

Revised January 19, 2017

HICKORY RIDGE VILLAGE CENTER

DESIGN ADVISORY PANEL
FOLLOW-UP SUBMISSION

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 **KIMCO**TM
REALTY

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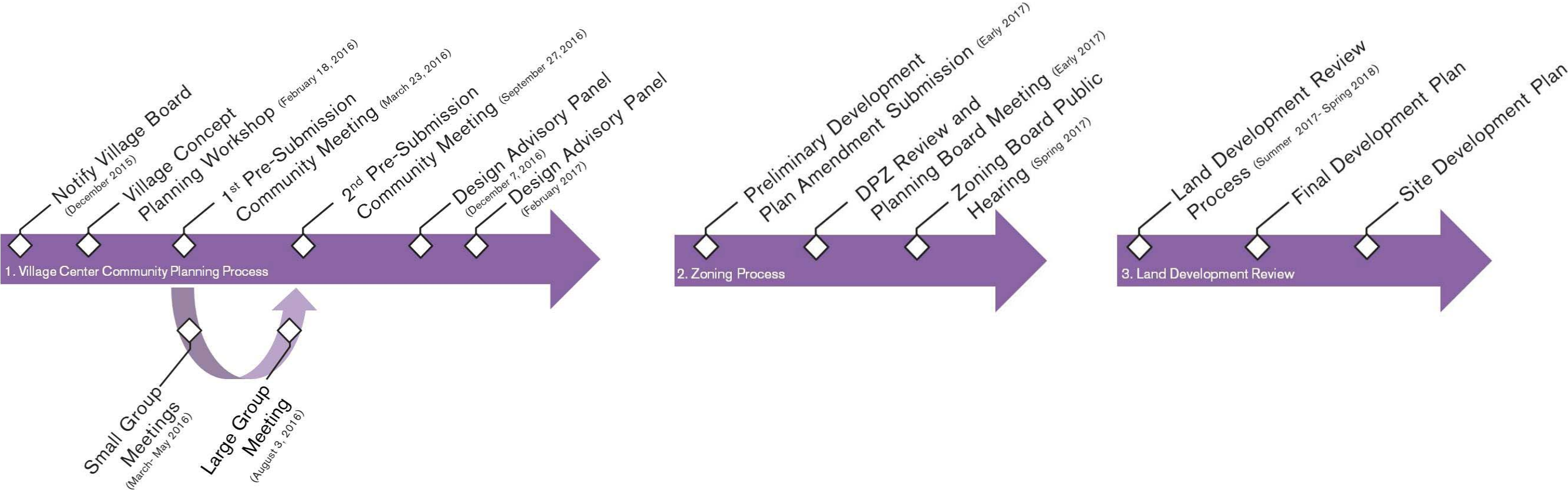
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An architectural rendering of a modern urban plaza. The scene features multi-story buildings with large windows and balconies. In the foreground, there is a paved plaza with people walking, sitting, and interacting. There are several trees, including a large one on the right, and a planter box with purple flowers. The overall atmosphere is vibrant and community-oriented.

REDEVELOPMENT PLANNING PROCESS

REDEVELOPMENT PROCESS



In 2015, KIMCO initiated the Hickory Ridge Village Center redevelopment planning process. The Major Village Center Redevelopment Process, in accordance with Council Bill 29-2009 (ZRA-102) requires applicants to host community meetings prior to submitting to the Design Advisory Panel (DAP) and filing the Preliminary Development Plan Amendment submission. In addition to the required community outreach, KIMCO initiated a three-month long enhanced outreach process including 19 small group meetings and an additional large group meeting. This extensive outreach process provided critical insight at crafting the redevelopment site plan. Prior to filing a Site Development Plan the Applicant will submit a more detailed redevelopment site plan and design to the Design Advisory Panel.

Community Outreach to Date:

- 5 Large Group Community Meetings
- 19 Small Group Community Meetings



OCTOBER 2015

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



AUGUST-DECEMBER 2016

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



JANUARY 2017

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



PLAN REFINEMENTS:

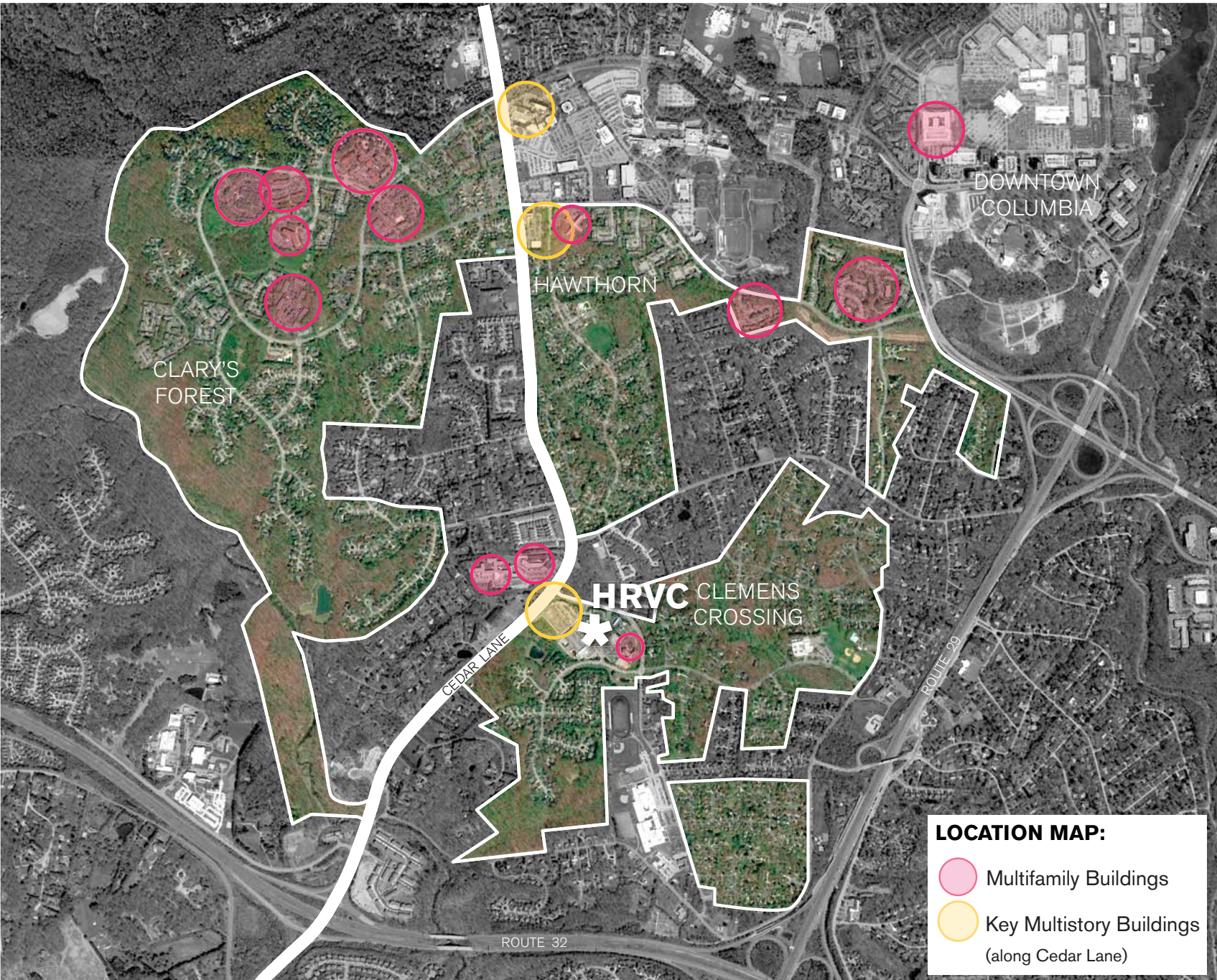
1. Truncated building length along Cedar Lane
Building Length: 104 FT (-75 FT)
2. Increased building setback along Freetown Road
Face-of-Curb to Face-of-Building: 36 FT (+16 FT)
3. Revised Giant building facade to strengthen identity

