



TECHNICAL STAFF REPORT

April 19, 2018

Planning Board Meeting of March 29, 2018
County Council Hearing to be scheduled

Case No./Petitioner: GPA 2018-01/Council Chairperson at the Request of Erickson Living Properties II, LLC

Request: AN ACT amending the General Plan for Howard County (PlanHoward 2030) to adjust the Planned Service Area for water and sewer service to include approximately 61 acres, located west of Clarksville Pike (Md Route 108) and south of Sheppard Lane, in Clarksville, Howard County, Maryland; to adjust the Growth Tier Maps and incorporate the property within Growth Tier 1; and further designate the property as a Targeted Growth and Revitalization Designated Place Type; and provide that certain adjustments will be null and void unless certain conditions are met; and generally relating to PlanHoward 2030.



I. **Overview**

Erickson Living Properties II, LLC, proposes a continuum of care residential campus west of the Clarksville Pike (MD 108) and Sheppard Lane intersection in Clarksville. To realize this development, the Petitioner proposes rezoning the properties to CEF (Community Enhancement Floating) District. CEF criteria require the district to be within the planned service area (PSA) for both public water and sewer service. Since most of the site lies outside the PSA, the General Plan must be amended to modify the service district boundaries. The various County policies identified and reviewed in this report make this amendment challenging, since the conclusions are not necessarily clear-cut.

The CEF process involves multiple steps and review by the County Council and various boards. The County Council would consider the General Plan update, with a recommendation from the Planning Board. The Zoning Board and Planning Board would address the CEF zone criteria and the Development Concept Plan. The Design Advisory Panel (DAP) has already provided design and site planning recommendations on the overall concept plan to the Department of Planning and Zoning (DPZ) - to be reflected in a staff report if, or when the Planning Board considers the CEF. In turn, the Zoning Board will consider the Planning Board's recommendations, as well as DAP recommendations and the DPZ staff report, as it considers the case. Ultimately, the Zoning Board will decide on the CEF zone and the overall development plan.

The General Plan Amendment (GPA 2018-01) includes approximately 61 acres on three parcels (p/o Map 28, Parcel 100, Map 34, Parcel 185 and Map 35, Parcel 259) located west of Clarksville Pike (MD 108) and south of Sheppard Lane in Clarksville (the Property). The Petitioner, Erickson Living Properties II, LLC., submitted to DPZ an initial Development Concept Plan (DCP) July 28, 2017, that proposed a Continuing Care Retirement Community (CCRC) consisting of 1,200 independent living units, 240 health care units, 108,000 square feet of mixed accessory uses, and 1,680 parking spaces. The plan also expands and relocates the existing gasoline service station on Parcel 259.

GPA 2018-01 requests: (1) change the Planned Service Area (PSA) boundary for public water and sewer service to include the Property (only Parcel 259 is in the PSA); (2) change the Property's Growth Tier designation from Tier IV to Tier I, and (3) change the Property's Designated Place Type from Rural Conservation to Growth and Revitalization.

County Code Section 16.900 requires the Planning Board to recommend to the County Council whether to adopt a General Plan amendment. The GPA 2018-01 submission includes the following:

- Development Concept Plan, Erickson Living Properties N, LLC
- Draft Council Bill
- Supplemental Materials

Sub-sections A-C below describe the *PlanHoward* 2030 provisions that apply to this request and Section D describes demographic trends that were used to develop PlanHoward 2030 and inform DPZ's evaluation of the GPA.

A. Expansion of the Planned Service Area

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.*

B. Growth Tiers

New restrictions on the development of major subdivisions using septic systems in rural areas were adopted by the Maryland General Assembly in April 2012 through the Sustainable Growth and Agricultural Preservation Act (Senate Bill 236). This Act requires local jurisdictions to classify land into one of four “Growth Tiers” based on the following:

- *Tier I - designated growth area served by public sewer;*
- *Tier II - designated for future extension of public sewer service;*
- *Tier III - not planned for sewer service, not dominated by agricultural or forest, and planned for large lot development with septic systems;*
- *Tier IV - not planned for sewer service, dominated by agricultural and forest land planned for resource protection.*

PlanHoward 2030, Chapter 6 (Growth), page 73

C. Designated Place Types – Future Residential Development

As indicated at the beginning of this chapter, PlanMaryland asks local jurisdictions to refine their Priority Funding Areas (PFA) by identifying more focused target areas for future growth. These include three designated place types within the PFA: Targeted Growth and Revitalization areas, Established Community areas, and Future Growth areas... The other two place types are for rural areas outside the PFA: Low Density Development areas and Rural Resource areas where agricultural land preservation has priority...

PlanHoward 2030, Chapter 6 (Growth), page 71

D. Demographic Trends: Aging Population and Housing

Aging Population

Howard County’s aging population is addressed in the following General Plan sections:

Whereas the total U.S. population grew by 9.7% from 2000 to 2010, those entering the 45 to 64 year age cohort, the approximate ages of the baby boomers, increased by 31.5% during that time period. Baby boomers currently make up about 29% of the countywide population and are starting to move into the 65-plus age cohort.

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

PlanHoward 2030, Chapter 6 (Growth), page 66

A 2015 report by the Department of Community Resources and Services, *Planning for the Growth of the Older Adult Population in Howard County: Creating an Age-Friendly Community* (DCRS 2015 Report) further identifies a growing number of older adults. **Figure 1** shows that over the next two decades, Howard County residents will become significantly older. Between 2010 and 2035 the total population will increase from 287,085 to 363,499, an increase of 26.6%. During that same period, the population over 50 years old will grow from 87,237 to 140,175 (60.7% increase) - more than double the total growth rate. The percentage of the population over 50 years old will increase from 30.39% in 2010 to 38.56% in 2035.

Figure 1: Howard County Census by Age Groups, 2010 to 2035

Age	2010		2020		2035	
0 to 49 years	199,848	70%	213,578	69%	223,324	61%
50 to 74 years	75,808	26%	99,233	30%	100,638	28%
75 years and older	11,429	4%	19,438	6%	39,537	11%
Total	287,085	100%	332,249	100%	363,499	100%

Source: MDP 2013 Population Projections

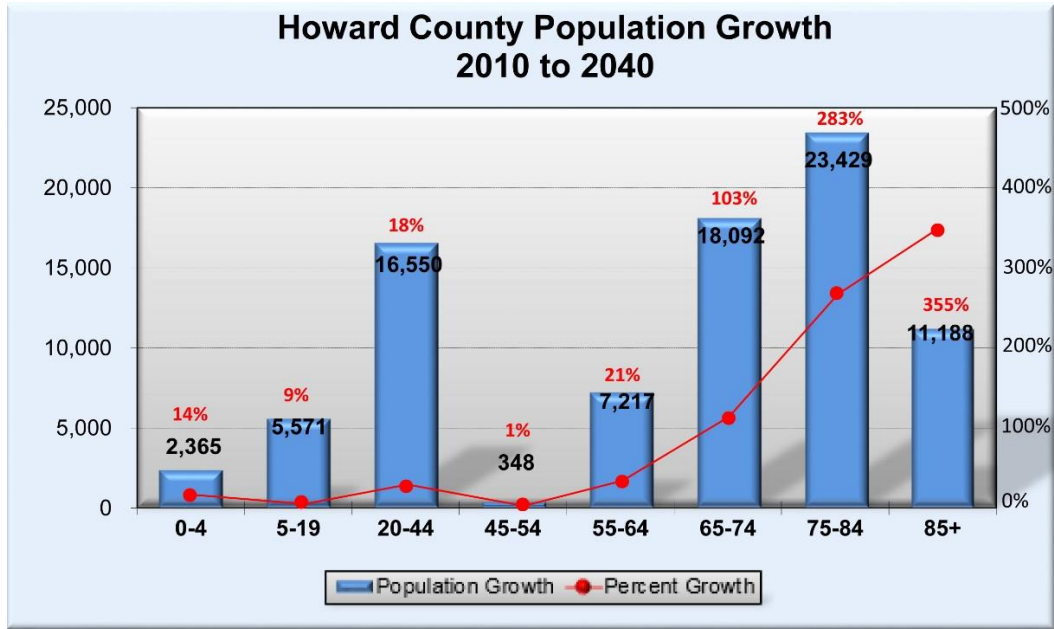
Figures 2 and 3 show population projections by age group through 2040. The increase in population more than 65 years old is significant relative to other age groups. Compared to 2010, the population 65 to 74 years old will increase by 103% to 18,092, those 75 to 84 years old will increase by 283% to 23,429, and those 85 years and older will increase by 355% to 11,188.

