Zoning Case 1119 M

Applicant/Protestant – Schwartz

Exhibit # 2 Date 1/29/20

hickory ridge

Hickory Ridge Village Center Redevelopment Survey Overview

BACKGROUND

Kimco Realty, the owners of the Hickory Ridge Village Center, proposed redeveloping the Village Center and adding apartments on the site. After presenting an initial plan in the fall of 2015, Kimco held several community meetings where residents expressed concern about aspects of the Village Center Plan. Based on the community feedback, Kimco chose to rework the initial Plan. At a meeting in September 2016, Kimco presented a new design to the community.

As part of the Village Center Redevelopment process, the Hickory Ridge Village Board will be asked to provide a statement regarding the proposed redevelopment to the Howard County Planning Board.

Hickory Ridge Village Center Survey

Total Number of Households Surveyed:

4772

Clary's Forest Homes: 2,814
Clemens Crossing Homes: 649
Hawthorn Homes: 1,309

- Total Survey Responses: 780
- Useable Survey Responses: 639 (13.4%)

Survey Results

Q1: Full Street Address

Response Breakdown by Neighborhood

- Clary's Forest: 220 (34%)
- Clemens Crossing: 259 (41%)
- Hawthorn: 160 (25%)

Q2: The Howard County Zoning regulations defines a village center as a mixed-use development in the New Town District which is in a location designated on the New Town Preliminary Development Plan as a "village center", which is designed to be a community focal point and gathering place for the surrounding village neighborhoods by including the following items:

* An outdoor, public, village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various village center buildings and shall include public seating features;

* Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants;

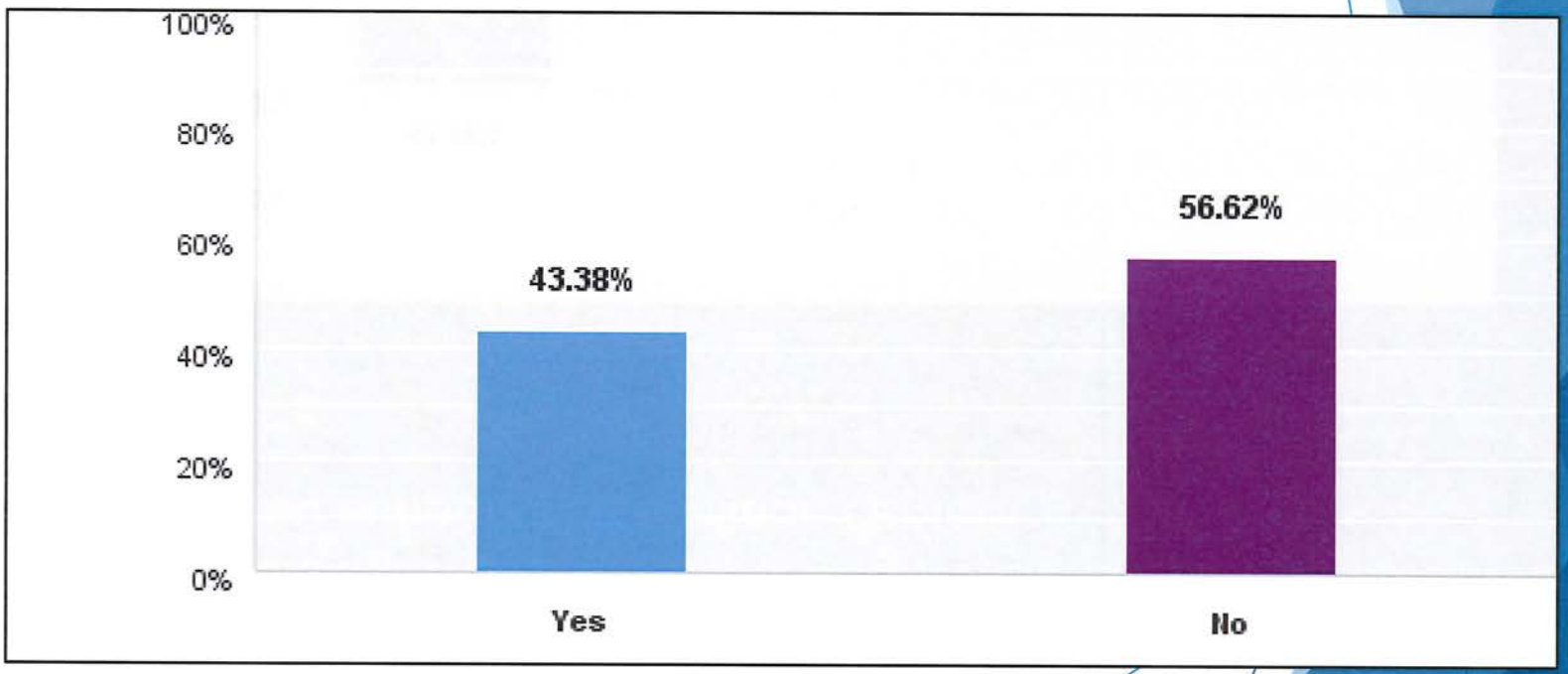
* Space for community uses and/or institutional uses; and

* Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.

