

# Proposed Senior Community At Limestone Valley | Clarksville, Maryland

Design Advisory Panel Presentation  
January 24, 2018



## Agenda

1. DAP Comments from December 6, 2017
2. Applicant's Responses to DAP Comments

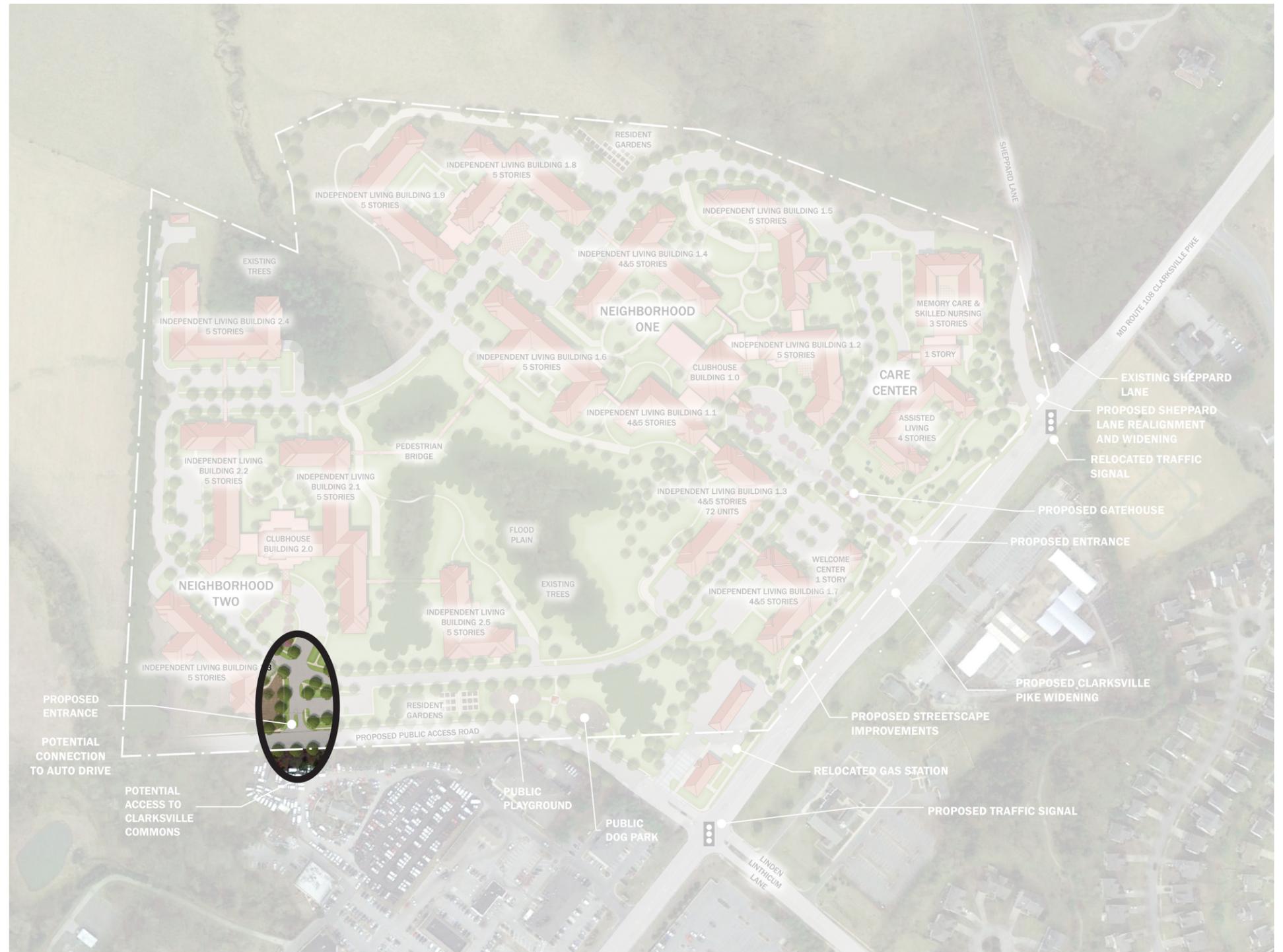


APPLICANT  
LAND USE ATTORNEY  
CIVIL ENGINEER & LANDSCAPE ARCHITECT  
ARCHITECT  
TRAFFIC CONSULTANT  
PUBLIC RELATIONS

ERICKSON LIVING PROPERTIES II, LLC  
OFFIT KURMAN  
BOHLER ENGINEERING  
MARKS THOMAS  
THE TRAFFIC GROUP  
THE CAPLAN GROUP



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



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.



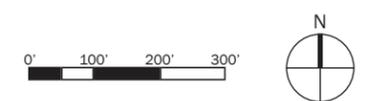
1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
2. Redesign the Route 108 frontage, including the gas station, the welcome center, and the first residential building, so that they better interface with the community.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.
7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.
7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.