Figure 2: Howard County Population by Age, 2010 to 2040

Age	2010	2015	2020	2025	2030	2035	2040	2010 to 2040	
								Growth	% Change
0-4	17,363	19,103	20,447	21,802	21,920	20,747	19,728	2,365	14%
5-19	63,360	65,220	67,076	69,037	71,187	70,632	68,931	5,571	9%
20-44	92,961	98,817	107,624	114,504	115,243	113,308	109,511	16,550	18%
45-54	49,585	49,634	44,896	42,934	44,825	46,947	49,933	348	1%
55-64	34,771	41,095	46,353	45,500	41,354	39,805	41,988	7,217	21%
65-74	17,616	24,730	30,619	35,243	39,099	38,454	35,708	18,092	103%
75-84	8,277	10,678	14,884	20,402	24,853	28,396	31,706	23,429	283%
85+	3,152	4,082	5,022	6,270	8,332	11,212	14,340	11,188	355%
TOTAL	287,085	313,359	336,921	355,692	366,813	369,501	371,845	84,760	30%
0-4	6%	6%	6%	6%	6%	6%	5%		
5-19	22%	21%	20%	19%	19%	19%	19%		
20-44	32%	32%	32%	32%	31%	31%	29%		
45-54	17%	16%	13%	12%	12%	13%	13%		
55-64	12%	13%	14%	13%	11%	11%	11%		
65-74	6%	8%	9%	10%	11%	10%	10%		
75-84	3%	3%	4%	6%	7%	8%	9%		
85+	1%	1%	1%	2%	2%	3%	4%		
TOTAL	100%	100%	100%	100%	100%	100%	100%		

Source: U.S Census Bureau, Projections from DPZ Research Division Round 9 & MDP Cohort Model

Figure 3: Howard County Population by Age, 2010 to 2040



Source: U.S Census Bureau, Projections from DPZ Research Division Round 9 & MDP Cohort Model

Housing

Housing for seniors and individuals with disabilities is described in the following General Plan sections:

The County's housing stock should support the aging population and will need to continue General Plan 2000 policies to promote diverse senior housing for those that wish or need to downsize to more easily maintained units as they age. The policies should also continue to support seniors who choose to age in place in their own homes or in their own communities.

The County also recognizes that as older residents' ability to live independently diminishes, they often need to move to housing that provides support services. There are both nursing and assisted living options for seniors in the County, offering a continuum of services, from acute care to congregate and group housing to in-home services. In order to accommodate the projected 19% of residents age 65 and older by 2030, the County's support of continuing care housing and services must be maintained.

PlanHoward 2030, Chapter 9 (Housing), pages 130-131

The 2015 DCRS report identifies six priorities to achieve a future age-friendly community across the lifespan of county residents; among these are the following housing-based focus areas:

- *Ensure that diverse housing options are available for Howard County residents to age in community and to function as independently as possible.*
- *Prepare residents for the implications of the new demographic reality at both the personal and community level.*

Planning for the Growth of the Older Adult Population in Howard County: Creating an Age-Friendly Community, pages 39 and 46

The Department of Planning and Zoning (DPZ) monitors development activity as part of the County’s Adequate Public Facilities regulations. **Figure 4** summarizes housing activity for restricted unit types compared to the total units built. As of December 2017 nearly 20% of all units built have been 55+ age-restricted, 10% assisted living, and 2% planned senior/continuing care.

Figure 4: Restricted Housing Type Built Compared to Total Units, 2004 to 2017

Unit Category: SFD, SFA, APT	Total Units	% Total Units
55+ Age Restricted	3,635	18%
Assisted Living	1,925	10%
Planned Senior/Continuing Care*	299	2%
Other	14,480	71%
Sub Total	20,339	100%

*Includes Lutheran Village at Miller’s Grant.

Source: DPZ 2018 Development Monitoring System Report and Land Use Database

II. Description of GPA 2018-01

GPA 2018 proposes the following changes to *PlanHoward 2030’s* Policy Maps:

1. Change in the Planned Service Area (PSA) boundary for public water and sewer service to include the Property (only Parcel 259 is currently within the PSA);
2. Change the Property’s Growth Tier designation from Tier IV to Tier I; and
3. Change the Property’s Designated Place Type from Rural Conservation to Growth and Revitalization.

These amendments include Map 4-1, Map 5-1, Map 6-2, Map 6-3 and Map 8-1 as shown in Figures 1-10.

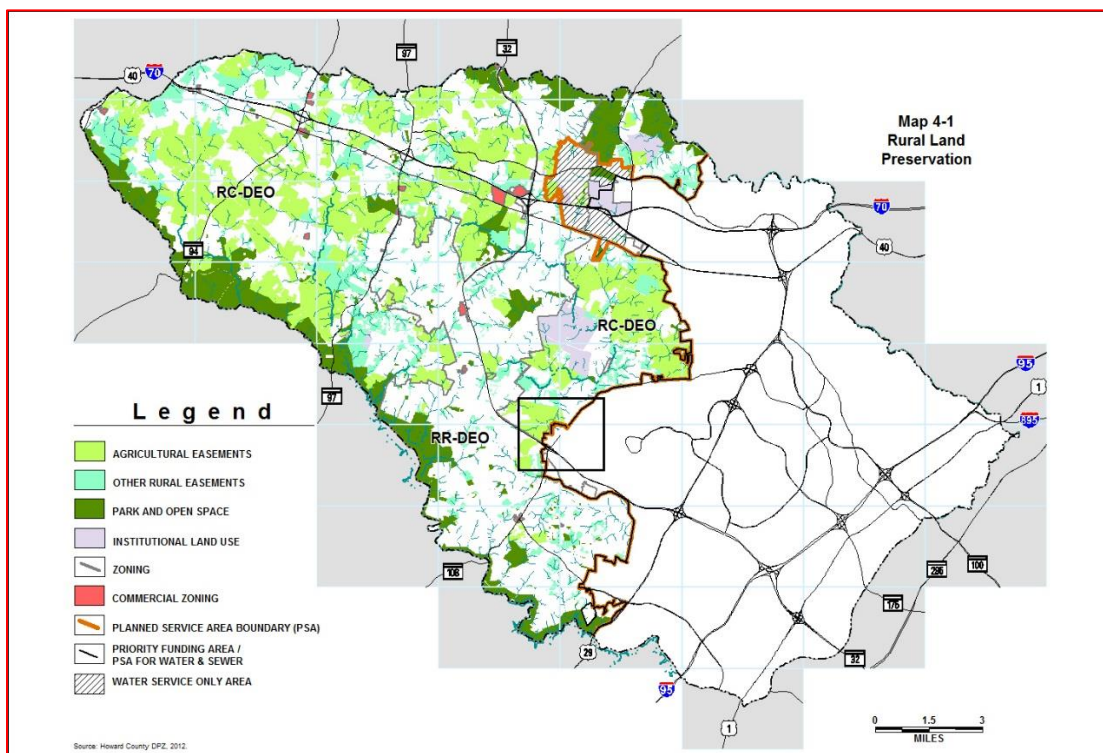


Figure 1: Amended Map 4-1 Rural Land Preservation Planned Service Area Boundary (PSA) and Priority Funding Area Boundary (PFA).

