

# Kings Contrivance Village Center COMMUNITY PLAN

Version 1.0 • 2013



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# Preface

There are two versions of this Community Plan. The document (MS Word) version contains the Community Plan plus a series of appendices that contain supporting material. The second version of the plan is web based and is designed for online viewing. It contains a summary version of the plan plus the link to the appendices in the document version.

The document version is divided into two volumes. Volume 1 contains sections 1 through 10 and the smaller appendices. Volume 2 contains three large appendices. Volume 1 contains the actual Community Plan. Volume 2 contains only supplemental information.

The term “Village Center” is used in two different contexts in this document. The first context is the overall Village Center which consists of four separated owned parcels. The second context is the commercial parcel. The phrase “Commercial Village Center” is used in this document when referring to the commercial parcel.

Change Log • 7/17/13 • Plan Approved

# Executive Summary

The primary purpose of this plan is to satisfy the requirements of Howard Council Bill 29-2009. The Kings Contrivance Village Board established the Kings Contrivance Village Center Community Plan Committee (called the Committee throughout the document). The Committee developed a project plan to complete the development of Community Plan.

## **Kings Contrivance Village Board**

Barbara Seely, *Chair*

Marguerite Walsh, *First Vice Chair*

Brian Dunn, *Second Vice Chair*

Fred Niziol

Phillip Gilbert

Shari Zaret, *Columbia Council Representative*

## **Kings Contrivance Village Center Community Plan Committee**

Ronald Kolb, *Chair*

John Worth, *Vice Chair*

Matthew Kircher, *Secretary*

Al Pflugrad

Hal Sommers

Jim Manzuk

The scope of this plan is the commercial Village Center and three parcels around the village center. The parcels are owned by different corporations, individuals or the Howard County Department of Education.

One critical component of the plan was to engage the stakeholders for their ideas on improvements to the Village Center and recommendations for the long term development of the Village Center. The Committee engaged the stakeholders by conducting online and paper surveys and meetings with stakeholder groups. The Committee received a large number of recommendations and decided to include the recommendations with this plan.

The key purpose of this plan is to establish the guidelines and restrictions for a developer that is planning to develop or redevelop a portion or all of the Village Center. The Committee developed 18 statements/recommendations that define the development/redevelopment. Significant guidelines include the enabling of residential housing mixed within the primary commercial zone with “main street” access and focal point. Other key guidelines recognize the current satisfaction with the diversity of services and merchants especially a successful grocery store anchor. Guidelines include improved connections between the village center commercial zone, the high school and the Amherst House. Also the open space between the high school and the commercial village center should remain largely wooded with only low impact environmental or recreational modifications.

The Village Center was rebuilt about five years ago with the opening of Harris Teeter. Therefore, it is very likely that the village center will be rebuilt in the 15 to 20 year period. Although, this plan contains a variety of short term recommendations, its primary focus is the long term redevelopment of the village center. The Community Plan was completed and approved by the Village Board on 6/3/2013. Below is a list of the milestones that the Committee achieved in order to complete the development of the Community Plan.

## **MILESTONES**

- 1/12/2012** • Project Start
- 11/12/2012** • Stakeholder Open Meeting
- 10/4/2012** • Stakeholder Interviews Completed
- 1/16/2013** • Plan Outline Review with Village Board
- 3/20/2013** • Draft Plan Review with Village Board and Other Stakeholders
- 5/1/2013** • Final Plan Review with Village Board
- 6/3/2013** • Final Plan Delivered
- 6/3/2013** • Project Completed

# Purpose of the Plan

The Howard County Council amended its developmental regulations and passed Council Bill 29-2009 which allows each village to develop a Village Center Community Plan. In addition, CB29-2009 allows the owner of any portion of a village center in the New Town zoning district to petition to amend certain approved development plans for the owner's properties and establishes public notice, information, and

justification requirements for such petition.

It also establishes standards to be used by the Zoning Board in evaluating and considering these petitions.

The purposes of this plan are the following:

- *Meet the requirements of Council Bill 29-2009*
- *Provide stakeholder recommendations for improvements to the Village Center to the Village Board and other interested parties.*

**Shoppers walk along Kings Contrivance Village Center's main street.**



# Description of the Village Center

## **SIGNATURE AND HISTORICAL ASPECTS OF THE VILLAGE CENTER**

Kings Contrivance is located on historic land originally owned by the Reverend James Macgill, the first rector of Christ Church located on Oakland Mills Road. An 18th century residence built on the property burned down and was rebuilt in the 19th century. That house was the boyhood home of Howard County Circuit Court Judge James Macgill. It was converted to a restaurant in 1962. The restaurant gave the village its name.

The village center opened in 1986 and houses a number of businesses that serve the surrounding communities of Dickinson, Huntington, Macgill's Common, and the nearby office parks. The commercial Village Center includes a supermarket, drug store, liquor store, banks, ATMs, barber, and a number of restaurants. Professional offices include an insurance agent and a dentist.

Besides shopping, the Village Center also has two churches and a social services organization on a portion of land that was originally designated for an interfaith center. Cornerstone Church and St. Matthew's Orthodox Church serve their respective congregations. St. Matthews House offers people with physical disabilities accessible living spaces.

Amherst House, the location of the Kings Contrivance Community Association, is also in the village center. This building, named after Emily Dickinson's hometown in Massachusetts, also serves as a rental hall for community events, parties, and meetings.

In 2006, the Safeway supermarket closed. This was the largest tenant of the village center. As the anchor, its loss affected the



**Amherst House, the location of the Kings Contrivance Community Association, serves as a rental hall for community events, parties, and meetings.**

other businesses. Fortunately, after expansion of the Safeway space, Harris Teeter supermarket opened in 2008. Another longtime tenant of the village center was Michael's Restaurant and Pub, occupying a large space on the side opposite from Harris Teeter. Michael's Pub closed in 2011, but was quickly replaced by the Corner Stable following renovations.

For the purpose of writing this community plan, the Village Center boundary was drawn to include Hammond High School, the green space in between it and the commercial and interfaith centers. Located at 8800 Guilford Road, Hammond High School opened in 1976 and underwent additions or renovations in 1996, 1998 and 2011. While the building can accommodate 1,220 students, 1,283 are currently enrolled. Four portable classrooms provide additional capacity. In the past year, the school was recognized as one of the best high schools in the United States by U.S News and World Report as well as one of the most rigorous schools in the United States by The Washington Post.

## DESCRIPTION OF THE VILLAGE CENTER PARCELS

The Kings Contrivance Village Center is comprised of 81 acres and is subdivided into four major parcels. This planning area is bounded on the north by Guilford Road, on the east at Hammond High School, on the south by Sweet Hours Way and on the west at Eden Brook Drive (*see Land Use Map on page 9*).

### Commercial Village Center

The 13.5 acre Commercial Village Center parcel is the commercial hub of the center and contains various retail and service establishments. It is commonly referred to as a “convenience center” by shopping center developers.

This parcel includes the gas station and McDonalds. This parcel is owned by Kimco Realty except for the gas station which is owned by Southside Oil.

### Interfaith Center

The interfaith center is an institutional parcel which contains two churches and a residential facility for persons with special needs.

