

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

4 * * * * *

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

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

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

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

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

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

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

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

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

15 Testimony

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

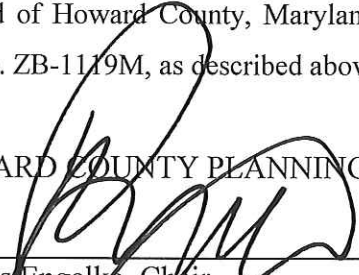
28 Board Discussion and Recommendation


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

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

5 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ^{15th} ~~25th~~ day of
6 ^{February} ~~January~~, 2018, recommends that Zoning Board Case No. ZB-1119M, as described above, be APPROVED.

8 HOWARD COUNTY PLANNING BOARD

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10 
Phillips Engelke, Chair

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12 Erica Roberts, Vice-chair

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14 Delphine Adler

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16 Ed Coleman

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18 Kevin McAliley

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21 ATTEST:

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23 Valdis Lazdins, Executive Secretary
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