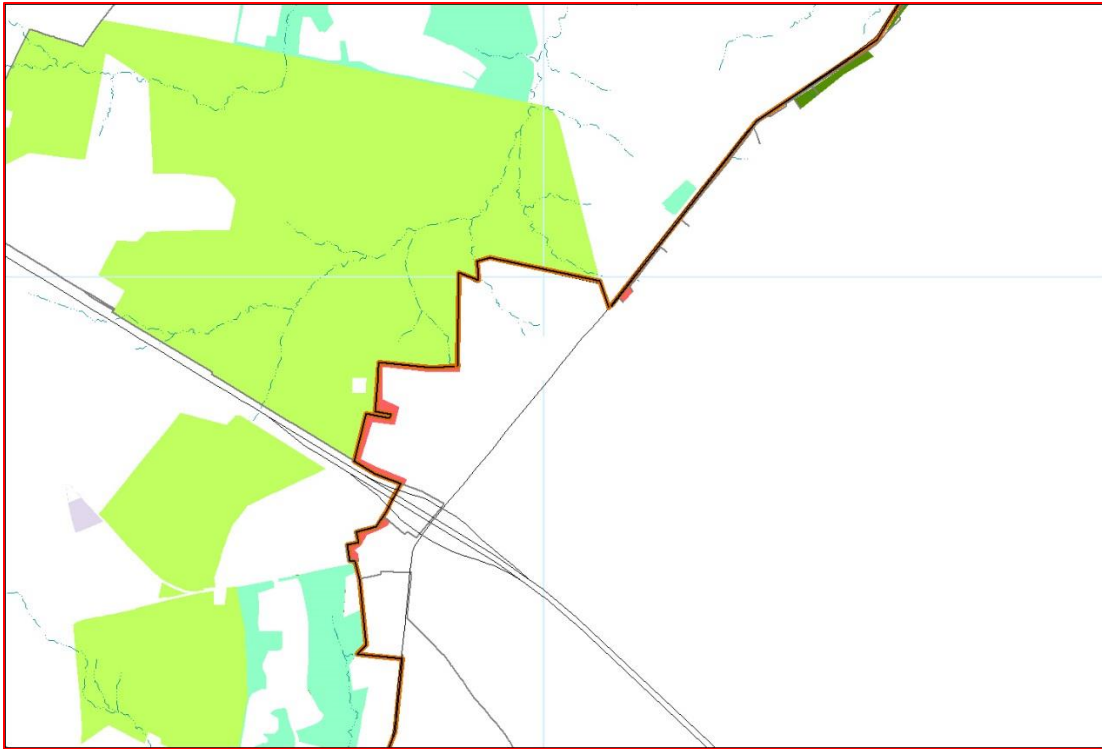


Figure 2: Figure 1, Map 4-1 Inset.

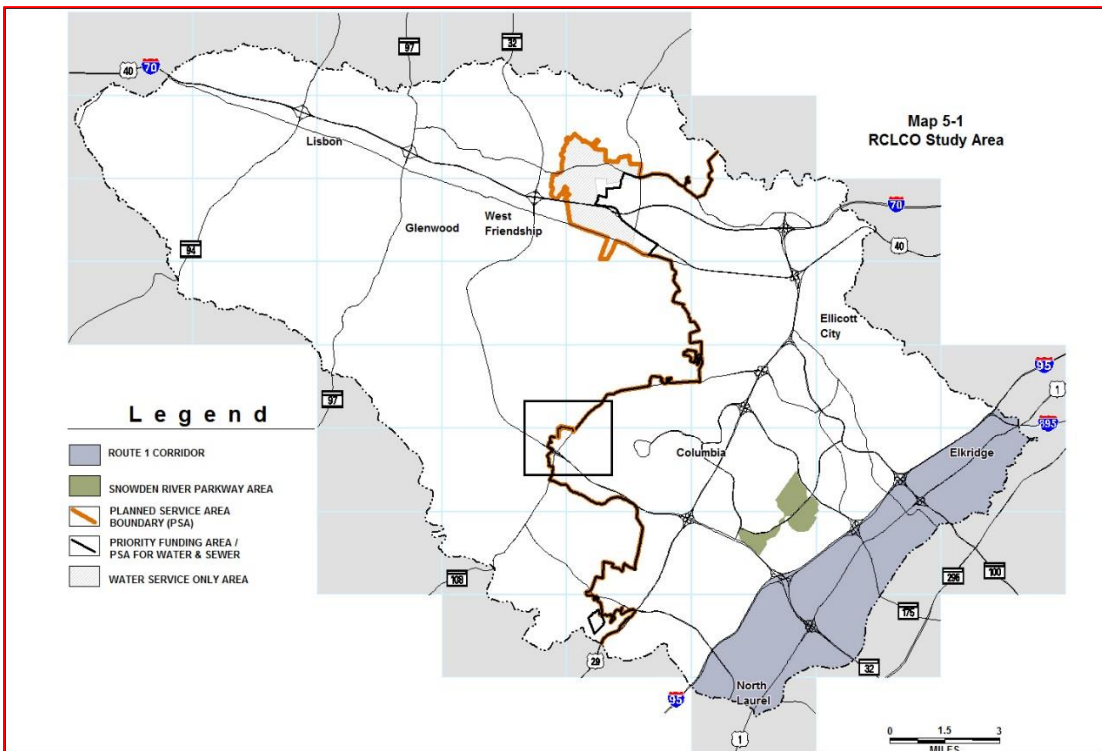


Figure 3: Amended Map 5-1 RCLCO Study Area Planned Service Area Boundary (PSA) and Priority Funding Area Boundary (PFA).

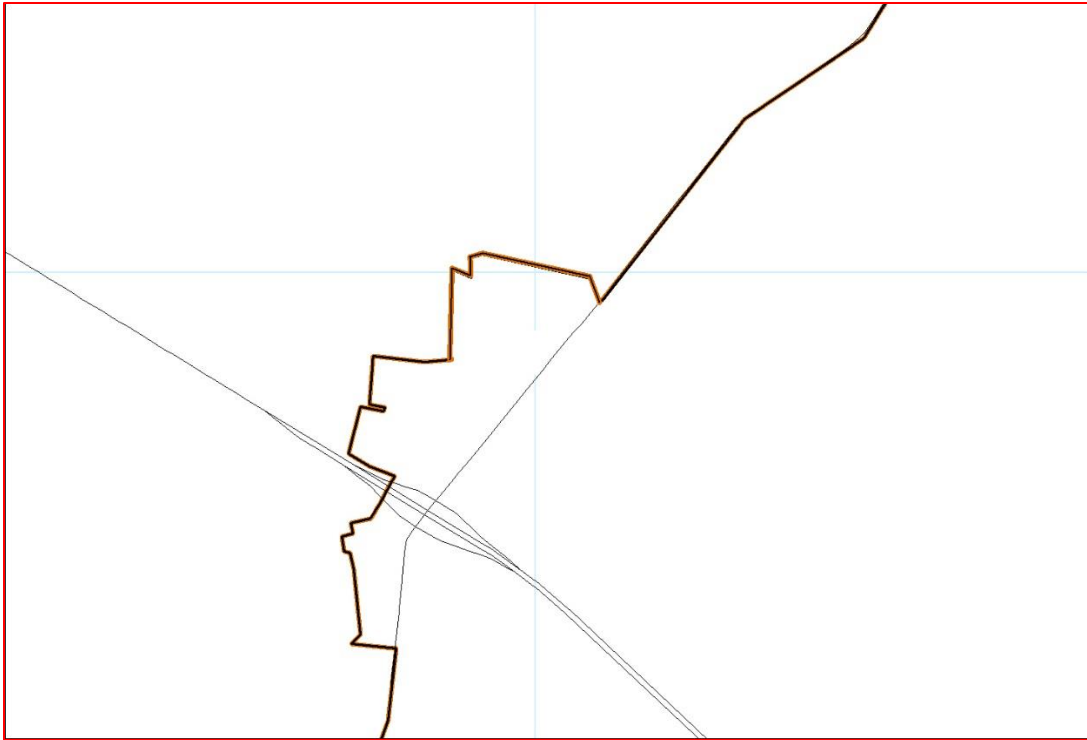


Figure 4: Figure 3, Map 5-1 Inset.

