

## **Hickory Ridge Village Center Redevelopment Kimco sponsored Small Group Community Meetings Summary of Questions & Comments**

*Kimco Realty sponsored a series of Small Group Community Meetings at the former Howard Bank Building at the Hickory Ridge Village Center. The goal of the meetings was to allow everyone the opportunity to participate in a meaningful exchange of ideas and discussion of comments regarding the village center redevelopment. To accomplish this, each meeting was limited to approximately ten (10) individuals in addition to Kimco representatives and one (1) Village board member or representative and one (1) Columbia Association representative. A total of Nineteen (19) small group meetings were held from March 30, 2016 thru May 9, 2016 with 201 folks signed-up to attend and 184 attendees.*

*The following is a summary of the comments, questions, and topics discussed during the small group meetings. The comments, questions and topics have been organized into broad categories for ease of review. Please note that each individual comment or question from all of the meetings are not repeated below, but rather where similar comments and/or questions were raised during the entirety of the meetings they have been paraphrased to facilitate combining them into a single entry. Likewise, there may be some comments and questions below that due to their uniqueness are more directly repeated below.*

*As discussed during the Small Group Meetings, the next step in the Redevelopment process will be the presentation of a revised Plan by Kimco during a Large Group Meeting that will likely be held in late July at Howard County Community College. Scheduling details will follow and will be posted to the Village website, will be posted on the Hickory Ridge Village Center property, and will be emailed to folks that have provided their contact information in the past. Several documents including the Village Center Redevelopment Process Flowchart, the Village Center Community Plan, and the Columbia Market Analysis Study were also discussed during the Small Group Meetings. The links provided below provide access these documents from the Village website.*

- *Village Center Redevelopment Process Flowchart (PDF):  
( [https://hickoryridgevillage.org/wp-content/uploads/2016/05/MajorVCRedevProcess\\_HR.pdf](https://hickoryridgevillage.org/wp-content/uploads/2016/05/MajorVCRedevProcess_HR.pdf) )*
- *Hickory Ridge Village Center Community Plan (PDF document):  
( <http://bit.ly/HRVCCP> )*
- *Zoning Regulations related to NT Zone:  
( <http://bit.ly/NTZoningregs> )  
Specifics of Village Center Redevelopment are Section 125.J (scroll down to that section)*
- *Columbia Market Analysis Study (PDF document):  
( [www.columbiaassociation.org/marketstudy](http://www.columbiaassociation.org/marketstudy) )*

### CB-29 Village Center Redevelopment Process:

- Howard Hughes covenant details – what does that mean?
- What role does CA play in the process?
- Other businesses on edges – will you have a session with them and tenants?
- Do the tenants know?
- Does covenant dictate uses?
- Wants to see plan again before next large community meeting.
- Who wrote the Village Plan?
- Do non-residents in Columbia have input on outparcel owners?
- Has The Village taken a stance?
- Who wrote the Village Plan?
- Where are the community input and plan revisions?
- When will a revised plan be prepared?
- DAP – Who is on the DAP and is their recommendation binding?
- How do you get on the DAP?
- Is the Village Board recommendation binding?
- What does Howard Hughes review and approve?
- Will the next meeting be a presentation?
- Why did the process start?
- What criteria did Kimco consider to start Development?
- When would Kimco break ground?
- How are they appointed and for how long on DAP?
- Believe that the zoning does not permit residential.
- Is Residential permitted and how is it approved?
- Will the next large meeting be a presentation or discussion?
- Is there a Howard County growth plan / long-term vision plan?
- Do people know about the redevelopment – who gets mailing?
- What are the notice requirements for meetings?
- What is Howard Hughes role?
- Is there a point where you can't turn back or change?
- What impact does Village Plan have on this process?
- Do small group comments go to the county?
- When do any traffic improvements get implemented?

### Public Facilities - Schools:

- Concerns about school capacity.
- Concerned about school allocations.
- Concerned about who is coming into the schools.

- What if there is no school capacity?
- What will apartments do to the schools?
- When does school capacity get evaluated?
- How many traffic studies has Kimco done at Hickory Ridge since purchasing?
- Concerns about impact on schools.
- Concern about schools.
- There are already too many other apartments getting school allocations.
- School issues.
- Overcrowding in schools is a problem.
- Concerned about school overcrowding.
- Will you study the impact on schools and gas stations?
- What happens if you don't get school allocation?
- What is the turnover of apartment population and what is the impact of that turnover on the schools?
- Big concern about school capacity – children in trailers – we live here for the school system and concerned about redistricting and quality of education.

#### Public Facilities – Traffic:

- Traffic flow concerns.
- Concerned about traffic.
- Traffic is bad.
- People will have more than one car.
- Increased traffic concerns.
- Is the traffic flow sufficient?
- Traffic concerns.
- Intersection is bad already.
- Traffic concerns- Intersections are failing.
- County will determine traffic impacts and improvements.
- Flow of traffic concern of traffic through neighborhood.
- Cars drive too fast by the school.
- Concerned about increased traffic.
- What will apartments do to the traffic?
- Cedar is the main road, not Freetown.
- Infrastructure improvements.
- Who pays for improvements?
- Traffic concerns; how will it be addressed; rush hour issues.
- Bike Lanes – pedestrians travel in vicinity (neighborhood).
- Road concerns.
- Traffic concerns – Cedar and Freetown intersection.

- Concerns about traffic.
- Don't want a light at Freetown & Quarterstaff – maybe a traffic circle.
- Congestion is becoming a hallmark of Columbia.
- Concerned about additional traffic.
- I come home from work at 5:30 – Cedar Lane backs up to right-in access so adding 300 units will exacerbate.
- Concerned about traffic around schools – especially elementary schools.
- Traffic problem with people getting out of the center.
- Cedar Lane has too much traffic already.
- Will there be a new traffic light off of Freetown?
- Didn't move here for traffic.
- Can't turn at Harmel now.
- Today it is time consuming to leave Giant and turn left onto Cedar.
- Cedar Lane is a traffic problem.
- Traffic concerns (Cedar Lane).
- What is the county doing to prevent gridlock?
- Has there been a traffic study? The intersection of Cedar Lane and Freetown road is already backed up in the morning.
- 300+ additional cars using the intersection at Cedar Lane and Freetown during morning and evening rush hour will be an unbearable extra burden on an already-crowded intersection.
- Traffic. Any improvements you make with the current plan may technically abide by Country rules however, it will destroy the character and quality of life Hickory Ridge residents enjoy.

