

Good evening, thank you for introducing this- Council Chair Rigby. I'm Leila Mahlin from Columbia, for ZRA 187. My background is in Health Care Research and Administration as well as Education, with an MBA and Masters of Art. This combination of math, economics, healthcare, and liberal arts helps me to look at this situation holistically to benefit all.

Think of location, location, location

We extensively studied PlanHoward 2030 to ensure that our solution is compatible and supports these goals. They are referenced in the petition and TSR. This and months of research into Age Restricted Conditional Use in the county leads us to the arterial or collector road solution. This change will not present a hardship to developers, or prevent land owners from making a profit off their property

The advent of new information about people over age 55 *invalidates the previous paradigm* that justified *this* conditional use. One erroneous assumption that is often made regarding the need for Conditional Use of this type is based on data related to continuing care retirement communities, or CCRC not "over-55". Industry experts relayed that useful data does not exist that shows the *need or market penetration* for "Over 55" housing.* So when numbers are quoted regarding the need for regional or national senior housing.... it is not even comparing apples to oranges it is like calling an apple an orange! They are not referring to "Over 55" data!

Some *relevant* facts about "over 55" follow:

- Most "Over 55" communities are amenity sparse with little more offered than in any home via the County's \$2500 Livable Homes Tax Credit available to senior home owners.*
- 87% of those over 65 wish to age in place in their own home and community. The majority of the remainder aren't selecting an over 55 community. *
- In studies: ages 36 to 65 are bracketed together due to similar driving patterns. *
- Over age 65 "daily person trips" increased faster than any other age group over 20 years, and they are the only age group where daily trips did not decrease since 2009. *

The result? The over 55 population take more trips, and as they age and eventually drive less they need walkable access to services including public transportation to 1) medical services, 2) shopping areas, 3) recreation, and 4) other community services.

Being located on a major road will enable them to access these, in harmony with PlanHoward 2030 policy 9.4 which encourages aging in place by incorporating transportation options. *

Also, a significant increase occurred in the standard “elderly” dwelling size projection from 600 square feet in 1988 to what is now over 2,000 square feet in Howard County!* This combined with increased density means that onsite structure volumes are over 6 times the original, which results in far greater environmental impact than originally planned for.

This increase in square footage brought about three changes.

First not only dwelling unit size increased, but *second the foot print of the home on the environment increased* and *third* the number of persons per household increased. This resulted in: 1) increased population density and 2) increased traffic on local roads. Locating higher density development only on collector and arterial roads will protect the more environmentally sensitive areas deep within communities surrounding local roads.

Another change- retirement age increased with life expectancy meaning longer living seniors need support from the community for a *longer* time. A sad fact is that *one in four non-drivers over age 65 do not leave home most days.** Locating less mobile seniors on non-local roads allows for easier support for required in-home services and makes it easier for them to be transported from their community.

This brings us back to **location, location, location**- In order to serve:

- 1) Seniors,
- 2) The environment,
- 3) The existing residents, and
- 4) The Howard County Tax base

... We have the solution.

Change the zoning regulations in Howard County to be such that *conditional use age restricted over 55 for **listed residential districts only** be required* to have frontage on and direct access to a collector or arterial road since they will be most directly and simply corrected by an amendment.

The ZRA petition provides a comprehensive supporting rationale.

Thank you

Leila Mahlin

*Refers to facts or information obtained from various sources. Please see the attached two pages (P3, P4) which note where some of these were found.

***Below Are Noted Some of the Sources or References For Facts -ZRA 187 p1/2**

As Presented by Co-Petitioner Leila Mahlin 6/17/2019 County Council Hearing

87 percent of adults age 65+ want to stay in their current home and community as they age. Among people age 50 to 64, 71 percent of people want to age in place. *Source: AARP PPI, "What is Livable? Community Preferences of Older Adults," April 2014*

More than 50 percent of non-drivers over age 65 do not leave home most days, partly because of a lack of transportation options. *Source: Aging in Place: A State Survey of Livability Policies and Practices, December 2011*

Interview (phone) on June 10th with Beth Mace The Chief Economist at NIC- National Investment Center for Seniors Housing & Care. Told me that useful data does not exist that shows the need or market penetration for this type of non-CCRC housing. The data that is usually cited relates to independent living within a context of a continuing care facility.

Interview (phone) on June 11 with the Executive Vice President & Director of Research of ProMatura. Told me that useful data does not exist that shows the need or market penetration for this type of non-CCRC housing. The data that is usually cited relates to independent living within a context of a continuing care facility.

Report link to information and study on Independent Living Penetration Rates. Note: This as well as other identified studies refer to independent living or over 55 only within a continuum of care model. This data can be misleading to some since it may appear to refer to "Over 55" communities
https://www.dhg.com/Portals/0/ResourceMedia/publications/Independent_Living_Penetration_Rates.pdf

+Another erroneous assumption is that over age 55 driving was assumed to be much less than is now known by the U.S. DOT, and the Federal Highway Administration.

+Over age 55 number of driving trips is much greater than was assumed

+In studies ages 36 to 65 are bracketed together due to similar driving patterns. +Over age 65 daily trips increased faster than any age group from 1990 to 2009 and they are the only age group where daily trips did not decrease since 2009.

+ **Source- 2017 National Household Travel Survey, U.S. Department of Transportation, Federal Highway Administration**

***Below Are Noted Some of the Sources or References For Facts -ZRA 187 p2/2**

As Presented by Co-Petitioner Leila Mahlin 6/17/2019 County Council Hearing

Continued

A significant change in projection of the standard “elderly” dwelling size increased from 600 square feet in 1988 to what is now over 2,000 square feet in Howard County. – Howard County Government Technical Staff Report for ZRA 187 noted this as being over 2,100 square feet.

Most “Over 55” communities are amenity sparse with little more offered than in any home. ---From a review of several existing and proposed “Over-55” communities in Howard County.

County's \$2500 Livable Homes Tax Credit available to senior home owners. <https://www.howardcountymd.gov/Departments/Finance/FAQs/Livable-Home-Tax-Credit-FAQs>

Being located on a major road will enable them to access these, in harmony with PlanHoward 2030 policy 9.4 which encourages aging in place by incorporating transportation options. PlanHoward 2030, Policy 9.4

P5, p6 Are copies of two of the relevant pages from the 2017 National Household Travel Survey, U.S. Department of Transportation, Federal Highway Administration



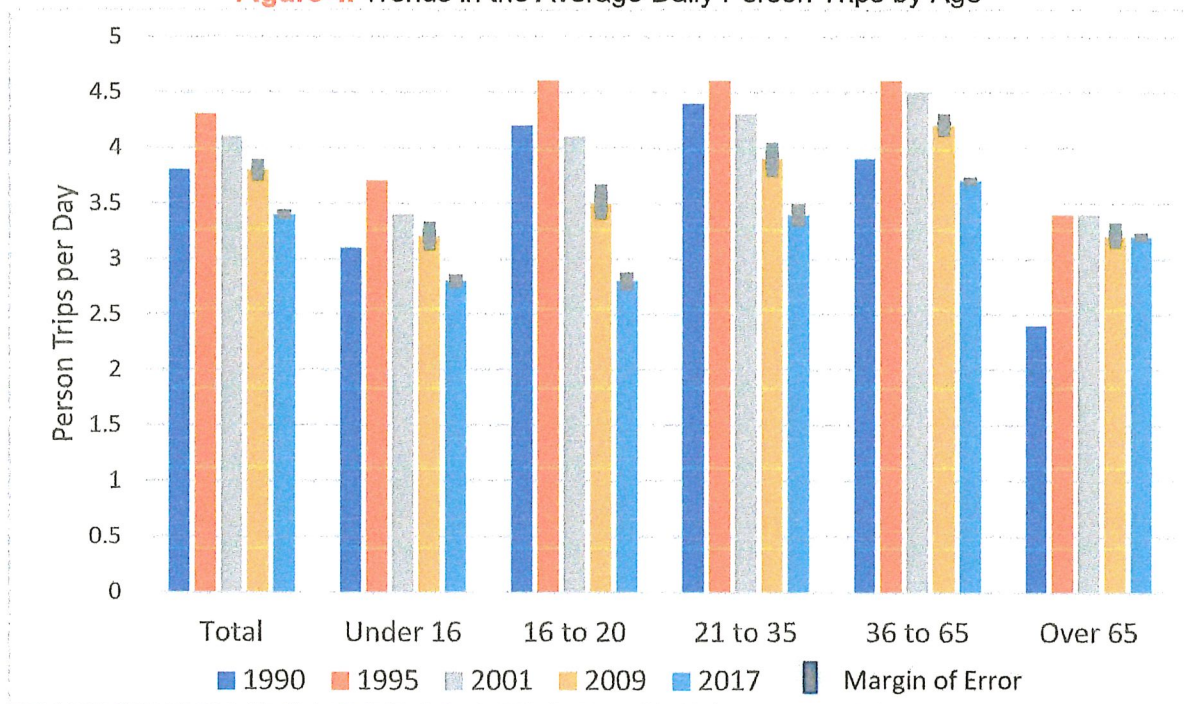
According to the 2017 NHTS estimates, all people younger than 65 reported significantly fewer trips in 2017 compared to 2009 (which was significantly lower than 2001, which was lower than 1995). Figure 4 shows that the 2017 estimate of person trips per person by age in these categories were lower than previous survey estimates, except for people aged 65 and older.

