

January 4, 2018

# HICKORY RIDGE VILLAGE CENTER REVITALIZATION

PLANNING BOARD

 **KIMCO**<sup>TM</sup>  
REALTY

**hord | coplan | macht**

# Agenda

- 01 Context Overview
- 02 Proposal Summary
- 03 Why Revitalize
- 04 Plan Evolution | Process
- 05 Site Design
- 06 Architectural Character
- 07 Transportation Analysis
- 08 Summary



# 01

## CONTEXT OVERVIEW



**4 Village Boundaries**



**5 Village Center Community Plan Boundary**



**6 Existing Village Center**

# 02 PROPOSAL SUMMARY

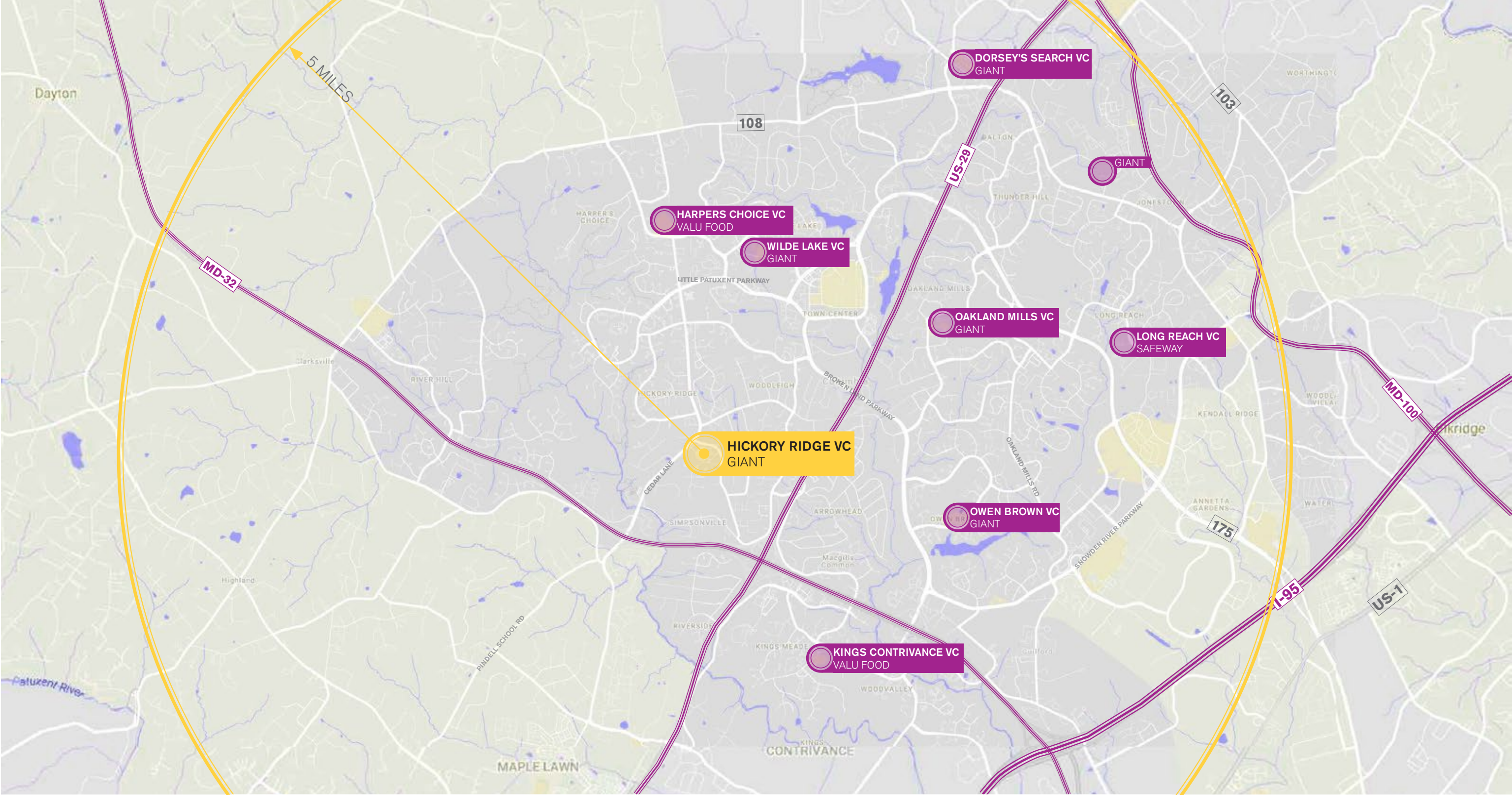




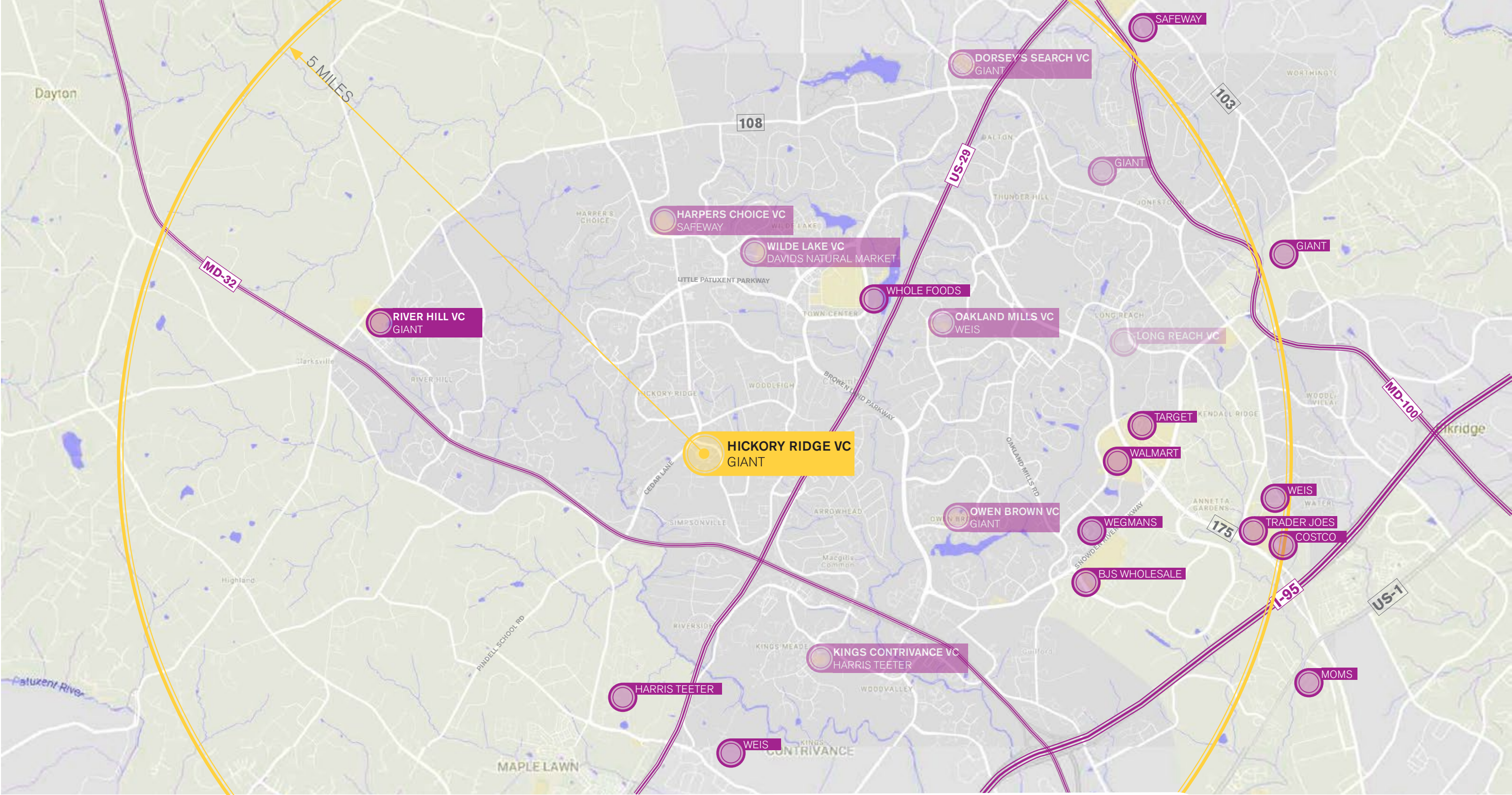
8 Illustrative Plan



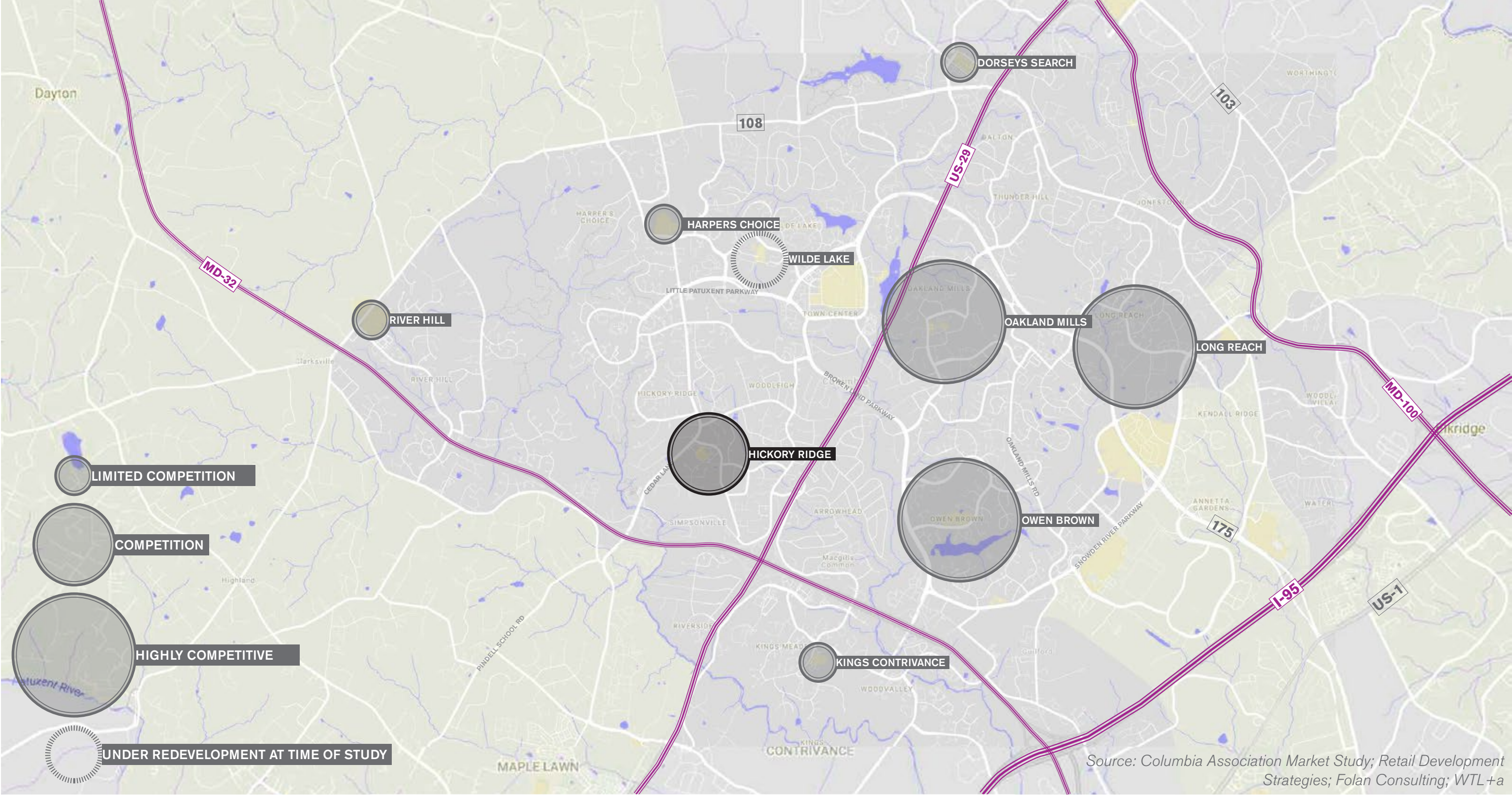
# 03 WHY REVITALIZE



10 Grocery Stores - 1992 [9 total]



11 Grocery Stores - 2018 [22 total]



Source: Columbia Association Market Study; Retail Development Strategies; Folan Consulting; WTL+a