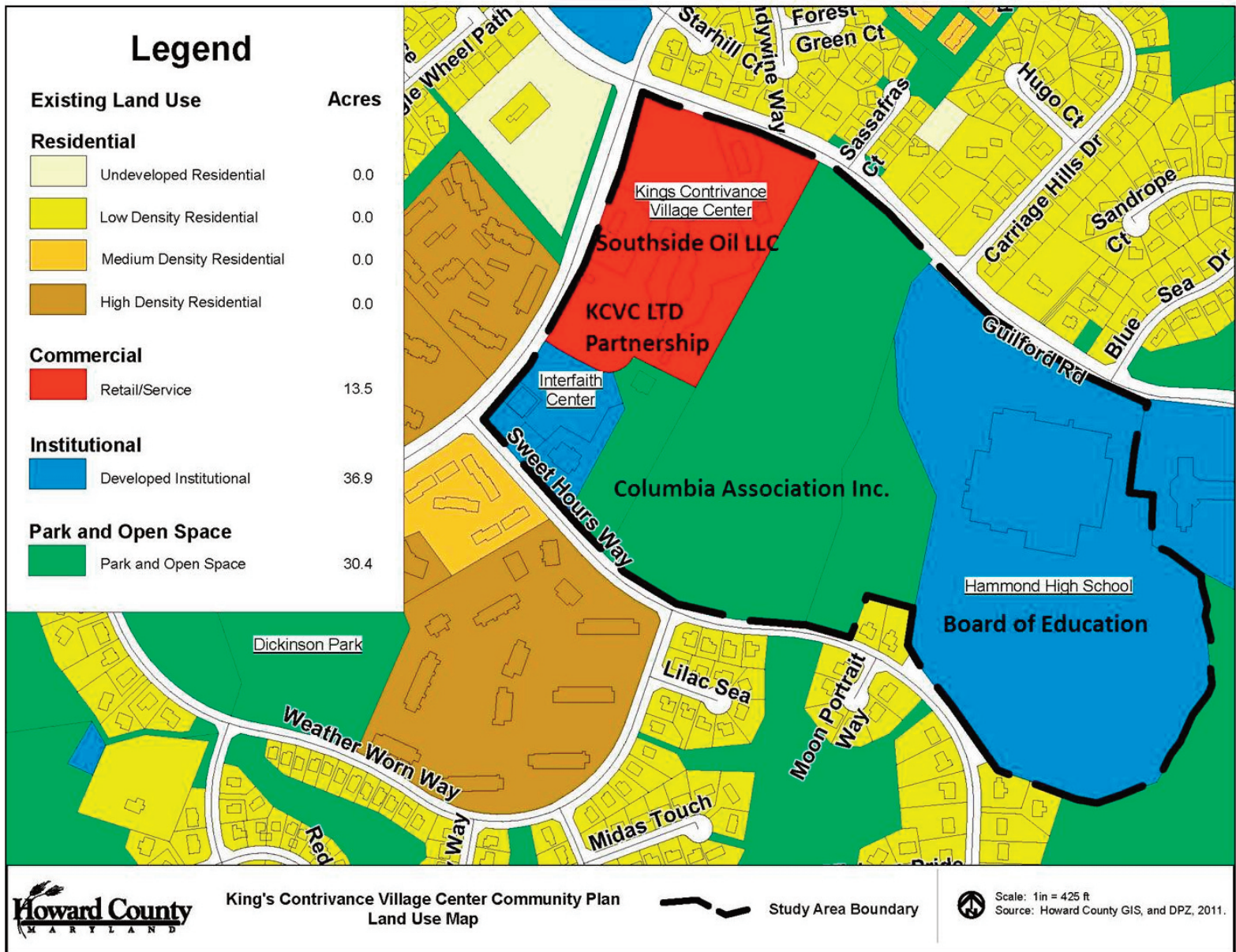
### Hammond High School

The high school parcel is the other institutional parcel contained within the village center boundaries. This parcel, combined with the interfaith center parcel, constitute the largest amount of land use: 36.9 acres.

### Open Space

The remaining 30.4 acres of the planning tract is currently designated as open space. The parcel consists of the wooded open undeveloped tract and Amherst House which houses the Kings Contrivance Community Association. This parcel is owned by the Columbia Association.



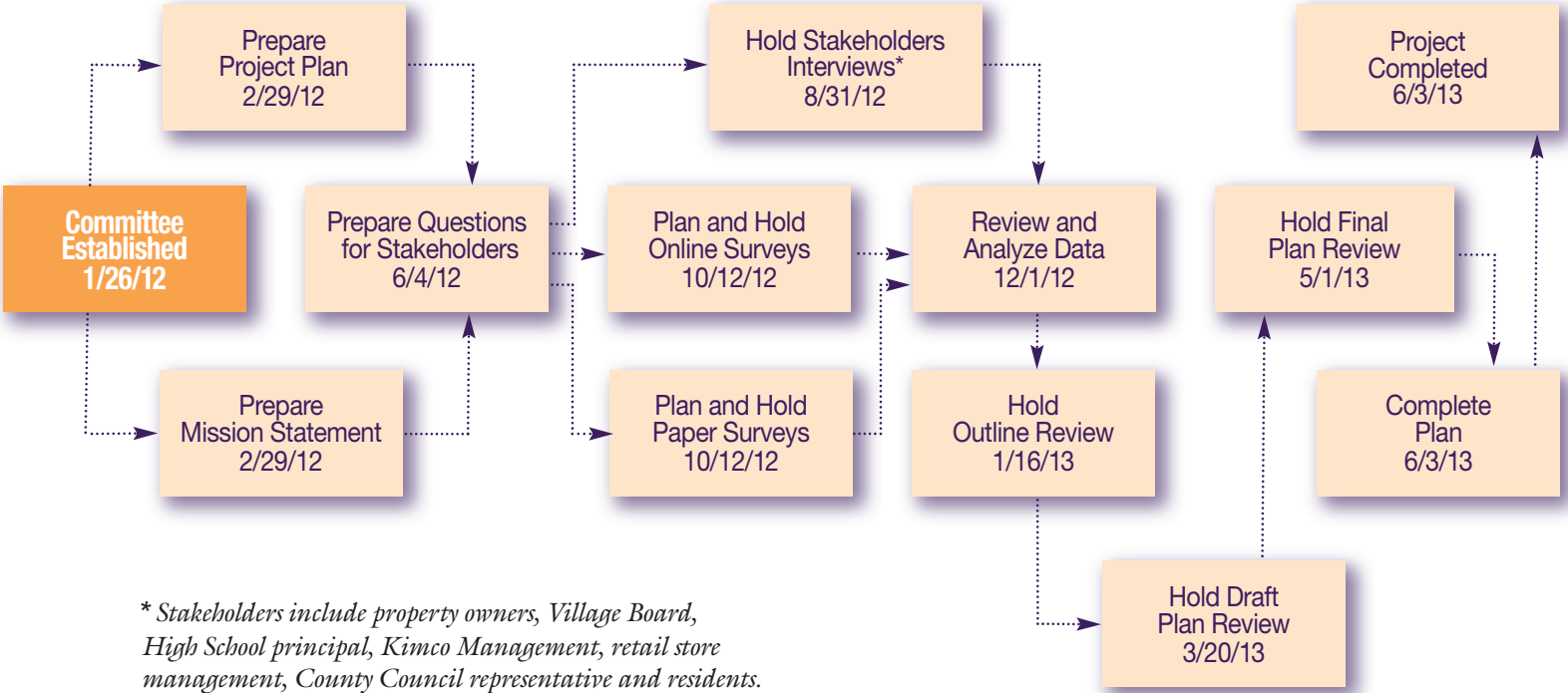


Existing land use parcels within Kings Contrivance Village Center boundaries.

