

**Hickory Ridge Village Center Redevelopment**  
**Second Pre-Submission Community Meeting**  
**September 27, 2016, Atholton High School Auditorium**  
**Meeting Minutes**

---

**Meeting Started: 7:00 pm**

- Introduction & Agenda Outline
- Development/Design Team:
  - o Kimco – Owner / Developer
  - o Hord Coplan Macht – Architect
  - o Bohler Engineering – Civil Engineer
  - o Whiteford Taylor Preston – Land Use Counsel
  - o Caplan Group – Community Outreach
- Overview of CB-29 Village Center Redevelopment Process (handouts of the process provided to meeting attendees)
  - o Summary of prior meetings including:
    - Notice to Village Board (December 2015)
    - First Community Meeting (February 2016)
    - First Pre-Submission Meeting (March 2016)
    - Breakout Small Group Community Meetings (March 2016 – May 2016) – *not part of formal CB-29 process*
    - Large Community Meeting (August 2016) – *not part of formal CB-29 process*
  - o Second Pre-Submission Meeting (current meeting, September 27, 2016)
  - o Next Steps include:
    - Design Advisory Panel
    - File Plan with County
    - Village Community Response Statement
    - Planning Staff Report
    - Planning Board Hearing
    - Zoning Board Hearing
    - Site Development Plan
    - Final Development Plan
- Anticipated Schedule:
  - o Break Ground: Spring/Summer 2018
  - o Construction Period (phased): 3-4 years
- Review of Existing Village Center Site Plan

- Presentation of the Proposed Site Plan Highlights:
  - o All existing entrances remain, but will be seeking a “right-out” turn from Village onto Cedar Lane (currently right-in only)
  - o Residential building:
    - 4 stories, closely in line with the height of the existing Sunrise building
    - 230 apartment units
    - 368 parking spaces dedicated to the residential building and located within the footprint of the residential building
  - o Giant will remain
  - o SunTrust will consolidate the banking center and drive through into one location
  - o New retail will have a main street feel
  - o Plan includes wide sidewalks for outside dining and seating opportunities
  - o Plan includes a strong pedestrian sidewalk network throughout the center
  - o New Paseo will connect the Village Green to additional retail
  - o Village Green is protected by buildings on two sides and by natural barriers on the other two sides and will have programmable space for multiple uses
- Presentation of perspective renderings of the Village Center design

Following the presentation, the floor was opened for a Questions, Comments and Answers. Below are the comments and questions in chronological order. Questions are noted by “Q”, Comments are noted by “C” and Answers are noted by “A”:

- (Q) Parking for residential is not sufficient. How much parking will there be?
  - o (A) The plan includes 1.6 spaces per unit.
    - (C) Nobody has 1.6 cars.
- (Q) Concerned about the parking for retail in the evening.
  - o (A) 789 parking spaces total; 4 spaces per 1,000 sf of retail plus 1.6 spaces for 1 unit of residential.
  - o (A) We want to ensure that both the retail center and the residential are successful, and we are programming the design to provide sufficient parking.
- (Q) What is the impact on water and sewer in the area?
  - o (A) There is an Adequate Public Facilities Ordinance that we must meet; when we submit plans to the County we will submit a Traffic Study, Storm Water Management Plans, and a School Allocation Analysis.
- (Q) Will the HVAC condenser units be visible on the roofs of the residential building?
  - o (A) Architect confirmed that the condenser units will be screened.
- (Q) Is there research that explains how this Village Center is going to die? Was this made up by Kimco or is there a report that we can see?
  - o (A) Cited Village Center Market Study commissioned by Columbia Association and that with the increased retail competition in the Columbia Market, HRVC is challenged.

- (C) This is like going back to Vietnam with you saying we have to destroy the village center to save the village center.
- (C) We don't care if Giant is there or not.
- (C) Structurally the residential building is a monstrosity.
- (C) You are not showing what you see from Cedar Lane; want to see what the monstrosity looks like from the road and across the street at the nursing home.
- (C) Traffic is bad on Cedar Lane – it is backed up to Braeburn Road from Freetown, and you are adding 368 more vehicles to traffic.
- (C) Intersection at corner of Freetown & Cedar is dangerous.
- (C) Want to see a traffic study.
- (Q) Have watched construction at Wilde Lake which has been congested and had lane reductions – how will you block lanes on Cedar Lane without impacting traffic?
  - o (A) We do not intend to have any construction vehicles / cranes in the Cedar Lane right of way.
- (C) You are going to kill the village center.
- (C) You need to add color to the buildings on the site plan so we can see the size.
- (Q) Who selects the Design Advisory Panel?
  - o (A) Appointed by County Council
- (C) Concerned that the right-out onto Cedar Lane will be treacherous.
- (Q) Will there be traffic lights on Freetown Road? It is treacherous and you are adding more cars.
  - o (A) We will have a third party conduct a traffic study and we will address concerns identified therein.
- (C) Seems like with more retail space coming to the Village Center that there will be more competition for the existing retail tenants.
  - o (A) We are adding approximately 10,000 square feet of retail that will be complementary to the retail that exists today.
- (Q) Will construction be phased?
  - o (A) We are phasing construction to be able to work around existing tenants as best as possible and have as limited an amount of down time as possible.
- (C) Concerned that the conversation hasn't changed.
- (C) Concerned about the process that we can't talk to our elected officials; urge neighbors to speak out to politicians and provided a pamphlet on the right to petition politicians.
- (Q) Will there be bars coming to the Village Center that will be open late at night?
  - o (A) May be additional restaurants that serve but not intended to be a nightlife destination.
- (Q) We walk to the Village Center daily and currently there are nice sidewalks – will they remain?
  - o (A) Yes, there will be extensive sidewalk and pedestrian connectivity with different types of paving marking places where pedestrians cross.

