

# Proposed Senior Community At Limestone Valley | Clarksville, Maryland

## Design Advisory Panel Presentation

December 6, 2017



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# Site Context

The proposed Limestone Valley site is within the Clarksville neighborhood boundary that encompasses a mixture of uses including commercial, institutional, agricultural preservation, multi-family and single family homes. These include Clarksville Commons, the River Hill community, Clarksville Elementary, River Hill High School, and Linden Linthicum Church.

The site is approximately one-half mile north of the intersection of MD Route 108 and MD Route 32, a limited access road. The site has approximately 1,100 feet of street frontage on Clarksville Pike (MD Route 108). Across the street, east of the site is the former River Hill Gardens site (where commercial development is proposed). Abutting the site to the north is Sheppard Lane, a designated scenic road and the Clearview single-family home development. To the west is the Limestone Valley Farm designated as agricultural preserve.

The site abuts to the south a very busy commercial zone and corridor development along Clarksville Pike. Traffic along this corridor, especially during peak rush hour and during school pick-up and drop off times can be very congested.



# Site Context



CLARKSVILLE COMMONS



SUNOCO GAS STATION



RETAIL



CLARKSVILLE SQUARE



RIVER HILL VILLAGE CENTER



RETAIL

# Site Context



FIELDSTONE



FIELDSTONE



THE VILLAS AT RIVER HILL



THE VILLAS AT RIVER HILL



BANK



THE GATHERING SPACE

# Site Context



LINDEN-LINTHICUM UNITED METHODIST CHURCH



WALNUT GROVE



CLARKSVILLE ELEMENTARY SCHOOL



FREESTATE GAS STATION

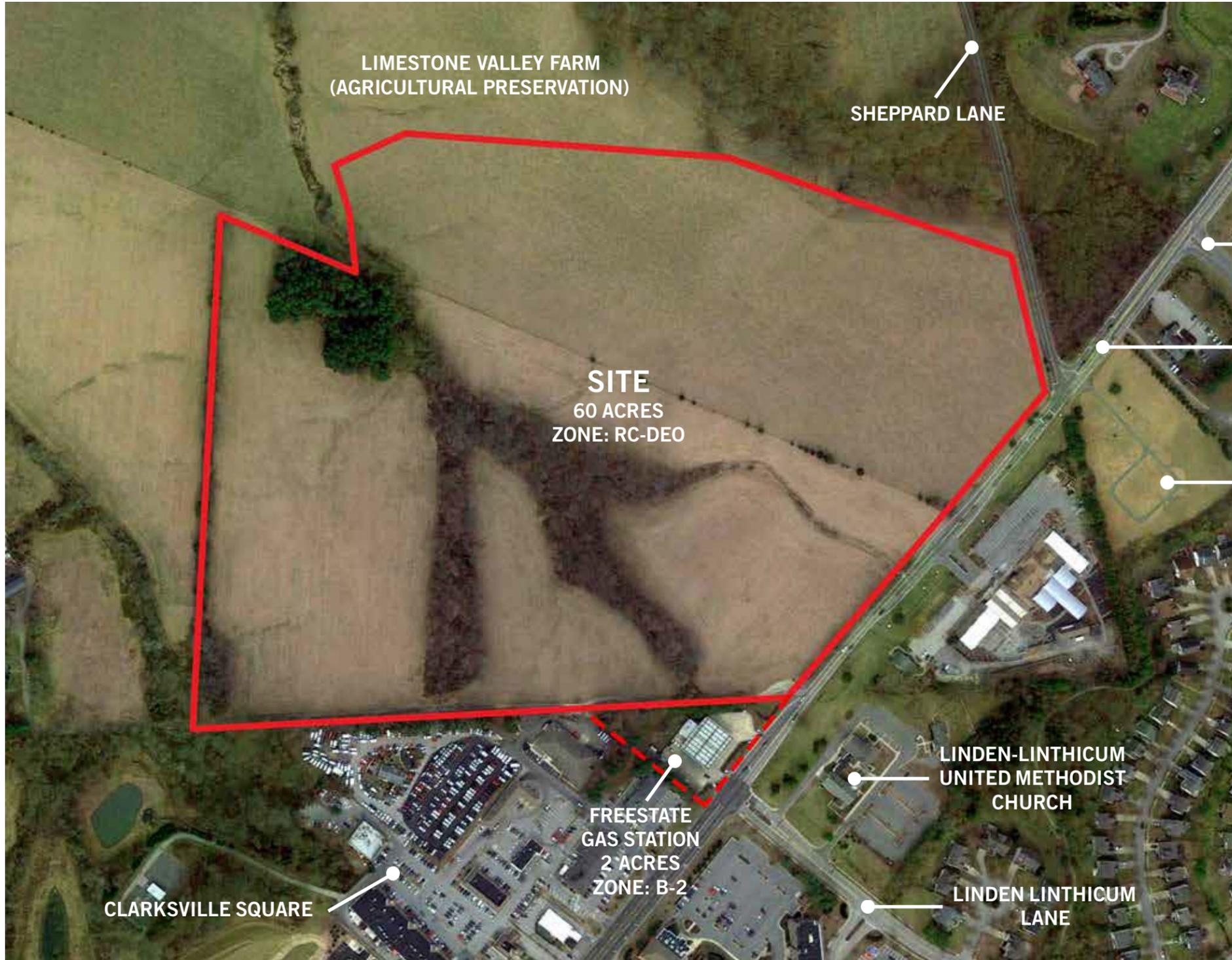


RIVER HILL HIGH SCHOOL



HOUSE ON CLARKSVILLE PIKE

# Existing Conditions



RIVER HILL  
HIGH SCHOOL  
ENTRANCE

MD ROUTE 108  
CLARKSVILLE PIKE

LINTHICUM CHAPEL  
CEMETERY

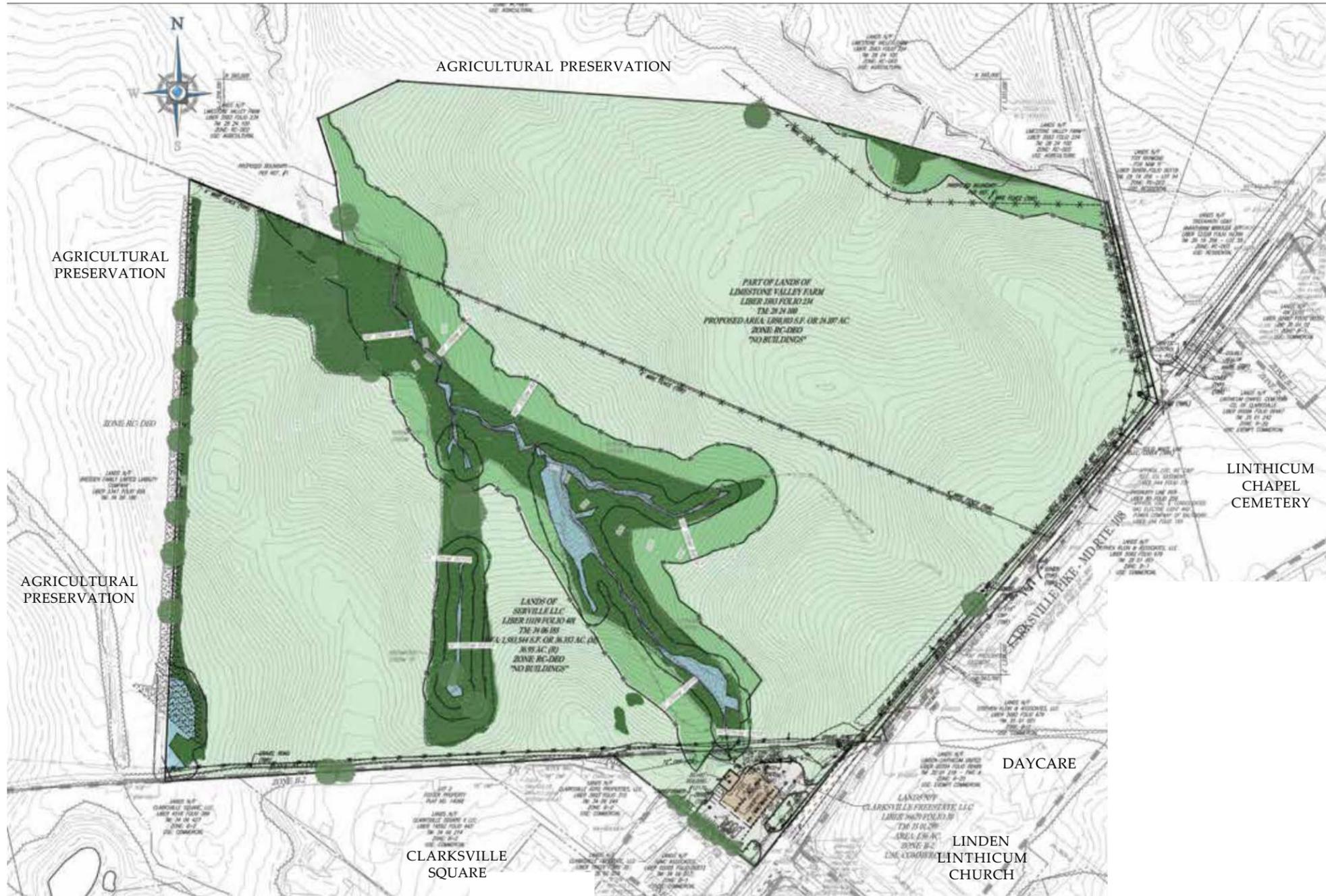
The subject property abuts Route 108/Clarksville Pike and Sheppard Lane and includes three parcels of land. Two of the parcels are zoned RC - DEO and are currently in agricultural use. The third parcel is currently zoned B - 2 and contains the Freestate fueling station. The three parcels total approximately 62 acres.

The B - 2 parcel includes the Freestate fueling station and a private residential driveway that serves the property behind the subject property.

Land abutting the property to the north is defined by an Agricultural Preservation easement and is zoned RC-DEO. Adjacent parcels along Route 108 include commercial, community and institutional uses.



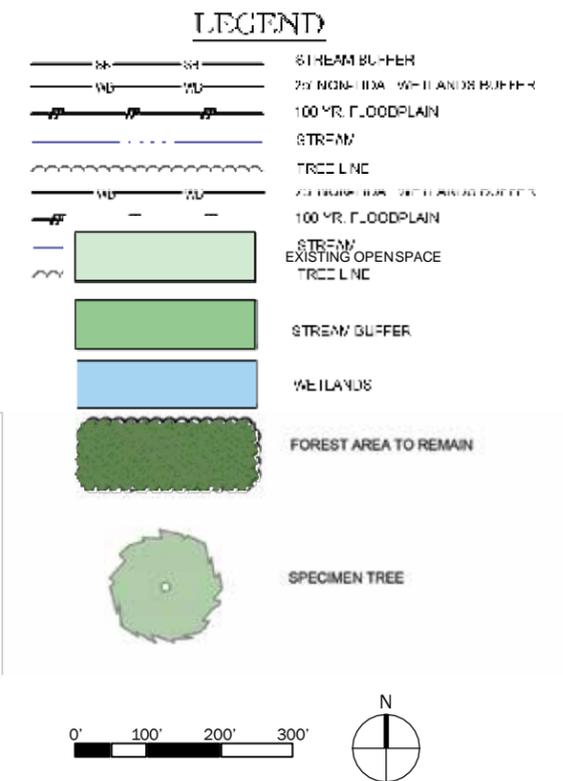
# Existing Conditions



## Environmental Buffers

The site is partially wooded, rolling and ranges in elevation from a high point of approximately +490 to a low elevation of +400. The site includes a perennial stream and intermittent stream that exists in conjunction with several wooded areas on site. The perennial stream runs southeast/northwest through the property. Another stream abuts the north property edge and has a small buffer area associated with it as shown on the exhibit. A small wetlands area also exists near the southwest property line.

The total acreage of environmentally protected land including buffers (100' from stream bank, 25' buffer from wetlands) is approximately 11 acres or 18% of the total site area.