# The Civic Engagement Process

The Committee completed a Project Plan for the development of the Community Plan. Civic Engagement is a critical component of the project plan. The diagram below illustrates the project plan including the civic engagement process.

**Kings Contrivance Center Community Project Plan with Completion Dates**



The Committee used two primary procedures to engage the stakeholders. The two procedures were Surveys and Stakeholder Meetings.

### Surveys

The Committee used several survey techniques to gather information from stakeholders. One technique was to create an online questionnaire that stakeholders completed. Results from the questionnaire were compiled for analysis by the Committee.

The other technique was paper questionnaires. The Committee created a paper questionnaire and distributed it at a number of venues. The paper questionnaire had a similar set of questions as the online questionnaire. Completed paper questionnaires were compiled and analyzed by the Committee. Appendix A is the minutes from the Stakeholders meetings. Appendices E, F and G contain the survey details. Appendix C is an example of a survey questionnaire.

### Stakeholder Meetings

The Committee held a series of meetings to engage all of the interested stakeholders. At each meeting, the committee briefed stakeholders on the development of the Community Plan and solicited stakeholder input on a variety of topics. The following stakeholder meetings were held:

- *Hammond High School Principal*
- *Merchants*
- *KIMCO*
- *Jen Terassa*
- *Village Board and Village Manager*
- *Open residents meeting*

Appendices A, E, G contains the results of the stakeholder meetings.



**The commercial Village Center includes a supermarket, drug store, liquor store, banks, a barber and a number of restaurants.**

# Community Profile

## Who are we?

A summary description of the neighborhoods of Kings Contrivance follows (*see map on page 13*).

### Macgill's Common

North of Route 32 is the Macgill's Common neighborhood. At last count this neighborhood had 2,603 residents.

### Dickinson

The area south of Route 32 and west of Murray Hill Road is the neighborhood of Dickinson. With a population of 5,523 it is the most populated neighborhood and contains the entire Kings Contrivance Village Center planning area (see table and chart).

### Huntington

The easternmost neighborhood in Kings Contrivance is Huntington. The 2010 U.S. Census count was 3,202.

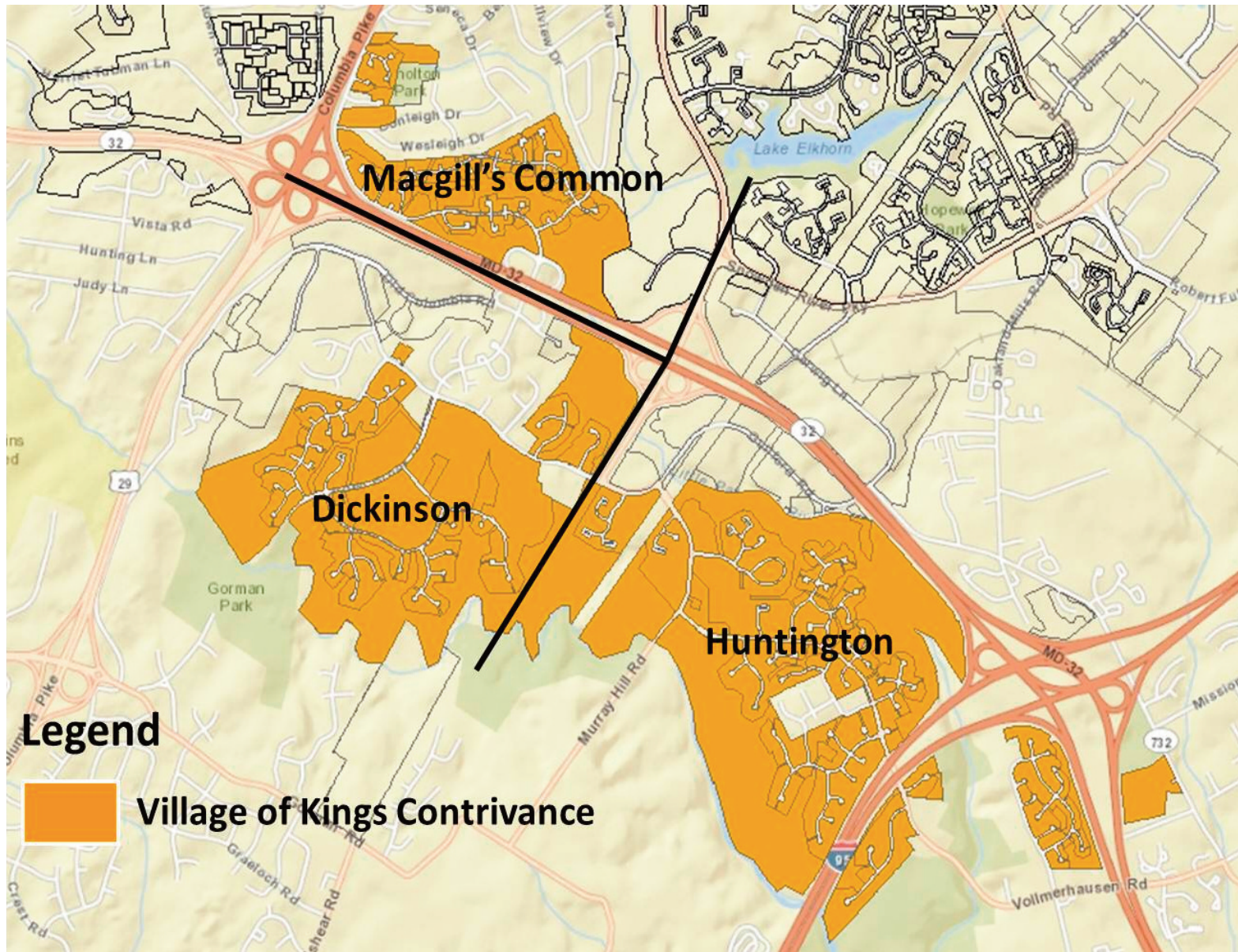
The Village Board consists of the following individuals:

- Barbara Seely, *Chair*
- Marguerite Walsh, *First Vice Chair*
- Brian Dunn, *Second Vice Chair*
- Fred Niziol
- Phillip Gilbert
- Shari Zaret, *Columbia Council Representative*

The Village Board is supported by the Village Manager, Beverley Meyers, and staff.