--- December 2016 Building Footprint

An architectural rendering of a modern, multi-story mixed-use urban development. The scene shows a pedestrian-friendly street with brick paving, trees, and people walking. The buildings have a mix of residential and commercial spaces, with large windows and balconies. The overall atmosphere is vibrant and community-oriented.

MOTION 1: MIXED-USE SCALE AND MASS

MULTISTORY BUILDING LOCATION



Cedar Lane is a major north-south corridor in Columbia, connecting many neighborhoods to MD 32 and the regional highway system. This corridor provides frontage and access for Harpers Choice and Hickory Ridge Village Centers as well as Howard County General Hospital and the offices at Hickory Plaza. Taller and larger buildings are located at these key community nodes, such as:

Building	Floors	Cross Street
Howard County General Hospital	6 Stories	Little Paxtuent Parkway
Hickory Plaza	2 Stories	Hickory Ridge Road

Similar to other community nodes, the redevelopment of Hickory Ridge Village Center strategically places the proposed four-story mixed-use building at the intersection of Cedar Lane and Freetown Road. This location provides good visibility and direct access to this prominent corridor.

More importantly, this location allows for adequate building separation from adjacent structures, particularly neighboring single family homes. The existing and proposed Village Center retail buildings, Columbia Association parcel, open space lots and public right-of-ways provide an additional layer of physical separation between the multifamily and single family homes.

WRAPPED-GARAGE BUILDING TYPES & CONTEXT

DOWNTOWN CONTEXT



METROPOLITAN (BROKENLAND PARKWAY)

Residential Units: 380 DU
 Building Height: +/-73 FT
 5/6 Stories

Setback along Corridors: 16-38 FT
 Building Height:Setback Ratio: >2.2 : 1
 Greatest Length of Building: 400 FT

CORRIDOR CONTEXT



HOWARD SQUARE PARCEL C (WASHINGTON BOULEVARD)

Residential Units: 299 DU
 Height: +/-54 FT
 4 Stories

Setback along Corridors: 18-22 FT
 Building Height:Setback Ratio: >2.4 : 1
 Greatest Length of Building: 374 FT

VILLAGE CONTEXT



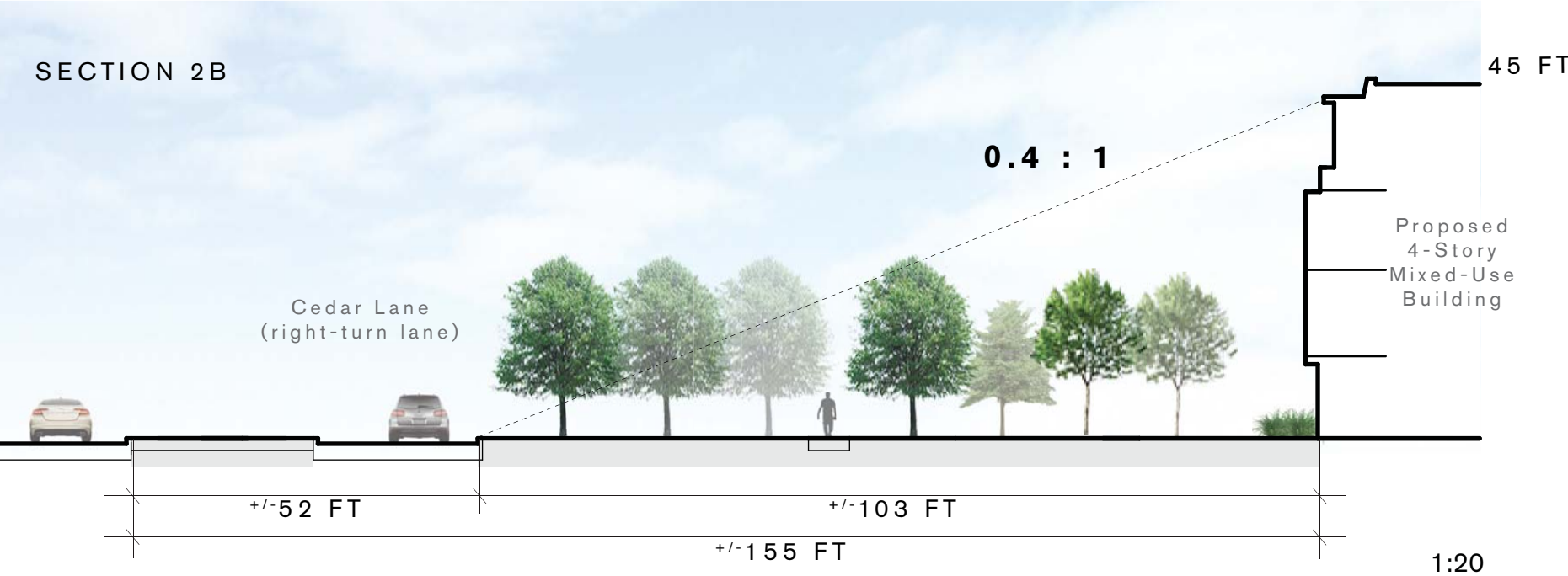
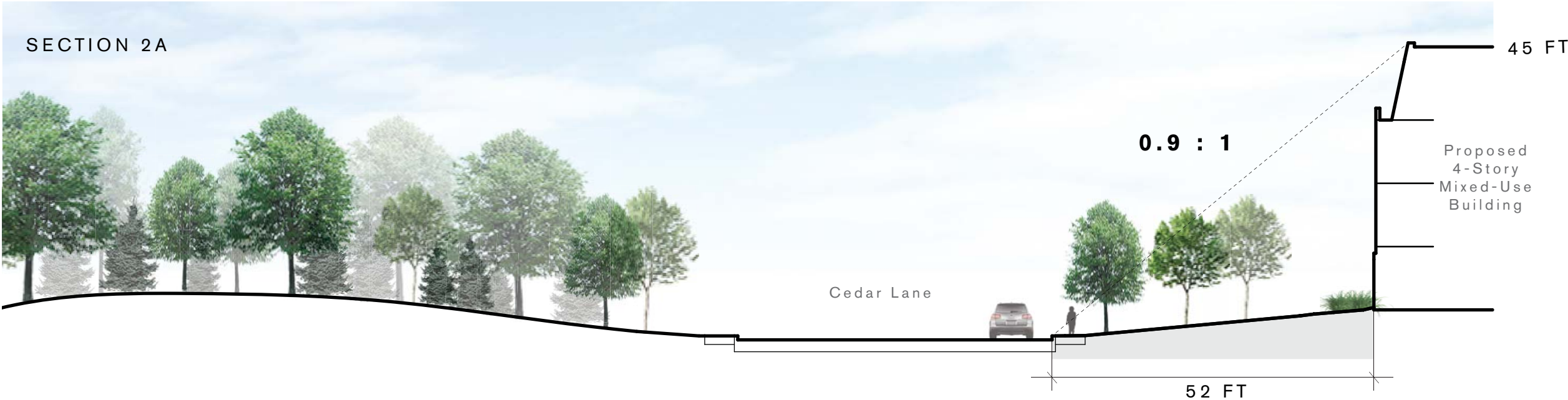
HICKORY RIDGE (CEDAR LANE)

