



March 20, 2019

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

RE: Erickson Living at Limestone Valley (ZB 1118-M)

Dear Members of the Planning Board,

The River Hill Community Association's (RHCA) Board of Directors supports the Petition to Amend the Zoning Map of Howard County filed by Erickson Living Properties II, LLC (ZB 1118 - M) for a Community Enhancement Floating – Mixed (CEF – M) zone. The Association recognizes the value of providing a variety of housing options to serve the needs of Howard County's growing senior population as identified in *PlanHoward 2030*. We believe the project as described meets the criteria for a CEF District.

Since May 2017, Erickson Living has engaged with Clarksville/River Hill residents, local businesses, organizations and institutions. Erickson representatives have met multiple times with RHCA's Board of Directors and its Development Advisory and Traffic and Safety Committees. Erickson has been responsive to input from the association and made modifications to include amenities of benefit to the community. However, the association continues to have some traffic and safety concerns which will need to be addressed as the project moves through the development process. The association has been involved at every stage in the development process and believes the project as currently proposed will create a compatible transition zone between the residential and institutional uses to the east and Clarksville's commercial core.

Erickson Living's plans propose enhancements along MD 108 that are consistent with the vision and design goals supported by the RHCA and outlined in the *Clarksville Pike Streetscape Plan and Design Guidelines* (February 2016). The Erickson Living plans include the extension of Linden Linthicum Lane across MD 108 and the addition of a signal at this intersection. A signal at this intersection is an improvement that the association and many River Hill residents have been requesting for years. The proposed extension of Linden Linthicum Lane also provides an opportunity to improve ingress and egress to businesses fronting on Clarksville Pike which we view as another positive for the community.

In response to concerns raised by RHCA, Erickson Living has modified their designs to enhance the integration of the CCRC into the Clarksville/River Hill community by:

- Enhancing views from MD 108 into the site's stream valley and beyond;
- Extending pedestrian and bicycle connections along MD 108 and the Linden Linthicum Lane extension. This includes the proposed construction of a critical connection between

Linden Linthicum Lane and the approved River Hill Square commercial project on the east side of MD 108 and to Meadow Vista Way along the west side;

- Creating a linear park and including amenities such as pickleball courts, a dog park, a playground, an amphitheater, and pavilion that will be accessible to the public and will encourage greater interaction between the residents of the CCRC and the surrounding Clarksville/River Hill community; and
- Agreeing to require CCRC staff and to encourage their residents to use the proposed entrance from Linden Linthicum Lane extended for ingress and egress.

During the review of the concept plans Erickson was responsive to comments from the County's Design Advisory Panel, helping to ensure a quality architectural design that is sensitive to the characteristics of the site and existing development. Their inclusion of the Freestate gasoline service station property in the zoning petition is an enhancement that supports this criterion and is a plus for the community. Relocation of the station's structures is critical to extending Linden Linthicum Lane across Clarksville Pike thus improving vehicular and pedestrian safety. The design proposed for the new station is intended to blend architecturally and aesthetically with the CCRC and once the modifications are made will complete the vision of the *Streetscape Plan* for this section of Clarksville Pike.

We believe that the Erickson Living at Limestone Valley project complements the existing uses in the area and the amenities that are proposed will help create a more coherent and connected community. A new CCRC and the types of community enhancements proposed in the Erickson project will benefit Howard County. We encourage you to recommend the approval of ZB-1118-M to establish a CEF-M zone for this project.

Sincerely,



Richard Thomas, Chairperson
Board of Directors

CC: Steven Montgomery, Erickson Living II, LLC
Scott Templin, Erickson Living II, LLC
Village Board
Council Representative