#### Plan - Building and Site Plan Organization:

- Are Apartments included?
- Move the “upper right” and “upper left” retail pads in line with the other retail.
- Wants to be able to access retail without walking in traffic / parking lot / street crossing.
- Wants retail more connected.
- Doesn't want to cross streets or parking.
- Move residential building to other side of the site.
- Likes current walking environment.
- Doesn't like idea of walking through a parking lot.
- Knock down Giant and make it a green space.
- Wants the retail “pods” together/connected.
- Doesn't want to change the village center for a grocery store that we don't like.
- Put all of the retail together.
- Can you reconfigure Giant?
- Can you just move the entrance to Giant?
- Can you reconfigure the Giant and move apartments?

- Doesn't like walking across parking lot.
- Doesn't want shops to be scattered.
- People don't generally care about walking distance.
- Wants to retain a courtyard area.
- Wants green space.
- Parking lot is narrow and long.
- Will there be a parcel pickup at Giant?
- Consider moving the buildings together.
- Wants a friendly pedestrian area.
- Do all access points remain?
- Where will signage be?
- Why not just change the entrance to Giant?
- Walking to the store from the parking lot is not a problem.
- Make plan easier to shop.
- Three out buildings doesn't work.
- Why not rotate grocery store to give side entrance at parking field?
- How will the access work?
- The site is not walkable.
- More synergy with buildings.
- The Village is under used for pedestrian events.
- The average age is 39 – attract millennials layout too spread out for older people.
- New retail looks like you have to walk far.
- Add green space.
- Wants retailers to be connected.
- Doesn't like separation of the buildings.
- Plan seems choppy.
- Wants to keep retailers connected.
- Parking isn't closer to the retail.
- Continuous shops- what building uses tenants in outparcel?
- What are the green islands in the parking lot?
- How does the new green compare in area to the existing Avenue?
- How do you walk to the Village and park?
- The parking is too far from the new Residential/Retail.
- Will the residential be next to the Giant?
- Clump buildings – visibility to Cedar?
- Wants to see things connected.
- Doesn't like that the community park feels blocked off.
- Visibility from Cedar Lane is blocked.
- Doesn't like an old-fashioned main street with cars.
- Concerned about access to the future park.

- Don't want a building blocking visibility from road.
- Concerned about visibility from Freetown.
- Concerned about visibility from Cedar.
- Not many people go in between Sunrise/Goddard and the center.
- Doesn't like access to parking being shared off of Cedar.
- Wants good connection to the CA park.
- Why build along Cedar?
- Visibility of Giant?
- How does access to the center work?
- Is there a walkway between the residential buildings?
- Strip mall design – not a Community Center design.
- Visibility is a problem.
- Lumping of stores is very important.
- Want retail to be connected.
- Don't buy that there needs to be a parking lot in front of grocery store.
- Don't like a parking lot centrally located.
- Pay attention to pedestrian and bicycle access into the center.
- People from Sunrise and senior homes across Cedar come to the center and need access.
- Where can pedestrians walk?
- Don't want to walk near cars.
- Plan seems to have too much walking.
- People living here will still drive to other stores within the center.
- Make retail more contiguous.
- Plan looks like a cookie-cutter village.
- How much closer parking do you really get?
- What is the residential next to Giant?
- Concerned about having to cross streets and walk where there are cars.
- Hate parking lot as a feature.
- Opening up the center for visibility is important.
- Move entrance to Giant.
- Do internal signage.
- HRVC seems like a strip mall.
- Wants covered walkways.
- Better signage can accomplish visibility issues.
- Blocking visibility with the apartment building.
- Where will the bus go?
- Right now we have one-stop parking – new plan looks like you have to move to go to different retailers.
- Prefers linked retail – want to walk, not drive.
- There are small children and elderly – don't want them to walk across the parking lot.

- Why are the apartments in front of Giant?
- Don't like the idea of seeing apartments while driving down Cedar Lane.
- Why not put apartments on the other side of the site?
- A lot of people who are not HR residents use Cedar Lane – want to be able to see Giant from Cedar.
- How will people get to the community park?
- How likely will it be that the building will be moved?
- Where the parking lot is positioned doesn't matter.
- Want single pedestrian experience.
- There are a lot of senior housing/nursing homes nearby – how will these people access the center?
- Want the apartment building moved somewhere else.
- The new plan mimics Owen Brown which is an unsuccessful village center.
- Like ability to walk under cover in current village center.
- Want a seamless pedestrian experience.
- Don't want cars near pedestrians.
- Is it possible to move the retail in and push the parking out?
- Can apartments be on the other side of the site?
- People cross Cedar to get to the center but the apartment building as shown will block that access.
- Why is apartment building in prime retail location?
- Put retail closer to park.
- Like that the current parking is off to the side.
- Good opportunities to have an experience where you don't have to move car.
- People want walkability.
- Maybe reorient the pool toward the park.
- How do you access the center?
- Concern about walking through parking lot.
- Don't want to put kids back in car seats to have to drive to another space in the parking lot.
- Don't want kids walking through parking lots.
- Is there a possibility to stack the retail?
- The building is too close to the road.
- Concern about green space.
- How do you access the parking field?
- Concerned with separate buildings.
- Family will not move cars to go across the parking lot.
- Do not want kids walking across the parking lot.
- Site is not walkable – like the close center.
- Is this layout psychologically better for Giant?
- Did Kimco consider second floor retail?

