HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Voice/Relay

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December 15, 2017

TECHNICAL STAFF REPORT

Planning Board Meeting of January 4, 2017

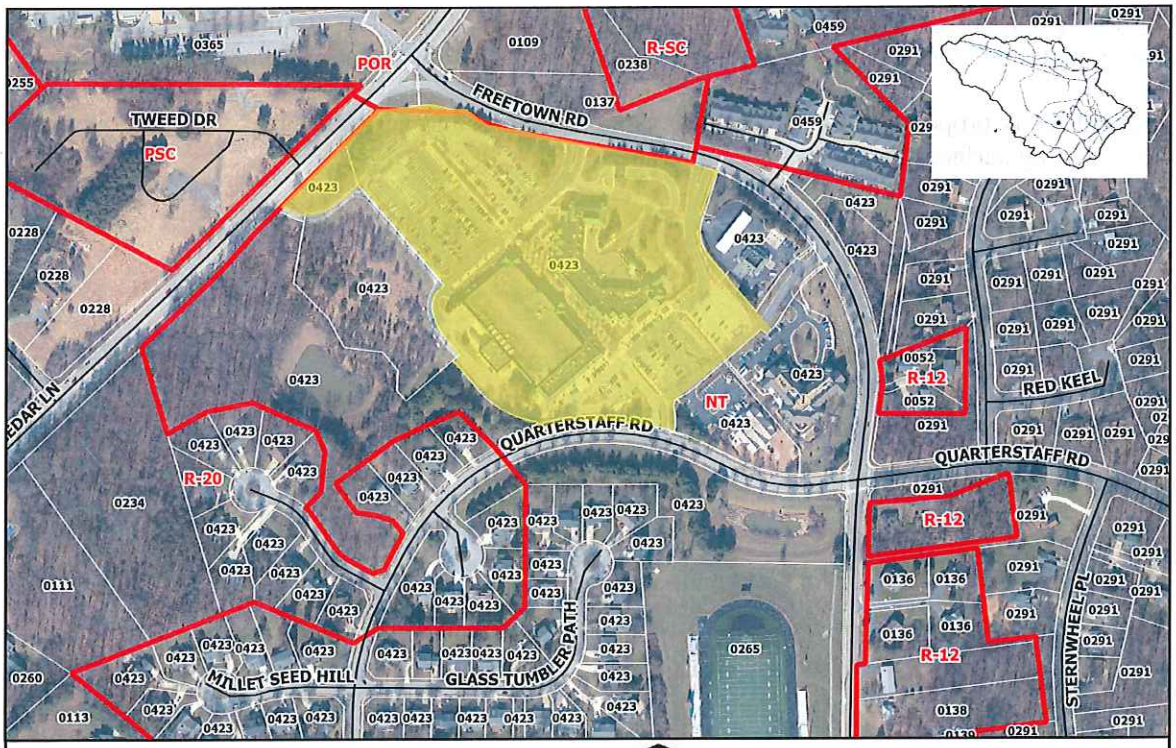
Case No./Petitioner: **ZB-1119M – HRVC Limited Partnership, c/o Kimco Realty Corporation**

Location: Fourth Election District
Generally, the southeast corner of the Cedar Lane intersection with Freetown Road, and north side of Quarterstaff Road, approximately 490 feet west of Freetown Road, 6400-6480 Freetown Road (excluding 6440 Freetown Road); Tax Map 35, Grid 18, Parcel 423, Lot PAR A and Tax Map 35, Grid 17, Parcel 423, Lot 113 (the "Property")

Area of Site: 14.65 acres

Zoning: NT (New Town)

Proposal: Major Village Center Redevelopment



Vicinity-Zoning Map: ZB 1119M NORTH NOT TO SCALE

I. DESCRIPTION OF PROPOSAL

The Property contains the Hickory Ridge Village Center, which consists of a 66,655-square foot grocery building with in-line retail, a 29,912 multi-unit commercial building, pedestrian promenade (known as the "Avenue"), drive through bank, assisted living facility, daycare center, and a motor vehicle fueling facility. There are three full movement access points on Freetown Road, a single access point on Quarterstaff Road, and a right-in only entrance from Cedar Lane.

The Petitioner proposes to demolish the 29,912-square foot multi-unit commercial building and drive through bank, reconfigure the pedestrian promenade into a courtyard plaza, and construct 35,216 square feet of new retail/commercial, a 230 dwelling unit apartment building, and a 3,229 square foot drive through bank.

A 540 square-foot addition and a 3,944 square-foot addition are proposed to the existing grocery store, as well as changes to the architecture, which includes the roof and exterior colors. A new four-story apartment building will be located in the northwest corner of the site at the intersection of Cedar Lane and Freetown Road. This building includes a parking garage, wrapped with residential units, matching the height of the apartment building. It will have 393 parking spaces for residents, 10,365-square feet of retail space, an internal courtyard for residents, and multiple external courtyards. Two 4,400 square foot and one 11,559 square foot retail/restaurant buildings are proposed south of the apartment building.

A village green with seating areas, landscaping, lighting and other features is centrally located between the existing grocery store, new retail buildings, and the apartment building. Wide walkways, with decorative pavers, surrounds the Village Green and three retail buildings.

A right-turn-only egress allows vehicles to exit directly onto Cedar Lane. The existing bus stop will remain in the Village Center, although the precise location is not identified.

A new parking lot is proposed south of the new retail buildings and across from the existing grocery store. It replaces the existing surface lot.

Hours of Operation:

Retail Uses - 6:00 a.m. to 12:00 a.m.
Bank Use – 8:00 a.m. to 7:00 p.m.
Restaurant Uses - 6:00 a.m. to 12:00 a.m.

Number of Employees:

Retail Uses - 120 employees
Bank Use - 10 employees
Restaurant Uses - 40 employees

Parking:

The Petitioner submitted a detailed parking demand study justifying reductions to both non-residential and residential parking. The results, shown in the following tables, are compared to the non-residential parking requirements of the Final Development Plan and the residential parking requirements in the Zoning Regulations. However, the parking ratio requirements will be determined at Comprehensive Sketch or Site Development Plan stage.

Retail/Restaurant Parking 105,100 square feet	Requirement	Required	Difference
FDP Standard Retail Parking Ratio	5.00 parking spaces / 1,000 square feet	526 parking spaces	
Proposed Parking Ratio	4.00 parking spaces / 1,000 square feet	421 parking spaces	FDP Compared to Proposed -105 parking spaces
"Design Hour" Parking Ratio*	3.48 parking spaces / 1,000 square feet (weekday) 2.98 spaces/ 1,000 square feet (weekend)	366 parking spaces	Proposed Compared to "Design Hour" +55 parking spaces

Residential Parking 230 Dwelling Units	Requirement	Parking Required	Difference
Section 133.0 Requirements	2.30 parking spaces / dwelling unit	529 parking spaces	
Proposed Parking Ratio	1.60 parking spaces / dwelling unit	368 parking spaces	-161 parking spaces

*Design Hour Parking ratios considered parking occupancy for Hickory Ridge Village Center, Wilde Lake Village Center, Timonium Crossing and Kings Contrivance Village Center. As part of the parking demand study (dated February 2, 2017) they were combined to identify the design hour parking demand ratio for the retail/restaurant uses.

II. BACKGROUND INFORMATION

A. Vicinal Properties

Direction	Zoning	Land Use
North	POR (Planned Office Research) R-20 (Residential: Single) NT (New Town)	Undeveloped POR parcel Age-restricted Adult Housing (Parcel 459) Motor vehicle fueling facility (Part of Parcel A NT Open Space (Lots 107, 108)
South	NT (New Town)	NT Open Space (Lot 60)
East	NT (New Town)	Daycare – Preschool (Lot A-4) Assisted Living Facility (Lot A-5)
West	NT (New Town) PSC (Planned Senior Community)	NT Open Space (Lot 111 the "CA Parcel") Age-restricted Adult Housing (Parcel 224)

B. Roads

Freetown Road has two travel lanes and approximately 40 feet of paving within a variable width right-of-way. The speed limit is 25 miles per hour.

Quarterstaff Road has two travel lanes and approximately 35 feet of paving within a 60-foot wide right-of-way. The speed limit is 25 miles per hour.

Cedar Lane has two northbound and two southbound lanes, and approximately 50 feet of paving within a variable width right-of-way. The speed limit is 35 miles per hour. The estimated sight distance for the proposed right-turn-only egress is approximately 470 feet to the Freetown Road intersection to the northeast, and greater than 600 feet to the southwest.

C. Water and Sewer Service

The Property is in the Metropolitan District and the Planned Service Area.

D. General Plan

The Property is designated as an Existing Community and a Columbia Village Center Revitalization area on the *PlanHoward 2030* Designated Places map.

Freetown Road is a Major Collector, Cedar Lane is a Minor Arterial, and Quarterstaff Road is a Local Road.

E. Agency Comments

Agency comments are attached

F. Adequate Public Facilities Ordinance

A Site Development Plan for the proposed Redevelopment is required to pass the test for adequate road and school facilities.

III. EVALUATIONS AND CONCLUSIONS

A. Evaluation of the Petition Concerning Section 103.0 (Specific definition for "Village Center, New Town")

1. *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.*

   The Redevelopment Plan proposes a centrally located village green courtyard with public seating and landscaping connecting the existing grocery store to new retail buildings and the apartment building. A tree lined internal street network with wide sidewalks, decorative paving, and crosswalk connections provides pedestrian friendly access. Additionally, a pedestrian promenade (paseo) is located on the main axis connecting retail buildings A and B and the village green. The wide sidewalks with decorative pavers provide opportunities for outdoor dining and public seating.

2. *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.*

   The redeveloped Village Center includes 105,100 square feet of commercial uses that will provide opportunities for retail, restaurants, financial institutions, and other commercial uses to fulfill day-to-day needs of village residents.

3. *Space for community uses and/or institutional uses.*

   A landscaped village green courtyard with outdoor seating and sidewalks is proposed in the center of the site. The courtyard will provide community event space and opportunities for community programs. While no institutional or community building space is proposed, these uses presently do not exist in the current Village Center.

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

   A 230 dwelling unit, four-story apartment building is proposed in the northwest corner of the site. The Design Advisory Panel (DAP) reviewed the proposal on December 7, 2016, and expressed concerns about the scale and massing of the residential building, particularly along Cedar Lane and Freetown Road. In response to DAP comments, the Petitioner revised the plan to modify the façade of the residential building along Cedar Lane and Freetown Road. The length was reduced along Cedar Lane (by 70 feet) and the façade was folded to reduce its visual appearance. Additionally, the upper floor was recessed to reduce the appearance of building height. Large green spaces were provided at each corner to mitigate the visual impacts of the building and create a park-like setting. Finally, setbacks were increased along Freetown Road (by 15 feet) to match the setback of the nearby Sunrise building.

   Given the modifications incorporated in the resubmittal response, the DAP found that the residential building does not overwhelm other uses. Rather, it supports and enhances them by providing a market for commercial uses, which contributes to the long-term

economic viability of the commercial center.

B. Evaluation of the Petition Concerning Section 125.0.J.4.a.(8) (Criteria for a Major Village Center Redevelopment)

1. *The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.*

The Zoning Regulations define a Village Center as "a Mixed-Use Development...which is designed to be a community focal point and gathering place for the surrounding village neighborhoods." The areas surrounding the existing Village Center contain a mix of commercial, institutional, and residential land uses. Assisted living facilities are located to the north, across Cedar Lane, within the POR District and age-restricted adult townhomes are located across Freetown Road, within the R-20 District. The Village Center area contains multiple retail buildings, an assisted living facility, a gas station, and a daycare center. The proposed redevelopment enhances this diversity by adding multifamily dwellings and fosters orderly growth by locating them near goods, services, and alternative transportation.

The proposed redevelopment retains the existing 66,655 square foot grocery and in-line retail building and integrates new buildings and uses that are architecturally compatible. Based on the DAP recommendations, the Petitioner modified the architectural character and color palette of the new buildings to tie-in with existing architecture and create a refreshed identity for the Village Center. Additionally, the courtyard defined by the new commercial buildings provides an enhanced community gathering place for area residents. Therefore, the proposed redevelopment promotes the purpose of the Village Center and is consistent with the character of the surrounding area and intent of the NT District.

2. *The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.*

The addition of approximately 8,000 square feet of retail/commercial to the existing 97,321 square feet will enhance the availability of goods and services to the local community, while maintaining a scale that is appropriate for the surrounding neighborhoods.

3. *The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.*

The proposed site plan improves pedestrian access between the Village Center and surrounding areas by adding sidewalks and pedestrian paths. This fosters opportunities for new connections and community interaction and activity at the Village Center. Storefronts will be re-oriented to increase their visibility and activate the fronts of buildings. A new, centrally located village green will serve as a focal point for community interaction. Decorative lighting, special pavers, outdoor seating and pedestrian/bike amenities will further serve to support a vibrant and active environment. Furthermore, the addition of new residents will increase pedestrian activity and enhance

the vitality of the Village Center.

4. *The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.*

The Village Center and the surrounding area contain a diverse mix of commercial, institutional, and residential land uses at various scales. Moderate to high density uses, such as assisted living facilities are located across Cedar Lane and age-restricted adult townhomes are located across Freetown Road. The residential component is appropriately located along a mixed-use corridor (Cedar Lane), which contains buildings at a similar scale. The multi-family residential will also be separated from neighboring single-family homes by a distance of over 400 feet.

The Village Center contains multiple retail buildings, an assisted living facility, a gas station, and a daycare center. The proposal enhances this diversity by adding multifamily dwellings. and expands the availability of goods and services to area residents by increasing commercial space.

5. *The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.*

A landscaped village green, with outdoor seating areas and connected sidewalks is proposed in the center of the site. It will serve as a community gathering space and can accommodate special events and community celebrations. The retail street includes specially paved areas for pedestrian activities, a storefront zone, opportunities for outdoor retail display and dining, and street furniture. The "paseo," leading into the village green, will be designed and landscaped to support a pedestrian friendly environment.

6. *The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices.*

The Village Center design has been registered as a LEED for Homes and LEED Campus project. Redevelopment will meet MDE stormwater management guidelines (SWM) and include a micro-bio-retention swale and pervious pavers in portions of the parking lots.