In your opinion, does Kimco's Village Center Plan meet the criteria, as defined above?

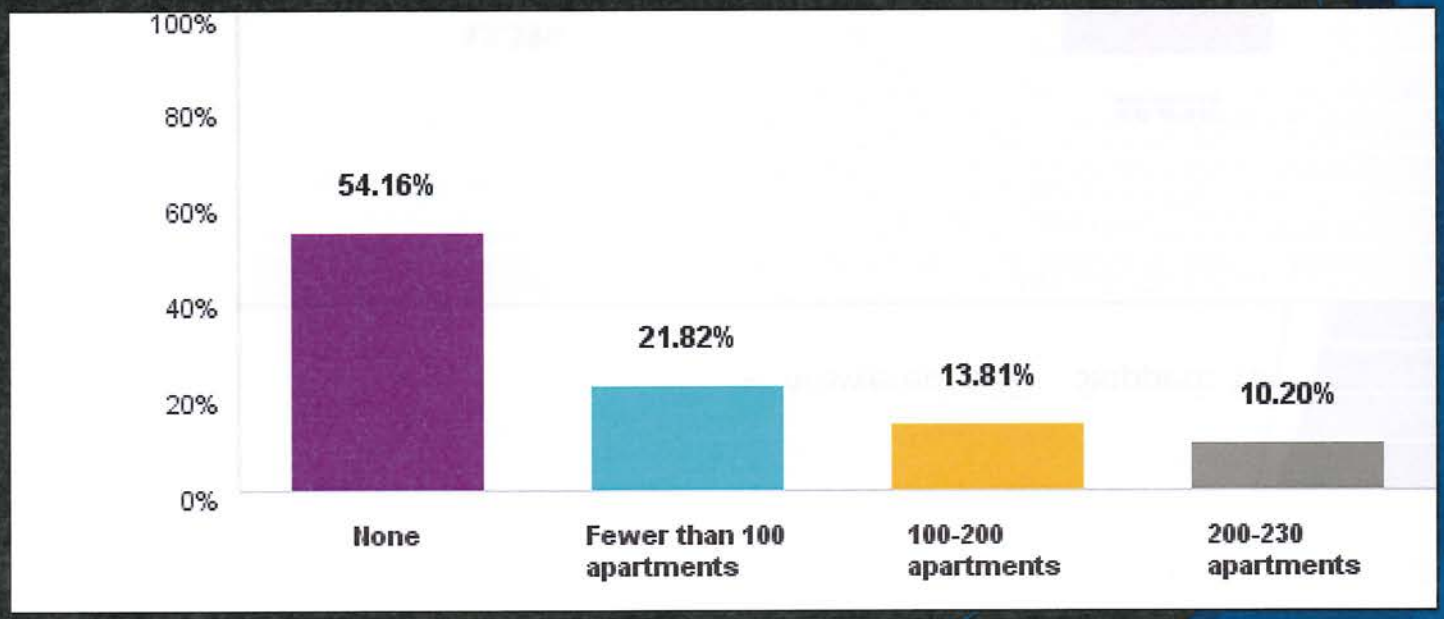
Q2: Answer

- Answered: 627 Skipped: 12



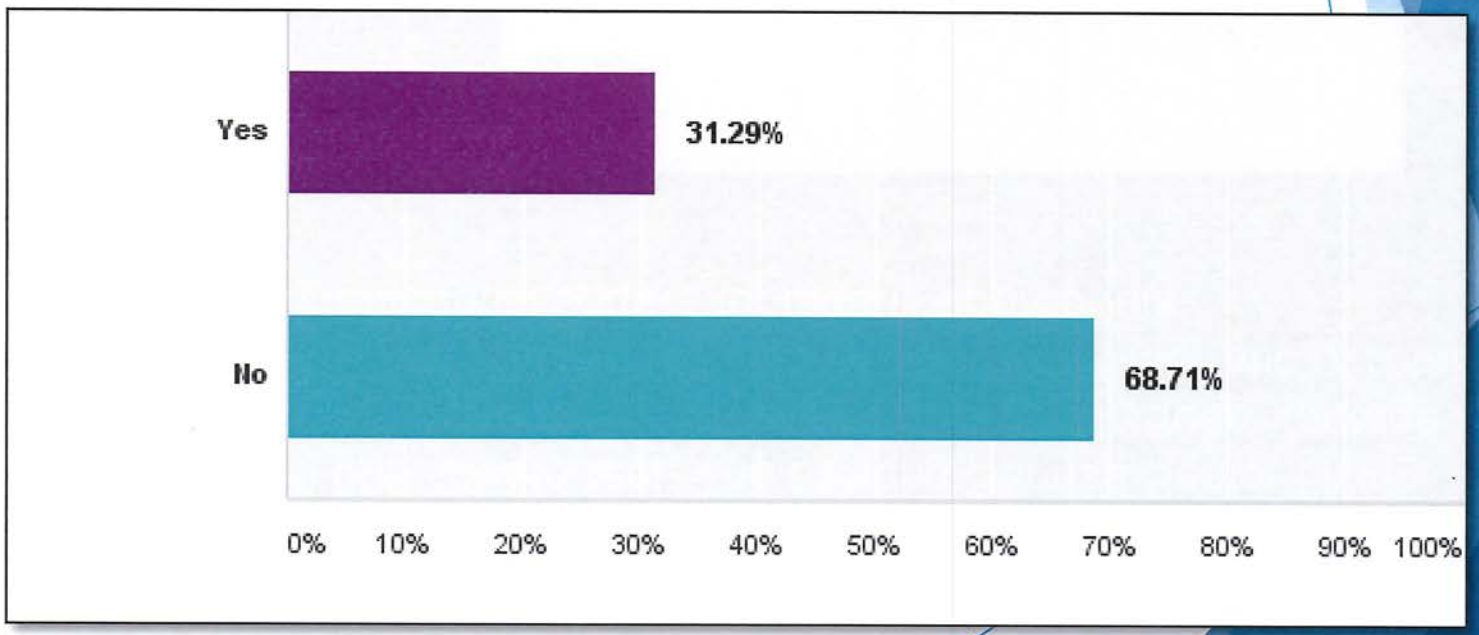
Q3: Kimco's Village Center Plan includes a 230 unit market rate apartment building, with internal parking. What number of