- Is there more retail proposed?
- What is the process for new retail?
- How do cars enter/exit the parking deck?
- Back road at Giant will become bigger path because of residential. Is that not a visual detriment?
- Is there residential above retail?
- How do you plan for future changes – electric car charging, driverless cars?
- Can berm/trees stay at Freetown building – would be important.
- High schoolers will not respect traffic calming and material changes.
- How much variation in this plan is possible?
- I think you are doing the parking lot only for residential and not for Giant convenience.
- Why is there a small strip of "residential" attached to the Giant? Does that make the space between the two buildings primarily for the residents?
- A five-story apartment building will overwhelm the village center, create parking problems for the retail establishments, and block any visibility of the retail stores from Cedar Lane. At the March meeting, Kimco talked extensively about the visibility of Giant from Cedar Lane as a current problem. This plan does NOT create better visibility —the apartment building completely blocks the view of the retail AND the Giant!
- Pushing the stores to ring a parking lot at the opposite side from Giant is poor design:
  - It will decrease foot traffic for all the other stores, as it is inconvenient in the design to get from Giant to the remaining retail, or from one retail cluster to another. I do not want to have to zigzag across a parking lot or drive to get from store to store.
  - The new design will encourage "one-store shopping", decreasing the amount of business that stores get from foot traffic walking past them going to others.
  - Currently, there are tables and benches for outside eating in the Avenue, and Luna Bella has outside seating in the summer. Where will this pleasant seating area, without intrusion from cars or traffic, be replicated in the new design?
  - The "village green" is no replacement for our current pedestrian-only Avenue. It is disconnected from the retail that will house the eateries and surrounded by parking and streets. Why would anyone want to go there?

Plan - The Avenue today and future Public Space:

- The parking lot eliminates the promenade feeling of the avenue – bad.
- Dislike the size and the location of the public green.
- Wants more places to sit – places to eat ice cream.
- Want a walking avenue / walking area.
- Wants a bocce court.
- Wants place for recreation.
- Need more clever design.
- No to courtyard surrounded by parking.

- Likes a fountain.
- Doesn't want to lose the avenue feel.
- Wants to see the touch and feel of the Avenue.
- Rather walk through the Avenue than through parking.
- Want place for kids to run without cars.
- Wants to maintain the avenue.
- Nobody minds walking through the avenue to get to Giant.
- Attracted to Giant because of the Avenue.
- Likes existing Avenue – looks like Owen Brown – separate building an issue.
- Ice Cream – sit on the Avenue and Community gathering space.
- People like to eat ice cream in the Avenue.
- Enjoy the current avenue how it is now.
- The Avenue is not used except in spring and summer – people do not linger in the Avenue.
- Like the aesthetic of the Avenue – it is pleasing even if it is underutilized.
- Like the Avenue and the trees.
- Concerned about losing the promenade.
- We like the Avenue's community interaction.
- Walkway is beautiful as it currently exists.
- The best thing about the village center is the Avenue.
- Want fitness – yoga.
- Wants more placemaking – current plan is fragmented.
- Wants to be able to walk comfortably – doesn't want to walk near cars.
- Wants outdoor areas.
- How does the layout relate to the park?
- Wants an inviting environment for people to gather.
- Does a village green really get used?
- Doesn't like seeing cars.
- How does the size of the green space compare to the size of the avenue space?
- Wants to create a place to linger without cars.
- Main street feel.
- Definition of village center requires gathering space.
- Wants decent size gathering space.
- Can you surround the green space with restaurants?
- Is the Green Avenue a road?
- Will there be traffic around the Village Green?
- Why not close in to create green area; kids playing?
- Why not move access over and create Village Green?
- No cars around Village green area – dangerous to children.
- Cannot relax with cars around the Village Green.
- Why is the Avenue open to cars?

- The Village Center requires a gathering space.
- The green space should not be surrounded on all four sides.
- We have a concern over the size of the green.
- Do not like community space– the park is being blocked by Residential.
- Can green be elsewhere?
- People need to eat in the Avenue.
- We don't want to worry about kids getting hit by cars – now they can run in Avenue car-free zone
- Wants more programming and activities.
- Would like a farmers market.
- Would like spaces for school fundraisers.
- It's misleading to call the future space the Avenue because you can drive through it.
- Street closing concerns.
- Walkway important without traffic.
- Concerned about traffic around the village green.
- Concerned about village green having cars around all sides.
- Already is a place for concerts and events in front of Subway.
- Can you drive on the Avenue?
- How large is the village green and what's the point if you can drive by it.
- The village green as shown on the plan is bad and not a usable village green.
- Likes idea of outdoor movies and programmed space.
- Please explain the Park area and the status.
- The promenade. Continuity of shopping and dining is what makes it a success. Killing atmosphere and practicality of locating businesses together is a recipe for disaster. The cumulative actions of the current proposal will drive more people away from shopping, not attract it.
- What is "The Avenue"? It appears to be a drive to provide the primary access to the residential parking garage, rather than the current center's Avenue which is a pedestrian-only mall. There appears to be no other direct entrance to this garage other than from northbound Cedar Lane. Is this in fact a roadway?

#### Giant:

- Giant – you are putting a lot of effort and money into this center for a store that does not meet community/customer desires.
- Does not want or like Giant because it lacks cleanliness and is bad quality.
- Dislikes Giant – store does not meet standards.
- Dislikes Giant – bad store, dirty, bad service.
- Giant needs to improve.
- Need to advocate to Giant.

- Only go to Giant because it's convenient.
- Problems at Giant.
- We only use Giant as a convenience store.
- Quality of Giant is going downhill.
- Walking through the avenue to Giant is not the problem – the problem is Giant.
- Don't like Giant.
- There's no guaranty residents will shop at Giant.
- Giant needs to step up their game.
- Don't want Giant to leave but it needs to get better.
- Giant just doesn't care.
- Is the Giant struggling because of their own issues?
- Shopping at Giant does not feel right... It is not as good as Wegman's or Whole Foods.
- Will Kimco require Giant to step up their game?
- Happy with Giant and likes having it close.
- River Hill Giant has a better manager.
- This Giant is not as good as other Giants.
- Management at Giant is not good.
- No investment will make Giant better.
- Is Giant complaining?
- Is Giant staying?
- Giant is the problem.
- Upscale people will not shop in the Giant.
- River Hill has a nicer Giant.
- Only go to Giant out of convenience when absolutely need something – use it like a convenience store.
- Giant competes with the same dollars but other places offer better quality.
- Giant is dirty.
- Giant has expired food.
- Giant doesn't have a butcher.
- Giant has a substandard deli.
- Rather drive to River Hill to go to better Giant.
- Giant is not appealing.
- Giant serves as a convenience store (7-11).
- Wants Kimco to step up and ask Giant to do a better job.
- Solution is redeveloping grocery store.
- There must be creative solutions to fix Giant.
- What are Giant's revenues?
- Put a Starbucks in Giant.
- Problem with Giant isn't the real estate, it is the management.
- A lot of people have been driven away from Giant because of operations issues.