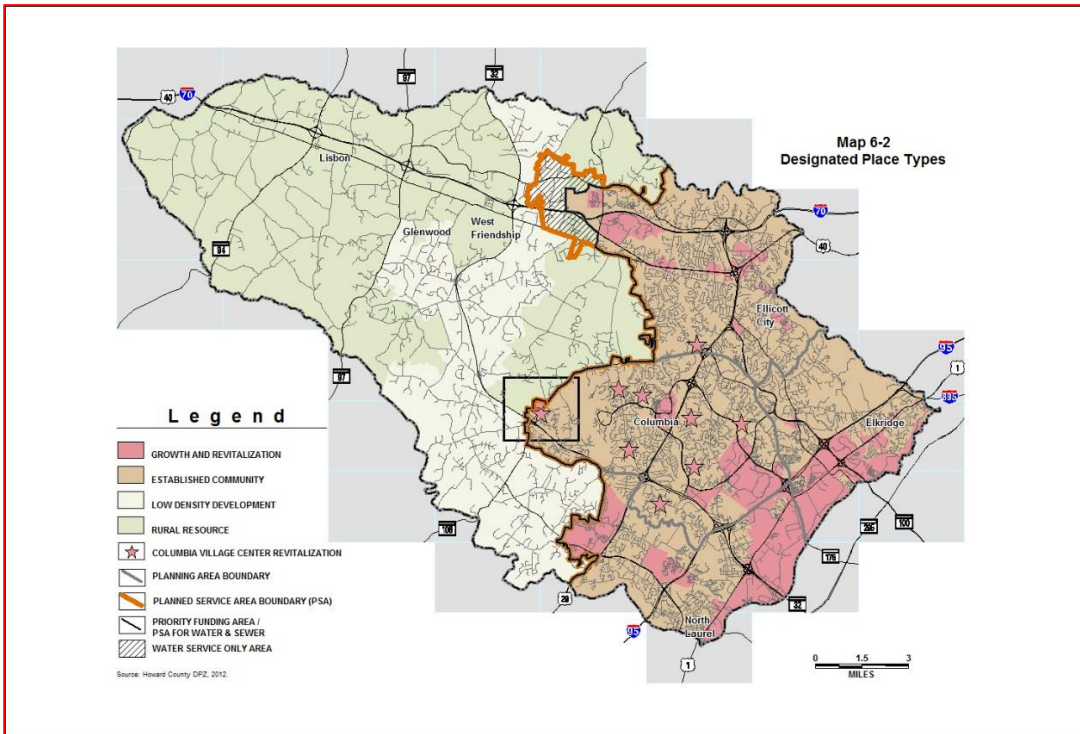


Figure 5: Amended Map 6-2 Designated Place Types Planned Service Area Boundary (PSA) and Priority Funding Area Boundary (PFA).

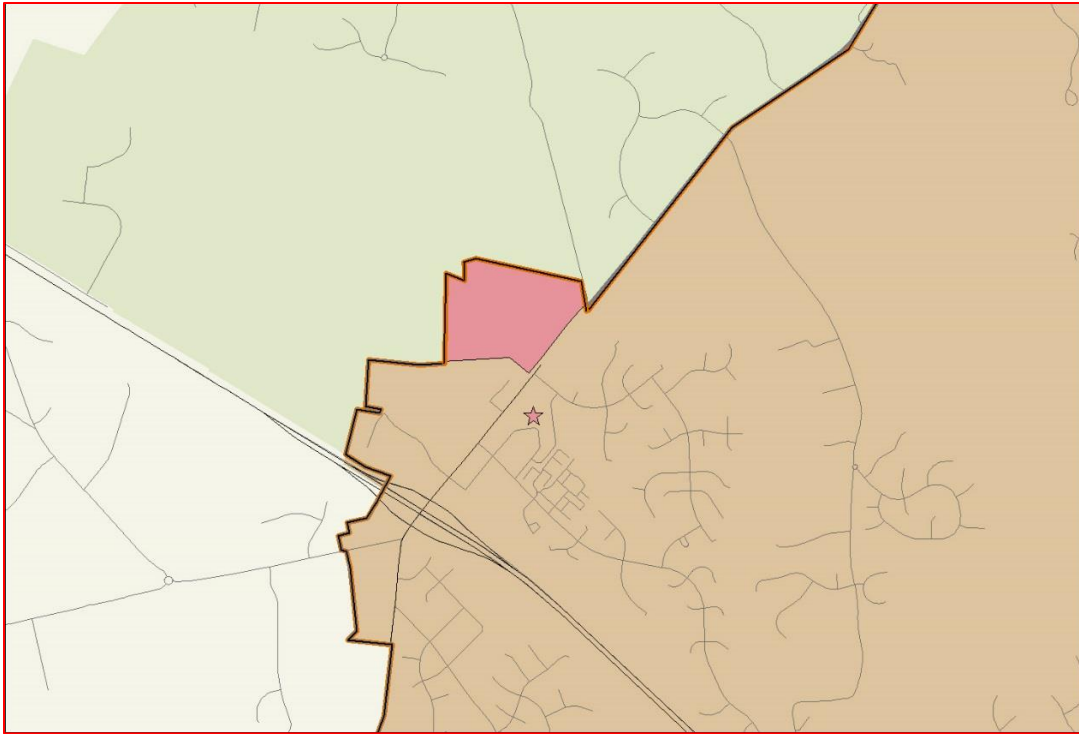


Figure 6: Figure 5, Map 6-2 Inset.

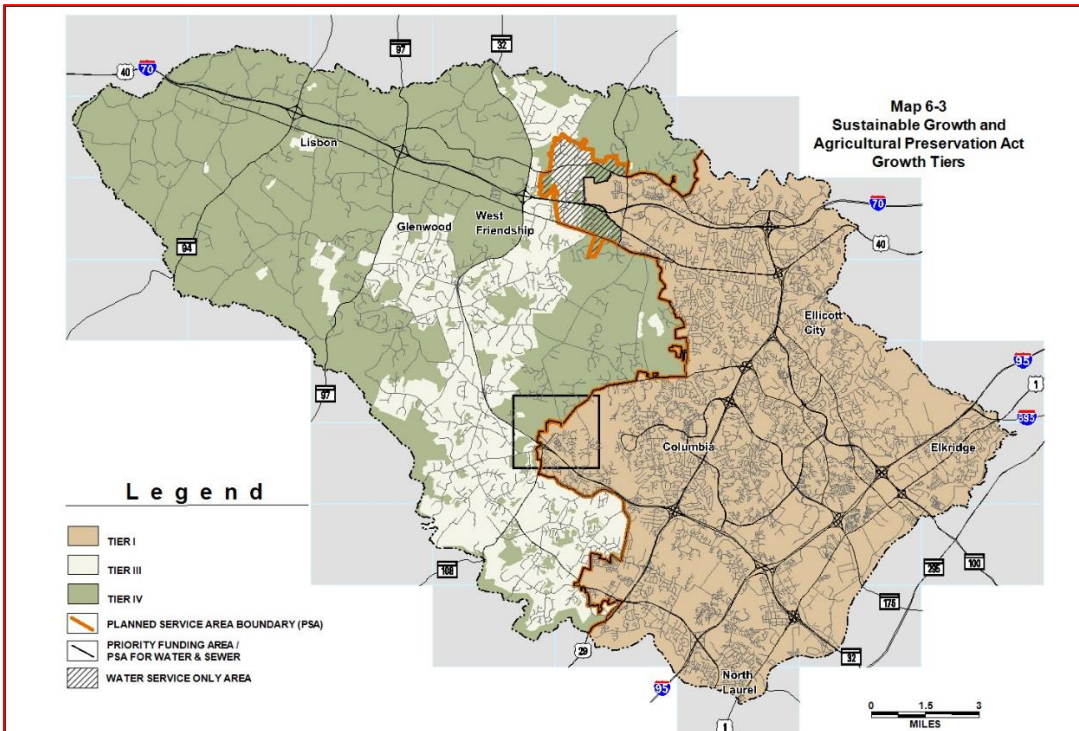


Figure 7: Amended Map 6-3 Sustainable Growth and Agricultural Preservation Act Growth Tiers Planned Service Area Boundary (PSA) and Priority Funding Area Boundary (PFA).