- (Q) Agree that that there should be residential to drive business and for the vitality of the center, but is there a minimum amount of units?
  - o (A) The 230 unit count provides a good number for the type of amenities we will be providing and synergy for the community.
- (Q) You said that part of the concept was to make the retail more visible, but you are blocking the Village Center from Cedar Lane with the residential building.
  - o (A) Visibility within the center is critically important and this new plan provides better visibility for the retailers once in the center.
- (Q) What is the status of the CA park?
  - o (A) CA is waiting for our redevelopment plan to be set before they move forward with any plans for the adjacent CA parcel.
- (Q) What is the unit mix of the residential?
  - o (A) The unit mix is not yet set, but will be predominantly 1-bedroom and 2-bedroom units with a handful of 3-bedroom units.
- (Q) Where does the overflow parking go? Does it block the pedestrian ways? Concerned about being able to easily navigate the center (particularly for blind residents).
  - o (A) Visitors can park short-term at the center but will not be permitted to park overnight or long-term or to block pedestrian access points and crossings. All residents will register vehicles.
- (C) Please keep in mind the importance of walkability.
- (C) Concerned about people moving here just to go to the schools and school overcrowding.
- (Q) If you were to superimpose the residential building on top of the Giant building, what is the size?
  - o *Follow up:* The footprint of the Giant building is 57,994 square feet plus 9,607 square feet of additional retail for a total of 67,601 square feet. The footprint of the residential building is approximately 66,000 square feet plus about 24,000 square feet for the internal garage for a total of 90,000 square feet.
- (C) This plan is not going to work.
- (C) It is naïve to think that the Village Center will be the same forever. Thank you for being a good neighbor and applaud that developer is being sensitive to the needs and looking to do a good high quality development.
- (C) I travel at all times of the day and it seems like traffic is normal and not that bad.
- (C) Thank you for listening to us.
- (C) Would like to see sidewalk behind Giant.
- (C) Concerned that canopies don't provide coverage from rain like the current village center does.
- (C) Concerned about the retail loading and blocking the drives and walks.
- (C) Whoever can afford to live in the apartments is going to have a lot of cars.
- (C) Need fewer apartments and more parking.
- (C) Cannot allow any parking along Quarterstaff.
- (C) Village Center works as it is.
- (C) Concerned about traffic.
  - o (A) traffic study will get submitted to the County.

- (C) Outside dining is close to the parking and the car fumes and won't be pleasant – don't like parking close to outside dining.
- (C) We came to Columbia for the family-friendly environment.
- (C) Don't want to live in a quasi-DC or quasi-Baltimore environment.
- (C) This development will bring erosion of schools.
- (C) Mentality of apartment dwellers is different than homeowners.
- (C) Too much traffic already.
- (C) Erosion of civility is due to the influx of new residents into Columbia.
- (C) Cited "Money" magazine ranking Columbia as Best Place to Live will only make it more desirable.
- (C) The Korean community is moving into the Centennial School district.
- (C) We do not want this.
- (C) We moved to Columbia for a diverse community with all types of housing and incomes.
- (C) Problems with traffic don't seem that bad.
- (C) Want a village center where able to sit down and enjoy a cup of coffee.
- (C) You are bringing a vibrancy, youth and excitement with this development.
- (Q) Is 1.6 the County Parking Code?
  - o (A) Howard County has a residential parking requirement of 1.63 spaces per unit and NT Zoning has a residential parking requirement of 2.3 spaces per unit, unless otherwise determined by the Final Development Plan.
- (Q) Has Giant expressed if they are staying?
  - o (A) Giant will remain.
- (Q) What are the plans for the parcel across the street?
  - o (A) Kimco does not own the parcel across the street and cannot speak to any plans.
- (C) Market study doesn't say that the village center is challenged.
  - o "The Columbia Market Study" commissioned by Columbia Association labels Hickory Ridge Village Center as "competitive" which means that it is under strain from additional competition in the Columbia market.
- (C) We would like more local businesses and not chains.
- (C) Need to make sure that this remains a walkable area to go to schools (especially elementary).
- (C) Apartment building will not attract millennials; it will only attract people with school kids – if we want the schools to be the best then we cannot allow this to happen.
- (C) You did not achieve better parking for Giant.
- (C) Seems like the Village Center is doing better now than ever; low vacancy.
- (C) Concerned about seeing residential building on Cedar – can the residential be placed in another location?
  - o (A) We see Sunrise and Goddard as part of Village Center and wanted to maintain their connectivity to the retail. In addition, it is better planning to locate the building along Cedar which is a major roadway.