- Why do you think that people who move here will go to the Giant – people who live around the corner don't use the Giant?
- Giant needs management improvements – it is not clean and the staff is not pleasant.
- This is the wrong approach – we don't use Giant because there are better shopping options and Giant is not as good.
- Don't blame Giant.
- The existing Giant building – inside and outside – looks old.
- Manager won't order peppermint ice cream – service is poor to the community.
- Will there be any upgrades to Giant?
- Don't come to Giant very often because not a good quality store.
- Do not like the Giant – like Publix.
- When is Giant's lease up?
- Has there been any consideration for the Giant to be expanded – it is a relatively small store compared to others in the region.
- Go to all of the grocery stores in the area
- How long will Giant stay?
- Will Giant remain open through construction?
- Has Giant made a commitment to be improved?
- Is Giant keeping Peapod?
- Will Giant stay and for how long?
- Will Giant stay open?
- Residents should contact store manager.
- Have other (new) grocery stores upped the bar or has Giant declined?
- What contractual agreement would Giant commit too if this extreme redevelopment effort was approved?
- The Giant issue: the major explanation for the need to redesign presented at the March meeting seemed to be "Giant won't renew its lease if it isn't reoriented to front on a parking lot." Giant is in an excellent location, one many grocery stores would salivate over, with easy access to the store on a major artery into Columbia. It is not "landlocked" like many of the other village center grocery stores. Giant would have a lot more business if it would fix its own problems of poor management and lack of investment in the store. What happens if the village center is destroyed to accommodate Giant's demands and it doesn't fix Giant's performance issues? They can still decide to close the store.
- Here are the reasons I no longer do the bulk of my shopping at Giant, despite being within walking distance:
  - The quality and selection of merchandise in this store is poor, with too many store brands pushing out the selection of name brands.
  - Items are frequently out of stock, with empty spaces left on the shelves
  - The produce area is poorly managed. There is a poor selection of produce compared to competitors, and it is often not as fresh. At one visit I saw four different produce bins with items that were already moldy or rotten.

- The in-store bakery that Giant used to have was removed when Royal Ahold took over. Its competitors still have in-store bakeries with fresher baked goods.
- Checkout is frequently frustrating. There are too few live cashiers and too much reliance on a poorly designed self-checkout with a system that frequently has failures requiring waiting for someone to come fix the problem. Harris-Teeter, Wegmans, and Safeway all have better-designed self-checkouts with a person right there monitoring them to help customers immediately. Harris-Teeter also monitors lines at its other checkouts carefully and quickly gets additional cashiers into place when lines start to build.
- The entrance to the store is often dirty and trash is allowed to accumulate even inside the entryway. The thin carpet in the entryway is worn out and looks dirty and needs to be replaced.
- Highly recommend applying resources (special consultants if necessary) into creative and prescient planning with clear vision that anticipates the convergence of online shopping, and in-person shopping (assisted via mobile technology). More and or different anchors need to be thought of and sought out. We understand that you want to cater to your largest customer—GIANT—however, their misplaced issues don't address the root causes of their problems. Recommend helping them help themselves in order to help yourself is probably the wisest solution. Partnering with the citizens to persuade and convince GIANT into better business practices and satisfying customer needs will produce more reliable and solid rent; because at the current rate of decline, GIANT will be out of business in 5 years.

#### Small Shop Tenants and Leasing:

- What is the status of leases with the current tenants?
- Is there a predetermined tenant for each of the retail spaces?
- Want to know what current tenants think.
- What do the tenants think about the plan?
- Can the tenants return?
- What is mixture of tenants you are looking to – serve village only or draw to village?
- Would customers have to pay more?
- How much is Kimco paying tenants?
- How many retailers are in the new plan?
- Can existing tenants remain in their space?
- How does moving effect cost?
- Will services cost more money?
- How much will Kimco contribute to move tenants?
- What will be the size of any new tenants?
- Can Kimco relocate all existing tenants?
- Wants to see more retail and no apartments.
- Would like to see music venue or pub.
- Can local businesses afford the rent?

- Would Kimco consider office space instead?
- What businesses are in the out-buildings?
- Retail – move business – tenant relocation – conduct business?
- We are happy with the Giant and we want a Brew pub.
- Luna Bella is a top 50 Baltimore restaurant.
- Are you open to local tenants?
- What are the types of new retailers?
- Would like a brew pub.
- Wants merchants association.
- I like the non-chain restaurants on this side of Columbia.
- Will the retail around Giant be updated?
- Attract uses to benefit the people.
- Wants better quality retail.
- Do tenants want to leave?
- What type of tenants are we looking for?
- Kids hang out at fast food restaurants.
- Existing restaurants are important.
- How are tenant relocations determined?
- Ice Cream tenant parlor is very popular.
- How much additional retail is proposed?
- Hickory Grille is very successful.
- Like having a local grocery store.
- Have relationships with small businesses and concerned about losing them.
- The restaurants and nail salon are reasons people come to the center – not Giant.
- Would be more attractive to keep it all retail.
- Grocery store is important for all of the merchants – it is what brings people to the center.
- Growth is what drives merchants.
- Majority of tenants are in favor of redevelopment to increase number of people to the center – what is the cost of moving?
- How will anything in the plan help businesses?
- Density helps businesses.
- Are you taking the retailers into consideration?
- We like the retailers as they are
- Have you looked into options other than Giant?
- Will the amount of retail space increase
- Would you build more retail if you didn't have tenants
- Would you consider putting office space at the center
- Like idea of offices on 2nd floor
- Would like a second floor office.
- Is there a retail demand?

