

**Sayers, Margery**

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**From:** Jones, Opel  
**Sent:** Monday, June 17, 2019 1:06 PM  
**To:** Sayers, Margery  
**Subject:** FW: A couple of questions

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**From:** mbedolla@verizon.net <mbedolla@verizon.net>  
**Sent:** Friday, June 14, 2019 5:30 PM  
**To:** Jones, Opel <ojones@howardcountymd.gov>  
**Subject:** A couple of questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Councilman Jones,

Please support the grassroots initiative ZRA 2019 (Zoning Board) aka CB31-2019. Roads are too crowded now and schools are full.

Plan to prevent future flooding of EC via construction of a tunnel. 2 questions. 1, where can I locate a map showing where it will start and where it will end to dump the rain water?. Below or above the river level?  
2. Is there a geologic report as to what material the construction of the tunnel will have to bore through?  
From what I see above ground, there is a lot of granite around, and we only see what is above ground. How much granite is below ground to be bored through and will that affect the cost?

Oh, and I must have missed it but what will the increase in the fire tax be used for and is there data to support it?



## Sayers, Margery

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**From:** Jonathan K Lazar <jlazar@umd.edu>  
**Sent:** Monday, June 17, 2019 4:49 PM  
**To:** CouncilMail  
**Subject:** Fwd: testimony  
**Attachments:** ZRA\_Jonathan\_testimony.docx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I was originally hoping to come to the County Council meeting tonight to testify in favor of ZRA 187, however, I have a last-minute event that I'm required to be at for my work. Please accept the attached testimony and note that I am in FAVOR of ZRA 187

Best wishes, Jonathan Lazar, Ph.D., LL.M.



## Testimony to the County Council, June 17, 2019

I am Jonathan Lazar, Ph.D, LL.M., and I have lived in Columbia for 44 years. I am a professor at the University of Maryland, specializing in technology accessibility for people with disabilities, where I serve as Associate Director of the Trace Center, the nation's oldest research center on technology and disability.

As an advocate for people with disabilities, I am a proponent for encouraging and accessing "green, healthy and walkable communities." (*Housing Overview p, p 123*) for all citizens, as noted in the General Plan. This ZRA 187 enhances accessibility since residents of high density developments - instead of being deep within communities and requiring extensive travel on local roads- can easily and immediately access major routes. Round trip distances will be shorter, and residents will be more likely to walk or use public transportation. This will also diminish traffic congestion, reduce fuel consumption, automobile maintenance, greenhouse gas, and air pollution. Location efficiency helps to achieve the Plan Howard goal of enhancing "access to jobs, services, and overall opportunities for greater quality of life." This also "reduces personal vehicle miles to improve air quality" which is another key Transportation priority. (*Plan 2030 Executive summary Transportation*).

As we plan for more senior housing we need to be focused on their future needs, as they may incur limitations that keep them from living a healthy life connected to the community. ZRA 187 focuses on placing 55+ age-restricted communities on arterial or connector roads, enhancing accessibility and reducing isolation for future residents.



## Sayers, Margery

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**From:** Jones, Opel  
**Sent:** Monday, June 17, 2019 4:50 PM  
**To:** Sayers, Margery  
**Subject:** FW: ZRA 187

-----Original Message-----

From: mignon <mighale@hotmail.com>  
Sent: Wednesday, June 12, 2019 8:31 PM  
To: Jones, Opel <ojones@howardcountymd.gov>  
Subject: ZRA 187

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Opel Jones,  
Please support ZRA 187. I live near Jordan Overlook.

Thank you,

Mignon Hale

Sent from my iPhone





## Sayers, Margery

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**From:** Rigby, Christiana  
**Sent:** Monday, June 17, 2019 5:38 PM  
**To:** Sayers, Margery  
**Subject:** FW: ZRA 187/CB-31 written testimony  
**Attachments:** ZRA187LiMaVDPZCEFSpecific.docx

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**From:** Neal Vanderlipp <nrv@xcal-sol.com>  
**Sent:** Monday, June 17, 2019 5:10 PM  
**To:** Rigby, Christiana <crigby@howardcountymd.gov>  
**Cc:** Leila Mahlin <samlnbm@comcast.net>  
**Subject:** Fwd: ZRA 187/CB-31 written testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Chair Rigby,

Attached you will find a discussion of CEF zoning previously sent to DPZ Director Val Lazdins as it relates to ZRA187. Director Lazdins subsequently recommended that we send the letter to the Council members.