7. *The Village Center Redevelopment fosters pedestrian and bicycle access.*

The redevelopment expands the existing pedestrian network by adding wide sidewalks and crosswalks and bike racks are provided throughout the site. Office of Transportation comments (dated December 13, 2017) are attached and further evaluate this criterion.

8. *Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.*

The two existing bus stops will remain; however, any changes in their location have not yet been identified. The Office of Transportation recommends a new paired set of bus

stops on Freetown Road, including connecting sidewalks, pads and shelters (see Office of Transportation Comments attached for further detail).

9. *The Village Center Redevelopment is compatible with the surrounding community.*

The Village Center and surrounding community contain a diverse mix of commercial, institutional, and residential land uses at various scales. Moderate to high density uses, such as assisted living facilities, are located across Cedar Lane and age-restricted adult housing is across Freetown Road. The Village Center contains multiple retail buildings, an assisted living facility, a gas station, and a daycare center. The proposed multifamily dwellings add to this diversity. However, to limit potential impacts on adjacent existing residential uses, the apartment building is located at the intersection of Cedar Lane and Freetown Road. Consequently, the closest residential property is approximately 400 feet and is buffered by dense vegetation. Furthermore, the Petitioner incorporated the DAP's recommendations to mitigate the visual impact by reducing the building frontage along Cedar Lane/Freetown Road, increasing setbacks, and recessing the upper floor to reduce the appearance of mass and height.

The proposed redevelopment of the Village Center makes commercial space more visible and adds to the amount, thereby enhancing opportunities to make goods and services more available to the area residents, while maintaining compatibility with the surrounding community.

10. *The Village Center will continue to meet the definition of a New Town Village Center.*

As stated in Section A and criterion 1 above, the proposed Village Center meets the definition of a New Town Village Center.

C. Evaluation of the Petition Concerning Section 125.0.B.3 (General Guides and Standards for NT Districts)

The "guides and standards" in this Section are intended for the creation of a new NT District rather than an individual development, and therefore do not apply. Additionally, many of the guides and standards in this section are addressed in the evaluations of Section 103.0 and Section 125.0.J.4.a.(8) above.

1. *The appropriateness of the location of the NT District as evidenced by the General Plan for Howard County.*

The proposed Village Center redevelopment is in harmony with the following *PlanHoward 2030* policies:

Policy 5.8

Continue to enhance the vitality and redevelopment of Columbia's Village Centers.

Policy 10.2

Focus growth in Downtown Columbia, Route 1 and Route 40 Corridors, and some Columbia Village Centers, as well as some older commercial or industrial areas which have redevelopment potential.

Policy 10.6

Improve the competitiveness and design of commercial areas.

2. *The effect of such District on properties in the surrounding vicinity.*

This criterion is addressed in Sections A and B.

3. *Traffic patterns and their relation to the health, safety and general welfare of the County.*

There are no impacts to the principal traffic patterns in the vicinity, except for the addition of a right-turn-only egress to the current Cedar Lane entrance.

4. *The physical layout of the County.*

There are no impacts to the physical layout of the County.

5. *The orderly growth of the County.*

This criterion is addressed in Section B.

6. *The availability of essential services.*

The availability of essential services to the Village Center is not anticipated to change.

7. *The most appropriate use of the land.*

This criterion is addressed in Section B.

8. *The need for adequate open spaces for light and air.*

Redevelopment provides ample open spaces for light and air. This is supported by a pedestrian-oriented streetscape, appropriately scaled buildings, courtyards, and separation distances between buildings and surrounding major roads.

9. *The preservation of the scenic beauty of the County.*

The proposal is to redevelop an existing shopping center so there are no impacts to the scenic beauty of the County.

10. *The necessity of facilitating the provision of adequate community utilities and facilities such as public transportation, fire-fighting equipment, water, sewerage, schools, parks and other public requirements.*

Public transportation is examined in Section B, #8 of this report. The availability and adequacy of water, sewer and schools will be determined during the Site Development Plan review process.

11. *The population trends throughout the County and surrounding metropolitan areas and more particularly within the area considered.*

New development of village centers are included in the *PlanHoward* 2030 housing unit projection, the Round 9 Cooperative Forecasting for the Baltimore Metropolitan Council, and the current housing projects submitted to the Howard County Public School System. Specifically, 250 units were projected for Hickory Ridge Village Center.

12. *The proximity of large urban centers to the proposed NT District.*

The Property is approximately 1.1 miles from Downtown Columbia.

13. *The road building and road widening plans of the State and County, particularly for the area considered.*

Redevelopment of the Village Center does not impede any future widening plans given the ample perimeter open space areas.

14. *The needs of the County as a whole and the reasonable needs of the particular area considered.*

The redeveloped Village Center will continue to function as a local, neighborhood-based center, providing goods and services for nearby residents and the greater community.

15. *The character of the land within the District and its peculiar suitability for particular uses.*

This criterion is addressed above in Section A and Section B.

IV. COMMUNITY RESPONSE STATEMENT

In accordance with Section 125.0.J.B.3, the Hickory Ridge Village Board submitted a Community Response Statement (CRS) outlining its comments on the redevelopment proposal. The following is a summary of the comments made by the Village Board for each criterion. The entire CRS is provided as an attachment.

(1) Provide its responses to the Section 125.0.J.4.a. (8) criteria;

The CRS concludes that the Redevelopment Plan does not meet most of the criteria and is not in harmony with the Howard County Zoning Regulations, nor the Village Center Community Plan (VCCP).

(2) Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Zoning Board in its decision on the Major Village Center Redevelopment;

The Village Board recommends that the following be considered by the Zoning Board:

1. The Amended Final Development Plan filed as Plat No. 3054A-1778;
2. The Hickory Ridge Village Center Community Plan;
3. The Columbia Market Study of the Hickory Ridge Village Center;
4. The Traffic Study; and
5. The Design Advisory Panel recommendations.

(3) Provide a response regarding:

(a) The boundary of the Village Center proposed by the petitioner;

The boundary proposed by the Petitioner is the same boundary identified in the Hickory Ridge VCCP.

(b) Planning and Design Concepts, including but not limited to how it fits into the surrounding area;

The CRS contends that the residential building is not consistent with the three-story limit identified in the Hickory Ridge VCCP and asserts that the building will overwhelm the existing residential uses. In addition to the height, its urban design is not compatible with a suburban environment.

The CRS also raises traffic circulation and safety issues regarding the angled parking on two way streets, as well as concerns with the proposed signage, covered walkways, and trash collection.

(c) Whether the petition is in harmony with a Village Center Community Plan, if one exists;

The CRS suggests that the plan is not in harmony and conflicts with the VCCP, specifically the scale and height of the 230 dwelling unit apartment building.

(d) Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses;

According to the CRS:

- New amenity areas should include safe environments for children to play, locations for concerts/gatherings, artwork/sculptures, and a variety of seating options.
- The building height and urban design are not compatible with a suburban environment.
- Reduced parking from 505 to 421 spaces, despite the increase in commercial square footage, is not adequate.
- Angled parking on two way streets creates traffic circulation and safety issues.
- The project should strive for the highest level of LEED designation possible.
- Appropriate signage, covered walkways, bike racks, and recycling bins should be provided.

(e) Whether the Village Board has architectural review as designated in the village covenants.

The Hickory Ridge Community Association does not have architectural review responsibilities for the Village Center.

V. DESIGNATION OF VILLAGE CENTER BOUNDARY

Section 125.0.J. requires the boundary of the "Village Center" approved and established. The Petitioner delineates the Village Center as Tax Map 35, Grid 18, Parcel 423, Lot PAR A and Tax Map 35, Grid 17, Parcel 423, Lot 113.

VI. RECOMMENDATION

For the reasons noted above, the Department of Planning and Zoning recommends that the request for approval of an amendment to the NT PDP for a Major Village Center Redevelopment of the Hickory Ridge Village Center be **GRANTED**.

Approved by: Valdis Lazdins, Director 12-15-17 Date

NOTE: The file on this case is available for review by appointment at the Public Service Counter in the Department of Planning and Zoning.

Attachments:

Hickory Ridge Village Center Community Plan Statement of Justification
Community Response Statements
Agency Comments

KIMCO
REALTY

Hickory Ridge Village Center Redevelopment
Preliminary Development Plan
Statement of Justification

Kimco Realty, the owner of the majority of the Hickory Ridge Village Center ("Village Center"), is proposing a major redevelopment of the Village Center. Built in 1992, the Village Center is an integral part of the community strategically located in the southeast corner of the intersection of Cedar Lane and Freetown Road with secondary frontage on Quarterstaff Road. The Village Center is anchored by a Giant grocery store and also provides a variety of retailers including service retail and restaurants. In total, there are approximately 97,321 square feet of retail in two one-story buildings with many shops fronting on the Avenue, an inwardly focused pedestrian walkway. There are two large surface parking lots on either end of the Avenue. Many of the retail storefronts lack good visibility to sustain and support their businesses. Visibility is reduced due to the inward orientation of storefronts away from parking spaces, as well as the dense landscaping and the low and deep building arcade which further obscures storefronts. In addition, the Village Center includes a Sunoco gas station along Freetown Road, Sunrise Senior Living apartments, and the Goddard School. Kimco owns the gas station property, but it is excluded from this redevelopment. Kimco does not own Sunrise or Goddard and they are also excluded from this redevelopment. Unlike many of the other village centers, Hickory Ridge lacks a cultural or civic-oriented facility, such as Columbia Association recreational facilities or non-denominational inter-faith centers. Adjacent to the Village Center is an undeveloped forested three-acre parcel owed by Columbia Association.

Recently, the success of the village centers throughout Columbia has been challenged by significant retail development including many high-quality grocers along the nearby Route 175 corridor. In keeping with the original intent for the design and purpose of village centers, the Village Center should be a place for public enjoyment, socializing, and meeting daily retail needs. The new Village Center is envisioned to be the heart of the village and welcoming to all its residents and guests. Central to this purpose and role as a civic place, the Village Center will feature a new Village Green contained by buildings and pedestrian-oriented streets. The addition of a new residential component adds to the diversity of lifestyle choices and vitality to the village and Village Center. The architecture expresses a forward-thinking design, while the scale and form honors the timeless and neighborly qualities of village life. The landscape reinforces the essence and identity of community by providing public spaces. The sense of place is further enhanced by the common language of materials and elements shared between buildings and site.

The redevelopment of the Village Center will improve visibility of the retailers, create a more approachable and flexible open space, and offer residential living to support a more sustainable and walkable Village Center. At the heart of the master plan vision for the redevelopment are a central Village Green framed by new and existing retail and a new multifamily residential. The plan also includes pedestrian-oriented retail streets with access to central and convenient retail parking and improves the pedestrian access between the Village Green, the Columbia Association parcel, and to the surrounding neighborhoods. The plan also preserves the Giant grocery store and the retail flanking the Giant building, continue to utilize existing vehicular and pedestrian access points, and protect, where possible, key landscape features to foster a sense of timelessness. The proposed residential building is in keeping with the scale of the Village Center and designed to benefit from proximity to the Village Center's retail and

future Columbia Association parcel. The new residents will enhance foot traffic to the Village Center fostering a more vital and sustainable place. In addition, the new residential building adds a complementary use in an already developed parcel thereby making it a smart growth development for the area.

The Village Center Redevelopment Application meets the following Preliminary Development Plan criteria:

a.) *The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.*

The redevelopment of the HRVC is necessary in order to permit the HRVC to satisfy the goals of the New Town (NT) District. As set forth in the zoning regulation, a New Town village is intended to be "designated and planned as an economically and culturally self-sufficient community". The proposed redevelopment of this Village Center will position it for the future while maintaining the character of the existing village. The existing Giant supermarket will remain within the existing building, the retail structure on the opposite side of the Avenue will be reconfigured and a multifamily residential building will be added. In sum, the redevelopment proposes to enhance the existing retail and restaurant uses, provide a significantly improved open space village green, and provide a residential anchor, all in accordance with the NT District requirements and restrictions.

b.) *The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the Village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.*

The existing Village Center has approximately 97,321 sf of retail floor area. The redevelopment proposes adding approximately 8,000 sf of net additional retail floor area, along with a residential building containing approximately 230 units. Thus, the redevelopment is consistent with the existing Village Center with regards to the amount of commercial floor area. The redevelopment will promote a diversity of new tenants to the Village Center while maintaining many of the existing tenants, and this will allow the Village Center to continue serving the community.

c.) *The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.*

The redevelopment will include the creation of a Village Green with lighting, landscaping, seating, and additional amenities. Pedestrian walkways are proposed throughout the site to promote the pedestrian linkage. There are also several outdoor seating areas proposed throughout the center.

d.) *The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.*

The redevelopment will expand and increase visibility of the retailers as well as the Village Green. These improvements will help existing tenants by increasing pedestrian traffic and vehicular visibility of the Village Green. The expansion will allow for additional seating and conversation areas and provide a place for the greater Hickory Ridge community to congregate, shop, and dine.

e.) *The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.*

The creation of a Village Green will include extensive landscaping with pedestrian sidewalks and

outdoor seating areas. The space will provide a flexible area for programming events for special occasions and for daily use as a place to congregate and/or enjoy the space as an individual.

f.) *The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices.*

The redevelopment will meet the latest MDE stormwater management guidelines. A micro-bio-retention swale is proposed on the site along with pervious pavers in a portion of the parking spaces. All proposed landscaping will utilize only native species. In addition, the Village Center has been registered as a LEED for Homes and LEED Campus project.

g.) *The Village Center Redevelopment fosters pedestrian and bicycle access.*

Wide sidewalks, both covered and uncovered, are proposed. The sidewalks permit pedestrian access to the various buildings and allow for internal access to the various users from anywhere within the Village Center or the perimeter of the center. In addition, bicycle racks are proposed throughout the site.

h.) *Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.*

The existing bus stops (there are two) will remain within the Village Center Redevelopment. The locations of these transit opportunities have been carefully evaluated so as to ensure ease of use and successful traffic flow.

i.) *The Village Center Redevelopment is compatible with the surrounding community.*

The existing Village Center is dated and retail tenants have poor visibility to the consumer. The center has seen increased pressure from significant retail development in Columbia, specifically along the Route 175 Corridor. The Village Center needs redevelopment to position itself for the future, and to permit it to better serve the community. The proposed residential units will anchor the center and the retail. Restaurants and commercial users will have an opportunity to thrive with increased visibility, better vehicular and pedestrian access, and an improved signage package. The proposed buildings will enhance the existing structures which are remaining around the Village Green. The Village Green will have landscaping and lighting amenities to serve the community.

j.) *The Village Center will continue to meet the definition of a New Town Village Center.*

The redevelopment of the Village Center will bring vibrancy and sustainability to a dated village center. Since the Village Center was constructed, it has been out-positioned by new retail, including big box power centers and the mall expansion. The redevelopment will position the Village Center for both the immediate and long-term future of the community. This will benefit and better serve both the surrounding properties and the community of Hickory Ridge which is the purpose of a village center in the New Town district.

