.211. If the applicant wants to pursue then it is incumbent for you to tell them their proposal

will have to wait until at least January 2019. We simply ask you to fulfill your duty as our representatives.

Thank You,

A handwritten signature in blue ink, appearing to read "Stu Kohn". The signature is fluid and cursive, with the first name "Stu" and last name "Kohn" clearly distinguishable.

Stu Kohn
HCCA, President



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Stu Koho, have been duly authorized by
(name of individual)

Howard County Citizens Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB59 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Stu Koho

Signature: Stu Koho

Date: 16 July 18

Organization: HCCA

Organization Address: P.O. Box 89

ELICOTT CITY MD 21841

Number of Members: 300

Name of Chair/President: Stu Koho

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Dan O'Leary, have been duly authorized by
(name of individual)

Greater Highland Crossroads Association
(name of nonprofit organization or government board, commission, or task force) to deliver testimony to the

County Council regarding CB-59 - 2018
(bill or resolution number) to express the organization's

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Dan O'Leary

Signature: _____

Date: July 16, 2018

Organization: Greater Highland Crossroads Association

Organization Address: PO Box 235 Highland MD 20777

PO Box 235 Highland MD 20777

Number of Members: 75-100 on average

Name of Chair/President: Charlotte Williams, President

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Should the Howard County Counsel Enact CB 59-2108?

Is the General Plan enacted Howard County Law	Yes	No
Does General Plan Policy 6.1a (GP p.171) require that Service Area Expansions be “limited?”	Yes	No
Is Erickson’s requested Expansion limited?	Yes	No

Submission and Testimony opposing CB 59-2108

Dear Council Members

Please accept the following as our testimony and submission opposing CB 59-2108.

Erickson Living's "Proposed Continuing Care Retirement Community" is not a General Plan for Howard County Policy 6.1a "limited" expansion of the Planned Service Area, is not "consistent with" GP Policy 6.1a and should not become law

Preliminarily, we refer you to page 70 of the General Plan ("GP") and its reference to a "minor expansion of the Planned Service Area" ... "adjoining Clarksville for which the GP noted that it "is preferable to include these properties in the PSA" to achieve Bay restoration goals. Bill 59-2018's proposed Sites do not include the referenced minor expansion. *September 19, 2017 Montgomery letter to chairperson Weinstein*. Accordingly, unlike the proposed minor expansions referenced on page 70 of the GP, Bill 59-2018's requested expansion was not considered by the drafters of GP and was not considered or enacted into law as part of the GP.

Page 70 of the GP provides that "[i]n the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate." No reasonable person could consider Bill 59-2018's requested expansion "minor."

GP Policy 6.1a (GP p.171) allows for "Limited Planned Service Area Expansion[s]" if "consistent with the General Plan". The word "limited" is not discussed or mentioned anywhere in Erickson's petition which is now being considered as Council Bill 59-2018. Although Erickson has chosen not to address the issue of whether its requested expansion of the PSA is "limited" and thus consistent with GP Policy 6.1a, this Council has a duty to recognize and resolve this issue.

The word "limited" must include consideration of something else other than the existence of a physical boundary. Otherwise any expansion would be allowed as long as it has boundaries.

The GP provides specific guidance regarding the term "limited." Reference is again made to page 70 of the GP:

"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." (Emphasis added).

The GP, which is enacted Howard County law, provides an example and an explanation of what makes a

PSA expansion “limited.” Contamination from the Alpha Ridge Landfill is a limited risk. It was not a risk to locations outside the area of expansion. Accordingly, a “limited” expansion was approved.

The Alpha Ridge expansion was limited to the area of risk. Accordingly, developers and other parties cannot utilize the Alpha Ridge expansion of the PSA as precedent for another expansion unless they can prove a similar groundwater risk. The Alpha Ridge expansion was, accordingly, limited. The GP expressly provided the Alpha Ridge expansion as an example of a “limited” expansion. Because the GP was enacted into law, its reasoning and language are binding on this Council.

Unlike the expansion 25 years ago, Bill 59-2018's expansion is in no way “limited”. Enactment of Bill 59-2018 will render GP Policy 6.1a's requirement that expansions be “limited” meaningless. The next developer can, and will, successfully rely on the enactment of 59-2018 to obtain an expansion of the PSA to build additional housing for economically advantaged elderly, or for other population groups.

Granting of Bill 59-2018's expansion will eventually allow for expansion of the PSA for any reason relating to housing. If Bill 59-2018 becomes law, the nature of Howard County will be permanently changed. It may be that housing is more important than environmental and open space considerations. This issue, however, should be specifically addressed and addressed in the context of a new General Plan with a new and different policy for expansion of the PSA.

Erickson's proposal submitted as Bill 59-2018 makes no mention of GP Policy 6.1a's requirement that PSA expansions be “limited.” That is understandable, Erickson has a fiduciary duty to its shareholders. Unlike Erickson, this Council has a duty to apply the requirements of the General Plan. Because Bill 59-2018's expansion is not “limited” as required by GP Policy 6.1a, Bill 59-2018 is not “consistent” with GP Policy 6.1a, and should not become law.

Erickson has failed to meet its burden of proof to show that its proposed Community is “consistent with the General Plan and Smart Growth policies”

It is Erickson that is requesting an amendment of the GPI and Erickson bears the burden of proof. As to the degree of Erickson's burden, it has been over 25 years since the Alpha Ridge expansion of the PSA and 25 years of precedent should and must be considered. This Council should require Erickson to convince the Council, with certainty, that its proposal is consistent with the GP policies.

As reviewed in the prior section, because Erickson's proposal is not “limited” under GP Policy 6.1a, it is, by definition, not “consistent” with GP Policy 6.1a and should not become law.

Putting aside GP Policy 6.1a's requirement that PSA expansions be “limited” and putting aside the GP's example and definition of the word “limited” on page 70 of the GP, Erickson has failed to meet its burden of proof.

In Bill 59-2018, Erickson quotes Policy 9.4 of GP to meet its burden of proof. Policy 9.4 provides as follows:

“Policy 9.4 – Expand housing to accommodate the County's senior population who prefer to age

in place and people with special needs.”

- a. Universal Design. Expand partnerships with public, private, and nonprofit organizations to assist senior citizens and residents with special needs by universal design renovations.
- b. Promoting Self-Sufficiency. Enhance the development of personal service and home maintenance businesses to promote self-sufficiency for those choosing to age in place.
- c. Increasing Awareness. Expand outreach to senior citizens and residents with disabilities to increase awareness of existing County, nonprofit, and business services.
- d. Transportation and Transit. Incorporate transportation options.”

Erickson fails to cite or quote the 4 subsections under Policy 9.4. These subsections make it clear that Policy 9.4 is directed at seniors who want to continue to live in the home they are currently in or wish to move to a home in the community in which they live.

Erickson’s proposed community is a new and separate community. Erickson’s web page specifically provides:

“Our communities are largely self-sufficient with robust transportation services for residents and staff. Erickson Living campuses are uniquely self-sufficient, and provide their own security. They also manage their own road repair, snow removal, and other services typically funded by the local government.”

Erickson’s “Limestone Community” is not and will not be the same community as Clarksville, Columbia or any other Howard County community. If a resident of Clarksville or Columbia wishes to walk or drive on the sidewalks and roads of Erickson, he or she can be prohibited from doing so at the discretion of Erickson. In other Erickson “communities”, a non-resident must check in at the gate and, if not a visitor of a resident, cannot go in. Unlike any other Howard County community Erickson even provides its own “security.”

Contrary to Erickson’s representation, separate communities of economically advantaged seniors are not consistent with Howard County Policy 9.4

Separate communities of economically advantaged seniors are not consistent with the GP Policy 9.2 which establishes that developing affordable housing for diverse income levels is a Howard County Policy. Bill 59-2018 does nothing for housing for low or moderate income individuals.

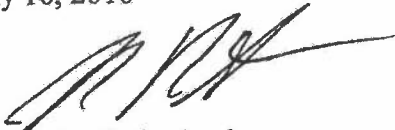
Separate communities of economically advantaged seniors with like the one proposed by Erickson sets a poor precedent. There are wealthy communities in Howard County. They do not, however, have their own police force and do not prevent people from entering the community.

Finally, reference is made to Policy 5.1. *GP page 167*. It is the policy of Howard County to “establish a

distinct and readily identifiable research and technology brand in the global marketplace as a top global tech center." The jobs provided by Erickson's proposed community will be relatively low wage with comparatively limited opportunity for advancement. They likely will not be held by Howard County residents but will be filled by individuals who commute into Howard County by automobile. The jobs that will be provided by Erickson are inconsistent with GP Policy 5.1.

Thank you for your consideration.

July 16, 2018



John Sutherland



Barbara Lyons

12022 Misty Rise Court, Clarksville Maryland

Date: July 10th, 2018

To: Howard County Council

Subject: Council Bill (CB) 59-2018; An ACT Amending "PlanHoward 2030"

On July 9th, our Church Council, which serves as the decision-making body for Linden-Linthicum United Methodist Church (LLUMC), held a special meeting to discuss the above bill and the associated project for Erickson Living to build a Continuing Care Retirement Community (CCRC). The Council voted unanimously to offer our support of the bill, but on a conditional basis. The following summarizes the position of our Church and the reasons our support is conditional.

LLUMC is located directly across Maryland Route 108 from the property referenced in the bill so we have a vested interest in any changes to its use. In an ideal world, we would love the property to be maintained as current farmland which provides a beautiful vista from the Narthex of our Church and serves as a reminder of God's gift to us all. Since the land directly to the east, west and south of the property has already been developed, however, we believe it is very likely that this property also will be developed at some point.

The lineage of our Church in Howard County dates back to the mid-1800's as two congregations, Linden Church and Linthicum Chapel. These two churches merged, and LLUMC built a new church in a new location in Clarksville in 1963. Since that is our history, we feel it would be hypocritical of the Church not to recognize the need for growth and development. Interestingly, in 1964, the zoning for the country's first planned community, later to be known as Columbia, was rejected due to concerns over growth. Fast forward to today and love it or not, Columbia is generally considered one of the most ambitious and successful planned communities ever built in the United States. And, appreciate it or not, the surrounding communities and its residents have benefited and continue to benefit greatly from its development.

Associates of Erickson Living first contacted our Church well over a year ago to inform us of their desire to build a CCRC and to seek our input. They have communicated often and clearly with us and other community groups about the progress of the proposed plan. Erickson Living staff have met with our pastor, lay leaders, and wider congregation on a number of occasions, requesting our input throughout the development of their plans. The modifications of the plan through the process reflect a desire to incorporate the needs of the community, shared by our church and other community groups in numerous meetings and conversations.

The Church perceives the type of services that will be provided by Erickson Living for the elderly population of Howard County to be greatly needed. We have a critical mass of members who are of the age to be looking for such services for themselves and their parents. We also believe that residents of this CCRC will benefit from the services and ministries provided by our Church, and we envision a productive partnership in serving the needs of the residents.

We also believe that many of the "community enhancements" proposed by Erickson Living through the CEF-M zoning which they plan to request will bring substantial benefit to Clarksville Community and the Church. They propose to address ongoing community concerns about traffic on Rt. 108, walkability from the High School to the Village Center, and other things that have not been addressed in other government budgets and planning.

LLUMC supports the bill as written, noting specifically the requirement that the adjustments will be null and void unless certain conditions are met.

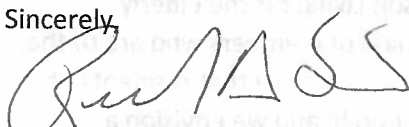
Our support, however, is offered conditionally. This is no fault of this bill itself, but rather is due to Howard County's development process itself. It is our understanding that this bill must be enacted before zoning changes can be petitioned by Erickson Living for the CEF-M zoning. Therefore, neither the Church nor the community has any official documentation or proposal to examine as we would during the normal request for a change in zoning.

We also would like to use this opportunity to point out other flaws which exist in the current planning and zoning process. One such example is the traffic flow resulting from the simultaneous development occurring at 12171 Route 108, Clarksville, Maryland 21029 (Tax Map 35, Parcel 1) directly across the street from the planned CCRC. From our attendance at meetings on both projects, it appears a major change is planned for the intersection of Sheppard Lane and Route 108 that will change the intersection from a three-way intersection to a four-way intersection connecting the new River Hill Square development to the intersection. Also, both projects have planned ingresses from and egresses onto Route 108 which appear to be directly opposite from each other. Due to the current planning and zoning process, neither our Church nor the community at large has been afforded a mechanism to understand and review the overall design, and the resulting impact of the change in traffic patterns on our church or the community.

We wish to emphasize this issue is a result of the current planning and zoning process and not an issue of Erickson Living. We are asking that this situation be resolved in a manner which allows the Clarksville community to participate in discussions about how these two developments together will impact our community.

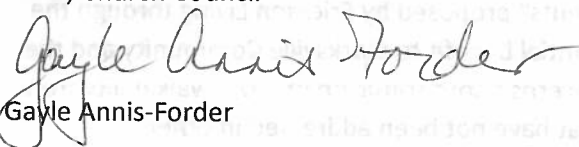
In summary, LLUMC supports the current bill as written. We also support the concept of building a CCRC on the property specifically due to CEF-M zoning being pursued and the types of community enhancements we have been told will accompany this zoning. We strongly commend Erickson Living for their tireless efforts to engage in a collegial, dynamic and transparent process with us and our surrounding community. This experience suggests to us that they will be a valued partner and asset in our community. We look forward to being able to review the final plans for the property that will be submitted for the zoning change planned, so that we can present our final position based on that information.

Sincerely,



Richard A. Smith

Chair, Church Council



Gayle Annis-Forder

Pastor



**HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

I, (Pastor) Gayle Annis-Forder, have been duly authorized by
(name of individual)

Linden Linthicum United Methodist Church to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB59-2018 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Gayle Annis-Forder

Signature: Gayle Annis-Forder

Date: 7/16/18

Organization: Linden Linthicum United Methodist Church

Organization Address: 12101 Linden Linthicum Lane

Clarksville, MD 21029

Number of Members: @ 500

Name of Chair/President: Richard Smith, Church Council Chair

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Dear Howard County Council,

July 16, 2018

We, Howard County senior citizens, thank you for considering plans for seniors' housing and living needs. We especially thank you for Howard County's relatively new seniors' aging at home program and, we acknowledge the need for additional new communities to care for Howard County senior citizens. However, I am asking you to please consider different options. Unfortunately, the Ericson Senior Citizen Community proposed for Howard County creates both a major zoning density change, significant rural local community changes and a serious amendment to our General Plan.

Large successful Ericson Continuing Care Retirement Communities (CCRC) are for-profit businesses. To be successful, they market and attract new residents from a wide geographical area as well as local communities. As a citizen of Western Howard County, I am seriously concerned that we would consider rezoning our beautiful open space land, Tier 1, to high density, Tier 4, for a new Maple Lawn type community for the purpose of attracting senior citizens to move to Howard County in a large scale. Local established facilities will be inundated with many more senior citizens who need care. **We need different smaller senior housing and care facilities that just focus on Howard County Seniors.**

Please consider other models that better serve Howard County. For example, Jim Rouse's Vantage House is a good model for senior living communities that offers all the needed senior housing options; independent living, assistant living and nursing and rehabilitative care. Vantage House focuses on Howard County residents and Howard County resident's parents and loved ones that need to move closer to their family. I have a friend who is 94 and has lived at Vantage House for many years. She stills plays golf with us at the Hobbit's Glen Golf Course. I have a friend who lived in Highland and needs assisted living care. She lives in Vantage House and regularly has her grandchildren for lunch at Vantage House. I know a family from Mt. Hebron that ended their days peacefully at Vantage House. We have a good Howard County example in Vantage House that is meeting the needs of Howard County Residents. **Happy seniors are seniors who are still connected to the communities they know and love.**

Adequate public facilities for new communities are traditionally a concern. Traffic congestion in Clarksville is already intolerable and adequate entrance lanes to a new large senior citizen community will not even touch the big picture traffic congestion problem that now exists and will be increased with a new Ericson Community. Howard County Hospital has consistently grown to meet our present needs. However, the emergency room remains overwhelmed. A large population of senior citizens moving into Howard County with their additional medical needs will burdened our Hospital and medical community.

Please don't be snowed by Ericson's number of units needed for Howard County residents. I am a senior and most of my senior friends are moving out of Howard County because living expenses and taxes are cheaper in Delaware and the south. Families have scattered and older citizens are moving to be closer to their children.

We are counting on you, our county council, to make the right decision about developing a good senior citizens housing and care plan that both meets Howard County's seniors' needs and protects Tier 1 Zoning as established in the General Plan. Howard County simply does not need another a new town for old people. Please make this decision now.

Do not kick the can down the road to the next county council. Please Take Action NOW.
We know the old trick. After citizens spend time preparing and giving their testimony, there is an interim and they go back to their busy lives. During this interim, the department of planning and zoning seems to almost always find a way to make the developer happy and approve the developer's zoning plan while ignoring the public's testimony about the project (Maple Lawn, Haviland Mill Road Community, Schooley Mill Farm Community, and many others in between).

As you know I am a Highland Citizens and I would be amiss if I did not thank you and respect you for hearing our concerns regarding BRX Zoning and eliminating this zoning law that threatened the character of our crossroads. Now, I implore you to do the right thing for the Clarksville Community and Howard County.

NOW Vote NO for rezoning property in Clarksville to Tier 4 & Vote NO for an Ericson Community in Howard County.

Sincerely yours,

D. Susan Scheidt
psscheidt@verizon.net

STATEMENT OF SUPPORT – ERICKSON FACILITY IN HOWARD COUNTY

July 16, 2018

To: Members of the Howard County Council

My wife and I strongly encourage the Howard county Council to take necessary steps to approve and expedite the proposed Erickson independent living facility in the area of Clarksville, MD. The demographics of Howard County, with the projected increase of citizens age 65 and above, provide strong and convincing evidence of the need for independent living facilities for this population. The Erickson facility as planned would help to meet this need. I have visited Charlestown and the Erickson Devonshire facility in southern Florida, and have been impressed with the environment and services provided, the pricing of the units and fees, and especially the competent, customer-oriented staff. An Erickson independent living facility would be a big plus for Howard County.

E. Niel Carey, M.Ed., NCC, NCCC (ret)
2661 Legends Way
Ellicott City, MD 21042
410.530.8298; 410.465.6994

Testimony on Council Bill 59
Monday, July 16, 2018
Virginia M Thomas
6153 Forty Winks Way
Columbia, Maryland 21045

I would like to thank you for the leadership this Council has played in approving both legislation and budgets towards the goal of helping seniors remain as independent as possible. I know this proposal by Erickson is presented as trying to also help seniors but does it?

Do you have the knowledge you need to make a decision regarding CCRC's so you don't create an excess capacity that could hurt seniors who have already invested their life savings in a CCRC. These seniors are trusting the promise to provide them with services including rehabilitation, assistive living, skilled nursing care, memory care and if needed hospice care will be delivered.

We all know what happened to local hospitals when there were more beds than needed. The State now requires proof of need for new hospital beds, and nursing home beds. The State even protects the small liquor stores by not allowing the large grocery stores to sell alcohol.

The least you can do is too make sure you really know that when you vote you won't do harm to the seniors you represent.

You might want to think about CCRC's without walls that would make use of the new technology and could serve seniors of all incomes in their homes or in the 55+ communities.

The following are areas that impact CCRC's and the current and future residents.

POPULATION:

CCRC's still serve about 10% of the Senior Population.
Erickson is misrepresenting the Maryland Department of Planning Study of Howard County
Yes there will be an increase of seniors age 75+ by 2030 in Howard County but only 10% will even consider a CCRC.

1 Typical/Average CCRC Consumer:

Requirements:

- Financially qualify – Contingent upon geographical area. i.e. Howard County will have higher price point than rural Midwest.
- Physical Qualifications – Consumer must be independent both physically and mentally.
- Type C community may not require this since the Health Center expense is per diem and covers expense as it occurs as opposed to a Life Care contract which underwrites the expense of future health care needs. Type C contract means they have Medicaid beds.

LCS – New CCRC: average move in age is 82 and meet above criteria. Entry price point is contingent on geographic location

Miller's Grant has 241 IL units with approval for 54 more.

Vantage House has 203 IL units.

Total will be 498 for both facilities

WORK FORCE ISSUE

Currently it is challenging to meet the demands of positions in the long term care area. It's predicted in the next 5 – 10 years there will be insufficient work force to meet the needs of the senior population. The new immigration laws are not helping the situation. I do not have the actual statistics readily available.

Here are a few dot points that summarize the workforce issue as pulled together last year by the PHI organization - work funded by the Weinberg Foundation - the PHI will be conducted a comprehensive "Environmental Scan" covering (Maryland and D.C.) - the first phase will be presented to the Collaborative's Annual Meeting to be held in Columbia on September 27 -

- "Each day in Maryland, more than 54,500 direct care workers provide essential care for older adults and people with disabilities -
- The demand for these workers is expanding dramatically across the state. Over this decade, Maryland will see the number of personal care aides grow by 54% and the number of home health aides grow by 59% - outpacing the growth rate of 12% for all other occupations. Growth in the Certified Nursing Assistant (CNA) occupation will double that of all other occupations at 25%.
- The poor quality of direct care jobs will contribute to workforce vacancies. Wages (\$10.76 per hour for personal care aides and \$10.98 for home health aides) fall significantly those for all Maryland occupations (\$19.52 on average.)

I hope this helps - the Collaborative has a website: www.RodhamInstitute/GWSchoolofMedicine

REGULATORY OVERSIGHT:

The Maryland Department of Aging and the Department of Health and Mental Hygiene heavily regulate the industry.

WAIT LIST ISSUE:

I believe you mentioned that Erickson claims to have 400 people on their waiting list and are using those numbers to illustrate a need for another community. If they are making that claim, you might want to point out that the best practice for waitlists is to maintain a list that is 3 times annual attrition, with a ready list 1.5 times the annual attrition. Meaning that if they have 1800 units and they have 12.5% attrition they have 225 units becoming available each year. Based on industry best practices they should have a waiting list of 675 and a ready list (People who are ready to move) of 338. If 400 is their total waitlist (Priority and 10% deposit) then 400 represents an underperforming Waitlist.

Wait List is 10% of the Entrance fee however there are several steps prior to this:

Priority or Future Resident List

Community will conduct survey, host events etc. to collect Priority Deposits which equal about \$1,000 single and \$1,500 couple.

Future clients on either list may not move -in due to:

- They waited too long and no longer qualify
- They die before community is built
- The inventory/style they prefer is not available
- The development may be significantly delayed due to regulatory or financing issues. i.e. - Miller's Grant could not reach the 67 – 70% for years.

Part 1: Waitlist

According to the National Investment Center (NIC), independent living occupancy across the country averaged 90.6% in the fourth quarter of 2017 with assisted living occupancy at

86.5%, the lowest level in the history of occupancy reporting.

When independent living occupancy is high, it is not uncommon for a community to maintain a waitlist for in-demand apartment styles. It is essential, however, to note that not all waitlists are the same.

The following are three factors that differentiate waitlist.

- **The Type of Waitlist**
- **Complimentary Waitlist (Free)**
This program is usually designed to allow a person to experience the community for a limited period with the intention of moving them forward in the sale process.
- **Priority Waitlist: (\$750.00 - \$1500.00)**
A person is assigned a number based on the date they place a small refundable deposit. They have selection priority over all future residents except those on the Ten Percent Deposit Waitlist. It is not uncommon for a depositor to have a Priority Waitlist deposit with multiple Retirement Communities.
- **Ten Percent Deposit Waitlist (15,000 and up)**
A person selects a specific floorplan or apartment type, pays ten percent of the entrance fee and a processing fee ranging from one hundred-fifty to five hundred dollars. A depositor is offered an available apartment based on their selection and position on the waitlist. This type of deposit is a more valid indication of interest in a community. The waitlist deposit is usually 100% refundable less a processing fee.
- **Internal Waitlist (Transfer fee varies)**
When a person moves into a community and their preferred apartment is not available they may elect to go on an internal waiting list. Typically, resident on the internal waitlist takes priority over a non-resident waitlist member.
- **Waitlist Management (The right of refusal)**
- **Open-ended Waitlist**
If you decline an apartment when offered, you maintain your position on the list.
- **Rolling Position**
If you decline an apartment when offered, you go to the bottom of the list. This stipulation usually causes people to take action and typically creates a waitlist comprised of people who are ready-to-move.
- **Community Occupancy Status**
- **Pre-open**
The community usually collects priority waitlist deposits and later converts the depositors to a Ten-Percent Waitlist when they can select a specific unit. All or most of the deposit is refundable less a processing fee. The community is growing a waitlist based on a future commitment. There is usually some attrition when the time comes to convert to move-in.
- **Fill-up**
When an existing community has low occupancy and is taking steps aggressive step to fill units, it can be considered to be in fill-up mode. A waitlist in a community with vacancies is the weakest indication of interest in the community. It merely means that those on the list are not ready to move and may not be for some time.

