



## Hickory Ridge Community Association

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February 7, 2017

Howard County Design Advisory Panel  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Panel Members:

The Hickory Ridge Village community has had several opportunities to review the plans proposed by Kimco Realty for the redevelopment of the Hickory Ridge Village Center, most recently at the Village Board meeting on Monday, February 6. The plan has been refined several times during the past year in response to questions and concerns from the community. However, the Village Board and the community continue to have some design related questions that we ask you to consider as you review the plans presented.

Although the size of the apartment building has been reduced, the structure is still much larger than any other nearby building. Will the design elements proposed be sufficient to reduce the visual mass of the structure? How do the setbacks from Cedar Lane and Freetown Road compare to other buildings along Cedar Lane?

Street B terminates at the proposed Columbia Association Park to be located south of the planned apartment building. Elevation drawings have finally been provided for the south side of the apartment building where the entrance to the parking garage will be located. Since this side of the building will face the park, it is important that it have an attractive façade. The proposed plan does not provide any clear renditions of the pedestrian access from the Village Green area to the park. In addition, there does not appear to be sufficient nearby parking for users of the proposed park or for visitors to the apartment building.

The proposed changes to the roof of the Giant building help it better blend with the proposed new retail. However, there is concern about the lack of continuity of design between the new buildings, the Kimco-owned gas station property, and the privately owned Sunrise and Goddard buildings. Will Kimco be changing the existing green roof on the Sunoco site when it removes the green metal roof from the Giant building?

The latest plans show the changes to the roof of the Giant building, but do not clearly show what a new entrance to the store would look like. Will there be an overhang to protect shoppers walking between storefronts from the elements? Where will the parcel pick-up be located? Will this affect the existing stores that currently face The Avenue? Can Kimco more clearly indicate how the traffic patterns on the east side of the Giant building will change once the main parking lot is relocated?

Circulation on and around the site is still a concern. Will the on-site circulation adequately handle vehicular movement throughout the site? Is there adequate access into and out of the parking area near the bank pad? With the addition of the right-out only onto Cedar Lane, will the access to/from the parking garage in the apartment building be sufficient? Are changes needed to better handle the increase in traffic exiting the site due to the addition of the apartment building? Has pedestrian access from off the site been sufficiently addressed?

On behalf of the Hickory Ridge community, the village board hopes that the DAP can determine answers to the concerns of the nearby residents.

Sincerely,

Michelle Wood, Chair