KIMCO
REALTY

Hickory Ridge Village Center Community Plan
Statement of Justification

Vison for Hickory Ridge:
In keeping with the original intent for the design and purpose of Columbia village centers, the Hickory Ridge Village Center ("Village Center") will be a place for public enjoyment, social gathering and daily retail needs. The redeveloped Village Center is envisioned to be the heart of the entire Hickory Ridge Village ("Village") and welcoming to all its residents and guests. Central to this purpose and role as a civic place, the Village Center will feature a new Village Green defined by buildings and pedestrian-oriented streets and comfortable sidewalks. The addition of a new residential component adds to the diversity of lifestyle choices and vitality to the Village in general and to the Village Center specifically. The architecture expresses a forward-thinking design yet complementary to the existing Village Center buildings. The landscape approach, like the architecture borrows from the notion of "village" expressed in the form and materials. The renewed Village Center will serve the needs of the Village and those of future residents to come.

Description of the Redevelopment Proposal:
The proposed Village Center design will have the following program elements:

- The Giant grocery store along with the integral in-line retail will remain. However, the roof-line will be replaced and the color changed to a neutral earth tone. In addition, the surface parking will be re-oriented so that it is closer to the front door of the Giant and provides better visibility and access.
- A new 230-unit apartment building with ground floor retail and wrapped structured parking.
- Three new multi-tenant retail buildings that will have both better visibility and closer access to parking.
- The total retail area including the Giant building is 105,100 square feet.
- A freestanding bank building with drive through. This is a consolidation of an existing remote drive-through and an existing bank user within the Giant building and helps separate a vehicular-oriented service from the pedestrian core of the Village Center.
- A small retail addition proposed at the northeast corner of the Giant building.
- A reconfigured Village Green and addition of a pedestrian connection through the retail buildings for enhanced connectivity, visibility, and ease of access.
- Enhanced pedestrian-oriented streetscape along two important drives with on-street parking.
- Buffer landscape plantings.

Conformance with the Community Plan:
The guidance in the *Hickory Ridge Village Center Community Plan* (Plan) is intended to establish a framework to evaluate redevelopment proposals for the Village Center. The proposed Village Center redevelopment is in substantial conformance with the guidance. The recommendations in the Plan are organized into four sections as follows:

1. ***Village Center Boundaries and Existing Conditions***
   The Plan delineates a boundary proposed for the Village Center area. The Plan refers to the Village Center proper as the retail core or Area A.

- *The proposed redevelopment is within the boundaries identified in the Plan.*

2. ***Goals, Planning Concepts and Land Use Recommendations***

The general overall recommendation includes the protection and enhancement of the retail core and recognizes that this core is the center of the Village. The Plan recommends the setbacks along Cedar Lane may be minimal for buildings to front and frame Cedar Lane. The Plan recommends additional legible signage along Cedar Lane to identify the retail core. The Plan further recommends a maximum building height of three stories (36 feet) and freestanding communication towers should not be permitted.

- *The proposed Village Center design maintains the retail core and provide for building edges on Cedar Lane to frame the street.*
- *The proposed residential building height will be a maximum of four stories with the majority at 45 feet and a portion above the ground floor retail at 55 feet. The proposed height is compatible with the perceived height of the Sunrise Senior Living building and appropriate with the scale of buildings along a major thoroughfare.*
- *No freestanding communication towers are proposed.*

The Plan has specific land use recommendations for Area A. Residential uses in a mixed-use scenario are permitted as a secondary use to the retail. The Plan does not permit single-family (attached or detached) residential within Area A. Pad sites are discouraged since they distract from the retail core. Shared parking and enhancements to the pedestrian network are encouraged.

- *The proposed Village Center maintains the retail components as the primary use. The new residential building is part of a mixed-use building with ground floor retail. No single family residential is proposed.*
- *A small freestanding bank building is proposed in the northeast part of the main parking field. The bank use with a drive-through will not detract from the core retail uses found near the Village Green. This new bank space is a consolidation of the existing bank and drive-through use within the Village Center and helps separate a vehicular-oriented use from the pedestrian experience.*
- *Enhanced streetscape is proposed within the new Village Center as well as on-site improvements to the existing pedestrian network to increase connectivity both within the Village Center and to the greater Village community.*

3. ***Design Concepts***

The Plan identifies several signature elements within the existing Village Center including the "Avenue", the light-colored brick facades, the green metal roof, the yellow awnings, the diamond motif and the sunken stage area. The Plan suggests that any redevelopment proposed should be compatible with the existing architecture. However, the Plan was amended in 2016 to include language recognizing the consideration of "a more updated design scheme" providing they are remain compatible with the other buildings (Sunrise Senior Living and the Goddard School).

- *The proposed architectural design reinterprets the more distinctive elements of the existing buildings and metaphorically borrows from Howard County's rich agrarian past. The new retail buildings will retain a simple form and utilize a similar material palette to blend the new with the existing.*
- *The alee of trees found along the Avenue has been extended to form an edge of a new Village Green. This public open space is an important space for social gathering in the Village Center and will allow flexible space for special events programming as well as daily use for Village Center visitors and Village residents alike.*
- *The standing-seam metal roof on the existing Giant building will be replaced with a new roof with a more neutral earth tone. The roof type and form will remain largely the same*

with the exception of a squaring off to better flow with the overall design of the Village Center and create a more cohesive look.

The Plan recommends additional identification signage located on Cedar Lane to announce the retail core. The Plan recommends that a proposal should demonstrate a safe pedestrian strategy and connectivity to the community. The Plan recognizes the need for adequate and attractive surface parking and identifies the need for efficient structured parking. The Plan also stresses the need for an attractive streetscape able "to withstand the test of time".

- *The new Village Center will add improved signs identifying the retail core. New pedestrian-oriented streets will be incorporated to enhance the experience. Surface parking has been mostly consolidated into a main field with logical improved pedestrian access to other Village Center destinations.*
- *The new residential building has structured parking concealed internal to the block by residential and is not visible.*
- *The proposed Village Center will have enhanced pedestrian amenities such as differentiation of paving materials, landscape features, seating options, trash receptacles and lighting.*

4. ***Implementation***

The Plan outlines an Implementation Plan matrix with action items and responsible parties. Three of these items apply to this submission.

a. Install more visible signage at the commercial area as well as more off-site directional signs.

   - *New signage is proposed for the Village Center and addressed in the Design Guidelines. This will provide better visibility for the retailers and help patrons locate them.*

b. Reconfigure the slip ramp entrance (currently right-in only) at Cedar Lane and reduce the berm that blocks views of the commercial center from Cedar Lane.

   - *The Applicant is proposing an additional right-out movement to the existing access on Cedar Lane. The berms will be removed with the construction of the new residential building. The Cedar Lane frontage is recommended to be framed by buildings. Clear signage will direct retail patrons into the retail core.*

c. Develop a streetscape plan for the area within the Village Center boundary.

   - *The new Village Center introduces a new street typology for the retail and portions of the residential. The new street type has a wide sidewalk, with street trees and furniture. The width is ample enough to accommodate café seating. On-street angled parking provides a safe buffer between pedestrians and the travel lanes.*

hickory ridge

Hickory Ridge Community Association

6175 Sunny Spring, Columbia, Maryland 21044 • 410 730-7327
hickoryridgevillage.org • thehawthorncenter.org

LETTER OF TRANSMITTAL

RECEIVED
NOV 22 2017
Annette M. Sachs
DIV. OF PUBLIC SERVICE & ZONING

TO: Division of Public Service and Zoning Administration
Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

ATTN: Mr. Goins

RE: Zoning Board Case No. ZB-1119M

Hickory Ridge Community Association is providing a hard copy and electronic copy of the following documents in response to your letter dated October 6, 2017, which we received on October 12, 2017.

DESCRIPTION

Cover Letter

Community Response Statement

Hickory Ridge Village Center Community Plan

Hickory Ridge Village Center Redevelopment Survey

Hickory Ridge Village Center Redevelopment Survey Overview

Hickory Ridge Village Center Redevelopment Survey Comments

Design Advisory Panel Meeting Summary December 7, 2016

Design Advisory Panel Meeting Summary February 8, 2017

Columbia Market Study November 2014*

FDP 205-A-2 Part 1*

*No copy provided. Document is on file with Department of Planning and Zoning.

hickory ridge

Hickory Ridge Community Association

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hickoryridgevillage.org • thehawthorncenter.org

November 20, 2017

Mr. Geoffrey Goins, Chief
Division of Public Service and Zoning Administration
Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Zoning Board Case No. ZB-1119M

Dear Mr. Goins:

On behalf of the Hickory Ridge Village Board and the 13,000 residents of the Village of Hickory Ridge, thank you for accepting the attached Community Response Statement to the proposed Major Village Center Redevelopment of our Village Center. This statement was prepared as required by Section 125.0.J.3.b.(1) of the Howard County Zoning Regulations.

The Hickory Ridge Village Board, as a reflection of our village resident views, recommends denial of the Village Center Redevelopment Plan as proposed. While there are elements of the redevelopment plan that are in concert with the Howard County Zoning Regulations and the Village Center Community Plan, we find that the overall proposal is not in harmony in several significant ways. Specifically:

MASS AND DENSITY: The addition of a 254,636 SF, four-story, high-density apartment building consisting of 230 individual housing units will overwhelm retail usage and become the primary purpose of the Village Center.

BUILDING HEIGHT: The proposed apartment building exceeds the height limit of the Village Center Community Plan by up to 19 feet (36 feet vs. 55 feet). It severely limits the visibility of the Retail Core from Cedar Lane. In addition, the building limits access to and visibility of the proposed CA community park on the adjacent parcel.

SURROUNDING COMMUNITY: The high-density nature of the proposed apartment building is not compatible with the surrounding community of low-density single-family homes.

ARCHITECTURAL DESIGN: The urban-style architecture proposed for both the residential apartment building and retail structures conflicts with the suburban stylings of the existing buildings and surrounding community.

COMMUNITY INTERACTION: The layout and configuration of the proposed Village Green is separated from much of the merchant frontage. This community gathering space is exposed to both an internal

traffic-bearing road and a parking lot, limiting the opportunity for safe, pedestrian-friendly community interaction.

Each of these points, along with multiple other salient issues, are addressed in detail in the full Community Response Statement.

Our response has been informed by a thorough and lengthy public input process which included:

- Over 25 open community meetings in which residents offered comments on the Redevelopment Plan;
- Board and/or staff attendance at 23 developer-hosted meetings;
- Board and/or staff attendance at all Planning and Pre-submission meetings;
- An online survey of all Hickory Ridge residents.

In conclusion, while we welcome appropriate updates, wholesale changes that transform the character of our Village Center and our community and stand in direct contrast to our Village Center Community Plan are unnecessary and unwanted. We respectfully ask that the Village Center Redevelopment Plan as submitted be denied.

Sincerely,

Michelle D Wood

Michelle Wood
Chair, Hickory Ridge Village Board

hickory ridge

Hickory Ridge Community Association

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Zoning Board Case No. ZB1119M

Community Response Statement
from the
Hickory Ridge Community Association Board of Directors

Pursuant to Section 125.0.J.3.b.(1) of the Howard County Zoning Regulations, the Hickory Ridge Community Association, Inc. is pleased to provide the evaluation (Community Response Statement) to the proposed Plan for major redevelopment (Redevelopment Plan) of The Hickory Ridge Village Center, located at the intersection of Cedar Lane and Freetown Road in Columbia as submitted to the Howard County Department of Planning and Zoning on August 16, 2017.

In this Community Response Statement, we evaluate the proposal by Kimco Realty Corporation (Petitioner) with reference to (1) the Howard County Zoning Regulations (HCZR) and the expectations, requirements, and specifications for orderly redevelopment established by (2) Hickory Ridge in its Village Center Community Plan (VCCP), as amended and submitted to the Howard County Department of Planning and Zoning (DPZ) on March 21, 2016. Like the VCCP and as explained below, the Community Response Statement has been approved by a unanimous vote of the Board of Directors of the Community Association after receiving voluminous input from Village residents.

About Hickory Ridge Village and the Village Center

The second largest of Columbia's ten villages with approximately 4,700 households and just over 13,000 residents, Hickory Ridge is located on the west side of Columbia, approximately one mile from the Route 29 and MD 32 interchange. The Village Center is situated (at the corner of Cedar Lane and Freetown Road), close to Howard County General Hospital and Howard Community College, and is within 2 miles of the core of Downtown Columbia. Hickory Ridge is zoned New Town District (NT District) and is comprised of the Hawthorn, Clemens Crossing, and Clary's Forest neighborhoods.

Our vibrant and welcoming Village Center has been the heart of Hickory Ridge Village since it was built 25 years ago. Anchored by the 55,000 SF Giant Food store, the Village Center serves the needs of the local community and beyond by offering a diverse mix of retailers, personal services, and restaurants.

The November 2014 Columbia Market Study commissioned by the Columbia Association (CA), DPZ, and the Howard County Economic Development Authority evaluated the economic status of Columbia village centers in general, and the Hickory Ridge Village Center in particular. The Market Study found that the Hickory Ridge Village Center is a *"successful and well-maintained center with a stabilized tenant mix in a viable and dynamic market."* (Study 48-49) Having performed well through recessions, the Village Center is *"a symbol of strength"* in the retail marketplace (Study 17), with a low retail vacancy rate of 0.9%, significantly lower than the 10.1% overall retail vacancy rate for the eight village centers in the study. Those facts confirm the economic vitality of our Village Center. [(Study, Appendix: Hickory Ridge Village Center, Detailed Market Analysis 3)]

Described in the Market Study as "well-maintained" and "clean and pedestrian-friendly," the Village Center is unique among other village centers located in NT District. The typical NT District village center is situated in the center of a village and is surrounded by high-density housing (apartments and condominiums), with lower-density housing (single-family homes, townhouses) radiating out from the higher-density center.