The data show that the decrease in trip-making was similar for both men and women, with men's trip-making declining by 21 percent and women's by 19 percent since 1995.

Some of the difference in reported trips in 2017 NHTS may be a result of moving to a self-completed questionnaire, compared to interview-assisted in previous surveys. For example, interviewers are trained to prompt for short stops and under-reported trips. Other factors, such as shifts related to online shopping may affect these estimates. Changes in household structure and other demographic trends may also play a role.

However, the trends over the last two decades clearly indicate that the NHTS estimates of overall trip-making are declining, with larger declines noted for younger people.

Figure 4. Trends in the Average Daily Person Trips by Age



Note:

- Totals in all tables can include cases that were not included in any table subcategory, for instance people who did not report their age are included in the total persons, but not in any age category.
- 1990 NPTS data were adjusted to make them more comparable with later surveys.
- 2001 NHTS sample included children 0 to 4 in the survey. The data shown here exclude them to be comparable with other survey years.
- 2009 NHTS sample did not include households without landlines telephones (CPO households).
- 2017 NHTS sample was address-based and included more urban and CPO households. This and other methods changes in the data series are outlined in Appendix B.



Table 13. Trends in the Average Daily Person Trips per Person by Age and Gender

Age	Total							
	1983	1990	1995	2001	2009	2009 MOE	2017	2017 MOE
TOTAL	2.9	3.8	4.3	4.1	3.8	0.03	3.4	0.04
Under 16	2.3	3.1	3.7	3.4	3.2	0.07	2.8	0.06
16 to 20	3.3	4.2	4.6	4.1	3.5	0.11	2.8	0.08
21 to 35	3.5	4.4	4.6	4.3	3.9	0.09	3.4	0.10
36 to 65	2.9	3.9	4.6	4.5	4.2	0.05	3.7	0.03
Over 65	1.8	2.4	3.4	3.4	3.2	0.07	3.2	0.04
Age	Men							
	1983	1990	1995	2001	2009	2009 MOE	2017	2017 MOE
TOTAL	2.9	3.7	4.3	4.1	3.7	0.04	3.3	0.06
Under 16	2.3	3	3.7	3.5	3.2	0.09	2.8	0.07
16 to 20	3.2	4.2	4.6	4.0	3.3	0.13	2.8	0.13
21 to 35	3.4	4.2	4.5	4.2	3.7	0.11	3.2	0.10
36 to 65	2.9	3.7	4.6	4.4	4.1	0.06	3.6	0.06
Over 65	2.2	2.8	3.9	3.8	3.5	0.10	3.4	0.05
Age	Women							
	1983	1990	1995	2001	2009	2009 MOE	2017	2017 MOE
TOTAL	2.9	3.8	4.3	4.1	3.8	0.04	3.4	0.04
Under 16	2.3	3.1	3.8	3.4	3.2	0.10	2.8	0.07
16 to 20	3.4	4.2	4.7	4.2	3.7	0.15	2.8	0.12
21 to 35	3.5	4.6	4.8	4.5	4.1	0.12	3.6	0.12
36 to 65	3	4.1	4.6	4.5	4.3	0.06	3.8	0.04
Over 65	1.5	2.2	3	3.1	2.9	0.09	3.0	0.06

Note:

- Totals in all tables can include cases that were not included in any table subcategory, for instance people who did not report their age are included in the total persons, but not in any age category.
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- 2017 NHTS sample was address-based and included more urban and CPO households. This and other methods changes in the data series are outlined in Appendix B.



HCCA

Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

Date: June 17, 2019

Subject: CB31-2019 (ZRA-187)

Testimony in SUPPORT

By Paul Verchinski, HCCA Board Member

To: Howard County Council

There are a variety of age-restricted subdivisions which have been developed in the County under the conditional use provisions of the County Code. The existing age-restricted subdivisions range from the minimal 5 acres with about 20 housing units to many more acres with over 100 units. In the latter case, the age-restricted conditional use code provisions have incentivized developers to invest in large subdivision communities which in turn have provided many amenities for older adults. An example of a large one is Bethany Glen. Unfortunately, Bethany Glen is remote and mostly located on Bethany Lane, a 2 lane local road with no transit service available. The nearest transit stop is about 2-miles away on Route 40. When Older Adults can no longer drive they become dependent on transit.

Transit is an area where the smaller age-restricted subdivisions are extremely disadvantaged. Smaller subdivisions are much less likely to be sited near or at a transit stop when compared to the larger subdivisions. In most case, these smaller, in fill subdivision are on local streets. Without a transit stop, older adults in these smaller subdivisions will receive much less benefit from the County transit system when traveling to medical appointments, continuing education, government facilities and meetings, shopping, and other activities available in the County. The County, which now provides free transit on its scheduled routes for the disabled and older adults will be required to pay for and provide Paratransit service which typically costs upwards of \$50 per trip.

Sites proposed for age-restricted housing which have frontage and direct access to a collector or arterial road are much more likely to have or receive scheduled transit service.

The Howard County Citizens Association requests that all County Council members vote in favor of CB31-2019.



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

I, PAUL VERCHINSKI, 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 CB - 31 - 2019 (ZRA - 187) to express the organization's
(bill or resolution number)

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

Printed Name: Paul Verchinski

Signature: Paul Verchinski

Date: 6/17/2019

Organization: Howard County Citizens Association

Organization Address: PO Box 89, Ellicott City, MD 21041

Number of Members: 300+

Name of Chair/President: Stu Kohn

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.

Council Bill 31-2019

Lisa Markovitz The People's Voice Ellicott City

It is so refreshing and appreciated to see the DPZ and the Planning Board approve of this ZRA now Council Bill 31. For too long, there has been such frustration with the fact that zoning regulations allow an enormous increase in density over the base zone of a parcel when doing age-restricted housing. The consultants with Clarion, who did Phase One of the Zoning Regulation Assessment, had advised this was not a good policy to allow these increases.

There seldom seems to be serious review of the traffic effects of large density increases with developer-presented studies always saying everything is just fine. Even though age-restricted units likely produce less traffic, when you are increasing density by so much, it is bound to have a large effect. It makes perfect sense not to allow these huge increases in allowable units unless the road designations exist to accommodate it.

There is great interest in applying this rational and appreciated methodology to other zones, which we are hopeful will be taken up in separate legislation which we will request soon in more detail, such as CEF with customized densities. For now, it is good to see this level of pro-active planning occur.

Thank you.



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

I, Lisa Markovitz, have been duly authorized by
(name of individual)

The People's Voice to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB31 to express the organization's
(bill or resolution number)

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

Printed Name: Lisa M Markovitz

Signature: [Handwritten Signature]

Date: 6/17/19

Organization: the People's Voice

Organization Address: 3205 Corporate Ct 21042

Number of Members: 2544

Name of Chair/President: Lisa Markovitz

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.

Good evening, I am Jim Ehle a Columbia resident. I support ZRA 187 as is. I know of Dr. Lazar's, submitted online testimony. He is an expert in the field of advocating for people with disabilities. He and I both are proponents for encouraging and accessing "green healthy and walkable communities" for all citizens as noted in the General Plan in the Housing Overview section p 123. The ZRA **as written** enhances accessibility for seniors. It also will diminish traffic congestion and reduce fuel consumption.

Location efficiency helps to achieve the Plan Howard goal of enhancing "access to jobs, services, and overall opportunities for greater quality of life." [This is from Plan Howard Goal Section: Housing, Location Efficiency pages 125-126]

As a show of support for this county wide initiative I wish to submit 24 pages of over 300 signatures that were obtained in every district of the county. Ten citizens from Howard county spent about 100 hours talking to our fellow Howard Countians at libraries, meetings, social events parks, and door to door to carefully and accurately explain the details of ZRA 187. We were impressed and pleased with the response. Would everyone who supports ZRA 187 please quietly stand in a show of support as I bring these up?

Thank you for your support.

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1.a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.

