

Wilde Lake Village Center Community Plan

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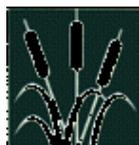
Preface

In December 2009, The Wilde Lake Village Board drafted the Wilde Lake Village Center Community Plan, pursuant to Howard County Council Bill 29-2009. That draft was intended to provide guidance for future development of the Wilde Lake Village Center. The Board realized that the initial draft would be amended over time as feedback was received and other pertinent issues became apparent. The Board believes that maintaining the "Village Center Concept" is a priority, that village centers should be equipped to meet the daily needs of residents and be sufficiently vibrant to attract consumers from across the region. Further we believe that the Wilde Lake Village Center should be an exciting focal point for the community and a venue for both commercial and social activities throughout the day.

At the December 14th meeting the WLVB listened to community input and questionnaires were distributed. Afterwards, the Board reviewed and analyzed both the oral comments from the meeting and questionnaire responses that staff collated. Informed by this community input, the Board has revised the Wilde Lake Village Center Community Plan. We expect to continue to refine the plan as needed over time.

The Board is enthusiastic about the redevelopment of the Wilde Lake Village Center and we look forward to seeing a high quality, revitalized Village Center that benefits our whole community. We are happy to be participating with the community and the developer in this process.

We welcome your continued participation.



The Wilde Lake Village Board proposes the following components as fundamentals of the Wilde Lake Village Center Community Plan. The Board has taken steps to initiate the redevelopment planning process. The Board understands that these are preliminary recommendations, which constitute the beginning stage of the village center revitalization process. We invite community comments, suggestions and observations.

1. The Wilde Lake Community Association proposes that the Wilde Lake Village Center include the following properties:
 - a. The original Wilde Lake Interfaith Center properties,
 - b. The Wilde Lake High School and the Wilde Lake Middle School and all public school properties,
 - c. The Columbia Association properties [Slayton House, the Swim Center, the Tennis Courts and the Family Life Center building] including the open space on the east side of Trumpeter Road,
 - d. All existing retail and commercial properties including Kimco and KFC.
 - e. The Wilde Lake Community Association proposes that the following roads: Twin Rivers Road, Trumpeter Road, Lynx Lane up to the Cross Fox property line, and Cross Fox Lane collectively comprise The Boundaries of the Wilde Lake Village Center.

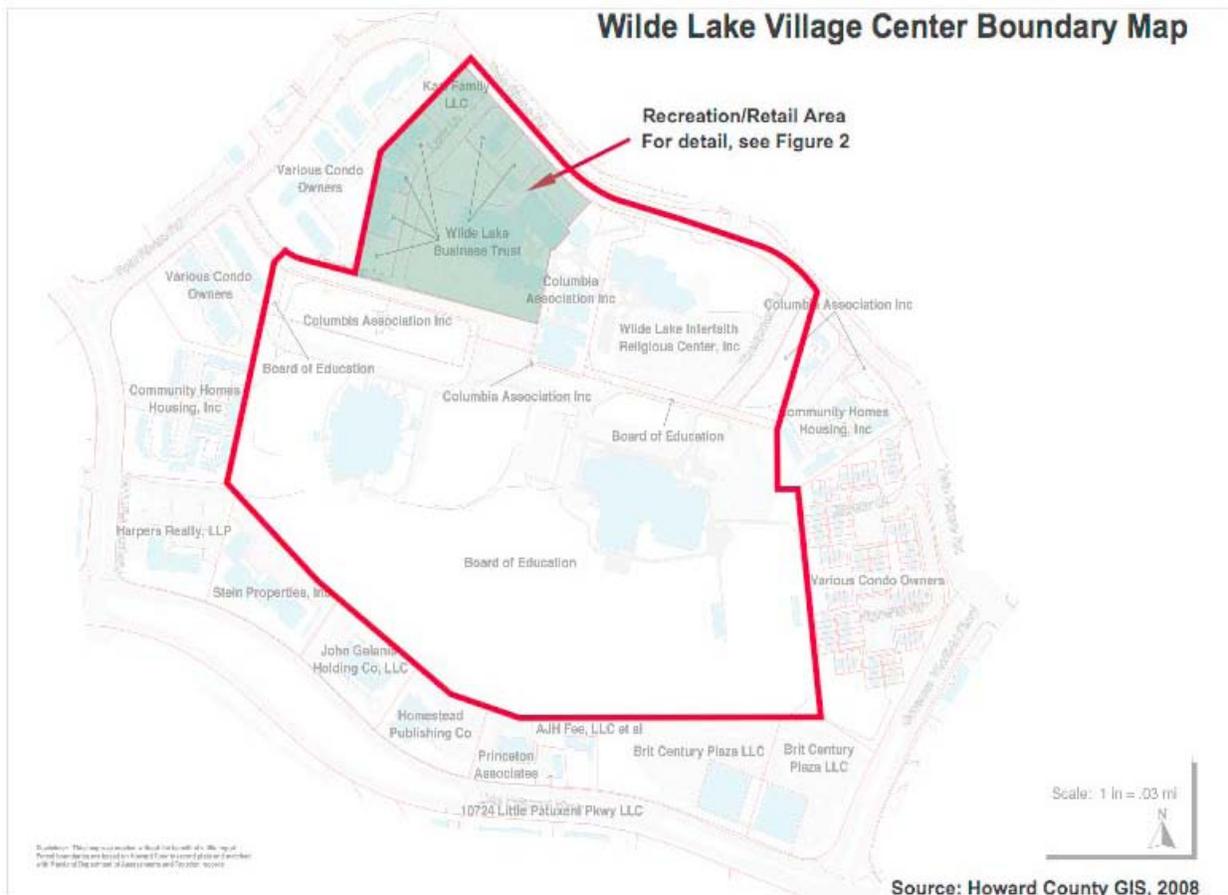
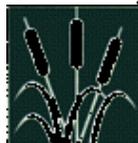


