



February 2, 2018

To: Columbia Association Board of Directors  
CA Management

From: Andrew C. Stack, Board Chair

**The Columbia Association Board of Directors Work Session will be held on Thursday, February 8, 2018 at 7:30 p.m. at the Columbia Association Building, 6310 Hillside Court, Suite 100, Columbia, MD 21046.**

### **AGENDA**

- |   |                  |
|---|------------------|
| 1. Call to Order  | <b>5 min.</b>    |
| (a) Announce Directors/Senior Staff Members in Attendance   |                  |
| (b) Remind People that Work Sessions are not Recorded/Broadcast   |                  |
| (c) Read Five Civility Principles   |                  |
| 2. Approval of Agenda   | <b>1 min.</b>    |
| 3. Resident Speakout<br>(Limited to the topics of the work session only, per the "Policy on Conduct of Work Sessions of Board of Directors and Board Committees" adopted by the CA Board of Directors on August 28, 2008) |                  |
| 4. Chairman's Remarks   | <b>3 min.</b>    |
| 5. President's Remarks; Follow-Up Questions from the Board Members  | <b>10 min.</b>   |
| 6. Work Session Topics  | <b>120 min.</b>  |
| (a) Overview of the Proposed Erickson Development Community –<br>Clarksville, MD  | <i>(30 min)</i>  |
| (b) Board Work Session on the Proposed Draft FY 2019 and Conditional<br>FY 2020 Budgets   | <i>(90 min.)</i> |
| 7. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.  |                  |
| 8. A closed meeting of the Board of Directors will be held following adjournment of the work session.   |                  |

**Upcoming Board and Budget-Related Work Sessions and Meetings**  
**Thursday, February 15, 2018 – Board Work Session *(if needed)***  
**Thursday, February 22, 2018 – Board Meeting – 7:30 p.m.**

**ARRANGEMENTS FOR AN INTERPRETER FOR THE HEARING IMPAIRED CAN BE MADE BY CALLING 410-715-3111 AT LEAST THREE DAYS IN ADVANCE OF THE MEETING.**

### **CA Mission Statement**

Working every day in hundreds of ways to make Columbia an even better place to live, work, and play.

### **CA Vision Statement**

Making Columbia the community of choice today and for generations to come.

February 2, 2018

## Chair's Remarks February 8, 2018 Board Work Session

<u>Date</u>	<u>Activity</u>	<u>Time</u>
Feb 5, 2018	BOC meeting	7:30 PM
Feb 8, 2018	CA Board work session	7:30 PM
Feb 10, 2018	MD Society of Portrait Painters Reception (Art Center)	2:00 PM
Feb 12, 2018	Howard County Land Use Regulation Assessment (County)	2:30 PM
Feb 12, 2018	Howard County Land Use Regulation Assessment (OMHS)	7:00 PM
Feb 15, 2018	CA Board work session (if necessary)	7:30 PM
Feb 20, 2018	CA Board candidates information session	7:00 PM
Feb 20, 2018	Solar Cooperative Information Session (Owen Brown)	7:00 PM
Feb 22, 2018	CA Board meeting	7:30 PM
Feb 24, 2018	CA Board candidates information session	10:00 AM
Feb 27, 2018	Home garden seminar (Kings Contrivance)	7:00 PM
March 6, 2018	Excite Columbia begins (3 sessions in total)	6:30 PM RR

RR = Registration Required

Remember that the CA Board will vote on the proposed FY-2019/2020 budgets at the Feb 22nd meeting.



**To:** Columbia Association Board of Directors  
**From:** Jane Dembner, Office of Planning and Community Affairs  
**Subject:** Erickson Living Proposed Continuing Care Retirement Community in Clarksville  
**Date:** February 1, 2018

## **Overview**

Erickson Living is seeking Howard County government approval to develop a continuing care retirement community in Clarksville, MD. For the CA Board's information, this memo provides a brief overview of the proposed development and the associated, anticipated development review process.

Erickson Senior Living at Limestone Valley is a proposal to develop 1,200 independent living residences and a care center with 240 health care units as well as accessory facilities and buildings to serve the residents and visitors to the retirement community. The height of the development will include predominantly three- to five-story buildings organized in two neighborhoods. A large area of open space will be preserved in the center of the site.

The proposed development would occupy 62.7 acres of land located north of State Route (SR) 108 in the vicinity of Linden Linthicum Lane and Sheppard Lane in Clarksville, MD. The existing service station is proposed to be relocated within the site, but maintain frontage on SR 108. The attached map shows the location of the proposed development.

Of the acreage, one parcel of 1.6 acres is zoned B-2 and is currently developed with a motor vehicle fueling station and convenience market. The remaining 61.1 acres, comprised of one parcel and portion of another, are zoned RC-DEO and are in agricultural use.

