

Hickory Ridge Village Center Redevelopment Survey Comments

Survey Closed: November 6, 2016

The survey captured 466 comments. Below are the unedited comments, divided into seven categories in an attempt to make the information more meaningful and easier to read. Many comments touch upon multiple elements, most of which fall under the General category.

General (134 comments)

- I support the plan, with reservations. The proposed apartments would indeed overwhelm other uses in the village center. Few community amenities are illustrated; there should be benches and possibly picnic tables. Bicycle access and racks would promote pedestrian access.
- The traffic pattern to shopping from Cedar Lane does not work. Parking is a much farther walk to Giant, and I do not approve of the residential use on the commercial property. It is a pure revenue grab by Kimco. They showed their hand when they finally put a sign on Cedar Lane, and charge tenants to be on it.
- The proposed residential footprint appears to be too big. However, the County and/or Kimco may be able to justify the proposed residential plan with additional data. Color of roofs should be green to match the existing roofs. A crosswalk across Cedar Ln and sidewalk entrance to accommodate pedestrian traffic should be included in the plan.
- This plan will overwhelm the roadways in our village. Adding and additional 400-500 vehicles will clog our main roads, and with Kimco's plan to have only 230 parking spaces in the apartment building, the remaining vehicles will be parking all over the shopping center, most likely closest to their apartments making it more difficult for the residents who have to drive to the Giant to do their shopping. If they insist on have a residential building, it should build as a condo. That way there will be people committed to our neighborhood and not transients. When ever you have apartments, no matter what the rents are renters tend to be less concerned with the problems that develop inside or outside of their building. Their attitudes tend to be I just rent and if something happens they don't care, where when you have owners, they tend to be more aware of the problems and want them corrected. Another problem is that as we senior's age, the distance to walk to the stores will become more difficult especially if the renters park where ever they like. Another problem that is totally visible are the entrances and exits to the center. Freetown Road was not built to handle that amount of traffic and the homeowners who live on Quaterstaff Road do not deserve to have that traffic on their street. Also Cedar Lane will not be able to handle the extra 400-500 vehicles. Right now at rush hour traffic coming up from Rt 32 backs up almost to the nature center. This would cause people to turn off onto Harriet Tubman Road and then you have those neighbors having to deal with unwanted traffic on a road that was originally route 32 many years age. That road absolutely cannot handle the extra traffic. This plan only works for Kimco because it pours more money into their pockets. When the village center was originally built, it wasn't designed for this type of development. Giant wants direct access to parking so Giant should change where their entrance is and not turn a convenient village center into a large shopping mall, something we don't want. If Giant is so unhappy with the way things are now, let their lease run out and move. Izzy Cohen is probably turning in his grave over what has happened to his wonderful Giant food markets. This design would put a dagger in him. Again, only Kimco comes out with this deal. it is always the local people who lose out.
- Presentations and maps provide very limited information to answer all questions. Entrances/exits not clear. Apartments would block view of center from Cedar Lane/Freetown Rd. Services and stores being added--sufficient parking? Unclear about institutional use of space mentioned. Traffic issues?
- Residential should be 55+. The spacing between the retail sections requires much more walking than the current installation. This is fine in good weather for young people. But it presents a problem for the mobility impaired and the elderly. As part of the overall renovation, is the Giant going to be upgraded? Cell phone use is impossible in the existing structure; and it does not compare favorably with River Hill.
- Not opposed to redevelopment if they reduce number of apartments and work to keep community tenants like Luna Bella. But 230 units seems out of scope. Concerned about parking and traffic and impact on schools. Don't let them count places you drive through as walkable. Would need good sidewalk path for kids to walk to school. Make sure they include enough replacement large trees! This second architect did do a much better job than the first trying to match spirit of the center.
- Buildings should be *much* further from the roads, especially if they are multistory buildings, in keeping with Columbia's wooded community design. There is not enough retail parking for busy weekend evenings, and not nearly enough residential parking for the proposed number of units. (There should be at least two spaces per unit.) It looks like the retail walkways have little shade or protection from rain. I would greatly prefer to keep the central promenade, as it is a well-designed, distinctive and much-loved feature of our village center.

- I don't like commercial and residential together. Further I would not want to loose any parking close to the Giant. You all may want more walkability but the FACT is that most people drive to the grocery store, and I for one would like to see it stay there. There are hardly any close spaces to the entrance to the store as it is.
- Concerned about loitering, crime, traffic, availability of parking, overall design of buildings, vacancy rates for additional retail, should wait until the viability of the Wilde Lake Village Center mix used projects has been determined before undertaking this project for another Columbia Village Center
- Looks like the plan would resemble Wild Lake VC, which has far too many apartments/condos crowded into the center. We have major concerns about increased density, and the added traffic/parking which would result. We also much prefer the stores on the current, very successful pedestrian "avenue" concept to the proposed "islands" of retail concept.
- Time to update!! Columbia isn't a retirement community.
- I have several concerns/questions. I am a person with a disability. Will there be enough disability parking close enough to Giant and other stores/restaurants I may want to get to? Will there be changes in the Cedar Lane/Freetown Road intersection to accommodate the apartment residents? I find the entrance from Cedar Lane convenient. Not sure how that will work under the new plan? Will Giant need to close during the construction?
- There will not be enough parking for shoppers, there will be more traffic congestion in the area. There are so many residential units already--why are more needed? The shopping center seems drab and the stores can do much more to brighten things up and make shopping more of a fun experience.
- Walkability is not as high as I would prefer, but given the constraint of having to accommodate the requirements of the existing Giant, it is a good compromise. This plan (including the residential component) will go far to ensure that our Village Center remains viable (and vibrant) for many years to come.
- I am concerned about the apartment building and the parking plan. I don't think the parking plan is adequate. I beleive there are too many units for this area to support. I am concerned about the look of the building-- from the design it looks like it will overwhelm the village center. I am concerned over the loss of community space in the current design. This is a village center that always has pedestrian traffic-- kids go to the village center by themselves-- they get ice cream or lunch. They need space. This is what makes this village center and community so lovely. I am comfortable with development but smart development. I would like to see a 3D model to really get a feel for what this will look.
- I am not against some carefully considered residential development in the Village Center. The scale of this project is just too big, though, for our community. The proposed apartment building engulfs the retail and social areas of the Village Center. In terms of both number of units and sheer size of the building it overwhelms both our community and our village center, which is in direct opposition to the HC Zoning Regulation for Village Centers. Traffic concerns and the amount of additional cars that will be traveling through our village center - and particularly the area proposed for "walkability" - is very concerning to me. The re-imagining of the retail corridor I do like. We currently have a vibrant and healthy village center and I think the proposed outdoor seating areas and recentered "green" would enhance the Village Center - and our retailers - nicely. I would like to see the village green be slightly enlarged so that there is more green space for kids to play and people to enjoy.
- looks great!
- Apartment building will overwhelm the center. Not adequate parking for realistic number of cars of apartment tenants in a suburban neighborhood without mass transit. Village green is a tiny spot. Parking and traffic pattern does not seem to flow, but bottle necked in the entrance. How will apartment tenants be able to go south to Rt 32? The local roads will be jammed.
- If you had to visit all the stores in the village, would you want them as separated as they are proposed? I admire mixing retail and residential, however you are not creating a new neighborhood. Remember you have existing residential, school, and established traffic patterns already. If you a proponent of "green space" then make it large enough to allow more use than just a tree an da bench.
- My primary concerns with the plan are: 1. The number of proposed apartments is not too great for the allocated space and will cause real problems for both vehicular and pedestrian flow patterns; 2. The plan to complete new retail space before one of the two current buildings is destroyed will help to retain businesses BUT will almost certainly result in a severe degradation of center access during construction which is likely to send many center shoppers, including me, to alternative shopping locations with Wegmans, Harris Teeder or Whole Foods, which can result in seriously long-term loss of business at our Center. 3. I have not answered two of the questions because I cannot agree with either choice (yes or no).
- The pedestrian friendly, green space, and retail and restaurant components look great and would provide a nice facelift to the village center. However, apartments are completely unnecessary and would severely detract from the charm and family friendly feel of Hickory Ridge. Areas of Columbia which have apartments have a much different atmosphere than the family centered and communal sense that we all know and love. No other village center has apartments, village centers are not the place for 'urban' dwellings which should be reserved for a more downtown environment, not a community gathering place. Keep apartments out of Hickory Ridge Village Center!

- Although I like the village green concept and the pedestrian promenades, additional retail and residential buildings will add to the congestion of the area. And that I don't like.
- Plan does not support visitor parking for apartment residents (no visitor parking only two spots per apt). grocery store, retail and apartments are all different architectural designs. flow of center is disjointed with no unity in the shops as you have to walk through the parking lot to get to the stores in the separate units. no adjustment to traffic pattern, this would clog an already busy intersection with the addition of apartments. Residential space is more than three times that of village use space and would overwhelm other uses in the village. This would also negatively affect the home values in the area. apartments would negatively affect the aesthetics of the center and eliminate the open feel of the current center from the road. This would negatively affect the businesses who would have to shut down, relocate, and or close permanently during the construction phase. Retail space in front of giant would eliminate current facing that allows for grocery pick up and current traffic pattern does not allow for drive up pick up of groceries.
- I do not support adding an apartment building. I do support the other additions. It would be great to have more and updated shops. It needs a revitalization. In addition, I would support Giant much more if the entrance was located directly in front of the parking lot.
- In #3, we rather see condos, since generally people who own don't take for granted what they have. Also, renters come and go and for the community feel, it's usually easier to connect with those placing roots. In # 5, I rather see more retail than apartment. The higher the number of residence, there should be more retail options. In #8, there is no walking path in the middle of the green, I can imagine ignorant individuals who will want to take a short cut between the Giant and other retail and create a worn path in the grass. Perhaps some barrier, such as benches and bushes on one side to keep people from making their own path, or create a walk way.
- The retail space is still disconnected, uncovered, and not in keeping with the successful current center. The addition of apartments is totally not in keeping with the needs of the immediate community. The conversion of such a large space to rental income property for KIMCO serves KIMCO only.
- I have lived in Hickory Ridge since before the village center was built. I have always been satisfied with the current design and do not see a reason to change it.
- I moved here to get away from city life. Not be in it. There is too much building occurring in Columbia. The fact that Howard county accepts Baltimore City housing vouchers could create a situation where many of the people for the "proposed" apartments will come from Baltimore City and may in fact be transients. They could be on housing vouchers or other welfare funding. Overall I find this would not be a good idea for our small community. Traffic would also be terrible. Why do I have to park in one place to go to Giant then move the car - with the kids to go to another store or the bank? Aren't there enough apartments in Columbia already? They are building 6000 in downtown! Enough is enough. This kind of development would cause our property values to go down and hurt the school ratings. I say NO.
- Far too much residential development, destruction of common space, heavily car-centric (including ugly direct to store parking), reduction in over-all retail, far too scattered, poor pedestrian and bike access. I do not see any way in which this is an improvement over the existing quite wonderful village center. What are they trying to achieve?
- It is evident that the current Village Center is in need of a facelift, especially in terms of gaining walkability and trendier shops and restaurants. As a homeowner in Hickory Ridge, I welcome these changes.
- I've lived here my entire life. I'm okay with change, but this will ruin HR. If this goes through, my house will be for sale and you'll lose another awesome family of a HPSS teacher and kids as we will leave for Carroll County if this goes through.
- The apartment complex should be no taller than 3 stories tall - no more than 150 to 175 apartment- the current design overwhelms the existing village center - thus becoming the focal point. The village green needs to be expanded...remember with all these new apartments this village green needs to accommodate an expanded village population.
- OK, but like the promenade-type open space that we have right now. This green space looks more like a front yard for the apartment residents. Also it looks like cars will be everywhere--driving, parking, etc. HR residents will be dodging traffic all the time. Biggest question--what is wrong with current design? Why is this necessary? If it ain't broke, don't fix it!
- The proposed plan puts the retail space at 1/4 the residential space (based on square footage from above). This is not designed "to support and enhance, not overwhelm". We walk to the village center every weekend. The proposed plan means walking through the apartment complex area to reach the stores. Why are the apartments by the road at the front? Also I see no plans to integrate infrastructure support for 230 new residential apartments with schools, police, or roads. Cedar lane is already congested during rush hour. This would make it worse. The proposed green space is horribly small with almost no "green" but wide sidewalks, so no real promenade. Overall the proposal appears to be about increasing money for Kimco by putting in apartments thus decreasing stores and thus community support for shoppers. We are not in favor of this. It does not support the village concept.

- Independent studies have demonstrated that Columbia village centers must adapt to remain competitive and viable for the foreseeable future. Kimco has concluded that the redesign of the Village Center and adding the apartments are necessary to achieve this. It seems that the current merchants are supportive of this change, and I believe Kimco has bent over backwards to address community concerns. My only concern is that I wish the apartments included affordable housing, but otherwise I fully support the proposed improvements.
- The main concern people seem to have is the apartments: the number of units, what section of the market they will cater to, how they would impact traffic patterns/congestion, how the local high school will be impacted by an influx of new HS students, etc. This survey doesn't provide any background information regarding these questions to help frame them, and they aren't being asked in any detail. Moreover, there are a number of terms of art used in the questions whose meanings or implications aren't clear to a lay person, even an informed one, and which make it difficult to answer. For example, what does "market rate" mean in Q3 - which end of the market? I can't honestly say what an appropriate "ratio" would be between residential and commercial space (Q5), at least not with some examples from other community centers (sorry, but using the retirement home as a reference is an apples-to-oranges comparison). In Q10 --- how are we to judge "compatibility" on the basis of a drawing or two, and what are the criteria? In Q11 it's not clear what having 'architectural control' means (veto power? responsibility for design?) or whether the question is proposing to share that control or transfer it entirely to the community association. Overall, the survey questions are framed from the developer's perspective (design, # units, etc.) and does not seek input on many of the non-design concerns that current residents have. I answered 'yes' in Q11 precisely because I want my representatives to cast a critical eye on this important decision. If I voted "No" on Q12 it's because the survey doesn't ask all the right questions so I can't really give my support, at least not yet.
- Traffic congestion issues. Building height needs lowering. Plaza layout poorly planned for vehicle arrivals/departures. Current plan limits possible retail expansion. Giant Foods is not worth keeping in the limited space.
- Design choppy with little "covered" walkways. Parking is fractured and inconvenient to visit multiple sites. Entire design is not user-friendly. Apartments don't belong here at all. Just a very inconvenient design....it is a "shopping" center.
- My concerns: 1. How do the existing small businesses survive during the construction? We frequent many of them. Maintaining these community-oriented business should be a prime consideration of any plan. 2. Does Giant have any intention of maintaining its store, even if the plan is approved? Maintaining Giant has been a major Kimco argument for redevelopment. It seems to me that the store continues to go downhill, with Giant making little investment in facilities, personnel or improved merchandise. My guess is that Giant would prefer to close this location entirely and is letting it decline until its lease is up. Why else would Giant allow this store to be so much worse than its stores in Owen Brown or River Hill? If Giant can't keep its business up, it will be the fault of Giant, not the increased competition that Kimco argues. 3. Traffic. There is no way that the exits and the surrounding intersections can support the addition of this number of housing units in the shopping center. The proposed exit onto Cedar Lane is unlikely to happen - it is too close to the stoplight at Freetown. Even if it were, it goes in the wrong direction. Most of the residents will likely work in the big employment centers - Ft. Meade, the National Business Park, WR Grace, APL - all of which require morning traffic to turn left onto Cedar Lane to get to Rt. 32. Some people might choose to go through the neighborhood on Quarterstaff to reach Rt. 29 - which is even worse in terms of traffic through the neighborhood and past the school. Don't delude yourself that lots of residents would be retired seniors - I'm a retired senior and I would go many other places first if I moved out of my house. The most likely residents will be young people making a good salary - which means that they will likely need to drive to the employment centers mentioned, which employ high-tech (and high-salaried) personnel.
- Freetown Rd. cannot support the traffic that will be generated by the residential units. It doesn't seem to be pedestrian friendly, especially on the drive where cars would be parking and backing out of parking spaces while pedestrians are trying to cross. The apartment building overwhelms the Village Center as it does in the Wilde Lake Village Center. Giant needs to improve its service and quality to be a viable anchor. Currently cars park in the loading zone, unoccupied, while the driver shops so grocery carts must be taken to the parking lot. There is only one cutout in the curb which is not convenient to where cars park to shop at Giant. On the new plan, it appears the shopper loading zone will be further from the parking lot. I have two issues with that: cars parked in the loading zone will cause a longer walk to the parking lot and, if shoppers are able to leave their cart in the loading zone to drive up and load the cart appears to be out of sight of the shopper while she retrieves her car. Theft? Safety at night? Remember, darkness is very early in the winter. Currently many residents of Harmony Hall are wheeled over and Harmony Hall staff walk to the Village Center. It appears that the residential area will not leave that as a viable option.
- I am happy with the present layout of the Village Center. I like the Avenue, with easy access to stores and restaurants. Kimco's excuse for redeveloping the Village Center was, that Giant doesn't have enough visibility. If they put a 4 story apartment building in the planned location, there will be no visibility from Cedar Lane to Giant. If Kimco gets permission to build the Apartments, they should be restricted to Adults only, since schools are already at capacity in the area. Also, Kimco should be required to have 2 parking spaces per unit, plus a few extra spaces for visitors. It is always a big search for parking, when I visit friends, who live in an apartment or townhouse. Just because the county suggests that 1.5 parking

spaces are enough per residential unit, does not mean that it really is enough. Very often when my daughter had guests, while living in a townhouse, her guests had to park on a public street and walk a long distance to her house. It is not a safe situation and is not adequate parking.