apartment units would you support at the village center?

- Answered: 637 Skipped: 2



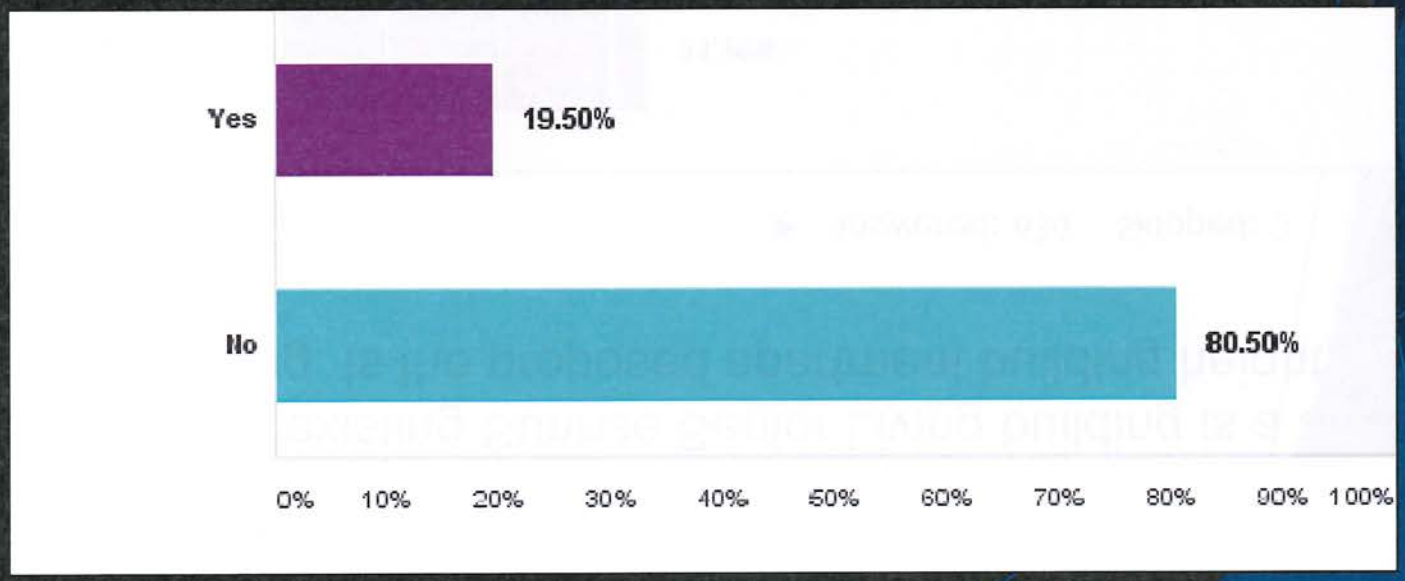
Q4: The proposed apartment building will be a 4-story, 45 foot tall structure. The existing Sunrise Senior Living building is a 3-story, 45 foot tall building. Is the proposed apartment building height acceptable?