- **Stable**

When a community has robust and stable occupancy consistently above 92% sold and occupied it can be considered stable. In many cases, the Ten Percent Waitlist deposit is placed on a specific apartment type, location, or size. It is a strong indication of interest in the community and often leads to depositors moving into an alternate choice and getting on the internal waitlist for their preferred apartment.

ATTRITION ISSUE:

Independent Living attrition is a measure of the number of apartments that become available in a given time. The annual average attrition in a CCRC is 12% - 15 %.



July 13, 2018

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CB59 - 2018

Dear Members of the County Council,

The River Hill Community Association's (RHCA) Board of Directors supports CB59-2018 to expand the Planned Service Area, adjust the Growth Tier Designation and Maps, and change the Designated Place type of the approximately 61 acres of property identified in the bill. As outlined in *PlanHoward 2030*, Howard County has a growing senior population with diverse housing needs. Supporting the needs of this population is County policy. The Association recognizes the value of having another continuing care retirement community (CCRC) in the County. Critical to the Association's support for CB59-2018 is Erickson Living Properties II, LLC's proposal to change the zoning of the affected properties to a Community Enhancement Floating – Mixed (CEF – M) zone. Approval of CB59-2018 will enable Erickson to continue to work with the County, the State, the Association and others to refine and improve their plans for the CCRC and related community enhancements. The Association also supports the inclusion of measures to make the General Plan changes contingent on rezoning the properties to establish a CCRC and requiring a connection between the property and public water and sewer infrastructure within 10 years of the effective date of the bill.

Adjusting the boundaries of the County's Planned Service Area (PSA) should not be taken lightly. However, it is the Association's view that given its location eventually these properties will be developed in some fashion. It is in the best interest of River Hill residents to insure what is built benefits the community without opening the doors to more dense development to the west. Given the location of the site, its scenic nature, the agricultural easements on properties to the west, and existing and planned commercial and residential development along MD 108 in Clarksville, the extension of the PSA must be tied to a specific project. The future use must be acceptable to the community, serve as a transition between the residential and institutional uses to the east and Clarksville's commercial core, and provide amenities that might not otherwise be achievable in the near term. The Association opposed changing the zoning of 12171 Route 108 (former River Hill Garden Center) to a commercial (B-1) use and does not support a traditional commercial use on the parcels defined in this legislation.

Beginning in May 2017, and throughout the process to date, Erickson Living has engaged with Clarksville/River Hill residents, businesses, organizations and institutions. They have informed the community of the need for senior housing in the County, about CCRC's and those that

Erickson operates, and their vision for their Clarksville project. Erickson's staff and their consultants have met numerous times with RHCA's Development Advisory and Traffic and Safety Committees and with the Board. Members of Erickson's team have also met with individual River Hill residents. Erickson has listened and been responsive to many concerns that have been raised by the community. The Association has also had conversations with representatives from the State Highway Administration who are aware of the community's traffic and safety related concerns and have agreed to take them into consideration when evaluating the project.

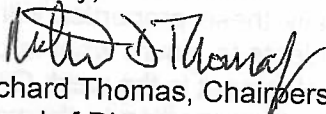
The CCRC plans propose changes along MD 108 that are consistent with the vision and design goals supported by the RHCA and outlined in the *Clarksville Pike Streetscape Plan and Design Guidelines* (February 2016). Erickson's plans include the extension of Linden Linthicum Lane across MD 108 and the addition of a signal at this intersection. A signal at this intersection is an improvement that the Association and many River Hill residents have been requesting for years. The proposed extension of Linden Linthicum Lane also provides an opportunity to improve ingress and egress to businesses fronting on Clarksville Pike which could be a positive for the community. In response to concerns raised by RHCA, Erickson Living has modified their designs to enhance the integration of the CCRC into the Clarksville/River Hill community. Erickson has:

- Enhanced views from MD 108 into the site's stream valley and beyond;
- Extended pedestrian and bicycle connections along MD 108 and the Linden Linthicum Lane extension;
- Added open space amenities such as pickleball courts, a dog park, a playground, and an amphitheater that will be accessible to the public and will encourage greater social interaction; and
- Agreed to require CCRC staff and to encourage their residents to use the proposed entrance from Linden Linthicum Lane extended for ingress and egress.

Erickson Living is aware of the Association's concerns regarding the safety of the proposed entrance on MD 108, especially for drivers turning into the property when approaching from the south. They have been receptive and have agreed to explore options to address these concerns. They have also committed to having the traffic improvements completed early in the construction process.

We believe that a new CCRC and the types of community enhancements proposed in the Erickson project will benefit Howard County. We encourage you to approve CB59-2018. Let's create the opportunity for Erickson Living, LLC's rezoning request to be considered.

Sincerely,



Richard Thomas, Chairperson
Board of Directors

CC: Steven Montgomery, Erickson Living II, LLC
Scott Templin, Erickson Living II, LLC
Linden Linthicum United Methodist Church
Steve Breeden, Security Development Corporation
Village Board/Council Representative



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Renée Dubois, have been duly authorized by
(name of individual)

River Hill Community Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB.59-2018 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Renée Dubois

Signature: Renée Dubois

Date: 07/16/2018

Organization: River Hill Community Association, Inc

Organization Address: 6020 Daybreak Circle
Clarksville, MD 21029

Number of Members: 2,096⁺ (2096 homes in Village)

Name of Chair/President: Richard Thomas

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



July 16, 2018

TO: Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

FR: Susan M. Smith
Village Manager

A handwritten signature in black ink, appearing to read "Susan M. Smith", is written over the printed name and title.

RE: CB59-2018

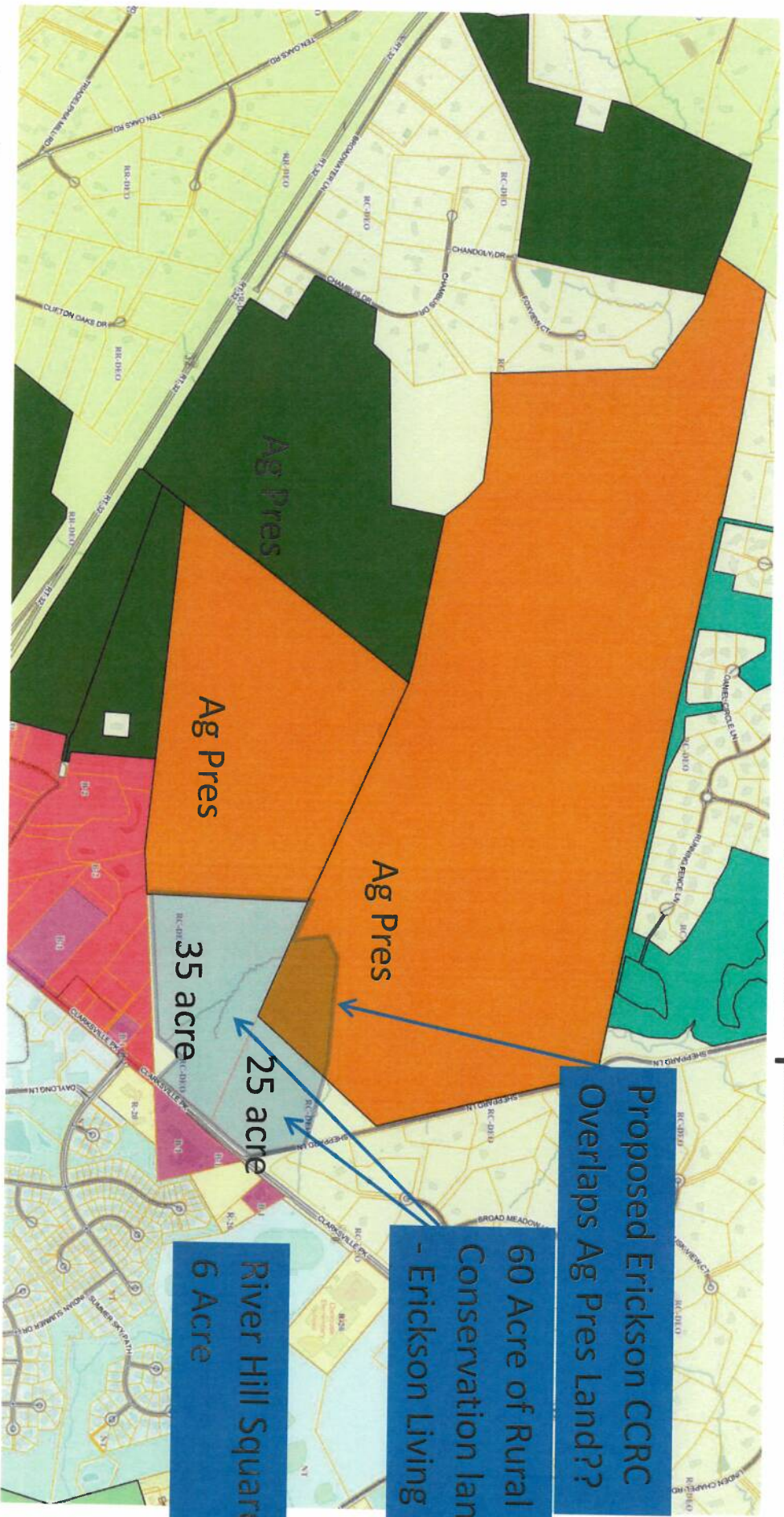
At their meeting on July 9, 2018, the River Hill Board of Directors approved the Association's written testimony (4-0-0). This testimony was submitted electronically on July 13, 2018. Hard copies are attached.

At their meeting on July 9, 2018, the River Hill Board of Directors appointed Renee DuBois, Board Member and Development Advisory Committee Chairperson, to speak on behalf of the Association at the Council's hearing(s) regarding CB59-2018.

Opposition to Expansion of PSA to Support Erickson Living CCRC

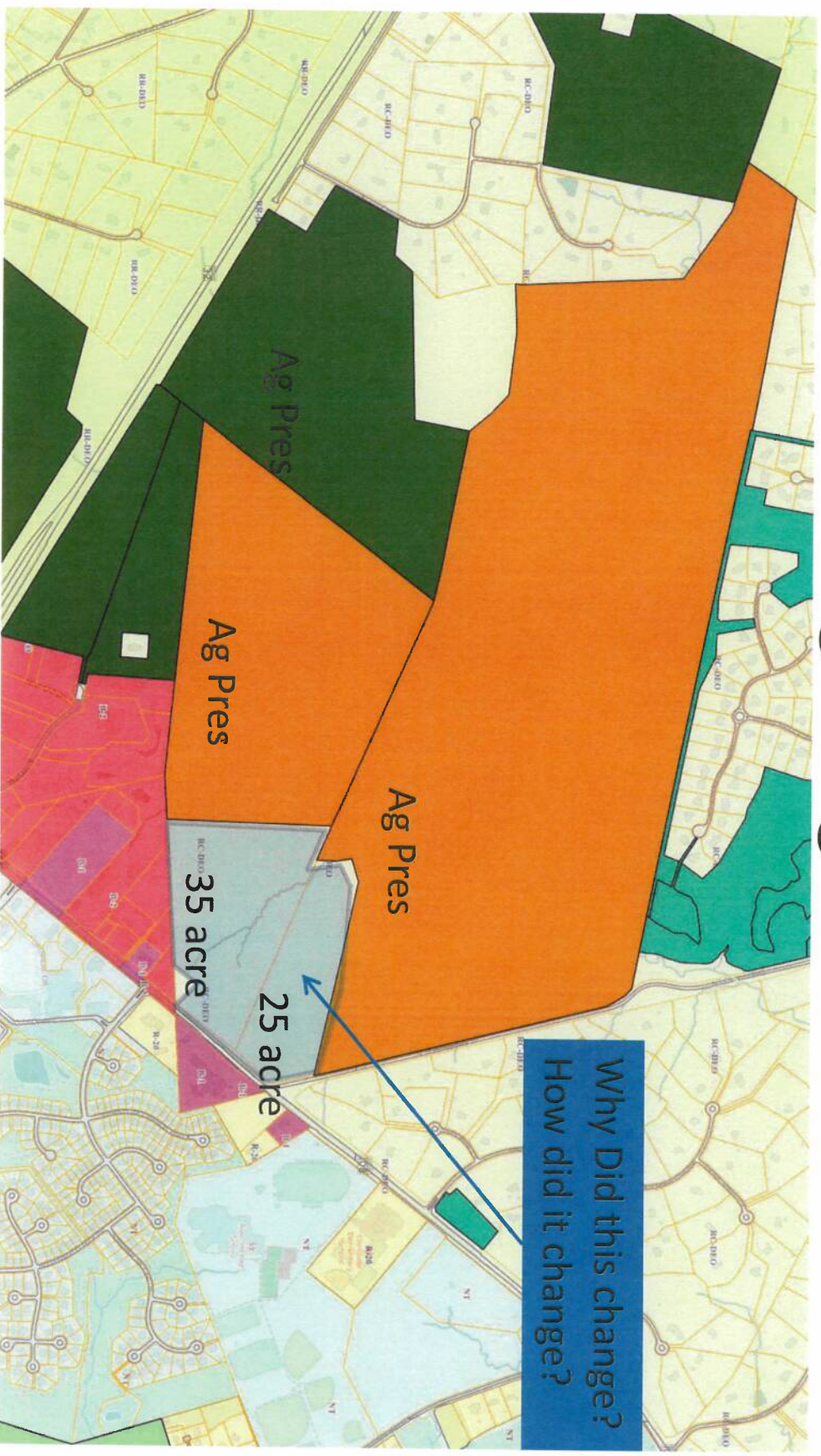
- David Elsaesser, 5737 Whistling Winds Walk, Clarksville, MD 21029
- Two main reasons
 - Development here will enhance the likelihood that AG Preservation land behind proposed site will be further developed into commercial property
 - In fact, MD AG Pres was changed to enable this very proposed Erickson CCRC Project
 - The Erickson Living CCRC Development plan, specifically changes proposed to MD108 and Sheppard Lane, are contrary to the interests of Citizens of Howard County
 - These changes are NOT a COMMUNITY ENHANCEMENT per the requested Zoning (CEF)
 - They will cause traffic congestion on MD108 and dangerous curves on Sheppard Lane
 - A much safer and higher throughput MD108/Sheppard configuration is available
 - This is a unique opportunity to fix Sheppard and MD108 and the County is letting one land owner dictate the road configuration beneficial to that individual alone – The River Hill Square Development
 - If RHS Site Plan is approved we will be stuck with a single lane bottleneck on MD108 at Sheppard Lane forever!!
- 3rd Reason: CEF zoning is inappropriate for this site

Removal of Ag Preservation Easy and enables Erickson CCRC site plan



- **Developer claims expansion of PSA farther west past Erickson request impossible because of State Ag Perseveration Land**
 - Proposed to redevelop RC Land into Retirement community 1400 units
 - Use approx 60 acres in 2 lots north of MD108
 - 25 Acres from Limestone Valley Farm
 - Map from Howard County Gov in Jun 2017. Shows overlap with MD Ag Pres

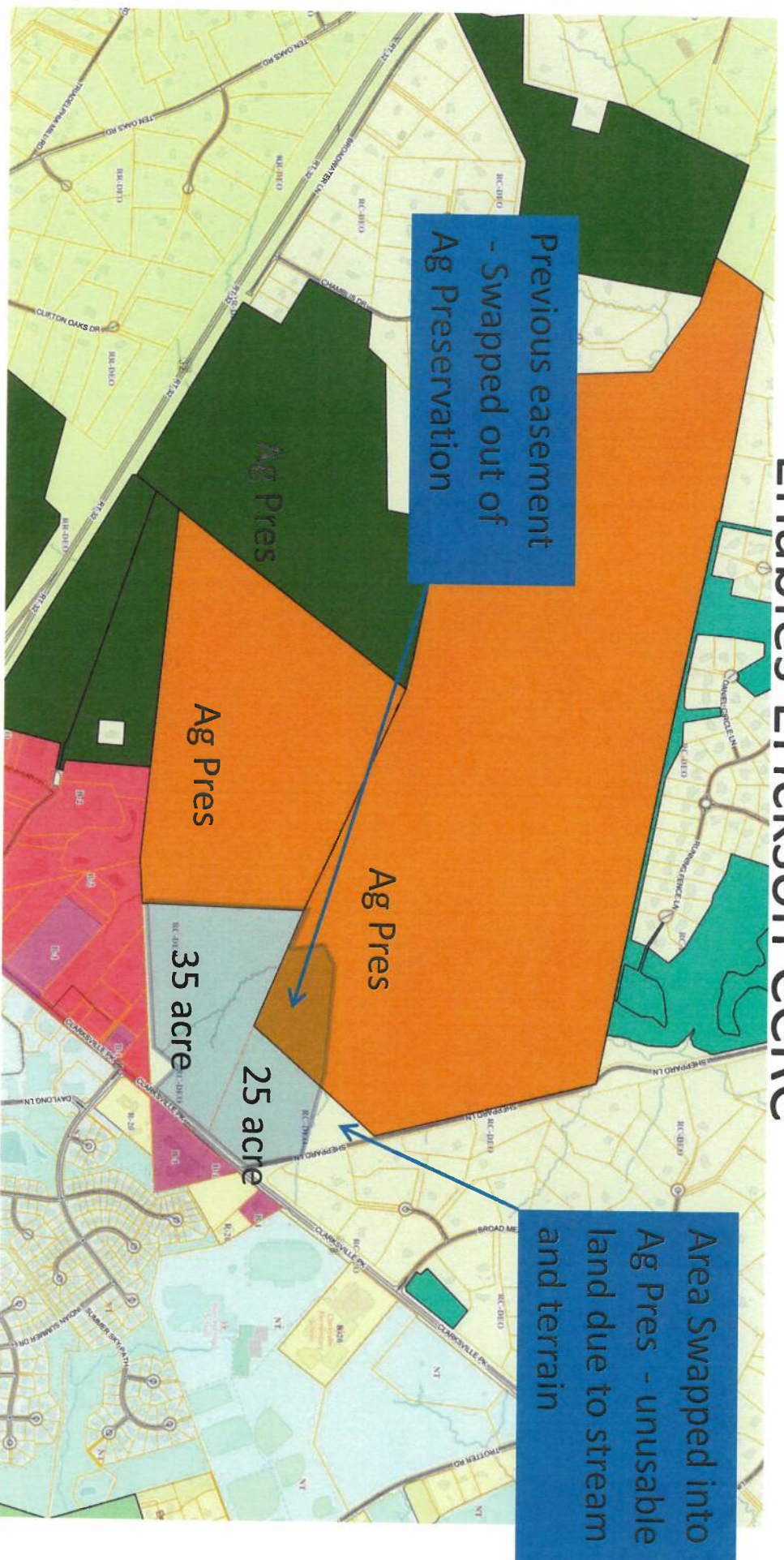
Gerrymandering of Ag Preservation



- This new HoCo Ag Pres map in Sep 2017. Compare to Jun 2017 map
- Looks like someone is redrawing the Ag Pres easement to make a larger useable area when combined with 35 acre lot
- Lot in Question: Howard County, Limestone Valley Farm, Map 28 parcel 100, grid 24
- Ag preservation swap per request of Michael Clark in 2015 to enable a larger contiguous area for redevelopment by removing easement on encumbered land, avoids stream

Removal of Ag Preservation Easement

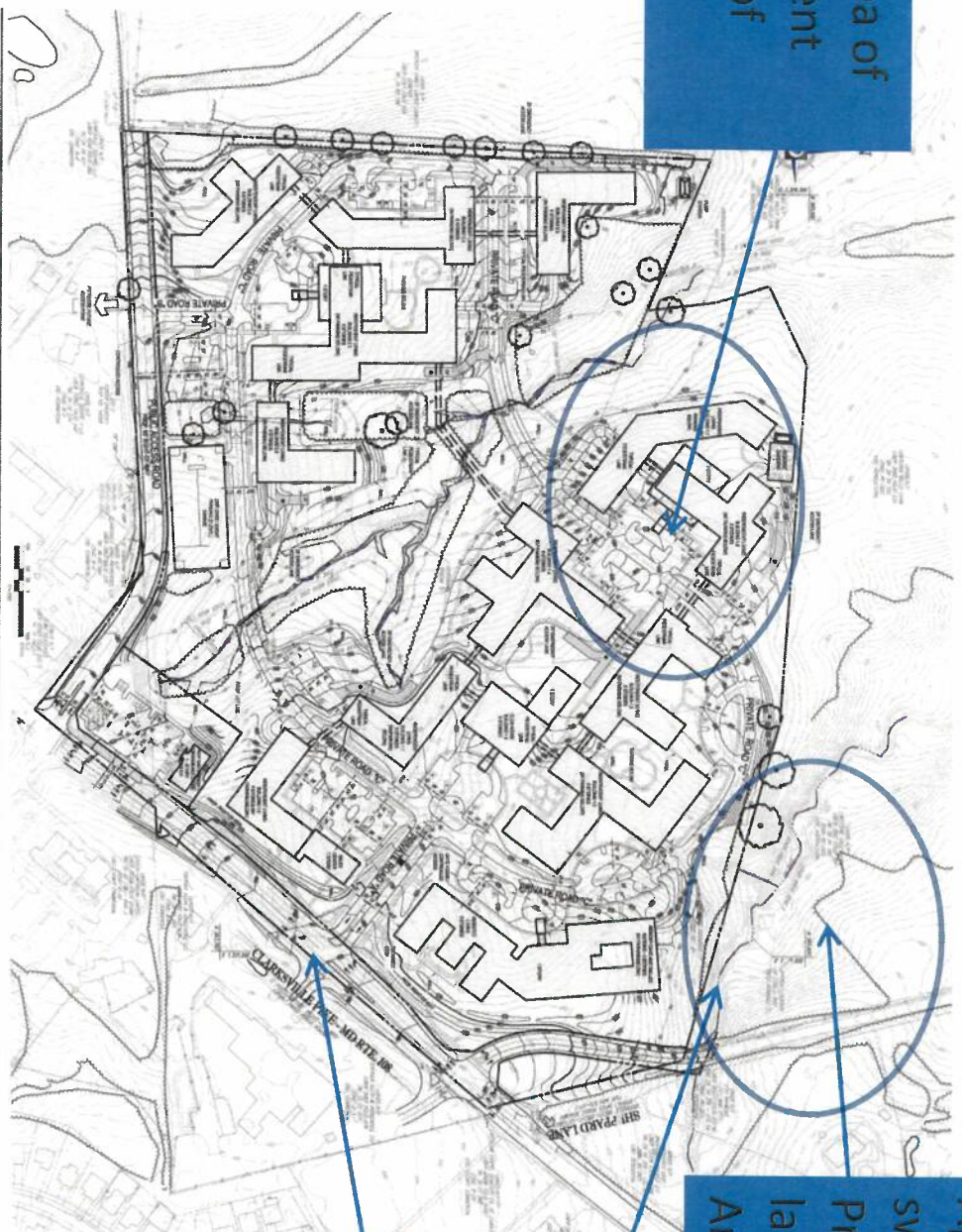
Enables Erickson CCRC



- Development would not be feasible without the larger contiguous area
- Area swapped into Ag Pres has a creek and uneven terrain and poor soil – not usable for Ag or redevelopment into non-Ag uses
- **HoCo Ag Pres Office recommended against swap**
- **Swap done without any public notice of the request, or public hearing**

Detailed Site Concept Plan

Approximate area of Previous easement - Swapped out of Ag Preservation



Approximate Area swapped into Ag Pres - unusable land due to stream And terrain

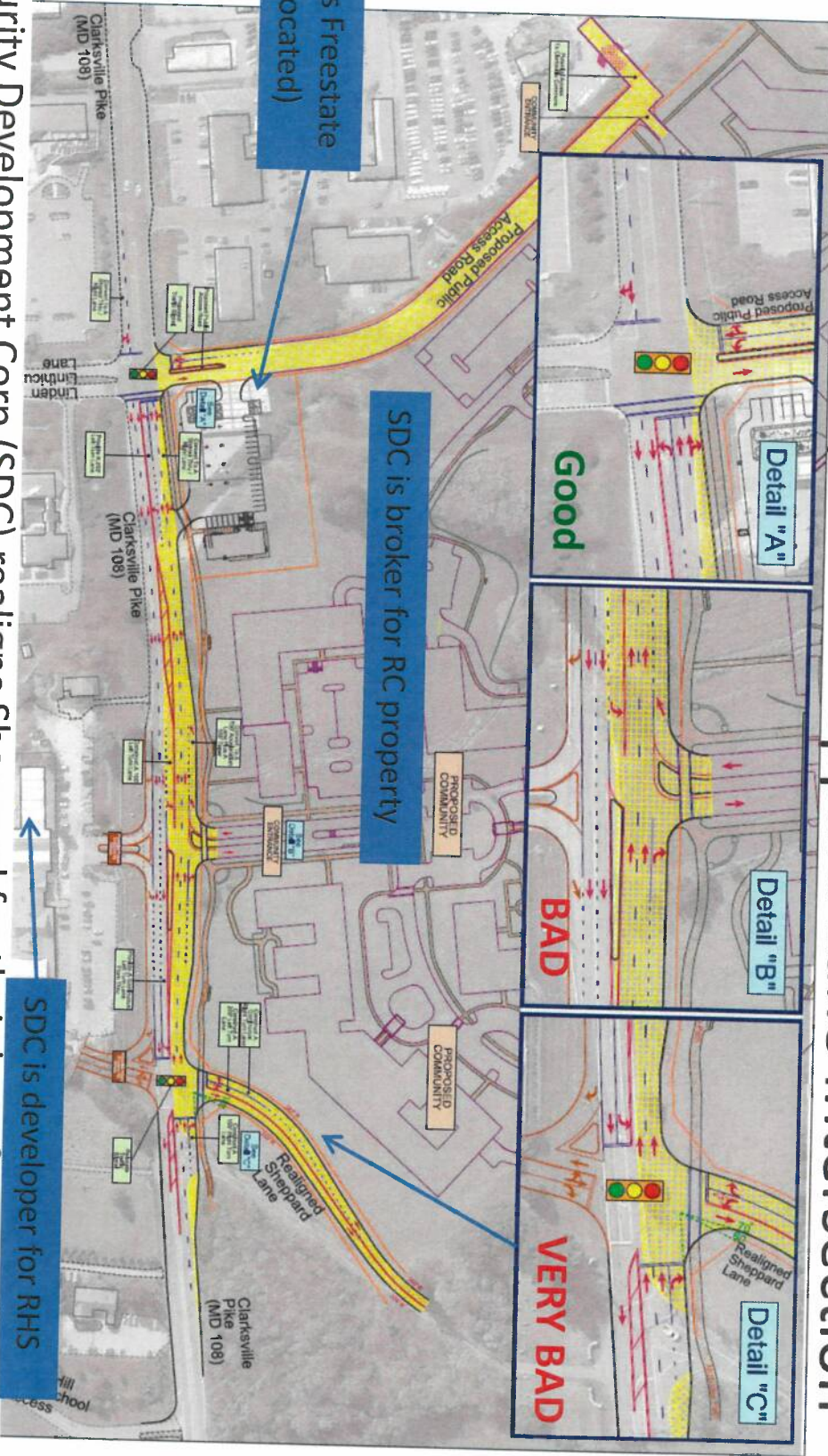
Stream

MD108

- Looks like the Ag Preservation area was changed to avoid stream, hilly and unusable area and to enable Erickson Development
- Demonstrates that AG-Preservation can easily be removed/swapped to some other rural property in the state WITHOUT any PUBLIC NOTICE!!
- The AG-Preservation land behind the proposed CCRC is NOT SAFE from development!!

