



Introduction

Question 1: What works well now in your Village Center? What do you like best and hope will stay the same? What are the most important elements in this Village Center? What makes a Village Center different from a conventional strip shopping center?

Question 2: Are there changes that you have seen that you don't like? What changes might help let the Village Center serve you better? What about other Villages Centers?

Process

Question 3: Should only HRD (GGP) be allowed to petition the Planning Board to make changes to the Village Centers? Who should be able to request changes (all property owners, major property owners)? What should GGP's role be?

Question 4: Should a Master Plan be required before a Village Center can redevelop? How should a Village Center Master Plan be coordinated with the overall planning of Columbia, and specifically for Downtown Columbia? What should be the County's process for approving a Village Center Master Plan? Should the community have public input in addition to pre-submission meetings and Planning Board testimony?

Question 5: Should design guidelines be included in new process? Should the proposed Design Advisory Panel have a role to play in Village Center plan review?

Land Use

Question 6: What is an appropriate mix of uses (retail, office, residential, community, outdoor amenity areas, other) for the Village Centers? How do you feel about having residential units within the Village Center?

Question 7: If residential were proposed, how should units be allocated – a maximum number of units for all Village Centers, a set density for each Village Center, other? What would be an appropriate mix of housing within a Village Center?

Closing

What hasn't been asked? What issue hasn't been covered? What else could help?

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