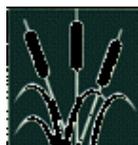
Figure 1. Wilde Lake Village Center Boundaries



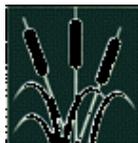
2. The Wilde Lake Community Association proposes that the Signature and Historical Aspects of the Wilde Lake Village Center include the following:
- a. The Village Green open space and seating area including the enclosing (horseshoe) buildings, excluding the old Giant building,
 - b. The fountain,
 - c. The "Family" statue and immediately surrounding venue,
 - d. The original Wilde Lake Interfaith Center,
 - e. Slayton House,
 - f. The Family Life Center.



These areas represent the original Wilde Lake Village Center developed by James Rouse. These areas may be upgraded throughout the redevelopment process, recognizing that they reflect part of the history of Columbia's first village, Wilde Lake. If properties and structures are not hereby specifically designated as "Historical or Signature", they may be considered available for redevelopment.



3. *The Wilde Lake Community Association proposes that any developers' Design Plan will take into account and enhance the vibrancy of Wilde Lake Village Center featuring commercial and retail properties which are attractive to local residents, and which should be sufficient to support their daily needs.*
 - a. *The Wilde Lake Community Association believes that those commercial uses should be available both during the day and into the evening hours.*
 - b. *Commercial and professional tenants, which will provide at a minimum: affordable food shopping, household provisions, service providers and specialty retailers, restaurants, eateries and places for family entertainment and socializing.*
 - c. *There shall be a grocery store.*
 - d. *Other types of tenants may include: bank, barber shop/beauty parlor, pharmacy/drug store, liquor store, dry cleaner, ice cream parlor, butcher, fish market, bakery, cheese shop, coffee shop, deli, pub, hardware store.*
 - e. *The tenants (merchants and other commercial tenants) who remain in the Wilde Lake Village Center have a long, mutually valuable and important relationship with the community. The development process must make accommodations for their continued service to the community and viability as businesses in the Wilde Lake Village Center. There should be sufficient certainty in the redevelopment plan to allow these tenants, all of whom are local small business owners, to make orderly business plans.*
 - f. *Institutional/cultural - the village center shall support schools, religious facilities, community centers and recreational activities.*
 - g. *Residential, if any, will support and be congruent with the above mentioned commercial and civic uses. Mixed use may include first floor retail and commercial tenants.*
4. *The Wilde Lake Community Association agrees that sufficient free Parking Spaces need to be available, calculated in relationship to the amount of mixed use elements (retail, residential, religious, institutional and recreational) and should be consistent with Howard County Zoning regulations or should be subject to a shared parking arrangement agreed to by all parties.*
 - a. *All stakeholders (including the Wilde Lake Interfaith Center, the Columbia Association, the Wilde Lake Community Association, Kimco, and the Howard County Department of Education) should develop and agree to a shared parking arrangement which would allow parking spaces to be used by different people at different times of the day, thereby maximizing the number of people who can use the spaces.*
 - b. *Structured parking wrapped with residential and commercial which can take advantage of existing topography should be explored.*
5. *The Columbia Association should investigate different legal instruments to secure sufficient parking for CA facilities and Wilde Lake Village Center tenants. All parties need to be in agreement about shared parking arrangements and commitments.*
6. *The Wilde Lake Community Association requires that any designed and developed residential, office and/or retail building shall be congruent with the Wilde Lake Architectural Guidelines and Maintenance Standards and The Wilde Lake Guidelines for Non-Residential Properties, shall be compatible with the*