- I am in support of this plan. I do not think the additional apartments or their residents will be problematic and I look forward to improved shopping and other retail establishments in the village center.
- Such a large apartment complex will create significant traffic congestion in the area. Additionally, the parking doesn't look to be sufficient and will deter local residents from shopping in the area. I would encourage Kimco to instead consider adding more retail options in the space such as Target, Lowes, and additional restaurant options.
- We are opposed to the tall apartments along roads and blocking rest of the center. Cedar and Freetown are too busy now for driving and walking. Planned cut of parking is unacceptable. Drive flow in plan is awkward. We like our current fully covered walkways. Giant needs room to expand.
- Overall layout is ok but a little too much residential as compared to residential parking (spaces per apartment) and the retail space which is the primary function of the Village Center. The survey also said nothing about coordination with the planned CA "bocci" and other use in that area.
- I am concerned about the number of apartments and increased traffic as well as the amount of disruption the construction will cause.
- The plan is awful and it does not incorporate the guidelines for a village center in Columbia
- The proposed residential section is much too large and looks to be geared toward rented apartments versus owned real estate. If the residential was to be owned condominiums, that would prevent the influx of non-stake-holding residents. If it was restricted to 55 and over, that would also limit the potential crime increase in the area. I worry about the businesses that exist in the village center and would like to be assured that they will remain. The driveway on the west side entrance should be expanded to handle the increased traffic from Cedar Lane, and the lane around the back of the Giant should be widened, removing visual obstacles and making that entrance safer.
- Kimco has NOT listened to the community over and over again. They want their Cash-cow apartment building no matter if it ruins the climate of our village. Our Village Center is the NICEST one out of all of Columbia's village centers. Why ruin it? Just so Kimco can make profit on apartments that no one wants. Not to mention traffic, school overcrowding, not enough parking, not enough set-back. Kimco is NOT trustworthy. They are liars. It is corporate America at its worst--ruining a wonderful community for profit with no care of what the people want.
- Village Center redevelopment as shown will be a wonderful addition. NOT supportive of the population & size and of apartment building at the Village Center. HRCA should have a 50/50 partnership with Howard Hughes Corp in architectural control of Village Center.
- We like the idea of revitalizing the village center, but the apartment building is far too large and the village green area is abutted by parking on two sides. Also, the plan should include improvements to Giant. If the plan revolves around keeping Giant, it should be a better store that is worth keeping.
- They should modernize the existing footprint, which works quite well. We do not need, and the Giant does not need, this total redesign, which reduces the appeal of our village center.
- Too many apartments for the ground space and for the allocated residential parking. Based on demographics as explained in the meetings, as well as inadequate public transportation on this side of town, there must be at least one full space included for every BEDROOM internal to the apartment building. There is not enough parking in the surface lots for the retail customers and employees. Existing village residents are being disadvantaged in order to bring in more residents who are temporary by definition of these being rental units. There is no visibility to the retail parts of the center from Cedar Lane because of the massive dimensions of the apartment building, that also seems to be set too close to the roadways--it is very much out of scale to the rest of the village center. Traffic movement will really bog down at the first entrance to the village center on Freetown Road because of the arrangement of the angle parking and buildings built so close to that entrance. The new "main entrance" will not permit smooth traffic routes for delivery trucks or service vehicles. The Village Green is disappointingly small for the number of people in our Village to be served, including the additional new residents in the apartments. It will not permit adequate seating or gatherings or concert activities. The outside restaurant seating is inferior to what is there now--it is shown to not be separated from the parking and traffic the way the current outdoor restaurant seating is separated, and therefore those square feet do not count up when compared to the space of the current pedestrian Avenue. The new construction does not blend in appearance or in scale, and lacks the awnings/overhangs that make walking between stores pleasant in rain and sun and wind. There is inadequate planning for a pick up zone in front of Giant--further complicating parking. The apartment building should not be the primary anchor of the village center, yet it is 350,000 square feet, compared to the Giant's 55,000 square feet, or the retail total of 105,000 square feet.
- Really like the proposed plan for village center. Not in favor of the large residential building. Would like you to update the facade of Giant to look like new buildings.

- Overwhelming people with concrete and glass. Inadequate public space. Inadequate parking. Poor in and out roadways will make Cedar Lane a nightmare.
- the retail areas are too spread out. too much walking from place to the other. The apartment building size will overwhelm the village center and from Cedar Lane you won't be able to see that there is a village center.
- Biggest concerns include traffic and congestion, school crowding, parking plan for village center. We have serious concerns about decline in home value for those who live near the village center. The influx of traffic and congestion does little to enhance our living experience here.
- The current Hickory Ridge Village Center is unique because it is the only Columbia Village Center surrounded by single family housing in a wooded suburban setting. The Redevelopment plan changes the suburban setting into a high density residential urban setting. It will cause unsafe traffic congestion and be dangerous for village pedestrians, school children and other pedestrians. at the intersection of Cedar Lane and Freetown Rd. The Hickory Ridge Village residents developed a plan for the Village Center which called for Retail Services to be the primary purpose of the Village Center. This Redevelopment Plan completely ignores our plan and changes the primary purpose to high density residential. We did not answer question 11 because we did not understand it.
- We are totally opposed to the demolition of the existing village center, and the addition of the new apartment complex. We will work with others who are in agreement to advocate that the zoning be maintained as is, which would NOT allow for this proposed development.
- I am opposed to this plan because I believe the volume of traffic it will bring to this area cannot be handled by the existing infrastructure. I see no plans by Kimco to assess the traffic load and make any improvements. The amount of land available for the volume and density of development is not nearly enough and although the drawings look nice, I have no faith or trust that Kimco will deliver on the plans as they are designed. I am watching the development they are doing at the Wilde Lake Village Center and am extremely dismayed by the density of housing they are building. Although there is a parking garage, there is going to be many more cars going into that facility than space. In addition, the height of the buildings has created a very sore view of that area. The traffic from the tennis courts has no where to park except the parking lot for the swim center, which is already full from that facility and the office complex. I am vehemently opposed to this plan.
- The grocery store does not seem to have close access to parking lots. Shouldn't a village center have a community building or indoor meeting place? I believe the residential space overwhelms the center.
- I would support the plan with some adjustments. Apt bldg is too big, the first FT Rd. entrance, closest to Cedar Ln. is a high volume drive way and will be a traffic problem as designed. Some of the setbacks around the apt. are too small and need more setback to maintain the suburban character. KIMCO promotes the middle FT Rd. entrance as the primary entrance but that won't happen and in spite of what they and their engineers say, the first entrance will be primary and it is not designed to handle the volume. Architecture is not compatible. otherwise I like the plan and would support it with these considerations.
- This village center has a center walkway with stores on either side. The Giant is the anchor. We do not need or want the traffic and congestion an apartment building will bring. The village green area and disjointed retail is inefficient and not conducive to easily walking to the shops. We fear Giant will leave and you will plan more apartments. The traffic, parking and congestion is not welcome. You have RUINED Wilde Lake, and we have no confidence in the selfish plan. No!!!
- The plan needs to include better access from across Cedar lane, such as a bridge or tunnel. There is no use having great pedestrian access within the village center if you have to use a car to get there. I would prefer a combination of market and low income apartments. The residential areas should not be so close to the road.
- I don't think the apt building should exist but as a compromise it shouldn't tower over the Sunrise Building--maybe same height with 3 stories and not 4. Where is the building that is for community/institutional use as specified under the CA recommendations? I do like the plans for the outdoor space and wide sidewalks and retail space
- The proposed apt building will block the view from Cedar lane of the shopping center, does not fit in architecturally with Sunrise or the rest of our village center. The increase in traffic on Cedar La, Freetown and Quarterstaff will be horrible esp. before and after the high school times. The new center is not pedestrian friendly esp for the seniors that walk to the village center, plus it is to broken up for parking in 1 place to shop multi stores and go to the bank. Kimco is destroying our peaceful and serene shopping center and turning it into pure chaos! Stop pillaging out village!!!
- I have lived in this village since 1991, there have never been parking problems, nor lack of customers at the grocery store so any discussion of exposing the Giant for ease of use is a false argument. There are existing tables, benches, a fountain and I have rarely seen anyone sit outside to eat. America wants to drive in, do their errands, and return home. Even during courtyard concerts, I rarely saw anyone stick around. Adding a green space that is SMALLER than the bank is an empty token gesture. Nobody is going to come kick a ball or walk a dog on a tiny patch of grass outside a retail facility. The area around Cedar Lane is already dense with "care" related facilities due to the proximity of the hospital. What on earth do upscale apartments have to do with medical, senior, and care facilities? Who would want to move into a luxury apartment

on a busy road next to an old age home? This is a single family home neighborhood, with access to both an elementary and high school. Apartment living is not in-line with that mix.

- Convenient pedestrian circulation within and pedestrian access to the proposed development does not appear to have been addressed sufficiently. Traffic flow into/out of the development does not appear adequate, not does the development address potential congestion at Freetown Road and Cedar Lane. Environmental issues, especially stormwater management and the additional impervious surface associated with the proposed development do not appear to have been addressed.
- The proposed retail is fine, architecturally, it is ok. However, the rules state "Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center." I think the loss of parking spaces, the lack of adequate walkways or other transportation for the residents of the Lorien complex, and the extreme stress that an additional 500-700 residents will put on Cedar Lane traffic and the already-overcrowded schools that would accommodate the proposed residents are unacceptable. Cutting parking by half and increasing the retail component simultaneously makes no sense to me. The proposed CA park area is just that--proposed, and given that the Robinson Nature Center is literally just down the street makes it unlikely that CA would develop another park area (with its woefully inadequate 10 parking spaces) along Cedar lane. Additionally, I have heard no one other than Kimco complain that the Village Center needs an "upgrade."
- I am very much in favor of taking actions to provide for the VC's future, rather than wait until the Center begins to fall below par. I applaud Kimco for its willingness to put up a significant amount of money, time and other resources, which I believe will, in the long run, produce higher property values for homes in Hickory Ridge, a better environment for the retail merchants, and overall, a better place to live that keeps ahead of the need to maintain a viable Village Center.
- Kimco wants to spend millions of dollars on the center. It will improve my property value to have a new, updated center. I have no problem with upscale apartments in the neighborhood. The location of the apartments close to Cedar Lane makes sense. I like the reconfigured layout. I think the village green space is better than the current avenue space as it will be more than just concrete and benches.
- We oppose the building of an apartment complex. The architecture of the new retail along with the proposed residential building are all disparate and do not match. Also, I do not know if there is a plan to renovate the inside of Giant, but the current layout is outdated and inefficient (freezer and refrigerated items are on opposite sides of the store). I have always found the Lynwood Giant to be organized very efficiently.
- Kimco's proposed plan would greatly change the character of our community. Such changes as they make should be limited to improvements, and not require rezoning.
- I've attended Kimco's public meetings and believe the fears and concerns expressed by many village residents - over traffic, property values, school crowding - are overstated. These simply do not gibe with my own near-daily experience of the current village center. I accept Kimco's basic rationale for the residences - the need for the Giant to maintain its competitiveness in the highly competitive Columbia grocery market. I want to have a village center in 10 years and Kimco's plan for a more vibrant center seems to me the best way to ensure that.
- I saw what was done to Wilde Lake village center and I don't like it. This is not the model a lot of Columbians I interact with accept as progressive. I accept change more readily than most but not to support greed.
- The plan will make the place overcrowded, traffic congested, environment unsafe and unfriendly, leasing those apartment will have transient residence which will not serve a stable community. Only provides money for the builders. Very sad!
- 1)Regarding teaser parking in front of the retail shops - those spaces will most likely be handicapped parking and used by delivery vehicles- meaning the large lot will be used the most. 2) Sunrise Living is too far removed from the current site to be included in the comparison for this plan. 3)KIMCO has not explained how apartments will benefit our community. What do they contribute? 4)Where are the dumpsters for the shops? Will we have to walk past them? 5)Where will all the delivery trucks go? 6)Pedestrians will be darting in front of traffic to cross over to retail shops. That will affect traffic flow.
- I am pleased with Kimco's Plan for the Village Center. We need a new look in order to stay current with new ideas in revitalizing village centers.
- Parking for retail is much reduced and will be inadequate. Increased housing density will make Cedar Lane traffic intolerable and the surroundings much less livable. The proposed architecture is inconsistent with the neighborhood and brutally commercial. This proposal will substantially degrade the quality of life in Hickory Ridge.
- Seems to be sound proposal to meet the future needs of the community. Care should be taken to avoid a "cluttered look," or the presence of an overpopulated area, or, too many cars, etc.
- There is no handicapped parking delineated in your plan. The current number of handicapped spaces are insufficient and are not close to a number stores. The plan spreads out the stores which can only make handicapped parking worse. Millennials you are planning to attract DO NOT want to be in Columbia. They want to be in DC and the popular areas in Baltimore where they can walk to restaurants and pubs. I see the apartments becoming senior housing or lower income housing with people wandering around the village center. The Village Green idea NEVER worked out in Hickory Ridge. That

is` why we no longer have entertainment there. All I can foresee is unattended children and teens hanging around. I suggest that the money be spent upgrading the current stores and finding tenants for empty ones.

- I primarily visit this area to do my grocery shopping and for quick meals. As long as traffic flow and my usage of this village center aren't majorly affected, then the concept of having a residential space has my support.
- Overall, I support the plan for redeveloping the existing center. My major concerns/disagreements with Kimco's plan are: No more than 200 apartments-more than that will overwhelm the surrounding area with traffic; architecturally, the Giant, with its ugly green roof and nondescript facade is an eyesore in light of the rest of the plan-you can't put in attractive new buildings and leave the big ugly Giant as the big ugly Giant; I don't see how the plan addresses the additional traffic that will be generated by the apartment buildings; and I still don't understand why the apartment building will be built closest to Freetown Road-it seems that it would be nicer for the apartment residents and the look of the center to have the apartment buildings over on the Quarterstaff side. Finally, and equally important, Kimco really should try to get another grocery store to take over the Giant lease. Just getting a new grocer in that space would increase traffic tremendously. The Giant in this village center is stuck in the 90s and has done nothing to keep abreast of the changes in people's taste and the type of food we prefer to consume today.
- It appears to be similar to the new Wilde Lake Village Center which I find difficult to navigate w/o moving my car to go to, for example, David's and the UPS store or liquor store. I dislike the disconnected retail areas. The apartment building is overwhelmingly large and will create an ugly closed-in feeling to the center in addition to traffic jams which will discourage those of us who live nearby from shopping there. It's shocking to think the apartment complex could be over 3 times as large as Sunrise! This is not an acceptable plan in my view.
- Very poor layout. NO multi-story buildings between Giant and Cedar Lane. Walkways only between Giant and retail buildings. Main entrance through angle parking unsafe, isolates retail nearest Sunoco. Giant parking worse than current. Bank drive-through isolated, unsafe. Need parking near CA parcel.
- The retail or community space is set in a cavern between the senior center and the 4-story residential space. If the residential space was set back and the retail space was closer to Cedar Lane and Freetown Road it would be more of an open concept which is in keeping with the Columbia model. Similarly my access to the Wilde Lake Village Center is always via Cross Fox Lane, which is by a bluff of a building. All building should be gradual in design (not have a 4 or 3-story side) and minimize the impact on the open view. I am not against the concept, just the design.
- In regards to the provided premises, stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants. I believe the community already is served by these purported needs. In my opinion, the survey premises are biased towards building the proposed plans, and compromised bias is clearly displayed by the yes-no answers provided as feedback whether community residents partake in the survey or not. To what end of greater sanctification is being portrayed with the proposed development, and who benefits from the proposal, the builder or the residents at large. The area in question can be congested with traffic on Cedar Lane which is a major thoroughfare to and from the hospitals, schools, and residents traveling to Routes 32 and 29. What trafficability survey has been conducted on the potential disruption and delays impacting an already busy avenue?
- The residential component alone makes this something that should NOT happen. Traffic, parking, and pedestrian accessibility are already serious problems in this neighborhood. Perhaps Kimco should try to work with the current merchants to improve their retail spaces before even THINKING about destroying what we have for the sake of adding luxury apartments. We shop, dine, bank, and get our gas at the Village Center, meaning, we are there almost daily. Disruption for destruction like this, even if well-intended, let alone to profit an outside Howard County developer is abhorrent to everything Jim Rouse and the people of Hickory Ridge have envisioned and cherish for their community.
- Apartment complex is too tall. Crossing the streets for the various retail shops is not as safe as the current promenade. Having the retail all connected is better for business and for safety.
- There should be enough internal parking in the apts for TWO spots per unit. There should be multiple entrances by vehicle to the village center to prevent bottlenecks. Add a coffee shop please. Please don't put a pool anywhere nearby. Also widen Cedar Lane (just kidding, I know that's not Kimco's jurisdiction). I worry about traffic. Also, walkability to the actual center should be better. A UPS store would be great (not FedEx they are terrible in all the ways).
- Plan looks wonderful, but please add more trees and/or shade structures in the village green and as part of the pedestrian walkways. Also, please provide us with graphics/drawings of the construction plan -- which parts to be constructed in what order and on which timeline. This information will help us understand how the proposed plan will disrupt our abilities to shop, dine, etc. Also, please provide us with a list of the businesses that will be choosing to remain in the center... ex: Luna Bella? HR Grill? etc. Thank you for the opportunity to present my input!