Residential Units: 230 DU
 Building Height: 45-54 FT
 4 Stories

Setback along Corridors: 52-103 FT
 Building Height:Setback Ratio: <0.9 : 1
 Greatest Length of Building: 175 FT

The scale, setback and mass of the proposed mixed-use building responds to the more verdant and landscaped character along Cedar Lane and adjacent village center context. This is distinctively different to the more urban wrapped garage multifamily building types located within Columbia Town Center and the Route One Corridor, where multistory buildings are placed closely to the public right-of-way and extend the length of the development block to frame and define the public streetscape.

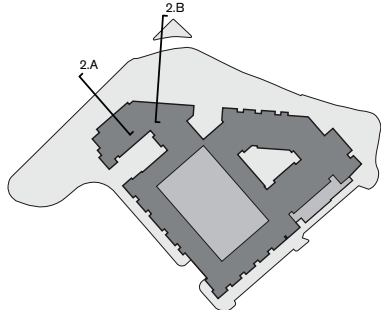
PROPOSED CEDAR LANE SETBACK



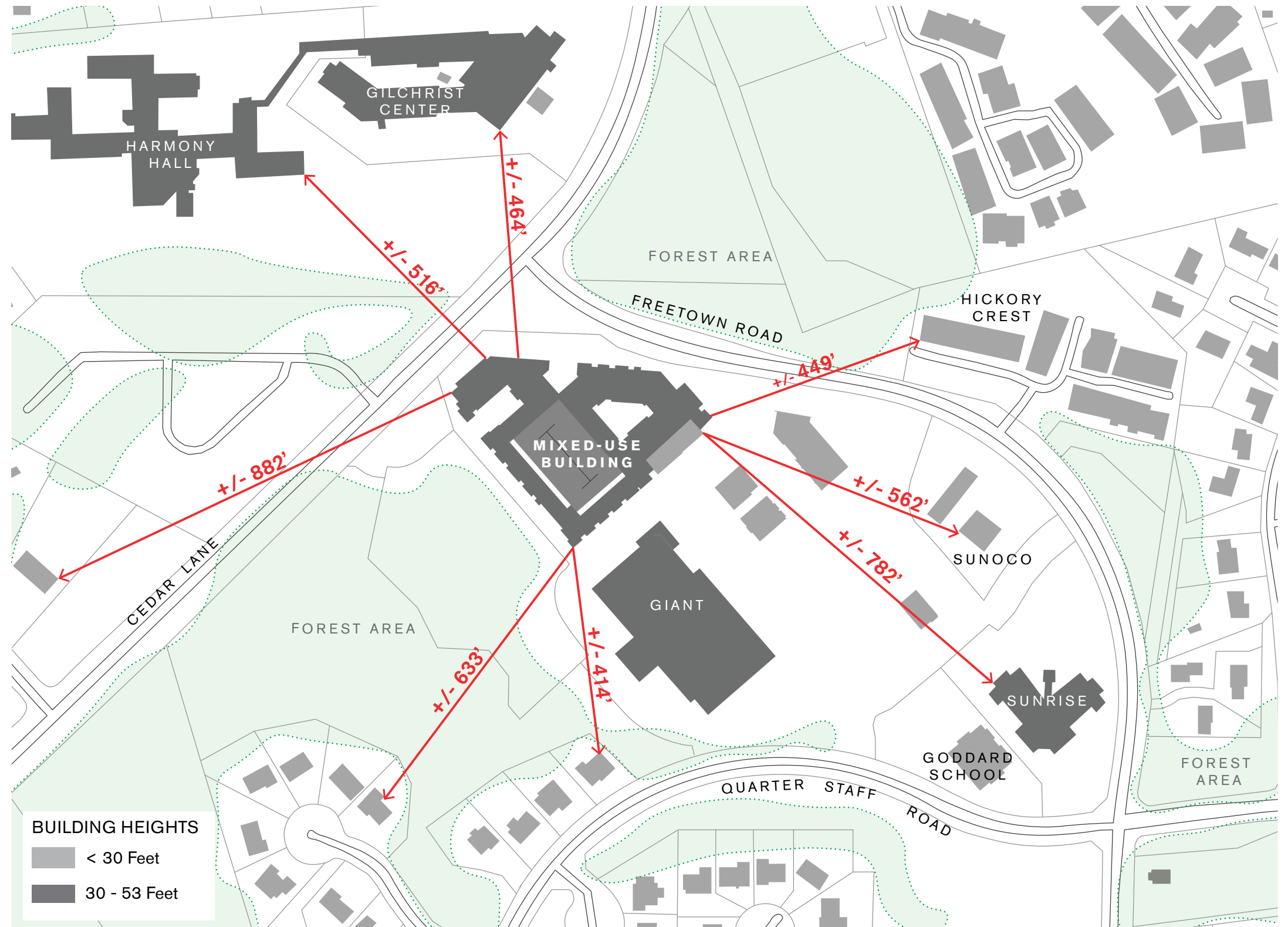
The proposed mixed-use building is located over 50 feet from the face-of-curb along Cedar Lane and over 100 feet from the free right-turn lane at the intersection of Cedar Lane and Freetown Road. The proposed horizontal setback from face-of-curb to face-of-building exceeds the building height, a maximum building height to setback ratio of 0.9:1.0. This setback maintains open space and landscape along Cedar Lane.