In contrast, the Hickory Ridge Village Center is located on the edge of Village boundaries and is adjacent to exclusively low-density single-family homes. The Village Center has grown and prospered without higher-density housing in, adjacent to, or in close proximity to the Village Center. The Clemens Crossing neighborhood is unusual for Columbia in that it is one of only four neighborhoods that consists entirely of single-family homes. **This Village Center was deliberately located and constructed by the original Columbia developer, Howard Research & Development, in a low-density area. Adding high-density at this location significantly changes the original design concept and character for this community.**

Our Village Center is also unique in that it is surrounded by parcels having five zoning classifications other than NT District. Each parcel is allowed differing uses upon redevelopment and none of the parcels is subject to the orderly redevelopment specifications described in the VCCP or the extensive community comment process allowed by the HCZR.

Planning for Village Center Redevelopment

In 2009, Howard County amended its development regulations to address future redevelopment of existing village centers and give residents the opportunity to evaluate and comment on redevelopment proposals. The amended HCZR define a "village center" in the NT District as a mixed-use development designed to be "a community focal point and gathering place for the surrounding village neighborhoods." Pursuant to the HCZR, a village center should include, among other things, public gathering spaces, stores, offices, space for institutional use, and residential use ***to the extent appropriate to "support and enhance, but not overwhelm" other uses in the village center.*** **(Emphasis added.)**

Citizen Engagement in the VCCP and Community Response Statement

Our VCCP and Community Response Statement are the result of many years of proactive planning and robust engagement on Village Center redevelopment issues by residents and landowners of the Village, community merchants, Kimco, CA, and the Village Board. Our extensive community engagement and planning efforts included the following initiatives:

- **Development of the Village Center Community Plan: 2009-2011**

  Immediately after initiation of the HCRZ amendment with the passage of Howard County Bill 29-2009, the Village Board appointed a subcommittee of resident volunteers (Subcommittee) to develop our VCCP. The Subcommittee met more than 25 times over 16 months to study the existing Village Center and its potential redevelopment. The Subcommittee encouraged and received input and feedback from Hickory Ridge residents, landowners, and merchants.

  With assistance provided by staff from our Community Association, CA, and DPZ, the Subcommittee developed the VCCP, which was approved by the Village Board on December 5, 2011, and submitted to DPZ in January 2012.

- **Revision of Village Center Community Plan: 2014-2016**

  In the fall of 2015, in anticipation of Petitioner proposing redevelopment of the Village Center and pursuant to HCZR Section 125.J.2, the Village Board reconvened the Subcommittee to determine whether updates, additions, or corrections to the VCCP were appropriate. Although intervening changes in zoning and land use regulations necessitated minor revision of the original VCCP, the Subcommittee otherwise concluded that our VCCP largely stood the test of time with minimal changes. Accordingly, on March 21, 2016, the Village Board adopted the Subcommittee's recommendations, approved minor revisions, and reaffirmed the remainder of the original VCCP.

- **Goals, Recommendations, and Specifications for Hickory Ridge Growth**

  Our VCCP articulates for developers, DPZ staff, and residents our community's long-term vision and expectation for orderly growth and redevelopment of the Village Center, including general recommendations and detailed specifications regarding land use, the development process, and design and architectural concepts, including:

  - **Residential Use Permitted Only as a Secondary Use**
    Limited residential use only as a secondary use to retail use, which is specifically in line with the HCZR requirement that residential use not "overwhelm" retail use.

  - **Redevelopment Must Retain and Enhance the Retail Core**
    Redevelopment must retain the Retail Core as heart of Village Center; the plan must enhance the Retail Core; redevelopment is not to compete or draw activity away from Retail Core.

  - **Retail Pad Sites Discouraged**
    Retail pad sites detract from established cohesive retail activity and, therefore, are discouraged.

  - **Three-Story (36 feet) Maximum Building Height**

  - **Redevelopment is to be Compatible with Adjacent Properties**

  - **Redevelopment is to Conform with Design Concepts**
    Redevelopment should conform with articulated design concepts in the VCCP.

- **Stakeholder Input on the Redevelopment Plan**

  In the fall of 2015, Petitioner initiated the multi-step zoning process for a major redevelopment of the Village Center. The Village Board actively and repeatedly solicited community input regarding the Redevelopment Plan. In this regard, the Village Board and Community Association staff:

  - Hosted public meetings where we educated residents, landowners, and business owners about the Redevelopment Plan; explained how our VCCP informs the redevelopment process; and received varied and deeply-impassioned community response on the Redevelopment Plan.

  - Provided updates on zoning processes and plans for stakeholders through our Community Association website and at numerous community meetings.

  - Attended all planning and pre-submission public meetings, including each of the 19 small group meetings hosted by Petitioner.

  - Conducted an October 2016 survey requesting resident input regarding the Redevelopment Plan. The Survey garnered 639 unique participants and 466 comments.

- After the submission of a revised Redevelopment Plan, welcomed Hickory Ridge residents, landowners, and merchants to Village Board meetings between August and November 2017 to gather feedback and elicit comments on the revised Plan and this Community Response Statement.

Community Response Statement

We address below the items in the letter from Geoffrey Goins, Chief, Division of Public Services and Zoning Administration, Howard County Department of Planning and Zoning, dated October 6, 2017.

Part I: Evaluation of Whether Redevelopment Plan Meets the Zoning Regulations

The Hickory Ridge Village Board provides the following responses to Section 125.J.4.a.(8) to identify the impacts of the Hickory Ridge Village Center redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community. After careful deliberation, the Village Board has concluded that the Petitioner has failed to demonstrate that its Redevelopment Plan meets most of these criteria. The Village Board, as a reflection of our village resident views, recommends that the Howard County Zoning Board deny the Redevelopment Plan as proposed. We find the overall proposal is not in harmony with the Howard County Zoning Regulations and the Village Center Community Plan.

A. Section 125.J.4.a (8)(a): Orderly Growth, Purpose, and Character

The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.

Redevelopment of the Village Center pursuant to the Redevelopment Plan fails to foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District for the following reasons:

1. **A large apartment structure in otherwise low-density residential development does not foster orderly growth.**

   Typically, a village center in Columbia is centrally located within the village neighborhoods and surrounded by high density housing, moving out from a central commercial area into areas of lower density. The Hickory Ridge Village Center is unique in its location because it is sited on the edge of the village, adjacent to single-family, low-density housing.

   The proposed addition of a 254,636 SF four-story, 230-unit apartment structure with an accompanying six-level garage in an area of otherwise low-density single-family development is jarring and incompatible with the character or height of nearby existing development and therefore does not foster orderly growth within the area.

2. **The proposed amount of residential does not foster orderly growth because it will overwhelm other uses in violation of HCZR Section 103.**

   In the event a multi-family apartment building is a permitted use in the Village Center under the HCZR, by virtue of a zoning change or otherwise, the imposition of Petitioner's proposed four-story apartment structure with accompanying six-level garage is nevertheless contrary to the orderly growth requirement in HCZR Section 103 (definition of Village Center, New Town), which provides that:

residential use in a village center is only permitted to the extent appropriate to support and enhance, ***but not overwhelm***, other uses in the village center.

In this regard, Section 103 does not establish residential use, or residential use of any particular density, as a permitted use of right in a NT District Village Center. Instead, Section 103 merely defines what uses the character of a NT District Village Center calls for if those uses are otherwise permitted by the HCZR. Thus, Section 103 establishes a limit on the amount of residential use, if such use is otherwise permitted.

Applied to the Hickory Ridge Village Center, if an apartment building were otherwise a permitted use in the Village Center, the proposed amount of residential use nevertheless exceeds the limits established in Section 103 because the amount, scale, frequency, intensity, and purpose of the residential use so greatly exceed and threaten to overwhelm all other uses at the Village Center combined. The proposed residential square footage is 254,636, as compared to retail square footage of 105,100.

B. 125.J.4.a(8)(b): Amount of Commercial Business Floor Area to Serve Community

The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the Village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the Village and surrounding local community.

The commercial use contained in the proposed redevelopment is appropriate to provide retail and commercial service to the Village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the Village and the surrounding local community.

The existing commercial use in the Village Center is 97,321 SF. The proposed commercial use after redevelopment will be 105,100 SF, an increase of 7,779 SF. Because the existing amount of commercial space in the current Village Center has served our community well for 25 years, the minimal proposed increase in commercial square footage is expected to have little impact on the surrounding community, provided that the mix and the quality of uses is maintained.

C. Section 125.J.4.a(8)(c): Fostering the Purpose of Village Center as Focal Point for Community Interaction

The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.

The proposed redevelopment does not sufficiently foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.

In its current configuration, the Village Center consists of two rows of commercial store fronts facing The Avenue, creating an intimate setting of pedestrian walkways with trees and benches. It is a safe and pedestrian friendly gathering space for shoppers and residents. As part of any redevelopment, it is important to retain or replace the safe, welcoming gathering space that exists within the Village Center so that the center continues to provide opportunities for social interaction. The configuration of the community space in the proposed Redevelopment Plan does not have the same merchant frontage as the existing space. The store locations are fragmented and not conveniently adjacent to the gathering space. One side of the new space abuts a traffic-bearing street while the other side abuts a new parking lot. This fragmentation creates a sense of isolation for many of the stores located away from the gathering space. The layout of the shops and restaurants creates multiple

separate areas for walking and seating. Spreading out the outside seating takes away from the sense of community that having the spaces near each other would provide.

If this plan is approved, Hickory Ridge Community Association requests to have input on the design elements of the community space, to ensure that the following are included:

- Space for concerts or gatherings
- Raised stage area with electrical outlets
- A safe environment for children to play
- Artwork and/or interactive sculptures
- An intimate feel to the space, similar to that which currently exists
- Community notice board
- A variety of seating options (tables, benches, step seating)
- Other amenities for community activities

D. Section 125.J.4.a(8)(d): Enhancing the Existing Development

The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.

The project design, location, and relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses fail to sufficiently enhance the existing development surrounding the proposed redevelopment.

1. Project Design

a. Parking layout near CA Parcel

CA allocated funding for the construction of a community park on the adjacent CA parcel several years ago. The lack of convenient, shared parking near the CA Parcel will hinder community use of the proposed park and, therefore, the Redevelopment Plan does not sufficiently enhance existing and future development.

b. Retail Layout

The proposed reconfiguration of existing retail space detracts from the community-focused character and purpose of a NT District Village Center in the following way:

- Currently, shoppers conveniently park at one of the generous surface lots located at either end of The Avenue and stroll down the length of the airy promenade, shopping at conveniently-adjoining stores and stopping to interact with friends and neighbors at benches, seating areas, around the signature fountain, and in the courtyard/stage area where performances and community activities are held.

- Petitioner proposes demolishing the existing one-story retail building containing approximately 29,912 SF of retail space, dismantling The Avenue concept, and establishing new retail in various disconnected locations in the Village Center, including a pad site, a feature which is specifically discouraged in our VCCP.

- The existing configuration of convenient, connected shops would be replaced with disjointed, stand-alone buildings, scattered at seven separate and disconnected locations dispersed throughout the Village Center. Views and connections between shopping areas will be interrupted by traffic-bearing internal roads, parking areas, and other retail buildings.

- Currently, The Avenue invites shoppers down a centrally-located village promenade. Under the proposed redevelopment, visitors will be forced to cross traffic-bearing internal roads, uncovered walkways, and surface parking lots to make their way between disconnected shopping areas.

c. Public Gathering Space Layout

The proposed reconfiguration of community gathering space does not promote the character or purpose of a NT District Village Center. Petitioner proposes reconfiguring the existing public gathering space with a more urban landscape. As reconfigured, the public space would consist of a rectangular outdoor greenspace, adjacent to just three of the seven proposed retail sites, plus various walkways abutting and between the retail sites scattered within the Village Center boundaries.

The approximate 40,500 SF rectangular greenspace would be bordered on one end by an internal traffic-bearing road (bearing the mass of the four-story 230-unit apartment building on the far side of that road); on the other end by a parking lot.

The traffic-bearing internal road, parking area, and massed landscaping would visually separate the Village Green within the Village Center, creating physical and psychological barriers from all but the immediately adjacent stores, effectively disconnecting the Village Green from shoppers and merchants who are not directly on the Village Green. This disconnect between retail, shoppers, and the Village Green risks creating a sense of isolation within the Village Center and establishing an impersonal and urban character not in keeping with the community-focused purpose and character of a NT District Village Center.

Dispersed walkways and seating areas mean that merchants, shoppers, and neighbors are similarly dispersed and may miss important opportunities for socializing and meaningful community interaction. By not optimizing opportunities for residents to socialize and interact, the Village Center fails to serve the purpose as a community gathering space, and focal point for communication and interaction, thereby failing to promote the purpose and character of a NT District Village Center.

d. Internal Road Layout

The layout and terminus of Street B were identified as problematic at the DAP meetings on December 7, 2016 and February 8, 2017 meeting. Petitioner's proposal fails to resolve these issues.

- Vehicular traffic entering Street B from Freetown Road lacks sufficient accessibility to the main parking area. The only options to get from the Village Center's primary entrance on Freetown Road to the main parking lot is to (1) immediately turn left at the high-volume entrance onto Street A, which may be clogged with high volume parking and turning activity, or (2) to loop around the back of the Giant through the merchant service and delivery area.
- Vehicular traffic on Street B lacks turn-around options, requiring vehicles to loop around the back of the Giant through the service and delivery area to return if they miss their turn or cannot immediately locate parking. This is inconvenient to both shoppers and merchants. At the February 2017 meeting, the DAP urged better design to address these issues, suggesting alternative paving materials and providing signage from Street A to Street B to signal drivers to avoid circling behind the Giant store.