- This group of neighborhoods is entirely single family residential. We and our neighbors moved here to this "planned community" with the understanding and expectation that, unlike the haphazard development characteristic of the US Route 1 experience, development would be consistent with existing architectural and zoning. We feel that the current village center meets our needs and thoroughly object to its modification, for the sole purpose of the enrichment of Kimco. We vigorously oppose the plan and do not want any apartments or multi-family buildings created there.
- I think the design of the new development is going to look too dissimilar to the existing village center. If it is going to turn out like Wilde Lake Village Center, I think over there it looks like a new village center was plopped down next to the old one. I also want to make sure that sufficient bike racks will be included in the new design. I always see bikes parked at our village center when I visit, so I feel it's important to make sure bike parking will not be downsized.
- I think this plan is much better than that original. This plan integrates the various retail buildings so that they are adjacent which is a much better design. Easier to walk to access them. Which creates long-term sales to support the businesses. I'd like to see a lower apartment count. And a removal of the separate building for the bank. One small, isolated, building is will create a failure in that retail space.
- The apartment complex is too large, this plan makes it the dominant feature of the village center which defeats the spirit of what a village center should be. The village green comes across as token green space that Kimco put in to simply satisfy the minimum requirement. The current design lends itself to a true gathering place as evidenced by its extensive use by customers and the community. I do like breaking apart some of the retail space to provide a little more pedestrian flow, however, I think the proposed plan will present great challenges when it comes to parking. As a resident of Quarterstaff Road, my biggest concern is the traffic that will be generated by the apartments. Since apartment residents will not be able to turn left onto Cedar Lane to head south, there will be substantially increased traffic onto Quarterstaff. The intersection of Freetown and Quarterstaff is already a challenge at certain times of the day, this increased traffic will only make it more challenging and more dangerous. Most people that I've discussed this plan with feel that Kimco is just making a money grab without fully appreciating what the addition of apartments will do to the village center. I am not against change and progress, but the size of the apartment complex is WAY too much. I think a better approach would be to build less than 100 high-end apartments, expand the green space, and expand the retail space for more small businesses.
- The apartment building is an overwhelming fortress that does not meet zoning reg's or the village center redevelopment plan guidelines. In addition, in no way is it consistent with the immediate surrounding, single family residential neighborhoods. The village green is tiny compared to the current, protected green space ("Avenue" plus space in front of cleaners, etc.). Widened sidewalks with tables bounded by parking spaces and moving cars should not count. Separated, commercial "pads" also are not in keeping with the redevelopment plan; they are at least inconvenient and may be dangerous to access. Public parking spaces are being significantly reduced, which seems counterintuitive to the argument that commercial tenants want more customers. The development of hundreds of townhouses at 32 and Cedar Lane combined with the large Grace area residential development plan should give the village center plenty of new potential customers.
- I like the existing village center as it is now.
- There should be a transition between the single family homes and the apartments, a mix of small homes (the same as across the street) and the apartments should be the type of housing mix. The commercial part would be better situated next the Cedar Lane with access to the CA property. How will the commercial part be protected during development? How will Kimco avoid what happened in Wilde Lake?
- How does Kimco's design affect any plans for the CA properties adjacent to the village center? From the diagram, I'm not sure if Kimco is encroaching on CA's property. Is a traffic light or some kind of traffic control going to be added on the Freetown Road side? What is going to happen to the current businesses that are located in the building to be torn down? What retail does Kimco have in mind? There's too much retail in Columbia -- that's why stores don't do well -- competition with one another and the big box stores. The restaurants won't do well if they don't provide good food. The good food and word-of-mouth advertising will fill them.
- It is nice to provide another center where people can live, shop, find employment, and meet-up with others in their community. Hopefully there will be affordable housing provided as well. Bravo Columbia
- While Hickory Ridge village center is performing fairly well compared to other village centers, it is "on the edge" of falling off. The new investment/redevelopment should be welcomed as breathing new life. The residential will help support the retail and provide some housing diversity in our village. Perhaps some older members of the community could age in place in some of the apartments.
- Traffic on Cedar Lane is already very congested today. With the addition of that many residential apartments, traffic will be a nightmare. On a given day, with the number of traffic lights already in place on Cedar Lane and the current volume of traffic using Cedar Lane, it can take me 20 minutes or longer to drive to the Columbia Academy in Maple Lawn during "rush hour" from the Hospital area. Without improvements to Giant, especially the square footage, I will not be shopping at the Village Center for my groceries when there are significantly better choices in our area. I will avoid fighting traffic with the

additional 400 - 500 plus cars using this area everyday and take my business elsewhere. Already a large number of apartment units in this area constantly advertised for rent. With the large, and ugly, apartment complex in Wilde Lake, we certainly don't need another one in our Village Center. Like the over population of office buildings in Columbia that have permanent "space available" signs erected, we do not need more apartments to sit empty. All of this new construction is, and has, spoiled the once desirable advantage of living in Columbia.

- Important that the traffic circle that was planned over 10 years ago (not a stop light) at Freetown and Quarterstaff be put in ASAP to slow down traffic at this dangerous intersection. And add a Clemens Crossing and neighborhood sign and put the flowers back in that were there for years on the South side of the intersection. We waited over 25 years for the promised sign that would show we pay CPRA in Clemens Crossing South and are apart of Columbia. While the proposed apartment building is too big and needs to be reduced in size so there is enough parking at the complex to keep residents and guests of the building from parking in retail spaces, Kimco's overall reasoning for the update is valid. After living in Columbia for 36 years and seeing what happened in Wilde Lake, Oakland Mills, and Long Reach, preemptive action is a good idea. While rumor has it the Giant is doing well and not going anywhere, that can change in a short period of time, especially if the Giant doesn't improve it's food quality and selections.
- The proposed Retail Building is as ugly as at building. Look at the current village center, and look at the Senior center building plan. Its a beautiful village center, and a beautiful senior center. The plans for the proposed residential building is like a giant industrial building that was converted from a tire factory to people living in it. Its far TOO LARGE and UGLY plan. The current plan does not meet the current details of the structures at the village center or the senior center. If they would change the looks of the industrial building, cut the proposed apartments in half, then I could live with it. FAR too large of a residential building. KIMCO is destroying the Columbia concept that Rouse envisioned. I see what Happened to Symphony Woods. That is horrible and a crime with the cutting down of the trees. KIMCO or Hughes, is destroying this city. Its not enhancing but making it just another slum situation. We will look like the innercity of Baltimore in 10 years and have crime and slums galore. I see the writing on the wall. I have lived in Howard Country for 61 years and in Columbia for 40 years. This is not an improvement, rather its a way to generate more income for Hughes. They are destroying all the beauty that Rouse envisioned. Bobbie Helms
- First of all, I would have answered "not sure" to many of the above questions, if given a chance. Your survey is not well-designed. Second, I am concerned about increased traffic and delays (e.g., at the gas station and the Giant) in the neighborhood. I might support a small number of high end apartments, but I don't want neighborhood safety to suffer. I also don't want the value of my house to go down. In general, I don't see that this Plan has much to offer me in a positive way. Kimco will probably make money, but that doesn't help me very much. Thanks.
- 230 high-density-living apartments will change the character for the worse of the suburban neighborhood because schools, traffic and public transportation do not support the plan. Although better than the previous plan, it's still unimaginative on business, aesthetics, functionality and sustainability standpoints. A promenade and more covered/partially covered walkway would be more alluring. We are not opposed to redevelopment, only wish for something better.
- The plan shows an overcrowded village center, overcrowding would lead to fewer people coming to the village center Who wants to fight for parking. Even if the proposed apt complex has internal parking, most families have 2 cars. The village green has reduced in size as have the amt of parking spaces, all negatives. What the Village Center needs is a few more specialty stores that will attract more customers which in turn will bring more business to the existing Giant and those stores/services. I personally would like to see a Bonefish Grill Restaurant as there are none in Columbia/Howard County so we bring our business to Crofton or Annapolis. Just a thought. The entrance from Cedar Lane is one way and often blocked by Giant Delivery trucks, not practical in consideration, even if it were 2-way. What is truly needed is a traffic light at the corner of Quarterstaff and Freetown Rds, too many accidents and fender denders and more traffic would only add to that. It's bad enough people leaving the village center onto Quarterstaff think they have the right away. Also you can't compare Sunrise with other apartments, the residents of Sunrise are not driving around and unfortunately probably do not even have enough visitors adding to the traffic patterns.
- This or any other plan to expand the village center defy the village centers character. There are too many multi dwellings being built in the downtown area and this kimco plan does not fit the aesthetic of the mature neighborhood of single family homes. Hickory Ridge is a community near what is now becoming a city plan to create a real Downtown, and should not be part of this urban expansion. I have not received information in full regarding how this will effect enrollment in the schools in this area, the rent increases to existing businesses stores and restaurants, and the increasing traffic along Cedar Lane and Freetown Road. Kimco is obviously more interested in increasing their increase of profit, not in the current residences, property values and the integrity of our local schools. More retail is not needed. I recall several years ago when one of the major drugstores wanted to build very near the village center. I am not sure if this project was defeated due to zoning or the negative impact expressed by residents. Have we not learned from the abomination of the expansion at Wilde Lake? I truly believe that the majority of residences owning homes here for more than 30 yrs are not supporting this plan. We were attracted to this community as the vision of the Rouse Company. Please consider the will of the people, not the needs of a

major corporate greed. Having been at several meetings it seems to me that Kimcos presentations were not balanced to the community input. Truly we feel are being bulldozed but Kimco.

- It is my feeling that there are just too many units. It was pretty clear that the community was disappointed that the village plan was pretty much ignored. I appreciate the time that Kimco invested time and resources (the second design)in the community, but I am not sure that they worked with the community in good faith. Of course, we residents must understand they have to make a profit but this project is just too big for the space - especially since there is so much building in Town Center. Overwhelming.
- I would like the current village center to remain as it is right now.
- The proposal is not in harmony with the neighborhood and the local infrastructure is insufficient to handle the additional residents.
- Residential area is too large, (area and height) and pedestrian area/"village green" while good in principle, is too small - a net loss from the current. The added residential will impose a significant new traffic burden on Cedar Lane and Freetown Road, and I see no plan for other community infrastructure (e.g. schools) needed to accommodate the new residential.
- Too much residential use and increased traffic impact to neighborhoods. Lacking details on retail usage and types of retail space being considered.
- This "plan" does not account for increased car traffic and reduces the overall size of the village center to accommodate increased parking and the residential space which benefits no one except the developer who sells it. The current roads simply cannot handle this increased traffic. The height of the buildings will also ruin the look of the center and make it as ugly and congested looking as the "new" Wilde Lake and downtown.
- This would decrease our property values - and hence - I do NOT support the additional of residential units to the village center at all. Our village center and its open space feel with limited development makes the area seem more exclusive, and elite. Stuffing it full of residential units creates congestion and a busy atmosphere that is NOT the neighborhood I wanted to live in when I bought years ago. Its not in agreement with the rest of the community - it's like "let's add an over-developed urban area" into a rural-feeling suburban community. Also - leaving the green roof on Giant? That makes the whole plan look piecemeal - not like ONE development area. That's just dumb. We need more of a village green - and I would like to see a couple of restaurants - preferably non-chain.
- I think there is a middle ground that can be reached here. Our Village Center wants a refresh. Kimco wants ROI for improving the Village Center. I think the answer is a smaller apartment complex. There are a ridiculous amount of apartments going up in Town Center. I've read that there will be a Future office park on Freetown, more 55+ and more townhomes on Cedar Lane. 100 apartments or fewer in the Village Center would be an ideal amount to provide Kimco's desired consumer base to the Village Center while also keeping the traffic and school impact footprint low. Question 11 was confusing. When you say architectural control, do you mean that in a RAC sense, as in having input over the architectural design? Or do you mean that the association would develop the architectural plan? I think the Association should be allowed to veto aspects of the architectural plan, but I would not want the community association to actually design the apartments.
- I am not in favor of having to cross traffic lanes to shop at the multiple retail buildings. I also do not want to see an apartment building in the village center.
- I expect the HR village board to strongly oppose this plan (e.g. In its advise to the CA). What is the evidence that the anchor store Giant needs such a dense visually overwhelming cluster of apartments to support its customer base? I am not convinced there is such evidence. Where is the respect for the current pedestrian promenade, which is longer, has shops all along its length, and could be enhanced reflecting its unique historical character instead of mostly discarded and taking too many years of disorderly mess to replace? Any concerns of fellow village members living in the village immediate vicinity (e.g. half mile) should receive high priority.
- Total disruption of the majority of the merchants 2) Plan solely to install a rent paying housing development. In initial planning meetings with the community, KIMCO representatives stated that if the housing is not approved, the reconstruction project will be scrapped. 3) No adequate reasons provided for this major redevelopment. Cited Howard County study concerning the future viability of the village center does not support the intended construction. 4) KIMCO will not release supposed studies which support their assertions concerning the traffic/population/environmental impact of the new development. 5) Initial meetings stated that the concept was to relocate the parking lot so that the entrance to Giant faced parking lot. Revised plan does not do this ergo another KIMCO lie. 6) KIMCO has not provided a point by point explanation of their variances from the Village Board study. Such as height of the building, increased commercial vs residential space, location of any proposed housing on the property. In short, KIMCO has virtually ignored the input of the Village Board's study. 7) The parking allotted for the residential area is woefully inadequate given the size of their proposed apartment building and the age group they presume will occupy the apartments. 8) KIMCO maintains that by constructing a housing development in the Village Center, it will be an anchor which will save the Village Center, however, they are adamant that such a construction has to be rental vs. owned. (condos) If the intent is to bring in residents, then the matter

of whether it is owned or rented should not matter. But the reason for the housing development is for KIMCO's bottom line not to do anything for the citizens of Hickory Ridge Village. 9) The Village Board should oppose this redevelopment in the strongest possible terms to the concerned Howard County boards.

- I like the VC as it is!
- Overall, yes, supportive of a remodel but: very concerned about traffic at intersection of Freetown and Quarterstaff - cannot safely cross traveling from residence at Red Keel. Will Kimco maintain the village center? During height of Zika issues they allowed a fountain to collect stagnant water ALL summer and not run it at all - how will they prevent this in future design? Water features need some sort of requirement to be running or they are a nuisance. Giant seems poorly connected to retail. I don't like Giant and don't shop there, but its important to connect Giant to rest of retail. The village center layout as proposed seems very car-centric. Make more pedestrian oriented. Development should not shut down the village center for a long timeframe. We have a vibrant village center as-is; concerned merchants will leave and not return due to long -shut down. What is the trash management plan? Currently the flies are a huge problem, which appears to be related to trash issues. The village center is a gathering space for families, children,,teenagers, and seniors. Please design it to accomodate those needs. I am the rare resident who is supportive of a lot of residential units (if the traffic issues for pedestrians are addressed at Freetown and Quarterstaff - need a circle or a light - something)
- No one will ever be 100% satisfied with what is done, but I think the plan is heading in the right direction. I would prefer fewer apartments and more green space, if possible. However, we have to be realistic in that without change, the village center will not survive. Unfortunately, too many people don't realize that. I've also been concerned about the rudeness of comments at the various meetings. The developers aren't our enemies and if we are supposed to be about civility, then that includes everyone, not just the people we like. Thank you for the opportunity to provide input.
- I do not like the apartments, they add too much density to the area. The ratio of residential to retail is too heavily skewed to residential. I question the impact of so much additional traffic and do not like how current green space at the corner of Cedar and Freetown would be replaced with tall buildings. I also question the viability and location of the parking lots. Additionally, the pictures appear to eliminate the open air space between the current shops in the center.
- This plan does not meet the needs of this community.
- Mostly I see the plan to develop the center as a reasonable use of the space and consistent with the "small town Main Street city" concept popular in America right now. Beats the heck out of the wasted parking spaces we have now. (although the Dragons seem to making good use)
- I don't see the plan as an improvement over what currently exists. Under the plan the vast majority of space is designated for parking. The space for the public village green should be expanded, preferably through a second public space located where the residential parking is currently located under the new plan. Additionally, as someone who values a diverse neighborhood it scares me that the vast majority of the faces in the pictures provided for the development plan are white. I would prefer that no new residential buildings are constructed, but if they are, I would hope that a sizable number be subsidized or rent controlled to make them affordable to low-income tenants.
- I do not believe that the current plan provides what the residents of Hickory Ridge want. I do not want any apartments and believe that they will add to increased traffic congestion along with overcrowding of area schools. I also do not believe that the new design gives enough attention to the currently thriving restaurants and retail stores in the village center. The apartment building seems to be the priority of Kimco and not the neighborhood feel of the community. Our village center is one that is making money and is well supported by not just our community, but near by Harpers Choice residents as well. They too have expressed their disagreement of placing an apartment building in the village center. More parking spaces will be removed and some days, parking is at a premium. I believe the center can be updated without the apartment building! I like the enlarged space for sidewalk eating.
- The residential uses in Kimco's current plan dwarf and overwhelm the other uses, especially the height and ratio of residential areas to commercial and village green type areas. The residential section is visually overwhelming and blocks street visibility of the retail section. Blocked visibility will adversely impact retail uses. The plan is not in conformity with the surrounding area. There is insufficient set-back from the road. This is not a downtown area. The architectural design of Sunrise is closer to the design of traditional neighborhood homes. The architectural design of the current plan's residential buildings are more city-like and do not fit in with the neighborhood. The current plan's parking areas are inadequate and are more reminiscent of a downtown retail center. The reduced parking area and lack of easy accessibility to many of the retail stores will result in reduced patronage. People will go to other local shopping centers with plentiful parking close to store entrances. Any new residential areas should be located near current neighborhood residences, not on Cedar Lane. The village center is supposed to be a community focal point and gathering place for the surrounding village neighborhoods. The current plan does not align with that goal.
- If Village Center redevelopment is not approved our Village Center will deteriorate and become a liability to the village.