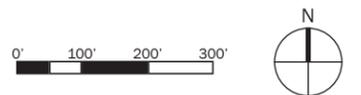
WELCOME CENTER



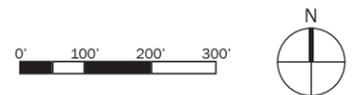
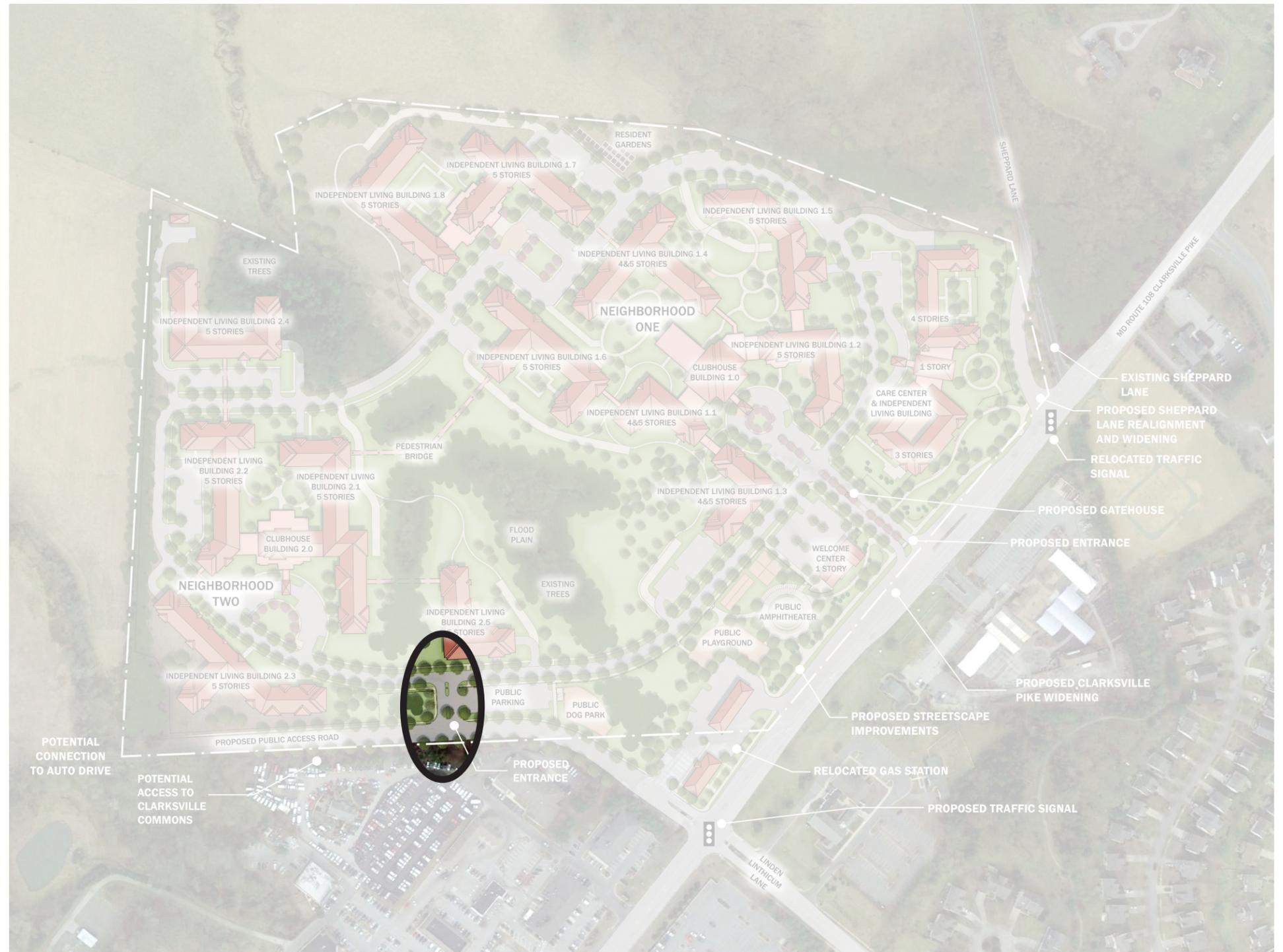
COMMUNITY BUILDING