- In Kimco's 3/23 presentation, the following retail businesses currently in Hickory Ridge Center would be vacated to build new parking lot for Giant - Decanter Fine Wines, Peking Restaurant, Hickory Grille, Dry cleaning business, Subway, Japanese restaurant, Luna Bella, Nails, Hair Cutter, Sport Shoe. This would be a major impact on the current Hickory Ridge Community. How and when will these retail services be replaced?
- What actions are being done by Kimco to find alternate anchor businesses to replace Giant should they decide to move in 5 years?
- Based on Kimco's past experience, what is the likelihood that a grocery store chain would be willing to move into the space the size of Giant and in such close proximity to an apartment development such as the one being proposed?
- Will the gas station remain?
- We envision that the plan will destroy a functioning village center with many shops and restaurants that we frequent. How will the restaurants be able to survive with the lengthy (possibly 3 years like Wilde Lake) ongoing construction? To construct the ring of retail will likely entail temporarily taking over most of the parking on the Luna Bella side. That parking lot is frequently near capacity in early evenings and on the weekend. It is telling that Kimco was asked in the December 7 meeting what the retailers other than Giant thought about the plan. This question was NOT answered —to quote from the minutes: "Questions were asked about how the merchants feel about the plan. Greg Reed noted that the plan had been shared with Giant and all the smaller merchants. Kimco said they are meeting with each merchant individually to make sure their needs are accommodated."
- Apart from Giant, we are lucky to have excellent merchants at Hickory Ridge, and we support them, especially the restaurants (we eat at Luna Bella at least once a week), the custard shop, the dry cleaners, Feet First, and the wine shop. We do not believe they can survive the construction or the relocation. Losing them would be devastating to us!

#### Multi-Family Residential (Use and Size):

- What is the residential threshold needed to make project work?
- Opposed to height.
- Too many units.
- Concerned about parking
- Do not like renters because they are not invested.
- Worried about parking and traffic from the people living in apartments.
- Concerned that apartments will be affordable housing.
- Residential is a violation of the 'pact of Columbia'.
- Don't want apartments.
- Doesn't have a problem with apartments – consistent with the Columbia vision.
- Apartments are too big – wants three stories max.
- Don't want apartments.
- Apartments won't help me.

- Likes apartment idea but wants lower height and fewer units.
- Wants no more than 3 stores.
- Do covenants require Section 8 housing?
- Doesn't want this to look like Wilde Lake – looks massive.
- Doesn't mind the way the Metropolitan looks.
- Don't want apartments.
- Other village centers don't have apartments.
- Doesn't want transient people living in HRVC.
- Wants housing that is affordable.
- The Wilde Lake building is too big and too tall.
- Five stories is too tall.
- How many units proposed compared to the Metropolitan?
- Is there an alternative without apartments?
- Concerned that floor plans aren't yet available at Wilde Lake.
- Apartments are out of character.
- The main concern is apartment rents - this will create problems- there are no other apartments in the area?
- Why not Condo's?
- Fear of Section 8 Housing.
- People who rent have a different outlook.
- Would this go forward without apartments?
- If you put it along Quarterstaff side near residential you will have greater issues from community.
- This is a different area from Wilde Lake – older area.
- Concern about the size of the building – too big and doesn't fit.
- What are the rents going to be?
- Concern about rental near single family homes – will create problems – would it create incentive for more people to building apartments.
- Concerned about crime.
- Live and shop lifestyle is not needed here...not metro...not downtown.
- Maple Lawn does not have apartments.
- Do we need another 300 units based on market study?
- We are against apartments – not redevelopment.
- More customers are needed but there are already more customers coming with construction.
- Wilde Lake is too crowded, it was brought into small place and apartments were not part of the Village.
- Would Kimco proceed without residential?
- There are no accommodations around Village Center – the site is not suited for a neighborhood, it is not urban.
- We have a problem with residential.

- What does the back of the building look like?
- How much will rent be?
- Will there be apartments no matter what?
- Apartments bring lower home value and traffic.
- The proforma needs apartments - it is the economic engine.
- There are large Apartments in River Hill.
- Would you consider senior or age-restricted?
- Can you do less units with fewer amenities?
- Is there affordable housing?
- Wants to see some affordable apartment units.
- Is there really a demand for apartments?
- Can Kimco do condos instead of rental?
- Tremendous demand for 55+.
- Demand for assisted care.
- Likes apartment building where it is – doesn't want it to block off Sunrise.
- How many stories is the apartment building?
- HRVC plan recommends 3 stories.
- Doesn't oppose apartments but wants good design.
- Opposed to size and number of units apartments.
- Where do you access the residential garage?
- How many stories is the residential?
- Better Kimco app for tenants?
- How many units at Wilde Lake – not against residential.
- Residential building – less units possible?
- Why put apartments where we did?
- How close are apartments to Cedar?
- More 1st floor retail in residential building.
- Flip apartments to the other side of the site.
- Is there an affordable housing requirement?
- Can Kimco acquire a nearby site for apartments?
- Apartment building is too large.
- Apartment building will destroy the environment.
- Building will block the light that makes the trees look vibrant.
- How big will the apartment building be?
- Is there really demand for residential?
- Who will live in these apartments – it's a bad location for apartments.
- Would prefer 55 and older building.
- How does the apartment building relate to the park?
- If no apartments, then what?
- The word anchor is not appropriate for apartments.

- Apartments will be a deterrent to coming to the village center – will not come if there are apartments.
- Not comfortable shopping in same place where people live.
- Would prefer more retailers instead of apartments.
- Is there residential at other Village Centers?
- Concerned apartments are pulling away resources?
- Can the apartment building be smaller?
- Residential along Cedar is not inviting.
- Too many apartments in the area.
- Residential changes the character of the Village.
- What is the unit mix?
- Who are you marketing to?
- What will this do to property value?
- How does this compare to Wilde Lake?
- What happens if you change the building relocation?
- How many units?
- Affordable housing issues.
- How many units do you need to have?
- High density brings crime.
- Apartments bring crime.
- Why residential?
- No residential (housing elsewhere is permanent).
- No transient housing.
- Who will rent here?
- Who are you profiling for renters?
- Permanent community – NO transient residents.
- No ownership stake – do not care about Community.
- Want ownership stake.
- A 5-story building is too tall.
- Is it possible to do the plan without residential?
- People will move away if we have apartments.
- Can the pool go on the roof?
- No one will rent here – people will prefer Maple Lawn.
- Opposed to residential.
- How do you determine the need?
- Who would live here in a parking lot?
- How many residential units planned?
- Apartment building will change the character of the area.
- Can the residential be a 55+ community?
- As apartments get older, they will not be as nice.

