



Meeting Summary January 24, 2018

Attendance

Panel Members:

Don Taylor, Chair
Bob Gorman, Vice Chair
Fred Marino
Sujit Mishra (excused)
Juan Rodriguez (recused for review of plan #18-03)
Julie Wilson

DPZ Staff:

Valdis Lazdins, George Saliba, Yvette Zhou

1. Call to Order – DAP Chair Don Taylor opened the meeting at 7:03 p.m.

2. Review of Plan #18-02, Wilson Village (Age Restricted Adult Housing)

Owner/Developer: Woodbine Brantley, LLC

Architect/Engineer: James Lloyd Architects P.A./Fisher Collins & Carter, Inc.

Background

The 5.88-acre site, zoned B-2, is located at 15850 Old Frederick Road, north of Route 70 and east of Woodbine Road. It is adjacent to a shopping center, the Lisbon Center, a PNC bank, and nearby homes. The project consists of four Age Restricted Adult Housing (ARAH) multiplex buildings, each with three dwelling units, proposed as a conditional use.

Applicant Presentation

The applicant gave a multimedia overview of the project. This site has had several development proposals over the years. Based on community meetings, the surrounding community wants to see residential development, as opposed to commercial. According to the applicant, the site is one of only two in Howard County that meet the criteria for age restricted housing as a conditional use in a B-2 zone.

The four multiplex buildings each have two lower level dwelling units and a two-story dwelling above with a first floor master suite. The buildings have been designed with no-step entries by the placement of retaining walls, which allow at-grade entrances at each level. Each building has a two-car garage and adjacent surface parking spaces. Exterior building materials consist primarily of cedar replica vinyl siding, asphalt shingles, and the potential for an optional stone veneer base at the front entrances. Buyers will be able to select paint colors and exterior materials at the time of purchase. The homes will have energy efficient lighting and mechanical systems.

So that all building entrances are at ground level, the large berm running across the front of the property will be regraded and filled to the appropriate elevations. The existing paved area will be removed and replaced with a new driveway and parking areas. The site is outside the Planned Service

Area; therefore, private wells and septic are proposed. The applicant has identified well locations and septic fields on the plans.

A fenced dog park is a possible amenity; however, if future owners want something else the developer is willing to make a change. A pathway is also proposed through the site, with a potential connection to the adjacent shopping center. Landscaping is proposed around the perimeter of the site.

Staff Comments

Howard County zoning regulations require DAP review of all conditional use, Age-Restricted Adult Housing (ARAH) projects. DAP review and recommendations are one step in the conditional use petition and the subsequent land development review process. The hearing examiner will consider DAP recommendations when reviewing the conditional use petition and will ultimately decide to approve, deny, or approve the petition with conditions. Staff took into account the criteria the hearing examiner must consider when evaluating a conditional use petition for age restricted housing on a B-2 zoned parcel:

The landscape character of the site must blend with adjacent residential properties. To achieve this:

(a) Grading and landscaping shall retain and enhance elements that allow the site to blend and be compatible with adjacent residential development.

(b) The project shall be compatible with adjacent residential development by providing either:

- (i) An architectural transition with buildings near the perimeter that are similar to neighboring dwellings in scale, materials and architectural detail as demonstrated by architectural elevations or renderings submitted with the petition, or*
- (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.*

Staff requested the DAP evaluate the site layout, architecture, amenity spaces, landscaping, paths and trails, trash and recycle pick-up, best practices for age restricted housing, and sustainable design elements. Specific attention should be paid to compatibility with adjacent residential development.

DAP Questions and Comments

Architecture

The DAP noted that the architecture and building materials and scale appeared compatible with the adjacent residential development and the rural nature of the area. The DAP also said that the orientation of buildings toward Old Frederick Road was appropriate.

The DAP asked about building ownership and the applicant responded that there will be four separate lots, each with a building. An owner may choose to live in a unit and rent the others, rent all the units and act as a landlord, or live in a building with family members occupying the other units. The HOA rules require residents to be fifty-five years or older.

The DAP was concerned that lower level units will not have sufficient natural light, as it would be blocked by retaining walls. Therefore, the DAP recommended adding more windows and increasing their size and the applicant agreed.