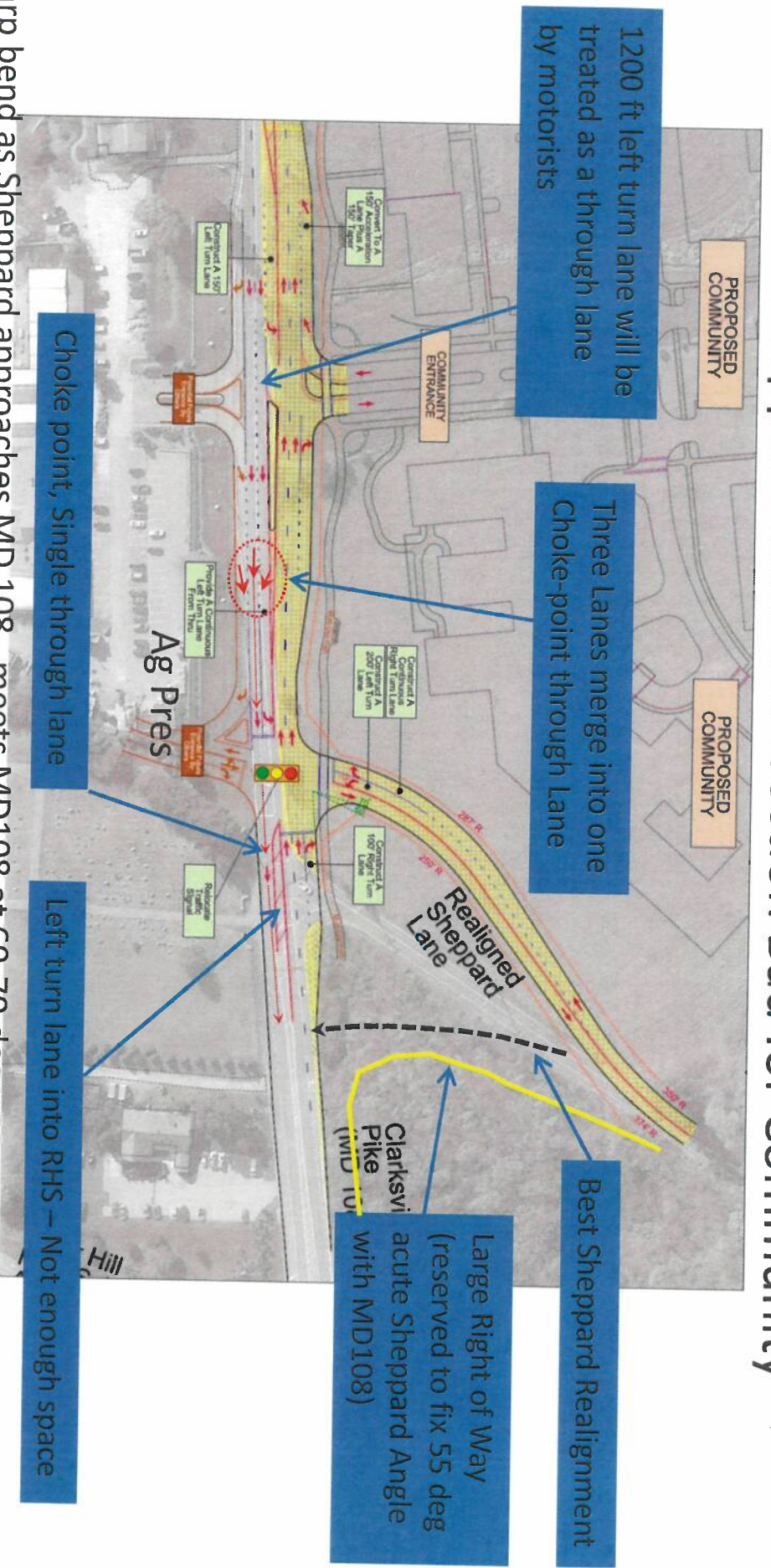
Traffic Issues

Erickson proposed Sheppard Lane Intersection



- Security Development Corp (SDC) realigns Sheppard for their benefit – not for community
 - SDC is the developer for River Hill Square (RHS) redevelopment of RH Garden Center
 - SDC is the owner of the Freestate Gas Station property
 - SDC is broker for sale of 60 acres Rural Conservation (RC) Lots for Erickson CCRC
- CEF: enhancements beneficial to the community ...free and open to the general public, as opposed to a commercial use.
- No benefit of moving Sheppard West for Erickson – doing it for their SDC broker
- Realignment of Sheppard solely to implement a high throughput shopping center at River Hill Garden Center (Square) -- bad for traffic flow on MD108, Schools, Community

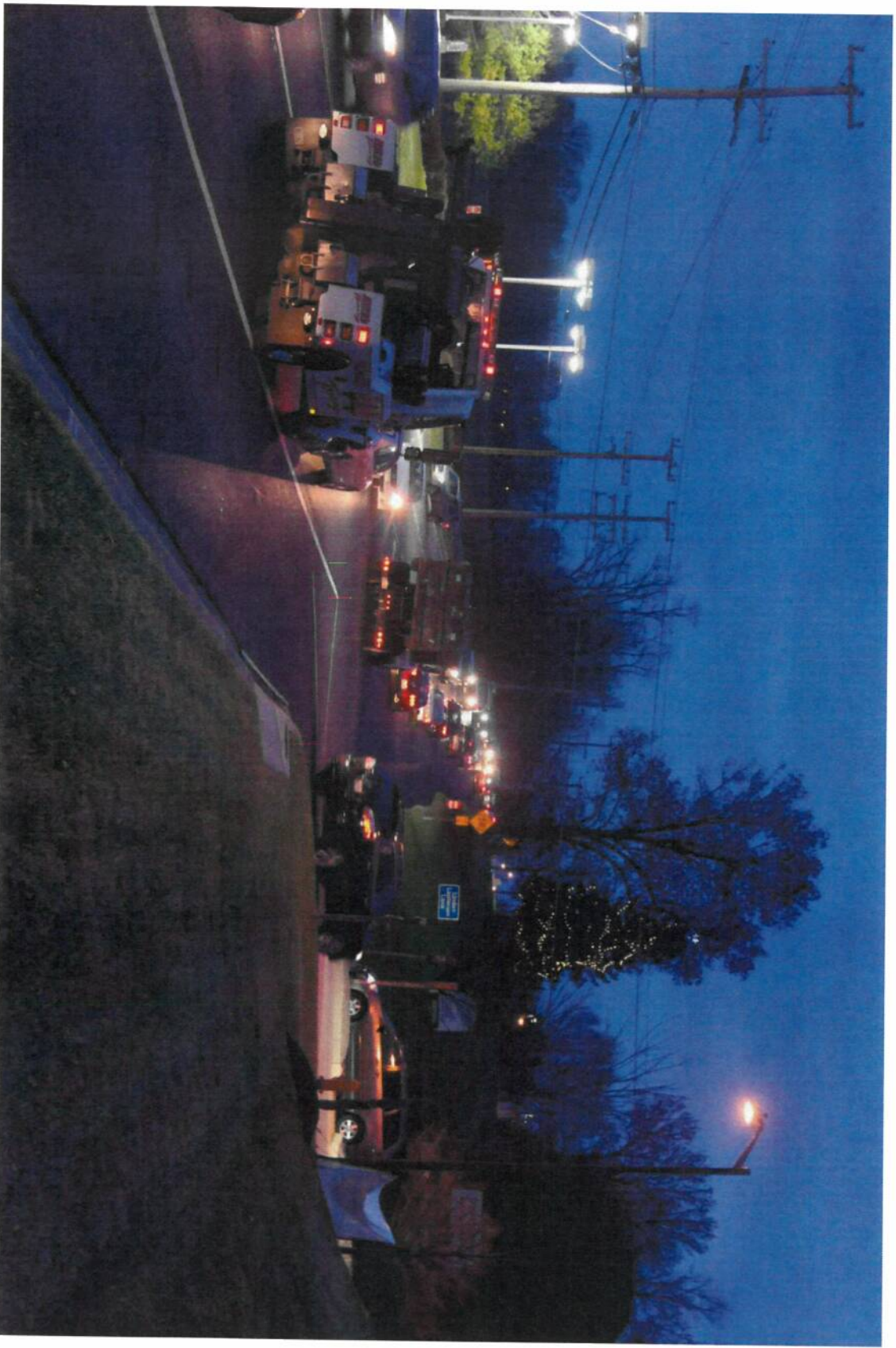
Proposed Sheppard Lane Intersection Bad for Community



- Sharp bend as Sheppard approaches MD 108, meets MD108 at 60-70 degrees
- Single through lane to the East is a choke point on MD-108
 - Three lanes funnel into one through lane at Sheppard causes delays at peak traffic times
 - Developer brags of 1200 ft turn lane onto Sheppard North. Motorists will treat it as a through lane until near Sheppard intersection, then try to merge into single through, blocking left lane
 - Extra 2 phases on light at Sheppard for RHS further causes delays
 - Highway Needs Inventory specifies 5-lane MD-108, between Rt32 and Rt29—this proposal is counter to this regional road plan
- **COMMUNITY GETS A BAD INTERSECTION BECAUSE LAND OWNER BOUGHT A TRIANGLE and is trying to turn it into a high-throughput shopping center.**

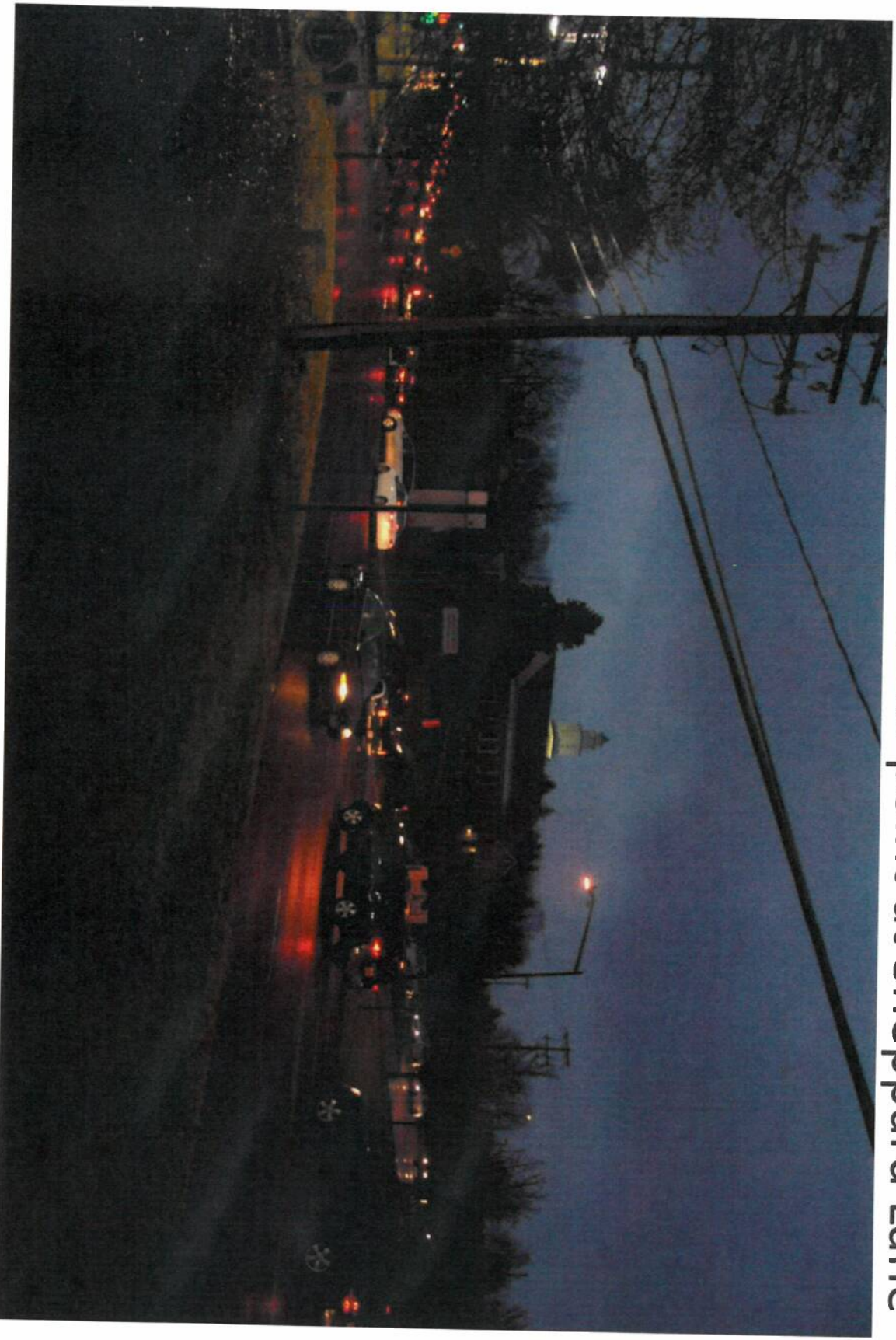
PM Traffic Congestion

- 5pm, Thursday, Dec 5, 2013 at MD108/Linden Linthicum Lane due to choke point at Sheppard Lane

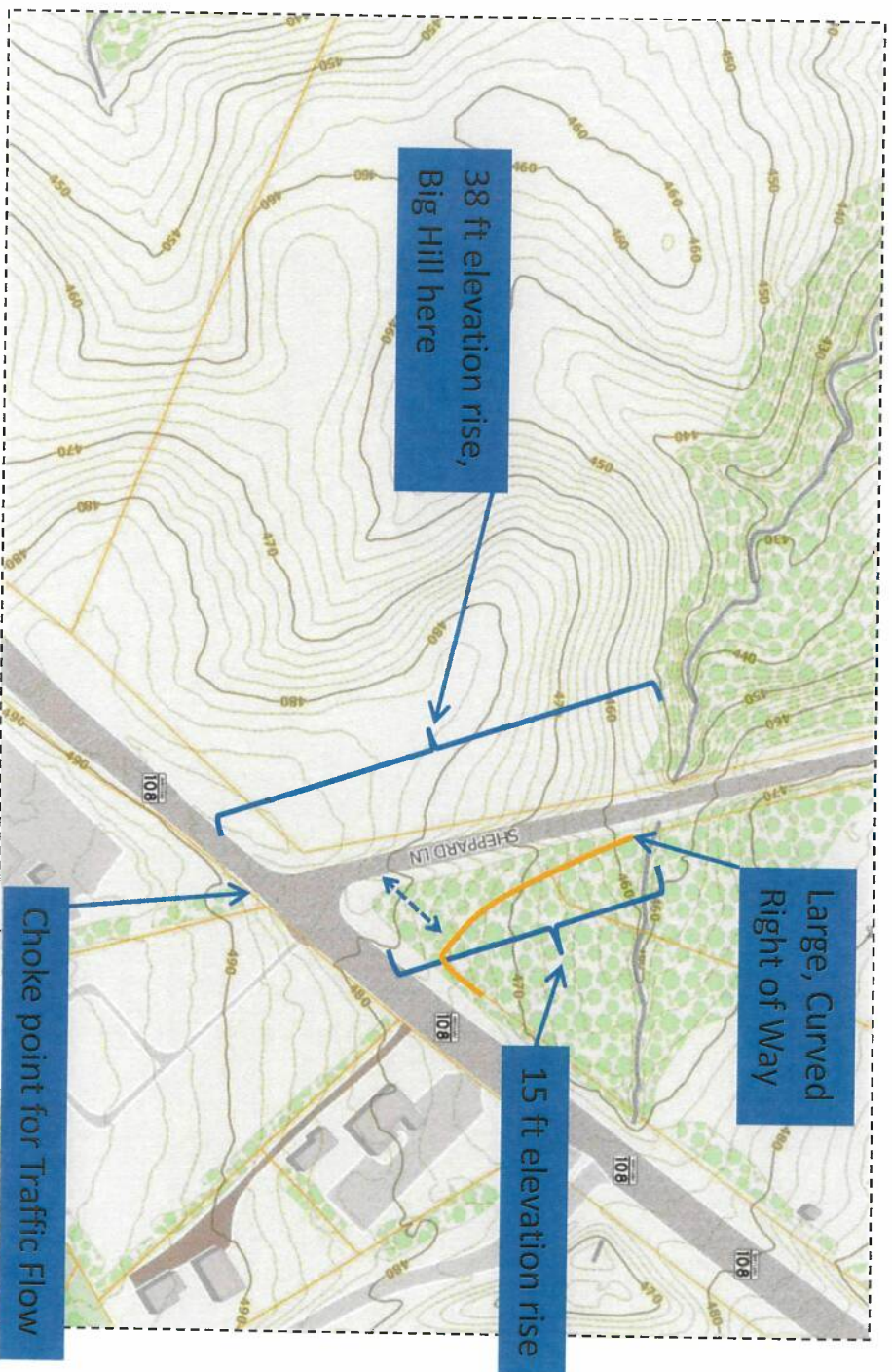


AM Traffic Congestion

- 7:15 AM, Friday, Dec 6, 2013 at MD108/Linden
Linthicum Lane due to choke point at Sheppard Lane



Terrain at Sheppard Lane MD108 intersection



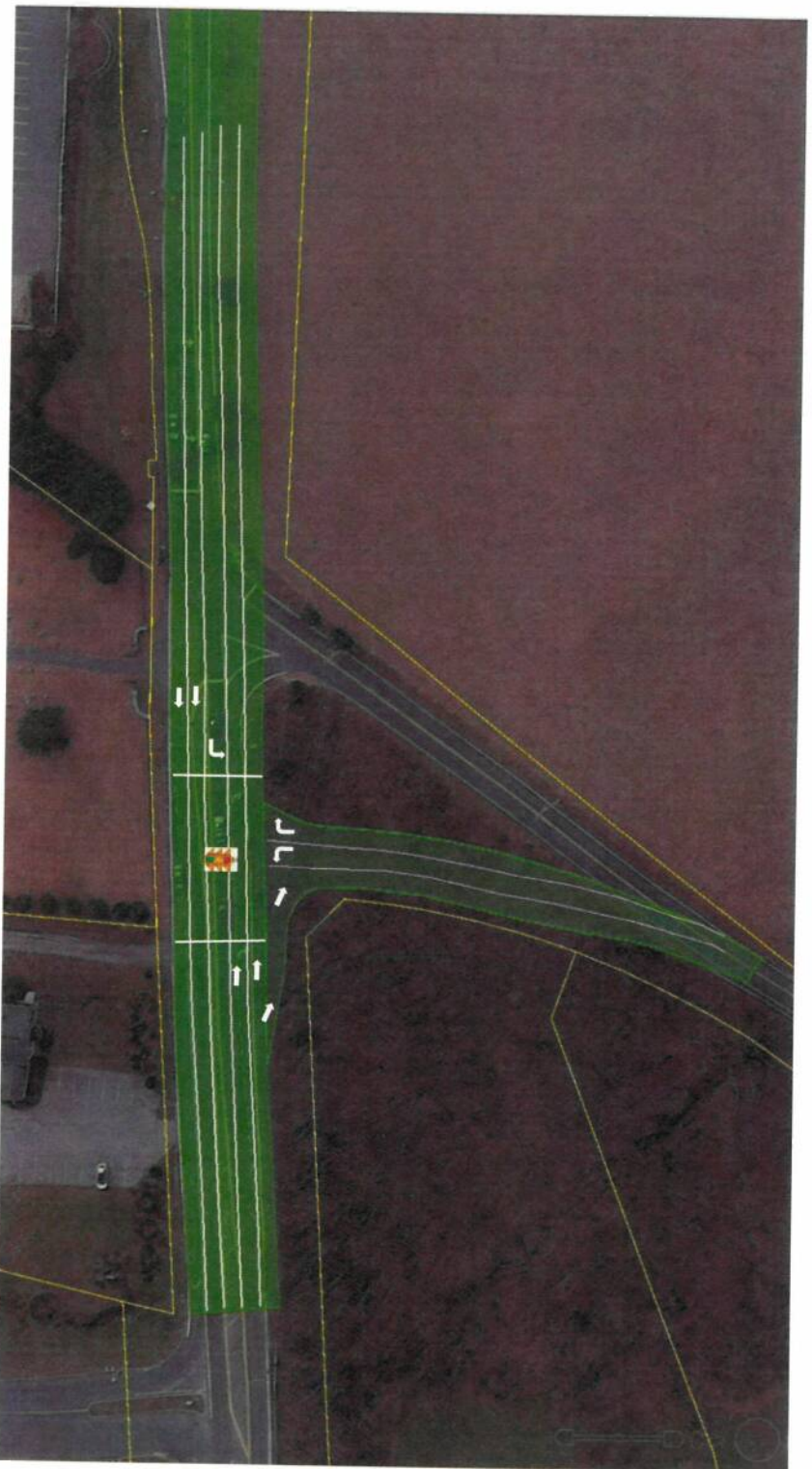
- Moving Sheppard lane to east into the large Right of Way is much better because:
 - The terrain less hilly to the east, and there is a smaller elevation rise east of the current Sheppard location compared to Erickson's proposal of the West (15 vs 38 ft)
 - The Right of Way is curved to the East indicating that its intention was to gradually bend Sheppard to the East and bring it into a standard perpendicular intersection
 - You only have to bend Sheppard one way, gradually to the east. **No crazy, dangerous bends!**

Continuous 5 lane MD108 to Schools and Safe MD108 Sheppard Intersection



- Clarksville and Howard County need a continuous 5 lane section of MD108 through commercial center and to or past the Clarksville Elementary School
- Better for traffic flow on MD108, especially in light of new/upcoming changes:
 - New Clarksville Commons Shopping Center, New Shopping Center at Ten Oaks Rd, Residential Community at Guilford Rd., Rt32 Expansion, School Redistricting
- Safer for School, School buses, This is the only way for Residents to drive to RHHS, CES
- RH Square can use its existing entrance, with a protected left if necessary

Better Sheppard Intersection and Better MD108 Throughput



- Bend Sheppard Lane to the east for the benefit of the community!
- Better traffic flow: Allows TWO through lanes to east and TWO through lanes to the west
- Safer: Standard Perpendicular/90 degree Sheppard Intersection with MD108
- Safer: Less and more gradual bending of Sheppard Lane as it approaches MD108
- Extra Lane ensure no backups due to high traffic volumes and due to sharing of a single lane with the RH High School entrance

• **WHO IN THE COUNTY AND STATE ARE ADVOCATING FOR THE COMMUNITY!!!**

Better/Safer Access by Moving Sheppard to East



- Bend Sheppard Lane to the east vs west. Allows Assisted Living Bldg to move to east as well.
 - Provide space to add an entrance on Sheppard Lane. Provides safer access MD 108
 - This access to Sheppard lane MD108 closer to most of independent living buildings
- Remove dangerous left turn into CCRC from MD108 east, make it right in, right out
 - Allows RHS entrance (opposite) to be a full movement entrance with barriers in center lane for protection of vehicles turning left onto MD108 westbound

Community Enhancement Floating Overlay Zoning District

(Does it apply in this case?)