- How many stories is the apartment building?
- The additional units will not add to the retail patrons because current residents of the area will stop coming to the village center.
- Why are apartments necessary?
- Can you do a different type of housing?
- Are there plans for affordable housing?
- There is already new residential development nearby.
- Opposed to apartments.
- This is a low density area.
- Based on the message boards – everyone is against the apartment buildings – are you listening?
- Wilde Lake is monstrous.
- There are hundreds of new residents in the area.
- Apartment building is too high and not consistent with the village plan.
- Concern is apartment building- detrimental to the environment we moved here for.
- Concern is all about apartments.
- Don't want apartments in our community.
- How does the proposed apartment building compare with Wilde Lake?
- Don't like density.
- Would you consider condo instead of apartments?
- What is the height of the apartments?
- Will apartments look like Wilde Lake – they feel overwhelming.
- Don't want an apartment building in my neighborhood.
- What size are the apartment units?
- Concern about apartment fires.
- Any consideration for 55+?
- Any consideration of just 1 bedroom units?
- Would you consider affordable units?
- Senior housing would put too much strain on hospital.
- Would like to have in-laws live nearby – good if 55+.
- People seem less irritated by 55+ housing.
- Concern about density and the effect that this has.
- Concern about mix of who new residents will be.
- Renters are a concern.
- Is there demand for apartments in this location
- Is this the same design as the Metropolitan?
- Is this similar to Wilde Lake?
- How many residential units?
- Is there affordable housing?
- Why apartments and not condos?
- Would love to move family here.

- Would Kimco consider over 55 now?
- Concerns about density.
- Does not like renters.
- Apartments. Personally, I think a few would be great. 5-floor building shows a high density concept that Columbia, and specifically Hickory Ridge, can't absorb (schools, traffic, etc.). One floor (maybe two depending on personnel density) is within appropriate density. The current assumption that only high-density apartments can serve as an anchor is short sighted and not very creative. Although the facts stated at the last meeting were technically accurate, the analysis of what they mean appears to be weak at best and don't get to the root causes. Building large number of "luxury" apartments in an economy that isn't going to produce high paid (relative to extremely high cost of living) jobs is Ludacris. Although I'm not sure a smaller number of true luxury (and larger size but smaller number) of living units would sell any better, it is at least more realistic than the current analysis. Try thinking about senior citizen living... Large number of apartment that have families is way off base as the schools can't accommodate the current levels. The area already has huge condos built by Rt 32 with new condos/apartments/homes to be built adjacent to the property for which GIANT could exploit if they were a better run business.
- I believe that the addition of an apartment complex changes the character of Hickory Ridge Village Center and the Community from rural residential environment to a highly visible high density urban environment. Will Kimco provide the pros and cons the proposed apartment complex gives the Hickory Ridge Community?
- What demographic does Kimco believe will want to rent an apartment building in this location at the "market rates" they are planning, given the lack of amenities such as are located near the apartments around the Mall?
- Has Kimco done any studies to assess the demand for these units in this particular location?

#### CA – Park:

- Working with CA on parking design? Can Kimco cost share in the park?
- Where is the Community Park and what is the status?
- Isolated the park-cut off from the Community.
- The plan shows a pool...how does it work with CA?
- Any way to do a land swap with CA for the park land and move the park to HRVC?
- Don't like that current plan feels like it cuts off the park.
- Need better connection for the future CA park and the community – possibly link to the community green at the Village Center.
- Consider a land swap with CA.
- What is the status of the CA park?
- Where is the CA property?
- Would CA consider doing a hall or other community/meeting use here?

- Parks. Blocking access and view of the park is counterproductive to the intent—for citizens to use and enjoy the public / green space. This seems short sighted and any plans for larger buildings should be where there are already taller buildings—namely the other (back side) of the property. The citizens don't expect you to build a park and understand that KIMCO needs to be profitable—sarcastic comments don't help. The real issue is KIMCO has expressed short-sighted, short-term and narrow interests that don't serve the corporation in the long run or the local citizens. A win-win solution must serve the larger, long-term interests of the community that will attract business and keep the businesses.

#### Parking:

- Not enough parking.
- Not enough parking during special events.
- There will not be enough parking for events.
- Increased parking troubles.
- Will there be charging stations/planning for the future?
- Will there be handicapped parking?
- How does parking compare?
- Is there enough parking?
- Will people park on Quarterstaff?
- Concerned about overflow parking.
- Doesn't want to see people parking on Quarterstaff.
- How many parking studies has Kimco done?
- Scotts Glenn doesn't have enough parking –concerned about same for the apartments.
- Where is residential parking?
- Parking ratio concerns.
- Who is the parking for in the main field?
- Will parking for the residential be a problem?
- Concerned about having to compete with residents and guests for parking spaces.
- New parking lot looks like a pain in the neck.
- Fear that residents will park along Quarterstaff – need a no parking zone.
- Concerned that there is less parking in new plan.
- Concerned about visitor parking taking up parking spaces.
- Don't want to compete with apartment people for parking.
- I live in Scots Glen – we have 2 spaces in garage and 2 in driveway. Biggest issue is parking for guests.
- Will there be visitor parking?
- Will there be guest parking for the residential building?
- Have you done impact studies completed with other village centers – will people spill out into the streets and park in the neighborhoods.