- (Q) What are the demographics of the type of people who will be moving into the apartments? Want to see market study.
  - o (A) We do not intend to release our market study; however, the study confirms that there is strong demand from a broad spectrum of renters.
- (C) Four-story building blocks the light more than the Sunrise because that has a pitched roof – it is not the height that is a concern but the massing.
- (C) Concerned about destroying trees and recently there have been a lot of ugly buildings in Columbia.
- (C) Wilde Lake is an ugly box – please make this building beautiful.
- (C) Wilde Lake high school is going to be crowded.
- (Q) Is Giant going to renovate?
  - o (A) We cannot insist that a retailer does updates, but historically when we make major investment in a center the retailers follow suit.
- (Q) If you can't build residential then will you do this?
  - o (A) Current plan includes residential; if it were to change would need to restart the whole process.
- (C) This is not zoned residential. We all have the right to go to the Zoning Board.
  - o (A) There are opportunities for public input at Planning Board and at Zoning Board.
- (C) Giant needs a renovation.
  - o (A) Typically when we make a major investment in a center, the retailers follow suit, but we cannot dictate what retailers do.
- (C) The village center needs a renovation, but people do not want a residential building
- (Q) If this is not approved, will there be a redevelopment?
  - o (A) Current plan includes residential; if it were to change would need to restart the whole process.
- (C) I'm a millennial and we moved here to be close to family and bought a house; millennials do not want to live here, there is nothing in the village center for them
- (C) Concerned about the apartment building and the kind of people in it; they treat the community differently.
- (C) I feel like you are just pushing through.
- (C) Concerned with imbalance of power. You have a lot of money to hire strong team of consultants.
  - o The County Council created the approval process with the community in mind and provides for community input throughout the process. In addition to the required public meetings, Kimco hosted 19 small group meetings plus a large group meeting to further listen to and address concerns.
- (C) Concerned with the apartments.
- (C) Concerned about health issues with people living near roads (asthma and cardiac issues).
- (C) New sign along Cedar has a lot of blank spaces and looks sad and empty – Kimco should help retailers put up signs.
  - o (A) Individual retailers are given the opportunity to put up signs plats on the new sign.

- (C) Did not buy into this vision when we moved to Columbia – go do this to someone else.
- (C) You have had very shifting reasons for doing this development.
- (C) Residents are going to be parents with school kids.
- (C) You are only sharing the information that you want.
- (Q) What is the unit mix?
  - o (A) The mix is not yet set, but will be predominantly 1-bedroom and 2-bedroom units with a handful of 3-bedroom.
- (Q) What is the size of the village green – just the space that is colored green on the plan?
  - o (A) The existing Avenue and triangular space are 34,000 square feet. The new village green and expanded sidewalks are 45,000 square feet. The size of the village green area is approximately 26,000 square feet.
- (C) Only confusion and congestion will happen with this plan.
- (C) The current parking and tranquility are good now. There are deer and other wildlife present in the area.
- (C) Health concern about impact on the wells and septic on Braeburn. Stormwater will affect the shallow wells.
- (C) Will you guarantee that my property value will not go down?
  - o (A) Kimco is making a large investment in the village center. If there is no investment and the quality of the village center deteriorates then property values are likely to decrease. Typically major investments in neighborhoods help to increase property values.
- (C) The community is an owner and has a stake in the future of the Village Center. The building is incompatible with the village and does not fit in. The Avenue is nice and attractive.
- (Q) Please address the Community Plan and guidelines.
  - o (A) We are in conformance with the plan with the exception of the height and the bank pad site. The bank pad site is the consolidation of the existing drive-through and the existing retail bank center into one location. The height of the residential building is a few feet higher than the existing Sunrise building. The residential building will be 4 floors with a flat roof. The Sunrise building is 3 floors plus a pitched roof that is the height of one additional floor.

***Meeting Concluded: 9:00 pm***