



## Frequently Asked Questions

### **Where is Erickson Senior Living at Limestone Valley located?**

The proposed community is located west of Route 108 in Clarksville, Maryland between Sheppard Lane and Linden Linthicum Lane.

### **What is being proposed?**

Erickson Senior Living is proposing a continuing care retirement community comprised of 1,200 Independent Living units supported by 240 units of assisted living, memory care and skilled nursing.

### **What is the status of the proposed community?**

This proposal has had many required steps. First, in July 2018, Erickson Senior Living received the unanimous support of the County Council for the ability to connect to public water and sewer. In March of 2019, the project also received unanimous support from the Planning Board. Today, Erickson Senior Living is now in the final step of the approval process with the rezoning proposal before the Howard County Zoning Board on June 17th at 4:30 p.m.

### **What enhancements are proposed?**

Erickson Senior Living has listened closely to the community in over 50+ community meetings within the past 3 years to understand what enhancements are needed and/or desired. As a result of these conversations, Erickson Senior Living is proposing a comprehensive set of enhancements that will dramatically improve the traffic challenges on Route 108 in the Clarksville area, provide an intergenerational park and gathering place along the property frontage and improve pedestrian connectivity within the corridor. To learn more about the community enhancements, view [the proposal page](#).

### **When do you anticipate opening?**

If the rezoning proposal for the property is approved by the Howard County Zoning Board, we anticipate construction beginning in 1-2 years with the first units available within 3-4 years from the date of Zoning Board approval.



## **Frequently Asked Questions (continued)**

### **Will all 1,440 units be built at once?**

No. Erickson Senior Living anticipates approximately 8 years to fully build the proposed Clarksville community.

### **What are the anticipated entrance deposit and monthly fees at this community?**

It is too early in the process to determine the entrance deposit and fees for living at the proposed Limestone Valley community. However, Erickson Senior Living has three existing communities in Maryland including Catonsville, Silver Spring and Parkville with more than 6,000 residents. Many of these residents are retired school teachers, firemen, and other civil servants. Erickson Senior Living positions its communities so that they are accessible to a large portion of the local county/community. There will be a moderate income housing component associated with the development, which will offer lower entrance deposit and monthly service fee options for those who qualify.

### **How do I get on the mailing list and receive updates?**

At this time, there is no mailing list for Limestone; however, to join our list of supporters and receives all updates on the project, please go to [www.EricksonatLimestone.com/Support-Limestone](http://www.EricksonatLimestone.com/Support-Limestone) and sign up.

### **Are you a nursing home?**

No. Limestone will be a Continuing Care Retirement Community, also known as a CCRC. The vast majority of our residents will enjoy active and independent living; however, we will offer higher levels of care, including skilled nursing, should your health needs ever change.

### **Is there sufficient demand for an Erickson Senior Living community in Howard County?**

All internal market analysis and third party studies show a significantly growing older adult population in Howard County and healthy demand for a Continuing Care Retirement Community (CCRC). Additionally, CCRC's are highly regulated by the State of Maryland through the Department of Aging to ensure units are not overbuilt. The Department of Aging requires a feasibility study to validate sufficient demand, which is reviewed by an independent CPA firm; and 65% of reservations before it issues a certificate of registration for a building and allow occupancy.



## **Frequently Asked Questions (continued)**

### **Will the proposed community be similar to Charlestown and other Erickson Senior Living-managed communities?**

Yes, although each Erickson Senior Living-managed community is unique in its own way. For example, this community will have under-building parking unlike Charlestown. This has several advantages specifically designed for Clarksville including preservation of green-space, view sheds and storm-water controls. The proposed community in Clarksville will have apartment homes, amenities, and services that provide the unique Erickson lifestyle for which our communities are known.

### **What levels of care will be offered?**

In addition to independent living, we will offer a full continuum of on-site care. Visit [www.EricksonSeniorLiving.com](http://www.EricksonSeniorLiving.com) for more details.