- The proposed Redevelopment Plan fails to adequately address truck access and path of travel for deliveries to retailers and restaurants.
- The Redevelopment Plan fails to address concerns for adequate access for fire and rescue vehicles to the apartment building from Street B, where the travel lanes are narrow and there is parking on both sides of the street.

e. **Ingress/Egress Layout**

Ingress and egress at both Freetown Road and Quarterstaff Road are problematic because residential traffic from the proposed apartment building must exit the site through the shopping center.

2. **Location**

a. **The proposed apartment location is incompatible with adjacent NT neighborhood of exclusively single-family homes.**

The addition of multi-family use in the form of the proposed four-story 254,636 SF, 230-unit apartment building is not compatible with the character or height of the surrounding property and fails to sufficiently enhance that existing development.

b. **The proposed apartment location at the intersection blocks the view of retail merchants.**

The location of the proposed apartment building is at the intersection of Cedar Lane and Freetown Road. The four-story, up to 55-foot tall apartment building will block views of Village Center shops from Cedar Lane, the main access/feeder road to the Village Center. The ability to see the commercial area of the Village Center from Cedar Lane was a key element of the VCCP.

c. **The proposed apartment location blocks visual and pedestrian access to the CA Parcel.**

The apartment building will also block easy visual and pedestrian access to the undeveloped three-acre Columbia Association buildable parcel at the Village Center. Columbia Association has funded initial design of a community park on this parcel. The design and configuration of the Redevelopment Plan cuts off public access to what is planned to be a community amenity.

d. **The proposed apartment location is incompatible with the single-story shopping center.**

As noted elsewhere, the addition of the proposed four-story 254,636 SF, 230-unit apartment building is not compatible with the character or height of the existing NT District Village Center, and therefore does not enhance the existing development or the proposed redevelopment.

3. **Proportion of Apartment Building**

a. **Relative to Adjacent Neighborhood of Single-family Homes**

The Hickory Ridge Village Center is surrounded by single-family residential properties. The addition of the proposed four-story 254,636 SF, 230-unit apartment building is not compatible with, proportionate to, or in keeping with the scale of the neighboring homes in Hickory Ridge. The overwhelming size and bulk transforms the suburban neighborhood look and feel into an urban, higher density character that does not enhance existing area.

b. Relative to Existing Single-Story Village Center

The amount of proposed residential use is incompatible with existing development because it threatens to overwhelm, rather than enhance, other uses in the existing and proposed development; is incompatible in scope, size, bulk, square footage, proportion, and purpose to all other uses in the Village Center combined; changes the existing character of the area from suburban to high-density urban, and fails to sufficiently enhance the existing Village Center without threatening to overwhelm it. Specifically:

1. **Existing Use**
   - The predominate and primary use (by square footage), activity, and purpose at the Village Center is retail, with 97,321 SF.
   - There is *no* existing residential use at the Village Center. According to the FDP, Sunrise Assisted Living is a commercial use. Residential use as proposed by the Petitioner would not be a permitted use.
   - There is approximately 34,000 SF of public space existing at the Village Center in the form of public walkways forming The Avenue and the courtyard/stage area.

2. **Retail Use**
   - The amount of existing retail use at the Village Center is 97,321 SF.
   - The proposed amount of additional retail is 7,779 SF.
   - The total proposed retail use post-completion is 105,100 SF.
   - The proposed change in retail is 7.9% increase.
   - Retail comprises 100% use at the existing Village Center.
   - Retail will comprise 29% use after redevelopment.

3. **Residential Use**
   - The amount of existing residential use at the Village Center is 0 SF.
   - The proposed amount of new residential use is 254,636 SF.
   - Residential will comprise 71% of all use after redevelopment.

4. **Mix of Uses Post-Development**
   - The proposed mix of use post-development is 254,636 SF residential/105,100 SF retail.
   - The proposed percentage of use post-development is 71% residential/retail.
   - The proposed amount of residential use will be almost one and one-half times more than the proposed retail use.
   - Even including public space (which is not a "use"), the square footage of proposed residential use (254,636 SF) exceeds the combined amounts of proposed retail use and public space (145,600 SF) by 109,036 SF.
   - The proposed redevelopment would make residential use primary and vastly overwhelm the remaining uses in size, bulk, volume, square footage, activity, and purpose.

E. Section 125.J.4.a(8)(e) Criteria: Landscape Features

Section 125.J.4.a.(8)(e): The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.

The proposed redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares. However, the layouts do not foster community interaction in the following ways:

1. **Village Green**
   The traffic-bearing internal road, parking area, and massed landscaping bordering the Village Green separate the Village Green from non-adjacent portions of the Village Center, creating a physical barrier from all but the immediately adjacent stores. The lack of a direct connection between the Village Green and distantly located retail strips/pad site creates a feeling of separation, further limiting community interaction and communication.

2. **Public walkways and seating areas**
   With shops scattered in different locations, Petitioner proposes public walkways and crosswalks to navigate between retail locations. Seating areas within the boundaries of walkways are also dispersed throughout the Village Center.

   Dispersed walkways and seating areas mean merchants, shoppers, and neighbors are similarly dispersed and may miss important opportunities for socializing and meaningful community interaction. By not optimizing opportunities for residents to socialize and interact, the Village Center fails to serve the purpose as a community gathering space, focal point, and place for communication and interaction, thereby failing to promote the purpose and character of a NT District Village Center.

3. **Village requested additional features**
   - Space for concerts or gatherings
   - Raised stage area with electrical outlets
   - A safe environment for children to play
   - Artwork and/or interactive sculptures
   - An intimate feel to the public space, similar to that which currently exists
   - Community notice board
   - A variety of seating options (tables, benches, step seating)
   - Other amenities for community activities

F. Section 125.J.4.a(8)(f): Compliance with Environmental Policies

The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of storm water deficiencies, and following low impact development practices.

The Village Board cannot provide an assessment regarding the Redevelopment Plan's compliance with applicable environmental policies and requirements, except with respect to compliance with the environmental recommendations for development set forth in our VCCP, which are described herein elsewhere.

With the construction of additional buildings on the property, the quantity and quality of run-off will change. The proposed Plan increases impervious surface, while decreasing pervious surfaces. The developer has indicated that minimum LEED standards will be incorporated into the design. **We request that the highest possible standards, as recommended by the DAP, be used with this project, including use of pervious pavement, native vegetation, rain gardens, solar panels, etc. We also specifically request that recycling bins be included in the project.**

G. Section 125.J.4.a(8)(g): Pedestrian and Bicycle Access

Pedestrian and Bicycle Access Petitioner's proposal for pedestrian and bicycle access.

The Petitioner's proposal for pedestrian and bicycle access should address the following:

1. **Pedestrian access from Cedar Lane**

   Many visitors to the Village Center come from the Harmony Hall Assisted Living facility to the west across Cedar Lane and from the Hickory Crest 55+ development to the north across Freetown Road. Crosswalks currently exist on the county roads and connect to sidewalks on the Village Center site. Although the Freetown Road access at the crosswalk remains the same in the Plan, the pedestrian access from Cedar Lane at the traffic signal into the Village Center will be significantly changed and the route will be lengthened with the construction of the apartment building.

2. **Limit pedestrian crossing of traffic-bearing travel lanes**

   On-site circulation for pedestrians needs work. The need to cross vehicle travel lanes to get to various structures including the Retail Building B, the Bank Building, and the retail space below the apartments should be carefully considered.

3. **Add crosswalk between paseo and Retail Building B**

   The addition of another crosswalk from the sidewalk between the paseo to Retail Building B would provide a visual and actual safer connection.

4. **Pedestrian access from Goddard School and Sunrise Assisted Living**

   Residents of Sunrise Assisted Living and users of the Goddard School adjacent to the Village Center also need easily accessible access to the retail areas. Proposed walkways should be enhanced to clearly delineate the pedestrian area within the parking field.

H. Section 125.J.4.a(8)(h): Public Transportation

Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.

The Redevelopment Plan incorporates public transportation by indicating public bus stops will remain at existing Village Center locations.

The public transportation plan would be enhanced by:

1. **Bus pull-off**

   The Redevelopment Plan should include a designated bus pull-off area out of the travel lane. This is an existing issue at the center that should be addressed.

2. **Covered bus stop**

   The Redevelopment Plan should include a covered structure for the bus stop, similar to the one Petitioner included at the Wilde Lake Village Center.

3. **Bike share**

   The Redevelopment Plan should include a bike share facility coordinating with the system used in Downtown Columbia.

I. Section 125.J.4.a(8)(i): Compatibility with Surrounding Community

The Village Center Redevelopment is compatible with the surrounding community.

The proposed Redevelopment Plan is not compatible with the surrounding community.

The Hickory Ridge Village Center is located adjacent to the Clemens Crossing neighborhood. Consisting of exclusively single-family homes, Clemens Crossing has a distinctly suburban character and feel. The proposed addition of apartments to this neighborhood is not in keeping with its intended character or feel and would move the neighborhood from a suburban character to a more urban atmosphere.

Residential is only permitted in the Village Center under the VCCP as a secondary use to the retail. In the proposed Plan, residential is the primary use.

The VCCP limits buildings to 36 feet in height. The up-to-55-foot, four-story, 230-unit apartment building exceeds the height limit and is incompatible with the surrounding community, the immediately adjacent neighborhood of single-family homes, and the single-story Village Center.

The proposed massive size of the four-story 254,636 SF, 230-unit apartment building is incompatible with the surrounding community, the immediately adjacent neighborhood of single-family homes, the single-story Village Center, and the size and scope of other uses in the Village Center.

J. Section 125.J.4.a(8)(j): Meeting Definition of New Town Village Center

The Village Center will continue to meet the definition of a New Town Village Center.

Petitioner's proposed redevelopment would not meet the definition of a New Town Village Center.

The HCZR define a village center as a mixed-use development in the New Town District that is designed to be "a community focal point and gathering space for the surrounding village neighborhoods." The retail space is of sufficient size to provide a range of shops, stores, services, and restaurants to meet the needs of the community. The Plan provides for community space within the commercial area of the site. In these ways, the proposed Plan appears to match the definition of "village center."

However, a three-acre parcel owned by CA within the boundaries of the Village Center has been designated for a community park, and the Redevelopment Plan hinders access to the park and limits nearby parking. This park was under design prior to Petitioner's initial discussions about redevelopment of the Village Center. The lack of integration of the CA plan for the adjacent parcel does not meet the definition.

The HCZR allow residential uses "to the extent appropriate to support and enhance, ***but not overwhelm,*** other uses in the village." Under the proposed Redevelopment Plan, the 254,636 SF apartment building overwhelms the 105,100 SF retail component and becomes the predominant use of the center. An apartment building as proposed might be appropriate in a village like Wilde Lake where multi-family housing already exists immediately adjacent to the Village Center.

However, because there is no high-density housing in or around the Hickory Ridge Village Center, and because the surrounding NT neighborhood of Clemens Crossing is entirely single-family homes, the introduction of a dense concentration of 230 apartments to the area is not in keeping with the original planned community and overwhelms the center and the neighborhood.

Therefore, the Redevelopment Plan, with the currently proposed large apartment building that overwhelms other uses, blocks views of retail from the primary access road, and changes the character of the existing neighborhood does not conform to the definition of a village center in the planned NT zone.

Part II: Specific Approval Criteria Recommended for Zoning Board Consideration

In accordance with the Howard County Zoning Regulations, Section 125.J.3.b.(2), the Hickory Ridge Village Board is providing a response to other specific approval criteria it recommends be considered by the Zoning Board.

A. Amended Final Development Plan

When considering Petitioner's Redevelopment Plan, we urge consideration of the terms and conditions set forth in the Amended Final Development Plan for Hickory Ridge Village filed as Plat No. 3054A-1778 among the Howard County Land Records on June 17, 1999 (the FDP), for several reasons.

First, our Village Center has grown and thrived for 25 years under the existing FDP. We have welcomed new residents, businesses, schools, service providers, and institutions to our community since this FDP was adopted. This FDP has galvanized our community and led to a robust Village Center. The FDP has been successful. It works! We hope to continue flourishing under its general terms with appropriate modifications.

Second, original residents and all the newcomers, businesses, schools, service providers and institutions who have joined our community in the last 25 years have joined us with the expectation that the Village Center and our community would operate under the existing FDP. We hope to continue to do so with appropriate, limited modification only where necessary.

Third, a significant departure and a dramatic transformation of the FDP risks reversing the success our Village Center and residents enjoy. We are thriving in a robust ecosystem with our Village Center at the heart. We welcome appropriate updates and necessary changes, but wholesale changes that transform the character of our Village Center and our community are unnecessary and unwanted.

We appreciate Kimco's investment-driven obligation to maximize profits for shareholders. We understand that repositioning older, underperforming village centers with the addition of incremental residential housing is appropriate in villages where compatible multi-family housing exists. Hickory Ridge, however, is not one of those villages. Instead, we urge Kimco to consider the recommendations in the Market Study to otherwise realize profits from our center, including alternative, less dense housing, office space, and creating an active merchant marketing recruitment and retention program.

While healthy for investors, Petitioner's proposed Redevelopment Plan is not healthy for our community. We urge Petitioner and the Zoning Board to consider more appropriate, compatible alternatives. While Petitioner may be in a rush to establish the Wilde Lake Alta Vista model as a paradigm across its six owned village centers, we urge reconsideration of imposing an urban

character with high-density apartments upon our Village and residents. **Seventy-six percent (76%) of survey respondents are opposed to this project, as proposed.**

Further, the marketplace has not proven the Alta Vista at Wilde Lake paradigm worthy of widespread application. A January 2, 2017 *Wall Street Journal* article "Luxury Apartment Boom Looks Set to Fizzle in 2017" indicated that a glut of supply is bringing a 7-year luxury apartment boom to an end. Until sufficient, long-term data is available to suggest the Alta Vista model is a winner and that Hickory Ridge needs a change, we respectfully request continued application of the existing FDP regarding multi-family housing use.

We hope the Petitioner will reconsider its incompatible transformative proposed Plan, re-examine our VCCP, and work with stakeholders for a win-win situation for Kimco investors and our community.

B. Hickory Ridge Village Center Community Plan (VCCP)

The VCCP is the result of several years of hard work and consensus building by residents of Hickory Ridge. It is a statement of our shared community vision of what we hope and expect the future of our Village and Village Center will look like when redeveloped. It is incumbent on the County and the Petitioner, as owner of land in our Village Center, to consider all elements of the VCCP.