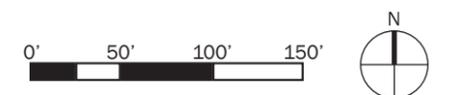
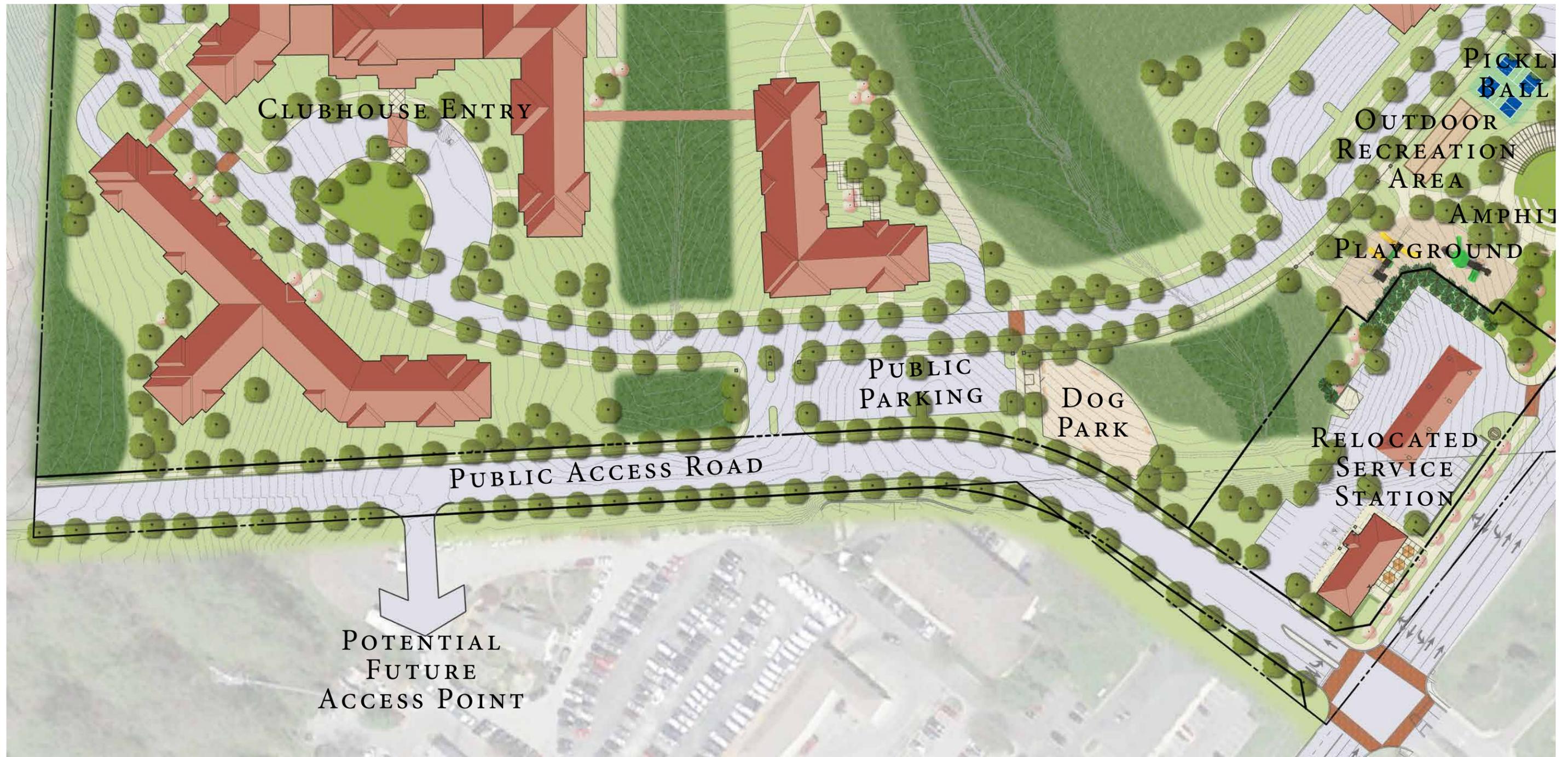
1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
2. Redesign the Route 108 frontage, including the gas station, the welcome center, and the first residential building, so that they better interface with the community.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.
7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.
8. Develop pedestrian and bike connections to the wider community.
9. That the applicant return to DAP for a second review after revising the plans.



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



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



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.





PREVIOUS ROUTE 108 FRONTAGE



REVISED ROUTE 108 FRONTAGE

# Landscape Design



PARKING LOT  
(40 SPACES)

PARKING LOT  
(52 SPACES)