The DAP asked the applicant to review floor plans to make sure that all units, rooms, turnarounds, and door swings meet universal design standards. They also noted that the bathrooms could be larger and that space could be borrowed from living areas to facilitate accessibility.

Site Design

The DAP noted the challenge of promoting community interaction when there are four freestanding, individually owned lots and buildings. The DAP commented that there is no unifying element, to which the applicant responded that the development isn't large enough to justify a community center or clubhouse, and the DAP agreed.

The DAP asked if the applicant has discussed the pathway connection to the adjacent shopping center with its owner. The applicant responded that they intend to do this.

The DAP asked if all pathways are ADA accessible. The applicant responded that some of the driveways are not and that access to the pathway from some of the units does not meet ADA requirements. The DAP encouraged the applicant to make all outdoor walks ADA accessible.

The DAP recommended the applicant redesign the pathway to make it more natural looking and more curvilinear and include landscaping.

The DAP asked how trash and recycling will function. The applicant responded that a trash pick-up pad will be located at the front of the lot and residents will have to wheel or drive their trash there. The DAP commented that this is a significant distance for a senior community.

The DAP noted that the proposed 16' wide common driveway is probably acceptable from an engineering standpoint for two-way traffic, but the applicant should consider making it a slightly wider driveway, since it will be shared by 12 units.

DAP Motions for Recommendations

DAP Vice Chair Bob Gorman made the following motion:

1. Design the path to be ADA accessible from all entry ways; make the path more curvilinear and add landscaping; connect the path to the adjacent shopping center. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

2. Make sure the floorplans meet the intent of age restricted housing. Seconded by DAP Chair Don Taylor.

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

3. Review how trash collection will function for residents. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

4. Add landscaping around the units, in addition to what is shown around the perimeter, and make the landscaping naturalistic, in keeping with character of surrounding area. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

3. Review of Plan No. 18-03 Erickson Senior Living at Limestone Valley - Clarksville, MD

Developer: Erickson Living Properties II, LLC

Architect/Engineer: Marks Thomas Architects/Bohler Engineering

Background

The site fronts the west side of Clarksville Pike, between Sheppard Lane and Linden Linthicum Lane, and is approximately 62 acres. It consists of portions of three different parcels, two of which are zoned Rural Conservation-Density Exchange Option (RC-DEO) and are used for agriculture. The third is zoned B-2 and contains a gasoline fueling station. The applicant proposes 1,200 independent living units and ~240 assisted living, memory care, and skilled nursing units spread over fifteen 3 to 5 story buildings. An additional free standing welcome center is located near the primary entrance off Route 108. There are 1,680 parking spaces, including 1,380 garage spaces and 300 surface spaces. The existing Freestate fueling station will be replaced at the southwest corner of the site. The DAP first reviewed this project at the December 6, 2017, DAP meeting.

Applicant Presentation

In response to DAP recommendations from December 6, 2017, the project team gave a multimedia presentation highlighting revisions to the plan.

DAP Recommendation #1: Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.

The applicant moved the loop road entrance ~350 feet east to align with the perimeter of the public amenity area. This move shortens the distance from the entrance to the signalized Linden Linthicum Lane extended and Route 108 intersection and balances the travel distance to the intersection in both directions on the loop road.

DAP Recommendation #2: Redesign the Route 108 frontage, including the gas station, the welcome center, and the first residential building, so that they better interface with the community.

The applicant removed the L-shaped building, previously located along Route 108, and opened the area for public recreation, which includes an amphitheater, dog park, and expanded playground. The Welcome Center is also available for public use during off hours. The revised plan shows approximately 1.75 acres of public open and amenity space that can be programmed for public recreation use, such as pickle ball or other amenities desired by the community. Typically, these kinds of facilities are within an Erickson Senior Living site, for use by residents only. The applicant also switched buildings along the frontage. A shorter building now fronts Route 108, replacing a taller one that was moved to the interior.

DAP Recommendation #3: Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.

The applicant revised the entire Route 108 frontage and expanded public amenity spaces, provided public parking, and relocated buildings, as described above. The gas station convenience store was shifted so it had a better presence on the corner. It will include an outdoor patio with seating and the gas station site will be heavily landscaped along the adjacent open space.