The Village Board created the Kings Contrivance Village Center Community Plan (KCVCCP) Committee to develop the Kings Contrivance Community Plan. The Committee consists of the following individuals:

- Ronald Kolb, *Chair*
- John Worth, *Vice Chair*
- Matthew Kircher, *Secretary*
- Al Pflugrad
- Hal Sommers
- Jim Manzuk



**Village of Kings Contrivance neighborhood boundaries**

# Goals and Values What we'd like to achieve

The Kings Contrivance Village Center is, and should continue to be, the hub of our community. We envision a business and family-friendly environment that attracts merchants, businesses, and residents alike. This “main street” orientation must strive to unite neighbors and businesses through a strong sense of place

and convenient, high-quality services. Building partnerships between business owners, community activists, local institutions, and every day visitors around the concepts of service, safety, and convenience will maintain and grow a viable marketplace for years to come.

**The Kings Contrivance Village Center is, and should continue to be, the hub of our community.**



# Future Development

## What we'd like to happen

Our general recommendations related to future development in the Commercial Village Center and open space areas of the study area are as follows:

### **Commercial Village Center**

Part of Kings Contrivance Commercial Village Center's identity as a one stop shopping destination results from the diverse and thriving set of businesses available to customers. Full occupancy of the retail space, including a traditional grocery store as an anchor tenant, should be the top priority of any redevelopment plan. We also encourage the property owner to encourage ongoing business diversity such that no one type of shop (for example, restaurants) should come to dominate the store fronts. A combination of shops like a cobbler, tailor, and bank, and services like a dentist and health club create a unique "main street" feel that is more than the sum of its parts. Attractive and informative signage should be deployed to create awareness for these businesses.

Development should also seek to foster connections between and among residents of the local community. A family and child-friendly environment, including physical amenities (such as the fountain) and special events (such as a fall hayride) is important to residents. Other activities, such as concerts, art shows, and seasonal holiday events should be incorporated into development plans. Connections that help bring people in to the commercial space should be improved and upgraded, to include safer pedestrian and bicycle pathways, particularly between the commercial center and Hammond High School, and adequate public transportation facilities.

### **Open Space**

The wooded land parcels within the study area - between Hammond High School and the commercial center should retain the land use designation of Open Space, limiting potential development. Any changes should be designed to minimize environmental impact, particularly to sensitive riparian buffers, while protecting the predominantly wooded character seen today. Hammond High School should be encouraged to use bordering sections of this space for outdoor student study. See Appendix E for all of the recommendations for the open space parcel.

### **Interfaith Center**

The committee does not have any development recommendations for this parcel at this time.

### **High School**

The committee does not have any development recommendations for this parcel at this time.

# Design Plan

This section defines the “recommendations” for the redevelopment of the Village Center. Redevelopment is defined as a major reconstruction of the Village Center. Each recommendation has been assigned a unique identifier. The identifier is located at the end of the recommendation. The identifier has a format of SSN where SS is the section number and N is a one-up number. Identifiers have been assigned to easily find and track recommendations. Appendix F contains the complete list of recommendations.

## OVERALL DESIGN FACTORS (DF)

This section lists the overall design recommendations.

- Upon Redevelopment of the Village Center, residential space will have between 10% and 25% of the acreage.

of the Commercial Village Center parcel. [DF1]

- Upon Redevelopment of the Village Center, all multi-family dwellings will have between three and six stories. [DF2]
- Upon Redevelopment of the Village Center, space will be allocated for community and civic uses. [DF3]
- Upon Redevelopment of the Village Center, space will be providing for seasonal outdoor dining. [DF4]
- Upon Redevelopment of the Village Center, a central entry to the Village enter is recommended. [DF5]
- Upon Redevelopment of the Village Center, space will be provided for stores, shops, offices, and other commercial uses. [DF6]
- Upon Redevelopment of the Village Center, the new village center plan will include an anchor store. [DF7]

**Part of Kings Contrivance Commercial Village Center's identity as a one stop shopping destination results from the diverse businesses available to customers.**







**A combination of shops and services create a unique “main street” to the Kings Contrivance Village Center.**

## **PARKING (PK)**

This section lists the parking recommendations.

- Upon Redevelopment of the Village Center, consideration should be given to combining the two current separate parking lots into one parking lot. [PK1]
- Upon Redevelopment of the Village Center, underground parking can be included in the overall parking plan. [PK2]

## **PEDESTRIAN WALKWAYS [PW]**

This section lists the Pedestrian Walkways recommendations.

- Upon Redevelopment of the Village Center, the Village Center buildings will be connected by a pedestrian promenade. [PW1]
- The existing sidewalk connecting the school with the village center should be improved and upgraded to a larger and safer

pedestrian and bicycle pathway (coordinate with the Columbia Connections project). This would encourage connections, partnerships and interactions between and among the high school, merchants and residents. An improved path system should buffer the path from the road to improve the safety (PW2)

## **ENVIRONMENTAL CONSIDERATIONS**

This section lists the Environmental Considerations recommendations.

- Upon Redevelopment of the Village Center, Green Building Standards will be incorporated into the design. [EC1]
- Stormwater Management – Upon redevelopment of the Village Center, improved storm water abatement and treatment systems should be incorporated. [EC2]

## **SAFETY CONSIDERATIONS [SC]**

This section lists the Safety Considerations recommendations.

- Provide “State of the Art” lighting in both the Village Center and parking lots. [SC1]
- Provide video surveillance and/or other “State of the Art” Safety/Security services. [SC2]

## **TRANSPORTATION [TR]**

This section lists the Transportation recommendations.

- Upon Redevelopment of the village center, facilities should be provided so that bus or other transportation systems can serve the village center and community. [TR1]

# Land Use Proposal

The overall Village Center is composed of four parcels that are owned by different corporations. This section describes the Committee’s recommendations for each parcel.

## RECOMMENDATIONS FOR EACH PARCEL

**Commercial Village Center** – Unchanged from current land use unless the Village Center is to be redeveloped. In that case, between 10% and 25% of the acreage of the Commercial Village Center may be converted to multi-family residential space. [LU1]

**Interfaith Center** – Unchanged from current land use. [LU2]

**Hammond High School** – Overall land use controlled by the Howard County Dept. of Education. The existing sidewalk connecting the school with the village center should be improved and upgraded to a larger and safer pedestrian and bicycle pathway. [LU3]

**Open Space Parcel** – The Amherst House tract remains unchanged from current land use. The remaining area should retain its current Open Space land use designation. Any future Open space modifications should retain the predominant “wooded” character and be of low impact to the environment and the community. Appendix E lists the recommended uses of the Open Space [LU4]

## FACTORS WITH CONSTRAINTS FOR FUTURE DEVELOPMENT

The following are the constraints} on future development:

1. Currently, there is no land parcels available for residential buildings.

# Getting Connected

## INFORMATION CONNECTIVITY

The following are the plans and procedures to communicate and connect with Kings Contrivance residents.

- *Online and document versions of this Plan*
- *Kings Contrivance Village website*
- *Crown Prints*
- *Facebook*

## TRANSPORTATION

We envision the Kings Contrivance Village Center as a multi-modal satellite transit hub for the community, bringing together bicycle, pedestrian, vehicle, and transit bus services with connections to the greater Columbia area and beyond. Particular attention should be paid to connecting the Village Center with regional employment centers, such as nearby office parks near the Dickinson neighborhood; downtown Columbia and Fort Meade; and the center cities of Washington and Baltimore via existing intercity links such as MTA commuter busses and MARC train service.