CEF Purpose:

The Community Enhancement Floating (CEF) District is 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. While it is envisioned that the CEF District could place residential uses on land zoned for employment in some circumstances, it should not be viewed primarily as a way to convert land zoned for employment to residential.

- Erickson Proposal – uses approximately 60 acres of Rural Conservation (RC) land
 - Sec 104.0.A. Purpose of RC is “The Rural Conservation District is established to conserve farmland and to encourage agricultural activities ...”
 - Sec 103.0 Commercial Use: “Commercial Use: Any use involving in part or in whole the sale or rental of merchandise, materials or services” ... i.e., B1, B2, POR
 - Sec 121.B.1. CEF Uses Permitted: “uses permitted as a matter of right in residential zoning districts and the POR, B-1 and B-2 Districts may be permitted as a matter of right”
- While a single residence or low density residential lots may be permitted under RC, the main purpose of RC land is **AGRICULTURE, NOT RESIDENTIAL or COMMERCIAL**
- Use of CEF in this case involves conversion of farm/agricultural land into a very high density residential use (1400 residential units) – also contrary to CEF Purpose Statement
- Conclusion: CEF is not appropriate. CEF is being used to side step the Comprehensive Planning Process.

To: The Howard County Council

16 July 2018

Concerning: Expansion of Planned Service Area (PSA) in Clarksville, MD for the Benefit of Erickson Living Properties LLC

Howard County is being asked to amend its general plan and expand the Planned Service Area (PSA) because Erickson Living Properties LLC's (Erickson) proposal for development of a Continuing Care Retirement Community (CCRC) under CEF zoning requires inclusion of the development within the PSA. Howard County's expansion of the PSA without a separate requirement to do so is tantamount to endorsing the zoning request and so my objection to the amendment is on the basis that elements of the proposed development are harmful to the community and that CEF zoning is inappropriate for this development and so **the CEF zoning request should be denied and the PSA should not be expanded.**

The development of the rural conservation (RC) lots and redevelopment of the B-2 lot on the north side of MD-108 between Linden Linthicum Lane and Sheppard Lane under the Community Enhancement Floating (CEF) district into a CCRC is seriously flawed and contains an element that is in fact damaging to the community. In addition, use of the CEF to develop and redevelop these lots is inconsistent with the CEF district purpose.

A. Serious Flaw: Movement and Realignment of Sheppard Lane to the West

Under the CEF district Erickson is required to provide community enhancements and Erickson claims that realigning Sheppard Lane to the west and from its current 55 degrees angle with MD108 into a 60 to 70 degree angle is a traffic enhancement beneficial to the community. In fact, it is only beneficial to the broker for the RC land to Erickson, which is also the developer of the property that would benefit from the road movement. It is detrimental to the community, our access to the local school by the community, and traffic flow on MD-108. A much superior realignment of Sheppard Lane is available, as discussed below in A.2.

A.1. Realignment of Sheppard Lane to the west is for the benefit of of the River Hill Square (RHS) development, directly opposite the proposed Erickson CCRC on MD108. It is contrary to the interests of the community and Erickson. Erickson's concept plan and narrative shows that the purpose of moving Sheppard Lane to the west is to align the road with a proposed future entrance for the River Hill Square (RHS) development on the north corner of that triangular property. Section 121.0.G of the HC Zoning Regulation requires that the CEF development contain design features or enhancements which are beneficial to the community ... that shall be free and open to the general public, as opposed to a commercial use." As discussed below this proposed realignment of Sheppard Lane to the west is harmful to Howard County citizens and the local community. And there is a much better alternative for realigning Sheppard and enhancing safety and throughput of MD108. Erickson's plan to move Sheppard Lane to the west of its current location is for the sole benefit of the developer, Security Development Corporation (SDC) and its client the proposed River Hill Square (RHS) Shopping Center. SDC is also the Broker for the sale of the 60 acres of RC-zoned property to Erickson and is the owner of the Freestate Gas Station, which will be moved under this proposal in order to allow Linden Linthicum Lane to be extended north and to provide a main entrance for the Erickson community. Therefore, the SDC can

dictate to Erickson that it must move Sheppard to the west for SDC's benefit and for the benefit of SDC's client, the RHS. Moving Sheppard Lane closer to its proposed community is of no benefit to Erickson. The sole purpose of bending and realigning Sheppard is to provide a signalized entrance to the RHS in order to maximize the value and enhance the throughput of this commercial property at the expense of traffic flow and safety of commuters on MD108 and Sheppard Lane.

A.2. Movement of Sheppard Lane to the east on MD108 is far superior for the community and all Howard County residents. The attached slides illustrate a much better road configuration for enhancing safety and throughput on MD108 and at the Sheppard Lane, MD108 intersection. They also illustrate the deficiencies of the Erickson proposed road configuration. The key issue is that many years ago the county realized that the 55 degree intersection of Sheppard Lane and MD108 was dangerous and limited movements and visibility for vehicles on MD108 and Sheppard Lane and should be rectified. Therefore they reserved a wide right-of-way on the east side of Sheppard as shown on the attachment slide 11. The shape of the right-of-way indicates the preferred solution to gradually and gently bend Sheppard Lane to the east bringing it into a safe, standard, 90 degree (perpendicular) intersection with MD108. This is in contrast to the Erickson proposal in slide 8 where Sheppard Lane must be bent twice, first to the west and then back to the east in order to align it to the proposed RHS entrance. In addition, the Erickson proposed intersection only achieves a 60 to 70 degree of alignment with MD108, which is largely due to the requirement to maintain the same angle with that of the proposed RHS entrance and the internal driveway which run along the eastern side of its triangular property. The RHS owner and developer's insistence on acquiring access to the signalized intersection and maximizing the internal use of this property is driving reason for continued oblique angle of this "realigned" intersection. Slide 11 also includes elevation contours to the east and west of Sheppard Lane, which demonstrates that, in addition to the two bends, the Erickson realignment to the west must traverse roughly 38 ft in elevation to reach MD108, as compared with only 15 feet in elevation for the eastward realignment, which is shown in slide 13. It is clear that west realignment of Sheppard Lane with its crazy bends, rapid elevation change, and 70 deg intersection is much more dangerous, complex, and difficult to navigate for commuters than the east realignment. In addition, the eastern realignment will clearly be much less costly to construct and would offer more space for the Erickson community to use the land previously occupied by Sheppard Lane for its development or to add a community enhancement. The eastern realignment is much better for Erickson, and yet they did not select this alignment even though I made them aware of this opportunity.

A.3 The western realignment is very bad for throughput on MD108. The current Sheppard Lane/MD108 intersection permits only one through lane to the east on MD108. This is a choke point for all traffic flowing eastward out of River Hill. It is a big problem for members of the community who are trying to drive to the Clarksville Elementary and River Hill High School and for other commuters at rush hour. Backups routinely occur from Sheppard Lane past Great Star Dr. due to this choke point. These backups are shown in the attached slides. The Highway Needs Inventory calls for MD108 to be a 4/5 lane road between MD32 and MD29, and this is really required because this road presently carries around 20,000 vehicles per day in River Hill. Furthermore, traffic will only increase due to the continued residential and business developments in River Hill and the surrounding communities. Slide 12 shows

the road configuration achieved by moving Sheppard Lane to the east and expanding the width of MD108 by keeping the same white line on the south side of MD108 but adding 5 standard lanes. We can maintain a consistent 5-lane section of road from MD32 through the Sheppard Lane intersection, which will keep traffic moving and prevent traffic jams in River Hill. In contrast, Erickson's proposal to move Sheppard Lane to the west DOES NOT add any extra through lane to MD108 east and further exacerbates traffic delays for two reasons. First, the new signal will have to include at least two extra phases to allow vehicles to enter and exit from the proposed RHS development. In addition, as shown on slide 8, there are three lanes moving east on MD108 towards the relocated signal. The middle lane is the SINGLE through lane, the lane on the right is the acceleration lane from the right-out of the RHS right-in, right-out entrance. Finally, the left lane is a 1200 ft long left turn lane that extends to the Linden Linthicum Lane but suddenly turns into a left turn lane at the Sheppard Lane intersection. Many vehicles will use this left lane as an eastward through lane out of River Hill and they will be forced to merge to the right when their lane turns into a left-only lane as they approach Sheppard Lane. These vehicles will stop and block other vehicles wanting to use it as a left turn lane. **Vehicles in these three lanes will be merging into ONE THROUGH LANE and combined with the extra signal phases this will cause enormous backups and frustrated commuters, including frustrated teenager trying to get to River Hill High School.** The addition of an extra 1200 ft long eastbound lane between Linden Linthicum Lane and Sheppard Lane does NOTHING to enhance east bound traffic capacity on MD108 as a result of the single lane choke point at the Sheppard Lane Intersection.

The insistence on these two MD-108 accesses for the 6-acre triangular RHS site gives rise to other problematic traffic issues. For instance, many vehicles leaving the RHS center right out onto MD108 east will be cutting through the one MD108 through lane in order to get to the left turn lane onto Sheppard Lane north. This is very dangerous. In addition, the Erickson plan does not show a left turn lane into the proposed RHS entrance on the east side of the relocated Sheppard Lane (slide 8). In fact, there is a very narrow and short spacer (yellow lined keep out region) lane there now. It is not wide enough, or long enough to accommodate a reasonable left turn lane into the proposed RHS signalized entrance. Putting a left-in turn lane on MD108 west at this point would greatly add to the complexity of this proposed intersection.

A.4 Reasonable Access for RHS, Erickson on MD108, Good throughput for MD108/Sheppard. Slide 14 shows that a 5 lane section of MD108 which enhances traffic flow for commuters is consistent with reasonable access to the RHS development and to the proposed Ericson CCRC. The RHS can use its existing entrance and a left turn onto MD108 westbound access would be facilitated by the center lane. This is the same means of access that most shopping centers on MD108 in River Hill use for left access onto MD108. If necessary, a barrier (shown on the slide) could be added in the center lane as a traffic control device to provide a protected left turn onto MD108 west from the RHS. There will be 600 ft of distance between the RHS entrance and the relocated Sheppard Lane. This will be plenty of space for a left turn into the RHS from MD108 west and for a left turn onto Sheppard North from MD108 East. Erickson would have to give up the east-bound left turn into their MD108 entrance and convert this entrance into a right-in, right-out entrance only, if a traffic control barrier were implemented for the RHS. The middle lane, and other lanes, could also be widened between the two opposing entrances at

this point to allow easier traffic movements and any barriers. The proposed Erickson left turn in on MD108 seems dangerous and adds un-needed complexity on eastbound MD108. Erickson also claims that its operations will generate minimal traffic and so this left-in is not necessary as another entrance is provided by its proposed extension of Linden Linthicum Lane to the north past MD108. In addition, another safe access point into the community could easily be added via the reconfigured Sheppard Lane as shown in slide 14. This would enable much safer access to MD108 for the elderly drivers trying to access MD108.

A.5. Summary of Sheppard realignment west. Moving Sheppard Lane to the west will be very bad for traffic flow on MD108 and bad for safety of vehicular commuters at and near this proposed intersection, especially on Sheppard Lane. This Sheppard Lane configuration is also bad for the proposed Erickson development. Sheppard Lane is being moved for the sole benefit of one person, the owner of the RHS, at the request of his developer SDC, who is also a beneficiary of both the Erickson and RHS development. **These issues raise the following questions:**

Who in the Howard County Government and the Maryland State Governments are advocating for road modifications that are in the best interests of the citizens and tax payers?

How can a single developer be allowed to move a road into a configuration that is beneficial for them alone but contrary to the public interest?

Why are the residents of River Hill, Howard County, and the State of Maryland being asked to tolerate a less than optimal intersection because the owner of the River Hill Square bought a triangular property?

A.6. An opportunity (lost?) to fix a problematic intersection. If Howard County and State of Maryland approve this realignment of Sheppard lane to the proposed River Hill Square entrance they will have missed an opportunity to fix a dangerous, narrow, oblique, choke-point intersection. River Hill will be bracketed by two highly problematic and dysfunctional intersections: MD108 at Ten Oaks and MD108 at Sheppard Lane, all for the benefit of one property owner. If our governments do the right thing and act for the good of the citizens and insist on a safe and better intersections and road configurations as opposed to the intersection this developer is insisting upon, then the Erickson CCRC proposal would genuinely be providing a community enhancement, a requirement for CEF zoning.

Given that the Erickson CCRC proposal in its current form is harmful to the community, I will also point out another serious flaw in the proposal.

B. The proposal is contrary to the purpose of the Community Enhancement Float (CEF) district.

The purpose of the Community Enhancement Floating District according to the HC Zoning Regulations is:

“The Community Enhancement Floating (CEF) District is 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. While it is envisioned that the CEF District could place residential

uses on land zoned for employment in some circumstances, it should not be viewed primarily as a way to convert land zoned for employment to residential.”

However, the bulk of the property (60 acres) for which Erickson is seeking the CEF in order to develop a high density Continuing Care Retirement Center (CCR) is currently zoned as rural conservation land (RC). According to section 104.0.A, “The Rural Conservation District is established to conserve farmland and encourage agricultural activities ...” Although, a low density residential use is permitted on RC land (1 home/4.25 acres), the regulation states, “The preferred land use in the RC district is agriculture.” In addition, section 103.0, states, “Commercial Use: Any use involving in part or in whole the sale or rental of merchandise, materials or services” and section 104.B.1 CEF lists Permitted: “uses permitted as a matter of right in residential zoning districts and the POR, B-1 and B-2 districts may be permitted as a matter of right.”

While low density residential lots may be permitted under RC, the main purpose of RC land is not commercial activities or residential uses, but agriculture, and so the use of CEF in this case should not be allowed to convert farm/agricultural land into a very high density residential use (1400 residential units, 2000+ residents). In addition, if the CEF purpose statement discourages use of CEF to convert commercial properties into residential areas, then it should also be concerning that agricultural land is being converted to very high density residential property.

If implemented, this development will create a “mini-city” within the River Hill community and at the same time, introduce a highly complex section of road on MD108 between the community and its schools. The developer is asking that this project be approved before the impact of other recent and upcoming developments can be gauged, including, the addition of Clarksville Commons Shopping Center, CVS/Chick-fil-A/Mr. Tire at Ten Oaks Rd and MD108, the Enclave Community of 160 homes at Guilford Rd and MD108, the Simpson Oaks residential development, the Rt 32 expansion, and school redistricting. All of these changes could drastically affect traffic patterns in River Hill on MD108.

A change of this magnitude should be accomplished as part of the comprehensive planning process in 2023, where proper zoning, such as, Planned Senior Community (PSC) could be considered.

In conclusion, CEF is not appropriate for conversion of this agricultural land into high-density residential units. CEF is being used as an expedient to side step the Comprehensive Planning Process.

Sincerely,

//Signed//

David W. Elsaesser
5737 Whistling Winds Walk
Clarksville, MD 21029
elsaessers@gmail.com

Sayers, Margery

From: Joan Lancos <joanlancos@gmail.com>
Sent: Monday, July 09, 2018 9:19 AM
To: CouncilMail
Subject: CB 59-2018
Attachments: Testimony regarding CB 59.docx

I am unable to attend your hearing on July 16, 2018. Attached please find my testimony on the above referenced bill.

Joan Lancos

Testimony regarding CB 59-2018
July 9, 2018

Members of the Howard County Council:

As a former member of the Howard County Planning Board and as a member of the General Plan Task Force that worked to develop PlanHoward2030, I have significant interest in the line that defines the Planned Service Area. For the past 25 years, I have considered the PSA line as one that is "carved in stone" and necessary to protect the rural western part of the county. In my opinion, there needs to be a very strong reason as to why that line should be moved.

One of the things that came to light during consideration of issues related to PlanHoward2030 is the significant growth of the senior population in the county. The Plan recommends providing additional opportunities for housing for older adults. We currently have two Continuing Care Retirement Communities in the county and both have long waiting lists. Residents of the county with an interest in a CCRC often move out of the county and take their tax dollars with them. After spending 40 or more years in Howard County, seniors leave just when they need their local support group the most.

The Erickson proposal to construct a CCRC on 60 acres of land adjacent to MD 108 and "downtown Clarksville" could be a perfect way to meet the already identified need for more choices for senior living in Howard County. However, the Zoning Regulations require that any property considered for such a use must be within the Planned Service Area. Unless the boundaries of the PSA are revised, the conversation **can not even take place** regarding whether the Erickson plan is the right use for that property and Howard County.

I believe that this particular situation regarding this particular location is such that movement of the line to include the parcels that Erickson is considering in Clarksville should be approved. CB59-2018 includes a "reverter" provision that protects the community from this becoming just another housing development should the CCRC not come to fruition. Voting in favor of this bill will give the community and the new County Council acting as the Zoning Board the chance to fully consider all the opportunities and ramifications that the proposed use would bring to Howard County. I urge you to vote YES to CB59-2018.

Joan Lancos
6110 Covington Road
Columbia, MD 21044

Sayers, Margery

From: Barbara Lyons and John Sutherland <sutherlandlyons@gmail.com>
Sent: Wednesday, July 11, 2018 11:39 AM
To: CouncilMail
Subject: CB59-2018 - Absence of posting of hearing date on subject property

This is to advise that there is presently no posting of the hearing date on the subject property and there has been no such posting.

Thank you

John Sutherland

Sayers, Margery

From: Sharonlee Vogel <sharonleevogel@gmail.com>
Sent: Wednesday, July 11, 2018 7:08 PM
To: CouncilMail
Subject: Support CB 59-2018
Attachments: Testimony CB 29-2018 Sharonlee Vogel.pdf

To: Howard County Council

Below and attached is my testimony in support of CB 29-2018 for a Continuing Care Retirement Community, CCRC, in Clarksville.

Please let me know if you have any questions,

Sharonlee Vogel
8725 Warm Waves Way
Columbia MD
410/992-1997

I support of the proposed legislation, CB 59-2018, for the a **continuing care retirement community [CCRC]** in Clarksville.

Legislation was recommended to be approved by the Planning Board with a 4-1 vote on April 2018.

The bottom-line is more senior appropriate housing is needed and desired here in Howard County. There is a significant and growing demand for this housing here - we need to start listening to what seniors want and need which includes housing options. The County's own *Aging Study* found that the County is already not adequately supplied and needs to focus on housing and transportation for seniors, both of which an Erickson Living community provides.

There is a demand here for another CCRC. There are two CCRC's here already - both with waiting lists! I know because though I already live in an active 50+ community, we are officially on the Waiting List for a CCRC here - we're planning ahead. This is what the County needs to do - plan for the future of this growing market segment. And this senior segment contributes greatly to the County's tax base, providing countless volunteers hours to the county. Seniors are an asset and should be encouraged to remain in Howard by offering us options in housing, transportation, activities.

The Erickson plan for Limestone includes many enhancements to the County in senior living options, transportation, park and pedestrians facilities. Erickson has included plans in its proposal to not only ameliorate but improve the existing issues of traffic on Route 108.

A CCRC's approach and Erickson's philosophy is a continuum of care in its community which stresses improving and maintaining healthy, active successful aging in community. Its model of care reduces hospitalizations and stress on the Howard General Hospital's infrastructure. Their communities have a

variety of options for housing offering many levels of size, living styles, and budget considerations. CCRC living is not for everyone; it expands the options available.

Sharonlee Vogel
8725 Warm Waves Way, Columbia MD 21045
410/992-1997

Supporting CB59-2018
General Plan Amendment (GPA) 2018-01

Sharonlee J. Vogel, 8725 Warm Waves Way, Columbia, MD 21045
410/992-1997

To: County Council, Zoning Board

I support of the proposed legislation, CB 59-2018, for the **a continuing care retirement community [CCRC]** in Clarksville.

Legislation was recommended to be approved by the Planning Board with a 4-1 vote on April 2018.

The bottom-line is more senior appropriate housing is needed and desired here in Howard County. There is a significant and growing demand for this housing here - we need to start listening to what seniors want and need which includes housing options. The County's own *Aging Study* found that the County is already not adequately supplied and needs to focus on housing and transportation for seniors, both of which an Erickson Living community provides.

There is a demand here for another CCRC. There are two CCRC's here already - both with waiting lists! I know because though I already live in an active 50+ community, we are officially on the Waiting List for a CCRC here - we're planning ahead. This is what the County needs to do - plan for the future of this growing market segment. And this senior segment contributes greatly to the County's tax base, providing countless volunteers hours to the county. Seniors are an asset and should be encouraged to remain in Howard by offering us options in housing, transportation, activities.

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Sharonlee Vogel
8725 Warm Waves Way, Columbia MD 21045
410/992-1997

Sayers, Margery

From: Barbara Lyons and John Sutherland <sutherlandlyons@gmail.com>
Sent: Thursday, July 12, 2018 2:00 PM
To: CouncilMail
Subject: Fwd: FW: Submission regarding CB59-2018

Dear Council Members,

Please accept the following as our testimony and submission opposing CB 59-2108

Erickson Living's "Proposed Continuing Care Retirement Community" is not a GP Policy 6.1a "limited" expansion of the Planned Service Area, is not "consistent with" GP Policy 6.1a and, therefore, should not become law

Preliminarily, we refer you to page 70 of the General Plan ("GP") and its reference to a "minor expansion of the Planned Service Area" ... "adjoining Clarksville" for which the GP noted that it "is preferable to include these properties in the PSA" to achieve Bay restoration goals. Bill 59-2018's proposed Sites do not include the referenced minor expansion. *September 19, 2017 Montgomery letter to chairperson Weinstein.* Accordingly, unlike the proposed minor expansions referenced on page 70 of the GP, Bill 59-2018's requested expansion was not considered by the drafters of GP and was not considered or enacted into law as part of the GP.

Page 70 of the GP provides that "[i]n the future, it should be anticipated that there may be isolated situations where minor PSA adjustments may be appropriate." No reasonable person could consider Bill 59-2018's requested expansion "minor."

GP Policy 6.1a (GP p.171) allows for "Limited Planned Service Area Expansion[s]" if consistent with the General Plan. The word "limited" is not discussed or mentioned anywhere in Erickson's petition which is now being considered as Council Bill 59-2018. Although Erickson has chosen not to address the issue of whether it's requested expansion of the PSA is "limited" and thus consistent with GP Policy 6.1a, this Council has a duty to recognize and resolve this issue.

The word "limited" must include consideration of something else other than the existence of a physical boundary. Otherwise any expansion would be allowed as long as it has boundaries.

The GP provides specific guidance regarding the term "limited." Reference is again made to page 70 of the GP:

"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." (Emphasis added).

The GP, which is enacted Howard County law, provides an example and an explanation of what makes a PSA expansion "limited." Contamination from the Alpha Ridge Landfill is a limited risk. It was not a risk to locations outside the area of expansion. Accordingly, a "limited" expansion was approved.

The Alpha Ridge expansion was limited to the area of risk. Accordingly, developers and other parties cannot persuasively cite the Alpha Ridge expansion of the PSA as precedent for another expansion unless they can prove a similar groundwater risk. The Alpha Ridge expansion was, accordingly, limited. The GP expressly provided the Alpha Ridge expansion as an example of a limited expansion. Because the GP was enacted into law, it's reasoning and language are binding on this Council.

Unlike the expansion 25 years ago, Bill 59-2018's expansion is in no way limited. The next developer can cite 59-2018 as precedent to obtain an expansion of the PSA to build housing for additional economically advantaged elderly. Similarly, granting Bill 59-2018's requested expansion would be precedent for a expansion to accommodate, for example, a nursing home or housing for other population groups.

Granting of Bill 59-2018's expansion will eventually allow for expansion of the PSA for any reason relating to housing. If Bill 59-2018 becomes law, the nature of Howard County will be permanently changed. It may be that housing is more important than environmental and open space considerations. This issue, however, should be specifically addressed and addressed in the context of a new General Plan.

Erickson's proposal submitted as Bill 59-2018 makes no mention of GP Policy 6.1a's requirement that PSA expansions be "limited." That is understandable, Erickson has a fiduciary duty to its shareholders. Unlike Erickson, this Council has a duty to apply the requirements of the General Plan. Because Bill 59-2018's expansion is not "limited" as required by GP Policy 6.1a, Bill 59-2018 is not "consistent" with GP Policy 6.1a and should not become law.

Erickson has failed to meet its burden of proof to show that its proposed Community is "consistent with the General Plan and Smart Growth policies"

It is Erickson that is requesting an amendment of the GPI and Erickson bears the burden of proof. As to the degree of Erickson's burden, it has been over 25 years since the Alpha Ridge expansion of the PSA and 25 years of precedent should and must be considered. This Council should require Erickson to convince the Council, with certainty, that it's proposal is consistent with the GP policies.