# Existing Conditions



FREESTATE GAS STATION



SITE FROM CLARKSVILLE PIKE

## Property Images



FIELDS IN THE SITE



INSIDE THE SITE

# Development Plan



# Development Plan

# Entry Courtyard



# Development Plan

## Site Data

### NEIGHBORHOOD 1

Independent Living Units 730  
 CCRC Accessory Space<sup>1</sup> 68,000SF +/-  
 Parking 700 garage<sup>2</sup>  
 190 surface

### NEIGHBORHOOD 2

Independent Living Units 470  
 CCRC Accessory Space<sup>1</sup> 40,000SF +/-  
 Parking 680 garage<sup>2</sup>  
 110 surface

### CARE CENTER

(assisted living, memory care, skilled nursing)  
 240 units +/-

### TOTALS

Independent Living Units 1,200  
 Care Center Units 200 +/-  
 CCRC Accessory Space<sup>1</sup> 108,000SF +/-  
 Parking 1,380 garage<sup>2</sup>  
 300 surface  
 1,680 total

### Notes:

1. CCRC Accessory Space consists of building areas allocated for resident amenities, resident services, food service, campus administration, and campus services. CCRC Accessory Spaces are typically located within clubhouse buildings (CB) as well as on the ground/first floor of independent living buildings.
2. Resident parking is provided in garages below independent living buildings



# Development Plan

SITE SECTION A - NEIGHBORHOOD ONE



SITE SECTION B - NEIGHBORHOODS ONE AND TWO



SITE SECTION C - CARE CENTER



BRIDGE PRECEDENT

## Site Sections

# Architectural Design



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, MARRIOTTSVILLE – 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

# Architectural Design



A TYPICAL FOUR-STORY BUILDING ELEVATION



A TYPICAL FIVE-STORY BUILDING ELEVATION

# Architectural Design



CARE CENTER ASSISTED LIVING WING BUILDING ELEVATION, FACING CLARKSVILLE PIKE

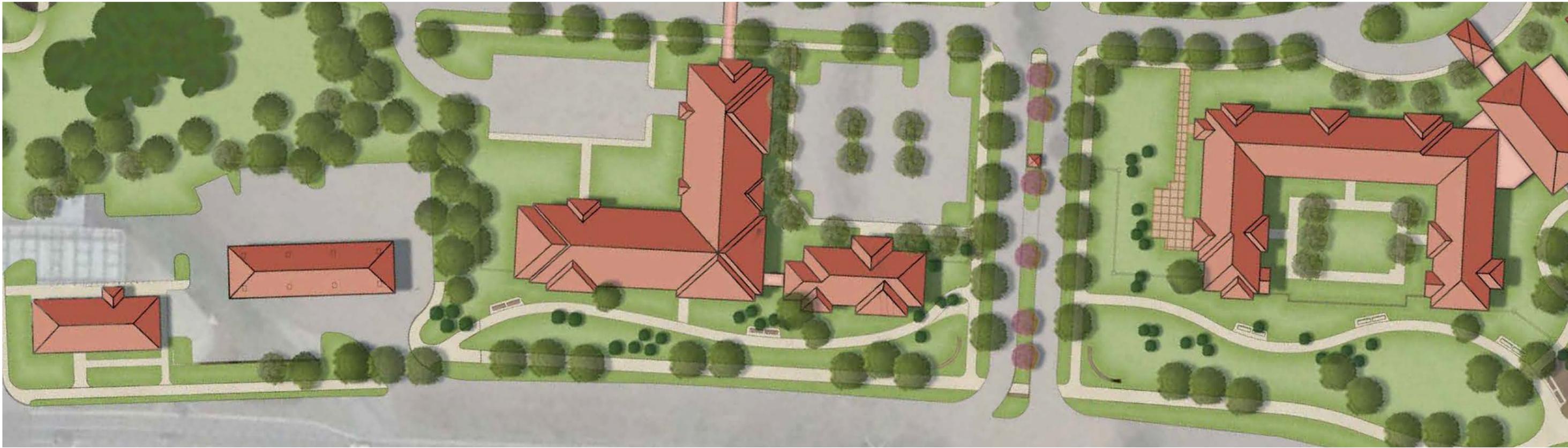


INDEPENDENT LIVING BUILDING 1.7

WELCOME CENTER

# Architectural Design

## Carksville Pike Elevation



GAS STATION

INDEPENDENT LIVING BUILDING 1.7

WELCOME CENTER

CARE CENTER ASSISTED LIVING WING BUILDING



GAS STATION



INDEPENDENT LIVING BUILDING 1.7



WELCOME CENTER



CARE CENTER ASSISTED LIVING WING BUILDING



# Architectural Design



COMMUNITY BUILDING



GAS STATION

# Landscape Design



## Landscape Design Approach, Internal Pedestrian Use Areas and Landscape Amenities

The landscape design approach will reinforce the overall character of the campus through the use of native trees, shrubs and groundcovers. The plantings will be designed to blend carefully with existing vegetation that will be preserved on site and to create a sense of place for the overall property. Street trees will define the site's sloped road, provide shade in parking areas and define outdoor spaces on site. Flowering trees will be used throughout the property to create an accent in the landscape and reinforce natural woodlands. A mixture of shade, ornamental and evergreen will be placed to create buffers where needed.

Garden areas will be designed in conjunction with outdoor use areas and courtyards to provide seasonal interest in the landscape. Shrubs, perennials, annuals and bulbs will create visual interest in these gardens. Bioretention areas will also be carefully planted with natives so they that they are integrated into the overall environment.

The Erickson Living at Limestone Valley community will include outdoor amenity areas that will be designed and constructed throughout the site. Key amenities will include: courtyards, outdoor dining areas, outdoor activity and game areas, seating areas, ornamental gardens, resident gardens, sidewalks, walking trails and landscaping.

