Oakland Mills Village Center Area Redevelopment Feasibility Study

KICK-OFF MEETING
JUNE 6, 2016
Agenda

• Who We Are and the County Role in Study
• Past Plans and Studies
• Purpose of the Study
• Future Use of Study
County’s Role in Study

• Solicit proposals and select consultant
• Collaborate with Columbia Association as client partner
• Serve as project manager for the study
• Secure meeting venues and publicize meetings
• Serve as hub for all communication about the project
• Host webpage for project
• Review consultant work products
Past Plans and Studies

2012

*PlanHoward2030*
Howard County

Calls for:
- More vibrant, connected and multimodal village centers
- More sustainable and vibrant gathering places in village centers that redevelop

2014

*Columbia Market Study*
Columbia Association, Howard County

Findings for OMVC:
- Faces market challenges
- Limited in square footage and retail offerings
- Insular geography

2015

*OMVC Community Plan*
Oakland Mills Community Association

Vision Statement:
OMVC will become a true destination with a clear identity that is cohesive and well planned, supports thriving businesses, and serves as a real center of community life.


For more information, please visit www.howardcountymd.gov/Oakland-Mills-Village-Center
Purpose of the Study

This Study will...

• identify and test market based redevelopment options for land uses including those in the VCCP Plan and other opportunities.

• look for opportunity sites that have potential for catalytic projects in the Oakland Mills Village Center area.

• understand the financial feasibility of alternative anchors and future uses in the Village Center area on land that is available.

• provide market based design concepts.

• identify precedent case studies where relevant redevelopment strategies have been successful.
Purpose of the Study

This Study will not...

• address code enforcement issues or zoning code deficiencies.
• conduct traffic analysis.
• generate design concepts that are not economically feasible.
• alter existing property owner rights (i.e. uses, setbacks, heights, etc. allowed by current zoning).
Future Use of the Feasibility Study

- Study will inform the County and CA on what uses could reposition the Village Center area relative to Downtown Columbia, Blandair Park and other villages.

- County will review, in collaboration with Columbia Association, potential next steps depending on report conclusions:
  - Policy, regulatory or other necessary changes
  - Incentives or tools to entice reinvestment

- County is looking forward to moving revitalization forward, and understanding opportunities for catalytic projects.