As reviewed in the prior section, because Erickson's proposal is not "limited" under GP Policy 6.1a, it is, by definition, not "consistent" with GP Policy 6.1a and should not become law.

Putting aside GP Policy 6.1a's requirement that PSA expansions be "limited" and putting aside the GP's example and definition of the word "limited" on page 70 of the GP, Erickson has failed to meet its burden of proof.

In Bill 59-2018, Erickson quotes Policy 9.4 of GP to meet its burden of proof. Policy 9.4 provides as follows:

"Policy 9.4 – Expand housing to accommodate the County's senior population who prefer to age in place and people with special needs."

a. Universal Design. Expand partnerships with public, private, and nonprofit organizations to assist senior citizens and residents with special needs by universal design renovations.

b. Promoting Self-Sufficiency. Enhance the development of personal service and home maintenance businesses to promote self-sufficiency for those choosing to age in place.

c. Increasing Awareness. Expand outreach to senior citizens and residents with disabilities to increase awareness of existing County, nonprofit, and business services.

d. Transportation and Transit. Incorporate transportation options."

Erickson fails to cite or quote the 4 subsections under Policy 9.4. These subsections make it clear that Policy 9.4 is directed at seniors who want to continue to live in the home they are currently in or wish to move to a home in the community in which they live.

Erickson's proposed community is a new and separate community. Erickson's web page specifically provides:

“Our communities are largely self-sufficient with robust transportation services for residents and staff. Erickson Living campuses are uniquely self-sufficient, and provide their own security. They also manage their own road repair, snow removal, and other services typically funded by the local government.”

Erickson’s “Limestone Community” is not and will not be the same community as Clarksville, Columbia or any other Howard County community. If a resident of Clarksville or Columbia wishes to walk or drive on the sidewalks and roads of Erickson, he or she can be prohibited from doing so at the discretion of Erickson. In other Erickson “communities”, a non-resident must check in at the gate and, if not a visitor of a resident, cannot go in. Unlike any other Howard County community Erickson even provides its own “security.”

Contrary to Erickson's representation, separate communities of economically advantaged seniors are not consistent with Howard County Policy 9.4

Separate communities of economically advantaged seniors are not consistent with the GP Policy 9.2 which establishes that developing affordable housing for diverse income levels is a Howard County Policy. Bill 59-2018 does nothing for housing for low or moderate income individuals.

Separate communities of economically advantaged seniors with like the one proposed by Erickson sets a poor precedent. There are wealthy communities in Howard County. They do not, however, have their own police force and do not prevent people from entering the community.

Finally, \reference is made to Policy 5.1. GP page 167. It is the policy of Howard County to “establish a distinct and readily identifiable research and technology brand in the global marketplace as a top global tech center.” The jobs provided by Erickson’s proposed community will be relatively low wage with comparatively limited opportunity for advancement. They likely will not be held by Howard County residents but will be filled by individuals who commute into Howard County by automobile. The jobs that will be provided by Erickson are inconsistent with GP Policy 5.1.

Thank you for your consideration.

John Sutherland

Barbara Lyons

12022 Misty Rise Court, Clarksville Maryland

Sayers, Margery

From: Jason Longwell <jaslongwell75@gmail.com>
Sent: Thursday, July 12, 2018 12:58 PM
To: CouncilMail
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Howard County Members,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

Jason Longwell
8583 Autumn Harvest
Ellicott City, MD 21043
jaslongwell75@gmail.com

Sayers, Margery

From: Thea <theagolub@comcast.net>
Sent: Tuesday, July 03, 2018 9:32 PM
To: CouncilMail
Subject: Erickson Living CCRC

We are send this message in order to support the proposed project of the Erickson Living CCRC. We feel that such a facility would greatly benefit the seniors who want to make Howard County their home. Erickson Living, their organization and opportunities for seniors, has an outstanding reputation. We had previously lived in Howard County, moved away in retirement, and are looking forward to returning to live in Howard County to be near family as we continue to need more services as we age. Senior facilities offer a good tax base for a county without consuming resources that families with children use. Senior citizens have much to offer in the way of volunteering where they live.

Thanks for your consideration of this matter.

Sincerely,

Elliott and Thea Golub
181 Turkey Drive,
Massanutten, VA 22840

Sent from XFINITY Connect App

Sayers, Margery

From: Erskine, William <werskine@offitkurman.com>
Sent: Friday, July 06, 2018 8:53 AM
To: CouncilMail
Subject: Council Bill No. 59-2018 Fiscal Impact Analysis of Erickson Living Continuing Care Retirement Community
Attachments: Erickson Howard County Revised 06272018.pdf

Dear Council Members:

Attached please find a fiscal impact analysis relating to the Erickson Living Continuing Care Retirement Community proposed to be located in Clarksville. In preparing this analysis, Erickson has directed its consultant to evaluate the proposal based upon a pro rata cost basis as opposed to only using a marginal cost basis. We understand that the use of pro rata costs is a more conservative method of evaluating the fiscal impact to a local jurisdiction.

You will note that the proposed Erickson Living Continuing Care Retirement Community yields a positive estimated net fiscal impact to Howard County in excess of \$4MM per year in perpetuity.

William E. Erskine

Principal

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SUMMARY EVALUATION
FISCAL AND ECONOMIC EFFECTS
ERICKSON LIVING AT LIMESTONE VALLEY
BY
ERICKSON LIVING
IN
HOWARD COUNTY, MARYLAND

Richard B. Reading Associates
Princeton, New Jersey

June 27, 2018

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FISCAL IMPACT SUMMARY

- Erickson Living proposes to develop a campus style Continuing Care Retirement Community (CCRC) a 61.0+/- acre tract of land in Howard County, Maryland. The proposed CCRC would contain independent living, assisted living and skilled nursing units in a series of linked neighborhoods/facilities consisting of multiple mid-rise residential buildings which will surround shared community buildings.
- Projections prepared by the Maryland Department of Planning and adopted by Howard County indicate a significant future increase in the number of persons aged 65 or older living in the County. As of the Census of 2010 were 29,045 persons aged 65 or older living in the County, with projected increases to 50,050 persons in 2020 and 72,330 persons in 2030. The 2030 projected total of 72,330 persons aged 65 or older is nearly four times the total number of persons in that age group living in the County in 2000, and the anticipated rate of population growth for this group from 2010 to 2030 is 2,164 persons per year, a level 2.8 times the rate recorded from 1980 to 2010.
- Approximately 1,200 independent living units are to be built within the proposed CCRC and will include one-bedroom and two-bedroom units. In addition to the independent living units, the campus will also contain assisted living, skilled nursing, and memory care units. This portion of the community is to be built in phases based upon the need for assisted living, skilled nursing, and memory care units. It is expected that at build-out, there will be approximately 240 assisted living units and skilled nursing beds, including specialized units to care for Alzheimer's patients. At completion the proposed development would be expected to have a resident population of approximately 1,700 persons.
- An assessed value of \$260,400,000 is estimated for the proposed retirement community, equal to a 0.49 percent increase in Howard County's current total real property valuation of \$53.1 billion.
- Erickson Living will provide a full range of services for the residents of the proposed development, including first response/medical aid, security, road maintenance, street lighting and social services, all of which are services which are typically provided by local or regional government units for the benefit of their respective constituents. The self contained nature of the development coupled with the broad range of services provided within the community will minimize the reliance by the residents of the proposed development upon the resources of Howard County.
- The methodology used in preparing this fiscal evaluation assumes that the proposed development was complete, in operation, assessed and taxed during the most recent calendar year. This assumption hypothesizes that the development had been in place during 2018. By preparing this analysis on a current (2018) basis, actual cost and revenue data for Howard County may be utilized, and many factors subject to speculation, such as future property values, future tax rates, future County government and school appropriations and the influence of other prospective developments in the County may be avoided.

- Utilizing the proportional appropriations observed in Howard County, local tax supported costs of between \$1,481,600 and \$2,755,610 have been allocated to the proposed development. The upper limit of the estimated added costs of \$2,755,610 would indicate that County appropriations would be expected to increase by less than 0.25 percent in order to maintain the same level and quality of services to the County's existing properties. This information is further detailed on pages 24-29 of this analysis.
- The tax revenues which the County would have received for local purposes had the proposed development been completed and occupied during 2018 have been calculated to amount to \$6,870,588. The anticipated revenues resulting from the proposed CCRC (\$6,870,588) are 2.5 times the anticipated annual service costs (\$2,755,610), and yield an annual revenue surplus of \$4,114,978. This information is further detailed on pages 29-31 of this analysis.
- The proposed CCRC is a retirement community with residents in their 60's and older. Accordingly, the proposed CCRC will not generate children to be educated by the County's public schools or place demands on the County's park and recreation facilities to the degree that traditional family housing would.

INTRODUCTION

The ensuing Summary Evaluation has been undertaken on behalf of Erickson Living to provide an assessment of the anticipated fiscal and economic effects resulting from the development of a Continuing Care Retirement Community (CCRC) on a 61.0+/- acre tract of land situated in the south-central (Clarksville) portion of Howard County in central Maryland. The data and evaluations contained on the following pages describe the nature and magnitude of the planned development and calculate the added cost of tax supported services resulting from the new development as well as the additional tax revenues expected to be generated by the project.

The research and analysis undertaken herein provide information whereby changes in services and facilities necessitated by the proposed community can be accomplished smoothly, with foresight, and without interruption of existing operations. Of particular concern in the following evaluation is detailed information pertaining to:

- a) the economic base and fiscal infrastructure of Howard County;
- b) the nature, scope and magnitude of the proposed development; and
- c) the fiscal impact of the development upon County government and school operations.

ECONOMIC BASE AND FISCAL TRENDS

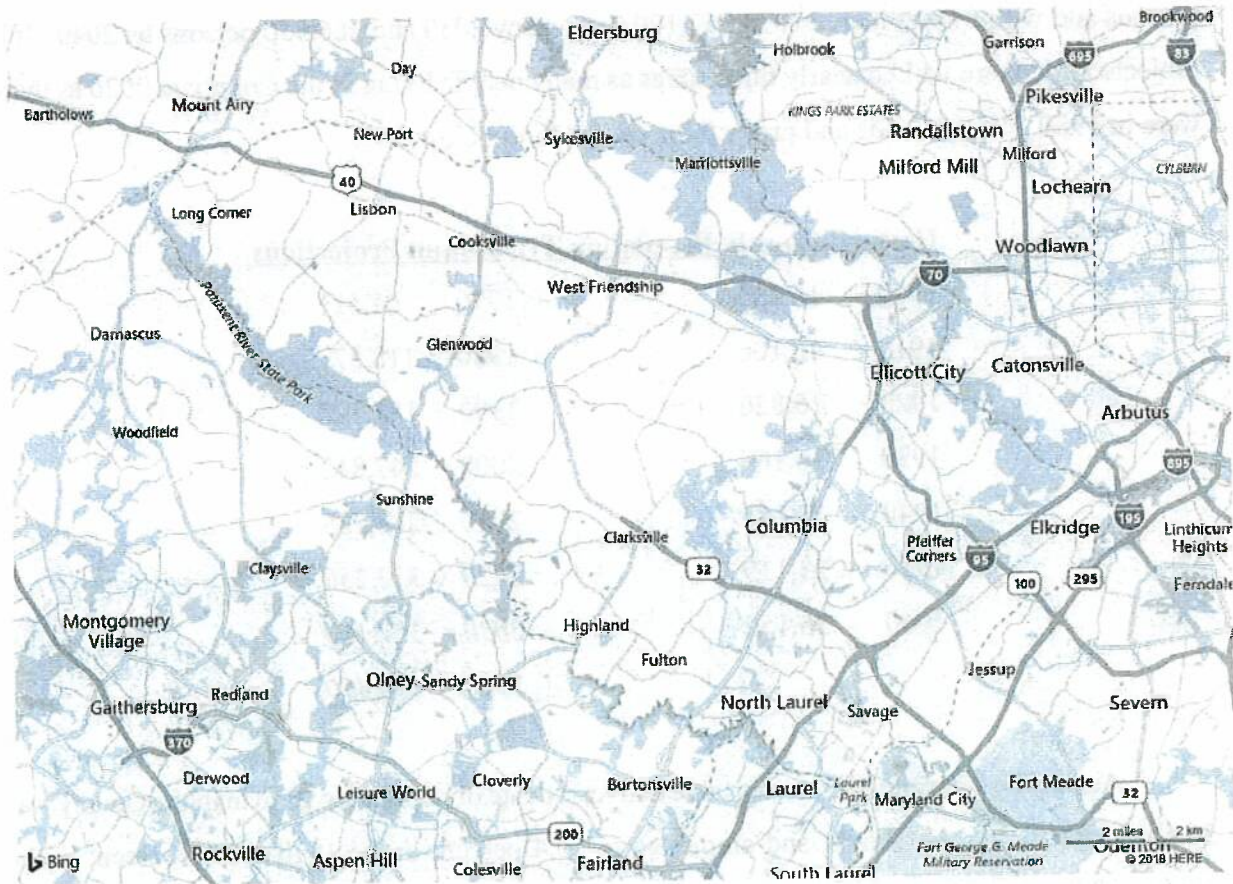
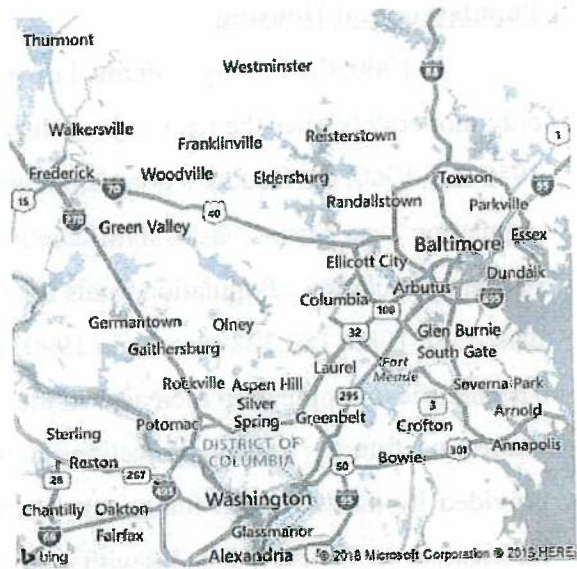
Before proceeding to the project description and the estimate of the net fiscal impact associated with the development and occupancy of the proposed CCRC, a review of the existing economic base and fiscal structure of the County will provide a useful insight into the cost/revenue relationships to be assessed. The County is centrally located within Maryland and is part of the greater Washington, DC-Baltimore metropolitan area, and is surrounded by the Maryland counties of Anne Arundel, Baltimore, Carroll, Frederick, Montgomery, and Prince George's. Howard County's location within Maryland as well as the immediately surrounding area is shown on Figure 1.

Howard County includes approximately 253 square miles of land area, and as such is the second smallest of Maryland's twenty-three counties, though it is the fifth most populous of the State's counties. A very significant portion of the County's land area and housing base is located within Columbia, a planned community developed by the Rouse Company dating back fifty years. The proposed CCRC is to be located in the unincorporated Clarksville section of Howard County. It is the County government that provides essential government services and public school education to the residents and businesses in Howard County. The County also implements long range planning initiatives that coordinate the County's planning, zoning, facilities, open space and other cultural and historic plans and programs.

Howard County was established in 1851 when the former Howard District, a governmental part of Anne Arundel County, became a separate county. Several small towns were established within Howard County during the 19th century but development remained sparse through the 1960's when the Rouse Company assembled several land parcels and began developing its master planned development of Columbia. During the past several decades the County has been in transition with significant increases in population and development occurring as a result of developing commutation patterns and the suburbanization of the Washington -Baltimore metropolitan area.

FIGURE 1

Howard County, Maryland



Population and Housing

In 1900, the County contained a total population of 16,715 persons, a figure that increased only moderately over the next half century with a population total of 23,119 persons reported in 1950. By 1960, the County's population amounted to 36,152 persons and since 1960 the County's population base has increased significantly while the County has increased its share of the state's resident population. Population totals for Howard County were 61,911 persons in 1970; 118,572 persons in 1980; 187,328 persons in 1990, 247,842 persons in 2000 and 287,085 persons in 2010. The significant population increases in the County in recent years are expected to continue for the immediate future. Recent projections prepared by the Maryland Department of Planning and provided by the Maryland State Data Center indicate the anticipation of significant population increases in the next few decades with an anticipated 2020 population within the County of 332,250 persons and with further increases to 357,100 persons by 2030 and 366,350 persons by 2040. It is projected that there will be nearly three times as many people living in the County in 2020 as there were in 1980. These trends and projections are set forth below.

Howard County Population Trends and Projections

1900	16,715	1970	61,611
1910	16,106	1980	118,572
1920	15,826	1990	187,328
1930	16,169	2000	247,842
1940	17,185	2010	287,085
1950	23,119	2020	332,250
1960	36,152	2030	357,100
		2040	366,350

As may be determined from the table above, the rate of population growth in the County was 56.4 percent during the 1960's, and amounted to 70.4 percent in the 1970's, 95.5 percent in the 1980's, 58.0 percent in the 1990's, 32.3 percent in the 2000's, and 15.8 percent during the 2010's. Since 1980 the County has averaged a net annual population increase of 4,213 persons and is

expected to increase by 3,501 persons per year from 2010 to 2030. The average household size in Howard County has decreased over time, averaging 2.97 persons per household in 1980 and 2.74 persons per household in 2015.

At the time of the 2010 Census, there were 287,085 persons living in Howard County including 284,763 persons living in 104,749 of the County's 109,282 total housing units and 2,332 persons living in group quarters. Owner occupancy was the dominant form of tenure, with an estimated 105,360 (73.6 percent) homes being owner occupied while 24.6 percent were renter-occupied. Single family "detached" housing units represented 53.8 percent of all housing units within Howard County with single family "attached" homes representing an additional 19.9 percent of the County's housing units. The median housing value of owner occupied housing units in the County was \$415,400, a level 37.8 percent higher than the Maryland median housing value of \$301,400. Of the County's 104,749 occupied housing units at the time of the 2010 Census, it is estimated that 42.5 percent of all households had been moved into by their residents since 2005 and 62.3 percent of the homes in the County had moved into by the householder since 2000. Detailed 2010 Census population data for the county is provided as Table 1, and detailed 2010 Census housing data for the county is provided as Table 2. Comparable data for the State is provided as Tables 3 and 4.

At the time of the 1970 Census, the portion of the County's total population represented by persons aged 65 and older was 5.4 percent with a total of 3,327 persons in that age cohort. By 1980 the number of persons aged 65 or older in Howard County had nearly doubled to 6,081 persons representing 5.1 percent of the County's total population. This age group was reported to have increased to a total of 11,330 persons in 1990 with an additional increase to 18,468 persons by 2000 when persons aged 65 or older represented 7.5 percent of the total population of Howard County. The 2010 Census reports a total of 29,045 persons aged 65 or older living in Howard County, representing 10.0 percent of the County's population. From 1970 to 2010 the number of persons aged 65 or older living in Howard County increased nearly ninefold and increased as a share of the total population from 5.4 percent to 10.0 percent. Projections prepared by the Maryland Department of Planning in its July 2014 Demographic and Socio-Economic Outlook indicate the expectation of a significant increase in the number of persons aged 65 or older living in the County.

HOWARD COUNTY, MARYLAND
2010 CENSUS

TABLE 1

Subject	Number	Percent
SEX AND AGE		
Total population	287,085	100.0
Under 5 years	17,363	6.0
5 to 9 years	20,557	7.2
10 to 14 years	22,451	7.8
15 to 19 years	20,352	7.1
20 to 24 years	14,727	5.1
25 to 29 years	17,729	6.2
30 to 34 years	17,632	6.1
35 to 39 years	19,716	6.9
40 to 44 years	23,157	8.1
45 to 49 years	26,164	9.1
50 to 54 years	23,421	8.2
55 to 59 years	19,178	6.7
60 to 64 years	15,593	5.4
65 to 69 years	10,770	3.8
70 to 74 years	6,846	2.4
75 to 79 years	4,823	1.7
80 to 84 years	3,454	1.2
85 years and over	3,152	1.1
Median age (years)	38.4	(X)
16 years and over	221,949	77.3
18 years and over	212,421	74.0
21 years and over	203,788	71.0
62 years and over	38,123	13.3
65 years and over	29,045	10.1

HOUSEHOLDS BY TYPE

Total households	104,749	100.0
Family households (families) [7]	76,333	72.9
With own children under 18 years	38,764	37.0
Husband-wife family	61,671	58.9
With own children under 18 years	30,677	29.3
Male householder, no wife present	3,639	3.5
With own children under 18 years	1,756	1.7
Female householder, no husband present	11,023	10.5
With own children under 18 years	6,331	6.0
Nonfamily households [7]	28,416	27.1
Householder living alone	22,903	21.9
Male	9,640	9.2
65 years and over	1,810	1.7
Female	13,263	12.7
65 years and over	4,944	4.7
Households with individuals under 18 years	41,154	39.3
Households with individuals 65 years and over	21,144	20.2
Average household size	2.72	(X)
Average family size [7]	3.2	(X)

HOWARD COUNTY, MARYLAND
2010 CENSUS

TABLE 2

HOUSING OCCUPANCY		
Total housing units	109,282	100.0
Occupied housing units	104,749	95.9
Vacant housing units	4,533	4.1
For rent	1,779	1.6
Rented, not occupied	107	0.1
For sale only	949	0.9
Sold, not occupied	336	0.3
For seasonal, recreational, or occasional use	418	0.4
All other vacants	944	0.9

HOUSING TENURE		
Occupied housing units	104,749	100.0
Owner-occupied housing units	77,193	73.7
Population in owner-occupied housing units	220,400	
Average household size of owner-occupied units	2.86	
Renter-occupied housing units	27,556	26.3
Population in renter-occupied housing units	64,363	
Average household size of renter-occupied units	2.34	

MARYLAND
2010 CENSUS

TABLE 3

Subject	Number	Percent
SEX AND AGE		
Total population	5,773,552	100.0
Under 5 years	364,488	6.3
5 to 9 years	366,868	6.4
10 to 14 years	379,029	6.6
15 to 19 years	406,241	7.0
20 to 24 years	393,698	6.8
25 to 29 years	393,548	6.8
30 to 34 years	368,494	6.4
35 to 39 years	377,409	6.5
40 to 44 years	418,163	7.2
45 to 49 years	461,585	8.0
50 to 54 years	440,619	7.6
55 to 59 years	377,989	6.5
60 to 64 years	317,779	5.5
65 to 69 years	226,596	3.9
70 to 74 years	159,761	2.8
75 to 79 years	124,579	2.2
80 to 84 years	98,580	1.7
85 years and over	98,126	1.7
Median age (years)	38	(X)
16 years and over	4,584,109	79.4
18 years and over	4,420,588	76.6
21 years and over	4,175,913	72.3
62 years and over	890,542	15.4
65 years and over	707,642	12.3

HOUSEHOLDS BY TYPE

Total households	2,156,411	100.0
Family households (families) [7]	1,447,002	67.1
With own children under 18 years	651,028	30.2
Husband-wife family	1,026,739	47.6
With own children under 18 years	439,471	20.4
Male householder, no wife present	104,375	4.8
With own children under 18 years	47,191	2.2
Female householder, no husband present	315,888	14.6
With own children under 18 years	164,366	7.6
Nonfamily households [7]	709,409	32.9
Householder living alone	563,003	26.1
Male	234,157	10.9
65 years and over	53,018	2.5
Female	328,846	15.2
65 years and over	135,362	6.3
Households with individuals under 18 years	738,706	34.3
Households with individuals 65 years and over	516,358	23.9
Average household size	2.61	(X)
Average family size [7]	3.15	(X)

MARYLAND
2010 CENSUS

TABLE 4

HOUSING OCCUPANCY		
Total housing units	2,378,814	100.0
Occupied housing units	2,156,411	90.7
Vacant housing units	222,403	9.3
For rent	61,874	2.6
Rented, not occupied	3,742	0.2
For sale only	32,883	1.4
Sold, not occupied	6,586	0.3
For seasonal, recreational, or occasional use	55,786	2.3
All other vacants	61,532	2.6
Homeowner vacancy rate (percent) [8]	2.2 (X)	
Rental vacancy rate (percent) [9]	8.1 (X)	

HOUSING TENURE		
Occupied housing units	2,156,411	100.0
Owner-occupied housing units	1,455,775	67.5
Population in owner-occupied housing units	3,940,520	
Average household size of owner-occupied units	2.71	
Renter-occupied housing units	700,636	32.5
Population in renter-occupied housing units	1,694,657	
Average household size of renter-occupied units	2.42	

By 2020, it is projected that there will be 50,050 persons aged 65 or older living in the County, with further increases to 72,330 persons in 2030 and 83,570 persons in 2040. The 2020 projected total of 50,050 persons aged 65 or older is nearly three times the total number of persons in that age group living in the County in 2000, and the anticipated rate of population growth for this group from 2010 to 2030 is 2,165 persons per year, a level 2.8 times the 765 persons per year average rate recorded from 1980 to 2010. It is projected that by 2030, 20.3 percent of the County's total population will be age 65 or older, representing one of every 4.9 persons living in the county. This information is further detailed on Table 5.