Similar multistory buildings along Cedar Lane have similar building height to setback ratio:

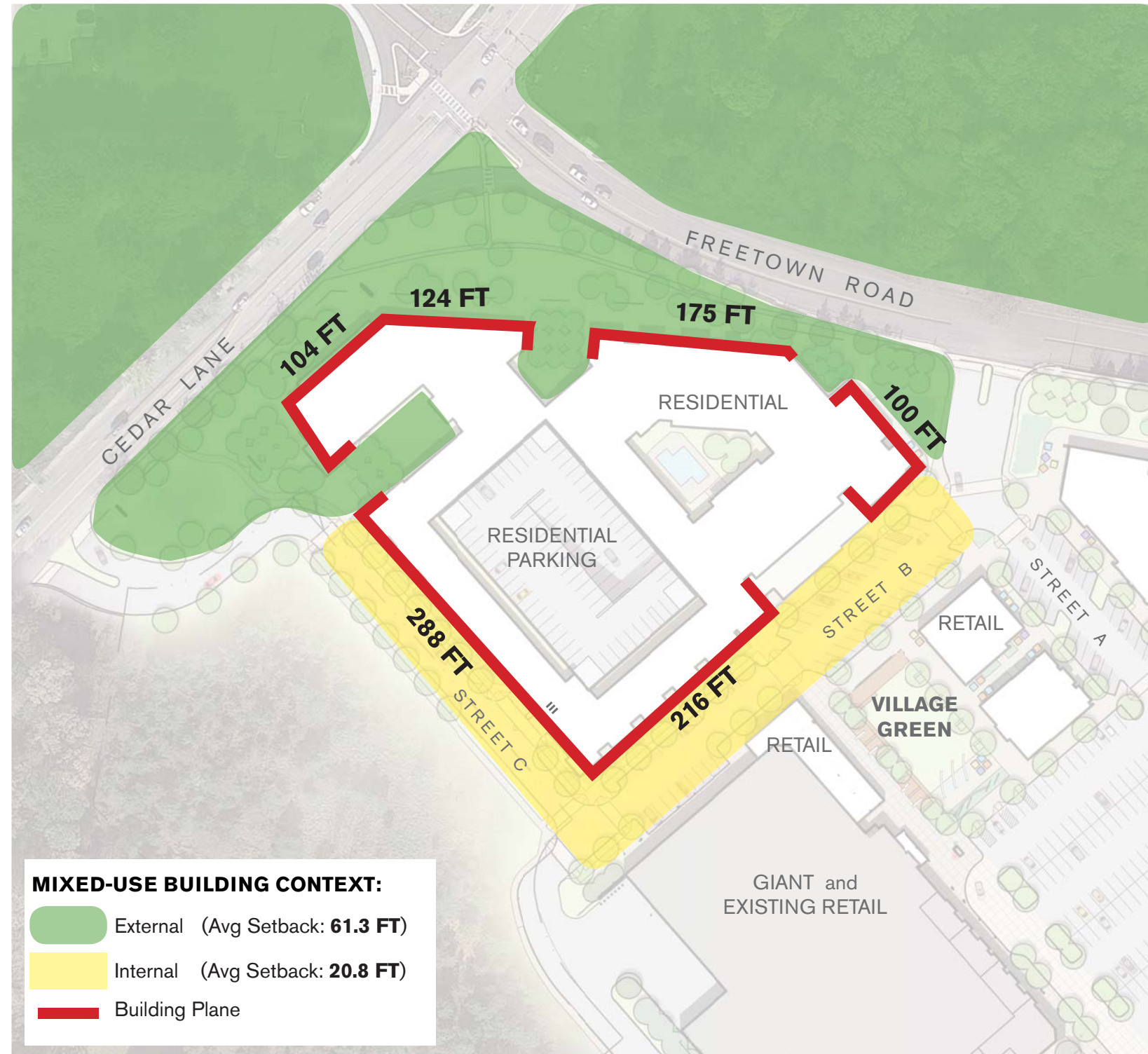
- 1. Howard County Hospital (6 stories): 0.9 : 1
- 2. Hickory Plaza (2 stories): 0.7 : 1



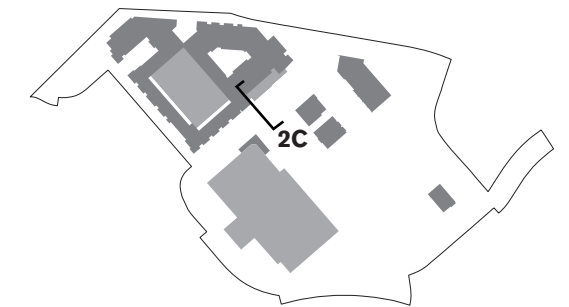
BUILDING SEPARATION & HEIGHT



VILLAGE CENTER SETTING



SECTION 2C



The proposed mixed-use building responds to two different localized site conditions:

1. **External Face:** The building is setback from the public right-of-ways to preserve open space, landscape character and preserve existing trees, where possible. The length of the facade is deliberately reduced in length with deep courtyards to reduce the scale and size of the building mass (see Sections on page 12).
2. **Internal Face:** The building is placed deliberately close to the internal streets to reinforce intimate village setting. The length of the building extends to define the street edge and Village Green. The upper levels of the building are set back from the face of ground level retail adjacent to the Village Green. This reduces the perceived length of the multistory building and articulates the established 1-story retail datum height at the back of the sidewalk (see Section 2C).