DAP Recommendation #4: Provide parking for public amenity spaces.

The applicant incorporated a 40-space, surface parking lot adjacent to the public amenity areas and made the 52 parking spaces, next to the Welcome Center, available to the public for a total of 92 parking spaces.

DAP Recommendation #5: Review the letter from River Hill Community Association (dated December 6, 2017) and discuss with them the proposed public amenities.

The applicant presented feedback from the River Hill Community Association in a letter dated January 24, 2018. It concerned the improvements to public amenities, including the playground, enhanced views into the property, and co-location of amenities to create community gathering spaces as part of the revised plan. The applicant will continue to work with the River Hill Community Association and other members of the community to program the space.

DAP Recommendation #6: Open up views to woodlands, wetlands and fields beyond.

The applicant removed one building and shortened another to open up views to open space and natural areas interior to the site.

DAP Recommendation #7: Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.

The applicant refined the Welcome Center making it a more contemporary design that still reflects agrarian precedents. Materials include stone, a transparent glass storefront, and simple gable forms. The clubhouse was also refined and will include warmer materials that provide a better transition to adjacent buildings.

DAP Recommendation #8: Develop pedestrian and bike connections to the wider community.

The applicant conducted surveys to determine the feasibility and easement requirements to extend paths beyond the site to the overall community. The design team is looking at options to extend the multi-use path to the northeast, up to Meadow Vista Way. This is past the elementary school and high school and to the south of Great Starr Drive. Crosswalks at signalized intersections on Route 108 are proposed, including at relocated Sheppard Lane and Linden Linthicum Lane.

DAP Recommendation #9: That the applicant return to DAP for a second review after revising the plans.

The applicant presented revised plans at the January 24, 2018, DAP meeting.

Staff Presentation

The project is located along Clarksville Pike (Route 108) and is subject to DAP review and the Clarksville Pike Streetscape Plan and Design Guidelines (CPDG). Additionally, the applicant is proposing a Community Enhancement Floating (CEF) zoning district. DAP review and

recommendations are one step in the CEF petition and the subsequent land development review process, required by the Howard County zoning regulations.

Written comments from the public have been provided to the panel and the applicant. Staff recommended the DAP evaluate the revised concept plan and provide design recommendations.

DAP Questions and Comments

The DAP commended the applicant on the plan revisions and noted that most, if not all, comments had been addressed. The revised plan better contributes to creating the dynamic streetscape envisioned by the Clarksville Pike Streetscape Plan and Design Guidelines. The architecture of the Welcome Center is improved and reducing the scale of buildings along Route 108 and opening-up of vistas to the interior of the site enhances the development. The public amenity spaces along the front of the site are more accessible and user friendly. The DAP commented that based on the letter from the River Hill Community Association, the applicant was doing a good job collaborating with the community on the design of public amenity spaces.

The DAP asked if there is a sidewalk along the new access road back to the public parking lot and dog park. The applicant responded yes.

The DAP questioned the need for a fence separating the development from the rest of Clarksville. The applicant responded that resident safety is a top priority and a fence is part of this strategy. There has been a strong response from residents in other Erickson communities in favor of security fences. The proposed fence is lower than what most senior communities have. The DAP encouraged the applicant to reconsider the amount of proposed fencing, to better integrate with the community. The applicant responded that certain buildings, like the memory care facility, require a fence for the safety of residents. The DAP understood this and noted that gated courtyards, combined with electronics, might meet security needs, as opposed to a fence running the length of the property. The applicant responded that they will take a detailed look at fencing.

The DAP recommended continued refinement of the community building so that it has its own identity, but still blends with the architecture of nearby buildings.

DAP Motions for Recommendations

DAP member Julie Wilson made the following motion:

1. The developer consider the amount of fencing needed for the property and consider electronic security and gated courtyards as an alternative to better integrate with the wider community. Seconded by DAP Vice Chair Bob Gorman.

Vote: 4-0 to approve

4. Other Business and Informational Items

The DAP will meet on February 14, 2018.

5. Call to Adjourn

DAP Chair Don Taylor adjourned the meeting at 8:20 p.m.