Connections may be as simple as improved signage along walking paths to raise the visibility of alternative transit options between the neighborhoods and the village center, or as involved as working with transit agencies to schedule occasional regional bus stops at the village center on intercity routes. However, planning should account for a future where the use of personal vehicles becomes increasingly prohibitive due to cost and congestion. The village center should encourage residents to consider alternative transportation options, both within Columbia and beyond through links to regional services.

# Implementation Plan

This section describes Action Items and follow-on activities developed as part of the development of this Community Plan.

Action Items	Lead Organization	Timeframe	Support Organization
1. Meet with CA on the use of the Open Space	KCVB	Ongoing	CA
2. Complete Five Year revision of the Community Plan (2018)	KCVB	Long-Term	
3. Meet with Merchants and Kimco, separately, once or twice a year depending on need Agenda should include: a. Village Center Maintenance Issues b. Occupancy rate and diversity of Merchants and Service Providers in the Village Center c. Safety and Security issues in the Village Center d. Seasonal Events, Promotions, and Community Activities	KCVB	Short-Term	Kimco, KCM
4. Meet Annually – Agenda should include: a. Promotions and special activities with the Village Center b. Open Space use	HHS	Short-Term	KCVB, CA
5. Meet annually with Village Board (or Village Manager) and develop agenda and list of issues to include: a. Maintain the quality of the center b. Continue to improve the center aesthetics c. To help ensure customer base for our merchants, develop a plan to draw surrounding communities to the Village Center. Include improved signage d. Establish a “theme” that promotes the Village Center e. Establish partnerships among the Village Board, the Merchants and Hammond High School	KIMCO	Short-Term	KCVB, KCM, HHS
6. Meet annually with Village Board — develop an agenda and list of issues	KCM	Short-Term	KCVB

**TIMEFRAMES**  
**Ongoing**  
 Starts immediately with no defined end date  
**Short-Term**  
 1-2 Years  
**Mid-Term**  
 3-5 Years

**ORGANIZATIONS**  
**KCVB**  
 Kings Contrivance Village Board  
**KIMCO, INC**  
**CA**  
 Columbia Association  
**HHS**  
 Hammond High School  
**KMC**  
 Kings Contrivance Merchants

*The section is organized by stakeholder*

# Appendices

## A. STAKEHOLDER IDEAS/SUGGESTIONS FOR NEW MERCHANTS, SERVICES AND PROMOTIONS

These items were derived from a “brainstorm” session (with Village Board and Planning Committee member participation) and subsequently categorized as suggestions for New Merchants, Services and Promotions. The “brainstorm” topic was “What could be done to our Village Center in redevelopment or via significant maintenance/improvement activity that ensures and/or improves vitality, safety and anchor store stability and success”.

- Internet Café (*New Merchant*)
- Organic restaurants (*New Merchant*)
- Old vintage vinyl record store with in-store acoustic performances (*New Merchant*)
- Book store (*New Merchant*)
- Another large restaurant (*New Merchant*)
- Mini gym in a store front (*New Merchant/Service*)
- Daycare both for children and adults (*New Merchant/Service*)
- Internet presence for VC — like a virtual kiosk (*New Service*)
- Sponsor games for residents such as cards, etc. (*New Service*)
- Piped in outdoor music (*New Service*)
- Car wash; periodic; HHS student fund raisers (*New Service*)
- Cross promotions among Merchants (*Promotions*)
- Promotions for merchants — i.e. Goupons (*Promotions*)
- Promote the VC in North Laurel, Jessup and other outlying communities (*Promotions*)
- Periodic merchant spotlights actively promoted with signage (*Promotions*)
- A KCVC signature event that CA, KCVB and merchants buy into (*Promotions*)
- Additional marketing of VC events to better “spread the word” (*Promotions*)
- Signs for KCVC merchants (*Promotions*)
- Columbia-wide poker tournaments at KCVC (*Promotions*)
- “Open MIC” (*Promotions*)
- Taste of KC — restaurant week (*Promotions*)
- Fairs (*Promotions*)

## B. ENVIRONMENTAL CONSIDERATIONS – BACK-UP INFORMATION

The study area for this community plan is comprised of significant impervious surfaces particularly the high school and the village center resulting in too much untreated storm water runoff into the bordering open space eroding that drainage zone significantly. Untreated nutrients flow through the open space to a county storm water sediment pond then to the nearby Middle Patuxent River and in turn the Chesapeake Bay. That untreated storm water is contaminated with typical nutrients associated with vehicular and commercial impervious surfaces in addition to the problematic sediment.

Currently Howard County Department of Public Works is performing significant maintenance on the existing storm water to include the removal of built up sediment and to address a repair to the pond embankment/road fill.

As part of a separate project the county is currently looking at the Hammond High School (HHS) site for doing water quality treatment. The HHS investigation is part of a county wide review of county and HCPSS sites for possible water quality retrofits. Depending on what is found, there may be a way to integrate an educational component with the HHS Green School initiative. The county preliminary options also includes a new feature on the CA owned open space but that option was given a lower priority due to it not being on county land and it being partially in the woods.

Treatment of the storm water from the Village Center, High School and CA property is typically the responsibility of the respective property owners (e. g. Kimco, HCPSS, CA). However in many instances the source of the pollution are the storm water inlets and outflows usually on the county road ways. Certainly any significant redevelopment should implement improved

treatment and processing of the storm water. Other shorter term best management practices (i. e. rain gardens) may be viable and should be considered.

Fragmented ownership of the property within the Kings Contrivance Village study area boundary obscures and confounds the assignment of responsibility for corrective action. It is recommended that the Howard County Public School System, Howard County Department of Public Works), the Columbia Association and the primary Village Center Property Owner (Kimco) work together for improved storm water abatement such that the contaminants (nutrients and sediment) do not pass into and through the area.

## C. RESIDENT MEETING SURVEY QUESTIONNAIRE

### Reason for Stakeholder Interview/Meeting

The Kings Contrivance Village Center Community Plan Committee is tasked to develop the Community Plan for the Kings Contrivance Village. The King Contrivance Village Board determined that, for the purposes of this plan, the boundary of the study area should comprise the Village Center, Hammond High School, the Interfaith Churches adjacent to the center, the open space tract of unused land between the village center and the High School. We are seeking the input from residents and other stakeholders regarding future strategic development and improvement of our Village Center.

1. *What is your overall vision for the KC Village Center?*
2. *What draws you to the KC Village Center?*
3. *What are the strong points of the KC Village Center?*
4. *What areas for improvement do you see?*
5. *What steps could be taken to increase the customer base here?*

6. *Have you had any problems with crime/vandalism?*
7. *Do you have any suggestions for the large open space parcel behind the Village Center?*
8. *Looking into the future (10 to 30 years), what ideas would you suggest for the KC Village Center?*
9. *We will be developing a long term strategic plan for the KC Village Center. What do you want to see addressed in it?*

## **D. KINGS CONTRIVANCE VILLAGE RESIDENT SURVEY**

### **Survey Overview**

A Kings Contrivance Village resident survey was conducted between August 1, 2012 and October 12, 2012. There were three different data gathering tools. On August 1, 2012 an on-line version was posted at the Kings Contrivance Village portal. The September 13th edition of the Crown Prints, which is inserted into The Columbia Flier fortnightly, contained the same survey on page two. Finally, paper copies of the survey were made available to the public at Amherst house during the term of the survey. All surveys were self-administered.