We are confident Petitioner is aware of specifications and recommendations of our VCCP because:

- Village residents and Board members consulted with Petitioner's representatives during the process of drafting the VCCP;
- Petitioner conducted 19 pre-submission Small Group Meetings to gather resident feedback on the Redevelopment Plan, which included comments on specific reasons why the Plan failed to meet VCCP recommendations and specifications; and
- At the December 7, 2016 DAP meeting, DAP members adopted resolutions urging Petitioner to revisit, reconsider, and readdress its failure to incorporate VCCP recommendations, including, among others, recommendations to reduce building height, design concepts, appropriateness of residential use, compatibility with surrounding area, and environmental sustainability.

In this regard, we especially urge consideration and application of the following recommended specifications Petitioner has failed to adequately address, or sometimes acknowledge:

1. Specification: Limited residential use only as a secondary use to primary Retail Core

VCCP specifications recommend that "some limited residential uses only permitted as a secondary use to the retail and designed as part of a mixed-use development with retail as the primary use" (VCCP 19).

The 254,636 SF of proposed residential space would represent 71% of combined proposed residential and retail space in the redeveloped Village Center. As such, retail use would be vastly subordinate to the residential use in area, scale, intensity, and purpose; and would exist only as a secondary use to the residential use in contravention of the above recommendation. Indeed, the proposed amount of residential use would be almost one and one-half times *more* than the proposed retail use.

2. **Specification: Recognition that the Retail Core is at the center of the village**

   VCCP specifications state that "All development must recognize that the Retail Core is at the center of the village" (VCCP 19).

   Compared to the proposed 105,100 SF of retail use, the proposed 254,636 SF of residential use would be primary in scale, volume, frequency, intensity, and purpose at the redeveloped Village Center. The proposed mix (71% residential/29% retail) means residential use would disproportionately outweigh the scale, volume, and intensity of the retail use, replacing retail as the heart and center of our Village Center in contravention of VCCP recommendations that the Retail Core remain the center.

   The proposed shift away from predominantly retail use to predominantly higher-density residential use fails to demonstrate Petitioner's recognition that the Retail Core is the heart of our Village Center. Petitioner's Redevelopment Plan does not conform with, or even acknowledge, this specific and major component of the VCCP which is central to maintaining the purpose, identity, and heart of our Village Center.

3. **Specification: Redevelopment must enhance the Retail Core**

   The VCCP provides that "All development must...make an evaluation and presentation as to how the proposed project enhances the retail core." (HRVP 19)

   While an increased customer pool from residents of the proposed apartment building would be positive, the dramatic change in the nature and character of the Village Center by the addition of the apartment building outweighs that positive factor and does not alone establish that the Retail Core will be protected and enhanced by this transformative change.

4. **Specification: Maximum building height will not exceed three stories (36 feet)**

   VCCP provides that "Maximum building height should be limited to three stories (36 feet)." (VCCP 25) The Petitioner indicates that the proposed apartment building height will be up to 55 feet.

5. **Specification: No retail pad sites**

   The VCCP states that "Proposed retail pad sites developed at the perimeter of this retail core may take away the cohesive cluster of retail activity of the retail core and should be discouraged." (HRVP 19)

   The VCCP recommends against retail pad sites, especially at the perimeter of the Village Center where such distantly located retail draw shoppers from the central core areas. Petitioner's Plan contravenes the recommendation and proposes a bank pad site on the perimeter. In addition, the Plan requires pedestrians to cross busy travel lanes to reach the retail in Building B and the lower level of the apartment structure.

C. **Market Study**

The Columbia Market Study analysis of the Hickory Ridge Village Center detected no weaknesses at the center. Unlike the other village centers in Columbia, Hickory Ridge is positioned on a minor arterial, Cedar Lane. It is not tucked away in a neighborhood surrounded by various housing types. Rather it is located on the edge of a neighborhood made up entirely of single-family homes. The area is stable and the center draws from a large surrounding area with sufficient demographics to

support the existing center. The mix of retail and restaurants adequately serves the community. **No case has been made for the need to add multi-family housing to the Village Center itself.**

D. **Traffic Study**

- **Level of Service**
  The traffic study indicates that there will be minimal additional impact to traffic on surrounding streets. Typically, residents leave their homes between 7 and 8 am to go to work. Atholton High School has a start time of 7:25 am. The intersection of Freetown Road and Quarterstaff Road is difficult to navigate for both cars and pedestrians at many times of the day, but particularly in the early morning. It strains credulity to believe that adding 230 more housing units to the mix, all of whom will be directed to Quarterstaff and/or Freetown in order to access major commuter routes, will not have a significant impact on Level of Service at this intersection as well as the intersection of Freetown Road and Cedar Lane.

- **Access and Traffic Circulation**
  The Village Center currently has five access points. The Plan does not provide any new access points, except for the addition of a northbound only slip lane from the site onto Cedar Lane. The layout of the drive aisles within the site are problematic for on-site circulation. Vehicles will need to navigate a range of parking options including field, parallel, and angled parking to get onto and off the property. Residents of the apartments will exit the parking garage and need to find their way through the shopping center to get onto the main road using the same drive aisles as shoppers, emergency vehicles, deliver trucks, etc. **We request a detailed review of the proposed layout to ensure the most efficient and safe traffic circulation for all vehicles.**

- **Pedestrian Safety**
  The walk routes for Atholton High School and Clemens Crossing Elementary School include the Quarterstaff and Freetown intersection. Although there is a crossing guard for the elementary school start time, there is none for the high school. **A full roundabout or similar traffic calming method at this intersection is requested to ensure safety for both vehicles and pedestrians, as it would slow traffic in all directions.**

E. **Design Advisory Panel**

The process for redevelopment of a village center requires that subsequent to the pre-submission meeting and prior to filing the petition, the Petitioner must present the Concept Plan and Proposed Design Guidelines to the Design Advisory Panel for evaluation according to Section 16.100 of the Howard County Code. The DAP process encourages excellence in project architecture and site design to improve design compatibility with surrounding development, to promote revitalization, and to enhance property values. It is important to note that the DAP had significant concerns with Petitioner's initial presentation on December 7, 2016, and required that the Petitioner re-present the Concept Plan and Proposed Design Guidelines on February 8, 2017.

- **December 7, 2016 DAP Meeting Recommendations**
  1. That the applicant reconsider the scale, massing, and appropriateness of the residential building.

  2. That the applicant consider a more sustainable approach so that the Village Center sets an example for all other village centers.

3. That the applicant not just look at the residential building, but also at the architecture of the Giant and the retail buildings to create an identity that works with the neighborhood and results in a unified project-including the senior living center, the Goddard School, and the greater site.

4. That the applicant consider the layout of street B, its terminus, and how it loops around the project.

5. That the applicant return to the DAP once it has considered and responded to the DAP recommendations.

- **February 8, 2017 DAP Meeting Recommendations**

1. That the applicant look at design options, such as paving and signage, to better direct vehicular traffic from Freetown Road to the main parking area.

2. That the applicant look at options that help avoid vehicles from driving through the service area behind Giant.

3. The applicant should strengthen the pedestrian connections to the Goddard School and Sunrise Senior Center to the Village Green.

4. The applicant should continue to set an example as a green village center.

The Concept Plan did not significantly change between the December 7, 2016 and the February 8, 2017 DAP meetings. Although Kimco made incremental changes to the apartment building to mask the building's bulk, the building remains a 254,636 SF four-story, 230-unit apartment structure that dominates the skyline along Cedar Lane, resulting in a complete visual blockage of the retail component of the Village Center from Cedar Lane, the primary artery into the village. Kimco addressed the traffic circulation problem with only minor paving changes, which did not solve the concerns. Also, the environmental standards are the minimum required, which does not set this Concept Plan apart as an example of a green village center.

The recommendations from the first meeting were not significantly addressed, and yet the DAP changed its position from a negative to a positive for the same project. The residents, along with the Village Board, do not agree with the DAP's change of position between the two meetings. **Therefore, we request that the Planning Board consider the original recommendations from the DAP.**

Part III: In accordance with the Howard County Zoning Regulations, Section 125.J.3.b.(3), the Hickory Ridge Village Board endeavors to provide a response on the Hickory Ridge Village Center redevelopment.

A. Section 125.J.3.b.(3)(a): The boundary of the Village Center proposed by the.

The boundary proposed by the Kimco Plan is the same boundary as set out in the Hickory Ridge Village Center Community Plan.

B. Section 125.J.3.b.(3)(b): Planning and Design Concepts, including but not limited to how it fits into the surrounding area.

1. Building Design

The design of the proposed buildings at the Village Center is attractive. However, the elements of the design are not in keeping with the architectural style of homes and businesses in the surrounding area. Although the updated design of the Giant building attempts to blend the more contemporary style of the new construction with the existing traditional homes in the surrounding neighborhood, the overall design, with its residential above commercial and interior garage space, is urban and not suburban. The massive, four-story apartment building is out of scale with the community.

2. Walkways

Covered walkways are an important element of the existing Village Center. They provide easy access between stores during bad weather. It is unclear how many of the walkways will remain and whether the new construction will include coverings that will shield pedestrians from inclement weather. Some elements of the submission include drawings of the paseo that seem to include awnings or canopies that are simply open slats rather than providing the full coverage that residents want to see. **The new design should retain the covered areas.**

3. Trash Enclosures

It is unclear on the submission drawings where and how the shops in Buildings A-1 and A-2 will dispose of trash. Although the design guidelines indicate that the service doors along the paseo will be attractive, neither the guidelines nor the site plans indicate where the dumpsters for these businesses will be located.

4. Signage

Recently, Kimco constructed a monument sign along Cedar Lane to identify the Village Center and list several of the merchants. Kimco also proposed interior directional signs in the parking lot, although these were never placed. The design of the signs is in keeping with the existing architecture of the Village Center. **If the new design for the center is approved, the design of the monument sign and any interior signs need to be changed to include the updated look of the center.**

5. Parking

The proposed angled parking along Street A between Retail Buildings A and B is a cause for concern since it is located on both sides of a two-way street. A similar concern exists for Street B between the apartments and Retail Building A-1. Angling the parking limits access from vehicles coming from the opposite direction. There is little space to circle around to a parking spot on the opposite side of the street. **The implementation of angled parking as it relates to traffic flow needs to be re-visited on the Plan.**

6. Plant Material

The proposed plant material is appealing. The design incorporates the use of native plants. **Sweetgum trees should not be included in the landscape plans due to the possible trip hazard caused by dropped fruit.**

C. Section 125.J.3.b.(3)(c): Whether the petition is in harmony with a Village Center Community Plan, if one exists.

The Plan submitted to Howard County by Kimco Realty on August 16, 2017 is not in harmony and conflicts with the VCCP in several ways:

- The 230 apartments proposed for the site make residential the primary use of the Village Center. The Zoning Regulations specifically state that *"residential uses, to the extent appropriate to support and enhance, **but not overwhelm** (*emphasis added*), other uses in the village"* could be part of a Village Center. The over 250,000 square feet allotted to apartments is not in harmony with the Village Center Community Plan.

- The apartment building is proposed to be up to 55 feet tall. The VCCP states that *"maximum building height should be limited to three stories (36) feet."*

- The mass of the proposed 254,636 ST, 230-unit apartment building is out of scale with the single-family residential properties surrounding the Village Center.

D. Section 125.J.3.b.(3)(d): Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses.

1. Amenity Areas

As stated in the zoning regulations, a key use and focal point of a village center is the gathering space for the surrounding neighborhoods. It is important that any new space provide:

- A safe environment for children to play;
- A good location for concerts or gatherings;
- An intimate feel to the space in a similar way to what currently exists at the Village Center;
- A raised or stage area with electrical outlets;
- Artwork and/or interactive sculptures;
- A variety of seating (benches, tables, step seating);
- And other amenities for community activities.

2. Building Height and Bulk Requirements

The proposed design guidelines include building heights of four stories and up to 55 feet. The Village Center Community Plan specifically limits building heights to three stories (36 feet). The proposed designs for the facades are of high standards and will provide for an attractive streetscape. However, the designs are urban and are out of place with the suburban feel of the surrounding neighborhood. The design concepts applied to the apartment building in the attempt to break up the long wall of the building as it faces Cedar Lane are appreciated. However, the mass of the building is still imposing and completely blocks the view of the Village Center from the main road.

3. Parking

The VCCP noted that parking structures can be an efficient use of land to minimize large swaths of field parking. The design of the parking structure proposed is such that it will be surrounded by and completely enclosed by the apartment building. While such a design provides maximum

screening of the parking, the trade-off in such a design is to take the appearance of the Village Center from a suburban design to a more urban look.

The proposed redevelopment of the Hickory Ridge Village Center has been a topic for discussion in the community for two years. A consistent resident concern is the changes to the parking at the Village Center. Currently there are 505 surface parking spaces on the site which is better than 5 spaces per 1000 square feet of commercial space. The reconfiguration and relocation of some of the parking will change the number of surface spaces to 421 despite the increase in the square footage of retail space. The addition of 230 residential units will bring additional parking needs to the center. The Plan proposes parking for the building at the rate of 1.6 spaces per unit or 368 spaces within the building. The Plan does not indicate where overflow parking would be located if that ratio proves to be insufficient for the needs of the residents and their guests.

Parking for the entire site will be 789 spaces. Currently, all surface parking is laid out in a field design with rows of spaces broken by islands and drive aisles. The new design includes angled and parallel parking as well as field parking. The angled parking is of particular concern because spaces would angle in different directions on two-way streets making it difficult to pull into a space on the opposite side of the drive aisle. **Careful attention must be paid to the quantity of parking needed, the types of parking being provided, and the location of the parking related to demand. Consideration should be given to limiting the angled and parallel parking to two or three-hour maximums so there is frequent turnover of the spaces closest to the shops and apartments. Convenient parking must be provided for the Columbia Association park site.**

4. **Historical Aspects**

The Hickory Ridge Village Center Community Plan has a detailed section on Design Concepts to provide additional guidance related to design issues within the Village Center area. The VCCP notes that the project should also provide for setbacks, buffering, location of trash structures and landscape to provide a cohesive design that respects the different uses in the vicinity. The architecture of the project should be compatible with existing structures in the retail core.