PRIVATE  
COURTYARD

PRIVATE  
COURTYARD

WELCOME  
CENTER

ROUTE 108

SHEPPARD LANE

CROSSWALKS

PLAYGROUND

ORNAMENTAL  
STREET TREES

FENCE AND GATE

DOG PARK

OUTDOOR  
RECREATION  
AREA

PICKLE BALL  
COURTS

SIGNAGE

SEATING AREA

RELOCATED  
SERVICE  
STATION

PERGOLA

CROSSWALK

LAWN

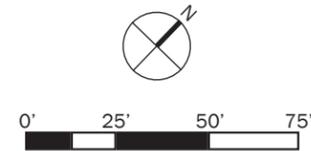
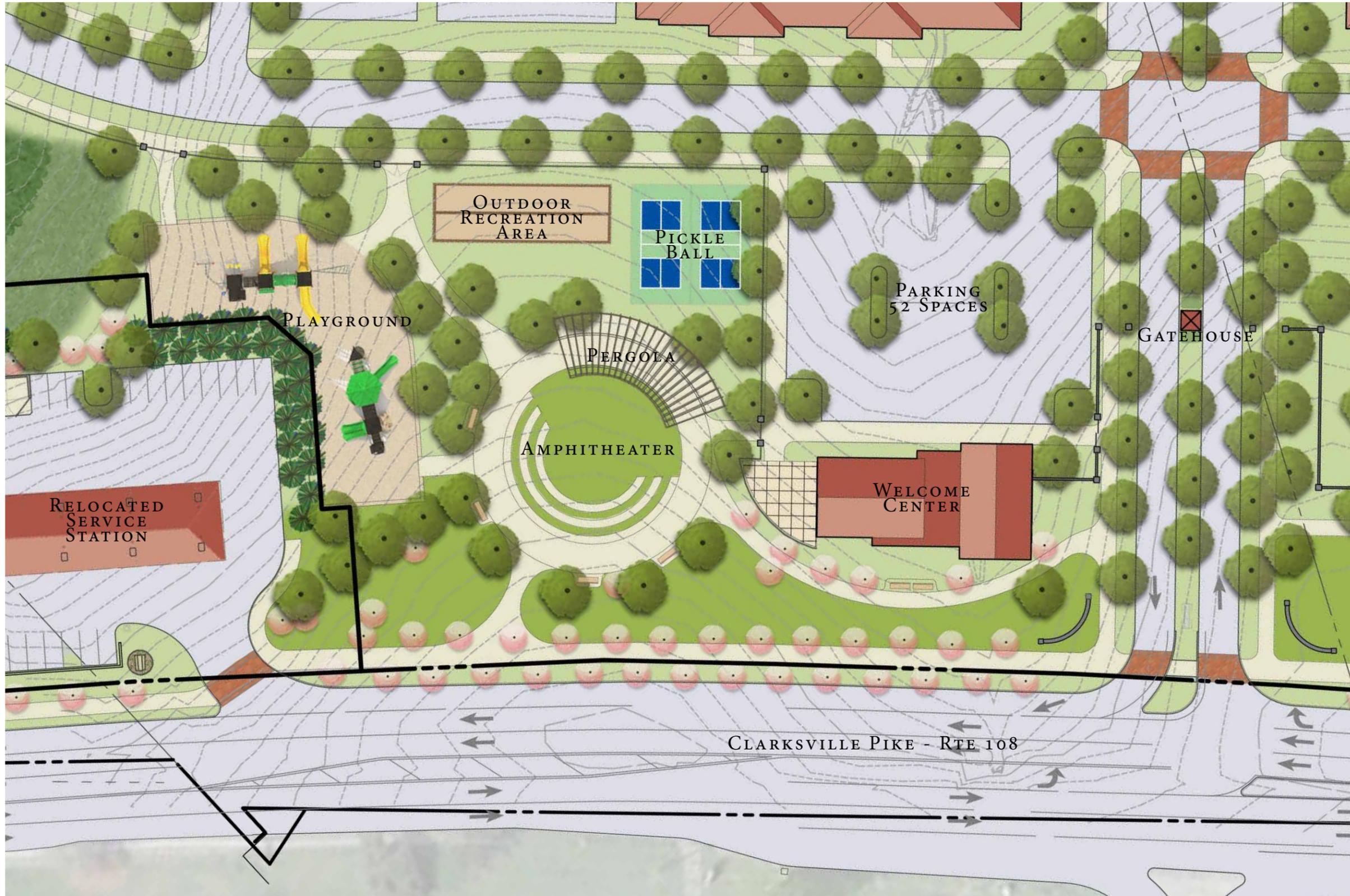
AMPHITHEATER

10' WIDE  
MULTI- USE  
PATHWAY

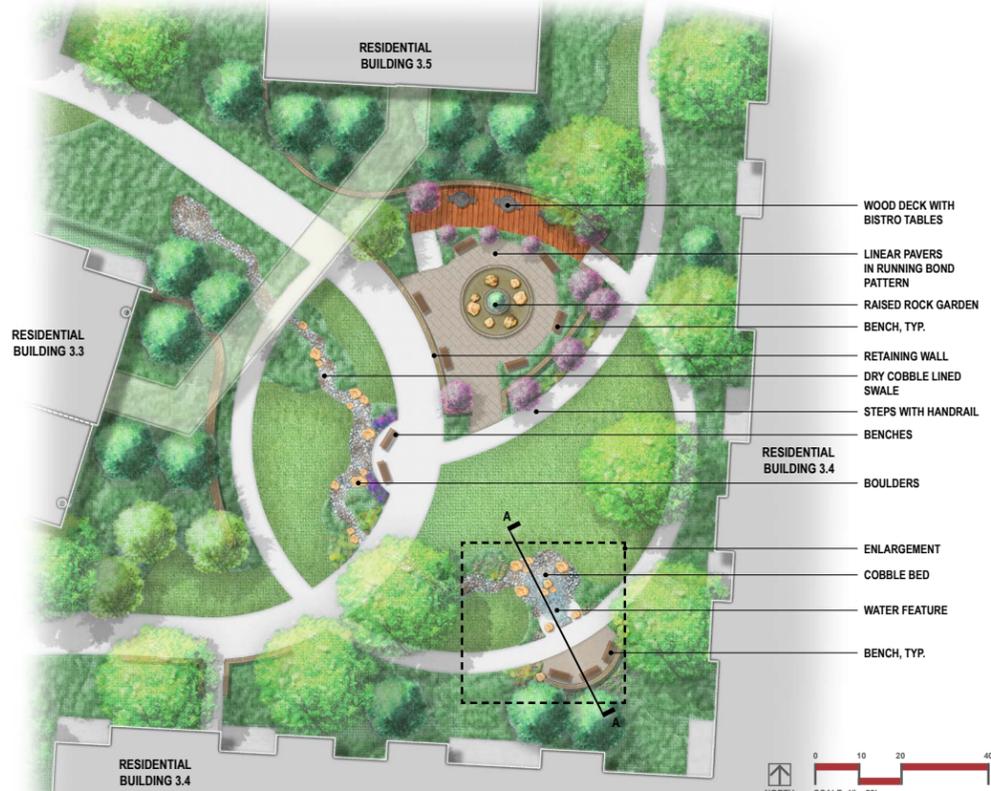


0' 100' 200' 300'