- Don't want street parking?
- Concern about parking availability on the site.
- Residents will compete for retail parking.
- How many existing parking spaces are at the center and how many are in the new plan?
- Why reduce parking if there will be more people?
- Talk about what looks like inadequate parking.
- Concern about amount of parking for the apartments – is it enough?
- Don't want people parking on Quarterstaff.
- Parking issues.
- People will park on Quarterstaff.
- Parking garage – number of spaces vs number of units?
- Parking. Although Giant's request for parking up front appears to be reasonable on the face of it, it is NOT the cause of their woes—competition and management failures that won't be fixed by parking up front. Nobody says parking is a problem. If anything, current parking allotment is welcomed. Moving the location of parking may be appropriate so long as it serves the larger good and not a narrow interest. Moving GIANT's entrance is well within their ability to remain open and operate during renovation. Inadequate parking—wherever it's located—will kill the businesses. If Wild Lake is anything like you have envisioned, the parking is a non-starter. It's too limited and prevents flow of traffic because folks stop to drop off their kids as parking is inadequate (even before apartments are occupied).
- How many retail parking spaces are in the current village center? More or less than the 411 shown in the plan outside of the residential parking garage?
- A 300-unit highrise will have at minimum 300 adult residents, and more likely 400-500. Given the location and lack of public transportation, nearly all these folks will have to have cars to get to work. (If the plan is for "high-end" apartments, they won't be affordable to students from the College or many employees at the nursing homes or the hospital.) The parking garage, 60 space times 5 levels, plans for ONLY one car per unit. Where will the residents park their second cars, or have parking for their visitors? They will take up the spaces in the retail parking at exactly the time (after work/weekends) when the retail areas most need their spaces for customers. If residents take up parking in the retail spots, it will exacerbate an "us vs. them" feeling from the retail shoppers. Having two "private residential courtyards" reserved for the residents on Village Center land will make this even worse.

#### Why Redevelopment:

- Why this Village Center and why now?
- The Village works, why change it?
- What are the biggest issues?
- What is the real objective?
- People find the walk to the Giant – not a problem.
- Why can't we do additional signage and not redevelop?

- Hard numbers for need?
- Agree village center needs to be updated.
- Don't like primary goal being parking.
- Don't buy Kimco's story.
- Kimco is not providing a compelling argument.
- Reasons are not logical.
- There is already enough development in Columbia to support the retail.
- By redeveloping the center you will drive people away.
- Redevelopment can be great - if you give me a better place then I'm ok, if you give me worse then I'll argue.
- What are Kimco's goals?
- Don't agree with the need for change.
- If you can't build apartments, will there be any redevelopment?
- What's the premise for this scale of redevelopment – there are smaller scale changes that could happen to create improvements such as signage, lighting, clean fountain, bike areas.
- Why is there a need to do a redevelopment?
- What are the business decisions behind a redevelopment?
- Do you consider Maple Lawn part of market competition?

#### Village Plan:

- Plan conflicts with the village plan.
- Is the Village Plan (3) stories?
- Comparison to community plan – the layout does not match the plan.
- Since Village already has a plan, why didn't Kimco present a more harmonious plan?
- The plan doesn't match the village plan.
- Does the plan indicate that village centers should have residential?
- What is happening down Cedar Lane?
- Was Village renter's part of the growth plan?
- At the March 23 meeting, the Kimco representative made the statement that the plan was in alignment with the county-approved Village Center Community Plan (VCCP). This is false. The proposed plan violates the VCCP in multiple places:
  - P.17, overall recommendation 2: "No project should compete with the center retail or draw activity away from it," The residential building planned will dwarf the retail shops and make them less viable.
  - P. 17, overall recommendation 5: "Maximum building height should be limited to three stories (36 feet)." The plan is for 5 stories.
  - P. 19, recommendation for Area A (the retail core that Kimco proposed to redevelop): "It is recommended that residential uses only be permitted as a secondary use to the retail", "Proposed retail pad sited developed at the perimeter of this retail core may

take away the cohesive cluster of retail activity of the retail core and should be discouraged" and "Development of this area should always consider the shared parking arrangement anticipated with the development of Area C". Area C is (the "future community park" on Kimco's plan, which loses all access to parking unless it is meant to use the residential parking garage.

- There are other areas where the plan indicated that multifamily residential would be appropriate — in particular areas I and M. Why doesn't Kimco acquire these parcels and build the residential units there?

#### Other General Comments:

- Do you own the Hickory Ridge Village Center?
- Aging community – should take into consideration.
- Do village center concepts still apply?
- Concerned about communication with Sunrise and Goddard.
- In favor of getting ahead of the curve and preparing center for future.
- Where are we going to eat our ice cream.
- How do we mitigate the water situation? Runoff and flooding problems?
- People don't use the signage – they just know it's there.
- Believe that Wilde Lake is not relevant to HRVC – different market.
- Some of the people who are not on CA parcels feel excluded.
- Wants to be proactive – doesn't want HRVC to decline.
- Wants strong community sense.
- Needs stronger sense of community center.
- Wants strong community sense.
- Needs stronger sense of community center.
- Do another village, not this one.
- Nobody wants what Wilde Lake is.
- Wants to see multiple options when Kimco re-presents.
- Residents can kill the deal if we come out in mass.
- Why can't you wait a year to see how Wilde Lake does?
- We're more vocal than Wilde Lake.
- Don't want national retailers.
- Can we see more pictures of samples?
- Is there going to be a designated pet relief area – Metropolitan has had some early issues.
- Village center needs revamping.
- Concerned about home values.
- HRVC isn't urban – not a place for live – work – play.
- It feels like it is a Giant issue but change is tough.
- Why are you doing this?

- Like the current configuration of the Village Center.
- Is this the same architect as Wilde Lake?
- What is the timing on Wilde Lake leasing?
- No improvement for traffic and apartment drop off at Wilde Lake.
- Organic architecture.
- Who is the Architect?
- At Wilde Lake – no CVS – plan is fragmented.
- Wilde Lake is an eyesore.
- What is the quid-pro-quo for the people who live there – what do we get out of this?
- 40% of Hickory Village is already renter occupied.
- Wants to live in a community where everyone is welcome.
- Wants to shop in own neighborhood.
- Kimco can do a better job of advertising the retailers.
- Reference to Turf Valley design.
- Need better marketing.
- Turf Valley design feels safe- can we compromise to the design?
- No strip mall on Owen Brown.
- We're a village of people who love nature.
- Has Sunrise weighed in on this?
- What will this development do to the hospital?
- There's too much development in Columbia.
- There is already additional development adding customers.
- HR is already a dense neighborhood.
- Likes current village center because it is inviting.
- Wants place to see neighbors.
- Wants to feel like a center for the village.
- No Community feel.
- Need shade from trees.
- Who can we talk to about this?
- Ownership entities – who owns what?
- How long will construction take?
- Are there additional units coming to downtown?
- If there are too many people, the restaurants will be too crowded.
- Designed to build architects do not care about the Community.
- Too much cement – this will change the rural feel of the Community.
- The Village Center design is not child friendly- it's not a family design.
- It needs to look and be safe.
- What is the land across the street and who owns it (Mangione)?
- Wilde Lake is not successful.
- What is the Board's position?