(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Bethany Otter	5650 Stevens Forest Rd	Oakland Mills	<i>[Signature]</i>	5/8/19
2	COURTNEY BURGL	5650 STEVENS FOREST RD	Oakland Mills	<i>[Signature]</i>	5/8/19
3	May Jane Duss	8605 Rockcross Ct	Long Reach	<i>[Signature]</i>	5/8/19
4	Loni Sasser	8608 Rockcross Ct.	Long Reach	<i>[Signature]</i>	5/8/19
5	Sandra Queen	5439 Vantage Pt	Twin Creeks	<i>[Signature]</i>	5/8/19
6	Rid Sasser	8608 Rockcross Ct	Long Reach	<i>[Signature]</i>	5/8/19
7	MATT ANTES	8524 Moon Glass Ct	Long Reach	<i>[Signature]</i>	5/9/19
8	Jenny Herzfeld	8100 Wanda Glen Ct	Woodland Village	<i>[Signature]</i>	5-10-19
9	Emily Barnard	4922 Worthington Way	Worthington	<i>[Signature]</i>	5-10-19
10	Lauren Giles	9605 Dapper Town Row	Emerson	<i>[Signature]</i>	5-13-19
11	Shannon Dadurka	6276 Duckets Ln	Elkridge	<i>[Signature]</i>	5/18/19
12	William Eder	6428 Jude Ann Drive	Hanover	<i>[Signature]</i>	5/18/19
13	VIRGINIA WASHBURN	5513 SUFFIELD CT	HICKORY RIDGE	<i>[Signature]</i>	5/18/19
14	diji kuaue	3490 Sheep Rd	Glenwood	<i>[Signature]</i>	5/18/19
15	Jingling Wang	10128 Kines Beach Ct NW	Worthington	<i>[Signature]</i>	5/18/19
16	Laina McGinnis	4829 Ellicott Wood	Washington	<i>[Signature]</i>	5/18/19
17	Bob McGinnis	4829 Ellicott Wood			
18	Shannon Lambais	12195 R.iland Ct.	Ellicott City	<i>[Signature]</i>	5/18/19
19	Jeng Huan Ok	4904 Dawsons Way	Ellicott City	<i>[Signature]</i>	5/18/19
20	Jin Seob Kim	4904 Dawsons Way	Ellicott City	<i>[Signature]</i>	5/18/19

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	Printed Name	Address	Community	Signature	Date
1	Chad Hawthorne	6453 Sundown Trl, Columbia	Parkers Run	<i>[Signature]</i>	5/9/19
2	Zac Kerns	6433 Sundown Trl, Columbia	Parkers Run	<i>[Signature]</i>	9 May 19
3	NARSIMHA DORR	1011 Summer Olive	Emmergreen	<i>[Signature]</i>	5/9/19
4	Andrew Howe	9233 Stream View Ln ^{Walke}	Laurel	<i>[Signature]</i>	5/9/19
5	Benjamin Howe	9232 Stream View Ln	Laurel	<i>[Signature]</i>	5/9/19
6	SUSAN MEONI	14125 Clarksville Pike	Highland	<i>[Signature]</i>	9 May 19
7	Jimmy McDonald	4927 Hughes Ave	Laurel	<i>[Signature]</i>	5/9/19
8	RAYMOND G. OHL	4952 CENTAURUS CT	DAYTON	<i>[Signature]</i>	5/9/19
9	Deborah Hefty	9323 Ridings Way	Laurel ^{Bowling Brook}	<i>[Signature]</i>	5/9/19
10	Chuck Maxie	9782 Early Spring Way	Kirk's Contrivance	<i>[Signature]</i>	5/9/19
11	Adam Shaw Shness	8143 Westside Blvd. ^{Fulton}	Fulton	<i>[Signature]</i>	5/9/19
12	Charlene Garant	6290 Leafy Screen	Columbia	<i>[Signature]</i>	5/9/19
13	ALLISON HOLTZ	7131 RIVERS EDGE RD	Columbia	<i>[Signature]</i>	5-15-19
14	JAMES HUMPHREYS	7848 GARDEN RANGES	Laurel	<i>[Signature]</i>	5/16/19
15	Donald James Lango	6965 Mink Hoiba Rd	Highland	<i>[Signature]</i>	5/16/19
16	Samuel Birk	9314 Somersby Ct	Laurel	<i>[Signature]</i>	5/16/19
17	Yachuri Chen	13700 Bold Venture Dr	Glenelg	<i>[Signature]</i>	5/16/19
18	Eric Gerdes	4984 Morning Star Dr	Dayton	<i>[Signature]</i>	5/16/19
19	Miguel Amador	8013 Aladdin Dr	Laurel	<i>[Signature]</i>	5/16/19
20	Ming Du	4979 Wild Olive Ct.	Walnut Creek	<i>[Signature]</i>	5/16/19

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	Printed Name	Address	Community	Signature	Date
1	John SINGLETARY	4700 LEYDEN WAY	DORSEY SEARCH	[Signature]	5-14-19
2	Donna Wright	4718 Leyden Way	Dorsey Search	[Signature]	5-14-19
3	Giffin Corbett	4716 Leyden way	Dorsey Search	[Signature]	5-14-19
4	Glenda Shmu	4720 Leyden Way	Dorsey Search	[Signature]	5-14-19
5	Sujit Mishra	4730 Leyden way	Dorsey Search	[Signature]	5-14-19
6	Nandita Mishra	4730 Leyden way	Dorsey Search	[Signature]	5-14-19
7	LISA DAM	4740 Leyden way	Dorsey Search	[Signature]	5-14-19
8	Sarah Hammel	4770 Leyden way	Dorsey Search	[Signature]	5/14/19
9	Paola Lagos	4783 Leyden Way	Dorsey Search	[Signature]	5/14/19
10	Jane Weissenberg	4777 Leyden Way	Dorsey S	[Signature]	5/14/19
11	Kathleen Keck	4773 Leyden Way	"	[Signature]	5/14/19
12	RANDALL CAMPORA	4771 Leyden way	Dorsey Search	[Signature]	5/14/19
13	Dorothea Newport	4767 Leyden Way	" "	[Signature]	5-14-19
14	Clanessa Delacruz	4759 Leyden way	Dorsey	[Signature]	5-15-19
15	Thanga Basamani	4761 Leyden Way	Dorsey	[Signature]	5/15/19
16	Ji Li	4737 Leyden Way	Dorsey	[Signature]	5/15/19
17	YEVGENIY TEREKHIN	4729 Leyden way	Dorsey	[Signature]	5/15/19
18	Michael Cayern	4723 Leyden way	Dorsey	[Signature]	5/15/19
19	Kristin Bower	4719 Leyden Way	Dorsey Search	[Signature]	5/15/19
20	Tatiana Nangar	4717 Leyden "	Dorsey Search	[Signature]	5/15/19

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	Printed Name	Address	Community	Signature	Date
1	JOHANNA KLEMA	13221 TRIADDELPHIA RD ELLICOTT CITY MD 21042	Ellicott city	<i>[Signature]</i>	5-29-19
2	ARRY BERKMAN	13221 TRIADDELPHIA RD ELLICOTT CITY MD 21042	Ellicott city	<i>[Signature]</i>	5-29-19
3	Megan Hopkin	3295 Knoll Ct Edmond, MD 21788	Edmond	<i>[Signature]</i>	6-1-19
4	Kathy Ziegler	14701 Triadelphia Rd.	Glenelg	<i>[Signature]</i>	6-1-19
5	April Pacheco	6538 Harland Mill Rd.	Clarksville	<i>[Signature]</i>	6/1/19
6	Kirsten Gick	2720 Jennings Chapel Rd	Woodbine	<i>[Signature]</i>	6/1/19
7	ROBERT ROSS	15296 Calvary Ct	Glenwood	<i>[Signature]</i>	6/1/19
8	John Parmigiani	16809 Robin Lynn Dr.	Ellicott City	<i>[Signature]</i>	6/1/19
9	Jen Spiccel	12475 Triadelphia Rd	Ellicott City	<i>[Signature]</i>	6/1/19
10	JUDY BOHAN	10667 Breezebrook Dr.	Woodstock	<i>[Signature]</i>	6/1/19
11	Robert Mc	10572 Woodburn Rd	Ellicott City	<i>[Signature]</i>	6/1/19
12	James L. Scott	12618 Golden Oaks	Ellicott City	<i>[Signature]</i>	6/1/19
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	Printed Name	Address	Community	Signature	Date
1	Ellen Ulube	8307 Sparrow Ct Laurel MD	Howard	<i>[Signature]</i>	5/16/19
2	Scott Hefty	9323 Ridings Way Laurel, MD	Howard	<i>[Signature]</i>	5/16/19
3	Sang Lee	9925 Verlet Dawn	Howard	<i>[Signature]</i>	5/16/19
4	Chris Rose	10149 Cape Ann Dr	Howard	<i>[Signature]</i>	5/16/19
5	HOWARD WEISS	8735 Carriage Hill Dr	Kings Community	<i>[Signature]</i>	5/16/19
6	Barbara Lewis	5118 Herbert Dr.	Howard	<i>[Signature]</i>	5/20/19
7	PRESTON STOUGH YOUNG	5122 HERBERT DR.	Howard	<i>[Signature]</i>	5/20/19
8	Greg Headen	5115 Herbert Dr	Columbia	<i>[Signature]</i>	5/29/19
9	Bonnie Barrett	5111 Herbert Drive	Columbia	<i>[Signature]</i>	5/20/19
10	Elizabeth Barrett	5111 Herbert Dr	Columbia	<i>[Signature]</i>	5/20/19
11	Dennis Barrett	5111 Herbert Dr	Columbia	<i>[Signature]</i>	5/20/19
12	Kathleen Head	5115 Herbert Dr.	Columbia	<i>[Signature]</i>	5/20/19
13	Theresa Joyce	5106 Herbert A.	Columbia	<i>[Signature]</i>	5/20/19
14	Andrew Grzesdarek	5106 Herbert Dr.	Columbia	<i>[Signature]</i>	5/20/19
15	Warren B. Clayman	9402 N. Penfield	Columbia	<i>[Signature]</i>	5/20
16	Robert Clayman	" "	"	<i>[Signature]</i>	5/20/19
17	Theresa Haines	9418 N. Penfield	"	<i>[Signature]</i>	5/20
18	Kim Ploskowitz	9409 N. Penfield	"	<i>[Signature]</i>	5/20/19
19	Philip Ploskowitz	9409 N. Penfield	"	<i>[Signature]</i>	5/20/19
20	Rodney Lokerst	9401 N. Penfield Rd	"	<i>[Signature]</i>	05/20/19

Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	HARRIETT KATZEN	4905 CANVASBACK DR	DALTON	Harriett G Katzen	5/16/19
2	Kenneth A Katzen	4905 Canvasback Dr	Dalton	Kenneth A Katzen	5/16/2018
3	James Wine	4906 Canvasback Dr	Dalton	James Wine	5/16/2019
4	Wanda B. Wine	4906 Canvasback Dr	Dalton	Wanda B. Wine	5/12/2019
5	Betty Brown	9422 Dartmouth Rd	Dalton	Betty Brown	5/17/19
6	DHWP Brown	9422 DARTMOUTH	DALTON	DHWP Brown	5/17/19
7	ELLEN KERN	7335 Brockwood 207	ELKRIPE	Ellen K Kern	5/17/19
8	Kathryn Marshall	10071 Windstream Dr #4	Wild Lake	Kathryn Marshall	5-17-19
9	Wendy Davonie	9051 Dunloggin Ct.	Dunloggin	Wendy Davonie	5/17/19
10	Claire Matheny	5151 Darting Bird Lane	Wild Lake	Claire Matheny	5/17/19
11	Ellevy M. Miller JR	5647 Vantage Point Rd	Town Center	Ellevy M. Miller JR	5/17/19
12	Richard Deutchmann	9485 Hickory Lane	Owen Brown	Richard Deutchmann	5/17/19
13	Adam Noyce	5151 Darting Bird Lane	Humming Brook	Adam Noyce	5/17/19
14	Vanessa Peutschmann	9485 Hickory Lane	Owen Brown	Vanessa Peutschmann	5/17/19
15	Elizabeth Fixsen	8394 Commercial St.	Savage	Elizabeth Fixsen	5/17/19
16	Jennifer Genesis	4910 Canvasback Dr	Dalton	Jennifer Genesis	5/15/19
17	Elaine Rombach	4917 Canvasback Dr	Dalton	Elaine Rombach	5/16/19
18	John Cabientky	4922 "	"	John Cabientky	5/19/19
19	Marisa Becker	9302 Old Line Dr.	Columbin	Marisa Becker	5/15/19
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	SHALON L. PATTERSON	9430 DARTMOUTH RD	DALTON	<i>Shalon L. Patterson</i>	5-5-19
2	Barbara S. Hawkins	9430 Diamondback Drive	Dalton	<i>Barbara S. Hawkins</i>	5-6-19
3	ALAN M. MINEAR	9433 DIAMONDBACK DR	DALTON	<i>Alan M. Minear</i>	5/6/19
4	B. L. McCabe	4433 Diamondback Rd	Dalton	<i>B. L. McCabe</i>	5/6/19
5	Dorothy Keifer	9425 Diamondback Dr.	Dalton	<i>Dorothy Keifer</i>	5-7-19
6	KEVIN RILEY	9421 Diamondback Dr	Dalton	<i>Kevin Riley</i>	5/7/19
7	Eric Van Stone	9426 Diamondback Dr	Dalton	<i>Eric Van Stone</i>	5/7/19
8	Danielle Van Stone	9426 Diamondback Dr	Dalton	<i>Danielle Van Stone</i>	5/7/19
9	Charles Gathu	9417 Diamondback Dr	Dalton	<i>Charles Gathu</i>	5/7/19
10	Allison Kiarie	9417 Diamondback Dr	Dalton	<i>Allison Kiarie</i>	5/7/19
11	Cathy Lambert	9418 Diamondback Dr	Dalton	<i>Cathy Lambert</i>	5/7/19
12	FSA COLETTA	9405 DIAMONDBACK DR	Dalton	<i>FSA Coletta</i>	5/9/19
13	Pily COLETTA	9405 DIAMONDBACK DR	Dalton	<i>Pily Coletta</i>	5/9/19
14	Calia D. Pryor	9389 Diamondback Dr	Columbia	<i>Calia D. Pryor</i>	5/7/19
15	Garrett Kelly	9331 Mellenbrook Rd	Thunder Hill	<i>Garrett Kelly</i>	5/7/19
16	Andrew White	9384 Diamondback Dr	Thunder Hill	<i>Andrew White</i>	5/7/19
17	Marcia White	9384 Diamondback Dr.	Thunder Hill	<i>Marcia White</i>	5/7/19
18	John Fuller	9441 Dartmouth Rd	Dalton	<i>John Fuller</i>	5/7/19
19	Jennifer Fuller	9441 Dartmouth Rd	Dalton	<i>Jennifer Fuller</i>	5/7/19
20	Charles Millington	9433 Dartmouth Rd	Dalton	<i>Charles Millington</i>	5-9-19

Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Joanne Barnasky	8535 Pine Run Ct, EC		<i>Joanne Barnasky</i>	5/8/19
2	Karen Lampron	9515 Mellenbrook		<i>Karen Lampron</i>	5/11/19
3	Bruce Lampron	9515 Mellenbrook		<i>Bruce Lampron</i>	5/11/19
4	Chonovia Edwards	5222 Hayledge Ct		<i>Chonovia Edwards</i>	5/11/19
5	John Davidson	5226 Hayledge Ct		<i>John Davidson</i>	5/11/19
6	ED O'NEAL	5230 Hayledge Ct		<i>Ed O'Neal</i>	5/11/19
7	Jennifer Rittenhouse	5242 Hayledge Ct		<i>Jennifer Rittenhouse</i>	5/11/19
8	Stephen Payer	5250 Hayledge Ct		<i>Stephen Payer</i>	5/11/19
9	Cheryl Jones	5249 HAYLEDGE CT		<i>Cheryl Jones</i>	5-11-19
10	Steve Jones	5249 Hayledge Ct.		<i>Steve Jones</i>	5/11/19
11	Marie Susan	5259 Hayledge Ct		<i>Marie S. Jones</i>	5-11-19
12	Allison Massy	5225 Hayledge Ct		<i>Allison Massy</i>	5-11-19
13	CARL BUMILLER	5204 Farm Pond Ln		<i>Carl Bumiller</i>	5/11/19
14	NAVICIO BLONDET	5212 FARM POND LN		<i>Navicio Blondet</i>	5/11/19
15	MIMA BLONDET	5212 FARM POND LN		<i>Mima Blondet</i>	5/11/19
16	George Barnett	5216 FARM POND LN		<i>George Barnett</i>	5/11/19
17	Dorinda Hack	5221 Farm Pond Ln		<i>Dorinda Hack</i>	5/11/19
18	Emily Hack	5221 Farm Pond		<i>Emily Hack</i>	5/11/19
19	BARRY HOLLINGER	5238 FARM POND LN		<i>B. Hollinger</i>	5/11/19
20	Roger Hinds Holt	5237 Farm Pond Ln		<i>Roger Hinds Holt</i>	5/11/19

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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Beverly Beyer	3718 Bonnybridge Pl.	Brackrooke	Beverly Beyer	5/21/2019
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Kitty Wright	9214 Osprey Ct	Thunderhill	Kitty Wright	5/17/19
2	Suzanne Anderson	5217 Osprey Ct	Thunderhill	Suzanne Anderson	5/17/19
3	Beverly Anderson	5217 Osprey Ct	Thunderhill	Beverly Anderson	5/17/19
4	Elizabeth Alkes	9238 Snow Shoe Ln	Thunder hill	Elizabeth Alkes	5/17/19
5	Andrew Alkes	"	"	Andrew Alkes	"
6	Christina Alkes	"	"	Christina Alkes	"
7	Riley Alkes	"	"	Riley Alkes	"
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	ANGELA TENAGUEL	3113 THE OAKY RD	THE OAKS	<i>[Signature]</i>	5/2/19
2	ALAN GAHARIE	9195 Hitching Post Lane	whisky bottom	<i>[Signature]</i>	5/20/19
3	Steve Laddan	10538 Morning Wood Ln	wild horse	<i>[Signature]</i>	6/3/19
4	Will Hester	8452 Foxhollow Dr	foxhollow	<i>[Signature]</i>	6/3/19
5	BARRY GIBSON	9310 Old Line Dr	DALTON	<i>[Signature]</i>	6/4/19
6	Nancy Gibson	9310 Old Line Dr	DALTON	<i>[Signature]</i>	6/4/19
7	JANET VANDERLIP	9310 OLD LINE DR	DALTON	<i>[Signature]</i>	6/4/19
8	Stephen Morman	4926 Canvasback Dr	Dalton	<i>[Signature]</i>	6/5/19
9	Ben Morman	4926 Canvasback Dr	Dalton	<i>[Signature]</i>	6/5/19
10	Laura Mahlin	4926 Canvasback Dr	Dalton	<i>[Signature]</i>	6/5/19
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Patricia Bylsma	9310 Wild Bees Lane	Thunder Hill	Patricia Bylsma	5/15/2019
2	Roger Bylsma	9310 Wild Bees Ln	Thunderhill	Roger Bylsma	5/15/2019
3	Aaron Tustin	9334 Mellenbrook Rd	Thunderhill	Aaron Tustin	5/15/2019
4	Mary Parsons	9362 Mellenbrook Rd	Thunder Hill	Mary Parsons	5/15/2019
5	BRANDON BARNES	9364 Mellenbrook Rd	Thunder Hill	Brandon Barnes	5/15/2019
6	Ruilin Ren	9369 Mellenbrook Rd	Thunder Hill	Ruilin Ren	5/15/2019
7	TOM DELEHANTY	4331 Mellenbrook Rd	Thunder Hill	Tom Dehanty	5/15/19
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Community Petition To the Howard County Council To Pass ZRA 187

