

Wilde Lake Village Board Community Response Statement

Background

In accordance with the **Howard County Zoning Regulations, §125.J.3.b.(1)**, the Howard County Department of Planning and Zoning has requested that the Wilde Lake Village Board provide a Community Response Statement outlining its comments on Zoning Board Case No. ZB 1096M regarding the redevelopment proposal from Wilde Lake Business Trust (aka Kimco Realty). The Wilde Lake Village Board provides the following responses to Section §125.J.4.a.(8) to identify the impacts of the Wilde Lake Village Center redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community.

§125.J.4.a.(8)(a): The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.;

In the general case, the Wilde Lake Village Board believes that the Wilde Lake Village Center redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District. While the property owner has provided a phasing plan at other public meetings, there are no details regarding the redevelopment phasing in this petitions and it is this aspect of orderly growth that is of great concern to the community. Since residential parcels in the remainder of the Village are fully built out and occupied and require continued commercial services, the phasing must take into account the continued use of Wilde Lake Village Center as a functioning commercial Village Center during construction. Furthermore, other adjacent properties will continue in operation and issues such as construction traffic, road and pathway closures must be carefully planned.

§125.J.4.a.(8)(b): The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the Village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the Village and surrounding local community;

While the amount of commercial business floor area is appropriate, it may not be ideal given the reduction in square footage and increase in residents. As proposed, the Wilde Lake Village Center contains approximately 87,000 square feet of commercial space. In total, this is a reduction in the existing commercial space within the Village Center. The proposed commercial space is delineated in terms of office (26,700 square feet) and retail (61,600 square feet) uses, with retail occupying the ground floor of each commercial building and a 5,000 square foot retail establishment integrated into the proposed residential building. Office space is provided on the second level of the preserved retail buildings and on the second level of the proposed commercial structure at the west end of the Village Center.

The Wilde Lake Village Board has consulted with a variety of retail leasing and retail economics professionals and all have stated the amount of proposed retail reflects market conditions.

Lastly, the Wilde Lake Village Board has collected data regarding other Village Centers within Columbia, Maryland. Table 1 below lists seven of the other eight Village Centers in Columbia and their retail gross square footage. Given that each of these Village Centers contains a large grocery store, the proposed retail square footage for the Wilde Lake Village Center is in line with the offerings at other Columbia Village Centers.

River Hill	105,907
Kings	
Contrivance	119,117
Hickory Ridge	100,803
Harper's Choice	108,489
Dorseys Search	86,456
Long Reach	105,000
Oakland Mills	58,224

The Wilde Lake Village Board has solicited input from the community and has found no direct opposition to the proposed amount of retail space; however, the reduction may not be ideal given the increase in the number of residential units by virtue of this redevelopment. The community has expressed a desire for a wide range of uses, from grocery stores to delis, drug stores to specialty shops, restaurants and pubs.

§125.J.4.a.(8)(c): The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication;

The Wilde Lake Village Board agrees that the redevelopment will foster the purpose of a Village Center and provide opportunities for community interaction. With respect to the purpose of the Village Center, it is important to recognize that the Wilde Lake Village Center is the original Columbia Village Center. Today it exists as both the prototype and operating model. Taken in this context, a brief description of the current opportunities for community interaction and communication is appropriate.

Today, the Wilde Lake Village Center exists as a collection of retail space lining the perimeter of a Center courtyard. This courtyard contains a central fountain, landscaping, benches and some seasonal outdoor seating. Mature trees provide shade during the warmer months. Its location is remote from the parking lot on the property and provides isolation from the externalities related to automobiles, trucks, and transit buses.

In terms of communication, a single community kiosk exists within the courtyard and allows for posting of community notices. Signage throughout the Center is minimal and requires time and exploration by the casual patron to determine what services and retail opportunities exist within the Center.

Other than this central courtyard, there is little else on the property to engender community interaction. The north side of the property features a drive-thru bank kiosk and a gas station along Twin Rivers Road. These commercial entities, although important features for a retail Center, speak to the isolation within automobiles and present little opportunity for community interaction. The strip retail Center west of Lynx Lane provides a few benches for seating, but is not well connected to the rest of the Village Center.