- Answered: 636 Skipped: 3



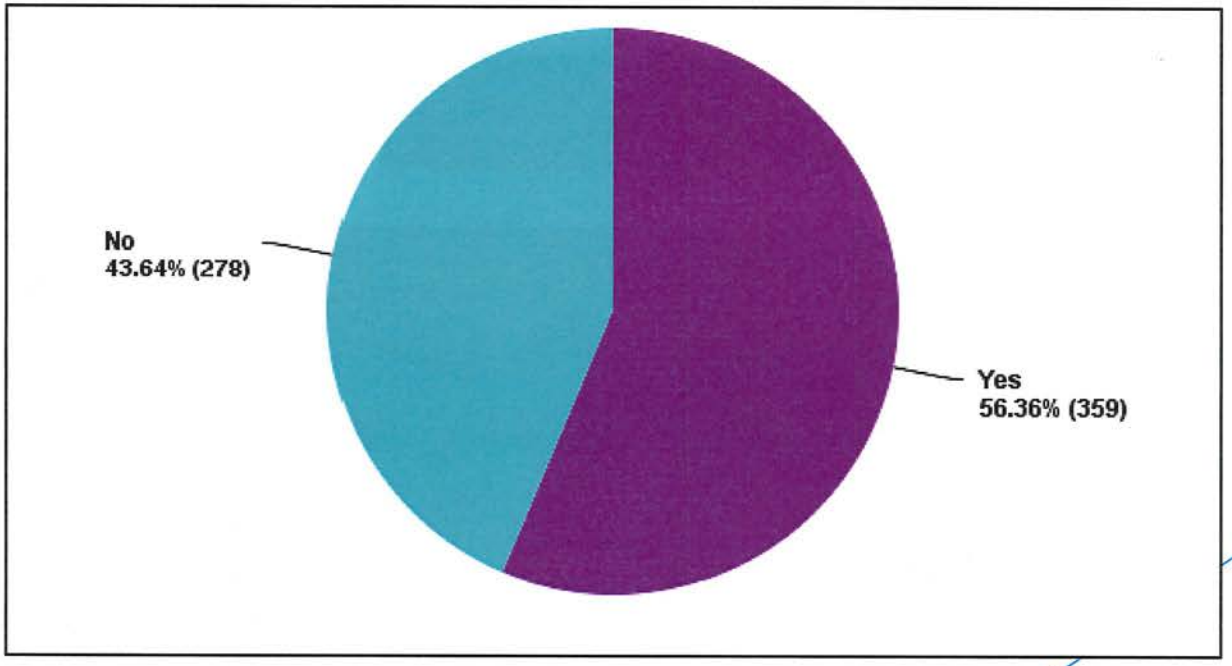
Q5: The total square footage of the proposed apartment building, including the garage, is 350,000 square feet. The existing Sunrise Senior Living building is 55,000 square feet. The proposed total retail square footage in the Village Center is 105,000 square feet. Do you think that the ratio of retail square footage to residential square footage is appropriate?