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(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	Tim Darby	4724 Dorsey Hall Dr	Dorsey Hall	<i>[Signature]</i>	5/15/19
2	Uygonla	4720 Dorsey Hall Dr	Dorsey Hall	<i>[Signature]</i>	5/15
3	Angela Seay	4720 Dorsey Hall Dr	Dorsey Hall	<i>[Signature]</i>	5/15
4	Nichelle Clay	4708 Dorsey Hall Dr	Dorsey Hall	<i>[Signature]</i>	5/15
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Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Lawrence Tapizzano	9314 Wild Bees Lane	Thunder Hill		5/7/19
2	Elizabeth Tapizzano	9314 Wild Bees Lane	Thunder Hill		5/7/19
3	Michael Greenberg	9309 Wild Bees Lane	Thunder Hill		5/7/19
4	Katie Greenberg	9309 Wild Bees Lane	Thunder Hill		5/7/19
5	Jennifer Wall	9321 Wild Bees Ln.	Thunder Hill		5/7/19
6	Andrew Wall	9321 Wild Bees Ln.	Thunder Hill		5/7/19
7	Sam Smiles	9313 Wild Bees Ln	Thunder Hill		5/7/19
8	Margaret McGilivray	9322 Wild Bees Ln	Thunder Hill		5/7/19
9	Todd Stubbs	9322 Wild Bees Ln	Thunder Hill		5/7/19
10	Elizabeth Ndiritu	9303 Mellenbrook Rd	Thunder Hill		5/7/19
11	Alex Mutonyi	9303 Mellenbrook Rd	Thunder Hill		5/7/19
12	Shawn Mitchell	4909 Canvasback st.	Thunder Hill		5/14/19
13	Katie Mitchell	4909 Canvasback st.	Thunder Hill		5/14/19
14	Richard Simonds	4908 Canvasback st	Thunder Hill		5/14/19
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	Printed Name	Address	Community	Signature	Date
1	ELIZABETH A. MITCHELL	5056 DRY WELL CT 21043	THUNDER HILL	E. A. Mitchell	5/17/19
2	ANNE FAIRBAIRN	5048 DRY WELL CT 21045	THUNDER HILL	A. J. Fairbairn	5/17/19
3	J.D. SEXTON	5056 NETHERSTONE	THUNDERHILL	J. D. Sexton	5/17/19
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Attachments:

Community Petition To the Howard County Council To Pass ZRA 187

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	Printed Name	Address	Community	Signature	Date
1	Christopher Colclough	9316 Old Line Ct Columbia MD 21045	Dalton	Christopher Colclough	5/9/19
2	Caroline Colclough	9316 Old Line Ct 21045	Dalton	Caroline Colclough	5/9/19
3	HUBERT POWELL	9323 Old Line CT	DALTON	Hubert Powell	5/9/19
4	Barbara Powell	9323 Old Line CT	DALTON	Barbara Powell	5/9/19
5	W.E. Campbell	9308 Old Line Ct	"	William E. Campbell	5/9/19
6	JOHN TAKOVICH	9309 OLD LINE DR	"	John Takovich	5/9/19
7	TINA TAKOVICH	9309 Old Line Dr	DALTON	Tina Takovich	5/9/19
8	RITA BIRNBACH	9320 OLD LINE CT	DALTON	Rita Birnbach	5/9/19
9	Lawrence Putzinger	9319 Old Line Ct.	"	Lawrence Putzinger	5-18-19
10	Colleen Colclough	9316 Old Line Ct	Dalton	Colleen Colclough	5/18/19
11	Conor Colclough	9316 Old Line Ct	Dalton	Conor Colclough	5/18/19
12	DEIDOLF BIRNBACH	9320 OLD LINE CT	DALTON	Deidolf Birnbach	5-19-19
13	Susan Takovich	9309 Old Line Dr.	DALTON	Susan M. Takovich	6-15-19
14	Essie Johnson	9305 Old Line Dr.	DALTON	Essie Johnson	6-15-19
15	Tawanda Smith	9317 Old Line Dr.	Dalton	Tawanda Smith	6-15-19
16	ANTHONY TAKOVICH	9309 OLD LINE DR.	DALTON	Anthony Takovich	6-15-19
17	Derrick Smith	9317 Old Line Dr.	Dalton	Derrick Smith	6-15-19
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	Printed Name	Address	Community	Signature	Date
1	KRISTIN WESSNER	9433 Dartmouth Rd.	Dalton	<i>[Signature]</i>	5/9/19
2	FRANCES M DUVAN	5062 Dalton Dr.	DALTON	FRANCES DUVAN	4-9-19
3	JAMES KNOTT	4998 Dalton Dr.	DALTON	<i>[Signature]</i>	4/9/19
4	RICHA KNOTTS	4998 Dalton Dr.	DALTON	Rich Knotts.	4/9/19
5	Thomas Jackson	4986 Dalton Dr	Dalton	<i>[Signature]</i>	4/9/19
6	DAN BLUMHAGEN	4575 Dalton Dr	DALTON	<i>[Signature]</i>	5/9/19
7	Paul Winterrowd	4979 Dalton Dr	DALTON	Paul Winterrowd	5/9/19
8	LESA WINTERROWD	4979 Dalton Dr.	Dalton	Lesla Winterrowd	5/9/19
9	Antonio Bouza	4989 Dalton Dr	Dalton	<i>[Signature]</i>	5/9/19
10	DMARI FRANKLIN	4997 Dalton Dr	DALTON	<i>[Signature]</i>	5/9/19
11	Elle Frank	4997 Dalton Dr	DALTON	Elle Frank	5/9/19
12	GLORIA FRANKLIN	4997 DALTON DR	DALTON	Gloria Franklin	5/9/19
13	Stephen W Singay	9433 DARTMOUTH DR	DALTON	<i>[Signature]</i>	5/9/19
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	Printed Name	Address	Community	Signature	Date
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2	ANNE FAIRBAIRN	5048 DRY WELL CT 21045	THUNDER HILL	A. Fairbairn	5/17/19
3	J.D. SEXTON	5056 NETHERSTONE	THUNDER HILL	J. Sexton	5/17/19
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	Printed Name	Address	Community	Signature	Date
1	Monica May	9230 Snow Shoe Ln	Thunderhill	Monica May	5/6/19
2	Elizabeth May	9230 Snow Shoe Ln	Thunder Hill	Elizabeth May	5/6/19
3	ROBERT O'NEIL	9237 SNOWSHOELN	THUNDERHILL	Robert J. O'NEIL	5/6/19
4	Jam Diamond	9241 Snow Shoe Ln	Thunderhill	Jamela B. Diamond	5/6/19
5	Katherine Grastorf	9241 Snow Shoe Ln	Thunder Hill	Katherine Grastorf	5/6/19
6	Mary Gilbert	9226 Snow Shoe Ln	Thunder Hill	Mary Gilbert	5/6/19
7	Christopher May	9230 Snow Shoe Ln	Thunder hill	Christopher May	5/6/19
8	Michael May	9230 Snow Shoe Ln	Thunder Hill	Michael May	5/6/19
9	Fern J. Reitman	9234 Snow Shoe Ln	Thunderhill	Fern J. Reitman	5/7/19
10	BILL REITMAN	9234 Snow Shoe Lane	THUNDERHILL	Bill Reitman	5/7/19
11	MICHAEL BINDER	9231 Snow Shoe Ln	T-Hill	M.R. Binder	5/15/2019
12	MARILYN BINDER	9231 Snow Shoe Ln	T-Hill	Marilyn Binder	5/15/2019
13	KRISTIN MILES	9223 Snow Shoe Ln	Thunderhill	Kristin Miles	5/15/19
14	RODNEY MILES	9223 Snow Shoe Ln	Thunderhill	Rodney Miles	5/15/19
15	Tim Miles	9223 Snow Shoe Ln	Thunderhill	Tim Miles	5/15/19
16	Fred Cheney	9225 Osprey Ct	Thunderhill	F. Cheney	5-15-19
17	Ava L. VanSickler	9237 Osprey Ct	Thunderhill	Ava L. VanSickler	5/15/19
18	Michael T. VanSickler	9237 Osprey Ct	Thunderhill	Michael T. VanSickler	5/15/19
19	DAVID T. JONES	9228 Osprey Ct	Thunder Hill	David T. Jones	5/17/19
20	Diana Coyle	" " "	"	Diana Coyle	"

Community Petition To the Howard County Council To Pass ZRA 187

We, the concerned residents of Howard County petition the Howard County Council to pass ZRA 187 without changes. ZRA 187 should not be amended to include restrictions on CEF districts. The proposed text of ZRA 187 Section 131.0.N.1.a Age Restricted Adult Housing follows:

(4) If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the general plan.

