

Date: 04 January 2018

Subject: Testimony to Planning Board Regarding ZB-1119 M. Kimco's Preliminary Development Plan

Representing Howard County Citizens Association, HCCA at the 4 January Planning Board Hearing which does not support the current Kimco plan regarding their proposal designated as ZB-1119 M. Kimco's Preliminary Development Plan.

As an in-house architect and planner at The Rouse Company for 29 years I participated in the planning and design of Columbia and two of its Village Centers. I have served on the Oakland Mills Village Board and consequently understand the adverse impact Big Box retailers are having on Village Center merchants and therefore the need for change.

Hickory Ridge is fortunate to have Kimco intent on investing in redevelopment. However, Kimco has not been responsive to this village's Community Plan, the Community Response Statement, or the views expressed at numerous Planning Workshops. Zoning Section 125 J 2 c & d states, "the purpose of the Village Center Concept Planning Workshop is to facilitate a COLLABORATIVE planning discussion." Collaboration is not evident in the Kimco site plan.

The Village Board listed their points of contention that include:

- Building Mass and Density. (230 apartments overwhelm the Village Center)
- Building Height. (4 story apartments curtail the Village Center's presence on Cedar Lane)
- Surrounding Community. (incompatible with neighborhood of single family homes)
- Architecture. (urban style conflicts with suburban style neighborhood)
- Community Interaction. (village green separated from shop frontage and access promotes traffic congestion jeopardizing safety)

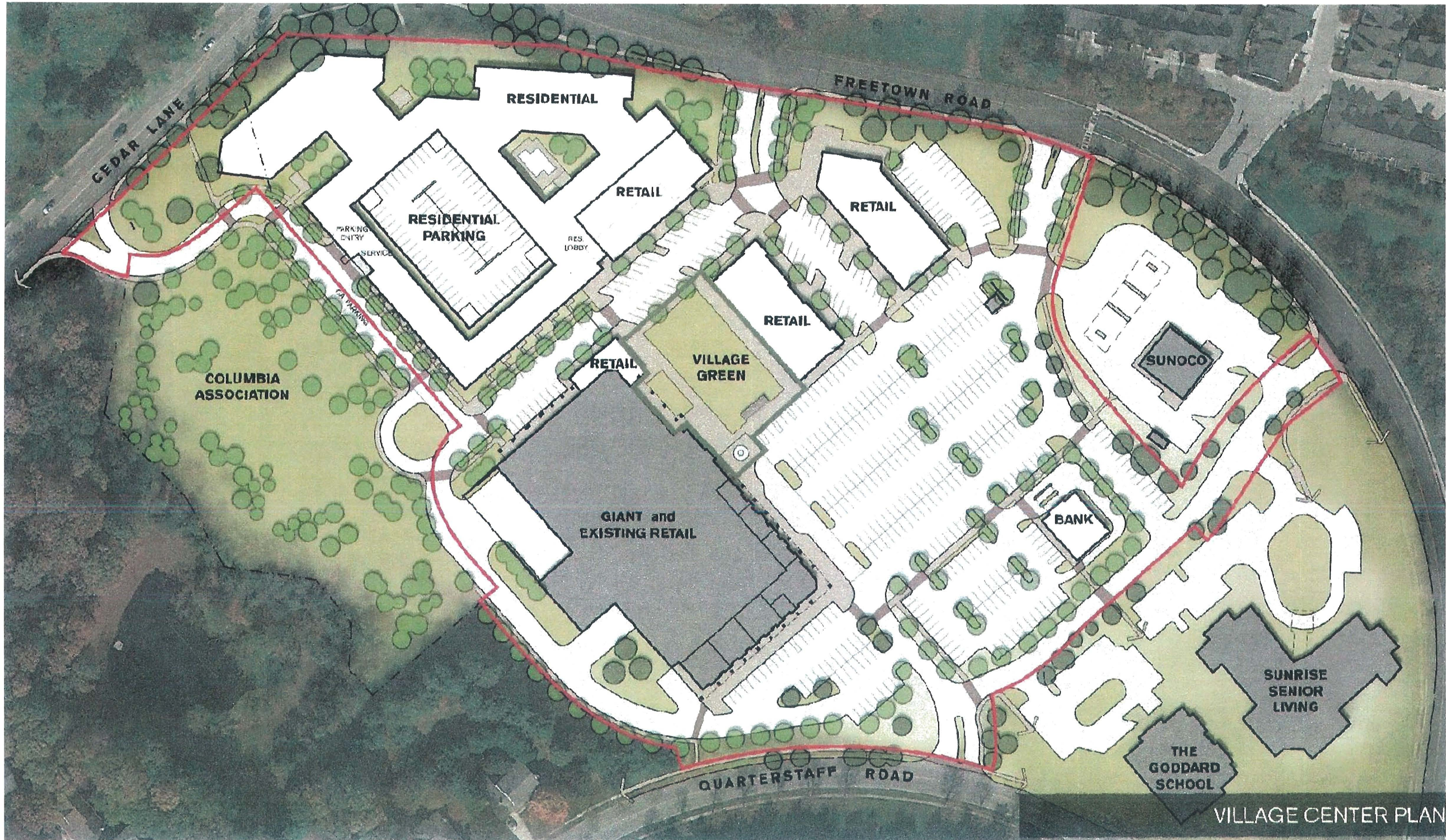
Not only does Kimco ignore the Community Response Statement, but the Technical Staff Report does also! On Page 5 -EVALUATION & CONCLUSIONS; Section 103 - Definition of a Village Center, "permits residential uses to the extent appropriate to support, enhance but NOT overwhelm other uses." Except for the senior living center all else is 1 story versus 4 to 5 as proposed. I think we all know what OVERWHELM means and therefore the intent here. Apartments wrapped around a parking deck is the configuration currently in vogue and to be seen in the Metropolitan downtown and at Wilde Lake Village Center. A less massive and less dense alternative is viable evidenced by Enterprise's proposals for redevelopment of the Wilde Lake Interfaith Housing properties. Page 6 - EVALUATION: Section 125 O J4 (8) - Criteria for Major Village Center Redevelopment states, "the Village Center redevelopment will - - - - - promote the purposes of the Village Center in accordance with the PLANNED character of the New Town District". But the proposed new small shops are remote from the existing shops (to be retained at the NE corner of Giant) being separated by a parking lot the length of a football field. Similarly, they are further from neighborhood pedestrian and bike access. This is NOT in accordance with the planned character of the New Town or Columbia. Page 8 - Paragraph 9 states, "the village center redevelopment makes the retail space more visible". Just the new retail maybe, but at the expense of traffic safety and congestion at the primary entrance to the Village Center and, with the close proximity of Giant's entrance, concentrating competition for parking spaces.