CEDAR LANE & FREETOWN ELEVATIONS



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

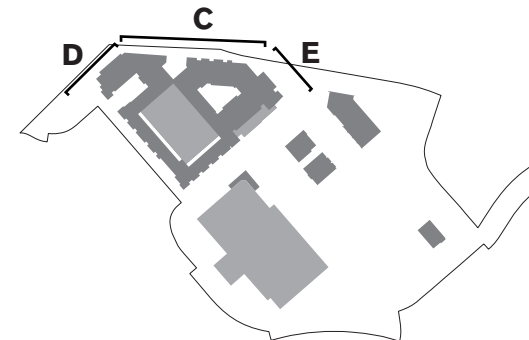


ELEVATION E: Mixed-Use Building from Cedar Lane Entrance



ELEVATION D: Mixed-Use Building from Freetown Road

The facade creates smaller and simple building forms and volumes to visually reduce the scale and mass of the mixed-use building. Three story bays with a masonry base separated by recessed balconies creates depth and rhythm along the facade. The fourth floor is physically set back, employs mansard-like bays and uses darker colored materials to give the perception of receding behind the middle of the building.



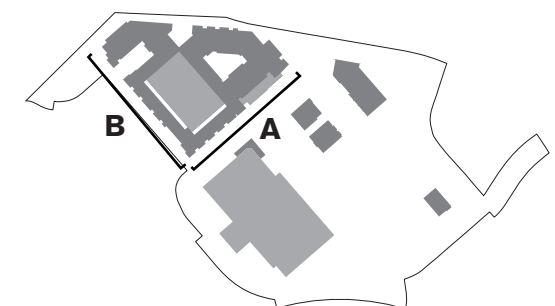
STREET 'B' & STREET 'C' ELEVATIONS



ELEVATION A: Mixed-Use Building from Street B



ELEVATION B: Mixed-Use Building from Street C



CEDAR LANE AND FREETOWN ROAD VIEWS



CEDAR LANE & FREETOWN ROAD VIEWS



CEDAR LANE AND FREETOWN ROAD VIEWS



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An architectural rendering of a modern, sustainable urban plaza. The scene features multi-story buildings with large windows and balconies, interspersed with mature trees and landscaped green spaces. People are shown walking, sitting, and interacting in the plaza, suggesting a vibrant community. The overall atmosphere is bright and airy, with a focus on greenery and pedestrian-friendly design. The text "MOTION 2: SUSTAINABILITY" is overlaid in white on the right side of the image.

MOTION 2: SUSTAINABILITY

SUSTAINABILITY STRATEGIES

The Applicant is committed to sustainable design and development. The redevelopment of the Village Center exemplifies smart growth principles enhancing the viability of existing communities and building on existing public infrastructure to protect sensitive ecological systems. This reuse of previously developed land helps reduce development pressure on prime agricultural land and other natural resources. This site is located within the Cedar Lane corridor with quality access to transit and within walking distance to a variety of community oriented uses, such as shops, health and educational services. Access to transit, reserving space for bike storage and mutually beneficial mix of uses reduces reliance on auto-oriented trips, further reducing carbon emissions. This mixed use development enriches housing choice to foster a more multi-generational and accessible community that supports the lasting economic viability of the Village Center.

The residential and retail buildings were registered with the United States Green Building Council (USGBC) to track compliance for Leadership in Energy and Environmental Design (LEED) certification in October 2016. As such, the building and site design will continue to be an integrative design process to explore the most impactful strategies to manage water and energy efficiency, enhance indoor air quality, and select healthy, renewable and recycled materials. At the time of filing a Site Development Plan (SDP) the design will be more resolved and the applicant will brief the DAP in more detail.

The following sustainable design strategies being explored include, but are not limited to, these best practices:

SMART LOCATION

- Within Priority Funding Area
- Redevelopment Site
- Protection of Ecological or Agricultural Land

ENERGY

- Energy Performance
- Building Commissioning
- Light Pollution Reduction
- Potential Renewal Energy Generation

NEIGHBORHOOD PATTERN

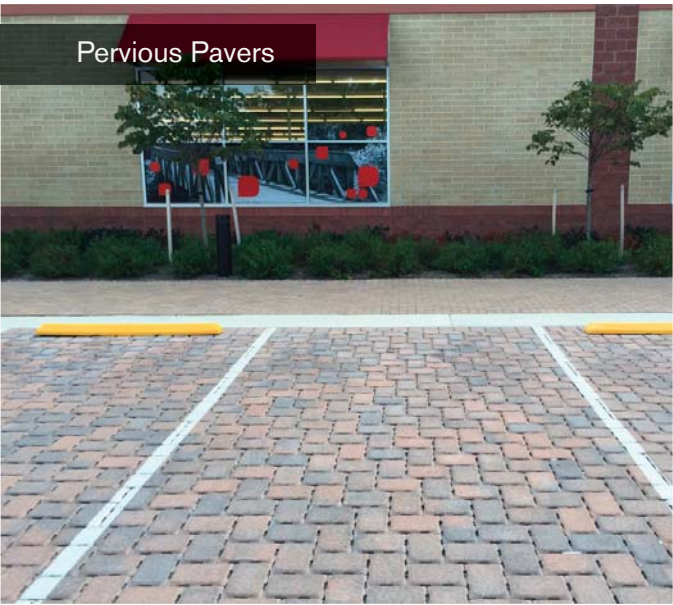
- Compact & Mixed-Use Development
- Pedestrian Oriented Design
- Transit Access & Amenities
- Bike Storage
- Visitability & Universal Design
- Access to Local Food

WATER

- Integrated Stormwater Management
- Reduce Water Consumption (Low Flow Fixtures)

MATERIALS

- Locally Sourced and Recycled Materials
- Waste Management Plan
- Reduce Water Consumption (Low Flow Fixtures)