04

PROCESS | PLAN EVOLUTION

## PUBLIC MEETING DATES

- December 7, 2015:** December 7, 2015: Notice to Village
- February 18, 2016:** Concept Planning Meeting
- March 23, 2016:** 1st Pre-Submission Meeting
- March – May 2016:** 19 Small Group Meetings:
- March 29, 2016*
  - March 30, 2016*
  - March 31, 2016*
  - April 5, 2016*
  - April 6, 2016*
  - April 11, 2016*
  - April 12, 2016*
  - April 13, 2016*
  - April 14, 2016*
  - April 19, 2016*
  - April 20, 2016*
  - April 21, 2016*
  - April 26, 2016*
  - April 27, 2016*
  - April 28, 2016*
  - May 2, 2016*
  - May 3, 2016*
  - May 4, 2016*
  - May 10, 2016*
- August 3, 2016:** Large Community Meeting to review Small Group meeting findings
- September 27, 2016:** 2nd Pre-Submission Meeting
- December 5, 2016:** Hickory Ridge Board Meeting Update
- December 7, 2016:** Design Advisory Panel I
- February 6, 2017:** Hickory Ridge Board Meeting Update
- February 8, 2017:** Design Advisory Panel II
- August 7, 2017:** Hickory Ridge Board Meeting Update
- August 16, 2017:** Filed PDP concurrent to County and Village





**OCTOBER 2015**



**DAP\_01 - DECEMBER 2016**



**DAP\_02 - FEBRUARY 2017**

RESIDENTIAL: 300 DU  
5 Stories

RETAIL: 98,500 GSF

PARKING: 721 Spaces

**COMMUNITY COMMENTS:**

1. Too many residential units
2. Mixed-use building too tall
3. Village Green not enclosed
4. Retail too spread out

RESIDENTIAL: 230 DU  
4 Stories

RETAIL: 105,300 GSF

PARKING: 789 Spaces

**PLAN REFINEMENTS:**

1. Reduced residential units (-70 DU)
2. Reduced mixed-use building height (-1 level)
3. Located retail within walking distance
4. Arranged buildings to enclose Village Green
5. Increased setback from Cedar Lane and Freetown Road
6. Created visual and physical connection between Columbia Association Property and Village Green

RESIDENTIAL: 230 DU  
4 Stories

RETAIL: 105,300 GSF

PARKING: 789 Spaces

**PLAN REFINEMENTS:**

1. Truncated length of residential wings along Cedar Lane (-75 FT)
2. Increased setback along Freetown Road (+14 FT)
3. Revised Giant building facade to strengthen identity





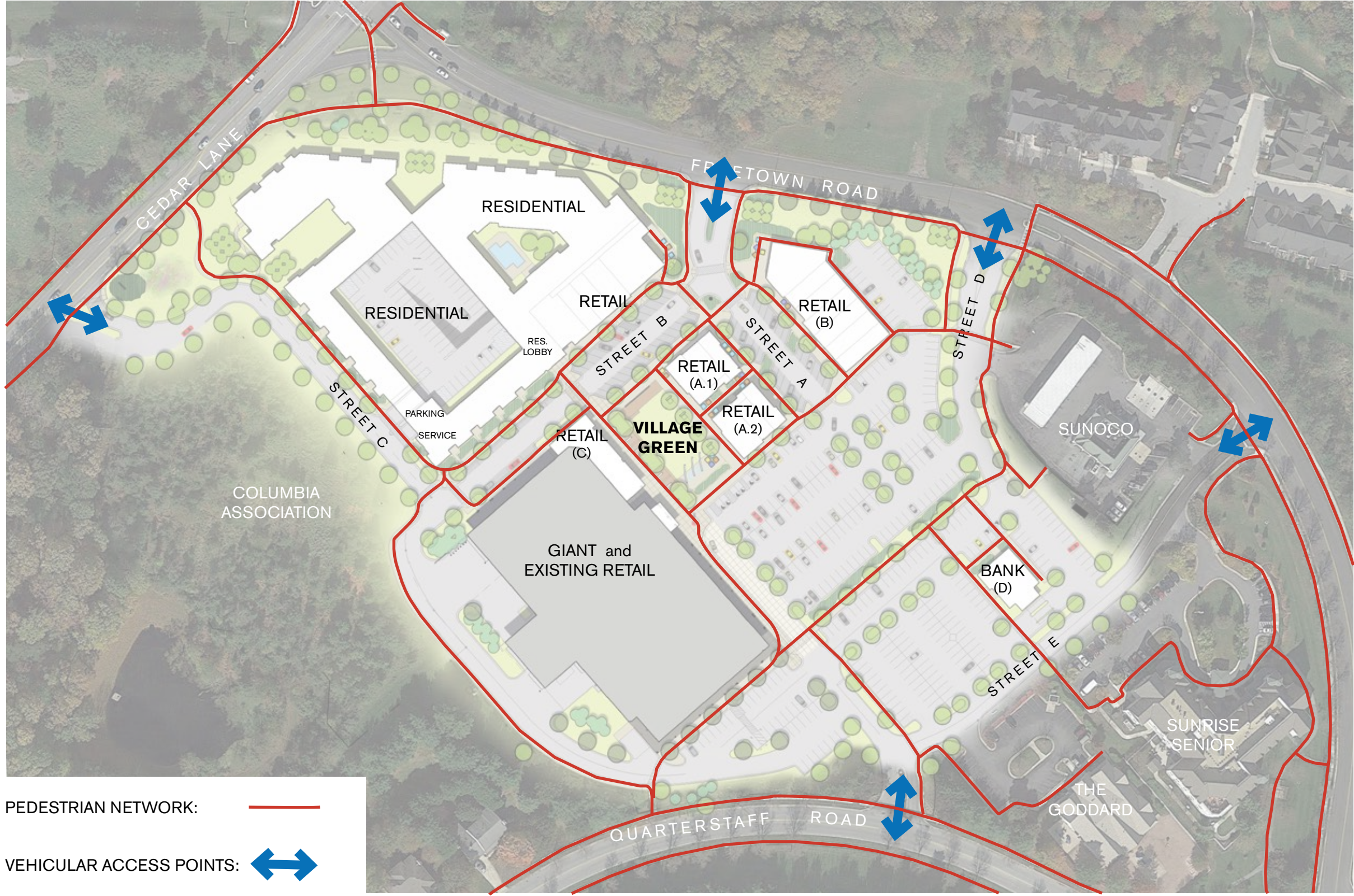
RESIDENTIAL: 230 DU  
4 Stories

RETAIL: 105,100 GSF

PARKING: 814 Spaces

PLAN REFINEMENTS:

1. Improved Pedestrian Connection from Goddard School + Sunrise
2. Clarify vehicular parking access at Freetown Road entry
3. Simplified parking bay alignments.
4. Improved streetscape at Northwest facade of Giant



**18 Vehicular Access + Pedestrian Connectivity**

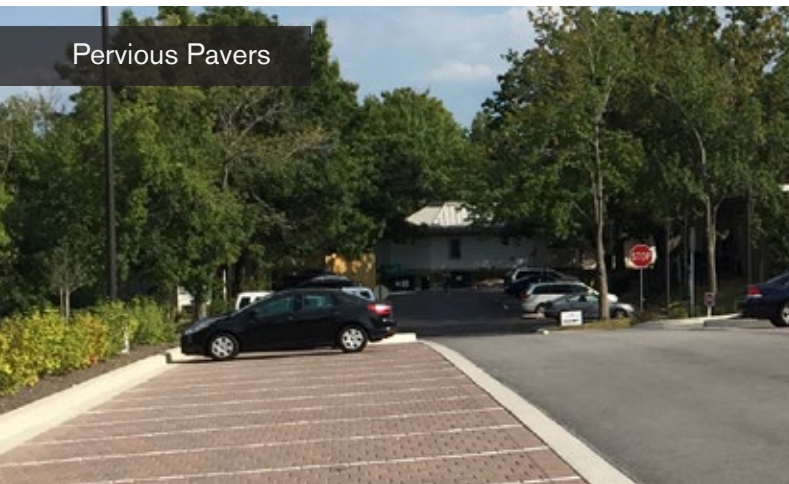