The Community Response Statement evaluation of the Kimco redevelopment plan is more pertinent than the Department of Planning and Zoning's Technical Staff Report! The Community's response should carry as much weight, with the Planning Board if not more, than the Technical Staff Report.

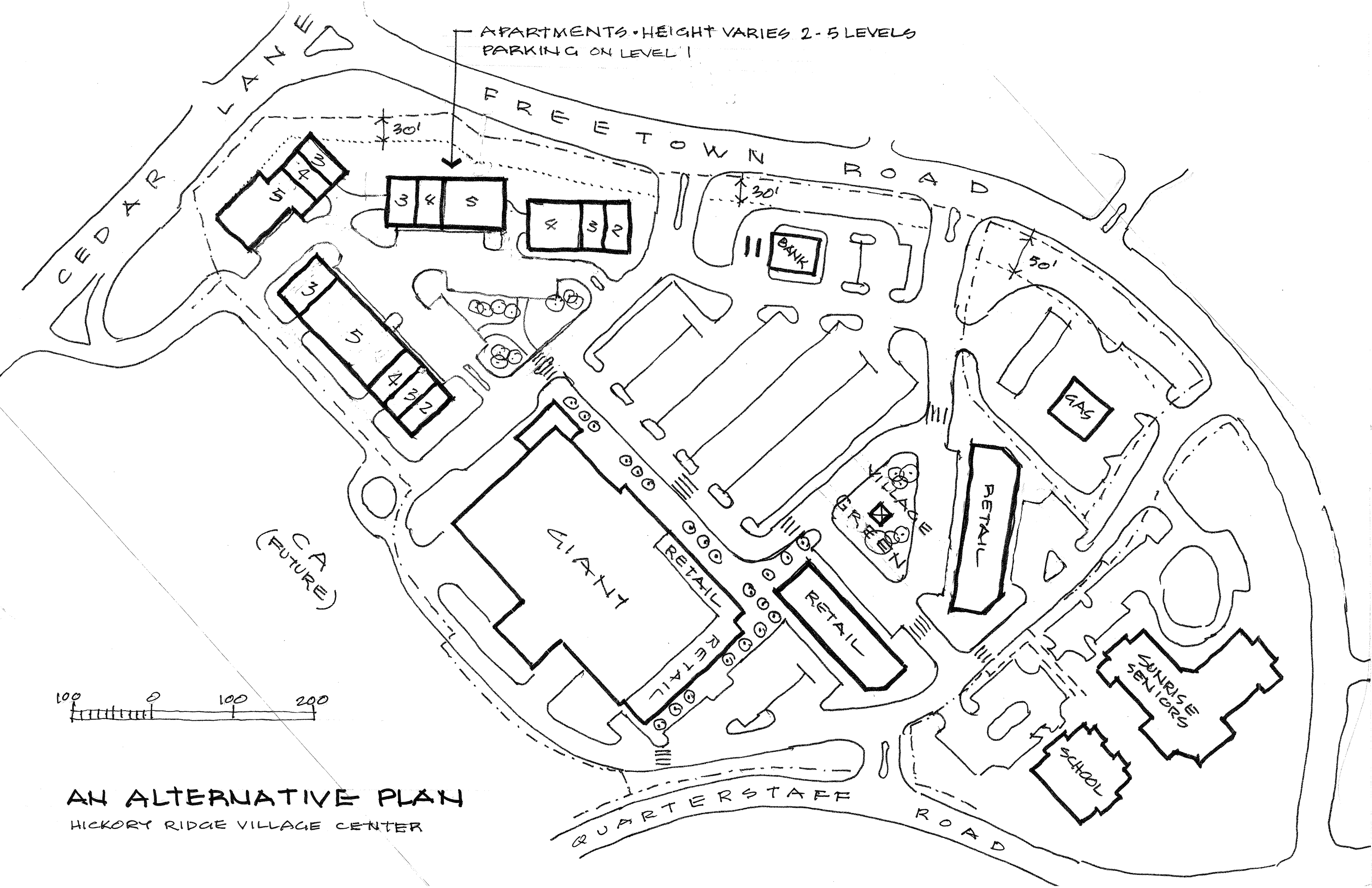
An alternative site plan resolving many of the plan issues, was handed to the Planning Board members – see attachments. We only hope their decision will be the right one for the community.

Jervis Dorton

HCCA, Board Member



VILLAGE CENTER PLAN



APARTMENTS • HEIGHT VARIES 2-5 LEVELS
 PARKING ON LEVEL 1



AN ALTERNATIVE PLAN
 HICKORY RIDGE VILLAGE CENTER