



Hickory Ridge Community Association

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SPECIFIC VILLAGE BOARD CONDITIONS FOR APPROVAL of ZB 1119M

The Addendum to the CRS states that the Village Board is willing to support the proposed redevelopment plan only if the five requirements below are met:

- I. As a fundamental tenant of our Village Center Community Plan, the number of apartment units must be reduced so as not to overwhelm the other uses at the Center.
- II. The height of the apartment building is reduced to comply with the three story (36 feet) height limit specified in our Village Center Community Plan.
- III. The proposed parking meets existing Howard County Parking Regulations set for commercial and residential uses.
- IV. The county will ensure the accuracy of any traffic study conducted by Kimco and works with Kimco to implement pedestrian safety measures and traffic calming at the Freetown Road and Quarterstaff Road intersection.
- V. That the 11 points previously negotiated between Kimco and the Village Board, are included in the approval:
 1. Specifically review the parking study for both residential and retail use to make sure that the numbers proposed are adequate and properly located for the uses on the site.
 2. Adjust the setbacks along Cedar Lane and Freetown Road by shifting the apartment building slightly to 40' on Cedar Lane and 22' on Freetown Road from the Right-of-Way.
 3. Provide a roundabout at Street B terminus and coordinate with CA to provide 20 parking spaces on CA property for the eventual park.
 4. Work with DPW to provide enhanced pedestrian crossing at Quarterstaff Road and Freetown Road including an island refuge crossing similar to what is on Freetown Road near Hickory Crest.
 5. Provide raised pedestrian crossings on Street A & B including a mid-block crosswalk on Street A.

Zoning Case 1119M HRVC

(continued on next page)

Applicant/~~Prot~~estant HRCA

Exhibit # 4 Date 2/5/20

6. Collaborate with the Village Board on programming and design for the village green including all items on the list included in the Community Response Statement:
 - 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
7. Enhance the covered walkways along the retail frontages.
8. Update the monument sign on Cedar Lane and entrance signs to match the new design.
9. Provide recycling bins with trash receptacles as part of LEED certification.
10. Enhance the landscaping in the island between the proposed bank building and Sunrise.
11. Place short term (15 minute and 2 hour) parking along a portion of Street B.