

Zoning Case 1118M- Erickson

Applicant/Protestant

Exhibit # 11 Date 10/28/20



June 16, 2020

Howard County Zoning 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 submitted written and oral testimony in support of the Petition before the Planning Board in March 2019. We continue to recognize 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* and believe that the project as described meets the criteria for a CEF District.

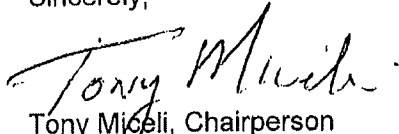
Erickson Living has met on numerous occasions with RHCA's Board of Directors, Development Advisory Committee, and Traffic and Safety Committee. Erickson has been responsive to the association's input and made modifications which enhance the integration of the proposed Continuing Care Retirement Community (CCRC) into the Clarksville/River Hill community. These modifications include:

- 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 encourage residents to use the entrance from Linden Linthicum Lane extended for ingress and egress.

With the inclusion of these elements, the association believes the project as proposed will create a compatible transition zone between the residential and institutional uses to the east and Clarksville's commercial core to the west. RHCA also believes the enhancements proposed by Erickson are consistent with the vision and design goals outlined in the *Clarksville Pike Streetscape Plan and Design Guidelines* (February 2016).

When complete, the project has the potential to serve as a model for other corridor improvements in Howard County. We encourage you to approve ZB-1118-M to establish a CEF-M zone for this project.

Sincerely,


Tony Miceli, Chairperson
Board of Directors

CC: Steven Montgomery, Erickson Living II, LLC
Scott Templin, Erickson Living II, LLC
State Highway Administration
Office of Transportation
Department of Public Works
Kristin Russell, CA
Village Board
Council Representative