On the whole, the proposed Village Center redevelopment increases opportunities for community interaction and communication; however, the approach taken to achieve this is a departure from the original Center design. To its credit, the property owner has recognized strong community desire to preserve the original Village Center courtyard. The courtyard proposed is in fact larger than the courtyard that exists today. This enlargement is possible by the removal of a retail building along the western perimeter of the courtyard. In addition to a larger courtyard area, the proposed open side courtyard also allows community members to see into the courtyard as well residents in the courtyard to see out into the remainder of the Village Center. This aspect does increase the ability for members of the community to interact to a greater capacity than over what exists today. However, it should be noted that by opening the courtyard to the balance of the Village Center, the noise levels from traffic may at times be increased.

Additional proposed features within the courtyard also will increase community interactions. The property owner has proposed expanded outdoor seating capacity within the courtyard, allowing for patrons of local eateries to greater utilize this setting and lighted covered pathways. The property owner has also stated at previous public meetings the desire to extend the courtyard utilization over three seasons, rather than just the summer months.

With respect to the balance of the proposed Village Center redevelopment, the property owner has expressed interest and stated at previous public meetings the desire to place an outdoor seating area and street furniture on the north side of the residential building. This will effectively extend the opportunities for public interactions along a second side of the Village Center. This pattern is also repeated in front of the food store building located at the west end of the Village Center.

Taken in whole, the amount of area dedicated to allowing the community to congregate, interact and socialize exceeds that of the current Village Center design. In addition to volume, the proposed locations of the amenities allow for an archipelago of interaction throughout the Center. This is viewed as an improvement over the original remote, intimate courtyard.

§125.J.4.a.(8)(d): The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.

The location and relative proportions associated with the redevelopment will enhance the existing development. See above discussion under c). The existing development both within the Village Center and adjacent to it will be enhanced by improvements to pathways and signage to adjacent locations such as Slayton House, the tennis and swim Centers and items of interest that draw people on pathways among the various uses. It will be mutually beneficial to the developer and to other nearby hubs such as Howard Community College, Howard County General Hospital and Town Center to have improved interconnecting pathways with destination signs.

The location for the permitted uses (commercial, retail, residential and open space) in the Village Center enhances the existing development surrounding the Village Center. Since the Village Center still functions as the activity Center where residents can now live, and still shop and play, this serves as a one-stop destination for local residents. Furthermore, the Village Center still serves its current function and in the same location. This provides residents the opportunity walk to their necessities using the sidewalks or pathways, or take public transit to this local activity node. This bodes well for Wilde Lake residents who still have this asset in their community.

The proportion of uses will enhance the surrounding community. While the total number of square feet of retail space has actually decreased from its current total as indicated in the previous section, the Wilde Lake Village Board accepts this number because economic professionals have informed the Board that this is an appropriate number.

Residential units do not currently exist in the Wilde Lake Village Center but are a welcome addition to the proposed redevelopment plan. This provides a greater mix of land-uses and increases vibrancy in the Village Center as more residents will likely patronize the local businesses and utilize the open space because of their prime location. While the community was hesitant about the number of units expected in the Village Center, the current proposal by Kimco of 220 units is a good medium between what residents wanted (200 units maximum) and what Kimco wanted (250 units). The two residential buildings will be five stories high, which are the largest in the Village Center. The closest buildings will be two stories high in the Village Center, and three stories outside of the Village Center in the adjacent Cross Fox Condominiums.

While the difference between the new residential buildings and these buildings are between two and three stories, this is not out of context and preserves the human scale environment. The Wilde Lake Village Board agrees however the new residential buildings should be broken up with various architectural details and have building setback of at least 12 feet as stated in the covenant process.

The proposed redevelopment plan has preserved the passive open space located in the courtyard, and has increased this passive open space throughout the Village Center. The courtyard still serves as the focal open space point in the Village Center where residents can interact. Additional passive open space has been added across the parking lot from the existing retail to the new food store/office to accommodate a bioswale. This is a significant upgrade to the Village Center by reducing runoff and ultimately improving the environment for Wilde Lake and Columbia as whole.

While Kimco did an excellent job of increasing open space in the Village Center, more could be added, especially in the residential building on the west of the site. This u-shape building could also have a courtyard or passive green space for the residents of this building. Passive open space has also been incorporated in the mixed-use residential and retail building on the southern end of the site. The first floor retail also has passive open space with a large area for a street side café. This hardscape open space is valuable in increasing pedestrian interaction and creating a more vibrant environment in the Village Center..