historic architecture of the Wilde Lake Village Green buildings and shall harmonize with the existing development of the surrounding neighborhoods.

7. *The Wilde Lake Community Association recommends that **Pedestrian Walkways** at Twin Rivers Road, both at grade level and underpasses shall be enhanced in order to provide greater public safety and access to village neighborhoods. In addition, the Association urges that a promenade be developed that would link areas east and west of the Wilde Lake Village Center including the Lynx Lane area with the downtown area and that future development continue that connectivity. The Wilde Lake Community Association considers it essential that the redevelopment of Wilde Lake incorporate pedestrian linkages to existing and future surrounding areas and to Town Center.*
8. *The Wilde Lake Community Association recommends setting **High Environmental Standards**, that are consistent with Howard County Zoning Regulations, Section 125 (New Town), F.4.8.f which stipulates that "...redevelopment [be] compliant with all applicable environmental policies and requirements..."and **Wilde Lake Community Association Guidelines for Non-Residential Properties**.*

9. **Mixed-Use Land Use Proposal (Figure 2)**

Parcel Locations:

Parcel A is the historic Village Green Shopping Center and the Village Green open space.

Parcel B is between the Village Green & Lynx Lane and between Twin Rivers Road & Cross Fox Lane.

Parcel B1 is the present location of the Columbia Bank's remote banking kiosk.

Parcel C is west of Lynx Lane and bordering the Cross Fox Condo parcel.

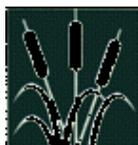
Parcel D is the present location of the Crown Petroleum service station.

Parcel E is the present site of KFC.

A. The existing signature and historic Wilde Lake Village Green Shopping Center buildings and the Village Green open space shall be upgraded. .

B. The existing former Giant supermarket building shall be demolished. Parcel development shall provide a grocery store. The parcel may be developed for residential with retail on the first floor in which case parking may be provided on a surface lot or an above or below grade deck. Residential buildings without retail shall provide parking inside the building. Maximum building height for all buildings shall not exceed 5 floors including first floor parking and retail, if any.

Recommended parking shall be not less than 191 spaces up to 300 spaces. Shared-use Village Center parking shall be provided in landscaped and lighted surface lots. A landscaped and lighted pedestrian walkway shall run from the mid-point of Lynx Lane into the Village Green.