Best regards,

Neal Vanderlipp [nrv@xcal-sol.com](mailto:nrv@xcal-sol.com)  
Leila Mahlin [samlnbm@comcast.net](mailto:samlnbm@comcast.net)

Begin forwarded message:

**From:** Neal Vanderlipp <[nrv@xcal-sol.com](mailto:nrv@xcal-sol.com)>  
**Date:** April 27, 2019 at 10:17:38 AM EDT  
**To:** [vlazdins@howardcountymd.gov](mailto:vlazdins@howardcountymd.gov)  
**Cc:** Opel Jones <[ojones@howardcountymd.gov](mailto:ojones@howardcountymd.gov)>, Leila Mahlin <[samlnbm@comcast.net](mailto:samlnbm@comcast.net)>, Paul Goldenberg <[bear72gate@gmail.com](mailto:bear72gate@gmail.com)>, [mrharris@howardcountymd.gov](mailto:mrharris@howardcountymd.gov), [nbailey@howardcountymd.gov](mailto:nbailey@howardcountymd.gov)  
**Subject:** ZRA 187, CEF

Director Lazdins,

Attached please find a letter that we composed concerning ZRA 187 and CEF districts.

Best regards,

Neal Vanderlipp ([nrv@xcal-sol.com](mailto:nrv@xcal-sol.com))

Leila Mahlin ([samlb@comcast.net](mailto:samlb@comcast.net))  
Paul Goldenberg ([bear72gate@gmail.com](mailto:bear72gate@gmail.com))

April 26, 2019

Director Lazdins,

On April 18th, Ms. Lisa Markowitz provided testimony to the Planning Board towards amending ZRA 187 to add CEF district restricting language to the conditional use density table in Zoning Regulations Section 131.0.N.1.a.(3). Since that time we have done research on CEF district criteria and wish to provide our analysis to DPZ.

As you are aware the proposed ZRA 187 limits age restricted conditional use developments with higher than base district density to locations directly accessible by a collector or arterial road. ZRA 187 prohibits locating such developments on local roads.

Since a CEF is not considered a conditional use and is restricted by different criteria, regulations restricting its use are best located in Section 121.0, not in Section 131.0 as Ms. Markowitz suggests.

Below our signatures are relevant excerpts from the CEF district criteria related to location.

Section 121.0.1.2. already restricts CEF districts to collector or arterial roads except for CEF-R or CEF-M districts where the access location on a local road is not internal to an existing residential development. That leaves only eligible CEF locations of non-residential base districts or undeveloped portions of residential base districts.

Ms. Markowitz's proposal assumes that such a CEF-R or CEF-M base district location is a residential type which has a dwelling density for comparison to the CEF district dwelling density. If one also assumes as Ms. Markowitz appears to, that there is a dwelling density vs. suitable location access road classification problem, then one must also assume that those underlying CEF base districts which are non-residential and therefore do not have a dwelling density attribute will not be addressed by Ms. Markowitz's proposal.

Section 121.0.1.5 further limits CEF-R districts in non-residential base districts to only locations adjoining a residential district.

Section 121.0.1.6 prohibits all CEF districts from locations within residential neighborhoods of only single-family detached.

We oppose amending ZRA 187 at the County Council level as Ms. Markowitz proposed at the Planning Board. Restrictions on CEF related to dwelling density should be included in the CEF criteria regulations, and not in the conditional use section that ZRA 187 addresses. Assuming there is a problem with CEF related to dwelling density and location access road classification, Ms. Markowitz's proposal does not provide a comprehensive solution.