(I certify that I am 18 years of age or older and am a resident of Howard County.)

	Printed Name	Address	Community	Signature	Date
1	JAMES BEYER	5118 Penfield Rd	Guilford Downs	[Signature]	5-19-
2	gilda Baga	5118 Penfield Rd	Guilford Downs	gilda Baga	May 19
3	Sandra Hammett	5111 Penfield Rd W	Guilford Downs	[Signature]	5-19-19
4	William L. Henley	5110 West Penfield	"	[Signature]	5/19/19
5	Emi Henley	5110 West Penfield	"	[Signature]	5/19/19
6	Marguerite Owell	9449 Penfield Ct	"	[Signature]	5-19-19
7	Joseph B Small	9429 N Penfield Rd	Guilford Downs	[Signature]	5/19/19
8	LAWRENCE BACHMAN	9436 N PENFIELD RD	"	[Signature]	5-19-19
9	Harriet Bachman	"	Guilford Downs	[Signature]	5/19/19
10	N. Joseph Gagliardi	5101 E Penfield Rd	Guilford Downs	[Signature]	5-19-19
11	Jessica Pamer	5113 Penfield Rd W	Guilford Downs	[Signature]	5/19/19
12	DON RHODES	5133 PEPPELE CT	"	[Signature]	5-19-19
13	Sheri Rhodes	5133 PEPPELE CT	Guilford Downs	[Signature]	5/19/19
14	Sheri Rhodes	5133 PEPPELE CT	Guilford Downs	[Signature]	5/19/19
15	Jeff Miller	5134 PEPPELE CT	"	[Signature]	5/19/19
16	CINDY MILLER	5134 PEPPELE CT	Guilford Downs	[Signature]	5/19/19
17	Lisa Beyer	4922 Camusback Dr	Barton	[Signature]	5/19/19
18					
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cmll

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	Printed Name	Address	Community	Signature	Date
1	Michael Thompson	5060 Netherstone Ct	Thunder Hill	<i>[Signature]</i>	5/11/19
2	Michelle Smith	5049 Netherstone Ct	Thunder Hill	<i>[Signature]</i>	5/14/19
3	DAVID MESSER	5052 Drywell Ct	Town of Home	<i>[Signature]</i>	5/14/19
4	LAWRENCE GRAEBER	5060 Drywell Ct	"	<i>[Signature]</i>	5/11/19
5	JOHN WALES	5068 Drywell Ct	"	<i>[Signature]</i>	5-11-19
6	Melissa Wales	5068 Drywell Ct	"	<i>[Signature]</i>	5/11/19
7	Helen Cooke	5067 Drywell Ct	"	<i>[Signature]</i>	5/11/19
8	Katie Kashkett	5084 Bucketpost Ct	"	<i>[Signature]</i>	5/11/19
9	Yamela MUMICK	5079 Bucketpost Ct	"	<i>[Signature]</i>	5/11/19
10	JAMES CAFFEY	5075 Bucketpost Ct	"	<i>[Signature]</i>	5-11-19
11	Tauna Caffey	5075 Bucketpost Ct	"	<i>[Signature]</i>	5-11-19
12	Fred Antonberg	5021 Bucketpost Ct	"	<i>[Signature]</i>	5-11-19
13	<i>[Signature]</i>	5064 Bucketpost Ct	"	<i>[Signature]</i>	5/11/19
14	Marcelino Bedolla	5059 Netherstone Ct	"	<i>[Signature]</i>	5/16/19
15	Carolyn Bedolla	5059 Netherstone Ct	"	<i>[Signature]</i>	5-16-19
16	Patricia Muhl	5041 Netherstone	"	<i>[Signature]</i>	5-14-19
17	Andrew Patrick	5076 Drywell Ct	"	<i>[Signature]</i>	5-16-19
18	Meryl Patrick	5076 Drywell Ct	"	<i>[Signature]</i>	5/16/19
19	JAMES TEFPE	5075 Drywell Ct	"	<i>[Signature]</i>	5/16/19
20	GERI FLYNN	5072 Bucketpost Ct	"	<i>[Signature]</i>	5/16/19

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	Printed Name	Address	Community	Signature	Date
1	Anna Katz	10085 Colonial Drive EC 21042	Ellicott City	<i>Anna Katz</i>	6/13/19
2	Michael Malchuel	4220 Maple Lane Ct Ellicott City	EC	<i>Michael Malchuel</i>	6/10/19
3	Michael Miller	2435 Timber Trails Ct, Ellicott City	Turf Valley	<i>Michael Miller</i>	6/10/19
4	Amy Conroy	5905 Don Mill Court	EC	<i>Amy Conroy</i>	6/10/19
5	Olivia Reid	5785 Recovery Ln	EC	<i>Olivia Reid</i>	6/13/19
6	Judy Novak	13100 Maplewood	EC	<i>Judy Novak</i>	6/13/19
7	MARK McPHERSON	4826 WHARFF LN.	E.C.	<i>Mark McPherson</i>	6/13/19
8	LAUREN LACY	9621 Durant Ave	Laurel	<i>Lauren Lacy</i>	6/13/19
9	Karen Singer	3524 Snow Chief Ln	Glenelg	<i>Karen Singer</i>	6/13/19
10	John R...	5230 Patrick Ln	Columbia	<i>John R...</i>	6/13/19
11	STEPHANIE GREEN	8512 YELLOW DANIA DRIVE	WOODSTOCK	<i>Stephanie Green</i>	6/13/19
12	SCOTT VONDER...	1021 CHESTNUT TOWN LN	ELICOTT CITY	<i>Scott Vonder...</i>	6/13/19
13	MARY GRIFFIN	5901 Waterloo Rd	ELICOTT CITY	<i>Mary Griffin</i>	6/13/19
14	JUDY MIESKE	3747 PENNY PINNACLE	EC	<i>Judy Mieske</i>	6/13/19
15	John Arsenault	3735 Pinebluffs Ln	Ellicott City	<i>John Arsenault</i>	6/13/19
16	Safa Khan	8647 Wharfield Way	Wharfield	<i>Safa Khan</i>	6/13/19
17	Erin Kay Winn	3501 Bellmont Dr	Ellicott City	<i>Erin Kay Winn</i>	6/13/19
18	Michael ...	12221 WOODLARK DR	ELICOTT CITY	<i>Michael ...</i>	6/13/19
19	Greta Swanson	4277 Red Mountain Way	Ellicott City	<i>Greta Swanson</i>	6/13/19
20	THEOLA B. CLARKE	4556 Kingsway Ct	Ellicott City	<i>Theola B. Clarke</i>	6/13/19

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	Printed Name	Address	Community	Signature	Date
1	Thomas F. Murray	10390 Guilford Rd	JESSUP		6-13-19
2	Sheila Suirskott	4014 Dec Jay Dr	E.C		6/13/19
3	Christine Staron	10017 Fox Den Rd	EC		6/13/19
4		4425 Britton	EC		6/13
5		6435 Greenfield	Elkridge		6/13
6	Diane Neuman	9898 Postwick Rd	Bethany		6/13/19
7	John Hwang	10822 Timber Line Ln	EC		6/13/19
8	Sherri Meisel	1242 Crossfield	Marysville		6-13-19
9	Jessica Woelfer	3238 Old Fence Rd.	EC		6-13-19
10	Tanell Marshall	3909 Blue Creek Ct	EC		6-13-19
11	Alex Hursky	5078 Saville Bend	EC		6-13-19
12	Denise Hyde	4726 Dosey Hall Dr #503	EC		6-13-19
13	Felicia Morat	1221 Tilghman	Elkridge		6-13-19
14	Don James	9000 Fellers Ln	EC		6-13-19
15	Regis M. Donnelly	4913 Canvasback Dr	Columbia		6/14/19
16	Paul Goldenberg	4913 Canvasback Dr	Columbia		6/14/19
17					
18					
19					
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Libby Kumin- Testimony

Good evening I am Dr. Libby Kumin, I have lived in Howard County since 1972. I have been a professor at Loyola University Maryland since 1976, where I co-founded the Loyola Clinical Center in Columbia, Maryland. My experience in a career spanning 50 years working with people with disabilities has made me keenly aware of the importance of safe access to one's surroundings, and accessibility for citizens to needed services. I support ZRA 187. It will promote accessible housing on main roads with pedestrian access, while limiting such developments on minor roads with little pedestrian access.