# Landscape Design

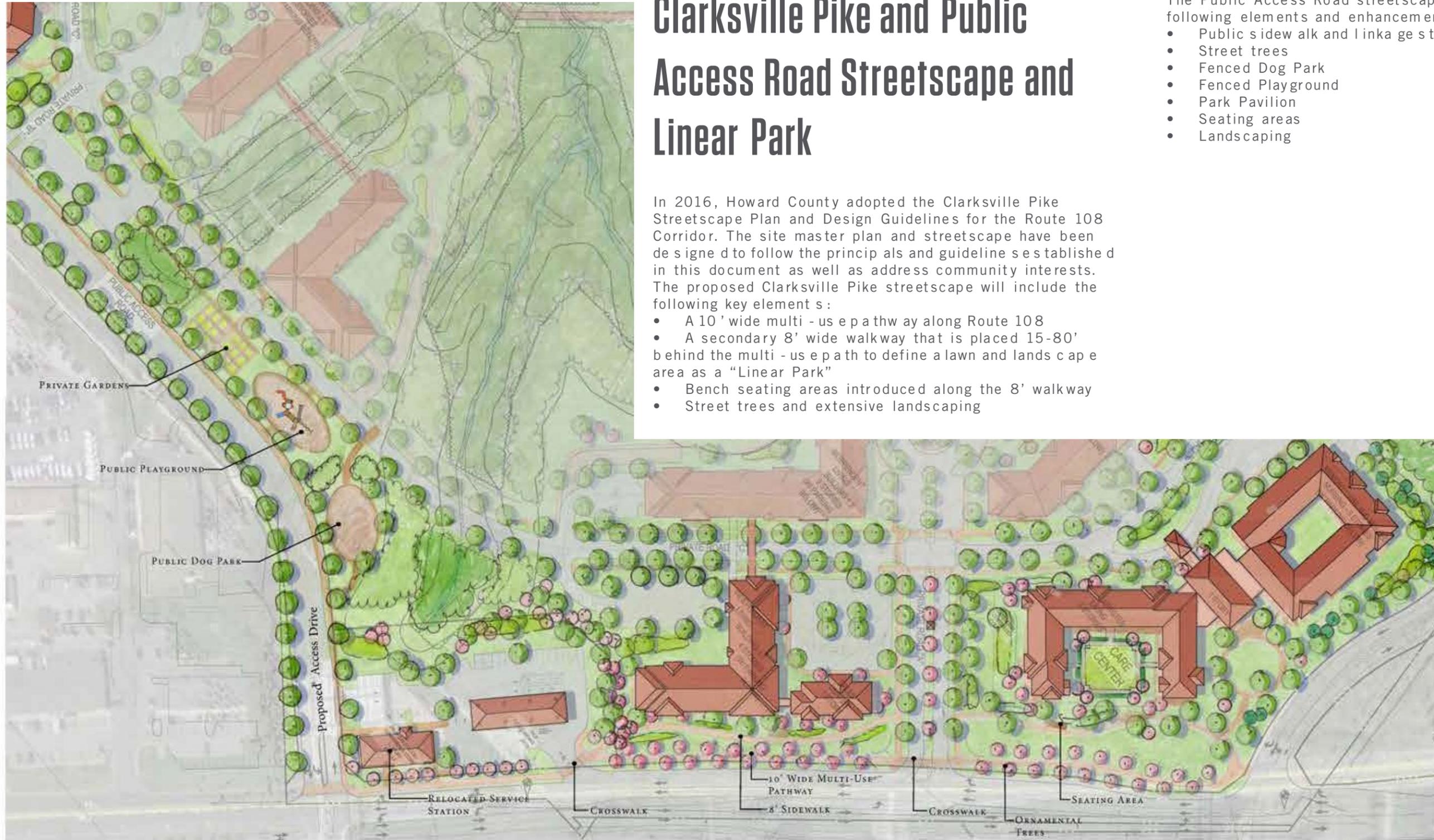
## Clarksville Pike and Public Access Road Streetscape and Linear Park

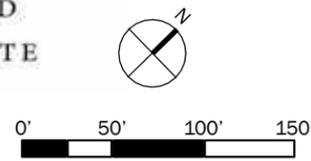
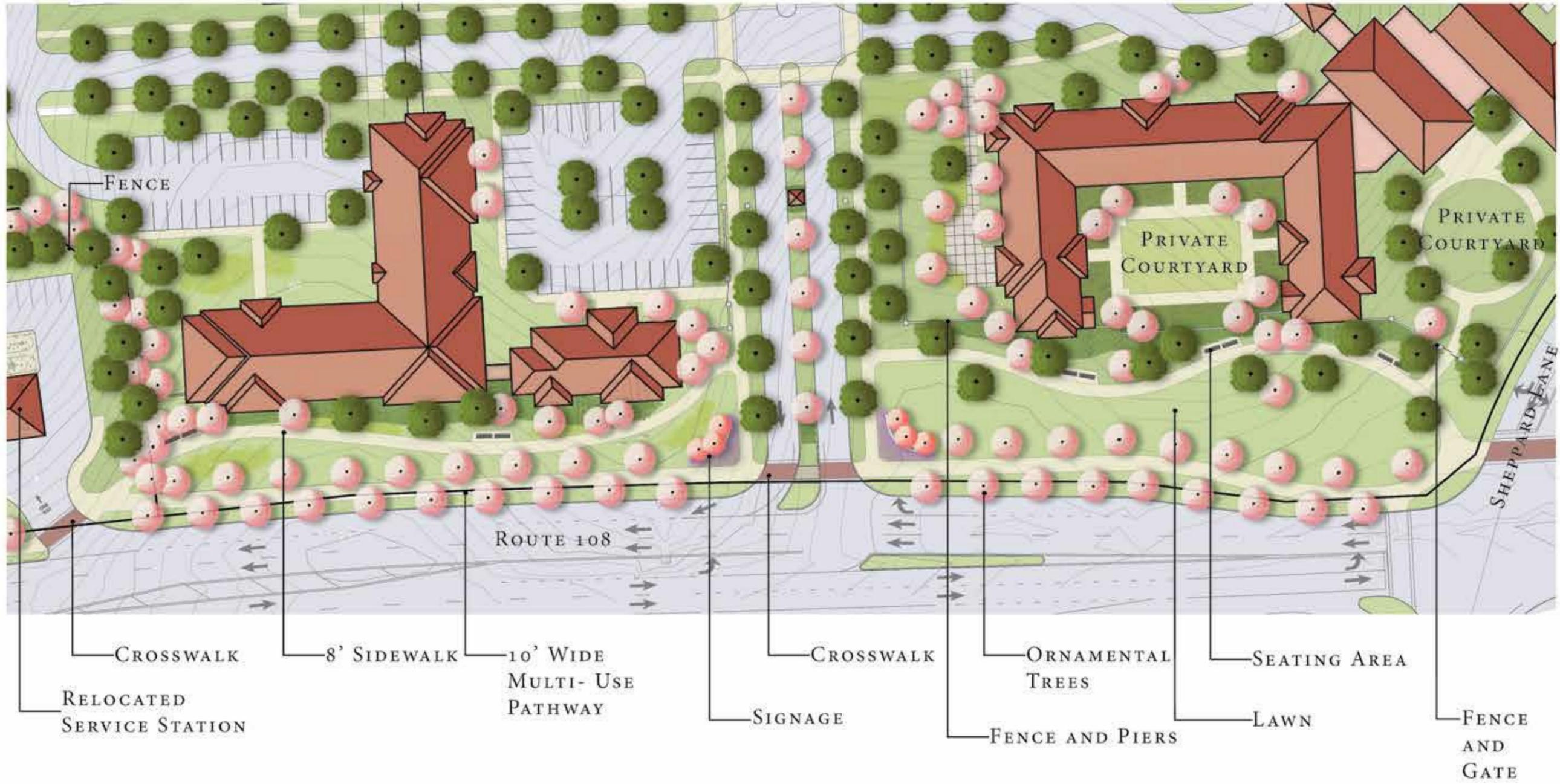
The Public Access Road streetscape will include the following elements and enhancements:

- Public sidewalk and linkages to public amenities
- Street trees
- Fenced Dog Park
- Fenced Playground
- Park Pavilion
- Seating areas
- Landscaping

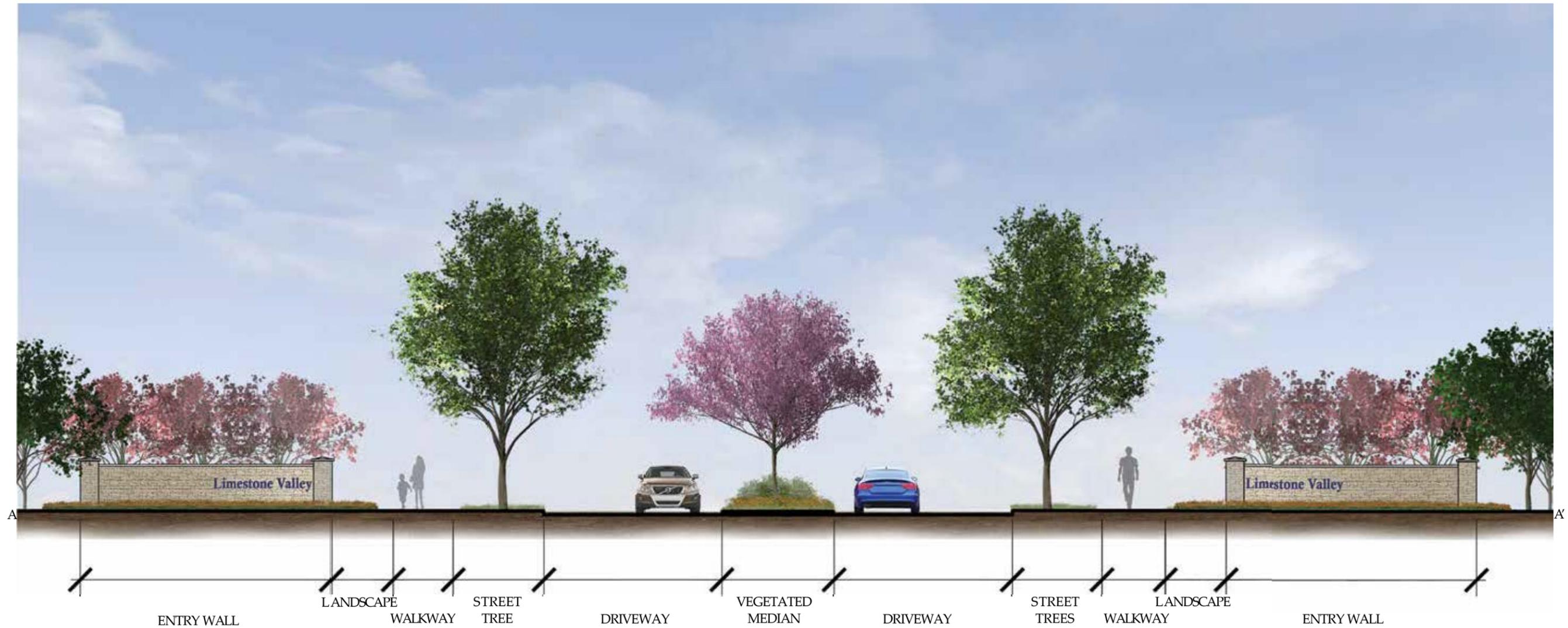
In 2016, Howard County adopted the Clarksville Pike Streetscape Plan and Design Guidelines for the Route 108 Corridor. The site master plan and streetscape have been designed to follow the principals and guidelines established in this document as well as address community interests. The proposed Clarksville Pike streetscape will include the following key elements:

- A 10' wide multi-use pathway along Route 108
- A secondary 8' wide walkway that is placed 15-80' behind the multi-use pathway to define a lawn and landscape area as a "Linear Park"
- Bench seating areas introduced along the 8' walkway
- Street trees and extensive landscaping