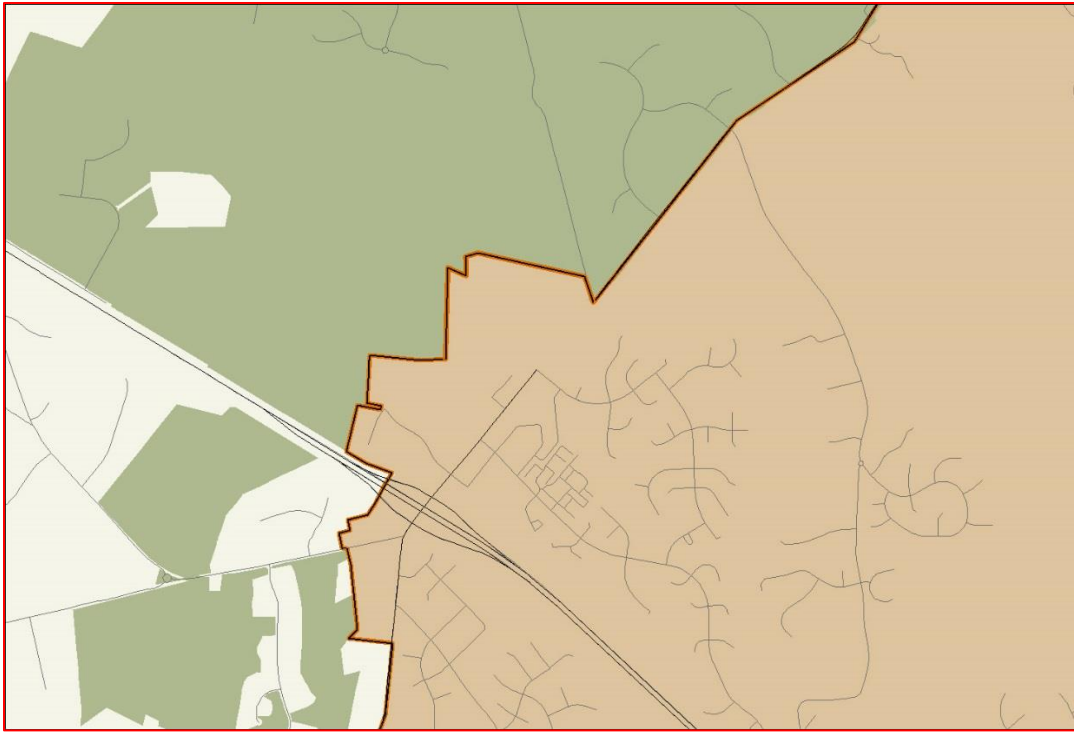


Figure 8: Figure 7, Map 6-3 Inset.

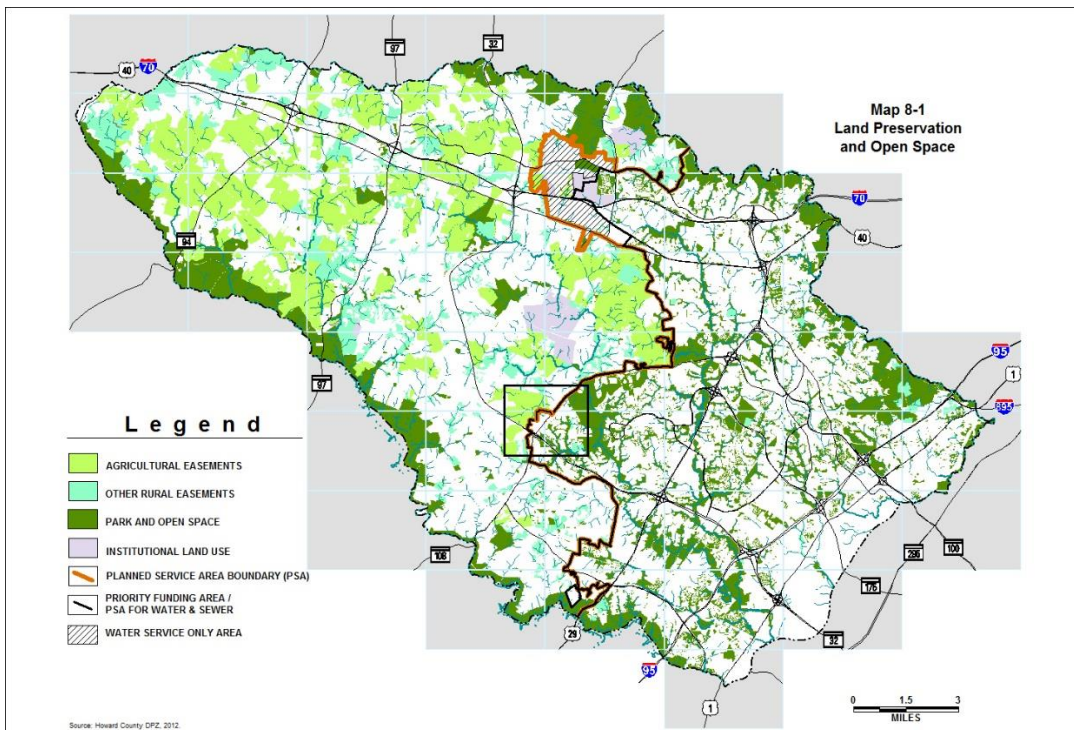


Figure 9: Amended Map 8-1 Land Preservation and Open Space Planned Service Area Boundary (PSA) and Priority Funding Area Boundary (PFA).

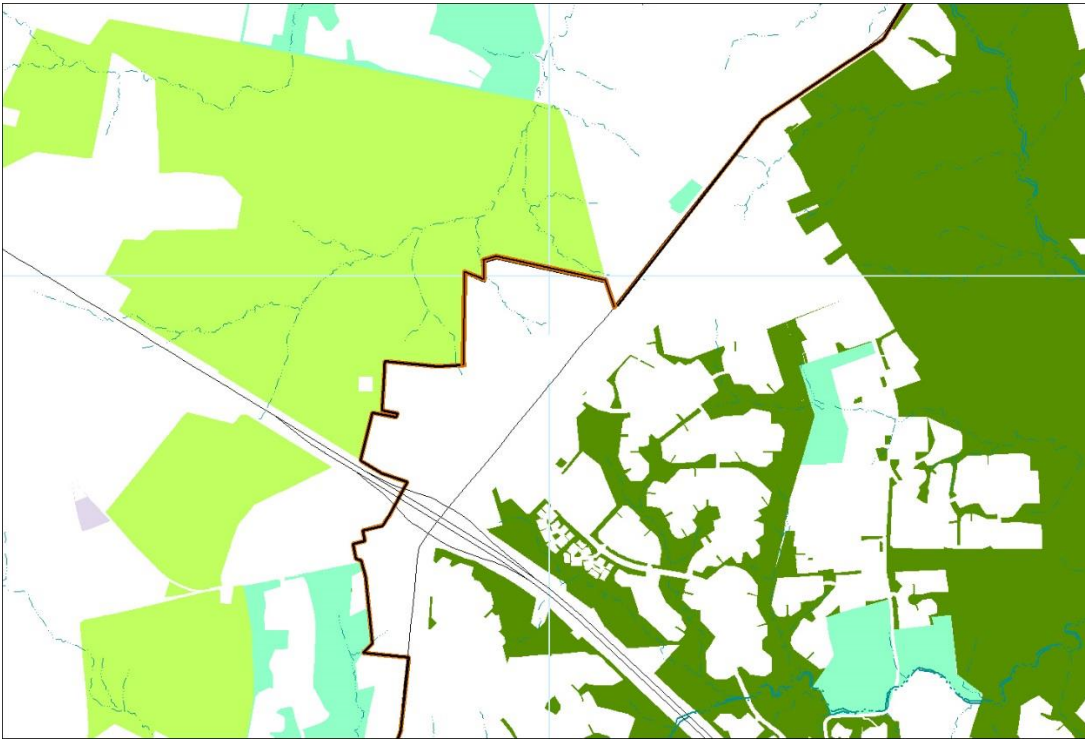


Figure 10: Figure 9, Map 8-1 Inset.