Fire and rescue services are more likely to be required with greater frequency in an age-restricted community. If age-restricted communities are build on major and connector roads, they will be well situated to support fire and rescue services in the most efficient and least disruptive manner for the residents of the community and the surrounding businesses and residential areas.

Safe access to cross walks, bus routes, school routes, shopping and dedicated facilities is more likely to occur at collector routes via pedestrian connections and public transportation when Age Restricted Adult Housing is located with direct access to major routes. Seniors require access to health care, food shopping, and other shopping facilities, and facilities to exercise and to socialize on a frequent basis. Services will be able to easily get to the people who need those services, and the

people living in those communities will be able to access the services that they need when senior housing is located on non-local roads.

Supporting seniors as they age while ensuring the safety of existing residential neighborhoods is important to all of us.

ZRA 187 is targeted to do just that.

My name is Steve Singer; I have lived in Howard County since 1981 and have worked with computer hardware and software since high school (a very long time ago).

First, I want to make clear that, after studying this proposed amendment, I support it wholeheartedly. Second, I want to address a concern that some may have about this zoning amendment.

ZRA 187 will only affect conditional uses that allow increased density on in-fill lots of age-restricted adult housing (usually referred to as 55+) There are over sixty conditional uses listed in the Howard County zoning regulations that impact various zoning districts. This amendment would impact only certain residential districts under one condition. That condition is when an age-restricted development requests increased density and is not on a collector or arterial road.

ZRA 187 will not apply to other conditional uses and will only affect a small number of age-restricted developments asking for increased density. That precise, careful limiting of its effects makes it important not to change the amendment in any way. As is, it balances traffic safety, reduced trip times, and better access to transport with Howard County's need and desire to provide appropriate housing for seniors.

Thank you.

Good evening. My name is Paget Donnelly. I've lived in Howard County since 1976, and I hold a Master's in Urban and Regional Planning from Hopkins. I strongly support ZRA 187 because it limits *some* of the negative impacts that higher-density development can impose on the environment. New residential districts mentioned in the ZRA would be required to have direct access to *and* adequate frontage on a major collector or arterial road.

These higher-level roads are more likely to have their immediate surroundings adequately planned for extensive use. Requiring higher-density 55+ developments to directly access *these* roadways avoids overburdening small, local roads and the interior green areas of neighborhoods—thus reducing stress on environmental resources. This *access requirement* supports environmental protections and regulations, including those for watershed planning and management, wetlands, impervious surface targets, and National Pollutant Discharge Elimination Systems (NPDES). (*Policy 3.6 Safeguarding and Implementing Actions*)

The interiors of neighborhoods surrounding local roads are far *more likely* to be unmapped and may play a critical role in protecting water quality and remaining wetlands—if undisturbed. At the same time, runoff from collector and arterial roads is *less likely* to negatively impact the Chesapeake Bay, since the pollutants and sediments that can enter the Bay in *these* areas have typically already been anticipated and addressed during planning.

In addition, the deforestation, graded lawns, and increased impervious surfaces that come with higher-density development are more likely to adversely impact an interior community and its local environment, particularly as precipitation events increase in frequency and severity, as projected. High-density developments can aggravate existing issues with flood management, disrupt the water table, disturb previously unmapped wetlands, and affect the size and volume of springs. These water issues exist today across Howard County. We have the opportunity to support the General Plan, the future of our County, its resources, and its citizens by supporting this amendment, targeted specifically to the Conditional-Use, Age-Restricted Districts mentioned in ZRA 187.

I am Paul Goldenberg of Columbia, Md, speaking as one of the two petitioners advocating for ZRA187.

I recently retired from a forty-three year career with Siemens managing their fire alarm system business in the Washington/Baltimore area. Throughout that time and currently, I have been actively involved in a variety of community non-profit organizations both locally in Howard County and elsewhere. My concerns have consistently been to help following generations make their world a good place to live.

My testimony will be brief. As a result of my career, I have come to understand the importance of well-written regulations to insure that the common good is protected from unintended consequences. Building codes, in general, and fire protection codes specifically, put the safety of the public first, recognizing that even well intentioned construction can have grave consequences when safety concerns are not accounted for in both the design and approval processes. The same concern should apply holistically to the development process. Just as environmental regulations include requirements related to negative environmental impacts from major construction, local codes should ensure that negative impacts are limited by using generous engineering safety factors with an appropriate margin for error. The bill you are considering ensures that appropriate margins of error are required for higher than normal density developments, such as the application of the 55+ Active Adult Conditional Use.

Current conditional use regulations allow 2 to 2.5 times the normal residential density. While the regulations address reducing visual impacts, unfortunately they do not attempt to reduce negative environmental and transportation related community impacts on the intended senior development's residents. In those important areas the regulations do not provide a community safety factor other than for preventing traffic accidents.

The key to providing a community safety factor leverages the need for appropriate **access location** to developments. From the beginning of senior housing in the county in 1988 and until 2001, the regulations included language which could reduce negative impacts on the environment and transportation by requiring better **access locations** for higher density senior developments. Unfortunately, the language eliminated in 2001 required interpretation. The community safety factor was lost along with that language. This point was clearly recognized in the Department of Planning and Zoning Technical Staff Report recommending the adoption of ZRA 187.

In contrast to the eliminated interpreted language, the ZRA187 language is straightforward and does not require interpretation. **Access location** is the key. ZRA187 will achieve a reduction in negative impacts simply by requiring conditional use age-restricted higher density developments to be located only on non-local roads. This will provide better access to facilities for the intended senior residents and better access for those providing services to their homes. Environmental and transportation impacts will thereby be reduced.

ZRA 187 provides the communities of our county the missing community safety factor for higher density senior developments by requiring, as stated in the DPZ Technical Staff Report,

that

“...Age- restricted Adult Housing Conditional Uses with densities that exceed the base zoning district have frontage on, and direct access to, a collector or arterial.”

Please pass this ZRA as written, without amendment.

Thank you.

Good Evening, I am Harriett Katzen, from Columbia, Maryland, asking you to please support ZRA 187 as it is without modifications or changes. Don't allow the development of any age restricted projects with greater density unless these developments front onto and have direct access to non-local roads. This is for the safety of the residents of the age restricted development as well as their neighbors since it is more likely that emergency vehicles will be called to the age restricted development. These emergency vehicles should be able to get into and out of these development quickly and easily for the safety of the residents.

I am a long time resident of Howard County.

Testimony Provided By Elaine Raubach

To The Howard County Council on

June 17, 2019 in Support of

ZRA 187

My name is Elaine Raubach and I live at 4917 Canvasback Drive in the Dalton Community of Howard County. I am here tonight to support ZRA 187 which would restrict the construction of higher density age restricted housing to areas providing direct access to feeder or arterial roads.

I currently live in a community that would be affected by this change and I am a senior citizen who would be eligible to purchase this type of house. Therefore, I have looked at the proposal from both perspectives.

As a current homeowner, I am concerned about the strain that a higher density development would place on the existing infrastructure. The streets in my community would have trouble handling the traffic that would be created by the higher density housing. There would be too many cars for the streets and intersections. This would cause safety issues for both cars and pedestrians, but especially for children playing in the neighborhood. In addition, my community has experienced an increase in water problems over the last couple of years as rainfall levels have increased. I understand this has been a problem in much of Howard County. The increased density housing would increase the number of trees removed and the amount of impervious surface in the area which would make these problems worse.

As a senior citizen, I thought about the type of community that would interest me when I decide to give up my current residence. A major concern would be easy access to grocery stores, drug stores, and other services. As people age driving can become a problem. Therefore, access to public transportation becomes needed to ensure access to services. Neighborhood roads are not located on most public transportation routes. Therefore, restricting the placement of high density housing to communities with direct access to feeder or arterial roads would better meet my transportation needs.

In summary, as both a current resident of an established community and a senior citizen, I support ZRA 187 and believe it would better meet my needs than does the current regulation.

Thank you for your time and consideration.

Neal Vanderlipp Howard County Council ZRA Hearing Testimony 6/17/19

INTRO :30

I am Neal Vanderlipp, speaking as power of attorney for my mother Janet Vanderlipp of Columbia.

I'm a senior so by anyone's guess, she's a senior, too.

We whole heartedly support ZRA 187.

My College Park bachelor's degree is in computer science.

In my career I wrote tens of thousands of lines of nested conditional logic statements and led others.

Just as programs are instructions for computers, the regulations are instructions for the DPZ.

From my ZRA 187 research, I'm quite vested in interpreting those regulations.

Will Not Stop or Curtail Age Restricted Development :16

Only high density age restricted development will be prevented in certain districts when accessed from local roads. Normal density age restricted will not be affected regardless of road location. The ZRA petition rationale discusses how the general plan policy guidelines suggest restricting high density senior development on local roads.