Bioretention-Streetscape



Bioretention-Parking Islands



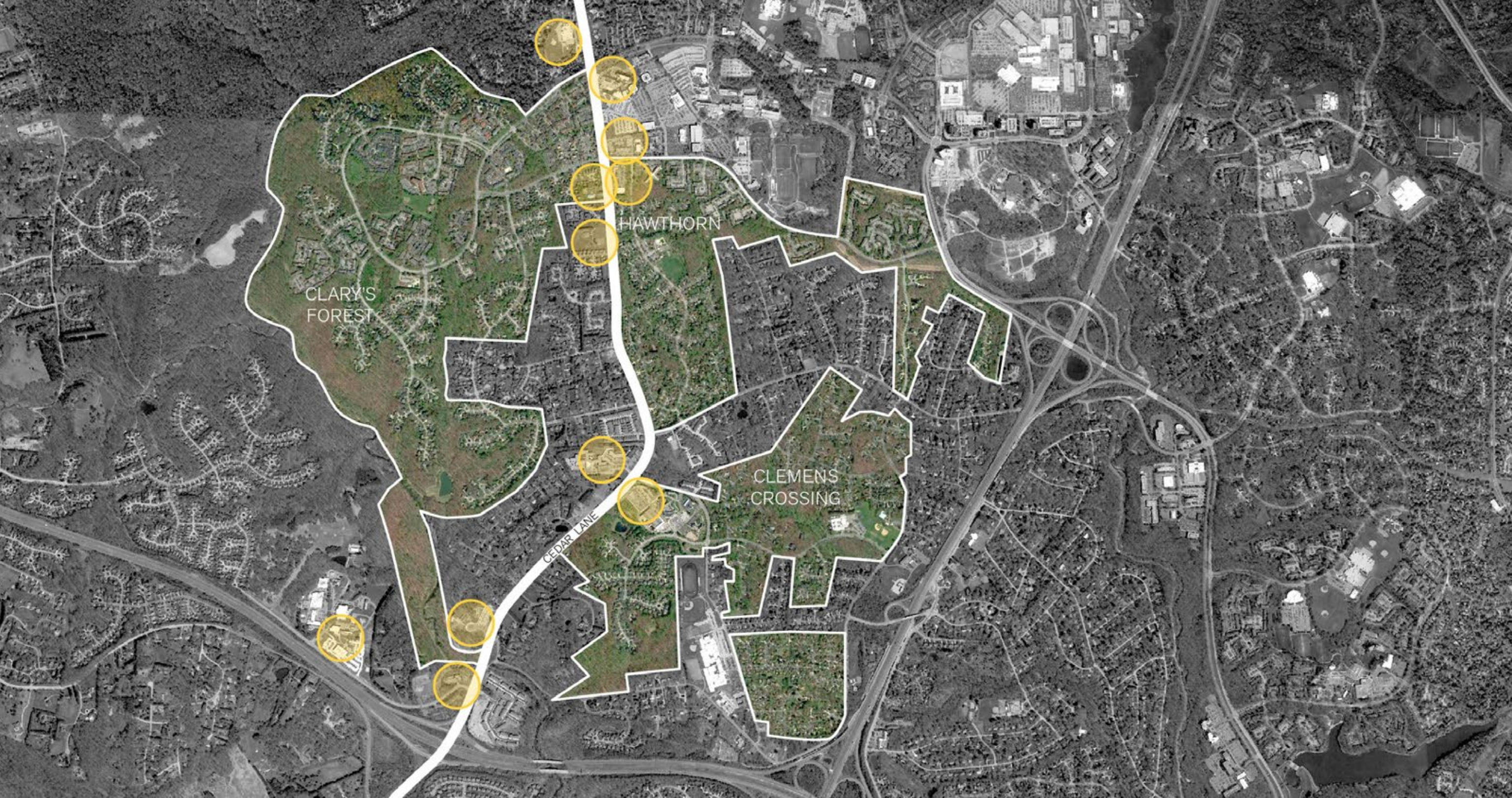
Pervious Pavers

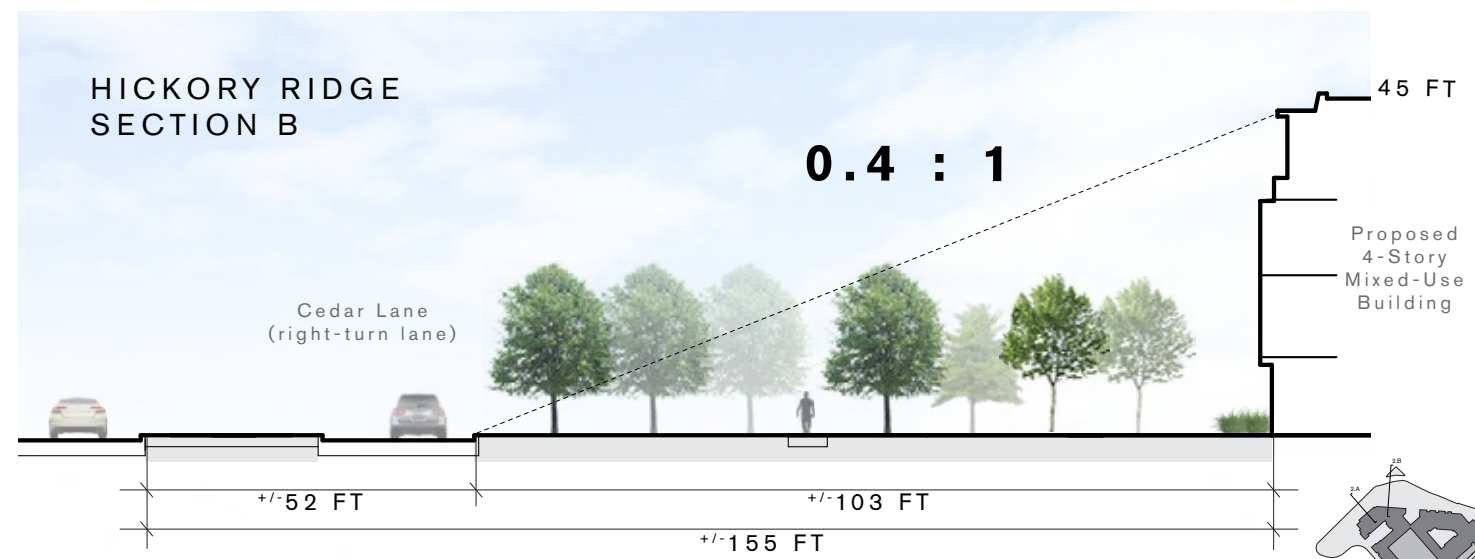
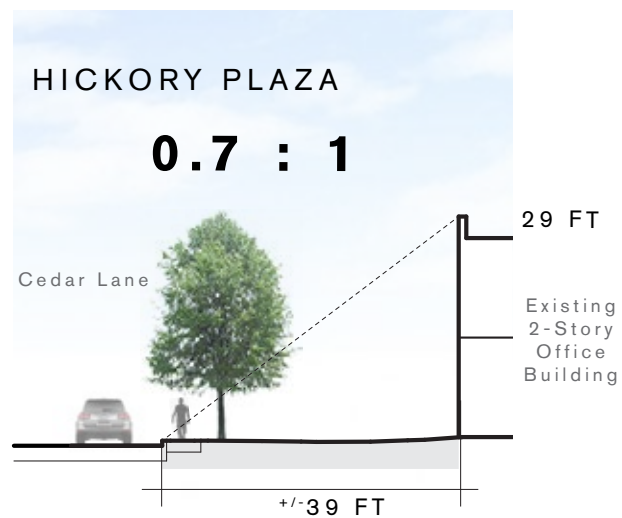
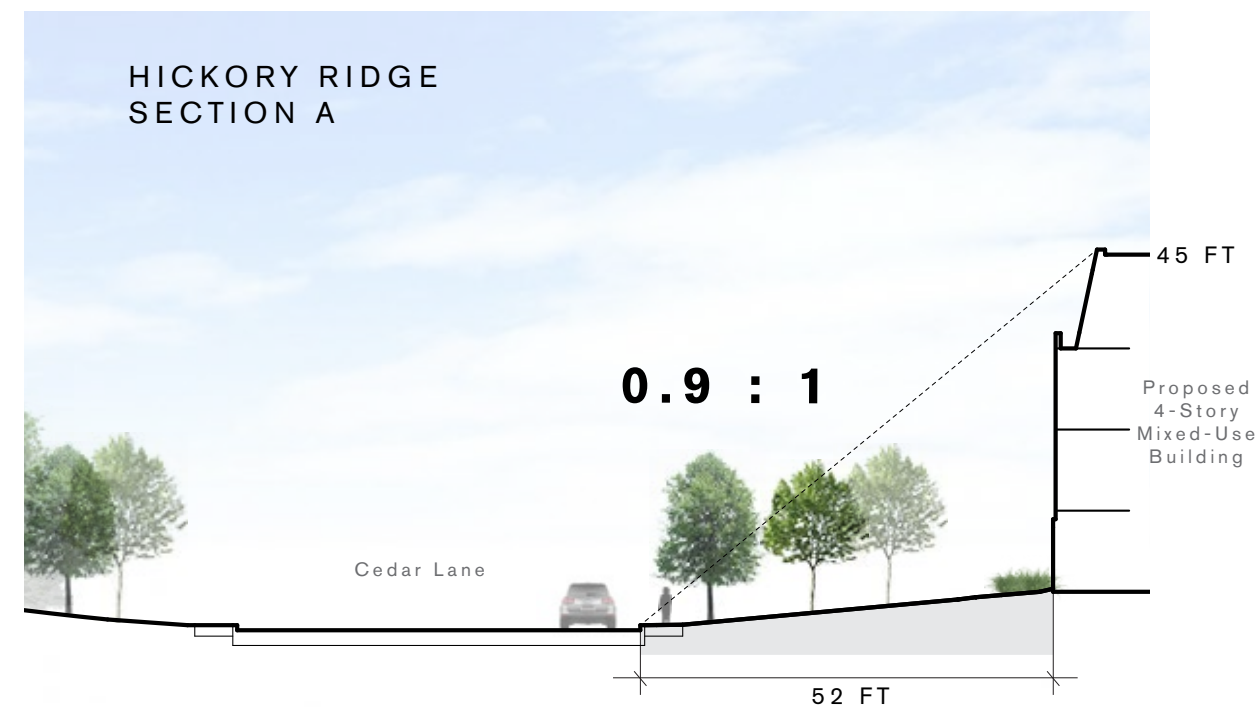
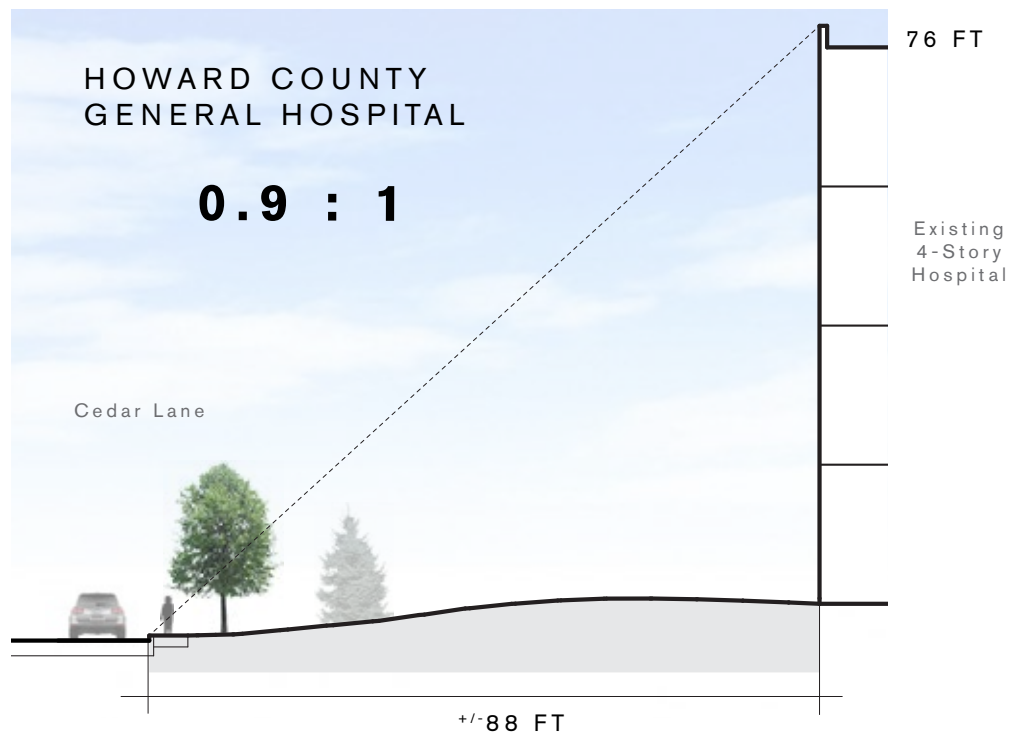