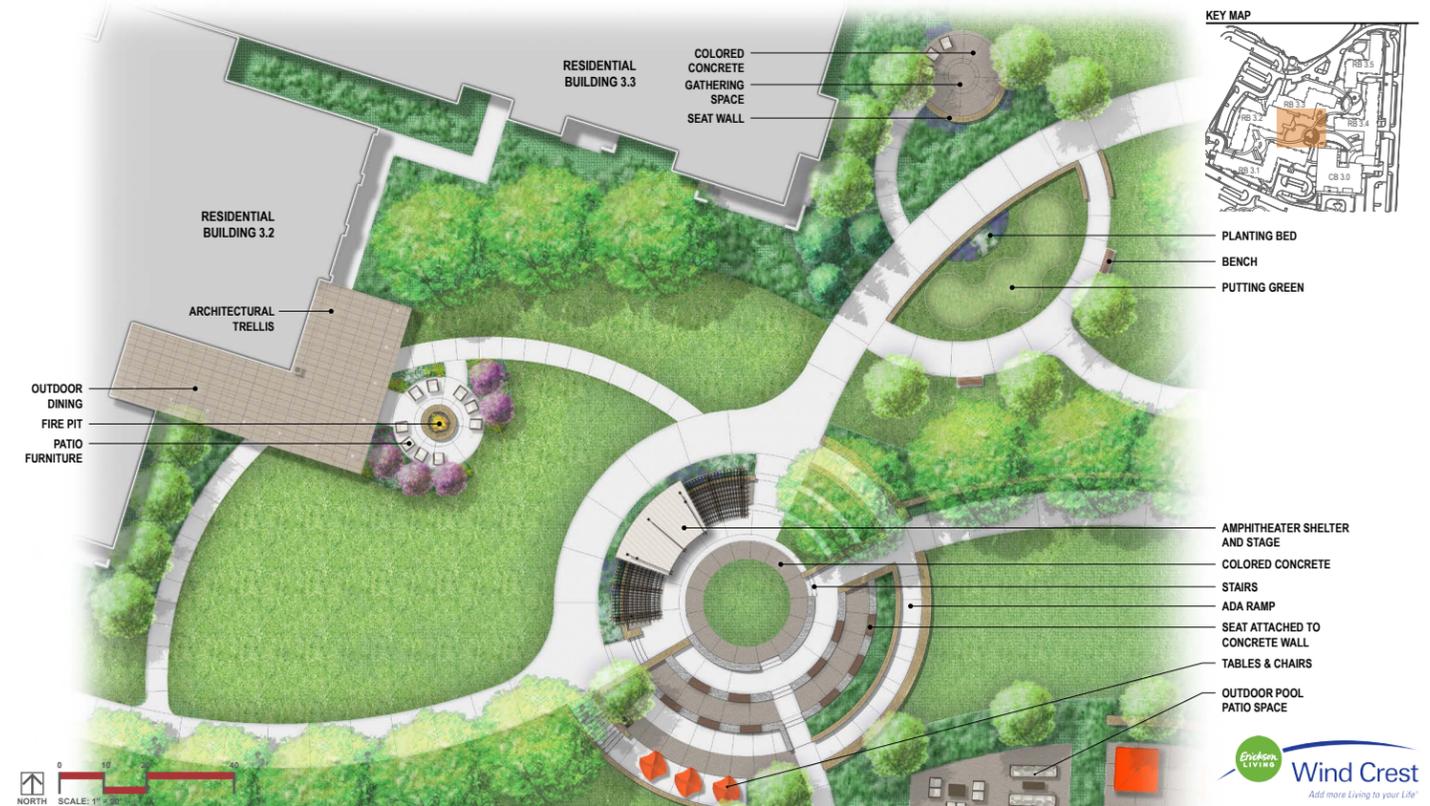
# Landscape Design



# Landscape Design

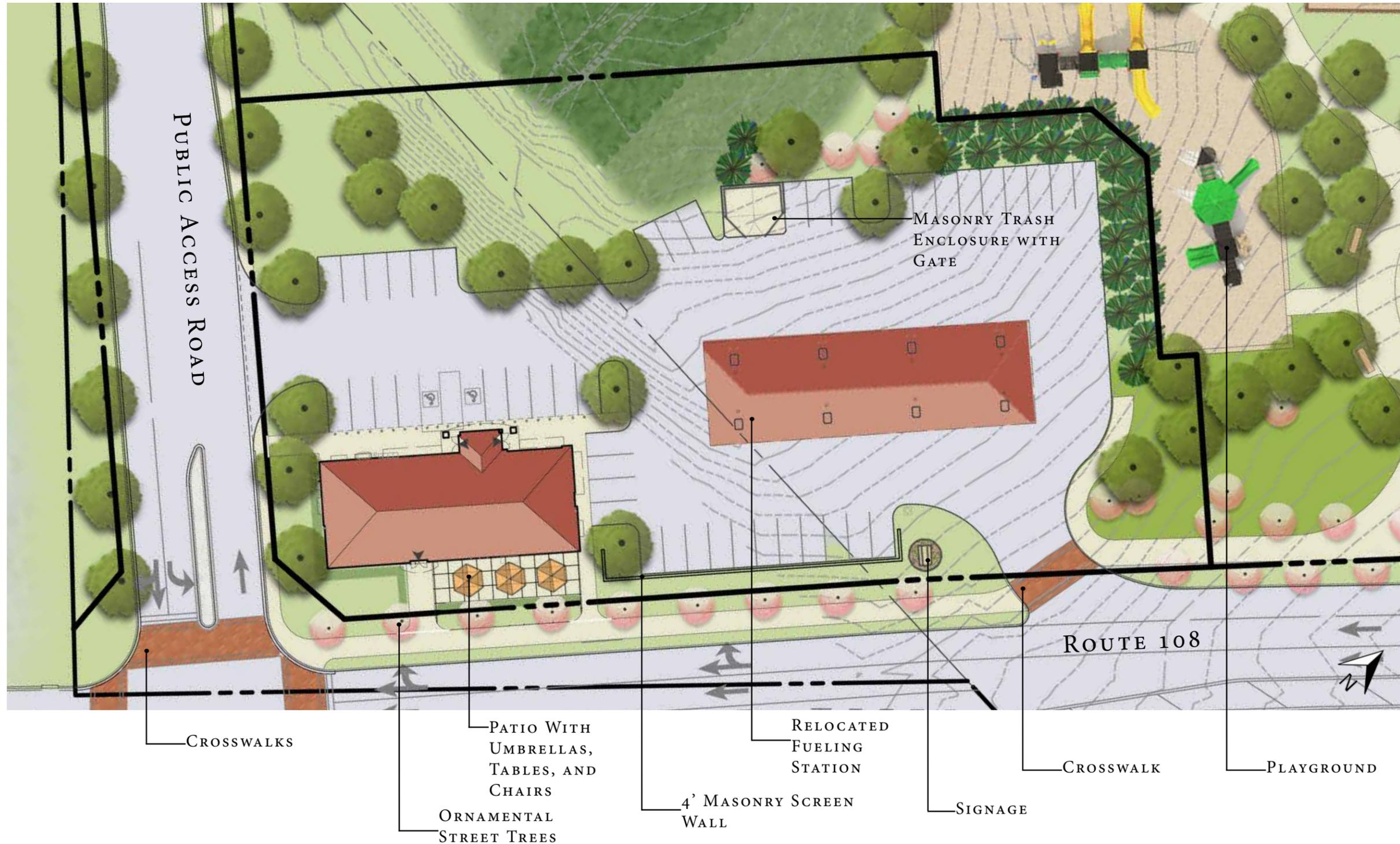


## Public Amenity Precedents



# Landscape Design

## Relocated Fueling Station Concept Plan