Community Unity 1:14

By the signature page Leila Mahlin and Paul Goldenberg are co-petitioners on our ZRA, with Paul volunteering as the primary contact.

In terms of political philosophy, the co-petitioners and I are very far apart. Yet as neighbors we came together on this project because of rational agreement on the need to improve the County's conditional use senior housing regulations. We jointly decided to help our community and County. For most of the last year Leila and I have worked in concert on this project on a daily basis, including writing the supporting rationale for the ZRA petition before you now.

Many neighbors from different communities have also made significant efforts and contributions by dedicating their personal time, feedback, and resources towards our unified goals. In the concert of our efforts, tonight is the crescendo of our bipartisan public presence.

COMMUNITY UNITY (CONT) 1:18

The fact that individuals so different politically are so driven to work together and sacrifice so much personally can only mean that there is something intrinsically good about this ZRA as well as the scores of people supporting it.

Relatively speaking, as individuals we don't have much access to the decision makers.

But collectively we know that our voices are being heard.

If between now and the time to vote on this bill you hear new arguments against it, I think it's only fair to give the petitioners another chance to react to those arguments before you cast your vote.

We are here to help the County and the citizens who support positive legislative such as this ZRA.

Closing Points To The County Council :49

Since the citizen submission of ZRA 187

on March 29th this year,

the Department of Planning and Zoning

made an unconditional recommendation for it,

the Planning Board unanimously

made an unconditional recommendation for it,

And here we the people have proudly come before you to testify for it.

Now I dare to speak for so many others tonight

both inside and outside this government,

both paid and volunteer,

And concerned voters.

please

Respectfully please

promote the elegant 32 words of ZRA 187

into law

without ANY changes.

Do this, and we the people will appreciate you for it later.

So now I wish all of you the best with the important task of judgement before you.

Frequently Asked Questions Compiled for Howard County Council ZRA Hearing 6/17/19

How Does ZRA 187 Support Established Communities ?

In the General Plan, Policy 10.1 directs to protect and enhance established communities through various means. These goals are enhanced by focusing age-restricted conditional use infill development on better supported collector and arterial roads. While doing so the character and setting of communities on our less traveled local roads will be preserved along with the environment.

How Does ZRA 187 Encourage Context Sensitive Redevelopment ?

The general plan executive summary for community design directs that well designed context sensitive redevelopment be encouraged. Obviously, high density age-restricted housing does not belong on local roads not built for high intensity use that collector and arterial roads are meant to support. Furthermore, the character and amenities of our local roads' surrounding neighborhoods are not compatible with dense population.

Why Are CEF District Types Not Included in, or Appropriate for ZRA 187 ?

Val Lazdins, Director of DPZ, advised the Planning Board at its April 18, 2019 ZRA 187 meeting that changes to floating zones (CEF) would be beyond the scope of ZRA 187 and would require DPZ to study and analyze CEF comprehensively before recommending any changes to CEF. The Planning Board agreed that if CEF regulations are to be changed it could be studied and done later via a separate ZRA. From my own regulations research the only place where a CEF residential or mixed development can be placed on a local road is where there is an undeveloped portion of a residential base district.

If desired later any further CEF restriction need only address that particular case within the CEF regulations, not via conditional use regulations or this ZRA.

Won't ZRA 187 Negatively Impact General Development in Howard County ?

The placement of the ZRA language in the conditional use regulations section means that it can only affect conditional use, specifically higher than normal density age restricted development. All other development will not be affected.

Will ZRA 187 Stop or Severely Curtail Age Restricted Development ?

Only high density age restricted development will be prevented in certain districts when accessed from local roads. Normal density age restricted will not be affected regardless of road location. The ZRA petition rationale discusses how the general plan policy guidelines suggest restricting high density senior development on local roads.

Is the ZRA 187 Language Lengthy and Complicated ?

This ZRA adds just 32 words to the regulations:

“If the development results in increased density according to subsection (3) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.”

It is flawless.

Study of those 32 words shows the exacting and elegant precision within the County regulations that will adjust age-restricted conditional use to be

more efficient,

more appropriate,

and most importantly

more harmonious with the general plan.

Is The Petition In Harmony With PlanHoward2030? Should All Points Made Regarding the ZRA Be In Harmony With the Plan?

There was a lot of testimony supporting ZRA 187 which specifically demonstrates harmony with the general plan. The ZRA petition application process required us to provide specific resonance with PlanHoward2030.

Please consider the need to correlate all opposition arguments with the general plan just as we have done in testifying for this legislation.

PlanHoward2030 Is Expected to Change, Will This Impact the Appropriateness of the ZRA ?

The crux of this ZRA resonates with planhoward2030 mostly because of the environmental benefits and transportation efficiencies inherent with putting seniors closer to where they most often need to go, and closer to the people that need to come to them.

Even though we now know that there will soon be changes to the General Plan going forward, can anyone envision a updated general plan with less stringent environmental and transportation goals than PlanHoward2030 ? Regardless of what the county does with a future general plan, this ZRA will still be just as appropriate and probably even more so.

This ZRA language transcends any updates that may be made so the recently announced update to the general plan is not a factor with this bill.

Did Many People Come Together To Solve the Problem Presented by Age Restricted Conditional Use In Some Districts ?

By the signature page Leila Mahlin and Paul Goldenberg are co-petitioners on our ZRA, with Paul volunteering as the primary contact.

In terms of political philosophy, the co-petitioners and I are very far apart. Yet as neighbors we came together on this project because of rational agreement on the need to improve the County's conditional use senior housing regulations. We jointly decided to help our community and County. For most of the last year Leila and I have worked in concert on this project on a daily basis, including writing the supporting rationale for the ZRA petition before you now.

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What Closing Points Should Be Made Regarding ZRA 187 To The County Council ?

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both inside and outside this government,
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And concerned voters.

please
Respectfully please
promote the elegant 32 words of ZRA 187
into law
without ANY changes.

Do this, and we the people will appreciate you for it later.

So now I wish all of you the best with the important task of judgement before you.

I'm Barry Gibson, a Columbia resident and small business person in lower Ellicott City for over 34 years.

I've been severely impacted twice by Ellicott City flooding, related to decades of loosely constrained development without concern for downstream impacts.

Now I'd like to talk about the inception of conditional use and how it is used in our county.

Historically, civilization development is based on best land use.

Even 6th grade Social Studies students are taught that civilizations were placed where land and climactic conditions were conducive for human settlement.

For example early Ellicott City development was driven by the only available power being from water flow for numerous mills.

That was the best land use at the time.

Nationally, the history of conditional use has been oriented towards utilizing the land in a way that was best suited *for the land*.

For example, a garden would be an appropriate use for a small plot in a residential area. Businesses such as a Child Day Care

Center, an outdoor Athletic Facility, or a Pet Day Care may be the perfect conditional use for a parcel of land.

Conditional use in Howard County is typically done in the later phase of land development after the most natural uses are not as profitable.

What does the history of civilization development, the flooding of old EC, and the intended conditional use of land have to do with ZRA 187 ?

It is that when we don't use land for what its physical geography indicates rather than forcing a use that is purely for immediate financial benefit, we do a disservice to the land, the people, and the local government.

This results in the need to remediate negative consequences of the unsuitable uses.

As I speak we are still struggling with remediating the Ellicott City flooding.

In the case of age restricted high density senior housing, the best land use is to place such developments on non-local roads.

The higher density population of seniors will be closer to their destinations, and to those who need to provide various services to

them.

Finally, the more sensitive environmental areas surrounding local roads will not be directly impacted by negative effects from higher density developments.

Please pass ZRA 187 without changes.

Thank you.

The County Council of Howard County
George Howard Building
Ellicott City, MD

SUBJECT: Amendment to Council Bill31-2019

Dear Council Members:

My Name is Nancy Smith. I came to Howard County in 1972.

Over the many years that have passed, I have been privileged to watch our county grow as I have seen families and individuals of all shapes and sizes move through various housing styles that represented their changing needs.

I have recently just completed a four year term on the Housing and Community Development Board and had the privilege of working with that amazing team to provide affordable housing to those wanting to take advantage of living where they work, and to participate in the benefits our community possesses.

The one area that is particularly close to my heart is our aging community. I am aware that Howard County acknowledges the urgent housing needs of this growing segment of our population in the General Plan and, more specifically, in the "Howard County Senior Housing Master Plan." But, it has come to my attention that that current legislation needs to be amended to allow housing to be provided for our senior residents in the western area of our county as their housing needs change.

Based on my experience with the HCD Board and my own personal experiences, I can attest that most residents want to remain in the community they currently enjoy as they age. Providing that option will be yet another acknowledgment of our focus on all members of our population.

Let us continue to explore ways to serve our aging community throughout our entire county.

Thank you for your consideration in your key role in making this happen.

Sincerely,

Nancy L. Smith

10001 Windstream Dr. #203
Columbia, MD 21044
Phone: 443-324-7042