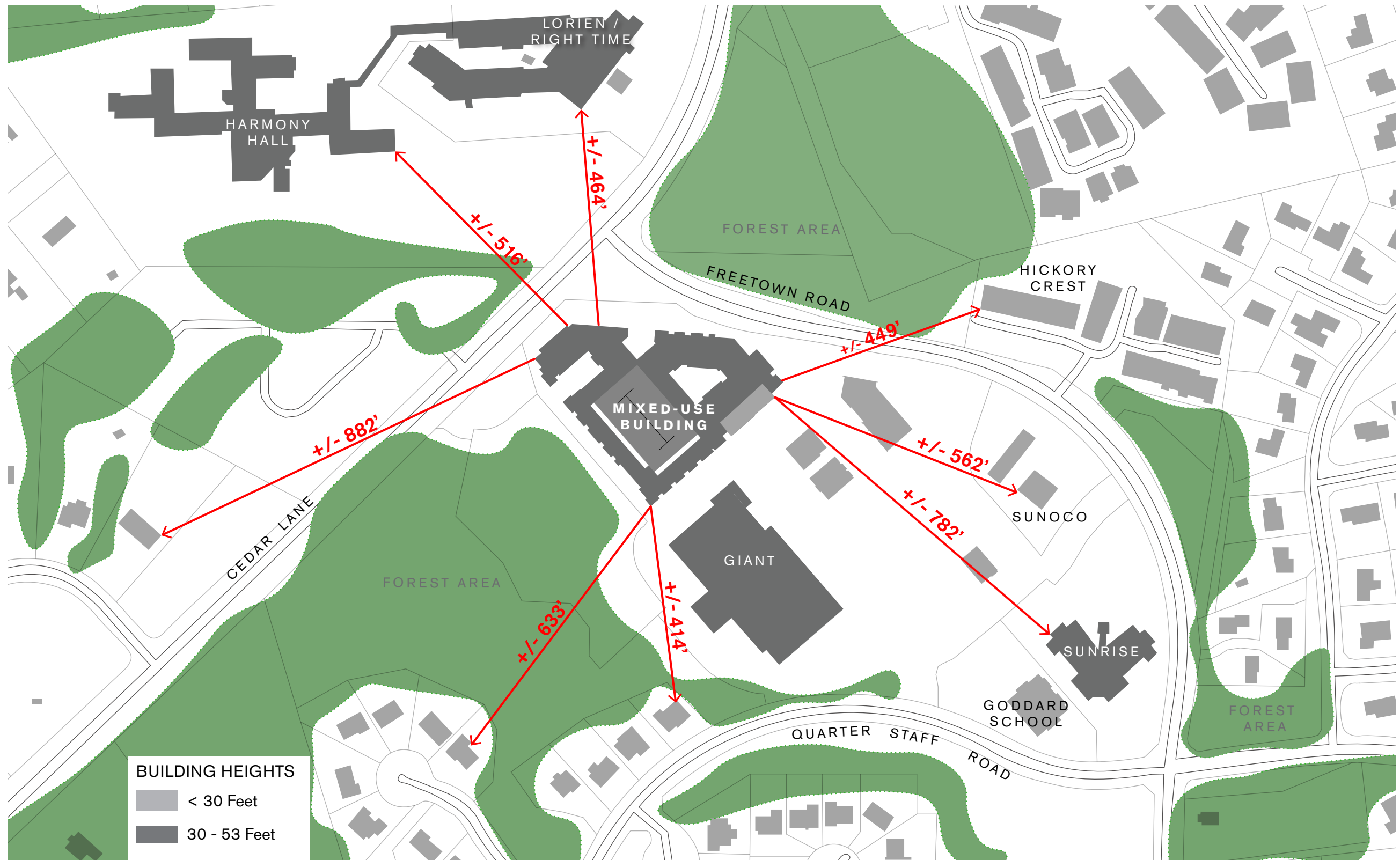
# 19 Stormwater Management

An architectural rendering of a commercial site design. The scene shows a multi-story building with a ground-floor storefront labeled 'REFLECTIONS'. To the left, another building has a sign for 'GIANT'. A large parking lot in the foreground is filled with various vehicles, including cars, SUVs, and pickup trucks. The background features a hilly landscape under a cloudy sky. The overall image is in a muted, greyish tone.