§125.J.4.a.(8)(e): The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares;

The Wilde Lake Village Board agrees the redevelopment will provide access to useable landscaped areas. As proposed, the Wilde Lake Village Board can identify three accessible useable landscape areas: the original Village Center Courtyard, the plaza area north of the residential building, and the seating area in front of the proposed food store. See comments above about better connecting the areas.

§125.J.4.a.(8)(f): The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of storm water deficiencies, and following low impact development practices;

The Wilde Lake Village Board welcomes the incorporation of elements such as bioswales, pervious pavement, and the use of native species into the proposed design. In the past, the Kimco has stated its intention for LEED certification for new buildings on the property. The Wilde Lake Village Board strongly encourages this language or meeting comparable green building criteria be incorporated into the Decision and Order at the end of this process.

Transportation is also a major factor in sustainability and this requires keeping enough retail that serves the neighborhood with less car travel. See comments elsewhere about incorporating more retail space in the ground floor of the residential buildings and about improved bicycle and pedestrian transportation.

§125.J.4.a.(8)(g): The Village Center Redevelopment fosters pedestrian and bicycle access;

The Village Center redevelopment incorporates several positive pedestrian features. By removing the existing supermarket building and one side of the retail surrounding the courtyard, sightlines are opened to the pedestrian, resulting in an increase in way finding and perceived safety. The proposal includes the extensive use of covered walkways to protect pedestrians from the summer sun and precipitation. The central promenade, adjacent to the bioswale, provides a stronger connection between the eastern and western elements of the property than currently exists. The use of specialized road pavers and an elevated, “table” traffic calming element in front of both the food store and the courtyard is a welcome addition, as it will slow traffic in the vicinity of pedestrians.

With respect to bicycle access, the site is generally accessible to bicycle traffic and the redevelopment does not discourage bicycle use. The redevelopment does include more bicycle racks than exist today and that is viewed as a plus.

The Wilde Lake Village Board requests that the Order require the petitioner to prepare a pedestrian/bicycle plan that addresses pedestrian and bicycle transportation both within and through the Village Center and to nearby major hubs including Howard Community College, Howard County General Hospital and Town Center. We also ask that this plan is coordinated with the Connecting Columbia plan under development by the Columbia Association and the prospective bicycle master plan by Howard County.

Both Lynx Lane and the new roadway adjacent to the Village Courtyard should have full sized bicycle lanes that eventually connect to a lane on Twin Rivers Road, Cross Fox Lane and connectors to Howard Community College, Town Center and the rest of Columbia Association’s pathway system.

§125.J.4.a.(8)(h): Public transit opportunities are appropriately incorporated into the Village Center Redevelopment;

At the time of this writing, the Wilde Lake Village Board is aware of at least one bus stop that will be incorporated into the proposed redevelopment and therefore has public transit opportunities. This is consistent with the current number of bus stops available in the Wilde Lake Village Center today. The Wilde Lake Village Board has two concerns with respect to transit opportunities within the redeveloped Village Center: First, the structural details of the bus stop are unclear. The Wilde Lake Village Board requires at a minimum a bus shelter that will protect transit riders from wind, summer sun, and precipitation. Moreover, the Board would like to see the bus stop become the standard for quality bus shelter design.

Secondly, even the best bus stop is only as good as the types of services that utilize it. The Wilde Lake Village Board seeks to determine, in partnership with the property owner and transit providers, an array of services to utilize the bus stop. In addition to the Howard Transit System, the Wilde Lake Village Board would like to see regular service to this bus stop from Howard Community College via their Dragon Wagon and entities in downtown Columbia via the proposed Downtown Circulator service. The Wilde Lake Village Board understands that some of this may be out of the scope of the Howard County Zoning process, but feels it is important to start the discussion here.

§125.J.4.a.(8)(i): The Village Center Redevelopment is compatible with the surrounding community

The Wilde Lake Village Board believes the redevelopment is generally compatible with the surrounding community. The Wilde Lake Village Board understands “the surrounding community” to mean the area outside of the Village Center boundaries, since **125.J.4.a. (8) B** makes a distinction between “neighborhoods of the Village” and “surrounding local community.” Some of the areas surrounding Wilde Lake Village are Downtown Columbia, the Village of Harper’s Choice, Village of Hickory Ridge; and specific major destinations such as the Columbia Mall, Howard Community College and Howard County General Hospital.