- I have attended five KIMCO village center redevelopment meetings. I have carefully studied the Columbia Market Study (published by CA in NOV 2014). The current village center grocery store anchor model is facing intense competition. In order for the Hickory Ridge Village Center to remain competitive in today's market the proposed KIMCO changes are essential. In particular, more residential density (the apartments) is necessary to financially justify and drive the additions and improvements. KIMCO listened to the community and made significant improvements to the plan.
- I like the changes to the retail portion; however, I feel the multi-family building is quite large and out of proportion to the size of the retail buildings.
- I assume Giant will move its entrance. Nevertheless, it looks like a longer walk from the parking lot. - Please provide a pull-off lane for the bus to stop, so that it doesn't block traffic. Currently it stops by Giant for several minutes, blocking traffic. - A median-located mailbox would be nice, so that we can mail a letter without getting out of the car. A Freetown Road entrance might be good for that purpose.
- I am happy with the quaint Avenue look of the village center now. If updates need to occur, I would agree with some of these changes but strongly feel the need to maintain the suburb feel of the current set up and do not believe that this area should change to a higher density. That is already available in other areas in the county. I chose this area because of suburban feel and don't wish to change to a more urban area such as Wilde Lake and Towne Center. I believe there should be variety and this should be a part of Columbia that isn't as crowded with over population and traffic. Upgrading the grocery store would be the biggest way to increase vitality to this village.

Residential (176 comments)

- Any apartments should mirror the color and design of the Sunrise Senior home in size and beauty
- Opposed to apartments in our neighborhood. Traffic increases, crime increases, parking challenges, loitering and and eyesore. Will also decrease the value of our home.
- Do not support additional residential space
- I do not support the residential area. There are already too many people in the area. Overcrowding has already happened.
- I like the addition to a few shops/restaurants. Apartments are NOT a good idea - traffic is going to be a HUGE issue. The new Wilde Lake Village Center looks mismatched - we don't want a repeat of that at Hickory Ridge.
- I believe the residential piece is unnecessary and will create parking and traffic issues. If it is going to be done despite our concerns, it should be kept to 3 stories with more available parking.
- Keep Rouse's dream alive. That's why we moved here. We did not buy into high rise apartments next door - yes 4 stories is a high rise in our community. The argument that it is not much taller than the peaked roof of Sunrise Building is fallacious. There is huge difference in mass of a four story structure and a three story peaked roof. There is a reason why we have sunshine laws.
- Re question 11: HRCA should have at least some control. I do not know if HRCA has full control over other major residential and commercial projects or the expertise to do so. My main concern is with the use of the village center for residential use and especially the scale of the residential buildings.. Should not be allowed.
- The Hickory Ridge Village Center is not an acceptable place for 230 apartments. I think most individuals agree that the center is aging and needs some help, but not at the cost of adding more people to an already crowded area. Change the configuration and add more retail/restaurants/more green space, but leave the apartments out of the equation. Remember....we all moved to the area we currently live because of the way Hickory Ridge already is. We, as a community, DO NOT WANT apartments to be added to the mix, to look more and more like downtown. The apartments do not belong in that area. The building in Wilde Lake looks awful. It is too big for the small area that it was built. I have lived in Howard County almost all of my life. I went to school here and returned to raise my family here. I love the area the way it is and would support more retail, restaurants, more usable green space or other idea for the center. What you are proposing will seriously make me and others like me, consider moving. Many years ago, CVS (I believe as it has been a long time) wanted to build on the corner of Freetown and Cedar. The residents fought that as well. We don't want Hickory Ridge to become just like the other village centers. We like the rural feel of living where we live, even though we live in Columbia, being where we are gives it that rural atmosphere. PLEASE reconsider your plans for the center. I know you want to guarantee the center's survival over the next 30+ years, but nothing is guaranteed. PLEASE don't make Hickory Ridge an overcrowded area. PLEASE do something else with that piece of land and keep Hickory Ridge the best village center that it is.
- Overall, this is much improved compared to the original proposal. However, I do not approve of a large apartment complex. I think the large increase in residential units at Wilde Lake is ridiculous and contrary to a cozy but accessible neighborhood feel. I am fine with a limited number of units (<100) to increase the availability of housings in Columbia, but adding too

many units will overwhelm an already taxed area regarding utilities (pool, library, parking, etc) and congested traffic patterns in the area. The downtown is adding 1500 units- we don't need another 400 in Hickory Ridge!! The open green space is nice to look at but it would be better to have more benches and seating for those who are just passing through and want to enjoy the outdoors; sitting on the ground is not why I come to the village center. I'm also very concerned about the displaced retailers, especially the owners of the restaurants that we frequent across from the Giant. How will those spaces be helped to stay open during the construction or compensated for their inevitable loss of income? We can't lose places like Luna Bella for chain restaurants!!

- Residential/apartment plans are too large. Although my family promotes growth and new businesses, we feel Kimco's plan is far too large and will crowd our quiet-slow paced community
- I DO NOT support any residential portions of the plan.
- Should include a percentage of affordable housing units as well. Not just luxury apts.
- There must be oversight by the Village Board . No exceptions.
- Multiple dwelling structure residential additions will decrease all aspects of the hickory ridge community aspect except for those living in those structures
- Not in favor of the large number of residential units. Feel it will significantly increase traffic on Cedar Lane and Freetown Rd.
- I support it all except for the proposed size of the apartment building.
- Too much in small space
- I am not in favor of turning our quaint Village Center into a profitable apartment complex for KIMCO. We as residences don't have any benefits from adding an apartment complex. KIMCO didn't even offer a version without apartments because they want to make money. It is a horrible idea and the fact our HR Community Association can't take a side is even more frustrating. Our community isn't set up for an apartment complex of this size. According to residential use it can't be overwhelming. I am sure the proposed parking structure and building is overwhelming. Adding a parking structure to a village center that is not zoned residential seems a little off. I am against the apartment complex but I already feel my opinion doesn't matter and KIMCO will have its way with the HRCA backing it up, sadly.
- Proposed residential overwhelms and dwarfs all other aspects of proposal. This does not support or enhance the village center as required by Howard County Zoning regulations. Also, very concerned that Kimco will put in even more residential on unmarked area of plan between Cedar lane and proposed residential parking as soon as this plan has passed.
- I would prefer fewer than 200 apartments, although that is not a deal breaker for me. I like the overall designs and the latest architectural firm that is being used.
- The addition of an apartment building is unacceptable from residential quality of life, traffic/facilities congestion, and village center access/use perspectives. It certainly appears that the focus of the effort is on adding the apartment building vice improving the village center's community responsiveness.
- I do not agree with building residential units in this complex. This should be completely a non residential environment with business offices, retail, entertainment, community centers, and restaurants. Building any residential building in this location will ruin the area and available space forever.
- I do not agree with overwhelming the village center with tall residential apartments alongside the road, as has already happened in both Wilde Lake and the Town Center. Columbia is starting to look like Northern Virginia, which is awful. The appeal of Columbia was the greenery, not tall condos on every corner.
- There are way too many apartments in this plan. This isn't a village center, it's an apartment complex with stores nearby. It will have a negative impact on schools, traffic, and home values. Nothing is being done to address traffic concerns. Will these units cause any redistricting of schools? Why do we need so many new apartments in Columbia? They are everywhere. Columbia has too many apartments, condos, and townhomes as it is. What type of retail are they planning to get? Do they have any commitments yet? What about restaurants? What kind will be there? This plan is terrible --- too much of a focus on residential units, no plan for impact to surrounding areas, and no specifics about possible tenants.
- There is absolutely no need for apartments in this village center. It is just going to cause traffic congestion and chaos. It is so convenient and easy to run into the Giant, or Hickory Ridge Liquors, these apartments would make me go elsewhere. If there are apartments, they certainly should have to be under the same architectural control as all of us other residents. The parking lot, as it is laid out in this plan, does not make it convenient at all to go into the grocery store. I would start going to the new Giant being built in Chatham Mall where I can park close to the store. Please don't take the quick convenience of the shops in this mall away by building apartments. We do not need more residences! If anything, give us more shops! A coffee shop perhaps, and some green as a gathering place would be nice. Bringing in more residents and more traffic will only force me to go elsewhere. Columbia is being ruined, first Wilde Lake Village Center and now this.
- The current village center needs only minor adjustments. The addition of a huge apartment complex with its additional parking needs and commuter traffic adversely affects current residents in numerous ways, which have already been noted to Kimco. Additionally it is visually unattractive.

- Too many residential units. Residential building looms over area and seems out of proportion.
- Concerned about new residential size
- No apartments.
- We do not support rental units in the Village Center.
- We don't need any housing at all. The neighborhood has gone downhill far enough and were considering leaving as a result. The "community" needs more retail, more restaurants, more green space for community events. No housing.
- We strongly oppose residential apartments in the village center. Apartments do not enhance our village center. We moved to Hickory Ridge for suburban living and not Silver Spring urbanization of our village center. We are very concerned about the increase of traffic. Dense housing in both Long Reach and Oakland Mills has resulted in a myriad of challenging problems. The apartment complex in Wilde Lake is an example of a very unwelcome change to that neighborhood. --I question the way in which this survey was authored given the misleading comparison of proposed apartment complex and the Senior Sunrise Complex. We are very concerned that our elected representatives are in bed with a billion dollar company.
- I am not pleased with MORE HOUSING. Really? There are plenty of apartments in the area--do we really need more?
- I think that building the apartments and spreading out the retail units to the corners of the parking lot and under the apartments will ruin the neighborhood feel of the village center. Much of the reason we chose this community was due to this neighborhood feeling that your plan will destroy.
- I do not approve of adding a tall apartment building aesthetically. There are no shortages of apartment buildings in the area. While I think the existing village center could use a facelift per say, I would not approve of it in this manner. I also do not feel that there is enough parking for the retail area, specifically Giant, given that the current main lot for Giant shoppers is now being taken up by the residential building in the plan.
- Some renovation of the village center is fine, but something this extensive will effect traffic flow. The new Village Center in Wilde Lake looks like a wasteland there is so much unused space. We can do better. WE DO NOT NEED ANYMORE APARTMENTS IN COLUMBIA!!! The proposed build near the mall in addition to the new apartments at the mall and the existing apartments is out of control. Invest in affordable real estate. All the crime on my street, (which is a lot) is from the apartments that flank my property. Please rethink some of this project.
- Too many units!! Insufficient parking internally for residents!!! 1.6 cars who r u kidding???? Younger populations will definitely need 2 working adults to afford rents for such rental properties, that means 2 cars for a large %. Seems retail parking will b insufficient & not in close proximity to stores. Concerns with merchants in transition & increased rental costs. Too much traffic & safety issues
- This plan, with apartments, turns the village center into an apartment complex.
- An apartment building in what has always been a quiet residential neighborhood is uncalled for and a disservice to the community that calls this are home.
- As owners of the property, Kimco has the right to develop it. I just think that the size of the apartment complex detracts from a "Village Center" and makes it more of a center for the people in the apartments. There is no guarantee that the apartment dwellers will shop at the HR Village Center, considering all the options around Columbia.
- My main concern is that the apartment complex would take away the public parking area for Giant, nearest Cedar Lane.
- The main issue that I have with the plan is the residential component and how that will add greatly to the traffic gridlock on Freetown Road and Cedar Lane.
- No apartments! No residential area at all!
- I have no desire to see apartments integrated into the community. Between the development of apartments in Columbia Town Center and the addition of townhomes at the bottom of Cedar Lane there is ample availability of other options then the single family homes that are the hallmark of this village.
- The apartments as proposed would CLEARLY overwhelm all other uses over the village center and the surrounding businesses combined, in opposition to the development plan. It would also be essentially the only thing seen from the main road (Cedar Lane). Only a small residential building would be acceptable to me. My other big concern is parking for customers and employees of the village center businesses. While there is certainly more than needed now, the proposal would reduce parking too much. If you look at the back parking lot now in the middle of the day during the week, it's more than half full as it is. A smaller residential structure would alleviate both issues, by not overwhelming the businesses and community areas and allowing for more parking to remain.
- I do not support it because of the residential component. Having rental apartment buildings in that space might attract bad people in the area.
- Not interested in having apartments inot the village center. It will reduce the value of our homes and put further strain on the overcrowded schools.

- I do NOT want the apartments on the same parcel of land as the retail/office buildings. (The existing Sunrise is an exception). I would like to suggest they acquire the property on the north side of Freetown Rd. that is currently undeveloped and the put apartments there. I think the aesthetic of the apartments should appear house-like (similar to Sunrise) and not like a monolithic cube. I would be okay with additional 1-2 story retail/office fronting Cedar Lane.
- The residential complex is too large and will overwhelm the Village Center. The open concept design and additional retail is nice and would make the center more attractive. However, the existing structures will seem very outdated if not give a "face lift".
- There is not enough need for so many residential units when so many units are available in Columbia
- I think more buildings would overwhelm the whole village center. Some modernization would be great, but this is too much. We have enough amenities in Columbia and this is just too large of a proposal especially since the money could be well spent elsewhere and in another area of Hickory Ridge area, to have affordable housing instead of wasting money unnecessarily.
- The plan to put that many buildings with so many apartments will create significant congestion. It will change the whole feeling of the community and move Columbia one step closer to being like Rockville. I also question the notion of building only market rate apartments. That goes against the very nature of the original concept behind the creation of Columbia which is that neighborhoods would not be created for just one type of income population.
- We do not need more housing in this area.
- Too many residences are proposed with too little parking and inadequate facilities available (roads, schools). The proposed residential density is crazy high. With 5-6000 new apartments coming online less than 2 miles away in Town Center, NO residences should be put in place. Kimco obviously wants to make money, but our Village Center is healthy as it is. The plan does not have enough parking for commercial customers shopping.
- We are long-term residents, originally attracted to Hickory Ridge for its predominantly single family-resident makeup. The apartments as envisioned in this plan will ruin the original nature of this village and add to the already bad traffic on obsolete Cedar Lane. We support the plans for downtown, but village centers in our quiet neighborhoods are not appropriate for this type of high density development.
- We do not support the residential area. Adding this many apartments will impact traffic in our area.
- Absolutely no apartments or residential units should be included in the redesign of the village center. We do not need additional traffic congestion or people in the area, which could increase crime, and totally overwhelm the area. Residents of Hickory Ridge live here for a reason - quiet community without additional population brought on by the apartments. Too many single family/townhomes have been added in the past couple years. Enough is enough. We are already destroying Columbia with too much growth. Trees are being cut down all over Columbia, including in Hickory Ridge and the Town Center for new residential units and businesses. This has to stop! Residents raised concerns for a reason. Listen to them - this is our home - not your money making project!!! The Village Center is fine as is, but if it needs redeveloped, keep it a Village Center with zero residential units. Absolutely no apartments or additional residential living. Stop destroying Columbia! Stop destroying our home!!!
- I am opposed to adding residential space therefore I can't support the overall plan. I've also heard that some of the tenants may close and not open in the new space.
- Our village center is viable as it is - we do not need to be gutted and rebuilt like Kimco did at Wilde Lake. We do not want or need apartments in our village center. We bought our home in Hickory Ridge 17 years ago because of the composition of the village - predominantly single family homes and the lack of apartments. Adding apartments to our village center will overwhelm our schools, roads, and hospital.
- Adding the residential portion will overcrowd the general area but also the schools. This is unfair to the current tax payers.
- No residential buildings! I don't care what else they do.
- I do not believe the layout of the apartment building (size, placement) is acceptable for our village center. It does not help make it a central pull for the community, and has many drawbacks for our community. KIMCO seems to have put it in as a "money maker" without making it easily integrated to our community. In many ways, a poor design.
- I don't think there should be any residential buildings on the property at all.
- would prefer to see some subsidized housing rather than 100% market rate.
- To be economically viable, the center needs a strong residential component. The current plan represents an optimum arrangement of the commercial, community and residential components.
- I am quite concerned about the large number of residential units planned on this property. Many Columbia village center anchor grocery stores are impacted negatively by safety issues and theft of merchandise when surrounded by a large number of rental properties. This is not currently a very prevalent issue at the current Hickory Ridge Village Center. If the planned changes lead to these negative changes, I would avoid spending any time or money there. I shop for groceries almost exclusively at Giant since it opened decades ago and hope to continue this pattern. Don't risk a good thing that

could also lower property values. There are many rental properties in other areas of the Village. I am not pleased with the high concentration of housing at our Village Center too.