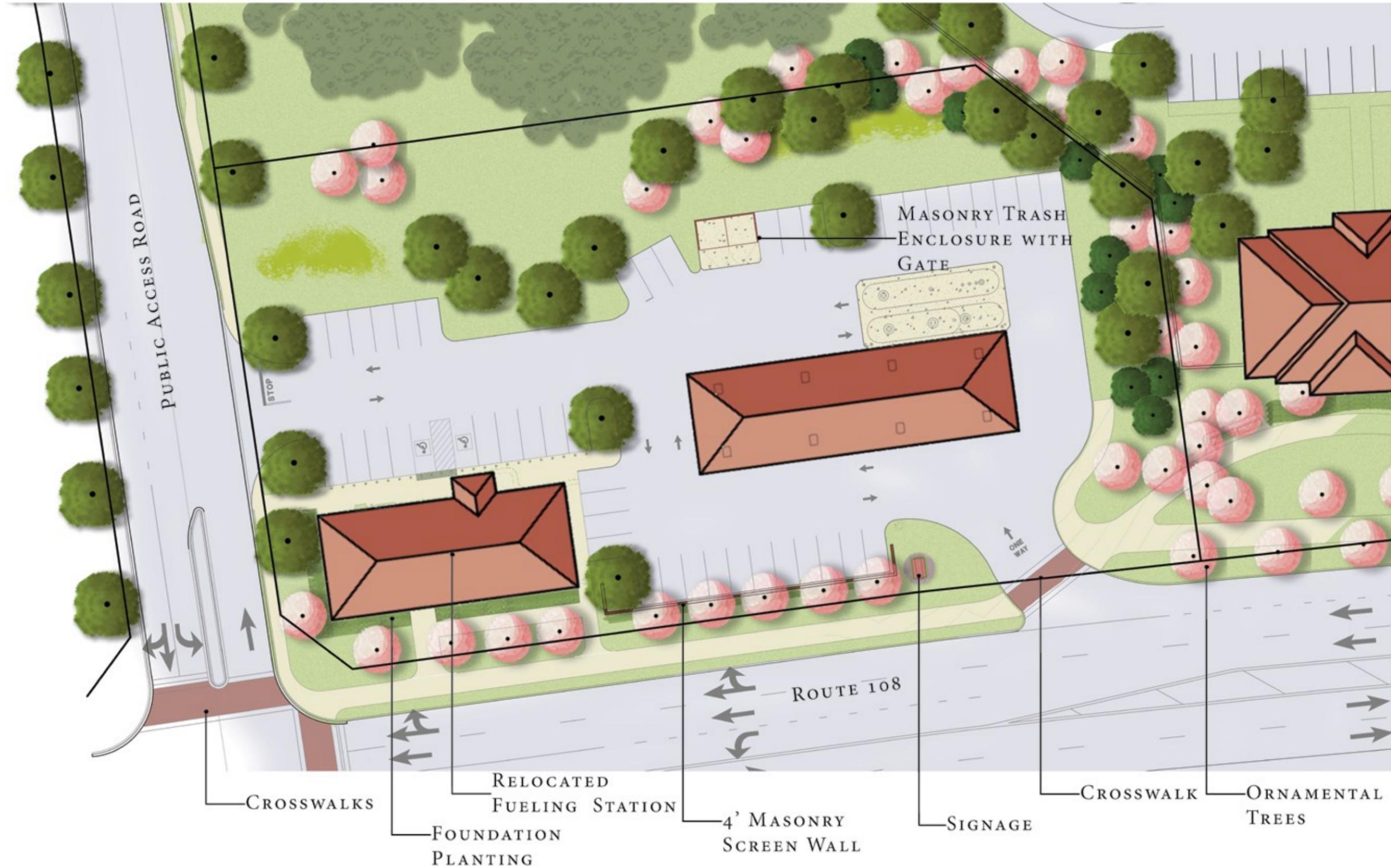




## Elevation at Clarksville Pike Site Entrance

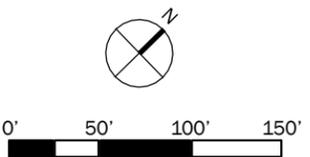
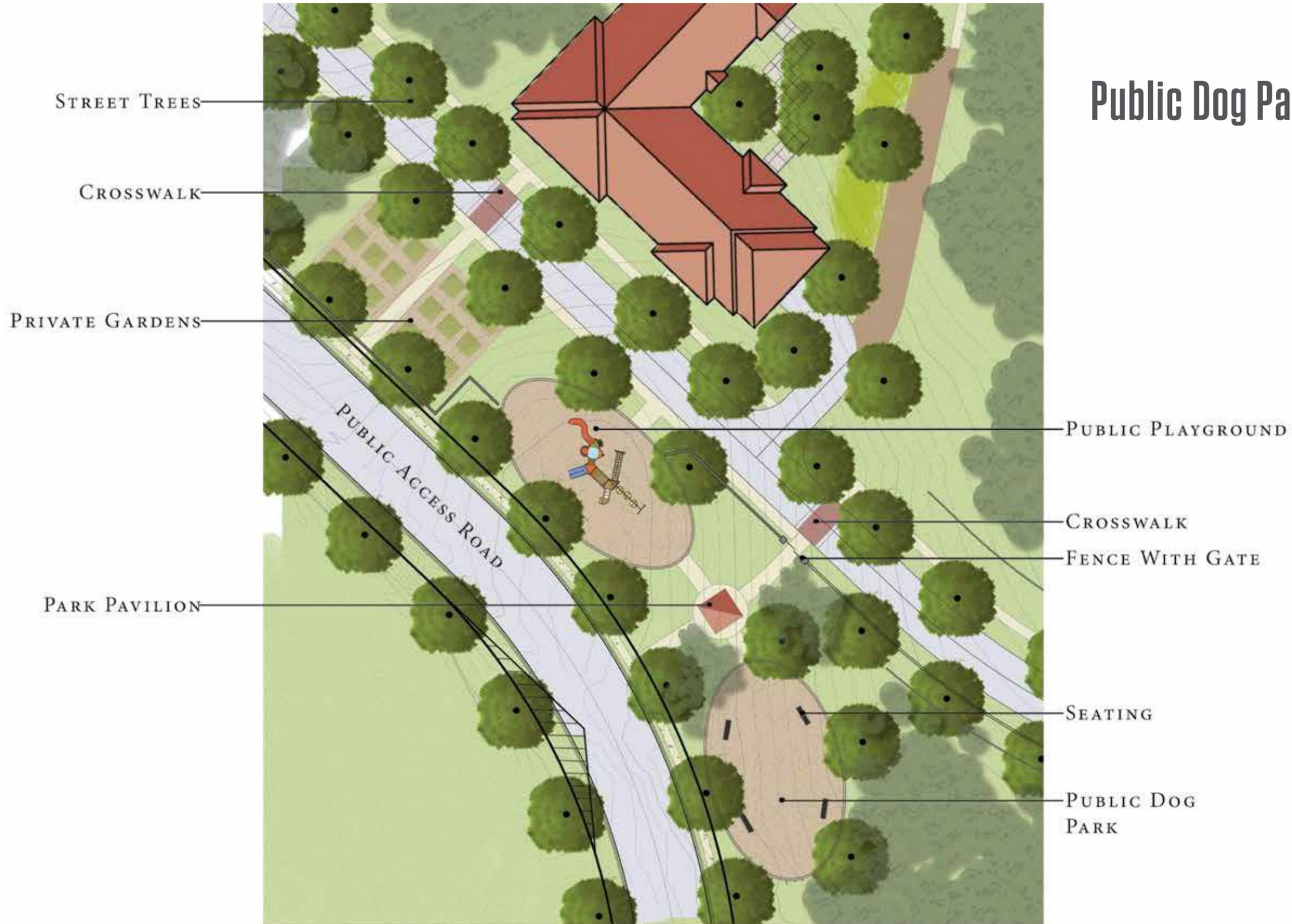


## Relocated Fueling Station Concept Plan



# Landscape Design

## Public Dog Park Concept Plan



# Landscape Design



TYPICAL PRIVATE RESIDENT COURTYARD (ANOTHER ERICKSON COMMUNITY)