The proposed redevelopment is generally compatible with the surrounding community if it incorporates the connectivity discussed above. The Village Center must continue to serve as a neighborhood retail and shopping hub. The types of retail and development in Wilde Lake must fill a niche competitive with the development in Downtown Columbia.

The addition of residential units in the Village Center is an essential component to increasing vibrancy in the Village Center. Keeping and expanding various retail, restaurant and recreational facilities on-site in a pedestrian-friendly environment will mitigate the need to use automobiles as residents can easily walk to daily necessities. For these reasons, the Wilde Lake Village Board would like to see more of the residential buildings incorporate ground level retail.

§125.J.4.a.(8)(j): The Village Center will continue to meet the definition of a New Town Village Center.

The Wilde Lake Village Center does meet the definition of a New Town Village Center. For the purpose of review, the Howard County Zoning Regulations (§103.A.201) define a New Town Village Center as follows:

Village Center, New Town: A Mixed-Use Development in the New Town District which is in a location designated on the New Town Preliminary Development Plan as a “Village Center”, which is designed to be a community focal point and gathering place for the surrounding Village neighborhoods by including the following items:

- a. An outdoor, public, Village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various Village Center buildings and shall include public seating features;
- b. 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;
- c. Space for community uses and/or institutional uses; and
- d. Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the Village Center.

The public space is not primarily a pedestrian-oriented promenade and therefore does not meet item a above. There is insufficient information in the petition to evaluate item b. and whether day-to-day needs of residents will be served. The Wilde Lake Village Board believes that a merchandising plan and other information describing the intention of the developer should be provided. Items c. and d. appear to be met.

In accordance with the **Howard County Zoning Regulations, §125.J.3.b.(2)**, the Wilde Lake Village Board endeavors provide a response to other specific approval criteria the Village Board recommends be considered by the Zoning Board regarding its decision.

§125.J.3.b.(2): Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Zoning Board in its decision on the major Village Center Redevelopment;

While the Wilde Lake Village Board understands that negotiations with individual prospective tenants may be confidential, it sees no reason that a general merchandising plan cannot be shared with the public and the Howard County Department of Planning and Zoning. This would give an indication of the developer’s intentions that could provide assurance to the community those basic needs will be served. Will there be a theme to the retail merchandising that will distinguish Wilde Lake Village Center? How will the Village Center retail retain and create its niche? The destination merchants in the current Village Center are not national chains and this is a large part of what makes these merchants competitive in the market. How will this be accommodated and encouraged in the future?

In accordance with the **Howard County Zoning Regulations, §125.J.3.b.(3)**, the Wilde Lake Village Board endeavors to provide a response on the Wilde Lake Village Center redevelopment.

§125.J.3.b.(3)(a): The boundary of the Village Center proposed by the petitioner

The Wilde Lake Village Board accepts Kimco's response to this statement.

§125.J.3.b.(3)(b): Planning and Design Concepts, including but not limited to how it fits into the surrounding area

Proposed planning and design concepts do fit into the surround area. Connectivity within the Wilde Lake Village Center is improved by creating a more direct route from the non-signalized intersection to Cross Fox Lane. The current road does not go straight to Cross Fox Lane, but ends at the parking lot.

Mixed-use, density and diversity is achieved in the proposed redevelopment plan by incorporated new five story apartment residential units into the Village Center.

Green transportation is also incorporated by having a bus stop serviced by Howard Transit. This allows residents to take public transportation to get to multiple locations throughout Howard County. The Village Center is also connected to Columbia pathways, which should be further improved as described in other sections to allow residents and visitors to easily walk, run or bike to the Village Center and other hubs of activity without crossing a major thoroughfare such as Twin Rivers Road.

Ultimately, the Wilde Lake Village Board believes the Village Center redevelopment with the enhancements suggested will improve the quality of life for all Wilde Lake residents as it will once again be a lively destination.