All three survey types were merged into a single electronic file of 123 respondents. It should be noted that due to the relatively small number of completed surveys received, a rigorous analysis of the data is not possible. However, the results have been synthesized along with comments and suggestions by the various stakeholders.

### **Survey Results**

Nearly half of the respondents (47%) indicated that they have been residents of Columbia for at least 20 years. Another 18% said they had been a Columbian for less than five years.

Forty-five percent (45%) of the respondents are from the neighborhood of Dickinson. The next highest percentage of respondents reside in Huntington (37%).

More than half of the respondents (55%) visit the Kings Contrivance Village Center several times a week and most often this occurs on weekends (79 mentions) and/or weekday evenings (60 mentions). Of the 55 Dickinson respondents, 35 indicated that they visit the village center several times a week. For the 45 Huntington respondents there were 22 visiting that frequently.

Understandably, an overwhelming number of respondents indicated that they are drawn to the village center because of shopping convenience (121 mentions). Other lesser mentions included: socialization (15), to conduct business (12) and dining (10).

The respondents indicated that they would most like to have outdoor dining (61 mentions), followed by outdoor evening/weekend entertainment (51 mentions) and a different mix of stores/restaurants (47 mentions).

The survey included a question on the open space between the village center and Hammond High School. There were 66 mentions for improved walking/biking trails in this parcel. Some respondents said that the area should be left alone (38 mentions). There were an additional 37 mentions suggesting a student science field study area followed by 33 mentions for a picnic/recreation area.

Most of the respondents are in the 55-64 age group (31%) followed by the 45-54 age group (24%). The least representation was among the 18-24 age group (<1%).

The bulk of the respondents are employed full-time (71 mentions) followed by retirees (35 mentions). Well over half of the respondents are female (59%).

## E. OPEN SPACE RECOMMENDATIONS

This appendix contains the combined “Open Space” Stakeholder Input from all Stakeholders that were queried about the open space (Resident Survey, Resident Meeting, High School Principal, Jen Terassa & Brainstorming Session).

Resident Survey Results	
Recommendation	Count
Improved walking/biking trails	66
Area should be left alone	35
Picnic/recreation	33
Dog park	14
Student science field study area	37

### Other Responses to the Question

- Community environmental study area for Deer Tick Control, Storm water, Invasive Plants
- Definitely NOT a dog park
- A garden area, landscaped park area would be great.
- More businesses/restaurants
- Additional outdoor exercise equipment
- Village Center Party — like a block party but bigger
- Leave it alone
- Demonstration area for “green infrastructure”  
*(alternatives to storm water management beside culverts)*
- Clean up trash, undergrowth, open up visibility for safety
- Accept that high schoolers, make conducive for positive behavior
- Sports areas
- Parking, fenced in dog park

- Should NOT be redeveloped in any way. Road infrastructure cannot absorb it!
- Amphitheater — would be nice to see something like at the lake front in downtown — where we could watch movies/high school plays etc
- No more ball fields needed
- We don’t have to pave everything
- Dog off-leash training area
- Area not maintained well; make it a beautiful green space
- Dog park would be wonderful amenity

### Resident Meeting

- Let the school use it for environmental education
- Does the school need the space?
- Put an outdoor exercise course in there or other physical exercise activity (with activity stations); or an orienteering course; perhaps some geocaches
- An educational nature path
- Garden plots behind the Amherst House
- Residents agreed that a formal path between the school and the village center, as we have discussed, would be valuable.

### HHS Principal

- Ms. Leonard was open to suggestions indicating that typically any open space type improvements would benefit the school.
- The steps in the back will be replaced with concrete ones this summer.
- A HHS Forensic Science activity had previously suggested a collaborative activity with the FBI where some space in that tract would be used for experimental research in decaying organic matter. That suggestion was rejected and is not being pursued.



- The committee brainstormed several open space ideas with Ms. Leonard including:
  - a. Possible use by science teachers especially environmental related topics
  - b. Possible combined school/community use toward deer control, invasive plant control, storm water management, etc

#### **Jen Terassa**

- Open space: was originally planned, but fell through for lack of funding
- Joint venture between school, HRD to create park space
- Fields for teams and activities while preserving some of the woodlands
- Better connection between school, shopping — more unified village center in broader sense of study area?
- Amphitheater in open space — attract performance groups?
- Playground, or something else for kids to do, to make it more family friendly

#### **KCVB Brainstorm** *(only one item related to the open space)*

- Use of open space between VC and HHS for environmental education

## F. RECOMMENDATION LIST

This appendix lists the recommendations for the redevelopment of the Village Center.

Identifier	Section No.	Recommendation
DF1	7.a	Upon Redevelopment of the Village Center, residential space will have between 10% and 25% of the acreage of the Commercial Village Center parcel.
DF2	7.a	Upon Redevelopment of the Village Center, all multi-family dwellings will have between three and six stories.
DF3	7.a	Upon Redevelopment of the Village Center, space will be allocated for community and civic uses.
DF4	7.a	Upon Redevelopment of the Village Center, space will be providing for seasonal outdoor dining.
DF5	7.a	Upon Redevelopment of the Village Center, a central entry to the Village Center is recommended.
DF6	7.a	Upon Redevelopment of the Village Center, space will be provided for stores, shops, offices, and other commercial uses.
DF7	7.a	Upon Redevelopment of the Village Center, the new village center plan will include an anchor store.
PK1	7.b	Upon Redevelopment of the Village Center, consideration should be given to combining the two current separate parking lots into one parking lot.
PK2	7.b	Upon Redevelopment of the Village Center, underground parking can be included in the overall parking plan.
PW1	7.c	Upon Redevelopment of the Village Center, the Village Center buildings will be connected by a pedestrian promenade.
PW2	7.c	The existing sidewalk connecting the school with the village center should be improved and upgraded to a larger and safer pedestrian and bicycle pathway (coordinate with the Columbia Connections project). This would encourage connections, partnerships and interactions between and among the high school, merchants and residents. An improved path system should buffer the path from the road to improve the safety.
EC1	7.d	Upon Redevelopment of the Village Center, Green Building Standards will be incorporated into the design.
EC2	7.d	Stormwater Management – Upon redevelopment of the Village Center, improved storm water abatement and treatment systems should be incorporated.

<b>Identifier</b>	<b>Section No.</b>	<b>Recommendation</b>
<b>SC1</b>	<b>7.e</b>	Provide “State of the Art” lighting in both the Village Center and parking lots.
<b>SC2</b>	<b>7.e</b>	Provide video surveillance and/or other “State of the Art” Safety/Security services.
<b>TR1</b>	<b>7.f</b>	Upon Redevelopment of the village center, facilities should be provided so that bus or other transportation systems can serve the village center and community.
<b>LU1</b>	<b>8</b>	Commercial Village Center – Unchanged from current land use unless the Village Center is to be redeveloped. In that case, between 10% and 25% of the acreage of the Commercial Village Center may be converted to multi-family residential space.
<b>LU2</b>	<b>8</b>	Interfaith Center – Unchanged from current land use.
<b>LU3</b>	<b>8</b>	Hammond High School – Overall land use controlled by the Howard County Dept. of Education. The existing sidewalk connecting the school with the village center should be improved and upgraded to a larger and safer pedestrian and bicycle pathway.
<b>LU4</b>	<b>8</b>	Open Space Parcel – The Amherst House tract remains unchanged from current land use. The remaining area should retain its current Open Space land use designation. Any future Open Space modifications should retain the predominant “wooded” character and be of low impact to the environment and the community. Appendix E lists the recommended uses of the Open Space.

