

Proposed Erickson Continuing Care Retirement Community at Ellicott City

FAQ's:

Q: Where is the proposed Erickson Retirement Community proposed to be located?

A: On a portion of the historic Doughoregan Manor along the eastern boundary next to Kiwanis-Wallis Park.

Q: Is the plan set, or are changes possible?

A: The proposed plan is in its earliest stages and is not at all set at this time. In fact, changes are certain and will be based upon the results of community input, traffic studies, historic and archeological studies, environmental studies, and architectural compatibility with surrounding communities.

Q: How many living units are currently planned?

A: The project is proposed to consist of three phases with 500 independent living units (ILUs) in each phase (neighborhood). There is an option for a fourth neighborhood with 500 additional ILUs. Construction is proposed to be phased over several years. The pace of phasing will depend upon market influences, housing allocations and compliance with the Adequate Public Facilities Ordinance. Total number of proposed ILUs including the option parcel is 2,000. In addition, the campus is proposed to contain 128 assisted living units and 96 skilled nursing beds.

Q: What is the type of living unit?

A: The ILUs are proposed to consist of one and two bedroom apartment style living units. The ILUs for each neighborhood are proposed to be located within five or six, four (4) story buildings each with underground parking for residents. Each residential building is proposed to contain approximately 90-110 ILUs. In addition, each neighborhood will have a clubhouse building which will be connected to the residential buildings by a series of enclosed climate controlled links and bridges.

Q: How many stories is the highest building?

A: 4 stories as proposed.

Q: Where will the entrance/exit be located?

A: Access to the community is proposed to be located on Rt. 144 just west of the Kiwanis-Wallis Park. Secondary access for emergency vehicles only is proposed to be located on Burnside Drive. This secondary access on Burnside Drive is proposed to be gated and accessible by authorized emergency personnel only.

Q: What facilities will be in place on-site?

A: A wide variety of amenities are proposed to be located within community including: a medical facility with on-site physicians, several restaurants, bus and sedan service, 24/7 security, banks, convenience stores, beauty salons, a pharmacy, a fitness center, a putting green, libraries, computer labs, and an indoor pool and spa. For a further description of amenities typically found within an Erickson Continuing Care Retirement Community please visit www.ericksoncommunities.com.

Q: What is the nearest Emergency Response location?

A: The proposed community is in close proximity to several fire and rescue service stations including West Friendship, Bethany Lane, Ellicott City and Clarksville. Geographically, the West Friendship Station is likely the closest fire and rescue station.

Q: Will the intersection at Folly Quarter and Rt 144 be modified?

A: Erickson is in the very early stages of a comprehensive traffic study and analysis. Normally, the traffic impact of an Erickson Retirement Community is much less significant as compared to a typical residential development. This is due to the fact that many Erickson residents often choose not to drive their cars when they leave the campus and instead choose to utilize the convenient Erickson bus and sedan service. Also, Erickson residents typically do not travel during peak commuting hours when roadways are most congested. Adverse traffic impacts are further reduced by the fact that many of the essential services required by Erickson residents are available on campus. Although the traffic impact of this proposed continuing care retirement facility has not been fully ascertained at this early stage, Erickson envisions that some road improvements will be appropriate in order to ensure an adequate level of road service.

Q: Does the Carroll family have any other plans for their land?

A: Erickson understands that the Carrolls are considering donating 34 acres +/- to the county west of the ball fields.

Erickson also understands that the Carrolls are considering preserving approximately 500 acres of the remaining Manor property in a perpetual Agricultural Land Preservation Easement.

Erickson commits itself not to acquire or develop any portion of the manor property until such time as conveyance of the parkland and the Agricultural Land Preservation Easement is assured.

Q: Water and sewer impact?

A: Public water lines are located immediately adjacent to the site. Sewer lines actually cross the site but may need to be upgraded to properly serve the proposed retirement community. An amendment to the Planned Service Area for water and sewerage will be required in order to enter this site into the Planned Service Area and metropolitan district. It is proposed that public water and sewer be extended to serve only this proposed retirement community and not the remainder of Doughoregan Manor or areas further west of the proposed site.

Q: Will the buildings be visible from Rt. 144?

A: Yes.

Q: What is the total acreage involved in the Erickson proposal?

A: 153 acres +/- proposed for initial 3 phases of the development.
38 acres +/- proposed for optional 4th phase of development.

Q: How can I find out more information about the proposed Erickson Continuing Care Retirement Community in Ellicott City?

A: Erickson is planning on holding a series of informational meetings and community dialogues with a number of individual community associations during the month of November. A public forum and open house is scheduled for **December 2 from 6 PM – 9 PM**. The public forum and open house will be held at the Ellicott City Senior Center, 9401 Frederick Road, Ellicott City, MD 21042 (behind the Miller Library). The evening session will be open house style, so that interested people can come and go at any time. Erickson representatives will be available to discuss various topics of interest and the public will also have an opportunity to ask questions and to share comments on the proposal.