

## Why Kimco's Plan Makes Sense

I am a resident of Hickory Ridge and I support the latest revision of Kimco's plan for our Village Center. I am a member of "Citizens in favor of a Vibrant Village Center (CIVVC)."

Here's why we think the current version of Kimco's redevelopment plan is promising:

- The Village Center is old and needs refurbishing. I'm delighted that Kimco, owner of successful village centers such as River Hill and Dorsey Search, wants to invest in our center. I don't want our center to languish. Mixed Use and Retail that is not rethought over time simply will not continue to serve the community.
- I especially like the Village Green concept in Kimco's plan. My visits to the neighborhood ice cream shop will be improved by a grassy area for my young companions to play in.
- Kimco's plan upholds a core idea on which Columbia was founded - that of a diverse community, the notion that people of different demographics benefit from living near each other.
- Kimco's new plan for the apartments is aesthetically pleasing.
- The best hope for a long-term Hickory Ridge in the future is the increased number of nearby residents in the proposed apartment building. While I choose to live in a single family home, I understand that's not the housing choice for all. Younger generations are much more mobile, expecting not to hold the same job forever and may need to move more often...thus apartments make sense.
- Kimco has solicited input from Hickory Ridge residents and substantially improved its original redevelopment plan in response to our concerns.
- A redeveloped village center, with a greater customer base, offers the possibility for an upgraded and more varied mix of stores, a stronger pedestrian-oriented life style for both homeowners and residents of the apartments, and a safer environment.
- More compact residential development is consistent with smart growth practices that mix land uses. Suburban sprawl is not a sustainable growth principle.