



## Hickory Ridge Community Association

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November 21, 2016

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. The Village Board and the community have formulated some design related questions that we ask you to consider as you review the plans presented.

As of this writing, Kimco has not provided the community with any elevation drawings of the apartment building as viewed from Cedar Lane. Therefore, the community has not been able to make comments regarding the appearance of the building. Residents are concerned that the large mass of the building could dwarf the surrounding structures and loom over traffic on Cedar Lane. There is also concern about the setbacks of the building from both Cedar Lane and Freetown Road.

No elevation drawings have 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 proposed Columbia Association Park to be located on Parcel C at the village center, it is important that it have an attractive façade. The proposed plan shows minimal pedestrian access from the Village Green area to the park. In addition, there does not appear to be any nearby parking for users of the proposed park.

There is concern about the lack of continuity of design between the existing and new buildings. Currently, the buildings at the village center are white brick with green metal roofs. Although it is not necessary to replicate that color scheme on any new construction, it is important for all the structures in the center to compatibly co-exist.

Currently, the entrance to the Giant building is at a center location but with entrance doors facing to the side. No design has been provided to show how that entrance might be reconfigured to exit more directly straight on to the newly proposed parking lot. How will this change be accomplished?

Under the new plan, the entrances to the center from Freetown Road will remain the same. A right-out only exit is proposed to be constructed adjacent to the right-in only access from Cedar Lane. Will the proposed changes to the on-site circulation adequately handle vehicular movement throughout the site? 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?

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