- 350,000sqf of apartment space is not acceptable. That is far too many apartments. A small garden style apartment building would be ok, but not this massive apartment building complex. This plan would be fine in the Town Center Village, which is already much more retail and commercial space based. But in a community of single family homes like ours, this would have a negative effect on our property values.
- I do not support more residential space. Columbia is losing too much of the natural surrounding as seen with all of the deer that have no place to go. HRV is very pleasing; I would like something similar
- I think Kimco's concept of going vertical is NOT IN KEEPING WITH THE HICKORY RIDGE VILLAGE. I have seen what Kimco has done at Wilde Lake. It looks hideous! Our shopping area is beautiful. It's one of the nicest in Columbia. Give it a facelift, preserve our AVENUE of trees. Apartments don't belong here!!
- Do not want the addition of apartments, which adds traffic demands, short term residents, more air pollution, less green areas. We need more green space, more trees, a more organic design plan, shapes and forms found in nature.
- The definition of the mixed use from above is to provide a community focal point and gathering place for the surrounding village neighborhoods by including the following items: and then it lists 4 bullet points. The first three bullet points don't address residential housing at all within the definition. The fourth bullet point: "Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center." This plan clearly overwhelms the uses of the village center. This would not benefit the surrounding village neighborhoods as much as the residential housing that is included in the plan. This is not acceptable. The density in this area is already too high. Even just looking at the plan, you can see the residential component (including parking) consumes over 1/3 of the "flat" space available (not to mention the multi-story buildings) - that is space that will NO LONGER be available to the village residents. We would be fine with the non-residential component of this plan. The rest is just a grab for money by the developers and potentially an increase tax revenue motive by the county.
- There's enough apartments in the area. And there's already too much traffic. No more apartments!!
- I do not support any plan to add apartments to the Hickory Ridge village center. The idea of adding an apartment building to a parking lot in a shopping center is absurd. Hickory Ridge is not part of Town Center and this type of urban apartment building mixed in with retail space does not belong here. Also, there is no room in our neighborhood schools for the students that will come from yet another apartment building.
- I do not support a market rate apartment building. Also, I would be very upset if some of our beloved restaurants were unable to sustain the construction period/possible new lease prices.
- I would support a much smaller apartment building that is NOT market rate or Section 8.
- The number of apartments, with the attendant traffic and people, will overwhelm the village center, rendering it largely unusable to the other residents of Hickory Ridge. The traffic congestion on Cedar Lane is already unacceptable during the hours of 4 and 6 PM. This will make matters significantly worse. While a small number of units is acceptable, 230 is not - that would be about 500 cars of mostly commuting people.
- We agree with revitalizing the village center without the apartments.
- The addition of apartments does nothing to improve the village center. It will, however, lower the property values of existing single family homes near the village center.
- We do not like the idea of apartment(s) building in or near the Village Center. It should be strictly retail and service oriented and provide plenty of parking. Columbia Association should have control in keeping with the Columbia Concept and the people's voice should be heard unless Kimco would like to pay every resident's CPRA and our property taxes when we need more schools to service the new apartment residents.
- The proposed apartment building needs to be cancelled!
- The redevelopment plan for the Center is seemingly a trumped up initiative to merely add an apartment complex in the area. It would appear that any cosmetic redesign of the Village Center is solely an embellishment for Kimco's higher aim to build an entirely unnecessary, poorly rendered, high-density residential complex -- one that will ultimately lead to unreasonable levels of traffic congestion and unwarranted traffic safety vulnerabilities. We say "no" to any effort to drop a set of apartments buildings at the Center. Thank you for enabling us to comment.
- I thought the space was going to be turned into a park. I don't want more buildings -- especially apartment buildings in my community. There are enough of those being built in the Town Center.
- I am all for a renovation of the Village Center, it desperately needs a "facelift". I am totally against adding an apartment building to the Village Center, as well as some of the entrances/exits as they propose. Adding apartments will directly affect the existing home values in the neighborhood.
- I favor some redesign of the village center, minus the apartment complex.

- We don't believe it is in the best interest of our community to have residential units added to the village center. These units should be part of the Downtown expansion. We do support upgrade to the village center sand apartments. Schools and traffic of existing community can't support the additional units .
- No apartments. The Harpers Choice village center has this concept of set up and it is does create a safe environment.
- Kimco should retain this as a commercial center and attract new commercial enterprises. The proposed residential plan not only overwhelms the retail nature of the Village Center, it changes the residential dynamics of the surrounding neighborhoods in a way that is likely to attract more transient residents rather than homeowners. Beyond that, once the huge apartment complex becomes the tail wagging the residential dog, the path is set for the businesses to be demolished down the road in favor of more lucrative dense apartment housing. KIMCO has displayed poor planning and understanding of community needs throughout this process, as they seek to transform from profit-making in commercial ventures to landlords in apartment complexes. This is not a value to our community, and our Village Center is not now and should not be confused with development efforts for a healthy vibrant downtown area!!
- No apartments--
- I think the apartment is too big. I think the key to improving the village center is improving the giant and improving the other stores. The princess parking concept is ridiculous and will render the first drive off of Freetown impassable. I see why people might want to rent at the mall, but not at the village center
- The mass of the proposed apartment building will overwhelm the entire site and is totally out of character with the surrounding community. Further, the hight of the building will dominate the site and the intersection of Cedar Ln. and Freetown Rd. Finally, if Wilde Lake Village architectural elements are an example of KIMCO's aesthetics, then it is critically important that the Village has oversight control of the design elements. I strongly suggest that a qualified land planning/design group be retained to offer a critical assessment of the proposal.
- Concerns are the mass of the apartment building in proportion to the Village Center, the traffic issues which would be caused by an apartment building, the parking issues which would result from this plan. The apartment building is out of character with the surrounding neighborhood.
- No apartments - none - o- no/not/never
- Living in Clemens Crossing West makes this redevelopment have a much bigger impact on our neighborhood. More so than any other neighborhood in the HRV. From the density to the design, Kimco's plan is all about them making money. NO APARTMENTS should be part of this "redevelopment" as Kimco calls it. It should be called the "destruction" of the HRVC. There is NO NEED FOR APARTMENTS in this location. If Eric Stein (liquor store owner) is worried about his business having more customers maybe if his rent was lower his prices would be lower and customers would shop there rather than driving elsewhere for better prices. His rent will go up with this redevelopment. This is a monster waiting to be unleashed on the community which does not want it. Sure renovate the shopping center. NO APARTMENTS should be included. Jim Rouse is rolling over in his grave right now with all the new ugly apartment buildings in Columbia. The density is like we live in inner city Baltimore. If we wanted that we would have moved there rather than Columbia in 1982. Columbia is losing its charm & character 1 tree / apartment building / strip mall at a time. As the village board, it should be your responsibility to challenge Kimco.
- I understand the need for residential buildings in the village center. But I am reminded of the eye sore that is currently being built at Wild Lake blocking all views, as well as the building at the corner of Little Patuxent Parkway and Broken Land. I would not like to see a residence so tall that it blocks the beauty of Columbia's trees and open spaces.
- The apartments will ruin the overall look of the surrounding neighborhoods.
- Please no apartments.
- I do not want a large apartment complex. I also oppose the idea that these well be luxury apartments. We need affordable housing so that our children, teachers, police & fire ,and sales associates , to name a few, can afford to live in the community.
- The new plan looks great except for the apartment building. There should not be an apartment building in the village center. My concern is the impact on school redistricting.
- None of these questions address the traffic issues as well as population density. There will most definitely be more traffic in and out and around the Village Center. Walking from one area of the proposed center to another will involve negotiating a lot of traffic flow. Also - looks like the open space/green space is primarily a nice front yard for the apartments and not really a focal point of the Village Center. The apartment building is way too big/large for a Village Center.
- Adding that amount of residential units will create heavy traffic. Current residents like to idea of being able to easily walk to The village center . Not near enough parking.
- The residential space is too imposing. (The survey question is a bit off comparing this height with height of Sunrise - they are completely different architectures, Sunrise is set back, is smaller and has completely different roof line.) Really dislike how new WL apts are so imposing in WL village center. Cedar Ln traffic backs up to Harriet Tubman weekday evenings and it's going to continue to get worse even without this. Think current village center is one of nicer ones in Columbia. This

design is better than last but still have to cross streets to go to shops. Access for nursing home residents has been made significantly worse. Just because this design is the trend doesn't mean all areas should adopt it. I moved to Columbia for the green space and am increasingly distressed by the character being changed to a city with buildings that hover and cut off your view (e.g. the WL residents, the large buildings on the corner of Broken Land and LLP). One of the motivating factors was to have Giant open to the parking lot - doesn't seem like it's significantly addressed this as it look like other retail is mostly on the parking lot. Hard to know if the village green meets the needs of the community.

- The key word is overwhelm; the apartment building overwhelms the site. It is notable that Kimco does not present a drawing of the view from Cedar and Freetown and does not present a 3-D model.
- We do not want to see a huge blocky apartment building right on the corner of Cedar Lane & Freetown Road. It would mar the beautiful forested vistas of Cedar Lane that exist on either side. That many units in such a large building is out of character with the rest of the village and village center. The Sunrise building is more appropriate because it is smaller and set back from the road. A building more that size, but not right along Cedar Lane, would be more appropriate.
- We do not need the congestion of more residential living there. Nix that. Put the current residents desires above the desire to make \$\$\$\$\$. If I wanted to live in Montgomery County I would have bought a house there.
- The apartments conflict with the residential look and feel of Hickory Ridge. Hickory Ridge is a low-density suburban neighborhood. The size and scale of the apartments will overwhelm the neighborhood such as through creating additional traffic on local roads and introducing a disproportionately large population cluster in the middle of moderately-populated surroundings. The apartments are unwelcome.
- My husband and I strongly resist the expansion of the Village Center in the way proposed. In particular, we are against the inclusion of the apartment building. The increase in traffic will further complicate and area plagued by high traffic, and subsequently reduce foot traffic. Additional apartments have been added in Wilde Lake which will provide proximal rental opportunities. The current layout of the Village Center was well thought out, and allows good flow to the local vendors.
- No need for any growth. Apartments at this location are not needed at all. Value of our homes will go down as well as schools' ratings (CCES and AHS). Kimco's is looking for profit not for the good of the community. The HR VC is doing very well already. Go develope Oakland Mills and other village centers that desperately need it.
- No apartments!!!! Too much traffic!!!! Too many people!!!!
- I am very upset at the proposed apartment complex. The traffic is already very heavy, add in the additional apartments and proposed building across the street, it will be like living in a small city. I moved here because of the trees and regulations. I do not support Kimco's plan.. They don't care about the community, all they care about is the money. I don't want Columbia to look like Reston.
- Kimco is using this process as a farce to rezone our shopping center into apartments with parking to maximize their own profits. Kimco doesn't care about the change this will make to our community's character and quality. Its plan will make up or overwhelm the vast majority of space. If we wanted what they propose, we would have moved to the mall area.
- Over crowding due to number of apartments is inconsistent with village and community plan.
- There should not be a residential element to the redevelopment. Exteriors of reused existing buildings should be modified to harmonize with new construction.
- If there is to be residential, it should be restricted to 55+ consistent with closest communities or be owner occupied residential rather than rental.
- The infrastructure does not support additional housing at that location. Given the surroundings, and likelihood there will be additional development along Cedar Lane and Downtown, significantly increasing traffic, the additional development will significantly contribute to making narrow Cedar Lane a bottleneck based upon heavy vehicle use. Addition of the apartments, will bring additional congestion to the center itself, driving us to use other grocery stores and away from the center. Apartments will be a physical barrier to hide the retail, and together with parking congestion and traffic on Cedar Lane these factors will work against the retail stores located in the center. As a resident of Hickory Ridge, it will add congestion to get to RT 32 for our daily commute to/from DC. There is no shortage of apartments in our village, and our schools are already at or above enrollment. This is focused on adding value for Kimco, not the community.
- Too many apartments are included in this plan. This would be a major disruption to the feeder streets that surround the whole complex and traffic that is already high will be increased tremendously. The turn from Cedar Lane into Freetown road is very tight and too likely a spot for major accidents, people just drive to fast in that area. I like the flow of rearranging the access to stores and businesses and providing more of a green area that is appealing for the public to actually use. However the number of apartments and the height is too much. Would like to see a design that is scaled back. I would like to see just how they think the increased amount of residents in the area is going to affect the traffic that surrounds this corner.
- Skip the residential plans. That building doesn't fit, nor will it be kept clean.
- I think the proposed # of residential units is far too large for this area .

- Their main goal is to make money from the apartments, as they stated at the small group meetings. This will not improve Hickory Ridge Village Center and will only increase traffic congestion.
- I can not support the apartments in our center! If it is approved I will no longer support the center and shop elsewhere. 4 stories right on Cedar Lane will stick out like a sore thumb removing the look and feel of why I moved here. The covenants state that any structure must blend in with nature and the surroundings (I paraphrase). The apartment (and all its baggage) do just the opposite in a very negative way. Kimco can create a destination lure for the center to increase profits but it is clear that's not enough for them. Also Kimco has not been honest in the information/presentation they have shared (slick marketing) evident in the misleading and missing information. Sad, just sad!
- It is too congested with the amount of additional structures being built. I think folks will feel a bit claustrophobic if the Kimco Redevelopment Plan is adopted.
- The 230 Unit residential structure would overwhelm the Village Center and totally change the nature of the Center; our Village Center would lose its appeal. The added vehicle traffic (likely 390-470 vehicles) would overwhelm the roadways and even further exacerbate the traffic jams on Cedar Lane at peak commuter times. This plan just seems to be about profit and not meeting community needs or wishes.
- An apartment building is not needed at the Village Center. It would cause increased traffic and the Center would lose its neighborhood feel. There is already too much development in Columbia.
- Too many residences, too little green space
- The proposed population density will decrease the quality of life of current residents. It is overcrowding
- We are against the building of the apartments due to the increase in population density it would bring. We do not want any further increase in congestion in our community. We do not feel the need to build this apartment complex given the building that is taking place in downtown Columbia and in Wilde Lake VC.
- I have a real problem with the proposed apartments. There are plenty of other apartment buildings in the general area and many of them have advertising for available units. If the existing apartments in the Columbia area are not even full yet, and the schools are, then why do we need even more apartments? On top of that there are more apartments and/or condos still being built in the Wild Lake area. I just feel that all more apartments will do is contribute to the over crowding. The existing stores appear to have no trouble bringing in business, and I believe the designs for the new retail space will more than help them in the future, while adding more space for more variety. I believe if you remove the residential, you can expand the retail a little more as well as the Village Green area to allow for more community events.
- The apartment building is too large relative to the space and the current traffic conditions.
- I would prefer condos, not apartment. People who own their place take better care of it. Other than that it is a very nice plan, maybe a tad too many units in the tall building
- I would support with fewer, but larger 2 bedroom apartments.
- I don't feel that need to add residential space in the village center!
- I support the plan to improve the village center but do not support the apartment complex.
- Apartment building too large
- The proposed plan turns a community village center into urban apartment living unsuitable for Hickory Ridge or any Village Center. It is best suited for downtown Columbia. The building will overwhelm the skyline, population increase will cause overcrowded roads and increase accidents. Parking is insufficient for the number of proposed units which will clog roadways into the Clemens West that is my home. The value of my home will decrease. The residential building is not appropriate for the Village Center.
- We would support the proposed plan, with architectural modifications to the residential component, if the residential unit was moved to the other side of the village center adjacent to Sunrise Senior Living and The Goddard School
- A large, unsightly building stuffed into a small area; less parking; dangerous driving and walking patterns. This is a wrong plan for redevelopment.
- The proposed residential units and parking overwhelm the village center concept. A "wall" of residential units will predominate the view from Cedar Lane. The parking and traffic flow from the residential units (230 units) is not compatible with the current or future structure of the village center concept. The village center concept in Wilde Lake is an example of poor planning and design. As current residents, we appreciate the commercial improvements in the village center but strongly object to the inclusion of over 200 residential units. The proposed design is not of a town center as it provides only limited commercial and community inclusion and breadth of services. We are not a town center (e.g. Bethesda, Reston or even Columbia Town Center) but rather a village center with grocery store (Yes, we love our Giant store) limited and supportive ancillary services (e.g. Bank, hair cutting, private restaurants, pizza, wine store, etc.). Please preserve the current, with modernization, concept of the village center without conceding to the addition of high multiple numbers of rental, residential units which detract from appearance and nearby single family residential neighborhoods that never included any plans for higher density residences. Traffic, parking and misguided concepts of residential/commercial mixed

use design are not compatible with what Clenens West residents bought into when we purchased and built our neighborhood residences!