- Answered: 636 Skipped: 3



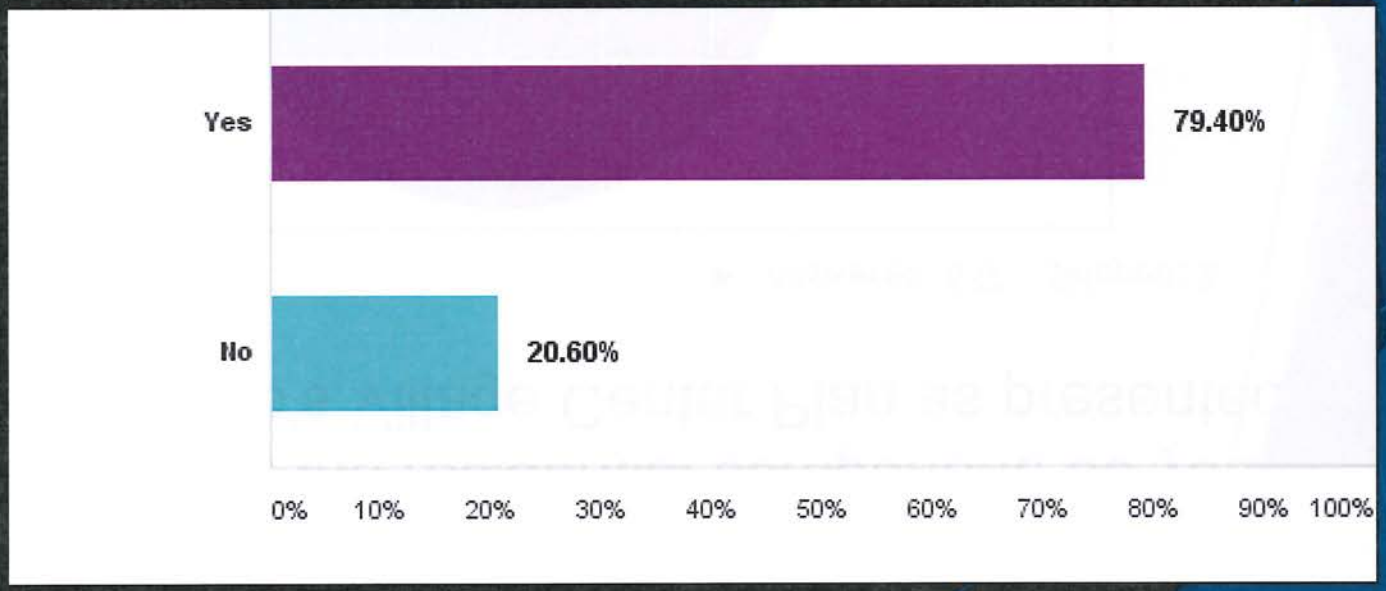
Q6: Excluding the residential component, do you support Kimco's Village Center Plan as presented?

- Answered: 637 Skipped: 2



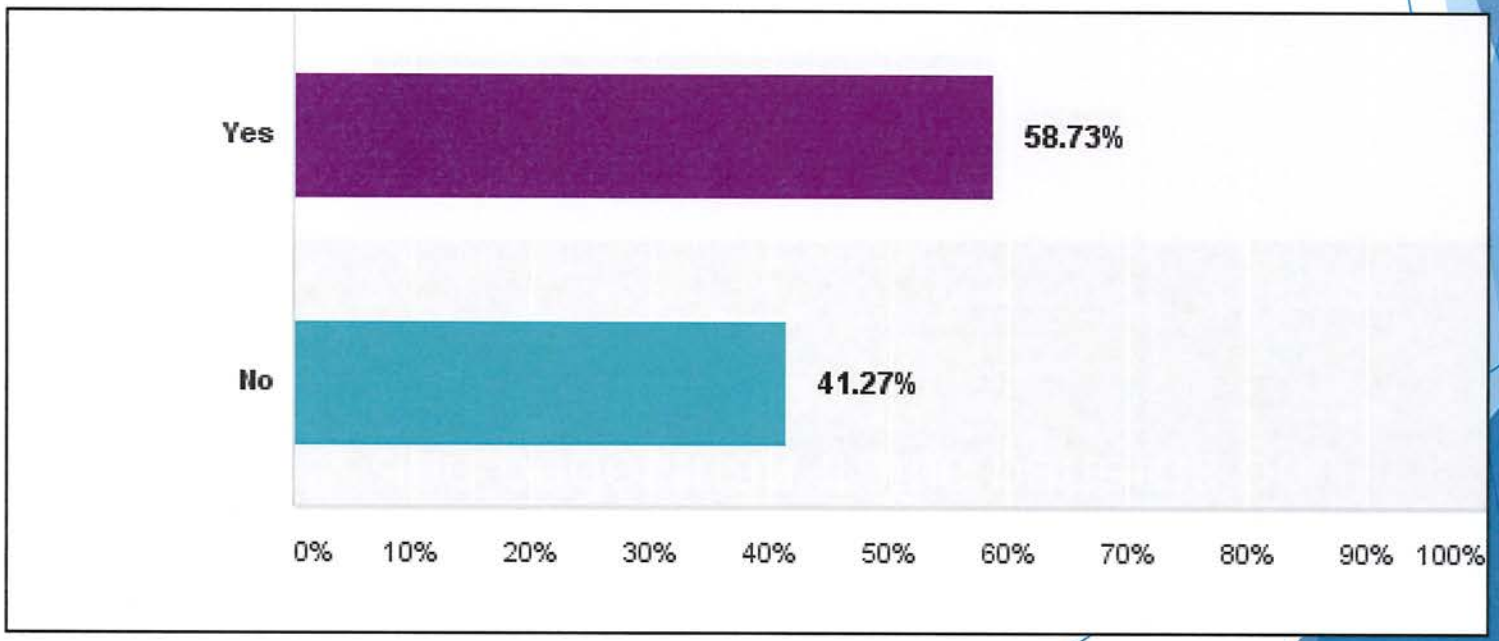
Q7: Kimco's Village Center Plan shows multiple areas of wide sidewalks and table space. Do you approve of this concept?

