HRVC LIMITED PARTNERSHIP, C/O	*	**BEFORE THE**
KIMCO REALTY CORPORATION	*	**PLANNING BOARD OF**
CASE NO.: ZB-1119M	*	**HOWARD COUNTY, MARYLAND**

* * * * * * * * * * * * * *

MOTION: ***To recommend approval of the petition to amend the existing Preliminary Development Plan for the Columbia New Town District for a Major Village Center Redevelopment to the Hickory Ridge Village Center.***

ACTION: ***Recommended Approval; Vote 5-0.***

* * * * * * * * * * * * * *

On January 4 and January 18, 2018, the Planning Board of Howard County, Maryland, considered the petition of HRVC Limited Partnership, c/o Kimco Realty Corporation to amend the existing Preliminary Development Plan for the Columbia New Town District for a Major Village Center Redevelopment of the Hickory Ridge Village Center.

The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval, stating that the petition complies with the criteria in Section 125.0.J. for a Major Village Center Redevelopment, and applicable General Plan policies.

The Petitioner was represented by Greg Reed of Kimco Realty Corporation. Mr. Reed explained that market competition for grocery stores in the county is adversely affecting the future vitality of some of the village centers in Columbia. He stated that the proposed apartment building will add many new customers for the businesses in the revitalized Village Center, and noted that the proposed 230 dwelling units is the minimum necessary for a successful outcome.

Kimco proposes a new Village Green, contained by buildings and pedestrian-oriented streets, to provide a civic and amenity space in the village center. The plan includes pedestrian-oriented retail streets with access to central and convenient retail parking and emphasizes pedestrian access between the Village Green, the Columbia Association parcel, and surrounding neighborhoods. Redevelopment of the Village Center proposes to balance the needs of auto-oriented customers with the pedestrian-oriented civic identity of the Village Center. The western half of the site is designed as a pedestrian scale, mixed-use neighborhood, supported by a luxury apartment building. The design of the eastern half of the site proposes a more conventional retail layout, offering clear visibility and parking for shops and businesses. Mr. Reed also explained how the site would be accessed by vehicles.

The architectural design will reinterpret the more distinctive elements of existing village center buildings and reflect on the rural legacy of Howard County. It will strive to maintain the distinctive sense of identity and place without strictly recreating the existing architecture.

The design of the mixed-use residential building will borrow similar materials, patterns and forms to blend with the new and existing retail buildings; particularly the facades along active streetscapes, which will contain storefronts. The proposed apartments are intended to provide additional housing options and increase foot traffic and vitality of the village center. This four-story residential building will be designed to have the appearance of a three story building as the fourth floor will be setback, giving the perception that it recedes. Building setbacks and recessed bays will create smaller and simple building forms and volumes to visually minimize the size and length of the residential building.

The landscape design is intended to support pedestrian amenities, reinforce the street network and establish a sense of identity and place for the Village of Hickory Ridge. The landscape will integrate low-impact stormwater management strategies, such as bio-retention planters. The landscape design is intended to act as a unified design for the entire site that also denotes different areas within the site including gateway entrances, retail streetscapes, residential/park streetscape, village green, buffer enhancements, and internal/edge spaces.

Testimony

Michelle Wood, Chair of the Village of Hickory Ridge Board of Directors, testified on behalf of the Board and asserted that the proposal does not comply with the Major Village Center Redevelopment criteria or the Village Center Community Plan. She emphasized that the high density apartment building and the urban style of the proposed redevelopment are not in character with the predominantly single-family detached nature of the Village of Hickory Ridge. Following Ms. Wood, many members of the public testified both in support of and in opposition to the proposal. Those speaking in opposition to the proposal reiterated that the high-density apartment building and overall design are not consistent with the adjacent suburban single family neighborhoods. Those speaking in support of the proposal generally referred to the need to improve the declining Village Center through a modern design and additional residences to support new businesses. Additionally, they stated that the design and location of the apartment building will prevent it from overwhelming the neighborhood.

Board Discussion and Recommendation

In work session, the Planning Board thanked the entire community for its involvement in the process and for all of the very helpful testimony. Board members asserted that the proposed apartment building is not overwhelming or out of character architecturally, and will be a positive enhancement to the Village Center. Additionally, they stated that the proposed uses are consistent with what is envisioned for the future of the

village centers. Furthermore, they commented that the plan is encouraging because it updates the grocery store and improves visibility of all storefronts. Mr. McAliley made the motion to recommend approval of the petition according to the Department of Planning and Zoning recommendation. Ms. Adler seconded the motion. The motion passed by a vote of 5 to 0.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ~~25th~~ 1st day of ~~January~~ February, 2018, recommends that Zoning Board Case No. ZB-1119M, as described above, be APPROVED.

HOWARD COUNTY PLANNING BOARD

Phillips Engelke, Chair

Erica Roberts, Vice-Chair

Delphine Adler

Ed Coleman

Kevin McAliley

ATTEST:

Valdis Lazdins, Executive Secretary