**References**

*Section 1 – Long Reach Village Center Master Plan*  
*Appendix I – Village Profile by Columbia Association*

## G. STAKEHOLDER MEETING MINUTES AND NOTES

Documentation from Stakeholder Interview  
with Hammond High School Version, 7/26/2012  
Date of Meeting: 7/26/2012

### Attendees

**Marcia Leonard**, *Principal Hammond High School*

**Ron Kolb**, *Chairperson • Kings Contrivance  
Strategic Planning Committee*

**Alan Pflugrad**, *Member, Kings Contrivance  
Strategic Planning Committee*

**Hal Sommers**, *Member, Kings Contrivance  
Strategic Planning Committee*

**John Worth**, *Member, Kings Contrivance  
Strategic Planning Committee*

### Reason for Stakeholder Interview/Meeting

The Kings Contrivance Village Center Community Plan Committee is tasked to develop the Community Plan for the Kings Contrivance Village. The King Contrivance Village Board determined that, for the purposes of this plan, the boundary of the study area should comprise the Village Center, the Interfaith Churches adjacent to the center, the open space tract of unused land between the village center and the Hammond High School. We are seeking the input from the Hammond High School (HHS) leadership team, as well as any other appropriate Howard County Public School System personnel, regarding future strategic development and improvement of our Village Center (especially the open space tract).

Information Sought and Discussion Notes: Each question is followed by the discussion.

### How can the Village Center optimize its support for, and relationship with, Hammond High School and its students?

Ms. Leonard indicated that the high school has a variety of mutually beneficial yet informal partnerships with the King Contrivance Village Center (KCVC) and its merchants including:

**Trattoria** — Donations and reduced prices for HHS Fundraisers

**Harris Teeter** — Donations to School

**Village Center** — Halloween Haunted House Fundraiser

**Formal Wear** — Discounted and subsidized apparel for special HHS events

### Other

The HHS Boosters have reached out to the Merchants as well. She had also collaborated with the owner of the consignment shop to share ideas regarding student shoppers (i. e. backpacks in shops)

The school security team (HCPD) has collaborated (i. e. notification of instances so that HHS can address issues) with the village security as necessary to share information.

An informal partnership with Corner Staple is in the works.

Ms. Leonard was very complimentary of participating KCVC merchants and plans to continue to build informal relationships and possibly more formal partnerships.

Within the constraints of the current Open Space zoning designation for the tract of the land between the school and the village center, please suggest any ideas for its utilization that fosters the goals and educational needs of our students as well as benefits our village.

Ms. Leonard was open to suggestions indicating that typically any open space type improvements would benefit the school.

The steps in the back will be replaced with concrete ones this summer.

A HHS Forensic Science activity had previously suggested a collaborative activity with the FBI where some space in that tract would be used for experimental research in decaying organic matter. That suggestion was rejected and is not being pursued.

The committee brainstormed several open space ideas with Ms. Leonard including:

- Possible use by science teachers especially environmental related topics
- Possible combined school/community use toward deer control, invasive plant control, storm water management, etc.

**We have heard that the High School is seeking “green” certification. Is there any way that the open space tract could facilitate your “green” certification and/or curriculum associated therewith?**

HHS is not actively pursuing Green certification at this time pending availability of resources and active sponsorship in the school. Currently there are other priorities taking precedence over the green certification which requires a significant time and is labor intensive.

About half of Howard County High Schools are certified. The HHS students use several unofficial pathways through the open space tract to and from the village center and HHS. Some of these paths have become trashy. Any ideas for improving that path system and utilization?

Ms. Leonard noted that the school police officers routinely walk the school perimeter including this tract.

She suggested that HHS be contacted for possible participation

in the KC community cleanup days; in general, the KCVC and the high school should continue to coordinate two way information dissemination.

The committee brainstormed possible path improvements (hard surface, lights); Ms. Leonard suggested a trash can; she more or less advocated that the students use the existing sidewalks.

Please share pertinent short and long term expansion and improvement plans for Hammond High School.

Recent and improvements currently in work:

Replacing the stairs leading from the rear of the ball fields to the street.

The major stadium field was just converted to artificial turf; Ms. Leonard noted that the field will now be used by HoCo Park and Rec because of the durability of the surface; she noted that the community should be prepared for more use including the lights; an opening ceremony is being planning.

Ms. Leonard summarized one of her first initiatives (already completed) which was to upgrade the external lighting both in the parking lot and around the school; also some cameras were installed; the committee expressed appreciation for that accomplishment.

**Long Term**

The HCPSS Capital Budget currently includes 57M for a complete rebuild of the inside of the school (Design 2016, Construction 2017/2018); the school would remain open using temporary “villa” classrooms. The improvements are required basically to bring the classrooms up to standards.

**Is there any mutually beneficial way that the Kings Contrivance Village Center could help HHS students fulfill their community service requirements?**

Ms. Leonard suggested that, while most Howard County students complete their service requirements in Middle School, HHS students could be effectively channeled toward KCVC for service opportunities. She is the focal point for any requests noting she then delegates the need to the appropriate school organizational element (i. e. Honor Society, clubs, etc.).

**Is there anyone else that you think we should interview?**

Perhaps Mary Schiller at HCPSS Central Office who's responsibilities includes business relations and partnerships.

Ms. Leonard reiterated that she would consider more formal partnerships with the KCVB and communit. Ms. Leonard noted that the KCVC might benefit from a more focused identity. That led to some brainstorming among the group wherein two potential "identities":

- "Everything in one stop" — as the KCVC merchants cover all routine needs
- "Family Friendly" — as the KCVS merchants cover everything families need in general

**Other**

Ms. Leonard quickly summarized the pros and cons of these identities in a very creative way

The committee thanked Ms. Leonard noting her input was very valuable. The committee will provide a copy of the draft notes back to her for her review.

**MEETINGS WITH KINGS CONTRIVANCE VILLAGE CENTER MERCHANTS**

Various dates in August 2012

**Bill from the Kings Contrivance Liquor Store**

This store opened when the full village center opened in 1986. His is the only store that is still from the original group of stores. He sees the VC as a community center, really the Main Street of the community. It has a good layout, no vacancies, and is pretty clean. Convenience is the key, one can buy so many goods and services at the center, and that draws people in. He sees no need for new or additional buildings.

His complaint is that Kimco does not spend a lot of time at the center, and some maintenance is not done. For instance, the sidewalks need cleaning, and have for some time. There is a lot of turnover with the managers from Kimco, and as a result there has not been a consistent approach or follow up with them. Crime and vandalism is a minor issue, some shoplifting occurs but on the whole not too much. High School kids can be loud, and a security guard arrives daily at three, after the kids have been let out.