Pervious Pavers



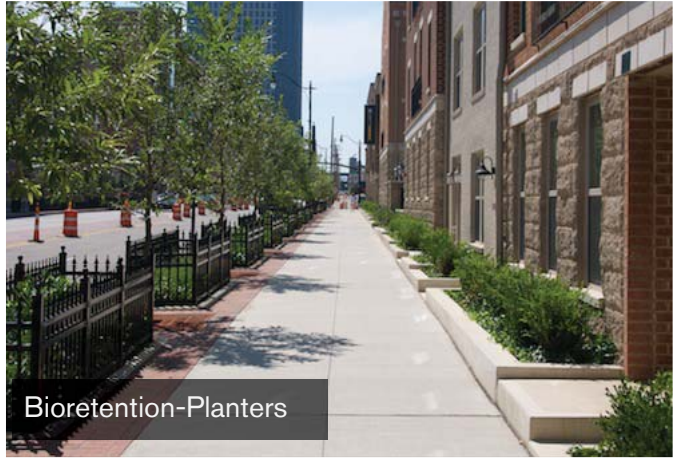
Pervious Pavers



Bioretention-Parking Islands



Bioretention-Streetscape



Bioretention-Planters



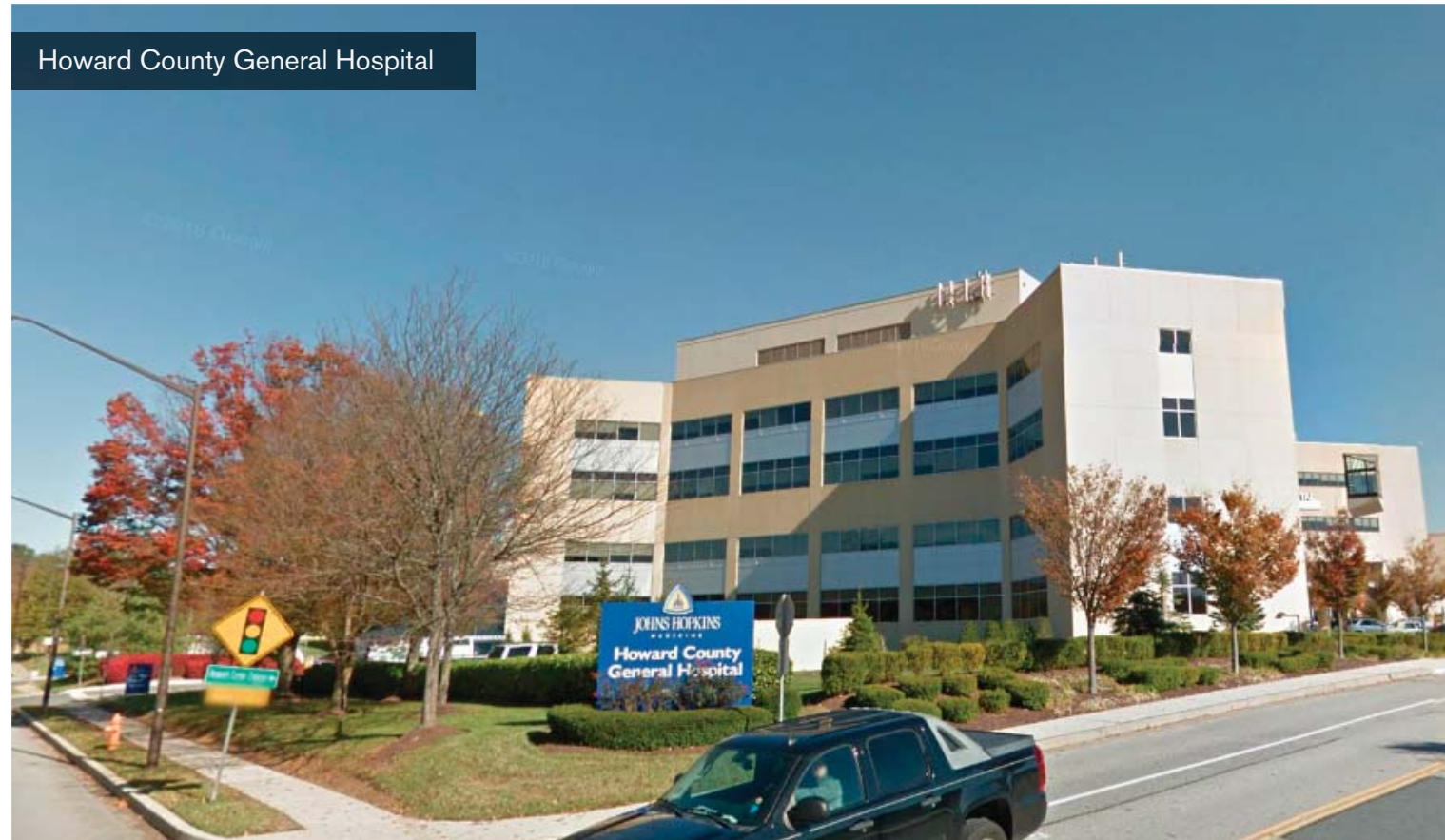
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An architectural rendering of a modern urban street scene. The scene features multi-story buildings with large windows and balconies, interspersed with mature trees and landscaped areas with plants. Pedestrians are shown walking and interacting in the public space. The overall atmosphere is bright and lively. The text 'MOTION 3: ARCHITECTURAL IDENTITY' is overlaid in white on the right side of the image.