# Landscape Design

## Dog Park, Park Pavilion, and Playground Precedents



# Landscape Design

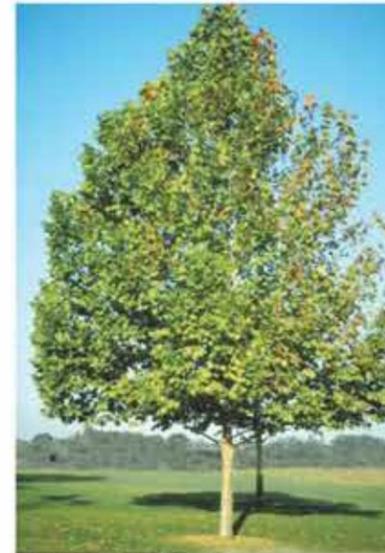
## Landscape Precedents



WILLOW OAK



RED MAPLE



AMERICAN SYCAMORE



AMERICAN ELM



KENTUCKY COFFEE TREE



REDBUD



HAWTHORN



NELLIE STEVENS HOLLY



WHITE PINE



NORWAY SPRUCE



KENTUCKY COFFEE TREE

# Landscape Design

## Site Lighting Precedents



Peter Lagerwey

POTENTIAL LIGHTING ON CLARKVILLE PIKE



INTERNAL SITE LIGHTING



INTERNAL SITE LIGHTING