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.



# 4. Provide parking for public amenity spaces.



Public Dog Park Concept Plan

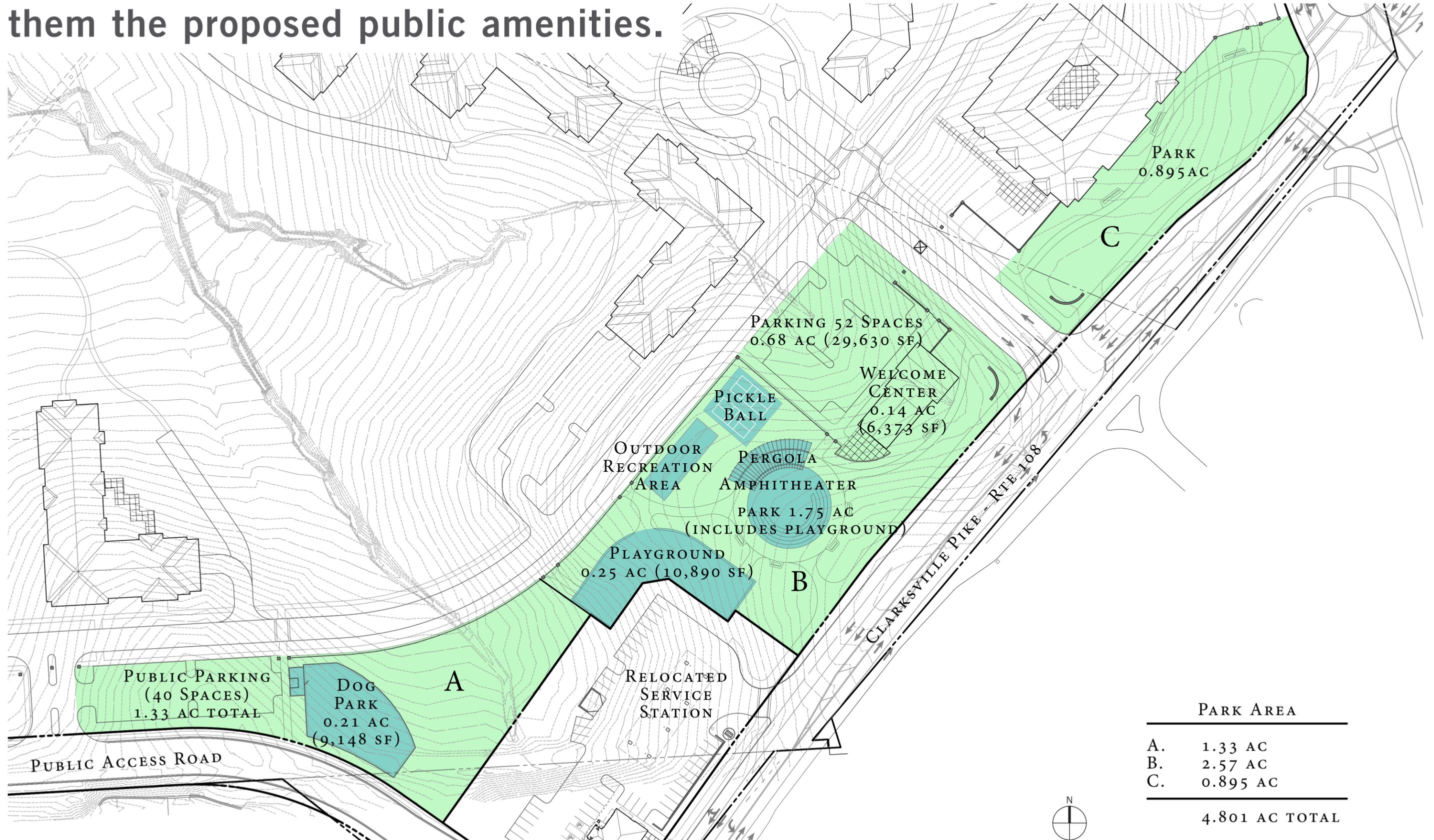
# 4. Provide parking for public amenity spaces.