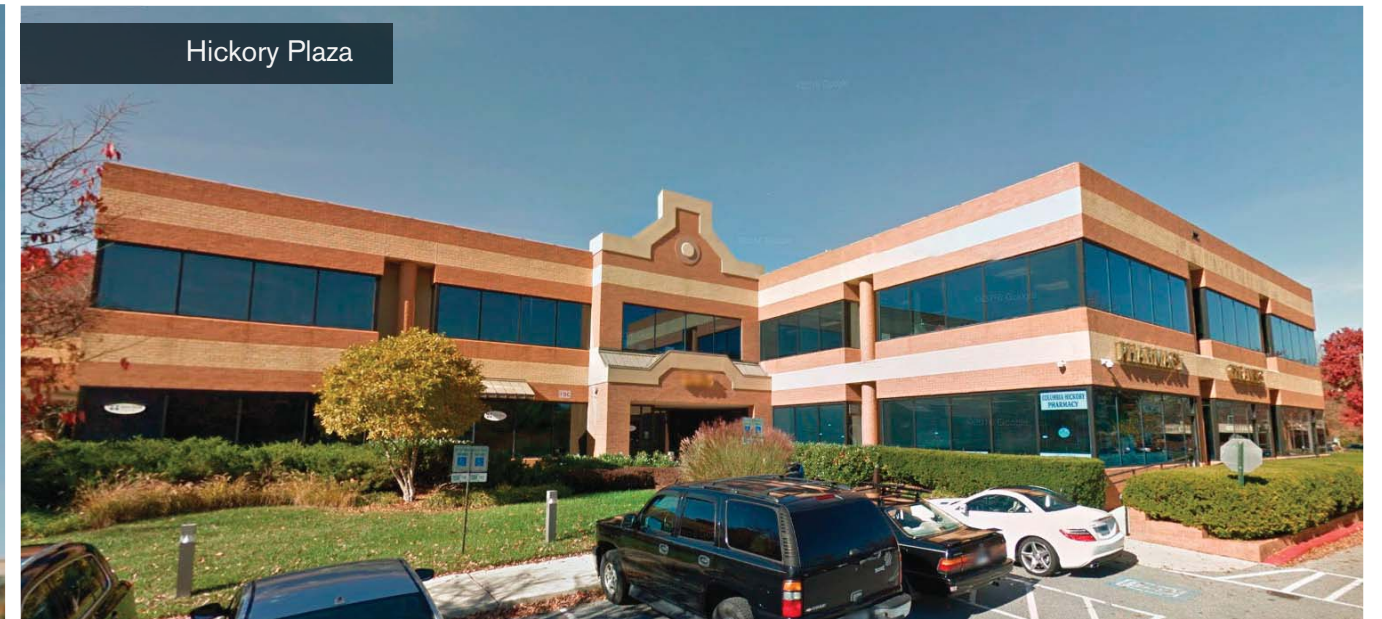
MOTION 3: ARCHITECTURAL IDENTITY

ARCHITECTURAL CONTEXT

Howard County General Hospital



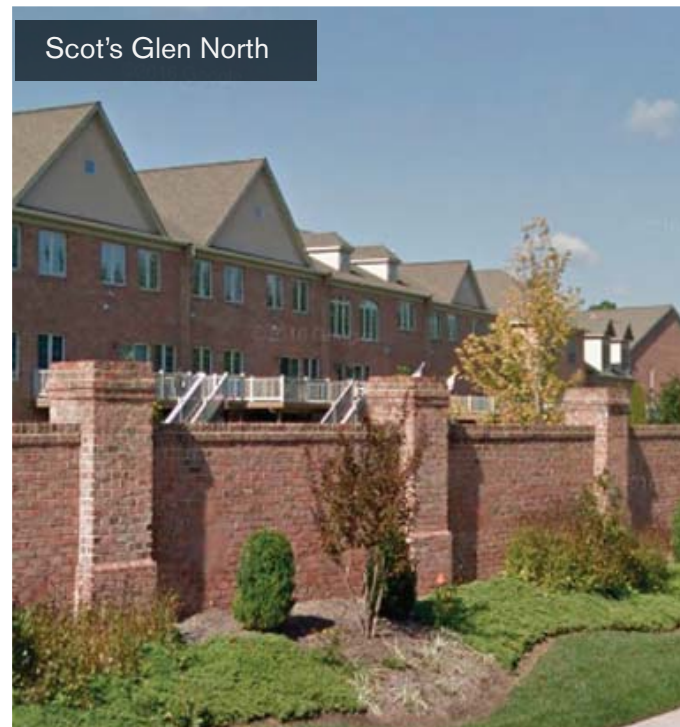
Hickory Plaza



Atholton High School



Scot's Glen North



The Hawthorne Center



KinderCare



There exists a variety of different architectural forms, architectural character and materials throughout the Village of Hickory Ridge, as seen on page 24. The tree-lined streets and pathways visually unify the diversity of buildings. There are two adjacent locations that share a similar scale and development intensity as the proposed redevelopment. This includes the southeast corner of the Village Center (Goddard School and Sunrise Senior Housing) and opposite Cedar Lane in the vicinity of Harmony Hall.

Southeast Village Center:

The Sunrise senior building is a corporate prototype and is not unique to Hickory Ridge. This language and form can be found at many other Sunrise locations around the country. The traditional language is vertically stretched to fit its three story volume. The building is clad in a light neutral color siding, with attention to accent trim and detail around the front porch. The steep shingled roof is expressive and adds volume to this three-story building.

The Goddard School is a single-story building with a similar material palette to the Sunrise building. The scale of the roof compresses the ground floor. Articulation and detail is contained around the building entrance.

Both buildings are located over 780 feet from mixed-use building beyond the central surface parking lot. Both buildings are further set behind from their front surface parking lot and screened with landscaping.

Harmony Hall & Gilchrist Center:

Harmony Hall and the medical office buildings are three stories tall, simple and flat facades and flat roofs. The buildings appear to have been modified multiple times introducing a diversity of materials and architectural features.



Harmony Hall



Gilchrist Center



Sunrise Senior Housing



The Goddard School



ARCHITECTURAL CONTEXT



The proposed development creates a new distinctive architectural identity around the Village Green and connecting retail streets. The proposed architectural language adapts some of the distinctive elements of the Village Center buildings without recreating the existing form and style. New buildings will complement the lighter (buff-colored) masonry and maintain the single-story storefront datum around the Village Green.

At the same time improvements to the existing Giant and inline retail buildings will incorporate the patterns and details of the proposed retail buildings. The existing large gable end roof articulations will be replaced with a expressive tall parapeted storefront to allow the proposed infill corner retail to more seamlessly blend between the existing masonry arcade and proposed adjacent storefronts.

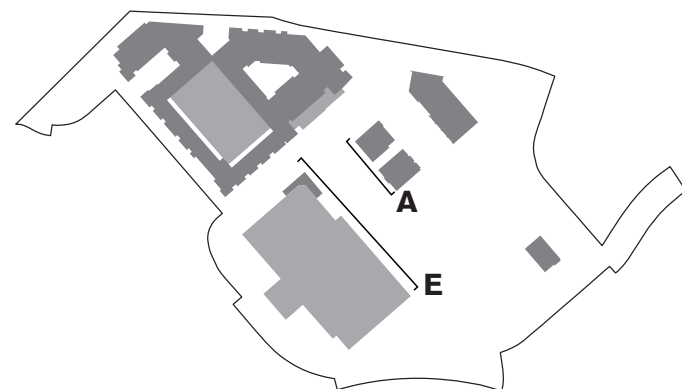
FACADE REFINEMENT



PROPOSED ELEVATION E: Front of Giant



PREVIOUS ELEVATION E: Front of Giant (Dec 2016)



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

VILLAGE GREEN VIEWS





VILLAGE GREEN VIEWS



MOTION 4: STREET 'B' TERMINUS





ACCESS & CIRCULATION

The redevelopment plan acknowledges the importance of the Columbia Association (CA) Property to the Village Green. The proposed block and street layout creates a flexible framework to meaningfully incorporate a range of potential CA uses. Street 'B' extends from the Village Green to the CA property, creating a visual connection between these two community spaces. Street 'B' will be tree-lined and include adequate sidewalk (min. 6 FT) to allow for comfortable pedestrian access. This direct physical and visual connection provides an opportunity to create a civic terminus on the Columbia Association Property. KIMCO does not own the CA site but will continue to work with CA to wholistically incorporate their site with the Village Center.

New residential units will have views onto the CA site fostering a sense of safety of this public space. The existing Giant service area adjacent to a portion of the Columbia Association Property will continue to be well maintained, landscaped and attractive. This will include an expansion of a screening wall along Street B to more fully inclose loading docks. The mixed-use building service area will be inclosed and recessed from the residential facade.