Howard County has established an Office on Aging and Independence which has produced a "Master Plan for the Aging Population" in order to anticipate and prepare for the "types of services, programs and facilities" associated with the rapidly expanding 65+ portion of the County's population. The County expects that from 2020 to 2040 the number of persons living in the county younger than age 65 will remain relatively constant, while the 65+ portion of the population is expected to increase by 44 percent during the 2020's and an additional 15 percent during the 2030's. Part of the Master Plan is comprised of a list of the apartments, assisted living facilities, retirement communities, etc. that presently provide age and need appropriate housing opportunities for the senior portion of the population. That senior (65+) portion of the population is expected to more than double in number between 2015 and 2040, with some portion of that age cohort in need of a different form of housing.

School Enrollments

The significant increase in population within Howard County during the past decades has been accompanied by a corresponding increase in the County's school enrollments. During 1980, the Howard County Public School System (HCPSS), serving all of Howard County, reported a total enrollment of 25,228 students. Between 1980 and 1990, the number of students in the HCPSS increased by 18.9 percent to a total of 30,002 students and further increased to a total of 44,525 students in 2000. Between 2000 and 2010, the number of students in the County increased by 12.3 percent to a total of 49,991 students and further increased to a total of 55,638 students in 2017. The average annual increase in student enrollment from 2000 to 2017 was 654 net new students per year,

	Historical					Projected						
	1970	1980	1990	2000	2010*	2015	2020	2025	2030	2035	2040	
Population Characteristics:												
Total Population	61,911	118,572	187,328	247,842	287,085	309,050	332,250	346,500	357,100	363,500	366,350	
Male	31,173	59,244	93,249	121,774	140,593	151,490	162,870	169,720	174,820	177,980	179,700	
Female	30,738	59,328	94,079	126,068	146,492	157,560	169,380	176,780	182,290	185,510	186,640	
Non-Hispanic White **	N/A	100,311	153,552	180,800	169,972	169,380	164,590	156,960	149,660	142,470	133,940	
All Other **	N/A	18,261	33,776	67,042	117,113	139,670	167,670	189,540	207,450	221,020	232,400	
Selected Age Groups:												
0-4	5,702	8,224	15,352	18,248	17,363	17,950	19,720	20,940	21,320	20,510	19,490	
5-19	19,961	31,791	37,275	55,837	63,360	64,470	65,540	65,830	66,730	67,390	66,620	
20-44	21,894	52,064	88,243	96,212	92,961	97,220	106,260	111,100	112,620	112,290	107,760	
45-64	11,027	20,412	35,128	59,077	84,356	90,250	90,690	87,380	84,110	83,680	88,920	
65+	3,327	6,081	11,330	18,468	29,045	39,150	50,050	61,260	72,330	79,640	83,570	
Total	61,911	118,572	187,328	247,842	287,085	309,050	332,250	346,500	357,100	363,500	366,350	
Total Household Population	60,673	117,467	185,371	244,224	284,763	306,492	329,396	343,312	353,506	359,454	361,894	
Total Households	16,880	39,989	68,337	90,043	104,750	112,850	123,325	130,475	137,275	141,475	144,550	
Average Household Size	3.59	2.94	2.71	2.71	2.72	2.72	2.67	2.63	2.58	2.54	2.50	
Labor Force:												
Total Population 16+	40,346	86,969	143,338	185,381	221,950	243,430	263,890	276,290	285,590	292,410	297,090	
In Labor Force	25,042	63,233	113,580	139,885	163,520	174,290	185,070	189,300	191,350	192,160	192,960	
% in Labor Force *	62.1	72.7	79.2	75.5	73.7	71.6	70.1	68.5	67.0	65.7	65.0	
Male Population 16+	20,141	42,990	70,482	89,426	107,100	117,660	127,490	133,460	138,020	141,520	144,200	
In Labor Force	16,704	36,166	60,947	73,844	85,510	91,560	97,130	99,690	101,270	102,300	103,360	
% in Labor Force *	82.9	84.1	86.5	82.6	79.8	77.8	76.2	74.7	73.4	72.3	71.7	
Female Population 16+	20,205	43,979	72,876	95,955	114,850	125,770	136,400	142,830	147,570	150,890	152,890	
In Labor Force	8,338	27,067	52,633	66,041	78,010	82,730	87,940	89,610	90,080	89,860	89,600	
% in Labor Force *	41.3	61.5	72.2	68.8	67.9	65.8	64.5	62.7	61.0	59.6	58.6	
Jobs by Place of Work :												
Total	22,397	56,654	105,751	159,188	189,573	216,100	235,200	247,000	258,200	269,300	281,000	
Personal Income :												
Total (million of constant 2009\$)	\$1,617.5	\$4,120.2	\$7,924.1	\$13,578.9	\$18,412.2	\$20,940.9	\$24,796.8	\$27,506.6	\$29,635.7	\$31,511.8	\$33,231.6	
Per Capita (constant 2009\$)	\$25,386	\$34,377	\$41,845	\$54,405	\$63,825	\$67,759	\$74,633	\$79,384	\$82,990	\$86,690	\$90,710	

** For 2010 to 2040 non-hispanic white population is equal to "non-hispanic white alone", and all other population is equal to "all other races", alone and two or more races.

* Labor force participation rates for 2010 are estimates based on the 2008-2012 American Community Survey. These participation rates are applied to the Census 2010 population by age/sex to yield labor force estimates.

SOURCE: Projections prepared by the Maryland Department of Planning, July 2014. Population and household data from 1970 thru 2010 are from the U.S. Census Bureau, as is the labor force data from 1970 thru 2000. Labor force participation rate data for 2010 is an estimate by the Maryland Department of Planning based on 2008-2012 American Community Survey data. 1990 race and sex population is from modified age, race, sex data (MARS) and 2000 race and sex population from modified race data, both from the U.S. Census Bureau. Historical jobs, total personal income and per capita personal income data are from the U.S. Bureau of Economic Analysis.

Projections are rounded, therefore numbers may not add to totals.

and the 2017 enrollment of 55,638 students is 1.25 times the 2000 public school enrollment total of 44,525 students and 2.2 times the 1980 enrollment total of 25,228 students. The average number of public school children (PSC) per household in Howard County has decreased from 0.63 PSC per household in 1980 to an average of 0.49 PSC per household in 2015.

The 2018 school budget's general operating fund budget, encompassing salary and benefits plus transportation, utilities, supplies, non-public school placements, technology services and maintenance, totaled \$819,106,284, indicating an average general operating fund expenditure of \$14,421 per student. The HCPSS total expenditure budget of \$1,079,753,831, which in addition to the foregoing costs includes grant programs, food and nutrition, wastewater treatment, theater, school construction, printing, technology, health, and other separately funded programs equates to a total expenditure of \$19,407 per student. School district enrollments are expected to increase to 57,942 students by the 2019 school year, with a school district budget of \$1,134,416,060, yielding an average per pupil cost (total budget) of \$19,578. Historic enrollments and recent budgets are summarized below.

Howard County Public School Enrollments

School Fiscal year	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2010</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Fall Enrollment	30,002	37,323	44,525	49,991	55,638	56,799	57,942

**Howard County School District
Projected Enrollments and Expenditures**

2017/18-2019/20

School Year	2017/18	2018/19	2019/20
General Fund Budget (\$)	798,418,984	819,106,284	850,682,321
Total School Budget (\$)	1,077,630,676	1,079,753,831	1,134,416,060
Projected Enrollment	55,638	56,799	57,942
Projected General Cost (\$)/Student	14,350	14,421	14,682
Projected Total Cost (\$)/Student	19,368	19,407	19,578

The Howard County Public Schools include 41 elementary schools (grades Pre-K to 5), 20 middle schools(grades 6,7,and 8); 12 high schools (Grades 9-12); as well as 3 additional special schools.

Commercial Development

In addition to the County's increasing residential base, the commercial component of the County's property base has also increased in magnitude in the past several years. In recent decades the focus and concentration of economic activities in Howard County has shifted from its former agricultural and light manufacturing base to a more diversified base reflective of a developing suburban area. According to data provided by the Bureau of the Census, during 1990 there were 5,384 businesses within the County with employment totaling 90,310 persons and payrolls of \$2.250 billion. By 1995, there were 6,374 businesses reported within the County with 97,851 employees. A continued expansion of the local economy resulted in a total of 8,163 businesses with 145,239 employees and aggregate payrolls of \$7.138 billion in 2005. By 2010 these totals had increased to 8,581 establishments, 150,997 employees, and payrolls of \$8.627 billion. The most recent date provided by the Census indicates a 2016 total of 9,374 businesses with 176,059 employees and payrolls of \$10.814 billion. The number of businesses within the County increased by 74.1 percent from 1990 to 2016 and the number of employees within the county increased by nearly 95 percent. During 2016, the professional, scientific and technical services sector of the economy accounted for the greatest number of jobs within the county, with a total of 42,102 jobs representing 23.9 percent of the county's employment base. This information is further detailed below.

US Bureau of the Census County Business Patterns Howard County, Maryland

	<u>Employees</u>	<u>Payroll</u> <u>\$000</u>	<u>Establishments</u>	<u>Average</u> <u>Payroll \$</u>	<u>Employee/</u> <u>Establishment</u>
1990	90,310	2,250,520	5,384	24,920	16.8
1995 ¹	97,851	3,057,697	6,374	31,248	15.4
2005	145,239	7,138,245	8,163	49,148	17.8
2010	150,997	8,627,141	8,581	57,135	17.6
2011	152,384	8,905,019	8,547	58,438	17.8
2012	157,128	9,256,223	8,745	58,909	18.0
2013	165,518	9,724,038	8,946	58,749	18.5
2014	168,040	10,046,930	9,139	59,789	18.4
2015	168,100	10,513,964	9,225	62,546	18.2
2016	176,059	10,814,141	9,374	61,423	18.8

¹Estimated payroll

During 2016, a majority of the business establishments in Howard County employed fewer than 10 employees. There were 4,902 Howard County businesses with one to four employees and 1,584 Howard County businesses with five to nine employees for a total of 6,486 businesses with fewer than 10 employees representing 69.2 percent of all businesses operating within the county.

Year	Number of Businesses	Percentage of Total	Year	Number of Businesses	Percentage of Total
2011	4,902	69.2%	2012	4,902	69.2%
2012	4,902	69.2%	2013	4,902	69.2%
2013	4,902	69.2%	2014	4,902	69.2%
2014	4,902	69.2%	2015	4,902	69.2%
2015	4,902	69.2%	2016	4,902	69.2%
2016	4,902	69.2%			

Howard County

RATABLE BASE AND TAX RATE

The economic and demographic characteristics of Howard County are reflected in the County's ratable base, and changes in the County's household base and commercial development may be examined in terms of the per parcel and total valuations (assessments) of the taxable properties in the County.

Ratable Base

In the State of Maryland, real properties are assessed at full market value and applicable State and local taxes are applied to the property's assessed value. The actual value used for assessment purposes is the market value of the property as determined by either replacement costs, comparable sales or capitalization of income. The property tax revenues generated through the imposition of the tax rates fund the various operations provided to property owners by the county government and all local taxing authorities, including schools, roads, fire protection, police protection, and other local services. Revenues generated within a County stay within the County, and in general are not used to fund state supplied services. As of mid year 2017, the total combined taxable real property valuation in Howard County amounted to \$53.118 billion. This information, which is provided by the Maryland State Department of Assessment and Taxation, is summarized below:

HOWARD COUNTY PROPERTY ASSESSMENTS-2017

	<u>Parcels</u>	<u>Value \$</u>	<u>Value/Parcel \$</u>
Agricultural	1,131	424,789,070	375,587
Country Clubs	1	4,302,433	4,302,433
Residential	64,910	29,197,172,188	449,810
Condominiums	8,392	1,531,105,154	182,448
Residential Commercial	17	9,586,300	563,900
Commercial	1,799	4,544,601,155	2,526,182
Industrial	809	3,489,216,695	4,313,000
Commercial Condo	1,400	630,521,979	450,373
Apartments	152	2,324,481,198	15,292,639
Commercial Residential	149	45,323,934	304,187
Townhouses	24,326	7,458,252,853	306,596
Partial Exempt	0	299,656,353	0
<u>Exempt</u>	<u>3,477</u>	<u>3,158,502,912</u>	<u>908,399</u>
TOTAL	106,563	53,117,512,224	498,461

County Expenditures

The Howard County budget as presented is comprised of two broad sections. The General Fund budget includes general use tax revenues, including property taxes and income taxes, and expenditures such as education, police, snow removal and libraries. The General Fund budget receives 92.0 percent of its funding from various taxes collected within the county, and comprises slightly less than seventy percent of the total Howard County budget. Added expenditures included within the All Funds Budget are represented by restricted funds which are dedicated for specific purposes. Included within the All Funds Budget is the cost of Fire and Rescue Services, which amounts to \$104,170,763 and is supported by a local tax. While it is a dedicated fund, it may be more appropriate to include that cost in the General Fund Budget, as it is a tax supported expense item.

During fiscal year 1995, the total budget (All Funds Budget) for Howard County operations was \$323.6 million. Since then the County budget increased to \$669.3 million in 2000, \$911.5 million in 2005, and to \$1.248 billion in 2010. During 2016 the cost of governmental operations reflected in the County budget totaled \$1.397 billion. The County's 2018 budget indicates an increase in expenditures to \$1.582 billion. Educational expenses are by far the single largest expense, totaling \$627,146,166, chiefly comprised of HCPSS and the Howard County Community College. Education expenditures accounts for 57.1 percent of the County's General Fund budget and for 39.6 percent of the total (all funds) Howard County budget.

Real Estate Tax Rates

Within Howard County, there are no distinct municipal subdivisions, and the individual properties within Howard County are all subject to the same tax rates from the County taxing authority. All land is unincorporated and as such no Howard County properties are subject to distinct municipal taxes, only the County tax rates are applied. These taxes include property (both real property and business personal property), fire and rescue, recordation, mobile home, admission and amusement, local income, hotel and motel, and transfer. Educational costs within Howard County, which comprise 57.1 percent of the general fund budget and 39.6 percent of the total budget are paid for out of the County's general funds, with no dedicated school/education tax within the general tax rate. The most significant tax authority within the county is the Howard County

government operations including school operations. The taxing district where the property that is the subject of this analysis is located has a combined (all sources) total tax rate of \$1.382 per \$100 of valuation. Additional taxes are collected on business personal property assessments for the County and for fire services. The tax rates in Howard County are set forth below.

<u>Tax Authority Name/No.</u>	<u>Tax Rate</u>
Howard County Government	1.014
Maryland State Tax	0.112
Fire District	0.176
<u>Ad Valorem</u>	<u>0.080</u>
Total Property Tax	1.382
Business Property	
County	2.535
<u>Fire</u>	<u>0.440</u>

OPTIONS FOR SENIOR LIVING

Erickson Living proposes to develop a full-service, campus style, Continuing Care Retirement Community (CCRC) on the subject property in the Clarksville section of Howard County. The proposed CCRC will contain independent, assisted living, skilled nursing and memory care units.

During the past several decades, several forms of housing, some of which include varying levels of household assistance or medical care have been developed that address the changing needs of homeowners as those homeowners age. There is an increasing level of service and care provided for persons as their individual needs change. These specialized housing types include:

Active Adult Communities- Similar in form to residential subdivisions with the exception that occupancy is limited to persons age 55 years or older.

Independent Living Facilities- Provide housing with a minimum of ancillary services, generally limited to one meal per day in a common facility. Other amenities may include basic shopping and house-keeping.

Assisted Living Facilities- Provide assistance for residents with requirements of daily living, including bathing, dressing, and basic medical and health care needs.

Continuing Care Retirement Communities- Generally provide a range of housing types and care levels ranging from independent living level to full, on-site, medical care. Residents are able to increase the level of care received as their individual needs increase, up to and including on-site skilled nursing care.

These forms of housing and housing occupancy reflect changes that occur throughout life as an individual, or a family's housing needs change. When needs change, presently occupied homes often become unsuitable for the residents of the home. As a family transits to a new home that is suitable for the family's needs, the previously occupied home becomes available for another family for whom it would be appropriate.

Project Description

The property that is the subject of this evaluation is a 61+/- acre tract of vacant land located at the intersection of Route 108 (Clarksville Pike) and Sheppard Lane in the Clarksville section of Howard County, Maryland. Erickson Living proposes to develop a Continuing Care Retirement Community on this land. The site, which is currently undeveloped with the exception of a Freestate Gas Station is surrounded by a mix of land uses including agricultural, residential, retail, commercial, open space and conservation areas. Erickson Living proposes to develop the subject property for a campus style Continuing Care Retirement Community containing approximately 1,200 independent living units in approximately fifteen (15) multi-story mid-rise residential buildings which will surround shared community buildings, courtyards and forest preservation areas.

The community buildings will contain the common facilities for the neighborhoods, including the dining room and commercial kitchen, public activity areas, classrooms, crafts rooms, beauty salons, stores, banks, pharmacy and central heating and cooling equipment. Certain spaces that are shared by all of the campus residents such as a fully staffed medical clinic, an inter-faith worship center, library, an indoor aquatics center, an auditorium, conference center, and other recreational spaces such as wood shops, hobby rooms, computer labs, etc, are also contained within the various community buildings. The campus will contain a health club and an indoor aquatics center for the use of the community's residents. Climate controlled corridors and pedestrian bridges will inter-connect each of the buildings to other buildings within the overall campus. The intent is to provide for the day-to-day as well as long-term health care needs of the residents.

In addition to the independent living units, the campus will also contain assisted living, skilled nursing and memory care units. This facility will be built in phases based upon the demand for assisted living, skilled care and memory care units. It is expected that at build-out, there will be approximately 240 assisted living and skilled nursing beds, all in private rooms. At completion the proposed development would be expected to have a resident population of approximately 1,700 persons. The campus will be built in phases over a period of time with completion dependent upon market absorption.

The proposed CCRC will include extensive on-site medical services to provide for the ongoing medical needs of the community's residents, including full-time doctors with specialization in geriatric medicine, as well as additional medical personnel including cardiologists, dentists,

podiatrists, ophthalmologists, gastroenterologists and other specialists on an as-needed basis. Medical services are augmented by trained on-site emergency first responders who will be available 24 hours a day. According to estimates provided by Erickson Living and based upon past experience with operating facilities, it is estimated that the proposed CCRC would employ approximately 650 Full Time Equivalent (FTE) employees. Staggered shifts will be implemented in an effort to avoid any increases in traffic volume during peak rush hour commuting periods. It is expected that the proposed development would be the 15th largest employer within Howard County.

The CCRC is to be operated as a self sufficient, controlled access residential community with security personnel patrolling the property and monitoring the vehicular access to and about the site. The buildings will be fully sprinklered. The maintenance, repair and snow removal of all on-site roadways, as well as the street lighting systems will be the responsibility of Erickson Living. Comparable projects completed by Erickson Living typically contain a mix of sizes for independent living units, ranging from one bedroom units to two-bedroom units. The fair market value of the proposed development has been estimated based upon the equalized value of other comparably sized communities developed by Erickson in recent years. For the proposed CCRC, an average assessed value of \$181,000² per living unit is estimated, resulting in an estimated completed project assessed value of \$260,640,000. The proposed development would represent a 0.49 percent increase in Howard County's current total real property valuation of \$53.1 billion.

Added Services

In terms of the range of services provided to the community at large, and specifically, to the proposed development, Howard County is typical of suburban areas where a broad range of services and facilities are provided primarily for the benefit of household residents. The proposed CCRC will, itself, provide an extensive range of on-site services to its residents. The services to be provided by Erickson Living include first response medical service, transportation and paratransit (transportation for those with limited mobility), security, on-site roadway maintenance and street

²Assessed value estimate based upon capitalization of anticipated net operating income. May be compared to nearby Belmont Station apartments assessment of \$180,640 per unit and Roberts property anticipated assessment of \$191,211 per unit.

lighting, and social services. Automated fire suppression systems will be installed in all of the buildings and facilities. The self contained nature of the development, coupled with the range of services to be provided limit the dependence upon Howard County for services. The services to be provided by Howard County to the planned CCRC are considered to be comparable to those furnished to other low-intensity commercial developments and are quite different from the range of governmental and school services provided to typical residential sub-divisions and individual properties. In many respects, the local services cost generation of a CCRC may be compared to a major hotel or hospital operation. Some would assume a heightened need for emergency services with a community of persons aged 65 years and older. That assumption is mitigated by several factors. Most significantly, the community is staffed with health care professionals who will serve as the first responders to emergencies. Residents in need of immediate care will pull a chain on their wall or press a button to summon help rather than dialing 911. Further, residents who do have significant health issues may be attended to within the community's assisted living, skilled nursing and memory care units. Residents of those units are already receiving a heightened level of daily medical attention and are less likely to be in need of emergency services than the general population.

IMPACT ANALYSIS

Fiscal Impact

The fiscal impact resulting from the development of the subject property for the proposed CCRC is related to the costs incurred by the County in providing the various services required by the project. The determination of the fiscal impact of the proposed development involved the use of an econometric model which is generally referred to as the “proportional valuation method”. This method (proportional valuation) is considered to be the most appropriate, and is a widely used cost/revenue analysis tool. The “proportional valuation method” constructs an econometric model of the actual appropriations and revenues in the subject governing district (Howard County) and allocates these costs and revenues into residential and non-residential categories. An adjustment is made in the “proportional valuation method” to reflect the fact that commercial/non-residential ratables typically maintain a significantly higher valuation in comparison to the average value of all properties. This adjustment is made on an inversely proportional basis whereby the higher the average value of non-residential parcels, relative to all parcels, the greater the downward adjustment the proportional allocated cost will be.² The rationale for this adjustment is that, on a direct valuation basis, non-residential properties would otherwise be allocated more than their appropriate share of costs simply because of their higher average valuation. Within income producing (commercial) developments it is the anticipated employment that is expected to be generated by the proposed development that represents the key determining components in estimating the costs associated with the proposed development.

In preparing the cost/revenue allocations in this fiscal evaluation, it is assumed that the proposed development was complete, in operation, assessed and taxed during the most recent calendar year. In this instance, this assumption hypothesizes the development had been in place during 2018. By preparing this analysis on a current basis, actual cost and revenue data for Howard County may be utilized, and many factors subject to speculation, such as future property values, prospective tax rates, future distributions of appropriations and the influence of other prospective developments in the County may be avoided. Utilizing the aforescribed methodology and assumptions, the overall impact of the new development can be quantified through a cost/revenue

²The Fiscal Impact Handbook, Burchell and Listokin, Rutgers University.

analysis of its effect upon the major sources of services furnished to property owners and residents in Howard County.

Assumptions, Conditions and Qualifications

The preparation of a cost/revenue analysis which measures the overall and specific impacts resulting from the development and occupancy of the proposed project necessarily requires that certain empirical assumptions be made:

- 1) All dollars are 2018 dollars--the fiscal impact shown reflects the forecasted impact as if the development were completed and fully operational in 2018;
- 2) Other growth or changes (demographic/economic) occurring in Howard County during the development phases of the project may well have their own impact on fiscal matters, but are not included within the scope of this study in order to empirically assess the direct impact of the CCRC;
- 3) Base fiscal data for revenue impact analysis was based upon the current tax rates utilized by taxing bodies within Howard County;
- 4) The proportional valuation methodology assumes that current average operating costs within Howard County are adequate and may serve as a reasonably accurate indicator of added service levels continued at the same relative scale; and
- 5) The current distribution of expenditures among the various sectors of County service will remain constant in the short term and will serve as the primary indicator of the way in which additional expenditures will be subsequently allocated.

Utilizing the aforescribed methodology and assumptions, the ultimate impact of the completion and occupancy of the proposed development can be determined through a cost/revenue analysis of the major taxing sources impacted by the new development.

COUNTY IMPACT

The fiscal effects anticipated to result from the construction and occupancy of the proposed CCRC in Howard County, Maryland shall be analyzed in this section in terms of the added costs expected to be incurred by the County providing services to the property. An evaluation of the added tax revenues and other revenues expected to accompany the proposed development shall also be provided.

County Costs

Insofar as the costs of the services now being provided by the County is the statistical foundation for the costs to be generated by the new development, an analysis of existing service/cost relationships has been undertaken. In examining the services which will be provided by the County and, hence affected by the proposed development, it is apparent that the overwhelming proportion of the local services furnished, the facilities utilized, and the personnel required by Howard County are involved in serving the needs of the County's resident population, with commercial properties, particularly large self contained office complexes, industrial sites, and others creating a limited demand for local governmental services.

