

Hickory Ridge Community Association

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November 20, 2017

Mr. Geoffrey Goins, Chief
Division of Public Service and Zoning Administration
Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Zoning Board Case No. ZB-1119M

Dear Mr. Goins:

On behalf of the Hickory Ridge Village Board and the 13,000 residents of the Village of Hickory Ridge, thank you for accepting the attached Community Response Statement to the proposed Major Village Center Redevelopment of our Village Center. This statement was prepared as required by Section 125.0.J.3.b.(1) of the Howard County Zoning Regulations.

The Hickory Ridge Village Board, as a reflection of our village resident views, recommends denial of the Village Center Redevelopment Plan as proposed. While there are elements of the redevelopment plan that are in concert with the Howard County Zoning Regulations and the Village Center Community Plan, we find that the overall proposal is not in harmony in several significant ways. Specifically:

MASS AND DENSITY: The addition of a 254,636 SF, four-story, high-density apartment building consisting of 230 individual housing units will overwhelm retail usage and become the primary purpose of the Village Center.

BUILDING HEIGHT: The proposed apartment building exceeds the height limit of the Village Center Community Plan by up to 19 feet (36 feet vs. 55 feet). It severely limits the visibility of the Retail Core from Cedar Lane. In addition, the building limits access to and visibility of the proposed CA community park on the adjacent parcel.

SURROUNDING COMMUNITY: The high-density nature of the proposed apartment building is not compatible with the surrounding community of low-density single-family homes.

ARCHITECTURAL DESIGN: The urban-style architecture proposed for both the residential apartment building and retail structures conflicts with the suburban stylings of the existing buildings and surrounding community.

COMMUNITY INTERACTION: The layout and configuration of the proposed Village Green is separated from much of the merchant frontage. This community gathering space is exposed to both an internal

traffic-bearing road and a parking lot, limiting the opportunity for safe, pedestrian-friendly community interaction.


Each of these points, along with multiple other salient issues, are addressed in detail in the full Community Response Statement.

Our response has been informed by a thorough and lengthy public input process which included:

- Over 25 open community meetings in which residents offered comments on the Redevelopment Plan;
- Board and/or staff attendance at 23 developer-hosted meetings;
- Board and/or staff attendance at all Planning and Pre-submission meetings;
- An online survey of all Hickory Ridge residents.

In conclusion, while we welcome appropriate updates, wholesale changes that transform the character of our Village Center and our community and stand in direct contrast to our Village Center Community Plan are unnecessary and unwanted. We respectfully ask that the Village Center Redevelopment Plan as submitted be denied.

Sincerely,

A handwritten signature in black ink that reads "Michelle D Wood". The signature is written in a cursive, flowing style.

Michelle Wood
Chair, Hickory Ridge Village Board