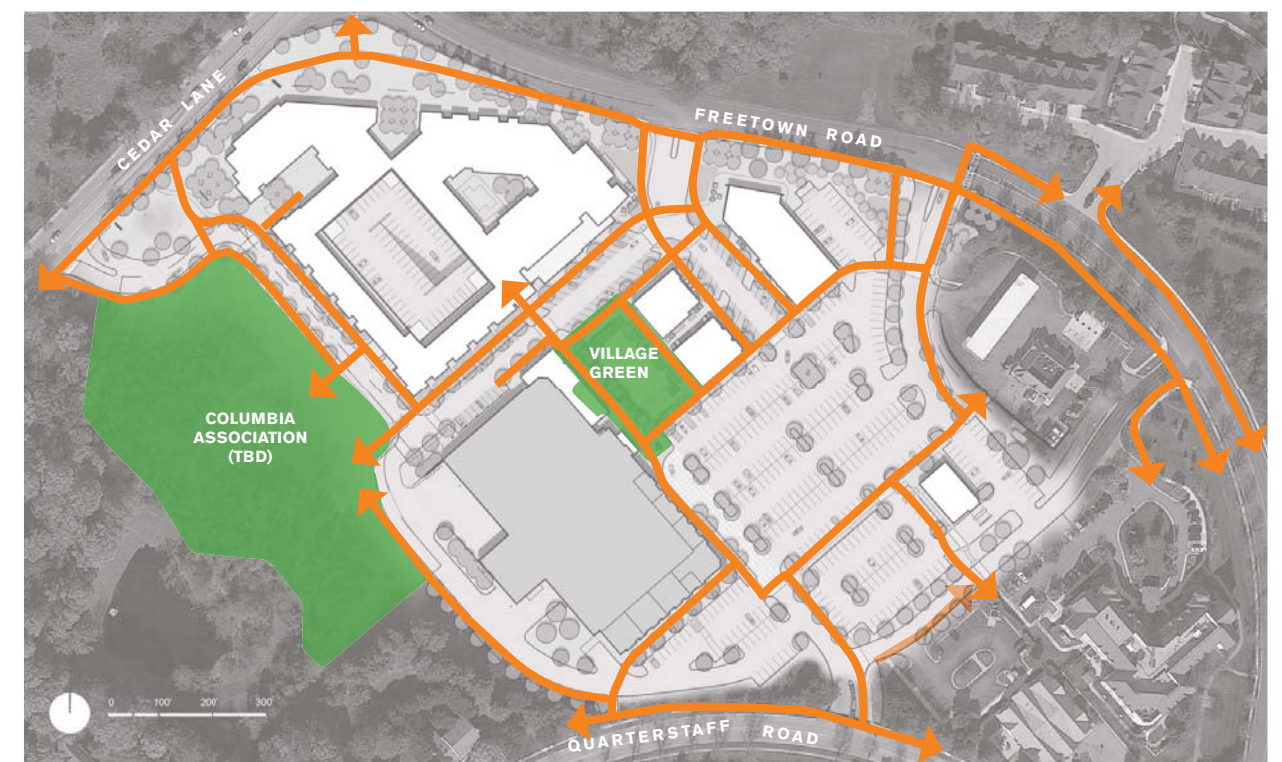
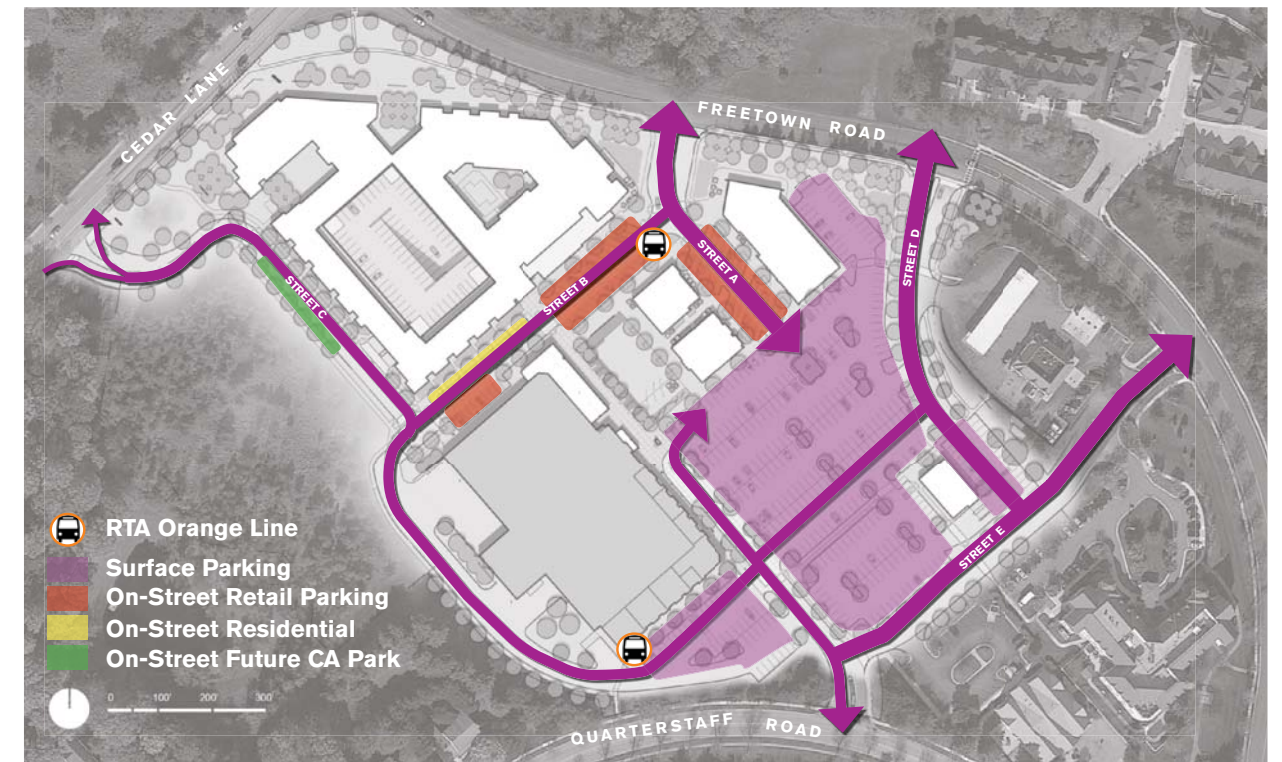
The project is committed to providing pedestrian access from Quarterstaff Road directly to the Columbia Association Property.

VEHICULAR MOBILITY

The redevelopment preserves internal vehicular circulation without forcing cars and trucks to exit the Village Center or enter adjacent neighborhoods.

PEDESTRIAN MOBILITY

The redevelopment plan provides an interconnected pedestrian system to adjacent public right-of-ways that feed to surrounding neighborhoods. KIMCO will explore sidewalk access along Street E.



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