- Answered: 636 Skipped: 3



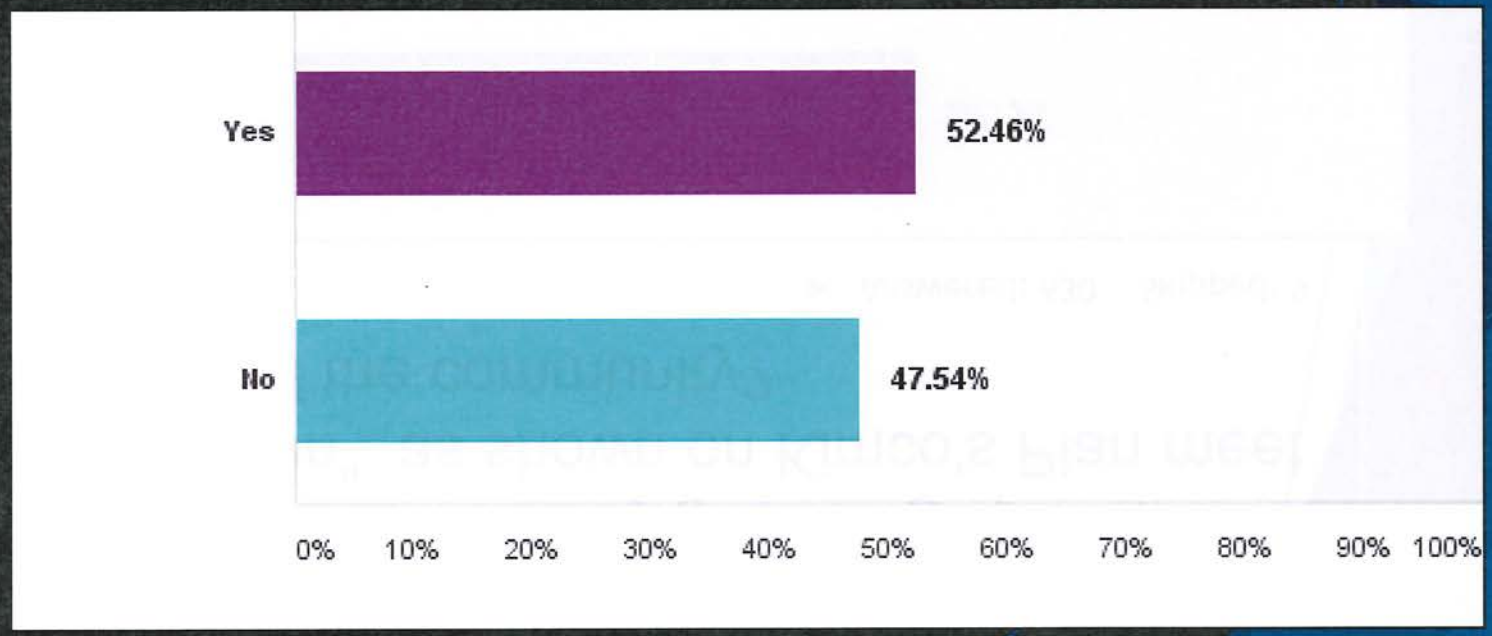
Q8: Does the community gathering space, the "village green", as shown on Kimco's Plan meet the needs of the community?