The anticipated fiscal impact of the proposed development has been estimated based upon the use of the proportional valuation method. Proportional valuation is considered to be the most appropriate, widely used cost/revenue analysis tool and has been accepted by the Urban Land Institute in its Development Impact Assessment Handbook for determining the fiscal impacts of new developments. Costs and revenues are divided into residential, non-residential categories and other and an adjustment is made in the "proportional valuation method" to reflect the fact that commercial/non-residential ratables typically maintain a significantly higher valuation in comparison to the average value of all properties. The rationale for this adjustment is that, on a direct valuation basis, non-residential properties would otherwise be allocated more than their appropriate share of costs simply because of their higher average valuation. Within income producing (commercial) developments it is the anticipated employment that is expected to be generated by the proposed development that represents the key determining components in estimating the costs associated with

the proposed development. Costs associated with residential developments are determined on a per capita and/or per school student basis.

A summary of the County's current (2018) General Fund budget revenues and expenditures, as presented in Table 6, provides a useful profile for the determination of the fiscal impact attributable to the proposed development. As may be seen on Table 6, the County's school expenditure is the single largest cost item, totaling \$627.1 million in 2018, equal to 39.6 percent of the County's total expenditures of \$1,581,936,633 and 57.1 percent of the Howard County general (92.0 percent tax funded) budget of \$1,098,746,451. The most significant funding sources within the General Fund Budget are Property Taxes and Income Taxes which together account for 88.8 percent of the General Fund Budget. Due to the nature of the proposed development, no added school children are expected to enroll in the Howard County school district as a direct result of the construction and occupancy of the proposed CCRC and no added school costs are anticipated.

Residential Costs- Before the data and relationships indicated in Table 6 may be utilized, certain adjustments must be made to separate its residential and non-residential components. The County's residential properties, which include properties classified as Residential, Condominium, Commercial Residential, Apartments, and Townhouses represent 91.91 percent of the County's total properties and 76.37 percent of the total valuation, which averages to 84.14 percent of parcels/valuation representation. Under the proportional valuation methodology, 84.14 percent of the County's total tax-supported costs would be assigned to the County's residential properties. Of the County's current non-education, general fund budget appropriations of \$575,771,048⁴, 84.14 percent, or \$484,453,760 would be assigned to the County's estimated population of 323,220 persons, yielding a per-capita, tax supported cost of \$1,499. The proposed CCRC is a self contained community where the majority of the needs of the residents will be addressed by the employees and the services provided by Erickson Living, with many of those services replacing services that would typically be provided by the County. Despite the inherent efficiency associated with the nature of the development and the level of on-site services, the cost assigned to the anticipated total of 1,700 residents of Erickson Living at Limestone Valley have been estimated utilizing the calculated County

⁴Total Howard County 2018 General Fund expenditures of \$1,098,746,451 minus educational expenses of \$627,146,166 plus Fire and Rescue Services expense of \$104,170,763 equals \$575,771,048.

average cost of \$1,499 per person. Accepting this present cost allocation with no allowance for marginal costing or services provided on site that would replace County provided services, the resulting county cost associated with the 1,700 residents of the proposed development would amount to \$2,548,020 (1,700 persons x \$1,499 per person = \$2,548,020). If some level of efficiency is assumed in adding 1,700 new residents of the CCRC to a present community of nearly 325,000 persons and considering the concentrated, higher-density nature of this controlled access community where many services are provided by the property owner through the 650 on site employees of the CCRC it would not be unreasonable to assume that the residents would be expected to have a lower assignment of costs than the general population of Howard County. If that efficiency results in a cost level of fifty percent of the average, then the allocated use of county services occasioned by the development of the proposed CCRC would be estimated to total \$1,274,010.

Commercial Costs- In addition to the allocated municipal cost of services associated with the resident population of the proposed CCRC, there would also be an allocation of costs to the anticipated total of 650 employees who will eventually be employed by the CCRC. Commercial and industrial properties in Howard County, which include Commercial, Industrial, Country Clubs and Commercial Condominiums properties represent 3.76 percent of all properties and 16.32 percent of the County's total assessed valuation, which averages to 10.04 percent of parcels/valuation representation. Given these distributions, 10.04 percent of the total current county expenditures would be assigned, in terms of cost/benefit (or cost generation) to the 4,009 commercial/industrial properties in Howard County, with an assessed valuation of \$8,668,642,262. Of the County's current estimated tax-supported, non-education appropriations of \$575,771,048, 10.04 percent, or \$57,807,400 would be assigned to the County's 4,009 non-residential properties.

TABLE 6
HOWARD COUNTY, MARYLAND
FISCAL BASE AND TAX RATES 2018

A. RATABLE BASE

	<u>Parcels</u>	<u>\$ Value</u>	<u>\$ Value/Parcel</u>
Agricultural	1,131	424,789,070	375,587
Country Clubs	1	4,302,433	4,302,433
Residential	64,910	29,197,172,188	449,810
Condominiums	8,392	1,531,105,154	182,448
Residential Commercial	17	9,586,300	563,900
Commercial	1,799	4,544,601,155	2,526,182
Industrial	809	3,489,216,695	4,313,000
Commercial Condo	1,400	630,521,979	450,373
Apartments	152	2,324,481,198	15,292,639
Commercial Residential	149	45,323,934	304,187
Townhouses	24,326	7,458,252,853	294,490
Partial Exempt	0	299,656,353	0
<u>Exempt</u>	<u>3,477</u>	<u>3,158,502,912</u>	<u>908,399</u>
TOTAL	86,313	53,117,512,224	493,827

B. BUDGET SUMMARY-General Fund

<u>Appropriations</u>	<u>Value</u>	<u>Percent</u>
Education	627,146,166	57.1
Public Safety	134,812,893	12.3
Public facilities	70,864,978	6.5
Community Services	69,648,002	6.3
Legislative and Judicial	28,288,054	2.6
General Government	29,003,806	2.6
<u>Non-Departmental Expenses</u>	<u>138,982,552</u>	<u>12.7</u>
Total Howard Co. Services	\$1,098,746,451	100.00
<u>Revenues</u>	<u>Value</u>	<u>Percent</u>
Property Taxes	\$531,695,797	48.4
Local Income Tax	444,292,184	40.4
Recordation taxes	24,170,434	2.2
Other Local Taxes	8,682,851	0.8
States Shared taxes	1,627,606	0.2
Charges for Services	\$13,030,776	1.2
Licenses and Permits	9,850,835	0.9
Interest, Use of Money	2,138,900	0.2
Fines and Forfeitures	3,987,105	0.4
Revenues Other Agencies	7,110,265	0.7
Interfund Reimbursement	42,202,158	3.8
<u>Prior Years Funds</u>	<u>9,957,540</u>	<u>0.9</u>
Total	1,098,746,451	100.0

The allocated costs of the County services which would be provided to the proposed CCRC can now be determined on the basis of the added employees of the proposed development relative to the average county cost per employee generated by the County's existing non-residential properties. Erickson Living estimates a total FTE employment level of 650 employees at the proposed facility. The allocated, Howard County costs which could be expected as a result of the proposed development may now be estimated through the following formula:

Non-Residential <u>Costs</u>	/	<u>Existing Employees</u>	X	<u>Added Employees</u>	=	Anticipated added <u>Costs</u>
\$57,807,400	/	181,005 (Est.) ⁶	X	650 (FTE)	=	\$207,590

Under the added employment methodology, the allocated annual cost of County government services associated with the development and occupancy of the proposed new CCRC would equate to \$319.37 per employee for a total annual cost of \$207,590.

The combined allocated residential and commercial cost of Howard County services assigned to the proposed CCRC have been calculated to be between \$1,481,600 (\$1,274,010 + \$207,590 = \$1,481,600, assuming an adjusted cost of services to the new residents and \$2,755,610 (\$2,548,020 + \$207,590) assuming a full average cost of providing services to the residents of the CCRC.

Cost Allocations - The actual experience and distribution of the County's expenditures among its various budgetary components provides a basis for the allocation of costs estimated for the proposed new development. The County's current general government budget appropriations, which furnish the statistical foundation for cost and revenue allocations, are tabulated in Section B of Table 6. Utilizing the proportional appropriations observed in Howard County, the upper limit local general fund costs of \$2,755,610 which are attributable to the proposed development could be allocated to the pertinent cost categories. The allocation of costs would reflect an annual allotment of estimated appropriations predicated upon the County's existing levels of service and appropriations. The allocated costs of \$2,755,610 would indicate that the County's general fund non-educational

⁶Employee estimate based on the Census Bureau's County Business Patterns 2016 reported employment total of 176,059 employees increased by 75 percent of the 1990 to 2016 average annual employment increase of 3,298 net new employees per year.

appropriations (inclusive of Fire and Rescue Services) of \$575,771,048 would be expected to increase by less than 0.48 percent in order to maintain the same level and quality of County tax supported services to the existing properties in Howard County.

County Revenues

The existing and added costs of County services are paid by the various sources of revenues. In Howard County these categories include real estate (ad valorem) and personal income taxes; transfer funds (State and Federal Payments); and other, primarily comprising permit/privilege fees, impact fees and charges for services. These categories contain revenue sources which may be considered to be "one time" contributions or fees which are generally derived from an off setting cost generation, as well as other recurring annual revenue sources. The annual, recurring revenue to be derived from the taxes associated with the completion and occupancy of the proposed CCRC are examined below. As was the case in estimating costs, the added revenues generated by the proposed CCRC may be calculated on the basis of the County's actual experience in generating County revenues. The added revenues anticipated to be generated are summarized as follows.

Local Tax Revenues - Of the County's current annual general fund budgeted revenues of \$1,098,746,451, the most significant revenue source is the property tax which accounts for \$531,695,797 equal to 48.4 percent of the County general fund revenues of \$1,098,746,451, with personal income taxes providing an additional \$444,292,184 (40.4 percent) in revenue. These two revenue sources account for \$975,987,981, equal to 88.8 percent of the total county general fund revenues of \$1,098,746,451. In Howard County, property taxes are paid by the owners of record of the \$53.1 billion in assessed property value. In the 2018 fiscal year, the tax rate for real property in Howard County including the site of the proposed retirement community was \$1.382 per \$100 of real assessed property value. The proposed CCRC would be expected to have a total real property value of \$260,640,000 and would be expected to generate \$3,533,253 in added tax revenues for the various tax authorities governing the subject property. The distribution of this tax revenue among the various tax authorities is set forth below.

**Erickson Living
Proposed Howard County CCRC
Anticipated Tax Revenues**

<u>Tax Authority Name/No.</u> ⁵	<u>Tax Rate</u>	<u>Taxes Generated</u>
Howard County Government	1.014	\$ 2,642,890
Fire District	0.176	458,726
<u>Ad Valorem</u>	<u>0.080</u>	<u>208,512</u>
Total Property Tax	1.270	3,310,128
 Business Property ⁶		
County	2.535	190,125
<u>Fire</u>	<u>0.440</u>	<u>33,000</u>
Total	2.975	223,125
 Total Taxes		 \$3,533,253

In addition to the local taxes raised from the use and implementation of the local tax rate, the county also collects a significant share of its revenues from the imposition of a local income tax, currently set at 3.2 percent of income. According to the U. S. Census Bureau, American Community Survey, during 2016, within Howard County the median household income for households with the householder aged 65 years or older was \$77,598, with 72.3 percent of those households estimated to have annual incomes greater than \$50,000. With an estimated total of 1,344⁷ households within the proposed CCRC, and utilizing the 65+household income estimate of \$77,598, added Howard County income tax revenue of \$3,337,335 would be calculated (1,344 households x \$77,598 per household at 3.2 percent tax rate equals \$3,337,335) When combined with the added revenue

⁵Maryland State Tax rate of 0.112 has been omitted from this revenue calculation as those revenues collected are for the funding of principal and interest payments on state bonds, and are not part of the Howard County operating budget. This tax would be expected to generate \$291,917 in revenue for the State of Maryland.

⁶Based upon an estimated initial furniture, fixtures and equipment assessment of \$7,500,000.

⁷It is assumed that within the proposed CCRC, 40 percent of the 240 care units have a spouse living in one of the 1,200 ILU's. Therefore the total number of households is reduced from 1,440 to 1,344 (1,200 + 60% of 240 [144] equals 1,344).

collected on the real property the total income accruing to Howard County from the proposed development would total \$6,870,600 (rounded).

Other Local Revenue Sources - Howard County generates revenue from a variety of additional sources, licenses and permits, fines and forfeits, charged services; and miscellaneous or other revenues. During the construction phase of the proposed development the project would be expected to generate significant fee income for the County, but those fees are assumed to be one time assessments and not a part of the steady-state operations of the proposed CCRC. The proposed CCRC may increase these fees as a secondary impact of development, but the estimate of increased revenues from these sources has not been included as an additional revenue source within the revenue analysis of this analysis.

Fiscal Summary - Local Howard County added tax revenues are estimated at \$6,870,588 had the proposed CCRC been completed and occupied during 2018. The allocated cost of providing County services associated with the proposed CCRC total \$2,755,610, and the annual County revenue surplus for local government operations is estimated to total \$4,114,978. This net revenue surplus is considered to be highly conservative as the cost assumptions associated with the 1,700 residents of the community, who will be provided with a very wide range of services by Erickson Living, have been based on the average per capita costs associated with the needs of the general population of Howard County. It is believed that the residents of the community will generate costs at a significantly lower rate than that of the general population.

**Erickson Living
Proposed Howard County CCRC
Anticipated Fiscal Impact**

Added Tax revenue	\$6,870,588
<u>Allocated Tax Supported Costs</u>	<u>\$2,755,610</u>
Net fiscal impact	\$4,114,978

FISCAL IMPACT OVERVIEW

In the preceding sections of this fiscal analysis, the nature and magnitude of the proposed CCRC in Howard County relative to the County have been defined and quantified. The prospective impact upon the various services furnished by the County have been determined. The additional need for a variety of services, and the costs, as a result of the proposed development were substantially refined to illustrate the ultimate impact through cost/revenue analysis.

Relative to Howard County's current (2018) fiscal infrastructure, the proposed development is expected to generate annual revenues which significantly exceed the anticipated added costs of providing service. This anticipated net revenue surplus would be available to the County for either an expansion of existing services, an adjustment to the local tax rate, or a combination of these options.

The existence of a significant revenue surplus for local, school and other operations results from the specific nature of the proposal and the substantial extent of the on-site services to be provided by Erickson Living. The government services provided within Howard County, including general government, sheriff, fire and emergency services, road maintenance and lighting, health, welfare, recreation and, perhaps most significantly, education, are structured to respond to the needs of the County's rapidly growing resident population base.

Based upon the foregoing fiscal evaluation, the proposed CCRC would be expected to result in a significant net fiscal benefit for the various entities which presently provide services within the County with surplus revenues generated for school and county operations. It is estimated that the total net revenue surplus resulting from the construction and occupancy of the proposed CCRC would have totalled \$4,114,978 had the project been occupied during 2018. It is expected that by 2020 there will be 50,050 persons aged 65 or older living in the County, with further increases to 72,330 persons in 2030 and 83,570 persons in 2040. The 2020 projected total of 50,050 persons aged 65 or older is nearly three times the total number of persons in that age group living in the County in 2000, and the anticipated rate of population growth for this group from 2010 to 2030 is 2,165 persons per year, a level 2.8 times the 765 persons per year average rate recorded from 1980 to 2010. Howard County has established an Office on Aging and Independence which has produced a "Master Plan for the Aging Population", intended to anticipate and prepare for the "types of

services, programs and facilities” associated with the rapidly expanding 65+ portion of the County’s population. The County expects that from 2020 to 2040 the age 65+ portion of the population is expected to increase by 44 percent during the 2020's and an additional 15 percent during the 2030's. Part of the Master Plan is comprised of a list of the apartments, assisted living facilities, retirement communities, etc. that provide age and need appropriate housing opportunities for the senior portion of the population. The proposed Erickson Living CCRC is the type of facility that would address the expanding needs of a component of the County’s present and future population.

Due to their inherent operational structure and the level of service provided by the entity operating a Continuing Care Retirement Community, these facilities have only a limited impact on (need for) local services. These communities are primarily self sufficient and depending on their size and location can operate as an insular property, with the day to day needs of the residents of the community addressed on site, with medical, nutrition, recreational, educational, entertainment and other social needs addressed within the campus setting. At the same time, these facilities are among the highest value properties, with a density and value of development that provides for a very favorable tax revenue stream and net fiscal impact of the proposed development.

CB 5-9-2018

Sigaty, Mary Kay

From: Mr. & Mrs. John Scarlis <Sscarlis@msn.com>
Sent: Friday, February 23, 2018 2:35 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

John Scarlis
6136 Nest Side
Columbia, MD 21045
Sscarlis@msn.com

Sigaty, Mary Kay

From: Beverly Jackson <bev_j@comcast.net>
Sent: Saturday, February 24, 2018 8:40 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. The senior living community will be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

Sincerely,

Beverly Jackson
9305 Woodsedge Ct
Laurel, MD 20723
bev_j@comcast.net

Sigaty, Mary Kay

From: Barbara Lovett <user@votervoice.net>
Sent: Saturday, February 24, 2018 6:26 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Barbara Lovett
2625 Buckingham Rd
Ellicott City, MD 21043
bjlovet@aol.com

Sigaty, Mary Kay

From: Ken Zahn <user@votervoice.net>
Sent: Monday, February 26, 2018 6:33 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the Erickson Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

Respectfully
8417 Jandy Ave
Laurel, MD 20723
kjnnzahn01@verizon.net

Sigaty, Mary Kay

From: Roger Caplan <roger@caplangroup.com>
Sent: Tuesday, March 06, 2018 12:09 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

Roger Caplan
6421 Misty Top Pass
Columbia, MD 21044
roger@caplangroup.com

Sigaty, Mary Kay

From: Leon Rosenberg <leeanna3534@gmail.com>
Sent: Thursday, March 08, 2018 8:48 PM
To: Sigaty, Mary Kay
Subject: Erikson CCRC proposal for Howard County

Dear Ms. Sigaty,

I have been a resident at the Vantage House CCRC here in Columbia for the past eight years. My wife and I lived in Baltimore County for forty years while I was on the faculty of the Johns Hopkins University. When I retired, we made a large financial commitment to move to Vantage House. When later my wife became seriously ill, she was cared for on the Vantage House nursing care unit where I could visit daily. After a few months, she passed away. I continue to live in my Independent Living apartment here at Vantage House. I expect that Vantage House will, as was done for my wife, provide for whatever special needs I come to need as I continue to age. Of course, I pay a monthly fee for that guarantee; a fee that has increased each year at a rate that has been kept quite low, and hence affordable, by the management of this CCRC.

The size of Erickson's proposal frightens me. To manage to keep fees low, our occupancy has to remain high. Our attrition rate is the typical 12-15%, which means we have to sell 30 apartments a year. The same is true for our neighbor CCRC, Miller's Grant. At 1200 units, Erickson would be dealing with 180 open units a year. This is a very large number.

It is not true that the expected future increase in the number of older residents in Howard County will fill these units every year. The increase of actual numbers of the elderly is not the point. Typically, only a small percentage of age-qualified citizens seek a CCRC, and an even smaller percentage of that group are financially qualified. Many stay and age in their own homes. When serious physical changes occur, which means that they are then not qualified for a CCRC program, they are cared for in rehab and nursing centers.

Like so many others, my wife and I worked hard to give our children a good start in life and to have the financial means to guarantee that in our old age we would not be a burden to our children. Erickson's reckless proposal directly threatens what we have achieved. We need your protection.

Leon A. Rosenberg, PhD.
5400 Vantage Point Rd., Apt 813
Columbia, MD 21044

Sigaty, Mary Kay

From: Elizabeth Gross <lisaoliveragross@comcast.net>
Sent: Thursday, March 08, 2018 10:49 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the Erickson Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

Elizabeth Gross
13336 Elliott Dr
Clarksville, MD 21029
lisaoliveragross@comcast.net

Sigaty, Mary Kay

From: Robert Antelman <user@votervoice.net>
Sent: Thursday, March 08, 2018 3:45 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the Erickson Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property. It will create more jobs and wit planned improvements to 108, should not have an effect on traffic.

Sincerely,

Robert Antelman
13844 Russell Zepp Dr
Clarksville, MD 21029
bobgto65@aol.com

Sigaty, Mary Kay

From: Mark Rothstein <markrothstein@hotmail.com>
Sent: Thursday, March 08, 2018 3:45 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. The senior living community will be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

I am looking forward to staying in Howard County and living at Limestone Valley.

Sincerely,

Mark Rothstein
12302 Benson Branch Rd
Ellicott City, MD 21042
markrothstein@hotmail.com

Sigaty, Mary Kay

From: Rebecca O'Ffill <user@votervoicenet.net>
Sent: Thursday, March 08, 2018 3:52 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. I have worked 9 years at Riderwood in Silver Spring and 1 year at Charlestown in Catonsville. I would love to have an Erickson Living community in Howard County. It would be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

Sincerely,

Rebecca O'Ffill
9509 Windbeat Way
Columbia, MD 21046
roffill@verizon.net

Sigaty, Mary Kay

From: Glenda Kline <Glenda@FarEdge.info>
Sent: Thursday, March 08, 2018 3:46 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support. Many existing CCRs have long waiting lists and the population of Howard County continues to age.

Sincerely,

Glenda Kline
11811 Far Edge Path
Columbia, MD 21044
Glenda@FarEdge.info

Sigaty, Mary Kay

From: Barbara Schuyler <schuyler077@gmail.com>
Sent: Friday, March 09, 2018 11:53 AM
To: Gowan, Amy; Kittleman, Allan; Lazdins, Valdis; Sigaty, Mary Kay
Subject: Rezoning of Sheppard Lane and 108 property

Dear Howard County Officials;

I am writing in objection to the changed zoning and plans proposed by Erickson Living for the Warfield property at Sheppard Lane and 108. Having lived in Howard County for 47 years, I have witnessed that we have grown as a county through careful deliberation, setting aside land for preservation, devoting adequate resources to our school system, and inviting diversity among our population.

I have three major objections to the Erickson plan:

- 1) the 1200+ units in a for-profit, gated community will violate the tenets of the land that has been set aside;
- 2) the traffic on Clarksville Pike is already horrendous. This will only aggravate the situation;
- 3) as a resident of Vantage House for four years, I am afraid that the value of our property, a major investment for each of us, will be adversely affected by the over-building of Continuing Care Retirement Communities (CCRCs): the available pool of people for staffing, already a challenge, will be diminished; the monthly fees will rise substantially because our occupancy rate will decline; and the level of services will also decrease because we can only tolerate minimal but not major annual rate hikes to our monthly fees.

Thank you for your consideration as you make your decision,

Barbara Schuyler
Vantage House

Sigaty, Mary Kay

From: edsteinhouse@yahoo.com
Sent: Friday, March 09, 2018 8:47 PM
To: Edward Steinhouse
Subject: Erickson proposal for Clarksville

I am very concerned about the proposal of the Erickson Corporation to build a massive Continuing Care and Retirement Community in Clarksville. The proposal is ill advised and I doubt its viability.

At the outset, it is not right for Howard County to sacrifice another very large slice of supposedly protected agricultural land for an additional urbanizing project. Respect for Howard County's agricultural and rural heritage and its open space is one reason people come here and stay here.

The size of the proposed facility is enormously unrealistic. Its capacity would be many times the size of existing CCRCs, such as Vantage House, where I live. There already are several CCRCs that are available in Howard County, and quite a few more in adjacent counties that are not far way. There is no shortage of CCRC spaces for those seniors who can qualify for admission and who choose to move to a CCRC.

It is true that the County's population, like the Nation's, is aging. But that does not mean that they all will move to a CCRC. Many will choose instead to age in place, or to move near relatives, or to a more favorable climate, or to a State with a more favorable taxation situation. Many will not qualify for a CCRC residence, many will not choose a CCRC life style, and there are those who won't be able to afford it. It would be unrealistic, and foolish, to anticipate that so many retiring seniors will need CCRC accommodations. To be realistic, only a small fraction of the senior population in and around Howard County would be candidates for CCRC residence. I don't see how the anticipated size of the Erickson proposal can be justified, or how it could succeed.

CCRCs must constantly deal with the need to recruit a certain number of new residents. Attrition is an inescapable feature of the senior population. Residents bear the costs of operating a CCRC through their monthly payments. Therefore, the CCRC cannot afford too many vacancies, since fewer remaining residents would then have to bear those costs through higher monthly payments. Full occupancy is part of the formula that makes a CCRC affordable. At any given period, there needs to be a balance between the number of developing vacancies and the number of seniors seeking the CCRC lifestyle. Another local CCRC of the size of the Erickson proposal would continuously create more local vacancies than it and the other CCRCs could meet. This would spell economic difficulties, if not economic disaster, for all the CCRCs, including Erickson. I must question the assumptions on which the Erickson proposal is based. I cannot see how they reflect the real world.

Thank you for the opportunity to comment on this proposal.

Edward Steinhouse

Edward Steinhouse

Sigaty, Mary Kay

From: Pat Simrell <wheatenshop-fin@yahoo.com>
Sent: Saturday, March 10, 2018 8:29 PM
To: Gowan, Amy; Kittleman, Allan; Lazdins, Valdis; Sigaty, Mary Kay; Ball, Calvin B; Fox, Greg; Terrasa, Jen; Weinstein, Jon
Subject: Proposed Erickson CCRC

I am writing to express my concern over the proposed Erickson CCRC community.