In addition to the concerns described above it was not consistently clear to us what the intent was of Ms. Markowitz's proposal. Upon evaluation of the testimony that she handed in and evaluation of the verbal testimony she gave at the April 18<sup>th</sup> planning board, there seem to be incongruities with some of her stated objectives. One could surmise a range of intent from changing access to all CEFs, which appear unnecessary, to an intent of limiting density increase and requiring direct access to major routes for all development in Howard County. We do not support this, and do not want the ZRA 187 associated with these ideas.

Sincerely,

Neal Vanderlipp ([nrv@xcal-sol.com](mailto:nrv@xcal-sol.com))  
Leila Mahlin ([samlnbm@comcast.net](mailto:samlnbm@comcast.net))  
Paul Goldenberg ([bear72gate@gmail.com](mailto:bear72gate@gmail.com))

**From the Howard County Zoning Regulations:**

SECTION 121.0: - CEF (Community Enhancement Floating) District

I. Criteria for a CEF District

The CEF District may be established at a particular location if the following criteria are met:

2. A proposed CEF-C District shall have frontage on and access to an arterial or major collector road. A proposed CEF-R or CEF-M District shall have frontage on and access to an arterial or collector roadway, or a local road if access to the local road is safe based on road conditions and accident history and the local road is not internal to a residential development.
5. A Proposed CEF-R District is not located in an existing non-residential zoning district unless the proposed CEF-R District adjoins a residential zoning district.
6. The proposed CEF District is not permitted within the interior of a neighborhood comprising only single-family detached dwellings.

All  
JF  
MS

HOWARD COUNTY COUNCIL  
RECEIVED

2019 JUN 17 PM 12:46

JUNE 13 2019

TO:

CHRISTIANA MERCER RIGBY  
HOWARD COUNTY COUNCIL  
DISTRICT 3

FROM:

BEVERLY ANDREASSEN  
9217 OSPREY COURT  
COLUMBIA, MD 21045-1823

I FULLY SUPPORT THE 'REQUEST'  
ZRA-187 TO AMEND SECTION  
131.6.M.1 TO REQUIRE AGE-  
RESTRICTED ADULT HOUSING  
CONDITIONAL USES WITH  
DENIMITIES THAT EXCEED THE  
BASE ZONING DISTRICT TO HAVE  
FRONTAGE ON AND DIRECT ACCESS  
TO A COLLECTOR OR ARTERIAL  
ROAD.

THE HOWARD COUNTY DEPARTMENT  
OF PLANNING AND ZONING  
TECHNICAL STAFF REPORT  
(APRIL 4, 2019) LAYS OUT THE  
PURPOSE OF ZRA-187  
WITH PRACTICAL CLARITY.

(1/2)  
BA

AS A HOWARD COUNTY SENIOR  
AND HOME OWNER TAX PAYER  
(SINCE FEBRUARY 4 1972), I  
FEEL CONFIDENT THAT  
ZRA-187 WILL ENSURE  
A HIGH LEVEL QUALITY OF LIFE  
FOR 55+ AGE RESTRICTED  
ADULT HOUSING COMMUNITIES

ZRA-187 IS NECESSARY

WHEN THE HOWARD COUNTY  
COUNCIL VOTES APPROVAL  
FOR ZRA-187, I WILL BE  
ABLE TO ENJOY A GENUINE  
SENSE OF CIVIC PRIDE IN  
MY COUNTY GOVERNMENT  
CONCERNING THIS MATTER.

SINCERELY  
Beverly Anderson  
BEVERLY ANDERSON

(e/2  
/m)

## Sayers, Margery

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**From:** Jones, Opel  
**Sent:** Tuesday, June 18, 2019 2:10 PM  
**To:** Sayers, Margery  
**Subject:** FW: testimony  
**Attachments:** ZRA\_Jonathan\_testimony.docx

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**From:** Jonathan K Lazar <jlazar@umd.edu>  
**Sent:** Monday, June 17, 2019 4:51 PM  
**To:** Jones, Opel <ojones@howardcountymd.gov>  
**Subject:** Fwd: testimony

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Councilman Jones,

Thanks again for all of your past support of the residents!

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Best wishes, Jonathan Lazar, Ph.D., LL.M.





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