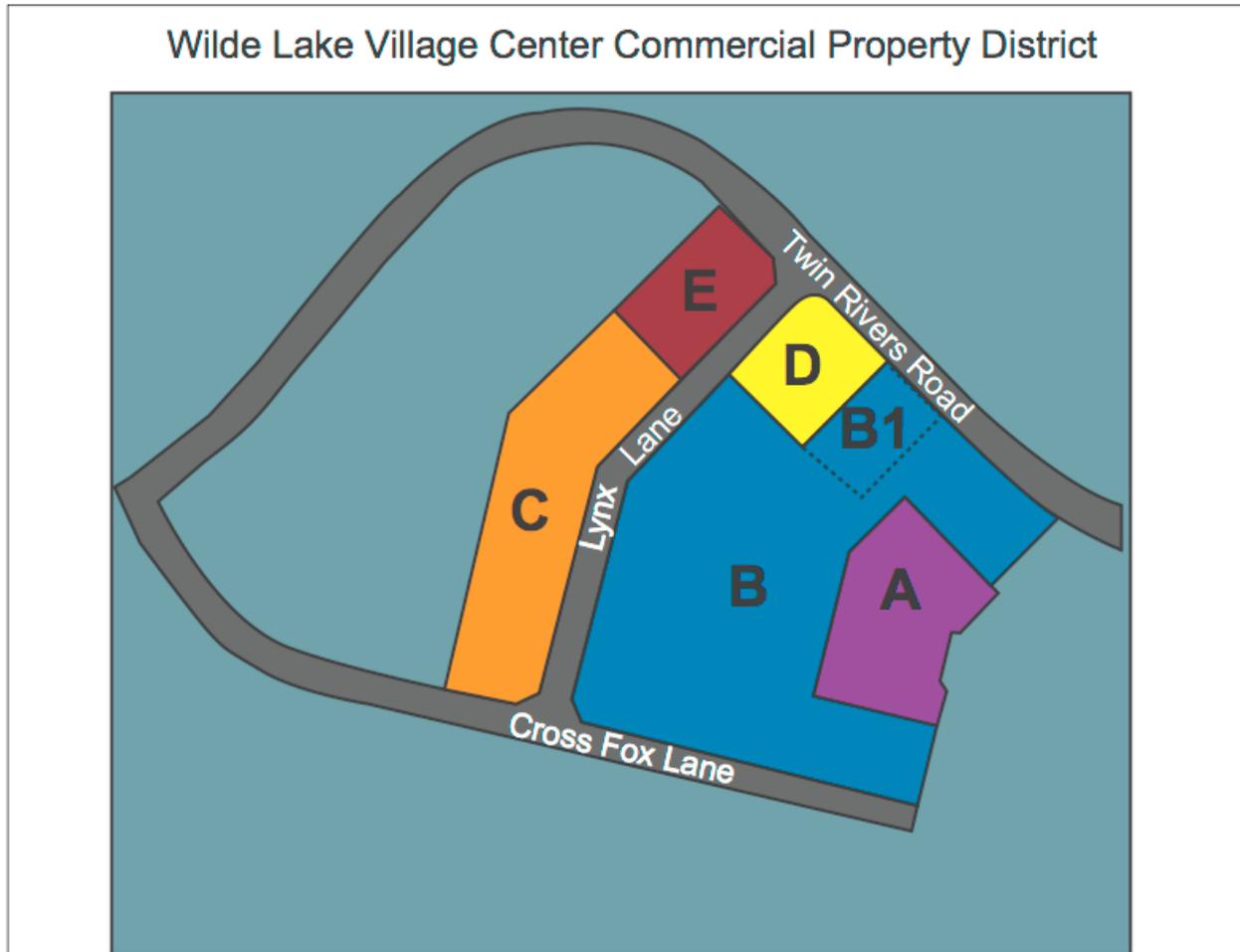


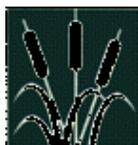
Figure 2 Wilde Lake Recreation/Retail Area

Note: *The Cross Fox Condominiums are considered outside the Wilde Lake Village Center boundary.*

B1. The existing Columbia Bank remote bank kiosk in the future may be developed for retail on the first floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.

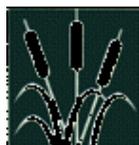
C. The Parcel shall be developed for apartments with all resident parking provided inside the building. Building heights will be variable not to exceed 5 floors including first floor parking, if any.

D. Crown Petroleum service station leases this parcel from Kimco. In the future, this Parcel may be developed for retail on the first floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.



E. KFC leases this parcel from the Kazi Family LLC. In the future, the parcel may be developed for retail on the ground floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.

D & E & B1. The parcels on either side of Lynx Lane form a gateway into the Village Center and front on Twin Rivers Road. The buildings' architecture shall be compatible in terms of height, type of roof, use of common materials, color and window openings and landscaping, lighting and signage.





Wilde Lake Village Center Commercial Property District