III. Evaluation

This section evaluates GPA 2018-01 for conformance with applicable *PlanHoward 2030* polices.

Chapter 4: Resource Conservation

POLICY 4.1 – Promote additional agricultural preservation opportunities.

a. Future Application Cycles. Facilitate additional Agricultural Land Preservation Program application cycles and recruit owners of uncommitted land to preserve their farms.

GPA 2018-01 facilitates development of the Property rather than agricultural preservation; therefore, it does not further the General Plan’s preservation policy. However, the Plan does mention “*isolated situations where minor PSA adjustments may be appropriate (see IA).*” The key consideration is what constitutes a minor adjustment. If this request is viewed from the perspective of the entire county, then a PSA adjustment of less than 61 acres could be viewed as being minor.

While the Property is currently not preserved under state or county preservation programs, it does adjoin land encumbered by agricultural easements to the west and north and residential development farther north. The Property is also adjacent to and includes land within the PSA to the east and south. This limits possible PSA expansions now and/or in the future. *PlanHoward 2030* adopted a similar minor PSA expansion in the Clarksville area for the Hoddinott property. Given the surrounding land uses and preserved land, the PSA is not likely to expand west, beyond the subject Property. (see Fig. 1 and 2).

Chapter 6: Growth

POLICY 6.1 – Maintain adequate facilities and services to accommodate growth.

a. Limited Planned Service Area Expansion. Zoning requirements for approved PSA expansions should include a development proposal that is consistent with the General Plan and establishes a transition that is compatible with and enhances surrounding communities and provides an environmental benefit.

Expansion of the Planned Service Area

PlanHoward 2030 states that “any requests for a General Plan amendment for expansion of the Planned Service Area 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, charitable or philanthropic institution, or academic school; or
- 2) The proposed expansion of the Planned Service Area includes a zoning proposal 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 (**see IA**).

Some aspects of the CEF-M and GPA 2018-01 proposals are consistent with PlanHoward 2030 and Smart Growth policies, as they would facilitate expanding care and housing opportunities within a compact, pedestrian-oriented community for the county’s growing senior population – in this case near a Columbia Village center and on the Route 108 commercial corridor.

Sewer and water infrastructure capacity was reviewed by the Department of Public Works (DPW) and their comments are attached to this report. Their analyses evaluated water supply (pumping), water conveyance (pipelines), water storage (tanks), wastewater conveyance (pipelines), and wastewater treatment capacities. As a result, the Erickson CCRC would immediately increase the need for water storage in the Columbia-Clarkesville area and to address this, DPW recommends the developer work closely with the County to ensure that the needed utility system components can be accommodated on the property.

Additionally, DPW advised that a flow monitoring program, along with an engineering report, would be necessary to demonstrate that all downstream facilities are sized to support the flow of wastewater from the development. To satisfy this, DPW recommends the developer work with the County to address the sewer capacity issue.

To prepare a full water and sewer capacity and cost analysis, the results of Erickson’s sewerage flow monitoring would need to be completed and included in the evaluation.

Policy 6.5 – Plan compact, well designed, and complete communities through the Comprehensive Zoning process.

c. Planned Unit Development. Consider Planned Unit Development (PUD) zoning to allow increased flexibility for unique, well designed, site specific developments which provide benefits and protections to surrounding communities.

The General Plan says that, “More flexibility is needed within the Zoning Regulations to allow and promote context sensitive design rather than uniform approaches. Planned Unit Development (PUD) zoning allows for such flexibility and should be included as a zoning strategy during a Comprehensive Zoning Process.” In February 2013, shortly before the 2013 Comprehensive Zoning plan, Council approved CB-23-2012 establishing a CEF District. The 2018 Howard County Development Regulation Assessment authored by Clarion Associates, states that the CEF district “functions very similarly to a negotiated Planned Unit Development District.” Therefore, applying the CEF district to this CCRC to promote compact, well-designed, and complete communities is comparable to applying a PUD, as the General Plan policy suggests.

Commercial development is to the southwest of the site and undeveloped land within agricultural preservation easements and single-family residential is to the north and west. Commercial and institutional uses are located across MD 108 to the immediate east (see Figures 11 and 12 and single-family residential is farther east. While the DCP is conceptual in nature, it proposes building locations and a mix of uses to create neighborhood transitions to these areas, addressing building scale, height, mass and architectural character. The proposed CCRC consists of a series of one to five story buildings, internal roadways, and open spaces, parks, and pedestrian connections that link to nearby residential and commercial neighborhoods. Following a redesign of especially the Route 108 frontage, the DAP found that the DCP and the design of the landscape and architectural character of buildings appropriately responded to these off site conditions.

Figure 11 shows the DCP, which proposes one to three story buildings along the Sheppard Lane frontage. Building height increases up to four stories along Clarksville Pike as a transition between lower density residential/ agricultural uses and higher intensity commercial ones. Additionally, the existing gas station is shown as being redeveloped with enhanced landscaping and streetscape improvements that incorporate improved lighting and environmental controls and enhanced circulation and pedestrian safety features.

Figure 12 illustrates a one-half mile walking radius from the Property and shows that existing off-site destinations, such as the River Hill Village Center, are within reasonable walking distance (approximately a 15-minute walk) from the Erickson CCRC (see also **Figure 13**).



Figure 11: Development Concept Plan Supplement: Illustrative Site Plan.

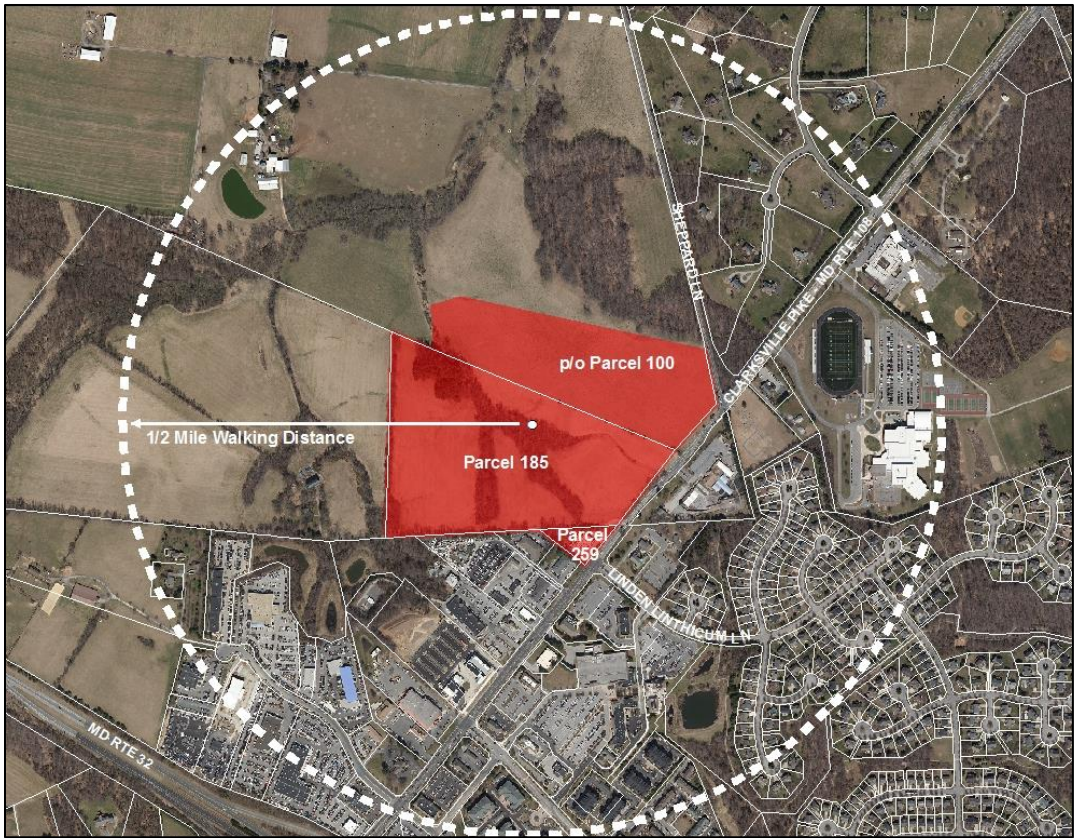


Figure 12: 1/2 Mile Walking Distance from Property Center.