When I made my financial commitment to Vantage House three years ago, I did so with the expectation they would be able to remain at or near full capacity. Anything less endangers the financial health of the community as well as my own investment. Vantage House is truly a jewel in Columbia and I fear dire consequences for it should such a large facility as Erickson infringe on the available market in this area. In my opinion, Howard County cannot support another CCRC at this time.

Additionally, I am concerned about congestion in the area should this plan go forward. I do not think the infrastructure is sufficient to support it. Route 108 is already plagued with an overabundance of traffic; let's not add to it. You only have to travel 108 towards Olney/Sandy Spring to see the future if this goes into effect.

In closing, I am asking you to oppose Erickson's plan to build in Howard County.

Thank you for your attention.

Patricia Simrell
5400 Vantage Point Road, Apt 506
Columbia, MD 21044

Sigaty, Mary Kay

From: no-reply@howardcountymd.gov
Sent: Sunday, March 11, 2018 2:19 PM
To: msglasgow@jhu.edu
Subject: Proposed Erickson Project in Clarksville

First Name: Michael & Patricia
Last Name: Glasgow
Email: msglasgow@jhu.edu
Street Address: 5400 Vantage Point Road, Apt 1016
City: Columbia
Subject: Proposed Erickson Project in Clarksville

Message:

We are writing with concerns about the 1,200-unit Erickson Continuing Care Retirement Community that is proposed for development in nearby Clarksville because Howard County cannot accommodate such a large development without harming existing smaller CCRCs. There simply are not enough older people with both the desire and the resources to live in a CCRC to justify another CCRC in our local senior living marketplace. Vantage House is a 200-unit building, and we suffer the attrition expected in all retirement communities. If Erickson were to open its doors, probably at a lower price than required to sustain operations like Vantage House, it would inevitably erode some of Vantage House's future pool of residents, and also would detrimentally sap the limited pool of qualified personnel needed to serve existing CCRC populations. A larger operation can afford to lose some residents, but Vantage House must maintain a very high occupancy in order to maintain the level of services residents require and to pay for operations. All CCRCs will suffer the difficulties inherent in maintaining staffs qualified to provide the services needed in such facilities. It is unclear whether Erickson's proposed giant CCRC will bring in tax dollars -- Does it plan to be a non-profit operation? - - but their proposed location would certainly produce significant traffic problems in the Clarksville area while also consuming rural lands intended to remain undeveloped. Howard County should not consider trading rural land in Clarksville for a huge growth development that was not intended to be there. Please do not change the land use designation for the piece of rural Howard County that Erickson plans to destroy. Erickson should build elsewhere, and we hope you will turn down its application to build in Howard County. Dr. & Mrs Michael Glasgow

Sigaty, Mary Kay

From: Bobbi Fagan <faganbobbi@gmail.com>
Sent: Sunday, March 11, 2018 2:51 PM
To: Sigaty, Mary Kay
Subject: Erikson CCRC

I am very concerned about a possible Erikson CCRC opening in Howard County. We have been Howard County residents for 50 years and are able to continue to live here as we aged because of Vantage House. We came to Vantage House seven years ago when my husband required more care and found a caring, friendly place. We had looked at several Erikson communities in the area and felt they were much too large. However, our small size which makes Vantage House such a special place could now be threatened by a huge corporation as competition in a very limited market. We already have enough choices in Howard County for prospective residents and will continue to have openings due to constant attrition. Our financial future depends on maintaining a high occupancy as we could lose our investment and life plan care if we have empty units. Please do not allow this to happen.

Thank you,
Barbara Fagan
5400 Vantage Point Rd. Apt. 1111
Columbia, MD 21044
410-922-1056

Sigaty, Mary Kay

From: Ann Rasenberger <user@votervoice.net>
Sent: Friday, March 16, 2018 2:03 PM
To: Sigaty, Mary Kay
Subject: Support for the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am writing in support of the proposed Erickson Living at Limestone Valley community. I moved to Howard County from Northern Virginia over 32 years ago when I took a job in Baltimore and currently live in Columbia. I love this thriving, vibrant county and can't imagine living anywhere else.

I am seriously considering moving to a CCRC in 15-20 years and would very much like to stay in Howard County when I do. Erickson Living at Limestone Valley will provide a much needed CCRC option for the growing population of elders in our county. Although the large size of Erickson communities is not for everyone, I am convinced from research I did recently on behalf of my parents that the bigger scale may be necessary if a CCRC is to be both affordable and to offer important health and safety benefits (e.g., checking daily on whether independent living residents have left their apartment) as well as a wide range of recreational, fitness, and social activities to suit the diverse interests and tastes of their residents. Erickson Living communities have an excellent reputation and receive high marks from people I know who live in them.

The Erickson Living at Limestone Valley community will give Howard County residents such as myself the choice of a large-scale CCRC, a choice which does not currently exist in our county. I urge you to approve the Erickson Living at Limestone Valley application.

Thank you.

Ann Rasenberger
6356 Windharp Way
Columbia, MD 21045

Sincerely,

Ann Rasenberger
6356 Windharp Way
Columbia, MD 21045
annras@verizon.net

Sigaty, Mary Kay

From: Sandra Levy <sandy.r.levy@icloud.com>
Sent: Saturday, March 24, 2018 4:02 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Sandra R. Levy
7029 Mink Hollow Rd
Highland, MD 20777
sandy.r.levy@icloud.com

Sigaty, Mary Kay

From: Mr. & Mrs. Robert and Diane Cockrell <cockrell@connext.net>
Sent: Wednesday, March 28, 2018 9:45 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. The senior living community will be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

Sincerely,

Robert and Diane Cockrell
3272 Starting Gate Ct
Woodbine, MD 21797
cockrell@connext.net

Sigaty, Mary Kay

From: Jim Sanders <jsanders@comcast.net>
Sent: Monday, April 02, 2018 5:02 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Follow Up Flag: Follow Up
Flag Status: Flagged

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Jim Sanders
6100 Swift Current Way
Clarksville, MD 21029
jsanders@comcast.net

Sigaty, Mary Kay

From: Alyce Ross <asross1311@gmail.com>
Sent: Saturday, April 14, 2018 11:30 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Alyce S. Ross
19101 Brooke Grove Ct
Montgomery Village, MD 20886
asross1311@gmail.com

Sigaty, Mary Kay

From: Mr. & Mrs. James L Openshaw <helloclare@comcast.net>
Sent: Tuesday, April 17, 2018 11:52 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

James L Openshaw
12244 Yearling Ct
Ellicott City, MD 21042
helloclare@comcast.net

Sigaty, Mary Kay

From: Maureen McCormick <mccormic@umbc.edu>
Sent: Sunday, April 29, 2018 6:47 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Maureen McCormick
6150 Shadywood Rd
Elkridge, MD 21075
mccormic@umbc.edu

Sigaty, Mary Kay

From: Susan Scheidt <psscheidt@verizon.net>
Sent: Thursday, May 17, 2018 8:56 AM
To: Sigaty, Mary Kay
Subject: Ericson Senior Community

Dear Mary Kay,

May 17, 2018

Your Howard County senior citizens look to the Zoning Board/County Council to plan for our different senior living needs. I thank you for Howard County's relatively new senior's aging at home program. However, I am seriously concerned about the present Ericson Senior Citizen Proposal.

Western Howard County was forced to absorb Maple Lawn, a community to attract many new residents to Howard County. We were told Howard County Citizens needed another large Tier 4 Community. I went to the preliminary hearings for Maple Lawn and the citizens were definitely united against a new Tier 4 Community.

Large Ericson Communities are for-profit businesses that only work because they attract many residents from outside their local location. Western Howard County does not need our beautiful land changed from Tier 1 to Tier 4 for senior citizens that don't live in Howard County. Above all, we should not change to the most dense zoning and then have Ericson withdraw and be left with another Maple Lawn Western Community

Jim Rouse's Vantage House is an excellent model for additional senior living communities. It offers all the needed senior housing options; independent living, assistant living and nursing and rehabilitative care. Vantage House focuses on Howard County residents and Howard County resident's parents and loved ones that need to move closer to their family. Anne May Miller is 94 and has lived at Vantage House for many years. She still plays golf with us at the Hobbit's Glen Golf Course. Sally O' Leary from Highland needs assisted living and regularly has her grandchildren for lunch at Vantage House. The Baker family from Mt. Hebron ended their days peacefully at Vantage House. Happy seniors are still connected to the communities they know and love.

Shame on the Planning Board for giving our beautiful western Howard County away to the developers again, Tier 1 Zoning to Tier 4 Zoning, with 1,200 units about 1,800 people and a staff of 2,043 people. Howard County does not need a new town for old people. Off the top of my head, I suggest 200 to 300 people per senior house with all the needed care options, of course. We have a good Howard County example in Vantage House that meets the needs of Howard County Residents. Furthermore, adequate public facilities are a significant problem. The congestion in Clarksville is already intolerable and this may impact our already overburdened Hospital and medical community.

Please don't be snowed by Ericson's number of units needed for Howard County residents. Most of my senior friends are moving out of Howard County; living expenses and taxes are cheaper in the south, families have scattered and they are moving closer to children.

I am counting on you to make the right decision for our senior citizens and to protect the beauty of our western County. Please vote no for the Ericson Community and especially the rezoning that remains even if Ericson backs out.

Respectfully,

Susan Scheidt

Highland, Md

Sigaty, Mary Kay

From: Matt Narrett <mnarrett@erickson.com>
Sent: Friday, May 18, 2018 12:58 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the Erickson Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

Matt Narrett M.D.
11421 Butterfruit Way
Ellicott City, MD 21042
mnarrett@erickson.com

Sigaty, Mary Kay

From: Regina Clay <reginamclay@gmail.com>
Sent: Monday, May 21, 2018 11:19 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty

I live in Howard County and would like to voice my support for the proposed Erickson Living community in (Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the please consider this email my support for the proposed Erickson Living community, which will require exter

-- Regina Clay
-10073-3 Windstream Dr
Columbia, Md 21044

--

Regina Clay

Sigaty, Mary Kay

From: Ed Waldman <edwaldman1958@yahoo.com>
Sent: Monday, May 21, 2018 12:33 PM
To: Sigaty, Mary Kay
Subject: I support the Erickson Living at Limestone Valley project

Dear Council Member Sigaty....

I live in Howard County would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County.

Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

Ed Waldman
10000 Town Center Ave.
Apt. 401
Columbia, MD 21044

Sigaty, Mary Kay

From: Christie Kaier <christie@victoriaandalberthair.com>
Sent: Monday, May 21, 2018 12:51 PM
To: Sigaty, Mary Kay
Subject: I Support Erickson Living at Limestone Valley

Dear Council Member Sigaty,

I own a business in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the Erickson Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Thank you,

Christie Kaier
Christie-Scott, LLC
dba Victoria & Albert Hair
12230 Clarksville Pike, Suite J
Clarksville, MD 21029
410-992-3000
christie@victoriaandalberthair.com

Sigaty, Mary Kay

From: Randy Marriner <Randy@victoriarestaurantgroup.com>
Sent: Monday, May 21, 2018 1:56 PM
To: Sigaty, Mary Kay
Subject: Erickson at Limestone

Mary Kay,

As you may or may not know, on April 19th Mary and I testified before the Planning Board in support of the water and sewer extension required for this much needed project to go forward in the planning stages.

With the graying of Howard County and the desire of my generation to retire and age in place, there is clearly a need for another CCRC. The unique location, which is surrounded by Agricultural Land Preservation properties and public roads will allow the extension of the necessary public water and sewer without opening the flood gates for further development.

The enhancements that Erickson Living plans to provide the entire community, especially the road improvements to Clarksville Pike, would never be done without their involvement. And since Food Plenty is the lead and largest tenant of Clarksville Commons, I know first-hand that Clarksville Pike is in dire need of their planned improvements. The service road that would parallel Clarksville Pike, will connect the back end of the Commons and provide access and egress to the existing traffic signal at Auto Drive and the new signal at Linden Linthicum Road, thereby eliminating potentially dangerous turning from all the effected retail outlets on that side of the Pike.

I urge your support of this wonderful project.

Best Regards,

Randy

E. Randolph Marriner
President & CEO
Victoria Restaurant Group
4411 Manor Lane
Ellicott City, MD 21042



410-215-4001 (cell)

Sigaty, Mary Kay

From: Ulman, Louis <lulman@offitkurman.com>
Sent: Tuesday, May 22, 2018 9:53 PM
To: Ball, Calvin B; Sigaty, Mary Kay; Terrasa, Jen; Weinstein, Jon; Fox, Greg
Subject: Erickson Living at Limestone Valley

Dear Council Members,

As a 46 year resident of Howard County I strongly support the proposed Erickson project. As an Elder Law Attorney I have had many clients who resided at Riderwood Village, Charlestown and Oak Crest Villages. My clients were very well cared for and enjoyed the wide variety of programs and extensive facilities offered by Erickson. Many of my clients at Riderwood and Charlestown were formerly residents of Howard County. A similar facility in Howard County would greatly benefit the citizens of our county. I understand that it would be necessary to extend water and sewer to the property.

Respectfully Submitted,

Lou Ulman

Louis Jay Ulman
Retired Counsel
Offit Kurman
phone 301.575.0354
email lulman@offitkurman.com
url www.offitkurman.com

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Sigaty, Mary Kay

From: Larry Cohen <lcohen1219@me.com>
Sent: Tuesday, May 29, 2018 3:29 PM
To: Sigaty, Mary Kay
Subject: Erickson Project

Hi, Mary Kay. Great to see you at the graduations.

I would like to let you know that I support the proposed Ericksom Living Community in Clarksville. I believe that as we age as a county, a facility like that, will help keep us older people, like myself, in the county when and if we need support. So many people I know have family members at places like Riderwood and I would prefer that we have our own facility here so, again, we are not forced to leave our county. Thank you for listening.

Take care and talk to you soon.
Best to your family.

Larry

Sigaty, Mary Kay

From: Brent Lydic <brent.lydic7@gmail.com>
Sent: Saturday, June 02, 2018 9:37 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Brent Lydic
12979 Clarksville Pike
Highland, MD 20777
brent.lydic7@gmail.com

Sigaty, Mary Kay

From: Thomas Zagami <tzagami@ZagamiLawOffice.com>
Sent: Wednesday, June 06, 2018 2:02 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and continue to be a strong supporter of the Erickson Living proposal on Clarksville Pike. Please do what is necessary to bring this retirement community to Howard County, including supporting public water and sewer access to the site. Please do what you can to make this happen and consider this my letter of support for the project. Thank you.

Sincerely,

Thomas Zagami
5105 Sheppard Ln
Ellicott City, MD 21042
tzagami@ZagamiLawOffice.com

Sigaty, Mary Kay

From: Norma Heim <njhomaheim@gmail.com>
Sent: Monday, June 11, 2018 1:04 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

There is not enough senior housing in Howard County and it is important that we work with developers to ensure there are adequate resources for the number of people who currently or will need a senior community in the future.

Sincerely,

Norma Heim
7522 Summer Blossom Ln Apt Columbia
Columbia, MD 21046
njhomaheim@gmail.com

Sigaty, Mary Kay

From: Wilma Barger <wab0727@gmail.com>
Sent: Monday, June 11, 2018 11:17 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Wilma Barger
12244 Pointer Hill Ct
Ellicott City, MD 21042
wab0727@gmail.com

Sigaty, Mary Kay

From: Paul Revelle <paul.revelle@gmail.com>
Sent: Wednesday, June 13, 2018 9:40 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Paul Revelle
7017 Meandering Stream Way
Fulton, MD 20759
paul.revelle@gmail.com

Sigaty, Mary Kay

From: Andrea Packard <user@votervoice.net>
Sent: Thursday, June 14, 2018 1:07 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

Andrea Packard
5476 Ring Dove Ln
Columbia, MD 21044
packardah@yahoo.com

Sigaty, Mary Kay

From: Erna Henrich <Werna3138@gmail.com>
Sent: Monday, June 18, 2018 9:31 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and continue to be a strong supporter of the Erickson Living proposal on Clarksville Pike. Please do what is necessary to bring this retirement community to Howard County, including supporting public water and sewer access to the site. Please do what you can to make this happen and consider this my letter of support for the project. Thank you.

Sincerely,

Erna Henrich
10205 WINCOPIN CIR APT 302
COLUMBIA, MD 21044
Werna3138@gmail.com

Sigaty, Mary Kay

From: E. Niel Carey <user@votervoice.net>
Sent: Thursday, June 21, 2018 1:02 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. This proposed facility would be a win-win for Howard County and for the growing population of seniors who are need or will need an independent living facility. My wife and I have visited and compared several independent living facilities in Maryland and Florida, and Erickson's facilities, staff and pricing options are undoubtedly the best that we have seen. Therefore, please consider this email my wife's and my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

E. Niel Carey
2661 Legends Way
Ellicott City, MD 21042
enielcarey@aol.com

Sigaty, Mary Kay

From: John Van Oosten <jvanoosten@icloud.com>
Sent: Monday, July 02, 2018 9:25 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

John C Van Oosten
8724 Sage Brush Way
Columbia, MD 21045
jvanoosten@icloud.com

Sigaty, Mary Kay

From: Thea <theagolub@comcast.net>
Sent: Tuesday, July 03, 2018 9:32 PM
To: CouncilMail
Subject: Erickson Living CCRC

We are send this message in order to support the proposed project of the Erickson Living CCRC. We feel that such a facility would greatly benefit the seniors who want to make Howard County their home. Erickson Living, their organization and opportunities for seniors, has an outstanding reputation. We had previously lived in Howard County, moved away in retirement, and are looking forward to returning to live in Howard County to be near family as we continue to need more services as we age. Senior facilities offer a good tax base for a county without consuming resources that families with children use. Senior citizens have much to offer in the way of volunteering where they live.

Thanks for your consideration of this matter.

Sincerely,

Elliott and Thea Golub
181 Turkey Drive,
Massanutten, VA 22840

Sent from XFINITY Connect App

Sigaty, Mary Kay

From: Mr. & Mrs. James Skirven <user@votervoice.net>
Sent: Thursday, July 05, 2018 1:03 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. My husband and I have had extensive experience with family members in Charlestown and Oakcrest, two other Erickson communities. The services for elderly residents were amazing and so caring. My husband and I are both hoping that when we are ready to be in such a community, that an Erickson community will be available here in Howard County, our home now. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

James Skirven
9011 Queen Maria Ct
Columbia, MD 21045
eskirv1@verizon.net

Sigaty, Mary Kay

From: Heather Quill <heather.france@erickson.com>
Sent: Friday, July 06, 2018 11:08 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Heather Quill
8860 TOWN AND COUNTRY BLVD APT D
ELLCOTT CITY, MD 21043
heather.france@erickson.com

Sigaty, Mary Kay

From: Raenelle Gooden <Raenelle.Gooden@erickson.com>
Sent: Friday, July 06, 2018 11:47 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. The senior living community will be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

Sincerely,

Raenelle M. Gooden
5993 Setter Dr
Elkridge, MD 21075
Raenelle.Gooden@erickson.com

Sigaty, Mary Kay

From: robert skillman <jskillman@comcast.net>
Sent: Sunday, July 08, 2018 11:19 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

robert skillman
4738 Bates Dr
Ellicott City, MD 21043
jskillman@comcast.net

Sigaty, Mary Kay

From: Barbara Lovett <user@votervoice.net>
Sent: Sunday, July 08, 2018 5:46 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

Barbara J. Lovett
2625 Buckingham Rd
Ellicott City, MD 21043
bjlovet@aol.com

Sigaty, Mary Kay

From: Nicholas Little <nlittle.umd@gmail.com>
Sent: Tuesday, July 10, 2018 1:41 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and continue to be a strong supporter of the Erickson Living proposal on Clarksville Pike. Please do what is necessary to bring this retirement community to Howard County, including supporting public water and sewer access to the site. Please do what you can to make this happen and consider this my letter of support for the project. Thank you.

Sincerely,

Nicholas Little
6913 Deerpasture
Columbia, MD 21045
nlittle.umd@gmail.com

Sigaty, Mary Kay

From: Jamie Popoola <karebear2904@hotmail.com>
Sent: Tuesday, July 10, 2018 1:59 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Jamie Popoola
7423 Hickory Log Cir
Columbia, MD 21045
karebear2904@hotmail.com

Sigaty, Mary Kay

From: Jaime Atwell <petunia77.ja@gmail.com>
Sent: Wednesday, July 11, 2018 12:10 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. The senior living community will be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

Sincerely,

Jaime L. Atwell
PO Box 6455
Columbia, MD 21045
petunia77.ja@gmail.com

Sigaty, Mary Kay

From: Jessie Atwell <jessarie86@gmail.com>
Sent: Wednesday, July 11, 2018 12:41 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Jessie Atwell
PO Box 6455
Columbia, MD 21045
jessarie86@gmail.com

Sigaty, Mary Kay

From: Steve Mendelsohn <stevemen@comcast.net>
Sent: Tuesday, July 10, 2018 11:15 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Steve Mendelsohn
6508 Tender Mist Mews
Columbia, MD 21044
stevemen@comcast.net

Sigaty, Mary Kay

From: Robert Geisler <robert.geisler@erickson.com>
Sent: Wednesday, July 11, 2018 11:51 AM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I recently heard about the proposal for an Erickson Living community on Route 108. As a resident of Howard County, I am writing in support of this development and would like to see the Erickson Living team work with community leaders and residents to bring a continuing care retirement community to Howard County. Making this project a reality will require the extension of public water and sewer to the property. Therefore, please consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Robert Geisler
4643 Huntley Dr
Ellicott City, MD 21043
robert.geisler@erickson.com

Sigaty, Mary Kay

From: Kathy Glynn <kathy.glynn@erickson.com>
Sent: Wednesday, July 11, 2018 1:39 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and support the Erickson Living proposal for a continuing care retirement community in Clarksville. The senior living community will be an enhancement to the surrounding area and provide a much needed place for seniors to call home in Howard County. Please support this retirement community by extending public water and sewer to the site.

Sincerely,

Kathy Glynn
4977 Brampton Pkwy
Ellicott City, MD 21043
kathy.glynn@erickson.com

Sigaty, Mary Kay

From: Ryan Lee <ryan.lee@erickson.com>
Sent: Wednesday, July 11, 2018 1:39 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

Erickson Living is proposing a continuing care retirement community on Route 108 in Clarksville. I am a strong supporter of this project. I want to see Howard County leaders and Erickson work together to make this senior living community a reality, including extending public water and sewer. Please consider this email my letter of support.

Sincerely,

Ryan Lee
6932 Ducketts Ln
Elkridge, MD 21075
ryan.lee@erickson.com

Sigaty, Mary Kay

From: Sandeep Nair <sand.karmanair@gmail.com>
Sent: Wednesday, July 11, 2018 3:12 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am a resident of Howard County and believe the proposal for an Erickson Living community in Clarksville makes sense. Erickson Living is a leader in the senior housing industry, and now seems like the perfect time to further meet the growing demand for senior housing in our community. My hope is that you will do everything possible to make this senior living community possible, including supporting the need for public water and sewer to the property. Thank you.

Sincerely,

Sandeep Nair
10054 Rowan Ln
Laurel, MD 20723
sand.karmanair@gmail.com

Sigaty, Mary Kay

From: Tyree Ayers <tpayers@hotmail.com>
Sent: Wednesday, July 11, 2018 3:59 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and would like to voice my support for the proposed Erickson Living community in Clarksville. After learning about the Erickson Living at Limestone proposal, I believe this continuing care retirement community would be beneficial to the residents of Howard County. Therefore, please consider this email my support for the proposed Erickson Living community, which will require extending water and sewer to the property.

Sincerely,

Tyree Ayers
6106 Little Foxes Run
Columbia, MD 21045
tpayers@hotmail.com

Sigaty, Mary Kay

From: Jack Carey <jackmartincarey@gmail.com>
Sent: Wednesday, July 11, 2018 4:39 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I am contacting your office to voice my support for the Erickson Living at Limestone retirement community proposal. By extending public water and sewer to the proposed development site, the County will be helping meet the local demand for senior housing. Please work with residents and the Erickson Living team to bring a continuing care retirement community to Howard County. Consider this email my support for the Erickson Living proposal on Clarksville Pike.

Sincerely,

Jack Carey
1907 E Clement St
Baltimore, MD 21230
jackmartincarey@gmail.com

Sigaty, Mary Kay

From: Regina Abbott <user@votervoice.net>
Sent: Wednesday, July 11, 2018 5:44 PM
To: Sigaty, Mary Kay
Subject: I Support the Erickson Living at Limestone Valley Project

Dear Council Member Sigaty,

I live in Howard County and continue to be a strong supporter of the Erickson Living proposal on Clarksville Pike. Please do what is necessary to bring this retirement community to Howard County, including supporting public water and sewer access to the site. Please do what you can to make this happen and consider this my letter of support for the project. Thank you.

Sincerely,

Regina Abbott
2914 Eaton Sq
Ellicott City, MD 21043
reginaabbott@verizon.net