§125.J.3.b.(3)(c): Whether the petition is in harmony with a Village Center Community Plan, if one exists

The petition is generally in harmony with the Village Center Community Plan, with some particular exceptions. In December of 2009, the Wilde Lake Village Board drafted the Village Center Community Plan and revised their plan after hearing input at a public meeting on December 14, 2009. There were a total of four revisions of the Wilde Lake Village Center Community Plan until it was approved by the Wilde Lake Village Board on July 19, 2010. The Wilde Lake Village Center Community Plan addresses key components the community wants in their future Village Center.

Wilde Lake Village Center Community Plan Statements	Response to Kimco’s Redevelopment Plan
<p>1. The Wilde Lake Village Board proposes that the Wilde Lake Village Center include the following properties:</p> <ul style="list-style-type: none"> a. The original Wilde Lake Interfaith Center properties, b. The Wilde Lake High School and the Wilde Lake Middle School and all public school properties, c. The Columbia Association properties [Slayton House, the Swim Center, the Tennis Courts and the Family Life Center building] including the open space on the east side of Trumpeter Road, d. All existing retail and commercial properties including Kimco and KFC. e. The Wilde Lake Village Board proposes that the following roads: Twin Rivers Road, Trumpeter Road, Lynx Lane up to the Cross Fox property line, and Cross Fox Lane collectively comprise the Boundaries of the Wilde Lake Village Center. 	<p>The Wilde Lake Village Center boundary submitted by Kimco accurately includes all the properties listed in the Wilde Lake Village Center Community Plan.</p>
<p>2. The Wilde Lake Village Board proposes that the Signature and Historical Aspects of the Wilde Lake Village Center include the following:</p> <ul style="list-style-type: none"> a. The Village Green open space and seating area including the enclosing (horseshoe) buildings, excluding the old Giant building, b. The fountain, c. The “Family” statue and immediately surrounding venue, d. The original Wilde Lake Interfaith Center, e. Slayton House, f. The Family Life Center. 	<p>Many of the signature and historical aspects of the Wilde Lake Village Center have been preserved in the Kimco redevelopment plan, with the exception of the “enclosing horseshoe building”.</p>
<p>3. The Wilde Lake Village Board proposes that any developers’ Design Plan will take into account and enhance the vibrancy of Wilde Lake Village Center featuring commercial and retail properties which are attractive to local residents, and which should be sufficient to support their daily needs.</p> <ul style="list-style-type: none"> a. The Wilde Lake Village Board believes that those commercial uses should be available both during the day and into the evening hours. b. Commercial and professional tenants, which will provide at a minimum: affordable food shopping, household provisions, service providers and specialty retailers, restaurants, eateries and places for family entertainment and socializing. 	<p>A. While specific stores haven’t been made public by Kimco, the types of uses Kimco expects from the property will create a vibrant Village Center in the day and evening hours. Such uses include restaurants, food store and drug store to name a few.</p> <p>B. While some needs are met, it also leaves others unmet.</p> <p>C. Kimco will not be providing a new grocery tenant, but rather enhance David’s Natural Market to a more prime location in the redeveloped Village Center.</p> <p>D. At this point in time, there is insufficient information to know whether all proposed tenants will be in the new Village Center. Only a drug store has been proposed.</p>