Figure 13: Existing Land Uses Within 1/2 Mile Walking Distance of Property

Residential	Commercial	Gov't School	Institutional*	Open Space	Ag Preservation
361 units	135,459 sf	261,700 sf	62,328 sf	18 ac	174 ac

* Does not include Linthicum Cemetery.

Source: Howard County DPZ 2017/2018 Land Use Database

Designated Place Types – Future Residential Development Sustainable Growth and Agricultural Preservation Act of 2012

GPA 2018-01 proposes to change the Property’s Designated Place Type from Rural Resource to Growth and Revitalization (see Fig. 5 and 6) and include it in Growth Tier I (see Fig. 7 and 8). The growth tier amendment is proposed to allow consistency with those areas in the county that are served by public water and sewer. However, such a change should occur only if the PSA expansion is approved.

The amendment to change place types from Rural Resource to Growth and Revitalization is a significant shift for this area. Except for Maple Lawn and Turf Valley, areas in the county targeted for growth and revitalization have generally been in the east and on, or near, commercial corridors. While Route 108 borders Rural Resource land, it also abuts the PSA and is a commercial corridor. These characteristics could open the door to consider a change in the designated place type. Although an Established Community place type may be more appropriate, given the scale and character of the proposed development, the Growth and Revitalization designation provides the necessary housing allocations. As with any major change like this, the potential consequences should be weighed against the potential benefits of the CCRC to the County. These may include housing and continuing care for a rising senior population, transportation improvements, and community amenities, which will be assessed more thoroughly during the CEF rezoning process and site development review.

Policy 7.3 – Prioritize and pursue cost-effective, long-term capacity improvements to the road and highway network to support future growth in accordance with place type designations.

c. Targeted, Strategic Investments. ... focus road improvements to support existing communities and future growth areas, and limit rural road improvements to safety rather than capacity improvements.

Policy 7.6 – Reduce highway congestion, energy consumption, and greenhouse gases by increasing the number of residents using alternate modes of transportation.

d. Evaluate Alternative Mobility Options. Evaluate the options to meet the needs of seniors and people with disabilities.

Policy 7.7 – Reduce highway congestion, energy consumption, and greenhouse gases.

e. Alternative Modes of Transportation. Make pedestrian, bicycle, and transit modes of transportation attractive and viable options.

To implement these policies the DCP proposes the following transportation improvements to Clarksville Pike, Sheppard Lane, and new public road that could be extended in the future: (**see Fig. 11**):

“Streetscape/Pedestrian/Bicycle Improvements:

Route 108 Corridor frontage

- *Construct multi-use pathway, connecting crosswalks, gathering areas and landscape in accordance with the Clarksville Pike Streetscape and Design Guidelines*
- *Potential multi-use path extensions both north and south of the Site*

Road Improvements:

Route 108 Corridor, west of Linden-Linthicum Lane

- *Construct a public access road with the potential to connect to adjoining commercial properties to the west of the site, providing signalized access for these properties to Route 108.*

Linden Linthicum Lane at intersection with Route 108

- *Provide funding for signalization at the intersection with Route 108 when approved by SHA;*
- *Convert the eastbound and westbound turn lanes to a shared through/right lanes;*
- *Provide additional lanes on the east side of the intersection.*

Access to Site

- *Install a separate, dedicated left turn lane from Route 108 into the site;*
- *Provide an acceleration lane for vehicles exiting west from site onto Route 108;*
- *Install channelization to restrict exiting left turns from the site onto Route 108;*
- *Install a deceleration lane for traffic entering the site from the east.*

Sheppard Lane

- *Provide a continuous eastbound left turn lane on Route 108;*
- *Realign the intersection at Route 108 to improve safety;*
- *Widen Sheppard Lane to provide two lanes at the approach to Route 108;*
- *Widen the westbound approach to provide two through lanes and a right turn lane along Route 108;*
- *Provide traffic signal interconnections from Sheppard Lane to the Route 32 interchange.*

Additionally, the DCP proposes an integrated network of roads, sidewalks, and walking paths, as well as enclosed, internal pedestrian links connecting buildings throughout the CCRC. The application states that the enclosed building connections will enhance access and walkability for seniors and those with disabilities (see Fig. 11).

The Office of Transportation commented that the proposed changes to residential densities and the age restricted CCRC land uses are associated with a higher demand for paratransit service. To better meet the goals and intent of *PlanHoward 2030*, the burden to fund these added trips and overall transportation operations must be managed in a cost-effective manner. They also provided detailed comments about the multi-use path, bicycle and pedestrian circulation, and the proposed new public road. However, these are all premature as they will be addressed either during preliminary development plan or site development plan review, should the project proceed.

Overall, the transportation related improvements propose upgrades to Sheppard Lane and Route 108 and address missing multimodal facilities within the larger vicinity. These improvements are generally consistent with *PlanHoward 2030* goals and policies. If GPA 2018-01 were to be approved, specific recommendations and their feasibility would be further evaluated as detailed plans are processed for CEF review.

Chapter 9: Housing

Policy 9.2 – Expand full spectrum housing for residents at diverse income levels and life stages, and for individuals with disabilities, by encouraging high quality, mixed income, multigenerational, well designed, and sustainable communities.

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

PlanHoward 2030 defines full spectrum housing as that which accommodates residents at various income levels and life stages. **Figure 14** summarizes housing activity for age restricted units compared to total units built in the county. The added 1,440-units increases the percent of available Senior/Continuing Care housing from 2% to 8%. This represents a 300% increase in a housing type that is currently limited in supply (only 299 existing units county-wide). It also provides a greater diversity of housing options to accommodate a growing number of older adults who may prefer to age in place. However, it is not clear if these added units will result in accommodating residents at various income levels. According to the Department of Community Resources and Services (DCRS), who oversees the Office on Aging and Independence, “The greatest housing need for the aging population is for high quality options for older adults in the moderate, middle and low income groups. The proposed development is a large-scale project that has the opportunity to be a nice mixture in one community but instead continues to develop for the same population of older adults with higher incomes and doesn’t directly speak to those issues.” Further, the Department of Housing and Community Development cited potential challenges fulfilling Moderate Income Housing Unit (MIHU) requirements and requested that “...the developer work with the County to create an alternative compliance proposal that would meet the MIHU requirement and provide a more appropriate and socially beneficial use to enhance the surrounding community.” (See attached comments)

Figure 14: Restricted Housing Type Built Compared to Total Units, 2004 to 2017

Unit Category: SFD, SFA, APT	Total Units	% Total Units	GPA 2018-01 Adjusted	
			Total Units	% Total Units
55+ Age Restricted	3,635	18%	3,635	17%
Assisted Living	1,925	10%	1,925	9%
Planned Senior/Continuing Care*	299	2%	1,739	8%
Other	14,480	71%	14,480	66%
Sub Total	20,339	100%	21,779	100%

*Includes Lutheran Village at Miller’s Grant and proposed Erickson CCRC.

Source: DPZ 2018 Development Monitoring System Report, Land Use Database and Erickson Initial Development Concept Plan

Chapter 10: Community Design

Policy 10.1 – Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments.