# Landscape Design

## Site Furnishing Precedents



BENCH IN CLARKSVILLE PIKE AND PUBLIC ACCESS ROAD



SITE BENCH



BIKE RACK



FENCING



FENCING WITH STONE PIERS

# Community Enhancements: Streetscape

## Clarksville Pike and Public Access Road Streetscape and Linear Park

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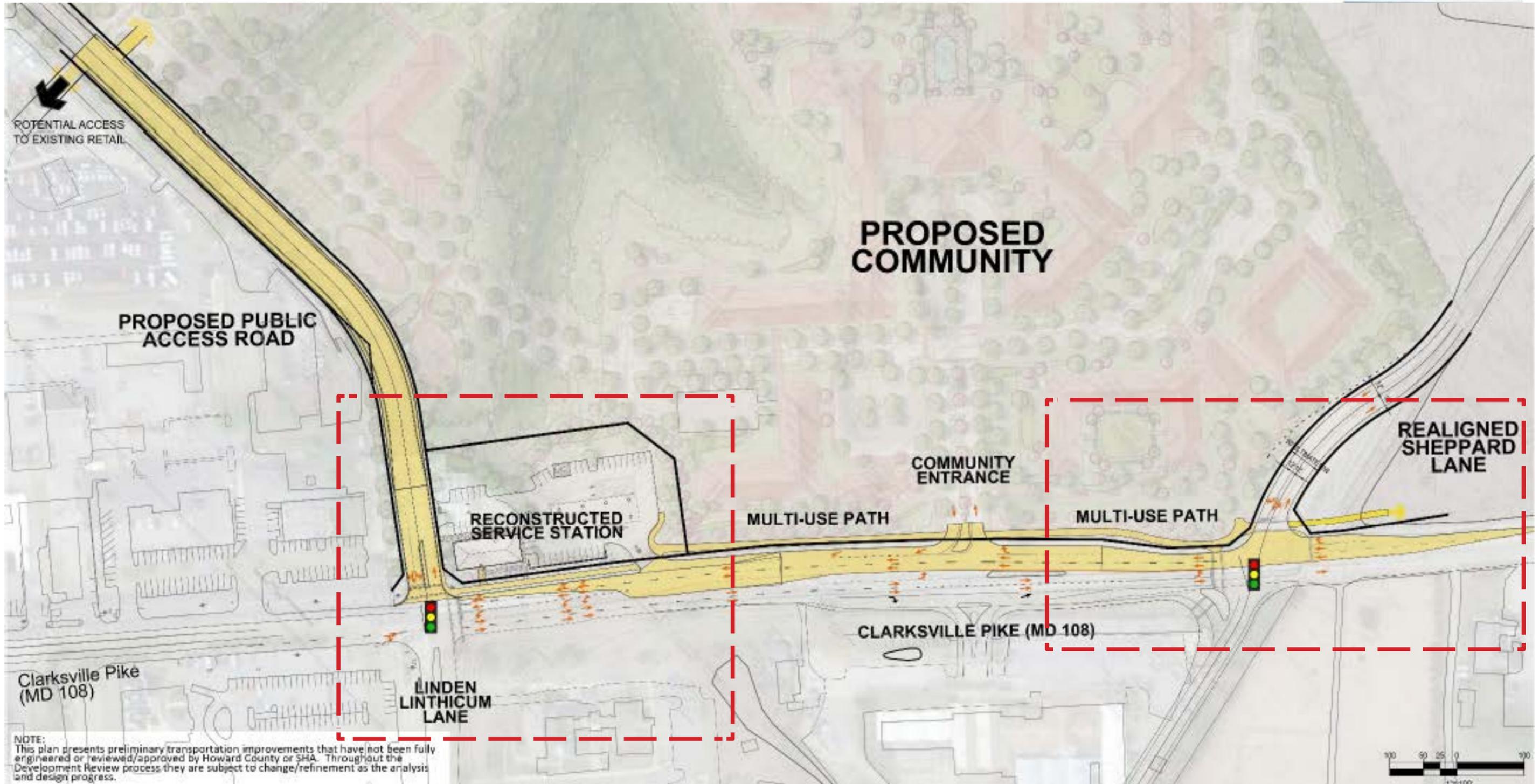
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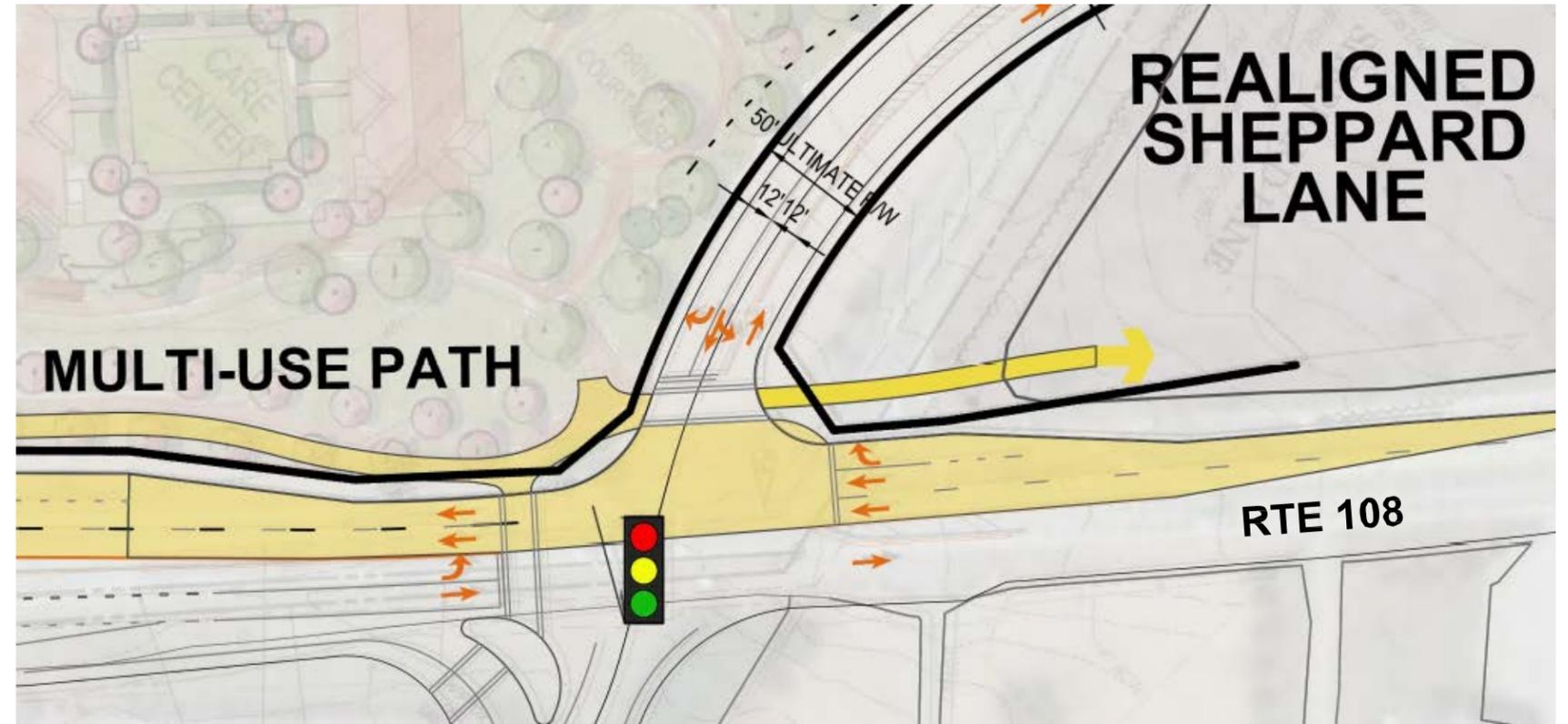
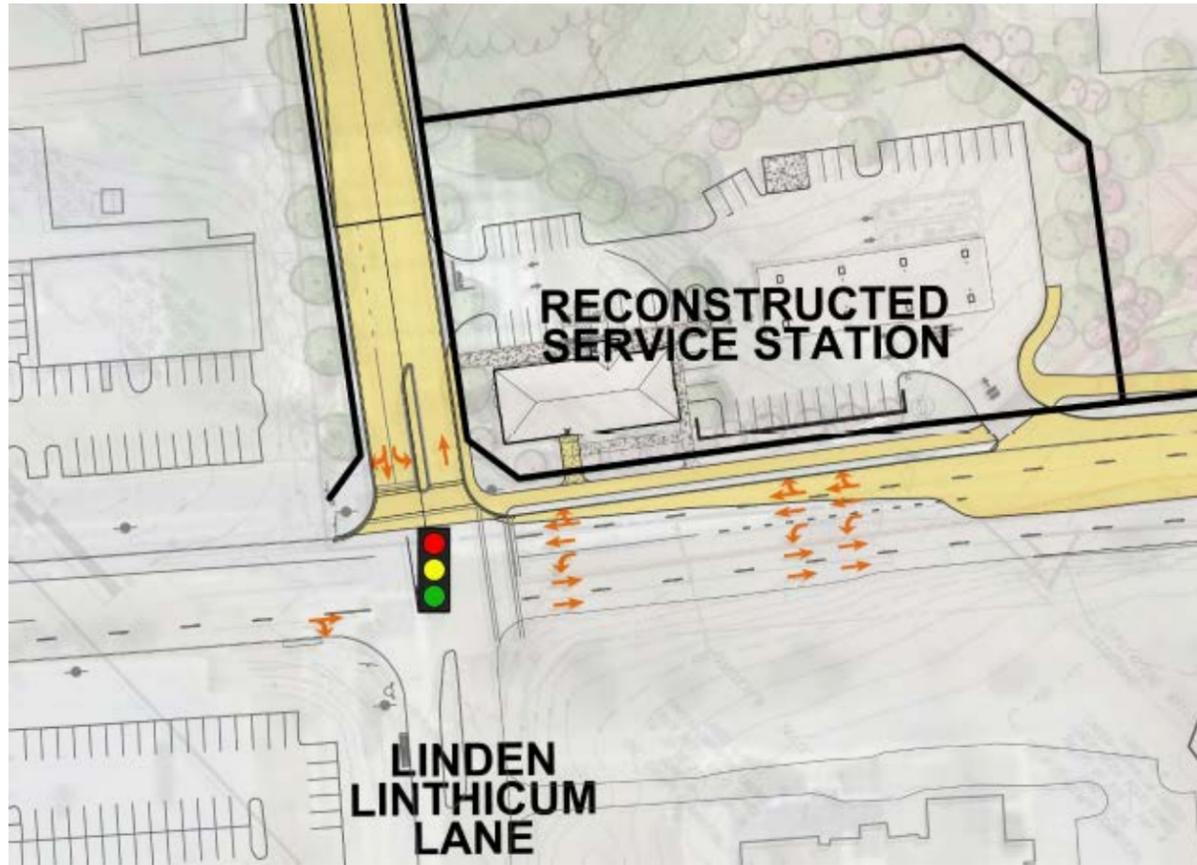