- Answered: 630 Skipped: 9



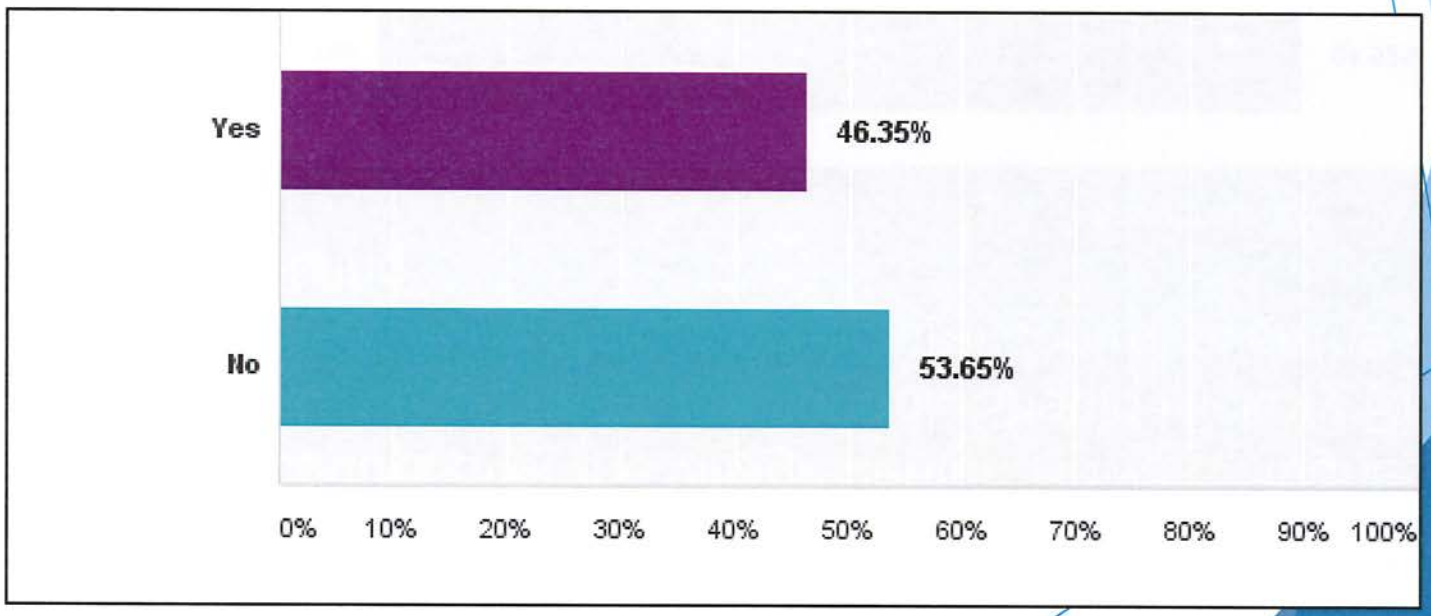
Q9: Are you satisfied with the ease of walkability and pedestrian traffic patterns on Kimco's Village Center Plan?

- Answered: 629 Skipped: 10



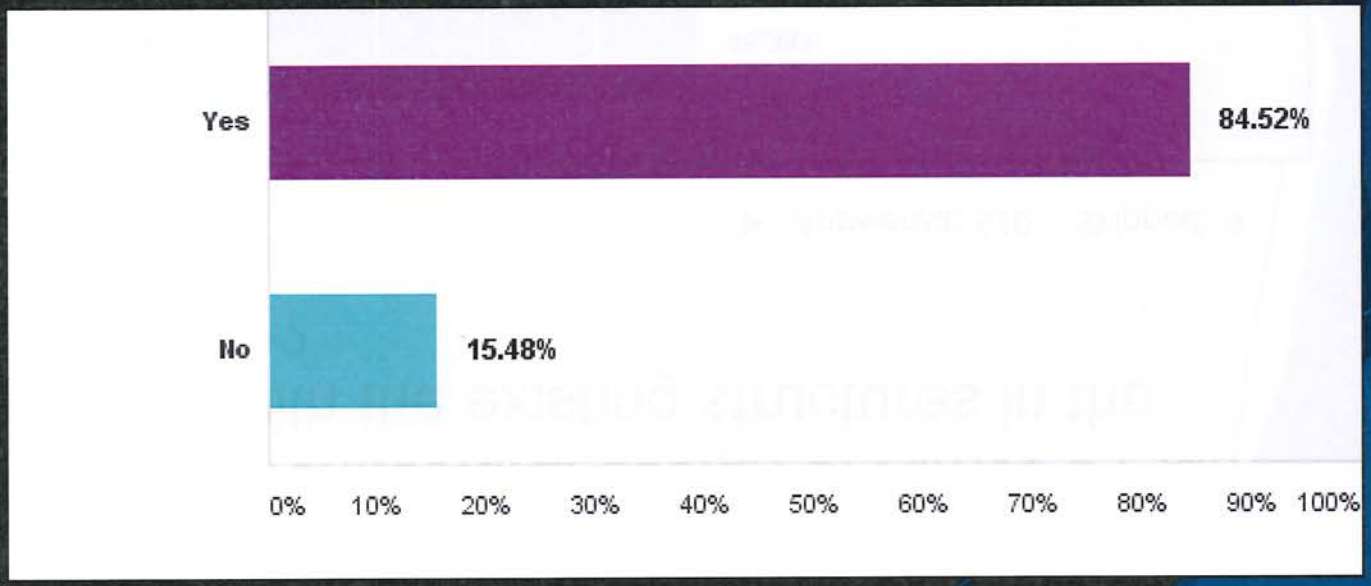
Q10: Is the architectural design of Kimco's Plan compatible with the existing structures in the village center?