- Crime will hurt business- can we design to avoid crime?
- Don't have a problem with the concept of introducing retail, but want to maintain integrity of the center.
- Hickory Ridge is not Bethesda and doesn't want to be Bethesda.
- Everyone walks to the center.
- Wish that Wilde Lake was complete to see.
- Want a guaranty of outcomes.
- Wants to stay with Rouse's original plan.
- The one thing that is constant is change.
- Social values change over time.
- Thought village would be more like a village that would draw more people and could be an attraction.
- Like the village just the way it is – very user friendly.
- Why are you showing a plan that is not yet set?
- Can you provide risks and mitigants?
- Optimization is about Giant.
- Does anyone actually mind walking?
- Don't like imposing buildings.
- Concerned that the notes will be biased.
- Map doesn't reflect that there are houses near the village center.
- Concerned about losing sense of community.
- Can community come together to provide advertising to support local businesses?
- HRVC is the nicest village center.
- How will people from the nursing home across Cedar access center?
- Village center is already mixed-use.
- Can Kimco save the existing trees?
- Will this be sustainable? LEED certified?
- Will there be native plantings?
- Will this be bicycle friendly?
- Want to keep nature.
- Need to address stormwater runoff.
- Can you just dress up Giant to attract people?
- We didn't move to HR for the shopping center.
- Record that only one out of twelve participants this evening supports the project.
- Don't want to urbanize.
- Tired of our parking lots being developed.
- Will you be doing environmental studies?
- Will the project be LEED?
- Want to see sightlines.
- Construction is inconvenient.

- I apologize for the last meeting. I will say favorable things to neighbors because I think you will be making changes to this plan.
- HR is a different demographic than other village centers.
- Who was considered when you did the plan?
- We moved here because of this village center's layout.
- We are a very pedestrian friendly village.
- Concerned about safety of pedestrians.
- Want the village center to stay vibrant.
- Want data to show the improvements that will occur.
- Like having the village center to the people who live in the village and likes it "private" – don't want to see other people who don't live in the village.
- We have a treasure that we don't want to lose.
- Don't think other village centers work well as village centers but Hickory does.
- Hickory Ridge is one of the nicest villages.
- There are more people in Columbia that should be able to support the retail.
- People use the trails.
- Like the village center the way that it is and don't want to change it.
- Have an emotional connection to the center.
- Kimco has an opportunity to keep this a special place.
- Don't want this to be like Maple Lawn.
- I spoke to one tenant who likes residential plan.
- How long will construction last?
- Will there be solar panels and other green design elements?
- Want to see innovation and progressive sustainability ideas.
- If project doesn't get approved, where there be a facelift to the center?
- Columbia is becoming overwhelmed with development.
- Will Sunrise and Goddard remain?
- There isn't competition on this side of town.
- Taking away a sweet shopping area that has a sense of community.
- Wilde Lake is a turnoff now – is this like Wilde Lake?
- Can people who rent use CA facilities?
- New plan changes the community fabric.
- Good to invest now but want to see the character stay.
- Will Sunrise, Goddard and Sunoco remain?
- Has population grown with additional Grocery Stores?
- Which village Center does Kimco NOT own?
- Are Roots and Maple Lawn competition?
- Wilde Lake still has a courtyard that is nice – we want a courtyard.
- What are the balance for school and population for density?
- Sirens on Cedar are common.

- We need a grocery store – not everyone goes to whole paycheck or Wegman’s.
- We used to have to go all the way to Owen Brown.
- This is commercial – meets needs of community with the exception of Giant.
- Oakland Mills today – we know what happens when centers go down.
- Captive audience is good.
- These mini-meetings have proven to be very helpful.
- Bio-filter at Wilde Lake is a pedestrian block.
- What is demographic of downtown Metropolitan?
- Will this design be based on market study or results at Wilde Lake?
- Kings Contrivance is difficult car flow.
- Will future residents of residential impact future voting on CA park?
- No loitering signs at Harper’s benches – don’t want here.
- What about utilities – going to impact us.
- Although challenging, I urge—no, beg you—to consider redevelopment from a citizen’s perspective. This is the only way to achieve a win-win solution. Helping the community will help your bottom line; and it will be supported by the community.
- Current proposals dismiss public concerns of traffic, parking, over-crowded schools, public transportation, walkability/bike-ability and efficient and aesthetic shopping & dining. These concerns are dismissed by passing them off to the County and justified via increase fees and taxes paid by KIMCO. Dismissing these valid concerns is a recipe for failure. There is another way.
- Sunrise does not generate traffic to center based on my observations.
- As 13yr residents we often have people ask us where you can get something to eat around here.
- We want – access to restaurants, to see neighbors, a center for the village, could include more/improved tenants, add residential but smaller, some residential above retail, not residential that happens to have some stores around it.
- What are the arrows pointing to the gray areas of the plan?
- Abide by the tenants of the county and community approved plan. The current assumption that high-density urban will work in suburban town is false because the infrastructure and town wasn’t designed for it. Don’t try to fit a square peg in a round hole. There are ways to make profit while simultaneously meeting the needs of the community. In fact, doing otherwise is a recipe for failure.
- The addition of 300 residential units will have a major impact on the hospital and emergency services.
- Cedar Lane is a major artery that ambulances use to get to the hospital from other areas of the county. Congestion on this road and at the Freetown/Cedar Lane intersection will negatively affect the ability of ambulances to get through. The Howard County General emergency room is already suffering overcrowding, and more residents are coming from the residences already planned near the Mall and the residences being built at Wilde Lake. How can the hospital absorb another 400-600 residences to support? Who will pay to gain increased capacity for emergency and other services?

- We have seen what has been done to Wilde Lake and the result of the huge apartment building hulking over the center is horrible. The result of the stores ringing the parking lot makes it difficult to get from store to store and is unappealing. We don't want that for Hickory Ridge!