# Community Enhancements: Traffic



# Community Enhancements: Traffic



Intersection	Required APF Improvements for 1200 CCRC + 240 ALF units	Proposed CEF Improvements for 1200 CCRC + 240 ALF units	Benefits and Enhancements
MD 108 at Linden Linthicum Lane	<b>None Required</b> - Linden Linthicum Lane is classified as a Local Road and would be exempt from APF Requirements	Construct Proposed Public Access Road	This road will not only provide access to the site, but will also permit potential connectivity at a signalized intersection to MD 108 for Clarksville Commons and other retail developments.
		Install Signalization	Signalization will allow existing homeowners and business customers easier access to MD 108.
		Provide Additional Thru Lanes to the East	Widening of MD 108 will enhance traffic operations for all roadway users.

Intersection	Required APF Improvements for 1200 CCRC + 240 ALF units	Proposed CEF Improvements for 1200 CCRC + 240 ALF units	Benefits and Enhancements
MD 108 at Sheppard Lane	Widening of Sheppard Lane to provide 2 lanes approaching MD 108	Provide a Continuous Left Turn Lane along EB MD 108	The extension of the existing left turn lane will enhance operations along MD 108 by eliminating the blocking of thru traffic that occurs today.
		Realign the intersection	Safety and operations are enhanced with an intersection that is closer to perpendicular.
		Widen Sheppard Lane to provide 2 lanes approaching MD 108	This improvement will allow right turning traffic more efficient access to MD 108.
		Provide an additional lane along WB MD 108	This improvement will allow westbound traffic to more efficiently proceed through the Sheppard Lane intersection.

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*Add more Living to your Life®*

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