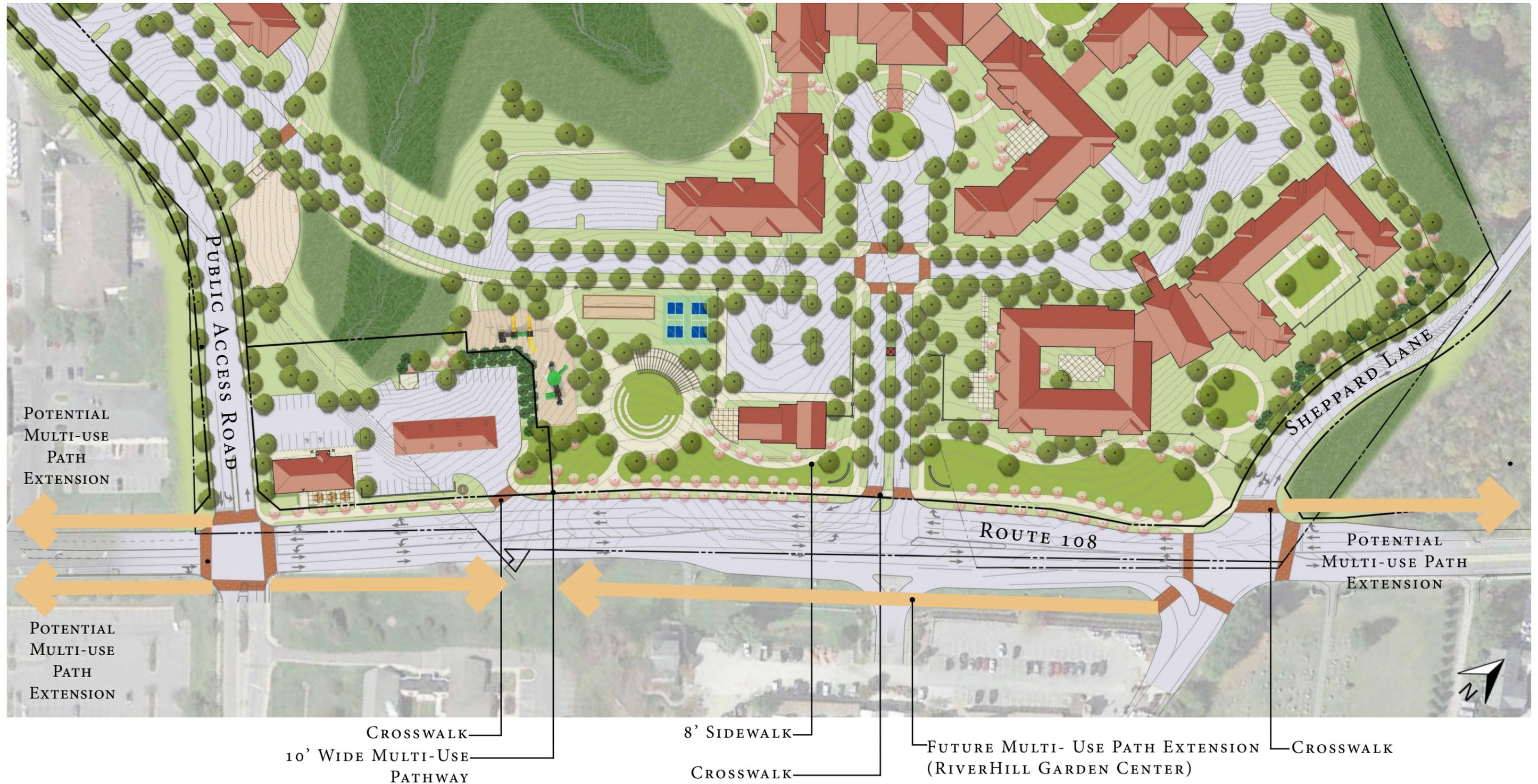
1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
2. Redesign the Route 108 frontage, including the gas station, the welcome center, and the first residential building, so that they better interface with the community.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.



# 5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.



# 5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.



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



**GAS STATION**

**AMPHITHEATER**

**WELCOME CENTER**

**CARE CENTER AND INDEPENDENT LIVING BUILDING**



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.
7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.