Although not within the Established Community Designated Place Type, the Property is located near established areas and would utilize existing roads and other infrastructure in the Clarksville-River Hill area (see **Fig. 5 and 6**). Transportation infrastructure, previously discussed with Chapter 7 policies, is proposed to be significantly upgraded and missing multimodal facilities within the larger vicinity are to be provided. The specific parameters of such improvements would be the subject of subsequent steps in the CEF zoning and site development process, should GPA 2018-01 be adopted.

PlanHoward 2030 also provides guidance regarding sustainability to create more complete and successful communities:

New complete communities should be designed to ensure that they:

- *Exhibit housing, jobs, and service diversity; Have streets and buildings that are well integrated and of a human-scale design;*
- *Are walkable, bikeable, and have access to good transit service;*
- *Support shared parking;*
- *Contain vibrant public spaces and activity-filled destinations as well as access to green space and natural areas;*
- *Minimize adverse impacts and restore degraded environment features;*
- *Meet green building standards including use of renewable energy; and*

PlanHoward 2030 (Community Design), page 137

While most of the design, architectural, and site planning details would be topics for the subsequent CEF zoning and site development review process, the Development Concept Plan submitted with GPA 2018-01 does provide an initial framework to assess whether the principals of complete community design have been addressed. As described, the CCRC is a compact, walkable, pedestrian-oriented community, compatible in scale with, and accessible to, nearby commercial, residential and institutional uses. The DAP assessment and their recommendations acknowledge that these principles have been met. Additional discussion is included with Chapter 6 polices. Proposed improvements along the Clarksville Pike frontage include several amenity areas accessible to both CCRC residents, its staff, and the broader Clarksville community. As shown in **Figure 15**, the following spaces are proposed for consistency with complete community objectives:

Amenity Areas:

- Dog park
- Shared parking lots
- Playground
- Outdoor recreation area
- Pickle ball courts
- Amphitheater
- Open lawn
- Welcome center
- Multi-use pathway

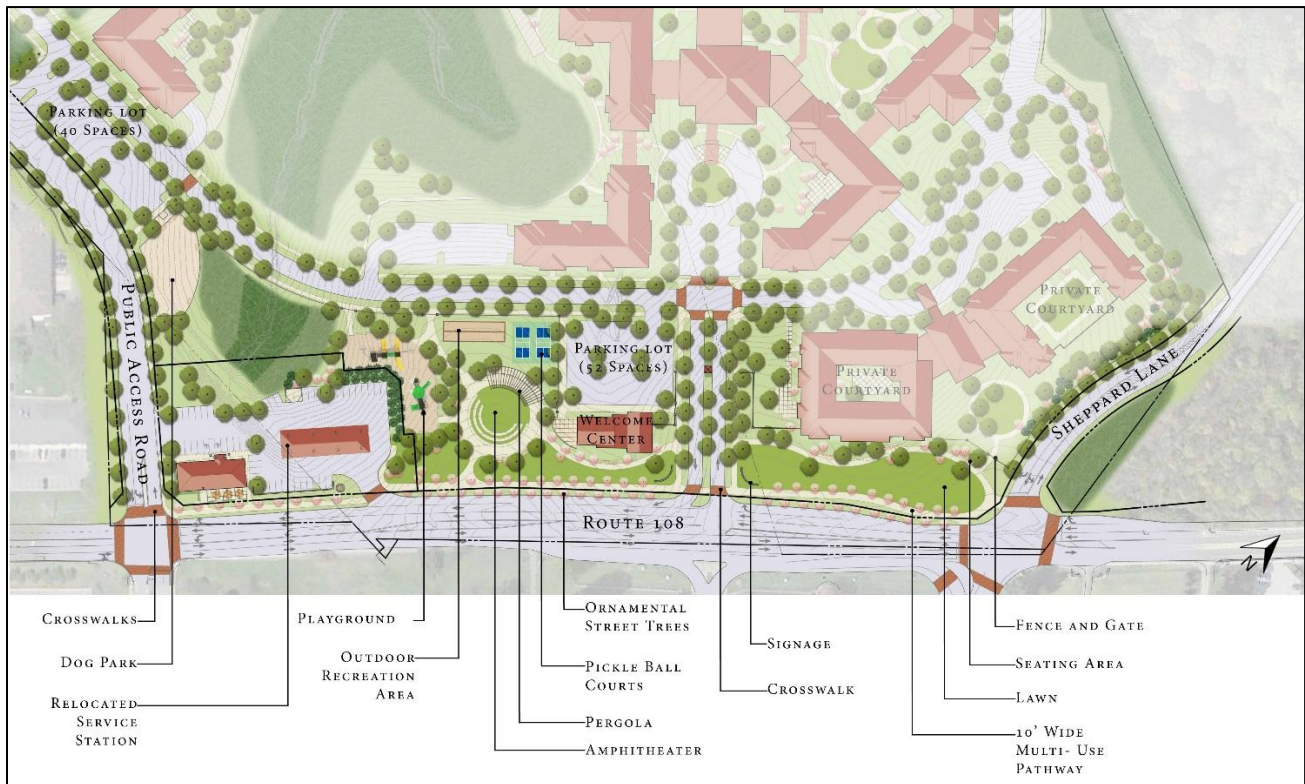


Figure 15: Development Concept Plan Supplement: Illustrative Site Plan, Clarksville Pike Frontage

Agency Comments

The following agencies comments are attached to this report:

- Police Department
- Department of Community Resources and Services
- Department of Fire and Rescue
- Department of Housing and Community Development
- Department of Inspections, Licenses and Permits
- Department of Public Works
- Department of Recreation and Parks
- Office of Community Sustainability
- Office of Transportation
- Howard County Health Department
- Howard County Public School System

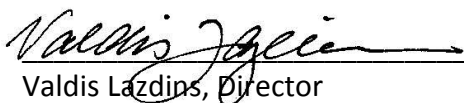
RECOMMENDATION

This General Plan Amendment touches on multiple *PlanHoward* 2030 General Plan topics and policies; however, the Plan does not prioritize them in any fashion. Consequently, one can conclude they are all equal and each is important as the other. DPZ's staff report has raised various issues, such as adequate water/sewer capacities, housing choice for various income levels, impacts to transit and related cost consequences, and the preservation of rural land. All of these questions must be weighed against the proposed CCRC and the benefits it may provide to address an aging county population, roadway improvements to address problems that exist today and that are unrelated to this development, and various other community assets that are being proposed. Unfortunately, most of that discussion and the weighing of benefits against costs cannot fully occur as part of this GPA decision. To have that discussion, the Property must be added to the PSA so that the Petitioner can apply for a CEF-M. At that point, the benefits and enhancements of the CCRC can be fully identified and evaluated against potentially competing General Plan policies.

DPZ finds this to be a beneficial approach and recommends that the proposed amendments to expand the PSA and change the Growth Tier and Place Type designation be approved to allow a further discussion to occur. Additionally, DPZ recommends that if the Zoning Board chooses not to approve the CEF-M district, specifically for a CCRC, that all approvals revert to the Planned Service Area, Growth Tier and Designated Place Type in place prior to the amendment.

Additionally, DPZ requests that the Planning Board and County Council consider the following issues and if appropriate, include language to address them in a proposed bill that the developer:

1. Water Storage Capacity (Water Tanks): Work with the Department of Public Works to ensure that the needed utility system components can be accommodated on the Property.
2. Wastewater Conveyance Capacity (Pipelines): Work with the Department of Public Works to address sewer capacity issues.
3. Work with the Department of Housing and Community Development to create an alternative compliance proposal that meets MIHU requirements and provides more appropriate and socially beneficial uses to enhance the surrounding community.
4. Work with Office of Transportation to ensure the burden on transportation operations is managed in a cost-effective manner.


Valdis Lazdins, Director

3/15/18

Date

Attachments

1. Agency Comments
2. GPA 2018-01 Submission:
 - Initial Submission: Development Concept Plan, Erickson Living Properties N, LLC
 - Council Legislation
 - Supplemental General Plan Amendment Materials