- Upgrade maybe, but a complete overhaul with additional residences is definitely objectionable
- I feel the structure is too big and though Kimco has read the HRVP they have ignored it. Having a makeover to update the center would be fine but to add such a large structure when there are so many empty apartments in the area is senseless.
- No apartments are needed and should not be built here. Go to River Hill and build them there. We have plenty around here and they have none. This is a complete disgrace and you all should wake up to this reality. Why Hickory Ridge? Why not River Hill? I think we know why. Sop the nonsense.
- Believe the apartment building will make the village center too congested. Also, the plan does not appear to provide enough parking for the retail business.
- The additional "Residential" area will be massive, and it stretches virtually to the edges of the occupied space. It will overwhelm the rest of the village center. The drawings show the Giant in grey, but the much larger residential area in white, the same color as the parking lots. I think this is a misleading diagram. There is nothing else in the village of such size, which approximates the height of the Hospital.
- We do not need residential accommodations in this village center. There are enough residential places already in this vicinity. Village centers should be retail only.
- I do not agree with the addition of the apartment complex. We don't live in down town Columbia and want to keep it that way. The proposed apartment complex would dwarf the rest of the village. Sunrise is too tall already. Do not add an overbuilt eyesore to a quiet village center stressing the surrounding roadways, parking, and current family atmosphere. You denied a 50 meter pool facility around the corner for a reason. Deny this over built apartment complex too and save Hickory Ridge.
- 1. Not opposed to apartments on principle, but not supportive of current design. 1a. Would prefer some affordable units included. 1b. The apartment building as shown doesn't look as horrible or overwhelming as it could from the inside of the VC, but it will from Cedar Lane and Freetown Road. The Alta at Wilde Lake completely dominates that VC - a huge unfriendly hulk of a thing. I think I'd prefer a much smaller footprint and more stories, frankly. All that said, it's a fairly attractive apartment building from the VC side, especially with that set-back in the middle. 1c. There's also not nearly enough parking, despite their 1.6 spots/unit ratio being "industry standard." At the prices they will charge, and not easily walkable to downtown or employers or athletic facilities like the Metropolitan or Alta, I don't think they are going to get many single people. Couples will have 2 cars/unit, and 2 br units might have 3 or 4 cars/unit. Apartment overflow will tend to hog the closest spots to the Giant and the retail. 1d. The ratio of apartment building square footage to retail square footage (3+ to 1) feels way too high. I'd rather see some more retail/restaurant/activity/office space if we have to fill up our space with buildings. 1e. Right now, you can hang out at the Cedar Lane side of our central area and appreciate a long sunny day. The apartment building is going to block the sunset, and cast the whole central core of the VC into shade pretty early in the day. 2. The village green is nice, but I think we will really miss having some covered area like we do today, especially in inclement weather. 2a. Restaurants/fast casual food on the north edge of the village green would be great. Right now there are very few places in Columbia where one can eat outside where one isn't looking right at a bunch of cars. 3. It seems that cars entering the first entrance off Freetown Road to go to those stores on that first street (close to the apartment building) will end up passing a dozen always-occupied parking spots and, since they passed the only left turn already, they have to go to the loop at the SW corner of the Giant to turn around or drive all the way around the back of the Giant. That loop looks like an awkward turn-around. And we'll get a fair bit of extra car traffic from the circling as people try to snag a closer spot to those stores on the first street. Ditto for visitors to the apartment building. Guess that's enough for now.
- The space is not large enough to support the proposed apartment building + resident parking + customer parking. They are trying to cram way too much in that space. The parking area closer to cedar lane gets very full in the evenings and a lot of traffic goes through. Taking that away will only make it worse for people trying to shop and people just driving around that area. IF Kimco is dead set on apartments, I strongly feel they would be better off making an underground parking garage - beneath the apartments themselves. That however, does not line up with the way the community is laid out. **for the record, one of the main reasons I moved to Hickory Ridge was because there were no apartment buildings...I do not think a private company should have any authority to completely change the way a community is planned. Kimco owns several properties in the area and they could theoretically start adding apartments to other town centers, thus over-inflating the market and having significant control over rental prices.
- Kimco's plan for the village center doesn't fit the surrounding neighborhoods, (primarily single family homes, some town homes). 230 apts, and the attendant increase in people, their vehicles, (potentially 460 or more), will have a huge NEGATIVE EFFECT on local traffic conditions, schools, and ultimately property values in surrounding neighborhoods. We don't need Hickory Ridge turning into Wilde Lake. Kimco needs it to support their shareholders. Disapprove of their plan.

- This proposal eliminates the neighborhood feeling of the village center. This is not the Columbia Mall and it is not the Village of Wilde Lake; which currently has alternative housing (apartments, condo's, etc.) HRV is a neighborhood village which is dominated by single family homes. Now that Kimco has admitted that the Giant isn't going anywhere because of its success, it would be better served to enhance the current village center, without an apartment complex. In addition, the current proposed structure is both out of place, and dominates the entire village center. This plan ruins what is currently a wonderful residential community. Millennials will not come to live in a village that has a majority of single family homes, and is surrounded by two 55 and over communities, an assisted living facility, and a nursing home. Who are you kidding? We are vehemently opposed to the construction of an apartment building.
- The residential component of the plan overwhelms the site, undermines its feeling as a village center, and would dissuade me from continuing to shop there.
- The village center was not zoned for residential and I do not think changing this is appropriate or in line with the vision and spirit of Columbia. I am very opposed to any plan that adds residential housing to the village center. There has been a huge push with new development in Columbia to not provide enough parking, another huge concern I have with this and other plans for redevelopment. Please keep Columbia and Hickory Ridge's village center in line with the original intent and vision and do not support this plan that rezones for residential housing in our village center and significantly changes the look and feel of the center in negative ways!
- We approve the expansion and improvement of the village center. But DO NOT approve of the additional housing. Why can take away green space? So much of Columbia is becoming lost to commercial use and housing. Let's make our village center more family and community friendly for a local gathering space. We support our local businesses and restaurants, and entertainment.
- Seems to us that the residential project presented is going to overpower the village center. Looks like a very small space for a village green and community space in the proposed plan.
- I understand Columbia was originally designed for a population of 60,000 which now exceeds more than twice that number. Why is an additional 230 unit apartment complex necessary? Traffic is already a problem. Assuming an average of 1.5 cars per unit, that's an additional 345 cars in the area. What is the town's criteria for deciding when enough is enough? Is there a criteria? I do not support Kimco's plan if it includes the apartment complex.
- 230 units would cause overcrowding and parking issues. If residences are needed for economic viability, they should be limited to under 100 senior (over 50) condos, not apartments, which would then be more compatible with the type of housing and resident age groups near the Hickory Ridge center area. I have lived in Columbia for 46 years - those village centers that have apartments eventually have serious security problems - these security problems could endanger people in the Hickory Ridge area in the current over 50 resident and assisted living facilities as well as other residents in the future.
- ZERO APARTMENTS
- I in no way support adding apartments into the Village Center. If indeed apartments are added, my family will be moving and looking into other areas of the county.
- I don't mind an apartment component to our village center, but it should not "overwhelm" the rest of the space. This residential component is grossly oversized for the environment and on the main street, constantly viewable by traffic. Also, the additional traffic that comes with adding a residential component to the space will be more than Cedar Lane can handle. Cedar Lane is already stretched tight.
- NO APARTMENTS...PERIOD!!!!
- No residential, especially apartments. The current streets and surrounding infrastructure cannot handle it.
- We do not want the transient residences here! Our Schools are already crowded. Giant is no a valid long-term anchor store. By the way.....were is our Dog park?????
- There are too many apartments proposed and the residential component would overwhelm the retail. The village green is also too small to host anything but the very smallest of gatherings. It needs to be significantly larger to be of substantial benefit to the community.
- We invested in this area because of the village center. Please don't bring apartments to the area. The other modifications look fine. Thanks for the survey.
- The apartments aren't necessary. Village centers are supposed to be out of sight. The apartments are an eye-sore. This will also bring too much traffic around the senior living center.
- This proposed plan will ruin the current harmony of the village center. This is a neighborhood not a city. There should not be residential buildings on this site. The village center currently meets the needs of the community, The increased traffic and congestion will be a disaster. We are vehemently opposed to Kimco's plan for redevelopment of our neighborhood village center.
- I support the plan without the proposed residential component.

- Way too much residential space. It dominates the village center, and introduces too many people for the existing infrastructure.
- It appears that the only thing KIMCO, and it's partner in crime Hughes Development, can build is Parking Garages. One only has to look at the damage that has been wrought on the Wild Like Village Center and the Town Center Crescent to get a sense of the visual and aesthetic blight that the Hickory Ridge Village Center Redevelopment portends. The apartments/garage complex at Wilde Like is a visual eyesore and Hickory Ridge should not subject itself to a similar fate. Is there a documented housing shortage or need within the Hickory Ridge Village? If not, then there is no need for apartments at the Village Center. At a minimum, put the eyesore that is the parking garage underground. And yes I am aware of the added cost.
- We are excited about the next chapter of the Village Center. We believe the apartments will be a net benefit by making it possible to attract and keep good stores and restaurants for us all.
- Way too many apartment units will cause traffic congestion throughout the Village Center and general area.
- We are opposed to the proposed redevelopment for the following reasons:
 - We do not wish to see residential development at the village center;
 - Even if we were in favor of adding residential structures, the size and scope of the proposed residence is far too large, is the dominant structure, by far, for the proposed redevelopment and is architecturally out of whack with most residential property in the surrounding area and in village at large. The comparison to the height of the building to Sunrise is disingenuous as the sheer mass of the building and huge flat roof line overwhelm the entire center. There is nothing unique about the proposed structure which simply mirrors the retail/residential mix of the Metropolitan, and similar structures and proposals at College Park and Columbia Heights in DC. It reflects an attempt to urbanize a very residential village - sort of a pillage of the village.
 - Among our greatest concerns is the impact on Cedar Lane and Freetown Road. We strongly suggest that all directly involved in this plan walk down Cedar Lane in either direction side by side with another person; or better yet with a stoller or wheelchair. It is a treacherous experience as it is - there is no safety-bike, lane in either direction; bikes riders must be up on the sidewalk posing danger to pedestrians; traffic volume already heavy is increasing as Cedar Lane is a major artery to the college, the hospital, Rte. 32, Lorien, Atholton HS, even the Merriwether Post Pavillion, the Lakefront and downtown Columbia. It is hard to see how safety/bike lanes can be added to Cedar Lane or how, in the future, the road itself, can be widened. Finally, the current entrance off Cedar Lane is inadequate and unsafe enough from a pedestrian perspective. Making it both an entrance and an exit, including for tractor trailers and apartment residents will make it far more of a concern.
 - The village center now is essentially walkable space - one parks at either end, walks the space and the returns to their car; the same is basically true at Dorsey Hall, King's Contrivance and several other centers. The proposed design mixes traffic traveling through - particularly, tractor trailers and apartment dwellers - with pedestrians shopping and seeking to cross streets to get to different retail venues.
 - A major troubling aspect of this whole plan has been the disembling the developer has engaged in - for example, saying it had to redevelop or Giant wouldn't stay; saying that they had to redevelop to give Giant and other retailers more visibility and then proposing a 350,000 square foot building essentially blocking any view of Giant or other retailers from Cedar Lane; saying retailers, many of whom are small locally owned businesses, don't have enough visibility, and then charging them to put their names on the posted sign at the corner of Freetown and Cedar Lane; and comparing the height of the residential building to Sunrise without accounting for the huge difference in mass.
 - Among the things we prize most about the center as structured is the contiguous space - it is an avenue - with local businesses owned, operated and staffed by people in the Howard County area. Also, it's quiet in the evenings. We are fearful that the set up and rental costs are not feasible for such businesses and chains with little vested interest in the community will be the businesses that ultimately lease the space.

Thank you for the opportunity to comment. We wish the choices above were not merely yes or no - not including "neither" or "uncertain" or some gradation of agreement or disagreement diminishes the survey. Thank you never-the-less.
- No apartments!
- I am not opposed to apartments, but as designed they overwhelm the rest of the village center. There are too many apartments, much too high, and the garage will not realistically provide enough parking spaces. The four retail spaces should be contiguous so shoppers don't need to cross the streets and could provide a bigger village green.
- no market rate apartments should be built
- The addition of that many housing units will make the area too congested and will drive down property values in the area.
- I would support the Kimco plan if the apartment structure is limited to no more than two above-ground stories (and no more than 25 feet high), no more than 100 residential units, and with at least 1.6 indoor parking spots per unit.

Retail (15 comments)

- Not sure what percent of the retail space is already spoken for, but this Village Center could really use some new locations; all of the eateries there currently are terrible. The area especially could use some new places that deliver- and that aren't pizza or chinese.

- There's nothing wrong with the Village Center the way it is now, and I'm against the apartments. I do not see the need to spend all that money to move everything around and split up the retail outlets.
- I would be more supportive of less residential space and more retail space.
- The Giant at Hickory Ridge is not nearly as nice as it was when first built. We live in Hickory Ridge and rarely use that Giant. Hopefully, improving the area means improving the grocery store.
- I think it is inexcusable to develop a plan that puts local businesses, who have been part of the village center for many years, out of business. This shows absolutely no regard for people who have poured their life savings and time and effort into their business. This is another example of how corporate loses sight of the importance of mom and pop operations.
- I support Kimco's plan because it will enhance the quality of retailers, more active center and frankly, it will result in increasing the value of the homes around the center.
- The "Plan" would increase vehicle and shopper traffic in the immediate area of the "GIANT and EXISTING RETAIL" area without any indication that there would be an increased allocation of sq. footage for Giant or improved retail experience
- Only concern is with the impact upon existing merchants, including the transition into their new spaces.
- I like the center just as it is - everything right together. I think the retail spaces that are not connected are an inconvenience and I would not use them.
- Based on the information provided, it appears that there will be way more people on site, and with fewer retail shops. Specifically, I'm concerned with the current stores in the section currently across from the Giant (Feet First, Decanter Wines, Peking Chef, etc.). It appears as though these core and long time resident shops will suffer. It also doesn't appear that there is really sufficient parking (deleting parking in place of an apartment building). It is already cramped parking at the village center as is, esp. in the holidays. This will be another place to avoid shopping at (like by Target, Walmart, Home Depot, because of congestion.
- The village center is fine how it is. To say that in 5 or 10 years it will wind up like other failed village center is not a correct analysis. The center is currently full except for the store designed for a bank. Since there are not new bank branches opening I suggest it gets change for regular business. This plan is good for Kimco but is it good for the resident of Hickory Ridge? I don't think so.
- One of the original reasons for redevelopment was the need for Giant to have an entrance at the front of the store. Also, it was claimed that Giant was prepared to move. Both reasons don't appear to be valid. The residential building overwhelms the retail space and dominates the front of the center. The automobiles and pedestrians have a greater chance of accidents with the location of the stores.
- Rouse original plan was to have multiple small centralized shopping areas with super markets in most, and precluded Big Box super markets. Putting housing in the middle of a shopping area is contradictory to Rouse's original plan. It is no longer a shopping area. It is no different than putting a Big Box super market there. The community would be better served with more retail stores there.
- We are proponents of the plan, but we are also not completely opposed to it (hence the lack of commitment to the yes/no questions above). We prefer a moderate approach to the residential development. We want to ensure the village center is safe for my wife and kids in the evening; and that this does not increase loitering or access to reasonable parking spaces to use the grocery store. We are more inclined to support the plan with a new grocery facility. The existing Giant is outdated and we do not get cell phone or internet service in it; which is important to our family of four that often needs to call each other to discuss a food purchase for our toddlers. We are inclined to shop elsewhere due to this. We certainly appreciate the amount of outreach that is being done and even being given the opportunity to provide these comments. Thanks.
- Can the architecture of the retail space be more cohesive by updating the existing Giant and existing retail space? Also, the new retail space architecture does not seem to read the same way as the new residential space. Can the sloped roofs be re-thought?

Traffic & Schools (53 comments)

- I really like the avenue concept we have now. No more apts are needed in our area. Worried about traffic and school overcrowding.