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



MONTGOMERY COUNTY HOUSE – hipped roof, porches, masonry and siding



ELLICOTT CITY – masonry and siding, window surrounds, metal roof, roof dormers



LIMESTONE VALLEY FARM STONE TENANT HOUSE, CLARKSVILLE – stone masonry, gable roof, divided-lite windows



THE VILLAS AT RIVER HILL, CLARKSVILLE – brick masonry and siding composition, roof dormers, metal roofs



IVY HILL, MARIOTTVILLE – masonry, gable roof, divided-lite windows



RICHLAND, CLARKSVILLE – white lap siding, gable roofs, divided-lite windows, brick chimneys



MONTROSE, CLARKSVILLE – stone masonry, red metal roof, roof dormers, hipped roof porch



DORSEY HALL – gable roof, roof dormers, shutters



ELLICOTT CITY – stone masonry, shutters, roof dormers, brick chimneys, balcony



WALNUT GROVE, CLARKSVILLE – stone masonry, gable roof, roof dormers, brick chimneys



CARROLL COUNTY HOUSE – masonry and siding, window surrounds, gable roof



masonry and siding composition, red metal roofs, roof dormers, cupola

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



Welcome Center



ARCHITECTURAL DESIGN PRECEDENTS  
FOR COMMUNITY BUILDING AND WELCOME CENTER

7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.



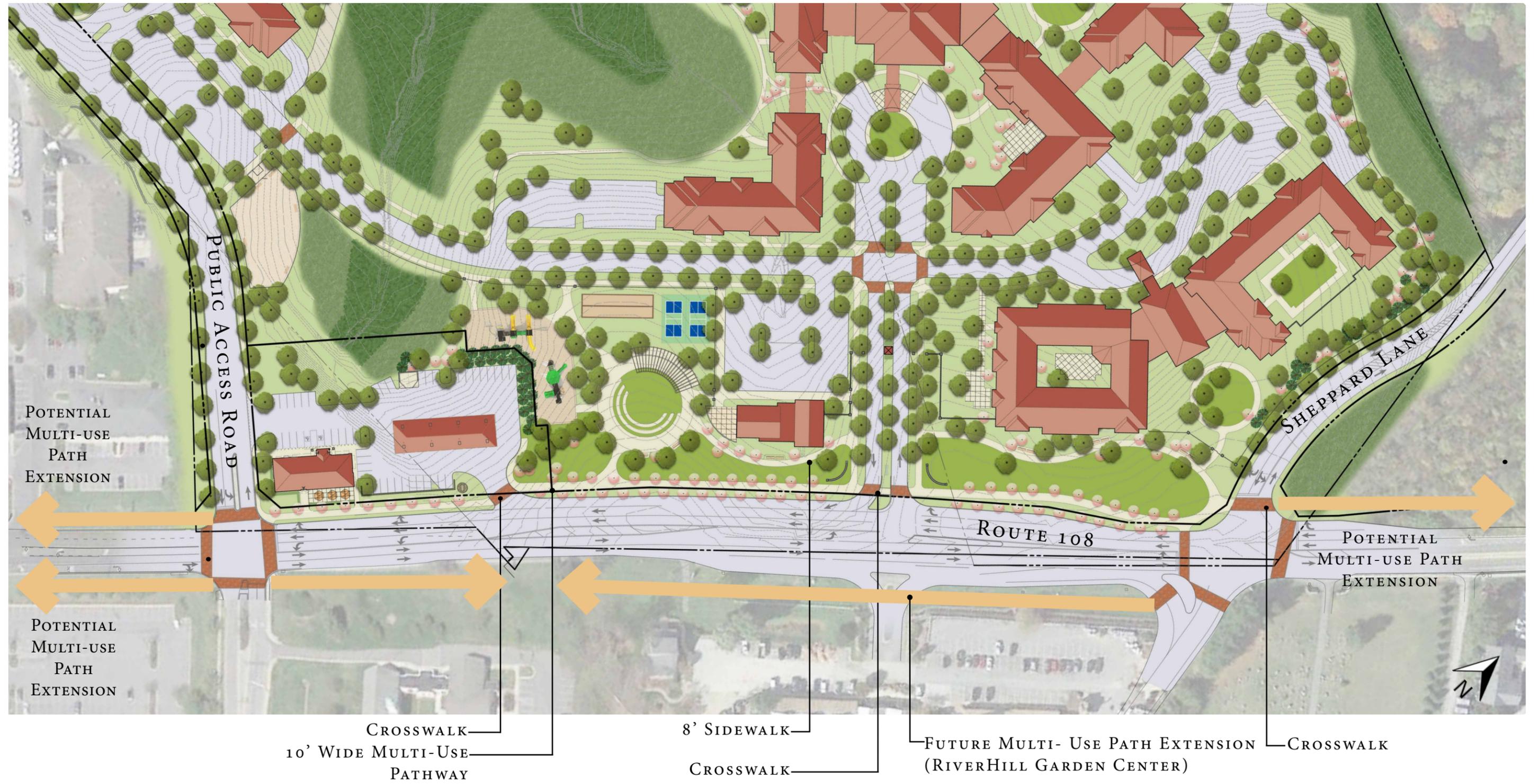
Community Building



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.
7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.
8. Develop pedestrian and bike connections to the wider community.



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



1. Study the loop road between the two neighborhoods and provide better access to Linden Linthicum Lane extended and its intersection with Route 108.
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.
3. Evaluate the entire frontage area along Clarksville Pike so that it is better integrated with the community, in terms of use and design.
4. Provide parking for public amenity spaces.
5. Review the letter from River Hill Community Association and discuss with them the proposed public amenities.
6. Open up views to woodlands, wetlands and fields beyond.
7. Make the welcome center and clubhouse more architecturally special and possibly reflect the agricultural character.
8. Develop pedestrian and bike connections to the wider community.
9. That the applicant return to DAP for a second review after revising the plans.