# 05 SITE DESIGN







**23 Building Height + Separation**





# 06

## ARCHITECTURAL CHARACTER

Howard County General Hospital



Hickory Plaza



Atholton High School



Scot's Glen North



The Hawthorne Center



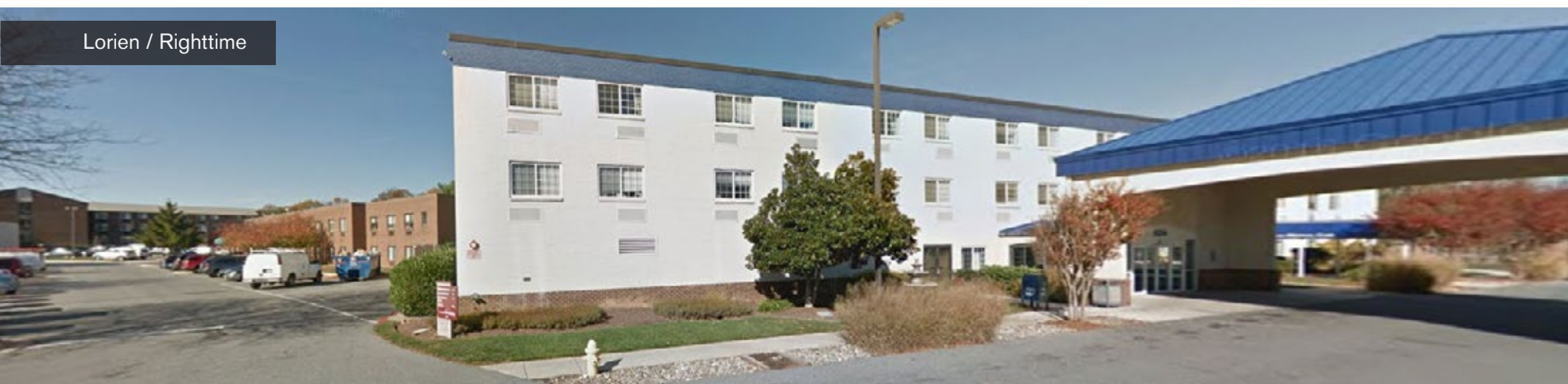
KinderCare



Harmony Hall



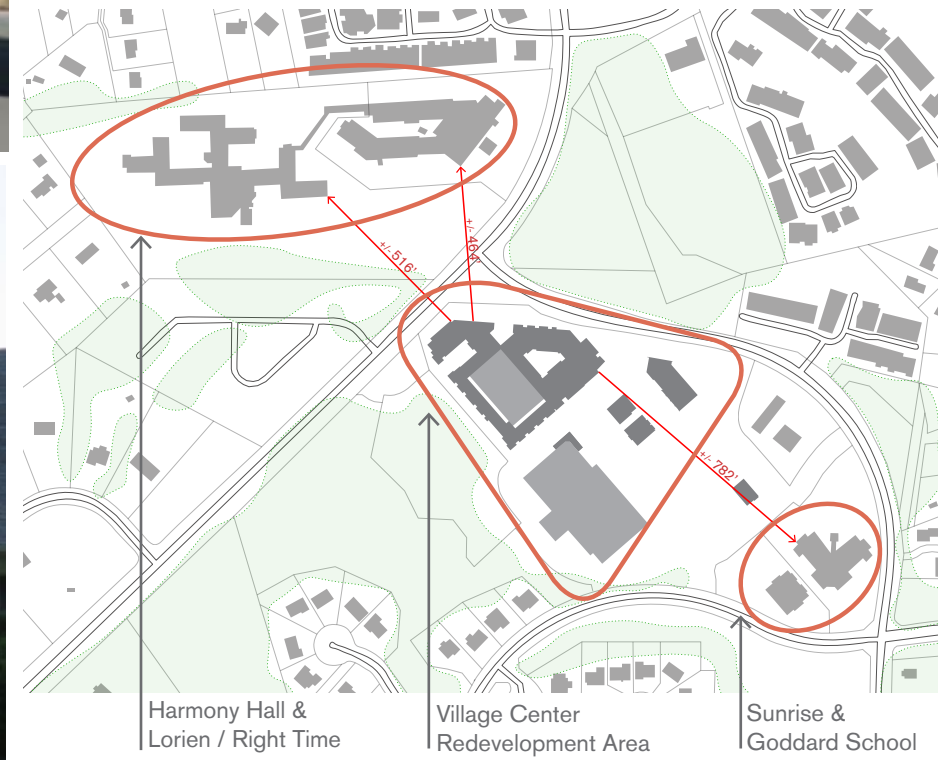
Lorien / Righttime



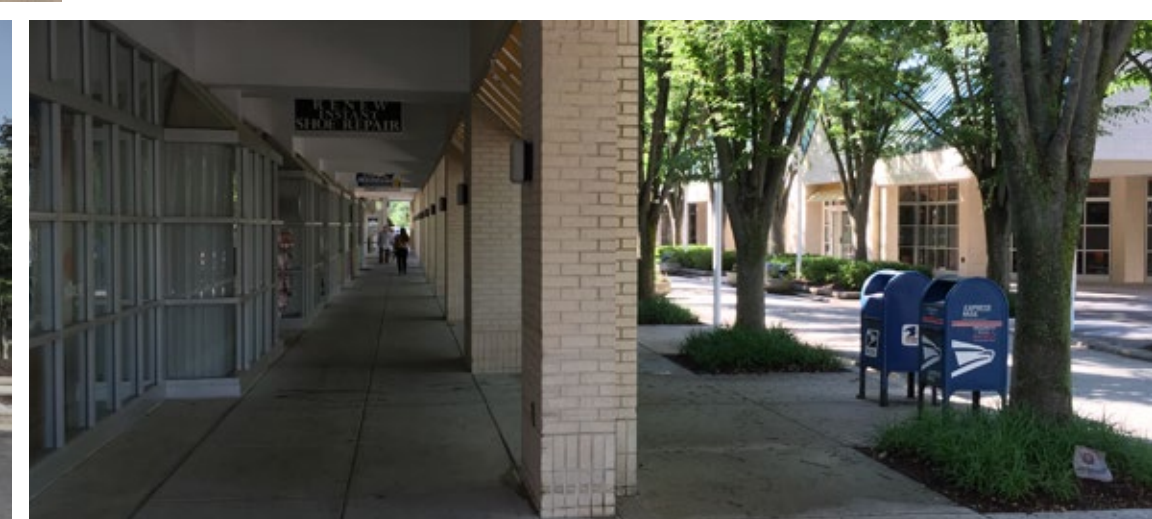
Sunrise Senior Housing



The Goddard School



27 Village Center Context







30 Aerial View from East



31 Retail Patio at Freetown Road Entry



32 Mixed Use Building





33 Paseo from Street A



34 Village Green from Residential Entry





36 Street B



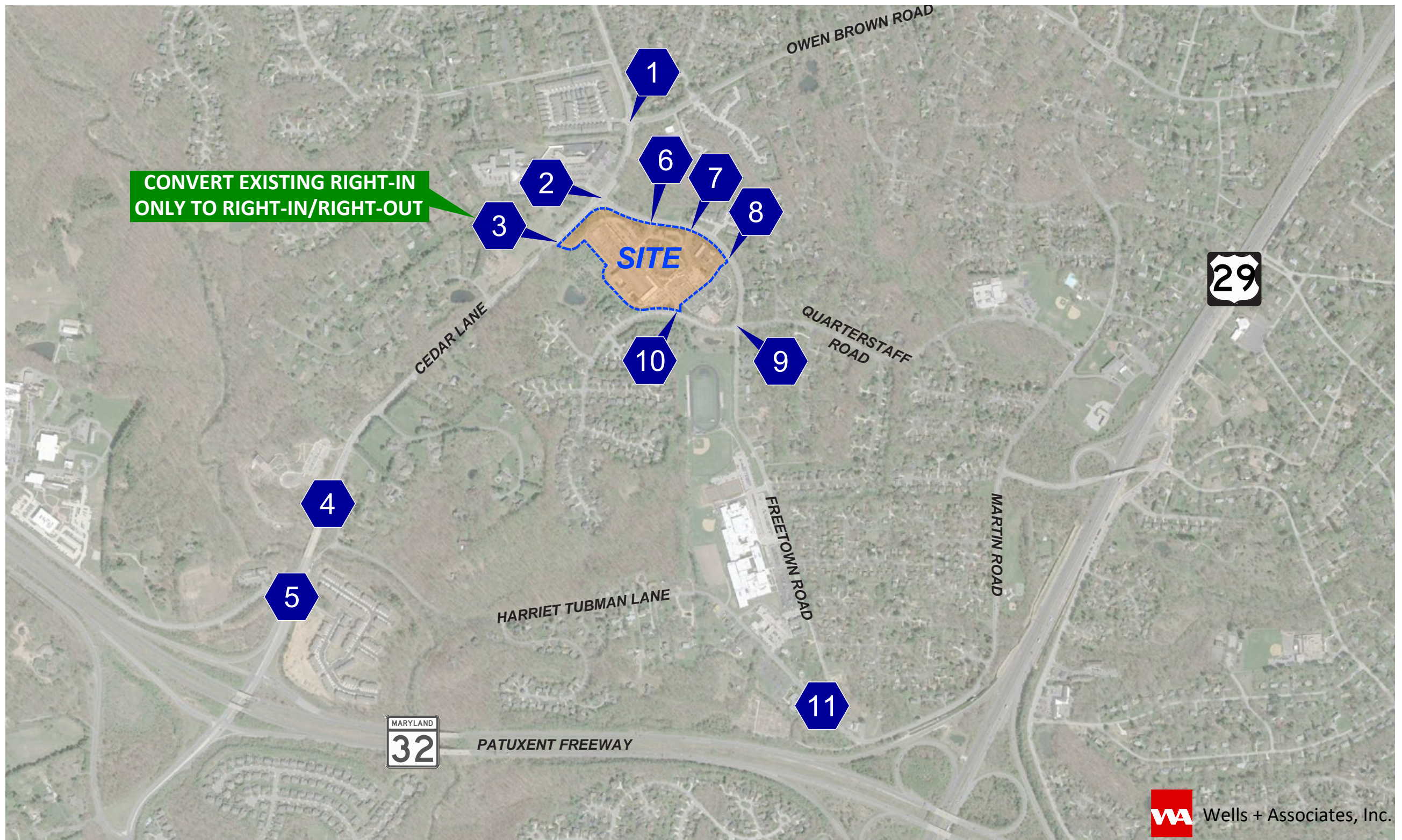
37 Cedar Lane View



**38 Cedar Lane View**

# 07

## TRANSPORTATION ANALYSIS





# 08 SUMMARY



January 4, 2018

# HICKORY RIDGE VILLAGE CENTER REVITALIZATION

PLANNING BOARD

 KIMCO<sup>TM</sup>  
REALTY

hord | coplan | macht





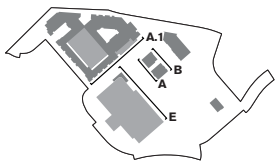
PROPOSED ELEVATION E: Front of Giant



ELEVATION B: Building A-1 & A-2 from Street A



ELEVATION A: Building A-1 & A-2 from Village Green (Dec 2016)



0 30' 60'



ELEVATION A: Mixed-Use Building from Street B



ELEVATION B: Mixed-Use Building from Columbia Association Property





Residential Court

ELEVATION C: Mixed-Use Building from Cedar Lane & Freetown Road



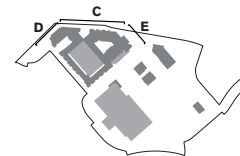
Residential Court

ELEVATION E: Mixed-Use Building from Cedar Lane Entrance



Residential Court

ELEVATION D: Mixed-Use Building from Freetown Road



**47 Cedar Lane + Freetown Road Elevations**