<p>c. There shall be a grocery store.</p> <p>d. Other types of tenants may include: bank, barber shop/beauty parlor, pharmacy/drug store, liquor store, dry cleaner, ice cream parlor, butcher, fish market, bakery, cheese shop, coffee shop, deli, pub, hardware store.</p> <p>e. The tenants (merchants and other commercial tenants) who remain in the Wilde Lake Village Center have a long, mutually valuable and important relationship with the community. The development process must make accommodations for their continued service to the community and viability as businesses in the Wilde Lake Village Center. There should be sufficient certainty in the redevelopment plan to allow these tenants, all of whom are local small business owners, to make orderly business plans.</p> <p>f. Institutional/cultural – the Village Center shall support schools, religious facilities, community Centers and recreational activities.</p> <p>g. Residential, if any, will support and be congruent with the above mentioned commercial and civic uses. Mixed use may include first floor retail and commercial tenants.</p>	<p>E. Kimco’s plan has made accommodations for existing businesses in the Village Center such as David’s Natural Market and the preserved retail space and businesses facing the courtyard.</p> <p>F. The Village Center will still support schools, religious facilities, community Centers and recreational facilities.</p> <p>G. Kimco’s proposal includes two five story residential buildings on-site. While one is a stand-alone single-use building, the other includes ground retail with a large sidewalk and tables and chairs to promote streetscape activity and vibrancy.</p>
<p>4. The Wilde Lake Village Board agrees that sufficient free Parking Spaces need to be available, calculated in relationship to the amount of mixed use elements (retail, residential, religious, institutional and recreational) and should be consistent with Howard County Zoning regulations or should be subject to a shared parking arrangement agreed to by all parties.</p> <p>a. All stakeholders (including the Wilde Lake Interfaith Center, the Columbia Association, the Wilde Lake Village Board, Kimco, and the Howard County Department of Education) should develop and agree to a shared parking arrangement which would allow parking spaces to be used by different people at different times of the day, thereby maximizing the number of people who can use the spaces.</p> <p>b. Structured parking wrapped with residential and commercial which can take advantage of existing topography should be explored.</p>	<p>4. Sufficient parking is being provided to the Village Center for its weekday and weekend projected peak hourly demand. The maximum weekday hourly demand for parking spaces is 688 and weekend hours demand 639. Kimco is providing a total of 776 parking spaces.</p> <p>A. The Wilde Lake Village Board is unaware of any agreement. However, the Wilde Lake Village Board would like one created with all stakeholders prior to development.</p> <p>B. The proposed mixed-use building just north of the Wilde Lake Tennis Club has structured parking that is visible from the exterior of the building on the south façade and the façade along Lynx Lane.</p>
<p>5. The Columbia Association should investigate different legal instruments to secure sufficient parking</p>	<p>The Wilde Lake Village Board supports Columbia Association in using legal instruments to secure</p>

<p>for CA facilities and Wilde Lake Village Center tenants. All parties need to be in agreement about shared parking arrangements and commitment</p>	<p>enough parking for CA facilities and Wilde Lake Village Center tenants.</p>
<p>6. The Wilde Lake Village Board requires that any designed and developed residential, office and/or retail building shall be congruent with the Wilde Lake Architectural Guidelines and Maintenance Standards and The Wilde Lake Guidelines for Non-Residential Properties, shall be compatible with the historic architecture of the Wilde Lake Village Green buildings and shall harmonize with the existing development of the surrounding neighborhoods</p>	<p>The site and building envelope of the new proposed residential properties in the Wilde Lake Village Center has been approved. The Architectural Advisory Panel has yet to approve the detailed architectural elevations of the proposed residential buildings.</p>
<p>7. The Wilde Lake Village Board recommends that Pedestrian Walkways at Twin Rivers Road, both at grade level and underpasses shall be enhanced in order to provide greater public safety and access to Village neighborhoods. In addition, the Association urges that a promenade be developed that would link areas east and west of the Wilde Lake Village Center including the Lynx Lane area with the downtown area and that future development continue that connectivity. The Wilde Lake Community Association considers it essential that the redevelopment of Wilde Lake incorporate pedestrian linkages to existing and future surrounding areas and to Town Center.</p>	<p>Kimco has not provided details about improving grade level and underpasses at Twin Rivers Road.</p>
<p>8. The Wilde Lake Village Board recommends setting High Environmental Standards, that are consistent with Howard County Zoning Regulations, Section 125 (New Town), F.4.8.f which stipulates that "...redevelopment [be] compliant with all applicable environmental policies and requirements..."and Wilde Lake Village Board Guidelines for Non-Residential Properties</p>	<p>Bioswales are important features incorporated by Kimco to reduce runoff and improve environmental quality. While Kimco did not indicate other environmentally friendly development practices incorporated into the Village Center, the Wilde Lake Village Board asks that Kimco build at least LEED Silver buildings or meet equivalent sustainability standards.</p>
<p>9. Mixed-use Land Proposal - Parcel Locations: Parcel A is the historic Village Green Shopping Center and the Village Green open space. Parcel B is between the Village Green & Lynx Lane and between Twin Rivers Road & Cross Fox Lane. Parcel B1 is the present location of the Columbia Bank's remote banking kiosk. Parcel C is west of Lynx Lane and bordering the Cross Fox Condo parcel. Parcel D is the present location of the Crown Petroleum service station. Parcel E is the present site of KFC.</p>	<p>A: Kimco has retained the historic elements of the Village Center including Slayton House and the existing Village green, and will enhance the existing open space. B: While this portion of the Village Center will be demolished, Kimco has not proposed a new grocery store in this location as desired by Wilde Lake Village Center Community Plan. Kimco will also provide residential units on this parcel designated by the WLVB. Kimco did not provide parking on the interior of the building based upon the most recent architectural rendering, instead it is visible from the</p>

