

Hickory Ridge Redevelopment Minutes from 3/23/2016 First Pre-Submission Community Meeting

Welcome: by Mike Ogden

1. Process Update – Where are we and what are next steps
2. Summary of Observations from February 18, 2016 meeting
3. Introduction of the Upcoming Small Group Meetings
4. Follow-up from large group meeting
5. Second Pre-submission Community Meeting will be scheduled
6. Goals for tonight's meeting
7. Review
8. Presentation by BCT Architects (Bob Northfield) and Bohler Engineering (Hank Alinger)

Comments are noted with (C), Questions are noted with (Q), and Answers are noted with (A)

Q: What is the parking?

A: The parking for the Village Center will be 4 spaces per 1,000 square feet of retail plus 1.6 spaces per residential unit. The residential parking will be self-contained within the residential building.

Q: Village Web-Site?

A: Jessamine Duvall, the Manager of the Hickory Ridge Village Center, noted that the Village Center's website is updated with relevant information regarding Kimco's proposal and that anyone wishing to provide comments can do so online. The Hickory Ridge Village Center Plan (created 2011, amended 2016) is also available on the Village Center's website.

Q: Columbia Market Study Introduction

A: The Columbia Association commissioned a market study of the Village Centers. It excluded Wilde Lake because Wilde Lake was already under redevelopment at the time of the study. The study evaluated the evolution of the Village Centers and the new competition that has entered the market since the time when the Village Centers were built. This additional competition, particularly new grocers and grocery-anchored centers, puts strain on the existing Village Centers. Hickory Ridge is labeled

“competitive” which means that it is under additional pressure from nearby competition.

Q: How many of the people attending this evening have been to previous meetings regarding the Hickory Ridge Village Center?

A: Approximately half of the crowd is attending for the first time this evening and wanted to see the plan; Kimco believed that this was a more sequential process and assumed that people had seen the plan at the prior meeting and intended to discuss more of the process than represent the plan.

Q: Is other land being taken for the redevelopment?

A: No additional land is being taken for the redevelopment. The redevelopment of the Village Center is contained to the existing boundaries of the retail village center and what Kimco currently owns.

C: Kimco reviewed the Agenda for the evening.

C: Bob Northfield from BCT Architects and Hank Alinger from Bohler Engineering presented materials depicting current trends for shopping and village centers as well as the evolution of the competition in the Columbia market.

Q: Why add Residential? It's too much crowding.

A: Kimco believes that the addition of the residential component is an important element to continue to keep the Village Center vibrant.

Q: What is required for LEED Certification?

A: County Bill 47, 2007 outlines the requirements for Energy Efficiency and Environmental Design and Kimco will be required to meet these standards.

C: Discussion on prospective renters including baby boomers:

- Drive to suburbs and tend to leave cars
- Walk more
- Bike more

Q: Would Kimco proceed without residential?

A: The current plan includes residential. If the plan did not include residential Kimco would need to reevaluate the project.

C: Hickory Ridge Competitive trends – empty nesters want to walk.

C: It's a Village Center Luna Bella – it already works.

Q: What makes a Village Center competitive?

A: The anchor tenant such as a grocery store is a key element for a successful village center because it generates frequent trips and helps bring patrons to other retailers in the center.

A: The Columbia Association Market Study labels a village center “competitive” due to other nearby retailers who compete for the same patrons. Hickory Ridge Village Center is labeled “competitive” in the study which means that it is under strain from increased retail development in the Columbia market.

Q: Concerned about the effects on property values

A: A major investment in the long-term viability of the Village Center has a positive effect on the neighborhood.

Q: Would we do it if we were not building Residential?

A: The current plan includes residential. If the plan did not include residential Kimco would need to reevaluate the project.

C: Wilde Lake does not like David's

Q: How will the Small Group meetings be recorded and revealed?

A: We will hold the Small Group meetings in the former Howard Bank space at the Village Center. There will be a representative from the Village Board and from CA at each meeting. We will take notes at each meeting and make the notes available. We will hold the meetings until everyone who wants to attend can. We will use the feedback from the Small Group meetings to inform any design revisions where possible. (There were a total of 19 Small Group meetings between the end of March 2016 and beginning of May 2016).

C: Ten people are not enough at these meetings.

A: The intent of keeping each meeting to 10 people is to allow everyone an opportunity to speak and to have a dialogue. There were 19 small group meetings – each group had approximately 10 people plus a representative from the Village Board and a

representative from CA in attendance. Ultimately approximately 190 people participated in the small group meetings.