The original VCCP did note several signature items including the white brick facades, The Avenue, and the stage/gathering area. However, the 2016 Addendum to the Village Center Community Plan suggested that it could be appropriate to update the design scheme. It was noted that any "changes to building colors and materials continue to be compatible with other structures (gas station, Goddard School, Sunrise Assisted Living) in the vicinity." Although the Petitioner's proposal does update the Giant building to make it more compatible with the new construction, it is silent on any effort to make either the gas station building (which is owned by the Petitioner) or the other nearby structures complimentary.

5. **Environmental Design**

Regarding environmental design, the VCCP requested that a Leadership in Energy & Environmental Design (LEED) Silver designation or equivalent be a goal of any redevelopment of the Village Center. **We request that the developer strive for the highest LEED designation possible.** Environmental features such as bio-retention ponds should be included, and existing bio-retention features should be maintained or upgraded accordingly.

6. **Sign Guidelines**

The proposed signage guidelines are in keeping with the guidelines laid out in the Village Center Community Plan. Within the past year, Kimco has placed a monument sign on Cedar Lane that is

depicted in the proposed design guidelines. The design of the sign matches the materials of the existing Village Center including the white brick. **If the new building design is adopted for the Village Center, all signage needs to be changed to reflect the new design.**

7. **Streetscapes**

   The streetscapes proposed within the Village Center are attractive and meet the goals of the Village Center Community Plan. However, the visual appeal from Cedar Lane is lacking because the apartment structure entirely blocks the view of the commercial area. Paving surfaces, plantings, site furnishings, location of tables and chairs help to enhance the streetscape adjacent to the retail buildings as requested by the VCCP. Awnings and walkway coverings are an important part of the current design of the Village Center as they allow for access between buildings during inclement weather. **Covered walkways are an important architectural feature that should be included in the new Plan.** The paseo should be an attractive area for pedestrian use despite its use as the service entrance to some businesses. Service areas and dumpsters should be screened for all buildings, including the Giant if traffic patterns will force drivers to drive behind the Giant building.

8. **Miscellaneous Design Elements**

   - Lighting standards proposed are comparable to those in the VCCP. Lighting should not bleed onto adjacent properties.
   - Site furnishings proposed are attractive and compatible with the proposed building designs.
   - Recycling bins should be included in the furnishings for the center.
   - In addition to conveniently placed bicycle racks for community use, the village would like to see the addition of a bike share facility at the Village Center.

E. Section 125.J.3.b.(3)(e): Whether the Village Board has architectural review as designated in the Village covenants.

Hickory Ridge Community Association does not have architectural review responsibilities for the Village Center. That control rests with Howard Research and Development (HRD), a subsidiary of The Howard Hughes Corporation. If residential uses are approved for the Hickory Ridge Village Center, those residences would be the **only** units in the village that are not under the architectural control of the Hickory Ridge Community Association. The residents of the apartments **would be** voting members of the Hickory Ridge Community Association. In the event the FDP is amended to allow for residential uses at the Village Center, we request that Kimco Realty enter into private Architectural Covenants with Hickory Ridge Community Association.

DRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: November 29, 2017

Hearing Examiner _____

Planning Board **01/04/2018** Board of Appeals _____ Zoning Board _____

Petition No. **ZB-1119M** Map No. _____ Block _____ Parcel ____ Lot _____

Petitioner: Village of Hickory Ridge – Hickory Ridge Village Center, Ltd.

Petitioner's Address: _____

Address of Property: _____

Return Comments by December 12, 2017 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition:. SEE APPLICATION

****

To:

_____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ Bureau of Environmental Health
_____ Development Engineering Division
_____ Department of Inspections, Licenses and Permits
_____ Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
_____ Housing and Community Development
_____ Resource Conservation Division – Beth Burgess
X Route 1 Cases – DCCP – Kristen O'Connor (Courtesy)
_____ Telecommunication Towers – (Comm. Dept.)
_____ Division of Transportation – Dave Cookson

COMMENTS:

See Attached DAP Board Comments

KS 12/6/17

_____
SIGNATURE

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Saliba, George

From: Saliba, George
Sent: Wednesday, August 30, 2017 7:44 AM
To: Gowan, Amy; Lazdins, Valdis; Goins, Geoffrey
Cc: Lalush, Bob; O'Connor, Kristin
Subject: Hickory Ridge Village Center PDP Review
Attachments: HRVC - Final Meeting Presentation.pdf; DAP Summary 2017-02-08.pdf; DAP 17-02 Director's Endorsement.pdf

DCCP did a quick review of the HRVC PDP submittal and provides the following comments:

- The building heights, configuration, setbacks, and unit counts as shown on the PDP are consistent with what was presented to the DAP at the February 8th meeting. We scaled these off for comparison with the attached presentation from the February DAP meeting.

- The architecture is consistent with what the DAP reviewed.

- It is unclear whether the applicant intends to use 90-degree parking or angled parking along Street B in front of the retail. The PDP shows 90-degree on sheet C-301/2 while the design guidelines package shows angle parking on page 3. This is not a huge issue, just something the applicant should revise for consistency.

- The pedestrian connections to the Goddard School and Sunrise Senior Center have not been strengthened per the DAP recommendation. However, the applicant does provide two pathway connection points from the Village Center to these locations. Any changes can be worked out at SDP phase.

- There have been minor changes to parking counts, parking configuration, pathway configuration, and landscaping.

- The building placement chart shown below is included in the design guidelines (pg. 17). It does not clarify whether the setback lines are what is allowed by the zoning regs, what they are proposing, or what is shown. The setbacks in this chart do not reflect the setbacks shown on the PDP. This could cause confusion for the Village Board and community as they review the plan as it implies the buildings could be located at these setbacks even though they are not shown so close to the roads on the PDP. Applicant should revise this chart to reflect actual setbacks of buildings as shown on PDP or add a note of clarification.

BUILDING PLACEMENT

Build-to-Line (Internal Setbacks to face of Curb)	
Street 'A'	12-18 feet
Street 'B' Retail:	10-16 feet
Street 'B' Residential:	12-24 feet
Street 'C'	16-18 feet
Setback (from Public Right-of-Ways)	
Cedar Lane:	minimum 10 feet
Freetown Road:	minimum 5 feet
Quarterstaff Road:	minimum 10 feet
Rear:	minimum 5 feet

There will be comments at the SDP phase for signage, landscaping, hardscaping, etc. related to DAP comments but nothing major. In terms of consistency, the PDP generally reflects what the DAP reviewed. I have attached documentation from the DAP meetings for background.

George Saliba | Planning Specialist II | Howard County Department of Planning and Zoning
P| 410.313.4364 F| 410.313.3467 E| gsaliba@howardcountymd.gov

Hickory Ridge Village Center Redevelopment
Design Advisory Panel
2017-2-08 Review (17-02)

Howard County Design Advisory Panel DAP

OK K. 2-28-17

Ref #	Design Advisory Panel Recommendation	Response by Applicant 2017-2-28	DPZ Director's Endorsement
1.	That the applicant look at design options, such as paving and signage, to better direct vehicular traffic from Freetown Road to the main parking area. Vote: 5-0	The Applicant will consider design elements, such as paving patterns and materials, signage and landscape, to better direct vehicular traffic from Freetown Road to the main parking area. Where possible, the Applicant will explore improving the alignment of Street A and intersection geometry of the Streets B and A to direct the flow of movement towards the main parking lot.	☑ Accept DAP Recommendation ☑ Accept Architect's Response
2.	That the applicant look at options that help avoid vehicles from driving through the service area behind the Giant. Vote: 5-0	Currently the rear service drive provides vehicular access for Howard County Transit, service vehicles as well as customers driving between the two existing parking lots. The Applicant will consider options to help reduce the quantity of vehicles from driving through the service area behind the Giant. Design options may include improvements to Street A, per Motion 1, and where possible explore a coordinated terminus of Street B with the Columbia Association Parcel.	☑ Accept DAP Recommendation ☑ Accept Architect's Response
3.	The applicant should strengthen the pedestrian connections to the Goddard School and Sunrise Senior Center to the Village Green. Vote: 5-0	The Applicant will explore enhancing the pedestrian experience by providing shade, comfort and reinforce the pedestrian pathways that traverse the Bank building site between the Giant and Goddard School and Sunrise Senior Center.	☑ Accept DAP Recommendation ☑ Accept Architect's Response
4.	The applicant should continue to set an example as a green village center. Vote: 5-0	The Applicant will continue to refine the sustainability strategy during the design process to identify best practices that exemplify sustainability. The Applicant will explore revising the parking layout to create more integrated landscaped stormwater management facilities.	☑ Accept DAP Recommendation ☑ Accept Architect's Response

Howard County Design Advisory Panel DAP

Meeting Summary
February 8, 2017

Attendance

Panel Members:	Hank Alinger, Chair (Excused) Don Taylor, Vice Chair Bob Gorman Weiwei Jia (Excused) Fred Marino Sujit Mishra Julie Wilson
DPZ Staff:	Valdis Lazdins, Kristin O'Connor, George Saliba, Yvette Zhou, Lisa O'Brien
Plan #17-02:	**Hickory Ridge Village Center Redevelopment**
Owner/Developer:	Kimco Realty Corporation
Architect:	Hord Coplan Macht, Inc.
Plan #17-03:	**River Hill Square**
Owner/Developer:	Stephen A Klein & Associates/River Hill Square, LLC
Architect:	Brasher Design
Engineer:	Benchmark Engineering, Inc.

1. **Call to Order** – DAP Vice Chair Don Taylor opened the meeting at 7:30 p.m. and explained that the DAP's focus is on design quality and site planning. The DAP does not have the authority to approve or reject projects. The DAP's role is to review projects and provide recommendations to improve design and layout.

   Mr. Taylor asked the DAP, staff, and project team to introduce themselves.

2. **Review of Hickory Ridge Village Center Redevelopment**

   Background
   The concept plan and design guidelines were first reviewed by the DAP on December 7, 2016. At that time the applicant was asked to make some changes and return for a second review. The following motions provided guidance to the applicant:

1. That the applicant reconsider the scale, massing, and appropriateness of the residential wrapper building.
2. That the applicant consider a more sustainable approach so that the Hickory Ridge Village Center sets an example for all other village centers.
3. That the applicant not just look at the residential wrapper building, but also at the architecture of the Giant and the retail buildings to create an identity that works with the neighborhood and results in a unified project – including the senior living center and Goddard and the greater site.
4. That the applicant consider the layout of street B, its terminus, and how it loops around the project.

Applicant Presentation

The applicant gave a multimedia presentation and Mr. Beret Dickson, architect from Hord Coplan Macht, Inc., discussed the redesign based on the previous DAP motions. The residential building's frontage along Cedar Lane was reduced (to 70 feet) and the setback on Freetown Road was increased (by 15 feet) to match the setback of the Sunrise building. He suggested that the changes now make the residential building more compatible with neighboring setbacks. The residential building will now be set back 100 feet from the right traffic lane at the intersection of Freetown Road and Cedar Lane.

The façade of the residential building was also modified along Cedar Lane and Freetown Road. Its length was reduced and the façade was folded to reduce its visual appearance. Vertically, the residential building has a recessed upper floor, which reduces the appearance of height. Large green spaces are also located at the corners to reduce the building's visual impact and create a park-like setting. The ground floor retail creates a strong edge and provides a consistent architectural identity.

Architectural compatibility has been enhanced by eliminating the gable roofs of the Giant store. Tower elements, similar to the proposed residential/retail building, have been added instead. The color palette is also consistent with the residential building.

Mr. Matthew Fitzsimmons, planner from Hord Coplan Macht Inc., discussed the site plan, the layout of Street B, and sustainability. Street B remains an important pedestrian-oriented street and it strategically links the residential building to the commercial areas and Village Green. It provides a pedestrian/vehicular and visual connection to the Columbia Association (CA) site, since the residential building frames and creates an important streetwall link. The connection of Street B to the loop road is also an important connection for transit. KIMCO submitted an application to the USGBC last October and is considering further LEED initiatives later in the design process. The Village Center demonstrates smart growth principles by placing residential near retail, services, recreation, and open spaces and utility extensions are not needed. The proposed building will be more energy efficient than any other in Hickory Ridge. The design of the SWM has not been finalized but landscaping will be an important component (i.e., bio-retention for the streets and planter boxes at the residential building). Pervious pavers are also proposed to facilitate site drainage.

Mr. Greg Reed, of Kimco Realty, explained that the redevelopment process began 15 months ago. The original Village Center was built in the 1990s and retail has changed over the last 25 years. Redevelopment of the Center will provide 21st century retailing concepts. Originally, the buildings were designed to be farther apart, but after many rounds of community meetings their layout has

tightened up. Buildings are now closer to together and better relate to the village green where public events will occur. Smaller retail tenants will now have better visibility.

Staff Presentation
DPZ staff Mr. George Saliba summarized Department of Planning and Zoning (DPZ) staff comments and stated that written public comments were provided to the DAP in advance of the meeting. Mr. Saliba then stated that the project is subject to the Major Village Center Redevelopment process and is reviewed in accordance with Section 125.0.J.2. of the zoning regulations. Staff recommended the DAP evaluate the resubmitted concept plan for the Hickory Ridge Village Center redevelopment and provide design recommendations.

DAP Questions and Comments
The DAP said that the applicant's revisions were positive. The redesign of the Giant was more compatible with the rest of the site's architecture, but that Street B remains a concern. Some vehicles may still end up circling behind the Giant if they miss the turn into the parking lot. DAP recommended redesigning the entrance into the development. For example, changing paving materials and providing signage from Street A to Street B to signal drivers to avoid circling behind the Giant store would be helpful in directing vehicular traffic. The retail portion of the mixed residential building was also discussed and its relationship to Freetown Road. The DAP noted that it would be beneficial to have the commercial store fronts wrap around the corner of building at street B and the entrance off Freetown Road. This would provide a retail façade and enhanced visibility from Freetown Road.

The DAP was also concerned about the angled parking on Street B. If the only vacant space was on the opposite side of the street a driver would have to make a U-turn to park – a very awkward and difficult turn. The same issue applies to Street A. Some DAP members believed 90 degree angled parking would be a better approach. The applicant stated that angled parking makes Street B feel like a traditional Main Street and noted that parallel parking is located near the residential building.