- The current village center meets all the needs of the community. If this built, roads, parking, hospitals and schools will not be able to handle the influx of new people. I would be happy to help Kimco improve the existing village shopping center, but having seen what happened to the Wilde Lake Village Center, I am not happy. We might move if this is approved!! :-(
- We do not have schools in place to support this addition of residents. Traffic will increase and create additional problems for current residents of HR village.
- Is this going to be a "green" village center? Solar panels on stores? We are also a little concerned with traffic flow onto Freetown Road with the shoppers, Atholton school, and 230 new apartment residents. It might get congested at the light unless the road is widened, etc.
- It looks like most of the parking area for the grocery store has been drastically reduced. The Plan does not seem to allow a drive-up area to load groceries in a car. If the apartment building was smaller, it would be possible to keep a drive-up road beside the grocery store. I think that 230 apartments would overload that area with people and cars and the local schools would be impacted as well.
- The concern is the overcrowding of the local schools due to the apartment building as well as the increase in traffic on Cedar Lane. Apartments also bring a certain group of people, so the concern is also of an increase in crime.
- I have 2 main concerns: 1. Only build the apts. if they are high end 2. The extra traffic supported by the surrounding roads. I travel Cedar every afternoon between 5:15 p.m. and 6:00 p.m. and the traffic at the Freetown traffic light is always quite heavy. The extra units will increase this traffic. Do we have a plan to accommodate this extra traffic?
- The idea of a mixed use development in the proposed area creates congestion and high traffic. It is not the idea of a village center in the real sense as envisioned in the original Rouse plan.
- My problem has to do with infrastructure and roads. As with the downtown development, I do not believe the existing facilities/roads will support all the extra traffic. I have read that some developers believe that people won't mind waiting through one or two or even three traffic light cycles. Trust me, I will mind.
- Due to spacing constraints and increased traffic without adequate plans to mitigate this concern, I do not believe this proposal is acceptable. Additionally, the proposal does not seem to reflect HC's culture of fostering a close knit community.
- Although it is difficult to fully grasp the visual concept, and "feel" the walkability and traffic patterns, it still concerns me adding so many residential apartments. Doing so will increase traffic and needs for parking, and I can't fathom there will be enough parking. Right now, parking is nice, acceptable, and stress free. It appears that the quaintness of a sweet community will be lost and the "new" village center will look like all other modern structures. And is it really necessary to cram every available space with a structure? Right now our Village Center is so nice and comforting. It isn't stressful trying to get and out, whether walking or driving. We can go to other places in Columbia for such...i.e., the mall and all the new structures there. Our Village Center currently is intimate and inviting and not like every other shopping center. All in all the design isn't terrible, but adding all those apartments, I believe, is the worst thing possible.
- The apartments will bring more population to the area that will directly affect our schools, our community, our shopping experience at the Village Center, our traffic, our noise pollution, etc. We are in total opposition of bringing those apartments to our neighborhood.
- I am most concerned with the traffic such a large apartment building would generate. The intersection at Quartstaff and Freetown is already dangerous when students are heading to Altholton High School in the morning. I can not imagine how Freetown Rd will be able to absorb this extra traffic safely.
- Concern over increase of traffic along Quarterstaff road - in front of Clemens Crossing elementary school and the intersection with Martin Road and Freetown roads. Consider traffic circles but NOT traffic lights at these intersections. Concern over general residential impact on Clemens Crossing neighborhood.
- The most concerning aspect of this plan is the increased traffic congestion that would be caused along Cedar Ln and Freetown Rd with 200+ new residents. Funneling that residential traffic onto Cedar Ln through one access road would only exacerbate a horrendous congestion problem on the northbound side of Cedar Lane, and at the equally congested intersection of Cedar Ln and Freetown Rd. Question 6 references the exclusion of the residential component, but this plan seems entirely motivated by the desire by Kimco to sell residential space. However, without this residential space, the destruction of half of the current village center just seems wasteful. Furthermore, parking space at the village center has never been an issue, and adding more parking does not make the village center any more appealing.
- We support upgrades to the existing buildings including Giant. We like the current layout of the "avenue". 100% against any type of residential building. Parking will not be sufficient and traffic will increase significantly on Cedar Lane AND Sunny Spring. Many drivers use Sunny Spring as a "cut through" street in lieu of Cedar Lane. I think it will increase the traffic & speeding on Sunny Spring. Buses also use Sunny Spring as a cut through. I see them all the time driving through Sunny Spring when they aren't scheduled to stop along Sunny Spring. Personally, I would like to get rid of the stops along our street but that is another issue.
- Too much traffic in retail areas. Traffic is favored over pedestrian space. Close off first ingress on Freetown road!! No biking accommodations?

- The traffic on Cedar Lane is currently congested in the afternoon rush from route 32. Adding additional residence at this location would only increase congestion and back up traffic to route 32 and points farther south.
- It would overcrowd the area. Traffic for schools and more students.
- I am concerned for the business owners such as Feet First, Hickory Ridge Grille and everyone on that side of the retail structures who will be displaced. I am worried about the economic impact to them if they have to move to a new location. I also am very fond of the current avenue style of our village center. It compacts the retail businesses and makes it easy to get around. It's not as spread out. My final and perhaps biggest concern is the impact to traffic patterns and the schools with the inclusion of such a large residential building. When I purchased a home in Columbia I specifically chose the area for it's large numbers of single family homes and reasonable class sizes in the schools. I fear the redistricting that will occur as a result of adding so many new residences.
- The area is already congested and has seen considerable development over the past decade. These new apartments will add another 1200 to 1500 people to the area (and roughly 500 more cars) I'm concerned about the impact on the schools. Traffic patterns into and around the proposed area are seriously inadequate. This is a poor plan, but we know that it's going to happen regardless of these surveys, which are misleading because they give the impression that our input is considered. Everyone I've spoken to feels the same way.
- I am not against enhancing the village center. However, moving buildings, i.e. the bank, isn't necessary. Also, the proposed apts. aren't necessary. They will only cause more traffic congestion, which is all ready a problem due to high school traffic, and eliminate needed retail parking.
- Traffic will be a nightmare because the proposed apartments will attract people with young or growing families and therefore 2 cars per family. That will end the tranquility of Hickory Ridge.
- Complete and utter nightmare. So unhappy with this. To much traffic over crowded school not to mention what you are doing to our homes and neighborhood.
- Have you driven on Cedar Lane after 4 p.m. on weekdays lately? Sometimes it's backed up nearly to the Robinson Nature Center. More residents at the village center will only make this backup worse. The new village green is too small, and with parking on 3 sides, it's no longer pedestrian friendly. The new design has no "primarily pedestrian-oriented promenade connecting the various village center buildings". The plan contains multiple wide sidewalks and seating areas but they are adjacent to parking slots, making them inferior to the current design of The Avenue. We purchased our home in Hickory Ridge because we like the quiet tree-lined streets, and the reduced traffic. This plan will bring in at least 300 more resident vehicles. Already the area can get congested, as when Atholton High School has events: I can't imagine how 500+ more cars in the immediate neighborhood is going to make that any better! During my regular visits to the village center (3-4 times per week) I see customers in the stores and often there are lines: I don't know how they can handle more customers without congestion. The restaurants have diners. The buildings are in good shape and are well maintained. Hickory Ridge is not suffering from the same problems as the Wilde Lake village center, and needs no redesign and no residential space.
- The area is too congested to support a residential component and Kimco provided no detailed plans to solve the issues that would arise on Cedar Lane and Freetown Road, especially during school hours. In addition, the current capacities of the surrounding schools (even when including the renovation projects of Swansfield Elementary and Wilde Lake Middle) will not support additional residents - all are over-capacity. The additional tax revenue will not offset the infrastructure requirements to support the residential component, and thus is a net loss for the community.
- This will be too congested - I would not go to that village center that is planned!
- Obviously consider strongly more traffic and for sure I DO NOT WANT subsidized rent.
- The plan reduces green/promenade space, increases traffic congestion and adds traffic near schools. The current village center is successful and meets the community's needs. The plan seems to only increase the owner's profit at the expense of the community and its quality of life. We recommend that the board vote against the plan.
- We are not in support of adding apartments to the village center or to the village in general. We already have a burden on our schools for capacity, and feel this addition to the village will cause secondary effects of redistricting in the future. We are opposed to any residential component to the plan. The retail component is sufficient. The Village Center definitely needs a facelift without adding residential units.
- It will be too crowded with that many apartments. Are the bus stops convenient? Will there be pedestrian paths that will be safe for Harmony Hall residents who walk to Giant? Has there been a traffic impact study? We are worried it will become full of traffic and not pleasant to visit.
- Not enough evaluation of the impact of the proposed number of apts on schools and traffic.
- There is no plan to accomodate the extra vehicular traffic on the existing roads. Until there is a widening of Cedar Lane to meet the added population and the road traffic they will create, I cannot support this measure.
- We are concerned about traffic at the intersection of Quarterstaff and Freetown Roads. This is already a very dangerous intersection, especially at the opening and closing times for Atholton High School -- high volume and new drivers. The added cars from the apartment building could exacerbate that problem. The design also isn't pedestrian friendly enough:

People would have to cross streets to get from one retail area to the others. We are also concerned that there wouldn't be enough parking for retail customers, especially during times when apartment residents are likely to be at home. There are too many units in the proposed building -- it "overwhelms" the other uses of the village center.

- Already a challenge driving on Cedar Lane. This will make that worse. Limited parking for shoppers
- The proposal fails to improve visibility and access to the Village Center from Cedar Lane. KIMCO'S proposed apartment building blocks the view of the Village Center. More visibility and access to Cedar Ln. would increase volume for Giant. With an additional 400-500 vehicles for apartment residents traffic congestion will become a nightmare at the intersection of Cedar Ln. and Freetown Rd., especially during morning drive time and school hours. Also traffic at Freetown Rd. and Quarterstaff Rd. will become more dangerous so this intersection may then require a traffic signal light. The Braeburn subdivision will also require a traffic signal light. As retail shopping patterns evolve in our fast paced community it appears that KIMCO wants to focus more on the residential development than on retail property management.
- I'm concerned about population density and increased road traffic, and I don't believe there is sufficient parking for the number of proposed units and residents' guests.
- Concerns with impact on schools and traffic. The appearance of the apartment complex is overwhelming. Thank you for your time organizing this survey.
- It will become too congested, too much traffic and overcrowded schools.
- Our major concerns are congestion and poor traffic patterns. How will residents get to Route 32 or 29? Through residential streets, probably Quarterstaff Road to Martin. Added to existing congestion from Atholton High and Clemens Crossing Elementary it becomes a potentially dangerous situation. Also walking in the center between buildings across traffic is dangerous. Our understanding when we bought a home in Clemens Crossing many years ago was that there would be no multi-family housing. We're concerned that our property values will go down.
- Traffic, parking and congestion issues with added apartments.
- Currently there is a lot of traffic in the morning and the additional residents will cause even more traffic. Rental housing will destroy the ambience of the village center. We move here because of the serenity and quietness of the suburbs.
- will create more traffic congestion
- The proposed residential space would completely overwhelm the planned Village Center and go directly against the Howard County Zoning Regulations. The traffic flow alone to enter the proposed parking garage for residents would be completely disruptive to any pedestrians not to mention the incredible negative impact on roadways near the HR Village Center. The two separate retail clusters does not support a continuous promenade design and requires crossing traffic.
- Increasing traffic for residential use in a commercial property is NOT in keeping with the village concept. The level of traffic on Cedar lane already overwhelms its capacity during evening rush hour. Any plan seeking to add housing units - which were NEVER part of the county's master plan or zoning for this location should be rejected. KIMCO's failure to maintain the property (lighted sign blinking for example, etc.) should not be rewarded with approval of unwanted housing units that destroy the neighborhood concept. With the new housing units being built at the end of Hickory Ridge Road (Merriweather/New Town City), we do not need to over tax our schools and facilities of existing residents to benefit a single corporate entity while providing little or NO benefit to taxpayers. There does not appear to be a genuine effort to use the property for its intended zoning purpose in this plan. Retail is secondary to the push for housing units - assessment free units that decrease the value of homes within the CPRA-assessed neighborhood and will reduce the quality of services and amenities available for the neighborhood. There are far more alternatives to housing units that would be useful to the area's residents and in keeping with the retail purpose of the parcel. Tables without overhead canopies or shelters that have limited use in a temperate climate which has common weather events interfering with outdoor events does not make a best-use case for this property. We do not need a replica of the Wilde Lake Wall of concrete - not in River Hill and they seem to do just fine without the housing. Why would the right of way use ANY CPRA property - that is what it seems to show on the plan, but such a traffic pattern will create dangerous conditions in a high-volume intersection - again not in the best interest of existing or any future residents. I VOTE NO on the current plan and no approved plan should contain ANY housing units. This plan is about greed and KIMCO should not be allowed to burden the neighborhood solely for their benefit.
- I am most concerned about adding many families to the village. We don't have the school system to support it, and Cedar Lane traffic (particularly afternoon rush) cannot absorb it. Additionally, the existing common area is delightfully shaded, whereas the proposed common area will require a decade or more of tree growth to provide adequate shade.
- My husband and I have lived in Columbia our entire lives and choose to raised our children in this community. We believe the proposed apartment building will cause overcrowding of the surrounding schools which are top rated schools that boast small classroom sizes. It will also increase the amount of traffic along Cedar Lane. With no proposal on dealing with the extra traffic an apartment building will add to the already overcrowded roadways.

- My concern is with addition of a large residential apartment building our community will have increases in traffic and schools that are unacceptable. Secondly, such an expansion will detract from our suburban community, and result in a more congested 'downtown' type of environment.
- Will be burden to existing traffic causing unacceptable congestion, dangerous overcapacity of local streets particularly to frequent bikers and immobile, elderly walkers and damaging to the business revenue of existing, longstanding good steward stores
- You are turning Columbia and especially Hickory Ridge village area into a traffic nightmare equivalent to overdeveloped portions of Montgomery County. Cedar Lane is significantly more congested due to recent developments like Wilde Lake, the Columbia Mall, Simpsons Ridge and many other. It now takes 4-5 lights at rush hour to get through the Cedar/Freetown light. This plan will only increase traffic congestion, possible school overcrowding and cause unnecessary changes to school districting and in the end lower property values for existing owners. After 14 years in Hickory Ridge, this will only seal the deal on my exit. Any business I do at the current village center will be non-existent if this moves forward. My opinion on this design is that it is all about maximizing profit for Kimco as unwitting people who buy in to these new residences don't know what they are walking into while at same time effectively cutting the existing non-Giant retail in half along with parking spots. Lastly, now we have a massive living structure right off Cedar (Sunrise is at least hidden off main road) that does take away from the Village concept.
- I would like to see more parking next to the forthcoming Columbia Association park. Without the additional parking, the park would have the appearance of only serving the apartment residents. I am even more concerned about the additional cars on the road. Currently, the walk to the high school from our home in the morning is extremely dangerous to the extent that I drive my student. Making the left from Quarterstaff onto Freetown can be frightening at times. I have seen students who do walk nearly hit by cars. What will be done to make that intersection safer?
- It will only add more congestion and traffic problems. The neighborhood doesn't have more retail stores and apartments ...we have more than enough already.
- Don't think the area roads can accommodate the additional traffic from the residential units. Having the apartment building on the corner of Freetown and Cedar is unsightly and not inviting to the village center. Design looks to be a poor compromise between pedestrian and vehicular traffic, not facilitating either.

Parking (30 comments)

- I question the parking design.. not really addressed much here so I can't picture it but does this mean wandering through a maze of walking paths with a grocery cart to get to your car? Not at all a fan of adding residences here.
- I don't understand the parking for the Giant and existing stores. It looks like the apartments are going into the main parking area - so where are the shoppers supposed to park? It is already a mess with parking, so I don't see how this plan will fix that issue. As it is, I drive across town to Wegman's because of the issues with the parking lot at this village center.
- The plan would eliminate a significant number of currently available parking spaces for retail. While the plan identifies the retail square footage, no mention is made of amount of planned parking other than for the apartments. Also, the plan ignores how the apartments would affect traffic on the already rush hour congested Cedar Lane
- It doesn't seem like there would be enough parking.
- It is completely unacceptable to do away with the front parking area and will make the village center unusable. Driving more shopping to the big box shopping centers. It is a total disaster
- The basic problem I have with the plan is parking. An entire parking lot has been eliminated and the back lot has been trimmed. The extra traffic is also a concern and is why I voted for fewer residential units.
- The layout of the plan is misleading. The amount of parking space would be greatly diminished while adding more residents and retail spaces. This would be useful only for the village residents and not for everyone else in the community. A four story building does not fit into this community. That belongs only in an urban area.
- Is there enough parking for the commercial/retail? Does the 105,000 sq ft include parking? The residential 305,000 includes its garage but you don't say how much area is for general parking. I drive to the village center and am concerned with being able to shop and park reasonably close to the grocery store as I can do now..
- Totally inadequate parking which is off to one side primarily making it difficult for many to make use of the facilities. Too much housing overwhelms the center and occupies areas which could be used for more convenient parking. Generally unattractive.
- There are enough apartments in Wilde Lake and the mall to accommodate the need for apartment space in Columbia. The proposed apartment garage in the village center will not fully accommodate the residents and visitors resulting in residents parking in the village center and reducing space available for shoppers.
- Concerned about non-resident (on site) parking and traffic volume. There is no info in this survey regarding current number of parking spaces versus post development, and current versus post number of retail establishments.