<p>A. The existing signature and historic Wilde Lake Village Green Shopping Center buildings and the Village Green open space shall be upgraded. .</p> <p>B. The existing former Giant supermarket building shall be demolished. Parcel development shall provide a grocery store. The parcel may be developed for residential with retail on the first floor in which case parking may be provided on a surface lot or an above or below grade deck. Residential buildings without retail shall provide parking inside the building. Maximum building height for all buildings shall not exceed 5 floors including first floor parking and retail, if any. Recommended parking shall be not less than 191 spaces up to 300 spaces. Shared-use Village Center parking shall be provided in landscaped and lighted surface lots. A landscaped and lighted pedestrian walkway shall run from the midpoint of Lynx Lane into the Village Green.</p> <p>B1. The existing Columbia Bank remote bank kiosk in the future may be developed for retail on the first floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.</p> <p>C. The Parcel shall be developed for apartments with all resident parking provided inside the building. Building heights will be variable not to exceed 5 floors including first floor parking, if any.</p> <p>D. Crown Petroleum service station leases this parcel from Kimco. In the future, this Parcel may be developed for retail on the first floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.</p> <p>E. KFC leases this parcel from the Kazi Family LLC. In the future, the parcel may be developed for retail on the ground floor with office or residential above. Parking shall be provided inside the building. Maximum building height shall not exceed 2 floors including first floor parking or retail, if any.</p> <p>D & E & B1. The parcels on either side of Lynx Lane form a gateway into the Village Center and front on Twin Rivers Road. The buildings' architecture shall be compatible in terms of height, type of roof, use of common materials, color and window openings and landscaping, lighting and signage</p>	<p>street along Lynx Lane and Cross Fox.</p> <p>B1: The existing Columbia bank will not be redeveloped as a mixed-use building, even though the WLVB wanted this parcel to be mixed-use. Rather, Kimco will put a one story drug store that will utilize space in parcel B1 and D.</p> <p>C: Kimco has proposed a residential story that will not exceed five stories as indicated by the Wilde Lake Village Center Community Plan. Kimco has also proposed a bank and two story David's Natural Market and office above mixed-use building. While the WLVB did not state this in the Wilde Lake Village Center Community Plan, it is a welcome redevelopment proposal to the Village Center.</p> <p>D: The Crown gas station will be replaced in the Kimco proposal with a one-story drug store. The Wilde Lake Village Center Community Plan did not specifically state a drug store, however this meets the height requirement established by the WLVB.</p> <p>E: Since Kimco does not own this property, they have not suggested any alterations to Parcel E.</p> <p>D & E & B1: Detailed architectural drawings have not been submitted on these parcels and therefore the WLVB cannot comment on this aspect of the Wilde Lake Village Center Community Plan.</p>
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§125.J.3.b.(3)(d): Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses; and

The Wilde Lake Village Board approves of the precise values for building height, parking and permitted uses. The building height was limited to five stories in the Village Center Community Plan which was adopted by the Board, and this is the maximum number of stories presented in the Wilde Lake Village Center. On-site parking meets Howard County regulations and is therefore supported by the Board by providing a total of 776 parking spaces, compared to the maximum weekday hourly demand of 688 spaces and weekend hours demand 639. The Board also supports the types of proposed uses by Kimco (retail, office and residential), since they are listed as permitted uses in the Wilde Lake Village Center Community Plan. The bulk of the large residential building should be consistent with the 12 foot minimum setback as stated in the covenants.

§125.J.3.b.(3)(e): Whether the Village Board has architectural review as designated in the Village covenants.

The Wilde Lake Village Board does have architectural review as designated in the Village covenants. The Wilde Lake Village Board reserves its rights to take any actions permitted by the covenants on future applications under the covenant process, whether or not such comments are included in this Community Response Statement.