The project site is bordered to the southwest by commercially-zoned and developed properties that front on SR 108; to the west and north by agricultural properties zoned RC-DEO with recorded Maryland Agricultural Assessment Land Preservation easements; to the northwest across Steppard Lane by single-family detached houses; and to the east across SR 108 by the Riverhill Garden Center and Linden-Linthicum Church, and the River Hill Village Center.

The applicant is proposing to rezone the project site to the Community Enhancement Floating district (CED). With the exception of the fueling station, the project site is located outside the

Howard County's Planned Service Area (PSA). To be able to develop the project site with a continuing care retirement community, and the applicant is seeking a General Plan amendment to extend the PSA boundary to include the project site so that it would be served by public water and sewer service. The applicant is also seeking to amend the General Plan to revise and change the Growth Tiers Map for the project area from Growth Tier IV: Rural Residential to Growth Tier 1: Growth and Revitalization and to change the designated place type to Targeted Growth and Revitalization.

The county's zoning code states the purpose of the CEF zoning district is established to: "...encourage the creative development and redevelopment of commercial and residential properties through flexible zoning so that the proposed development complements and enhances the surrounding uses and creates a more coherent, connected development..."

Under the CEF zoning, the development:

"...must contain one or more design features or enhancements which are beneficial to the community...and that exceed minimum standards required by County Regulations, excluding bulk regulations. Such features or enhancements must be proportionate to the increase in development intensity and impacts associated with the CEF rezoning compared to the previously existing zoning. Enhancements shall be free and open to the general public, as opposed to a commercial use. Features or enhancements may be provided on a vicinal site within the delineated community pursuant to evaluation on a case by case basis. Enhancements may include:

1. Community parks or gathering spaces, playgrounds, dog parks, or recreation facilities that are open to the general public;
2. Enhanced environmental open space which incorporates environmental restoration of streams, wetlands or forests, or enhanced landscaping;
3. Bicycle, pedestrian or transit improvements which provide connections to off-site destinations or bicycle, pedestrian or transit facilities; or
4. Other community enhancements identified on the Development Concept Plan."

The applicant has proposed that they will construct a new multi-use path along the frontage of the site, which will extend along Rt. 108 to the northeast to Meadow Vista Way and Great Star to the southwest. The applicant is proposing infrastructure investments to increase the roadway capacity of Rt 108 (adding lane capacity for automobiles including turning lanes), intersection and signalization investments at Linden Linthicum Lane, and the realignment of Sheppard Lane and the SR 108 intersection, among other improvements.

To meet the CEF zoning requirements for enhancements, Erickson has proposed community amenities and enhancements that would be open to non-Erickson residents including an outdoor playground and pogo, a dog park, and a sales office that will double as a community space for external meetings and gatherings to service greater Clarksville / River Hill. These are located along the perimeter of the site adjacent to SR 108.

## **Development Review Process and Current Project Status**

The applicant has previously shared plans with the Zoning Board (at a non decision-making meeting), at a number of public and community meetings, at a presubmission community meeting, and has been before the Design Advisory Panel twice. The next steps include two different approval processes: one that amends the Howard County General Plan and the other that would rezone the project site to CEF.

Steps to Amend the General Plan. To extend the PSA, change the Growth Tier and change the Designated Place Type for the subject site, the applicant must go before the Planning Board, This petition is anticipated to go before the Planning Board this spring but no date as yet been announced. The Planning Board will hear the case and make a recommendation to the County Council on whether the General Plan should be amended. Following that process, the County Council will take up the case and consider legislation to amend the General Plan. The County Council has the decision-making authority to amend the General Plan. Timing of this is uncertain, but could occur anytime this year following a recommendation from the Planning Board.

Steps to Change the Zoning on the Subject Site. To rezone the project site, the applicant must submit plans and request the zoning be changed. After staff review, the Planning Board will review and make a recommendation on the rezoning to the Zoning Board. The Zoning Board, has the decision-making authority to change the zoning for the project site. No timing and sequencing of this review and approval process has yet been announced. This process most certainly will not be completed until 2019.

## **Closing**

As of the date of this memo, the timing of the various steps in the review and approval process are not yet known. CA Planning staff will continue to monitor the process and provide periodic updates to the CA Board of Directors.

# Erickson Living at Limestone Valley - Site Location



Map created by Columbia Association, Feb. 1, 2018



February 1, 2018

To: Columbia Association Board of Directors  
Milton W. Matthews, President/CEO

From: Susan Krabbe, Vice President and Chief Financial Officer

Re: Budget Discussion at the February 8, 2018 Board Work Session

The February 8, 2018 CA Board work session agenda includes an item entitled "Board Work Session on the Proposed Draft FY 2019 and Conditional FY 2020 Budgets." The back-up for that agenda item is the draft budget document delivered to the CA Board on December 26, 2017.

The file is too large to post with the agenda materials, but it is on the CA website. To access the material on the website, please go to <http://www.columbiaassociation.org>; select About Us; Financials; Budgets; and FY 2019-FY2020 Budget Materials. Then select "FY 2019 - FY 2020 Draft Budget."

If you have any questions, please let me know.