The DAP then discussed and some proposed a street connection adjacent to the Village Green. The applicant stated that the original plan did include a street along the Village Green, but residents asked that to be eliminated because of safety concerns.

The DAP also discussed truck access, especially through the parking lot. The applicant said that the route is currently used by RTA buses and it should not be a problem, but that they would review it again.

The DAP asked to improve the pedestrian connection from the Village Green to the Goddard School and Sunrise Senior Center; making it a safer way across the site, as opposed to crossing a parking lot. The applicant will review that recommendation.

DAP Motions for Recommendations

DAP Vice Chair Don Taylor made the following motion:

1. That the applicant look at design options, such as paving and signage, to better direct vehicular traffic from Freetown Road to the main parking area. Seconded by DAP member Bob Gorman.

   Vote: 5-0 to approve

DAP member Bob Gorman made the following motion:

2. That the applicant look at options that help avoid vehicles from driving through the service area behind the Giant. Seconded by DAP Vice Chair Don Taylor.

   Vote: 5-0 to approve

DAP member Julie Wilson made the following motion:

3. The applicant should strengthen the pedestrian connections to the Goddard School and Sunrise Senior Center to the Village Green. Seconded by DAP Member Bob Gorman.

   Vote: 5-0 to approve

DAP member Sujit Mishra made the following motion:

4. The applicant should continue to set an example as a green village center. Seconded by DAP Member Julie Wilson.

   Vote: 5-0 to approve

3. Review of River Hill Square

Background
The 6.3 acre site, located on Clarksville Pike (MD 108) between Shepard and Linden Linthicum Lanes in Clarksville, seeks to redevelop the existing River Hill Garden Center. The project proposes two multi-tenant commercial buildings and a freestanding bank with a drive-through. The B-1 zoned site is located on the Clarksville Pike corridor and is subject to the 2016 *Clarksville Pike Streetscape Plan and Design Guidelines* (CPSPDG).

Applicant Presentation
The applicant made a brief multimedia presentation and Mr. Chris Malagari, the project engineer, described the redevelopment plan. The existing building will be demolished - replaced with commercial buildings located near the existing garden center (10 feet closer to MD 108). Retail, a restaurant, post office, a free standing drive-through bank and parking at the front and rear of the site are proposed. The parking in front of the retail buildings will be closer to Route 108, while the parking at the rear of the site will accommodate post office patrons and employees.

The high point is in the center of the site, where the current building is located. The site slopes from the center towards Route 108 and the back property line. Currently, there are two onsite stormwater management ponds, which will be replaced with above ground Environmental Site Design (ESD) stormwater management practices. These include three sand filters and micro bio-retention cells to treat water quantity and quality.

Currently, there is a full turn site entrance onto Route 108. The project proposes two access points – a right-in and right-out only near to the current entrance and a full movement entrance at the Shepard Lane and Route 108 intersection. An eight-foot wide shared use path is proposed along Route 108 and a sidewalk will enter the site near the proposed bank.

Crosswalks are proposed in the parking areas. A sidewalk that connects to the shared use path at the north of the site will also tie in with the sidewalks along the retail buildings. The developer has discussed Route 108 access with the State Highway Administration (SHA).

The project landscape architect, Mr. Eric McWilliams, presented the landscape plan. He confirmed that the existing trees along the adjacent cemetery and fencing along the boundary shared with the church will remain, but that the area will be landscaped to satisfy County requirements. Due to overhead utilities along Route 108 and the proposed shared-use path, landscaping options are very limited. BGE will only allow certain tree species underneath utility lines so hawthorn trees are proposed. They will be augmented with a hedge to help soften the site from Route 108. The bio-retention facilities will also be landscaped, as will parking lot islands, and a hedge will buffer a proposed retaining wall. Fixtures and furnishings include bike racks, trash receptacles, light bollards, pedestrian scaled lighting, and two enclosed trash areas.

The project architect, Mr. Ron Brasher, described the architecture and its design concept. The mass and scale have been broken up by designing two buildings instead of one long building. The buildings and arcade emulate the existing garden center with pitched glass roofs and are articulated both vertically and horizontally. Building materials include glass, metal, brick, and stone. He then explained that retail will face both Route 108 and internally to the site and an outdoor eating area is proposed near a future restaurant.

Staff Presentation
Mr. George Saliba summarized the Department of Planning and Zoning (DPZ) staff report and said that DPZ received many written public comments, which were provided to the DAP in advance of the meeting. Mr. Saliba recommended that the DAP evaluate the proposed architecture, site design and layout, landscaping and buffering, pedestrian and vehicular access and circulation, and sustainable design principles.

DAP Questions and Comments
The DAP agreed that the project should be consistent with the *Clarksville Pike Streetscape Plan and Design Guidelines.* The DAP stated that buildings should be closer to the street with parking located to the side and rear, per the *Guidelines.* The applicant responded that the project is not in the downtown area of Clarksville and that other nearby developments do not fully comply with the *Guidelines.* The applicant explained that the parcel is triangular - making it more difficult to locate parking in the back. It is also out of place to have buildings set back differently than those on adjacent properties.

The DAP stated that non-conforming properties may have been built before the *Guidelines* were adopted in February 2016 and that the vision for the Clarksville Pike corridor is a Main Street development pattern.

The DAP was also concerned about the amount parking and wanted to reduce it to the maximum extent possible (including the post office service area). They also wanted to add landscaping to soften parking areas and buffer nearby homes, and relocate dumpsters away from residences.

The DAP was concerned that building forms, materials, and their location were not consistent with the *Guidelines.* The design of buildings and use of materials had a dated feel and the DAP asked the applicant to look at other nearby developments for design cues.

The DAP questioned the location and configuration of the proposed bank and felt that because of its location and site circulation it should be integrated into another building. They also believed that the sidewalks along building fronts were too narrow to support a robust pedestrian experience. They further recommended redesigning the courtyard area to maximize its potential; considering wider sidewalks, decorative paving, additional landscaping, a trellis, and more pedestrian amenities.

The DAP discussed the proposed Route 108 improvements, including vehicular access and pedestrian circulation. The applicant stated that the proposed changes have not been formally approved by SHA or the County. The DAP said the design of the site could change significantly depending on what is ultimately approved along Route 108.

DAP Motions for Recommendations
DAP Vice Chair, Mr. Don Taylor made the following motion:

Considering the number of comments and conflicts with the *Clarksville Pike Streetscape Plan and Design Guidelines*, DAP recommends that the applicant reevaluate the design and return with a plan that better reflects the *Guidelines*. Seconded by DAP member Fred Marino.

Vote: 5-0 to approve

DPZ Director, Mr. Valdis Lazdins, requested the applicant to schedule a meeting with DPZ to discuss Route 108 access and the overall design.

Other Business:
The next DAP meeting is on February 22, 2017 at 7pm.

4. Call to Adjourn
Mr. Taylor adjourned the meeting at 8:50pm.

Howard County

Department of Planning and Zoning

Subject: **Planning Board Case No: ZB1119M**
Applicant: Village of Hickory Ridge – Hickory Ridge Village Center, Ltd.
Petition: To redevelop the village center.

To: Division of Zoning Administration and Enforcement
Department of Planning and Zoning

RECEIVED
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By

From: Development Engineering Division
Department of Planning and Zoning

Date: December 4, 2017

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria.
3. A sewer capacity report shall be required for this project due to the redevelopment of this project with commercial and residential uses. This report is required to be submitted prior to a preliminary water and sewer plan.
4. An APFO Traffic Study shall be submitted with the proposed SDP.
5. An Environmental Concept Plan shall be submitted and be approved for the redevelopment of this property to ensure that ESD to the MEP stormwater management requirements are met prior to the submission of a Site Development Plan for this project.
6. A noise study with mitigation shall be submitted with the Site Development Plan for the residential uses proposed along Cedar Lane.
7. A Sight Distance Analysis with an 85th percentile speed study shall be submitted at the Site Development Plan for the access locations to ensure that adequate sight distances can be provided for the redevelopment of the site.

If you have any questions concerning this matter please contact me at extension 2420.

for Chad Edmondson, P.E., Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works
Thomas E. Butler, Department of Public Works
Reading File
File

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Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: November 29, 2017

Hearing Examiner _____

Planning Board **01/04/2018** Board of Appeals _____ Zoning Board _____

Petition No. **ZB-1119M** Map No. _____ Block _____ Parcel ____ Lot _____

Petitioner: Village of Hickory Ridge – Hickory Ridge Village Center, Ltd.

Petitioner's Address: _____

Address of Property: _____

Return Comments by December 12, 2017 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition:. SEE APPLICATION

****

To:

_____ MD Department of Education – Office of Child Care
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
_____ Bureau of Environmental Health
_____ Development Engineering Division
_____ Department of Inspections, Licenses and Permits
_____ Department of Recreation and Parks
_____ Department of Fire and Rescue Services
_____ State Highway Administration
_____ Sgt. Karen Shinham, Howard County Police Dept.
_____ James Irvin, Department of Public Works
_____ Office on Aging, Terri Hansen (senior assisted living)
_____ Police Dept., Animal Control, Deborah Baracco, (kennels)
_____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
_____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
_____ Housing and Community Development
_____ Resource Conservation Division – Beth Burgess
_____ Route 1 Cases – DCCP – Kristen O'Connor (Courtesy)
_____ Telecommunication Towers – (Comm. Dept.)
X Division of Transportation – Dave Cookson

COMMENTS:
See Attachment

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Howard County
Internal Memorandum

Subject: **Hickory Ridge Village Center Redevelopment Preliminary Development Plan**
ZB 1119M

To: Geoffrey Goins, Division Chief, Zoning Administration, DPZ

From: David Cookson, Planning Manager, Howard County Office of Transportation

Date: December 13, 2017

Overview

The Howard County Zoning code requires that a proposal for a Major Village Center Redevelopment be reviewed as an amended and approved Comprehensive Sketch, Preliminary Development or Final Development Plan.

The County Council, sitting as the Zoning Board, reviews proposed amended Preliminary Development Plans on a series of criteria and objectives.

Howard County, to facilitate the provision of adequate community utilities and services, develops functional master plans, forecast future demand and planned improvements to satisfy that demand. These plans include pedestrian, bicycle, and transit plans

The Office of Transportation will focus its evaluation of the project using criteria from Section 125 of the zoning code:

(g) The Village Center Redevelopment fosters pedestrian and bicycle access;
(h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment

Comments

(g) The Village Center Redevelopment fosters pedestrian and bicycle access;

Pedestrian Access and Circulation: Both comfortable and safe access and circulation in and through a community is critical in ensuring future success. The petitioner's plan, in the form and level of detail presented, meets the criteria.

Bicycle Access and Circulation: Fostering both bicycle access to and through the site is a function of providing safe access to the site and providing convenient bicycle parking

opportunities for both residents and visitors. The petitioner states that bicycle racks are proposed throughout the site to meet the criteria. The petitioner does not provide information on locations and quantities in the commercial and residential components of the project. Furthermore, like providing automobile parking on a site does not mean there is access into the site, the mere presence of bike parking does not mean the petitioner is fostering bicycle access if the needed access facilities are not being provided as part of the project.

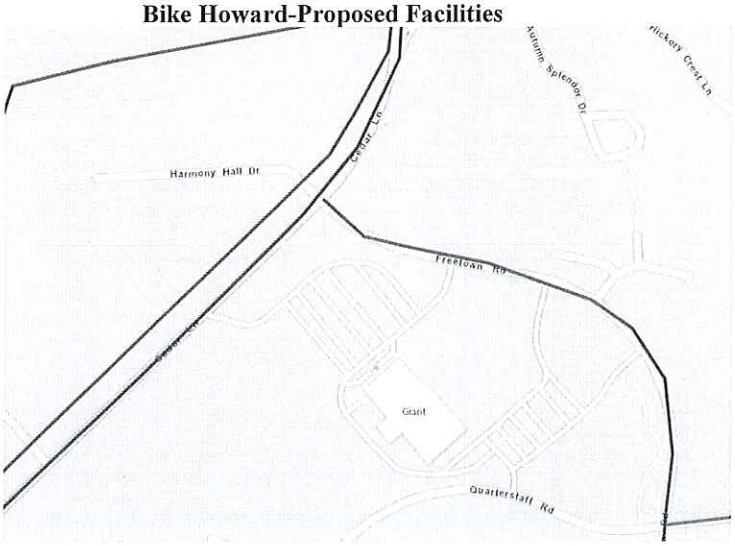
To meet the criteria, the petitioner should:

1. Provide bike parking in the commercial components of the project in locations and quantities that meet or surpass national guidelines and best practices as described in chapters 2 and 3 of *Bicycle Parking Guidelines, 2nd Edition* (2010) by the Association of Pedestrian and Bicycle Professionals. http://www.apbp.org/?page=Publications

2. Provide bike parking for in the residential component of the project in locations and quantities that meet or surpass national guidelines and best practices as described in chapters 2 and 3 of *Bicycle Parking Guidelines, 2nd Edition* (2010) by the Association of Pedestrian and Bicycle Professionals http://www.apbp.org/?page=Publications

3. Provide on road bicycle facilities as described in the Howard County Bicycle Master Plan. The master plan calls for bike lanes on Freetown Road and Cedar Lane. The project should provide these bike lanes along the site frontages. See www.bikehoward.com and/or the Office of Transportation for guidance.

Bike Howard-Proposed Facilities



(H) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment

The Regional Transportation Agency's Draft Transit Development Plan calls for, on a case by case basis, moving away from deviating into shopping centers, campuses etc. due to the significant impacts on travel time and frequencies. The Hickory Ridge Village Center is one of the shopping centers for which a deviation could be dropped. In addition, the Transit Development Plan calls for revising the public transit route(s) serving this area. The petitioner's plan does not reflect current and future public transit practices and plans, nor does the petitioner provide information on the proposed locations of public transit stops within the site. The petitioner should work with the Office of Transportation to amend/update the plan to reflect current transit plans. This could include the following:

1. Removing the deviation into the village center.
2. The petitioner providing safe and convenient pedestrian access to a new paired set of bus stops on Freetown Road, including providing the connecting sidewalks, pads and shelters.