- While we generally approve of Kimco's plan for the redevelopment of the Village Center, we are skeptical about the proposed parking scheme. Currently there are about 500 parking spaces for retail in the village center. This new plan appears to show approximately 375 parking spaces for retail. While there typically is not a parking problem at the village center today, we are concerned that such a dramatic reduction in parking spaces will create a problem.
- Concern over how many residential parking space will there be for the apartments. Most households have at least two cars. They are proposing over 200 apartments (get it?). What about visitor parking for them? Will this cause parking spillover into the surrounding neighborhoods? For question #12, Cannot say "OVERALL" with yes or no.
- My biggest concern, besides the apts. is the available parking. It seems to be less than half of the current parking. It will be a major problem for those of us wanting to shop.
- It does not look like there will be enough parking with this plan.
- There is not enough parking
- The current plan has insufficient shopping parking, will increase traffic on Cedar and Freetown, School density will increase and no safe means for local residents to walk over to the shops. Cars parked next to outdoor tables are a safety and health issue. Social issues are anticipated with increased density and mixed income tenants.
- I'm concerned about the impact of the residential units on traffic volume and flow and fear for the safety of nearby residents in 55+ housing and the assisted living facility who frequently walk from their residence to the village center. With the proposed parking arrangement I suspect that the entrance by the gas station will have a lot more traffic than it currently has. With three exits onto Freetown Road in close proximity, it might be advisable to have a traffic light at the middle exit by the gas station to help vehicles safely enter and exit the center. The distances between businesses would make it difficult for elderly customers to walk between them. Will there be close-in handicapped parking spaces provided near the various businesses? Will there be a drive-up loading and drop-off area by Giant as there is now? Will there be adequate internal parking for apartment residents AND their guests or will they overflow into the business parking areas? How do the proposed number of parking spaces for customers compare with the current number? I've spoken with several businesses other than Giant that we currently frequent and they've indicated that they are not happy with proposed changes and either plan to look for a new location or go out of business. They like how all businesses are currently accessible by walking along the current village green areas without crossing parking lots and that they are on the paths people take as they walk to Giant.
- The current plan does NOT allow enough parking for retail shoppers. In time the residents of the apartment are going to find that the amount of parking is not enough and will overflow to retail parking spots. I believe it will get to a point that neighborhood resident will stop shopping at the retail stores due to congestion and difficulty in finding a parking spot to shop. I know I would rather drive 3 min down route 32 to get to Clarksville to shop to avoid these issues. No additional resident apartment are needed at this sight, just build more retail stores and Kimco will get the revenue they are seeking, dealing with rental apartments seems like a big headache when your trying to chase down rent payments and no pay residents. Wie up Kimco, go for the additional retail additions instead of apartments.
- I do not want the proposed apartments and the increased vehicle traffic that will occur in the parking lot. As it is now, I like the ease of getting into and out of the Giant parking lot. I do not like the proposed broken up nature of the retail either.
- Make sure the parking lanes are on an angle, so easy pulling in and out of a spot is easy. I am amazed how this simple concept is overlooked in 90% of parking areas. In addition to easy in and out of a spot, it automatically steers all traffic in a row in the same direction which reduces congestion in the lot and the need for arrows and signs, etc. Go to McDonald's next to Safeway at the end of Cedar Lane if you are not sure what I'm talking about. Or contact me crumpd@verizon.net.
- I thought the new plan was far better than the previous plan. I have 3 comments (in reverse order of importance). 1) It is not clear where the area would be to pull up to the Giant to load groceries. 2) Number of parking spaces were given based on some standard, not the number planned compared to the current number. Without this it is hard to tell exactly what is proposed. 3) (And most important) I strongly disagree with keeping the main entrance at the first turn on Freetown. Flow-wise, it would be much better at the 2nd turning so as not to have to compete with apartment traffic. And even more importantly, at the Y-split from the first turn on Freetown, the road should only go to the right in front of the apartments. Instead of the left split, that should all be walking space. Although you lose a few parking spaces, you gain much (as do the merchants) from being able to walk from one retail grouping to another. Otherwise you are continually dodging cars, which is counterproductive and making it less likely that one would want to shop there. By shifting the main entrance and closing the road between the retail shops (except those adjacent to residences), you greatly facilitate the flow of traffic and walking shoppers.
- Where will handicapped-accessible parking for the retail areas be located? How will speed of vehicular traffic on the property be controlled? Will there be speed bumps?
- Too many buildings lost to parking spaces.

- What are the proportions of low income housing or apartments in this? I object to any amount of low income housing or apartments. Is there sufficient parking for the supermarket? The parking appears inadequate considering that the current Giant parking lot is consumed by apartments.
- Plan is better than the original plan. Concerned whether there will be enough parking. Need better signage from the road so people will know that a village center is there.
- The parking and near the entrances egress eps will likely be hazardous. I have described the other concerns with the answers above.
- There is inadequate handicap parking really close. Kimko needs to think of his/her mother or father with congestive heart failure needing to go to the store for some necessities and not being able to park very close to the entrance (especially in bad weather). In rush hours shopping, the parking is inadequate for everyone. The lot is nearly full, but handicap spaces fill up first without enough spaces for people who need them. Providing valet parking services would be too expensive for Kimko to consider, but might tip the scales in favor of Kimko. The architecture of the Kimko plan is not in keeping with the current neighborhood and such a modern building is not compatible with the neighborhood.
- Very opposed to this plan. Destroys Giant's loading and unloading zone. Parking crammed into odd /nooks... dangerous design. I don't see sufficient parking for residents unless they are going to use the retail parking. Retail appears significantly diminished. With the build-out of other residences in the surrounding area (off this site), this space should remain retail -- perhaps expanded retail.
- I am concerned that there won't be sufficient parking at the current projection of 1.6 spaces per unit.

Community Space (19 comments)

- The avenue that we currently have is very pretty and useful. It is a shame that will be gone.
- Surprised at how much I liked open space, idea of enlarged community area and redshift of focus to Freetown Rd/Qtrstaff/Sunrise area. Hieght of bldg and mass ok, & even like the modern design (vice a 2nd Sunrise). It's 21st century village all the way!
- I would appreciate more Village Green if possible.
- Where is the "community space" being provided? Concerned that access for ~400 vehicles to the apartments will be inadequate and traffic congestion will occur in access to the center and on Cedar Lane. Concerned that the angle parking near the retail complex will present a congestion situation and the potential for accidents. Concerned that the CA property which was to be a park is inaccessible by local residents other than those who live in the apartments.
- More green space would better meet the needs of the community. No residential area - this would increase traffic & congestion on surrounding roads as well as complicate getting into parking lot for giant & restaurants.
- We don't need another awful development like in Wilde Lake. The tiny "Village Green" will be used for the apartment pets to defecate. Please consider the needs of the community vs KIMCO cashing in on voucher apartments.
- I would like to see more community space (inside). Plus wi fi throughout the center.
- I would prefer to see a larger village green space.
- The Village Green area looks relatively small, especially considering all the residents they may soon live near by. It seems like it should be bigger. I like that part of it is open, but I think there should be plenty of trees and a covered area as well. Perhaps a stage/platform for summertime concerts? I like the wide sidewalks and love the idea of outside seating at restaurants.
- Please consider a splash pad for children to gather in the warm months. This was a key meeting place in a previous community we lived in and brought so many families together and business to the surrounding shops throughout the day and evening.
- The size of the proposed apt bldg overwhelms the space. The gathering spaces are too cut up by cars and parking areas. We much prefer one large open space area for community gathering. The proposed changes are far too drastic for the community.
- Our village center needs some spaces for children activities. As most time of the year the weather is rainy or too hot or too cold we need some covered area for hangout, play, shopping and indoor activities.
- The existing VC, though frayed, has an intimate interior space. Modernizing and upgrading from that would have broad appeal. 2) The housing proposal just introduces too many unknowns into a stable context, i.e. living in HR, and property values. 3) The architecture, pretty renderings aside, shows a site with things built on it, as opposed to a place to go to and be in. 4) Access to the adjacent publicly funded park remains murky.
- I would like to see more green area and more space for the village center.
- The amount of walkway space and village green look to be tiny from the above presentation and more of a token than trying to meet the needs of the village. Additionally, it remains to be seen how well Kimco is able to rent out analogous apartments at the Wilde Lake Village Center; that is whether this is a feasible business model or not.

- I'd like to see fewer apartments and a bigger village green.
- The village center as is seems to be just fine without any change. If you must change it, please please please leave the trees and promenade in front of Giant as is. The treelined promenade is the best part about the village center. You can't just recreate that, the tree's that are there are tall and have age.
- We think there is not enough village green space proposed, and too few non-residential parking spaces for the amount of retail. We also are in favor of fewer apartment units.
- Village Green should be larger and oriented to serve all retail. There is no community meeting space in the concept. The CA space is totally isolated from the retail so it's future seems fated to serving the apartment dwellers or those in walking distance. Or, it becomes additional apartments. I'd rather see CA plan for space (indoor ice or tennis or whatever) combined with village center redesign. Number of apartments is too large and overwhelming. How about a Wawa and Chick-Fil-a and put the apartments across Freetown or Cedar Lane?

Other (39 comments)

- Since this is such a drastic remodel I would like to see Kimco have to incorporate alternative energy such as solar panels on the buildings and/or an electric car charger/s (free or fee based). It is much easier to add these things during construction then try to do them later. Based on the shifts toward electric/solar in our village it is only a matter of time before residents will expect to see them added to their village center.
- Does the plan include a place for a gasoline station?
- All proposals to date create an unfavorable pedestrian environment by dispersing the retail, banking, and restaurant destinations. From our home we usually access the center as pedestrians; if we drive, we park only once and can still reach every business with crossing more driveways. The proposed plans would make this more difficult and less safe. 2. The proposals do not indicate any area in/from which deliveries can be made to the stores and restaurants in their scattered islands (as are now done from a concealed service area between the back of the Avenue retail row and the SunTrust drive-through). Deliveries to clusters in the plan would trap patron vehicles and create gridlock. 3. It is true that the center has evolved in ways that have created substantial unused areas in the parking lots at the far west and northeast ends. A desirable plan might make economic use of this under-utilized space, perhaps by adding residential units. If this could be done without compromising the essential, pedestrian-safe concept that is our core concept, we would not oppose it based on the abstract principle of excluding residential use. However, if that is the legal hook by which we can prevent an unsafe perversion of the present village center's features, I would use that to obstruct the plans Kimco has submitted so far.
- The commercial area should be concentrated in one area with the green, not spread out. It is unfriendly to handicapped individuals and young children to have to cross a parking lot to go from one store to the other.
- The anchor grocery store doesn't appear to be getting a face lift or remodeled. All buildings should be aligned in design.
- It is necessary for the growth of the Village.
- :(
- I like the new urbanism design of the new village center. It is important to provide sufficient sidewalks for people walking to the village center from the retirement home across Cedar Lane and from Atholton HS.
- I'm not quite sure I understand question 11. I kind of included everything that brought it to hvng this questionnaire. So figured it should stay the same. But I'm not sure what it means to do so. Thanks.
- STOP RUINING OUR COUNTY
- My biggest concern may be out of KIMCO's direct control, but the walkability of the area is already not great and I don't see how this will improve things. The sidewalks along Cedar Lane and Freetown way are too narrow and very poorly maintained with gravel, debris, weeds, etc. Also, no protected bike lanes. The intersection at Freetown and Quarterstaff is not pedestrian friendly with the speed at which cars travel on both roads. Traffic calming devices would make a big difference.
- As long as Senior Citizen Building are met requirement up to code, there will be no cut short at all due concern of Safety for Senior Citizen Building. in partial control the apartment to met of Senior Citizen people's needed. As for tall building, must met all up to code without any shortcut isnt allowed for safety concerned. if your schedule is behind, do not make any shortcut, if you do short cut would have been devastating unsafe building for Senior Citizenship people and for all other people as such businesses and children and families. As for one thing, make sure single apartment Unit are like a home or house like. Thank you for listening.
- i was mislead as i thought this survey was directly affectign the hickory ridge area. we desperately need a foot bridge for traffic control and safety of pedestrians across from the hospital to allow people to safely cross the street as crosswalks are limited in this area and alot of people wlak with various ages fomr old to young. please help us figure out how we cna get a bridge to cross the street more safely by the hospital. the neareast one is at swansfield elm.
- I wish this plan included a facelift for the Giants building to make it more compatible with the architecture of the new stores and apartment buildings. The Giant building looks old now, it will look even older once new buildings are next to it.

- Stop overdevelopment.
- The entrance from Freetown Road between the apartment complex and the retail space is not pedestrian friendly. Pedestrians will have to dodge traffic to get to stores. Too much concrete as opposed to grassy, treed natural areas.
- Please provide electric car chartering stations. Please place them in a spot where the charging cables can reach the maximum number of spots, but make sure those aren't the best spots in the parking lot. There should also be signs and the spaces should be painted so that non electric vehicles don't take up a spot.
- HRCA should have input on architecture - not control - unless HCRA can hire an architect/design professional to assist them. Existing architecture is dated. Skin of exist. should be renovated to work with new, not vice versa. New plan is not qualitatively better than existing. Need to work on providing true pedestrian space that has form and character. This plan is not there yet. No problems with multi-use development and some apartments.
- Regarding question 11, we are not informed as to the pros and cons of architectural control by the Hickory Ridge Community Association vs. Kimco -- however it is our believe that the Village Center should be subjected to the same oversight as are all village homeowners.
- More collaboration regarding number of residential units and design of space with the Hickory Ridge Village Board is required. HR should not have control but HoCo DPZ and Planning/Zoning Board need to better collaborate with residents on issues raised with all of these questions. This is not TOWN CENTER and HR does not require the same "architectural milieu" /branding whatever as Town Center.
- Did not answer #7 because this survey does not define "architectural control." Does this mean the HRCA can reject the proposed apartment building? This is a very flawed and invalid research survey. Please re-do and find professional help within the community who are willing to redesign a valid survey, thank you.
- The info/description in question #2 is vague. More assisted living facilities in this area would be better service to the community and probably fulfill the need for the aging population. Let's not let this turn into an area like the MALL area has become. The hospital is just down Cedar Lane.
- The Sunrise Bldg is only this height because of the roof line which fits with existing roof line/style of Giant. The apt. bldg does not.
- Deeply concerned about pedestrians having to cross the added streets to get to shopping.
- thanks for the work here.. i think this is nicely done..
- Leave well enough alone!!!!
- We have just moved to Hickory Ridge from the Metropolitan. If we wanted a Village Center (VC) like the one being proposed we would have stayed in downtown. We grew up in Columbia and both enjoy the fully vibrant VC that Hickory Ridge provides. This is a VC that has not had the issues experienced by Wilde Lake, Harpers Choice, Owen Brown, Oakland Mills, or Phelps Luck and the current level of apartment building in the area is providing the opportunity for blight once the current rental market declines.
- Please ensure adequate bicycle parking. Meaning: racks in high-traffic (pedestrian) areas to prevent theft, easy to secure the bike FRAME to the rack (not just the wheel), and preferably under an awning or roof for inclement weather. Also, I like the apartments, but it's important that my community has affordable housing options, not just "luxury" apartments.
- Why are we losing all of our natural green space? Townhouses at the end of Cedar Lane. Across the street, nature was demolished to construct a 'nature center.' What is wrong with nature as is? No residential as part of redevelopment.
- Let's get on with the process! Not everyone is going to be pleased with everything. I had to debate on and on, and in the meantime lose out on a new, vibrant space---
- Your questions are too vague to really answer. You need more than a Y/N response--you need room for a maybe and a qualifying response. What is market-rate housing and what will approximate rates be? How will this development affect existing infrastructure (water, sewer, roads, and schools.)? Is there any affordable housing for lower income residents and county workers, such as teachers, fire and police personnel? You need a much more detailed survey to be valid in what you collect.
- Ugly and outdoor tables by the road is silly.
- Columbia Association should have architectural control of all residential housing structures.
- If this has not been done, the village should negotiate "parallel review rights" with HHC regarding architectural review of the apartment building, as Town Center has for the new developments in Town Center as well as making sure to annex the apartment building into the village if it is not currently so the tenants have the right to vote in village elections.
- I know that the building colors have probably not been finalized so I would favor colors that would be softer than the hard industrial aluminum color shown on the rendering. Colors that would work with the greens on the Giant roof would be preferable to me.
- Make sure there is good pedestrian access for residents of Sunrise and walkers from Quarterstaff and Harriet Tubman through the parking lot to the stores and Village Green.

- We moved here 13 + years ago to escape the over growth and monstrosity of the many portions of Columbia and East Howard County. This Corporate profit scheme is typical of the constant destruction of the great traditional neighborhoods like Clemons Crossing. My father worked for James Rouse for decades and helped develop original Columbia and I know they would all be horrified at this proposal. This is bad for all and will ruin the ambience, tranquility and one of the last little Columbia neighborhood sanctuaries left. I can't express my self enough how much I, my family and long time neighbors are completely against this type of growth and commercial "strictly for profit" sellout residential project.
- KIMCO does not do a good job a managing properties and village centers in Columbia. Their follow thru is poor. They are great a lip service but bad at follow thru. This proposed center will be a hang out for a bad element and it also seems to create a more congested traffic situation which is already bad.
- The proposed plan reduces pedestrian connectivity. To much separation between retail structures. Looks to haphazard and like a typical strip center.