- Answered: 630 Skipped: 9



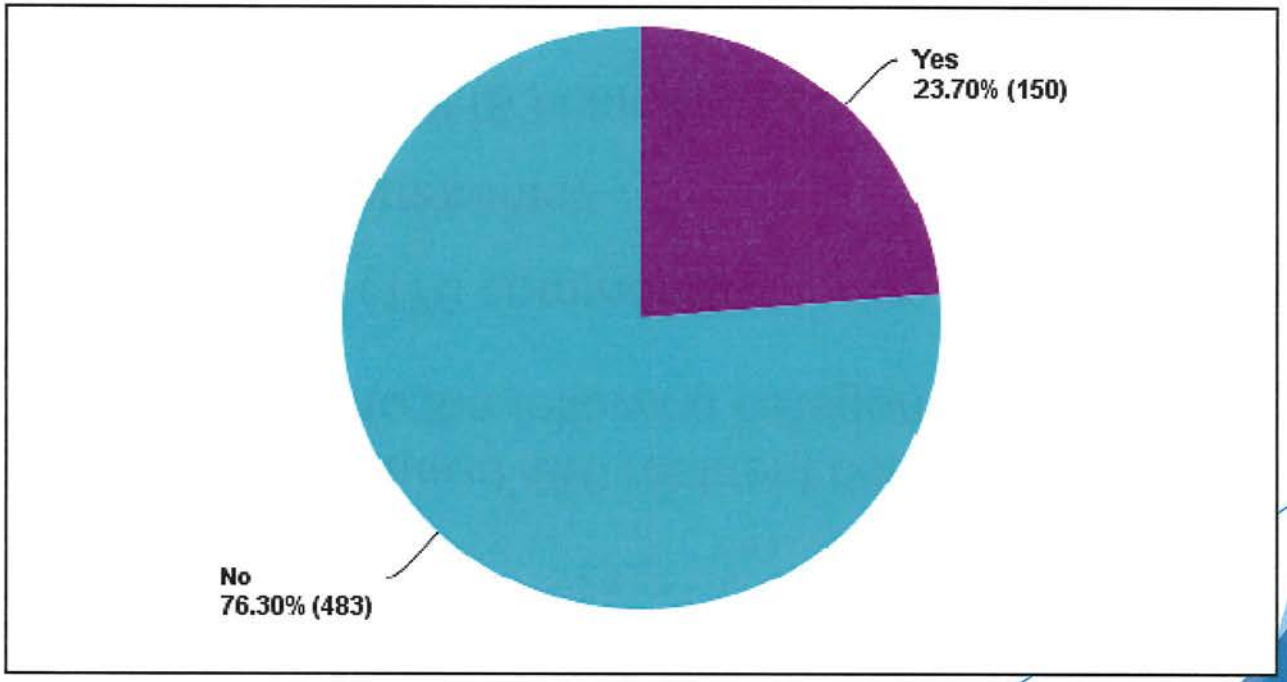
Q11: Currently Hickory Ridge Community Association does not have architectural control over the village center. Howard Hughes Corporation has full architectural control. Should Hickory Ridge Community Association have architectural control over the proposed apartment building?

- Answered: 620 Skipped: 19



Q12: Overall, do you support Kimco's Plan for the village center as shown above?

- Answered: 633 Skipped: 6



Comments

The survey captured 466 resident comments, which were placed into the following categories:

- Residential (176 comments)
- Retail (15 comments)
- Traffic & School (53 comments)
- Parking (30 comments)
- Community Space (19 comments)
- General (134 comments)
- Other (39 comments)

Next Steps

- **Design Advisory Panel:** Kimco must go before the DAP again to present its concept plan and design guidelines.
- **Preliminary Development Plan (PDP) Amendment Petition:** Kimco submits PDP to to DPZ.
- **Notice sent to Village Board:** Within 2 days of acceptance of a Major Village Center redevelopment petition, DPZ sends a notice to the Village Board requesting a Community Response Statement
- **Community Response Statement:** Within 45 days from notice, the Village Board sends a Community Response Statement to DPZ.
- **DPZ schedules a planning board meeting date:** DPZ prepares technical staff report to be issued to Planning Board two weeks prior to the PB meeting date.
- **DPZ presents the PDP Amendment Petition to the Planning Board:** The Planning Board reviews the DAP recommendations, Community Response Statement from the Village Board, and the DPZ Staff Report Recommendation. Then the Planning Board issues their recommendation.
- **Zoning Board Action:** The Zoning Board evaluates the Major Village Center redevelopment plan based on DPZ Staff Report, Planning Board recommendations and compliance with Section 125.0.J.5 of the Zoning Regulations. The zoning board issues a decision and order. If approved, Kimco proceeds to the Land Development Review Process.

Questions