Strengths of the VC is in the variety of merchants, the number and variety of restaurants, and most of all the convenience of the center.

He would like to see more activities, like the music in the summer. Bill felt that the concerts were good, but they started too soon in the season and ended too soon. He would love to see outdoor eating, evening music, and more activities. It is important that activities show consistency, like his weekly wine tastings.

Other notes — what happened to the bulletin board, one day it was just gone.

### **Marie at M&T Bank**

Marie has worked there eleven years.

What she likes about the VC—It is a safe place, the people she meets are nice, polite folks. She likes her customers. She thinks the VC has a good layout, and that all the stores are occupied. She uses many, many of the stores and professionals there. Great pizza. Crime and vandalism—much worse three years ago when the CVS was broken into multiple times. The current guards do a good job, and some steps were taken to secure the properties. Areas for improvement—the center looks old, it could be spruced up a bit. Not much has been done to improve it other than HT and now the Corner Stable.

She thinks the store owners are a bit cheap. There are few sales or promotions, no discounts that she can see. She would like to see more things to attract people, and especially a younger crowd. Music, events, etc.

She said they were not allowed to put tables and employees outside of the businesses to interact with people in the center. They used to have employees in Ravens gear outside to promote specials and give souvenirs but were told they could not. Business owners should be let outside to promote their goods and services.

### **Nick at the Formalwear Shop**

He has been there twenty plus years. He says a lot of the old timers (residents) have left. There used to be many more Jewish residents and government workers, etc. They have retired and moved out with a younger bunch, with families now moving in. The VC has everything you need in a village right there. Since HT opened, every store is occupied, and the VC is doing well, it will survive even if other VCs do not.

Crime and vandalism—this is a long story which I will explain at our meeting, the bank guard joined in and there are several very specific factors involved. Problems with the students are worse in

the spring than now, and the bus stop is a big reason.

McDonalds leases land from Kimco but does not get the same security services. Also, the gas station sells a lot of products that the kids use to get high.

Rouse took better care of the VC than Kimco. He has not met the new manager, they do not seem around much. The center is not maintained as well as in the past. They do a poor job of keeping the grounds clean, and maintaining the plants, the furniture, etc. Brickman used to do the work and the new folks are not as good. A new security company took over last week, there are hopes that they do a good job.

### **M&T Bank Feedback**

Village center is downtown of KC, always stop at a couple places. Outdoor promotions at tables — not allowed to do that anymore per village board. Had problems with these several years ago, businesses put sandwich boards outside and left them for days.

Crime and vandalism — problem a few years ago with break ins at CVS, but better security now.

More problems in the spring season as kids come through to pick up transit bus — school busses won't serve houses within two miles, very strict about it. In fall, participating in sports so they don't come over to VC between school and practices.

Bus stop in front of school is unacceptable, no buffer or shoulder - drives kids over to VC bus stop. Any possibility of changing bus to an earlier departure time?

Not a lot of involvement from Kimco — cosmetic issues often go unaddressed, doesn't meet with tenants. Common theme from last week's meeting. Little sense of involvement or ownership among merchants.

Change in landscaping company — old company, Brickman, took care of grounds better.

## MEETING WITH JEN TERRASA, HOWARD COUNTY COUNCIL REPRESENTATIVE

Date of Meeting: 9/20/2012

### Background on VC community plan concept:

Vision of community plans: revisit plans every few years (2 to 5?), depending on how quickly things are changing in and around the village.

Bill was part of CB 29: zoning laws bill passed in 2009.

Impetus was Wilde Lake situation: lack of grocery store, tensions between community and Kimco.

Under “new town” zoning, property owners must petition via Rouse company as master plan developer (now Howard Huges) New regulations removed village centers, downtown from this requirement, allowing property owners to work more directly with county zoning board; still requires community input though, which happens via community plans.

Compromise that keeps some level of control over developers by creating new process that requires reviewing community plan, holding public meetings (pre-submission meeting).

Plan is a guideline for zoning — a master plan, but not a mandate.

### Vision for village center

- Better interconnection between VC, community — bring people together, place where neighbors can meet — like pools, Rita’s.
- Doesn’t necessarily see residential in VC
- Less parking area — nice that it’s accessible, but too open?
- McDonald’s feels too isolated, gas station too
- Gathering space, outdoor movies, regular programming/events
- Some level of outdoor activity helps people feel safe, give sense of vibrancy.
- Amherst house — a little too peripheral, doesn’t feel like community space (partly because of separation by bank drive-thru).

- Another restaurant like corner stable — may look like competition, but sometimes more concentration of retail is beneficial.
  - Don’t limit thinking to current site plan — long term, even building layout subject to change (WL changing, OB changed relatively recently).
  - More inviting to residents — hard to cross streets from neighborhoods, long distance to walk across parking lots and around landscaping. Maybe long-term, switch orientation of parking and buildings? Create more sight lines into center gathering space?
  - Open space: was originally planned, but fell through for lack of funding; joint venture between school, HRD to create park. space, fields for teams and activities while preserving some of the woodlands.
  - Better connection between school, shopping — more unified village center in broader sense of study area?
  - Amphitheater in open space — attract performance groups?
  - Playground, or something else for kids to do, to make it more family friendly.
- Jen also suggested we might meet with: Frank Turner — resident and state rep, spends a lot of time in VC. Maybe he could offer some input? Kirk Halpin - planner who put together drawings for open space.



## DOCUMENTATION FROM STAKEHOLDER INTERVIEW WITH KIMCO

Date of Meeting: 9/27/2012

### Attendees:

#### Committee Members:

Ron Kolb, Hal Sommers, Alan Pflugrad, and Marguerite Walsh

**Kimco:** Geoffrey Glazer, Gregg Birdsall, Andrew Ingalls

This document contains the notes from the committee's interview with Kimco representatives. The questions were provided to Kimco before the meeting. Kimco provided written answers to the interview questions and their responses are maintained in tack below. Additional meeting notes are interspersed with the Kimco information and highlighted.

Kimco representatives provided valuable information to the planning process. Kimco was very supportive indicating a willingness to provide clarification or additional information as needed. Kimco encouraged such queries. The committee members expressed appreciation to the Kimco representatives for the time and useful information and participation in our process. Questions for Stakeholder Interview with Kimco Realty with discussion notes interspersed and highlighted in italic font.

### Reason for Stakeholder Interview/Meeting

The Kings Contrivance Village Center Community Plan Committee is tasked to develop the Community Plan for the Kings Contrivance Village. The King Contrivance Village Board determined that, for the purposes of this plan, the boundary of the study area should comprise the Village Center, the Interfaith Churches adjacent to the center, Hammond High School, and the open space tract of unused land between the village center and the High School. We are seeking input from all of the stakeholders involved in the management and operation of the village center

regarding future strategic development and improvement of our Village Center (especially the open space tract).

*Ron Kolb summarized the committee's plan and status.*

*Initial information was provided by Geoffrey Glazer as other colleagues were delayed by traffic.*

*Geoff was completely attuned to our process as he was instrumental in creating the legislation for the village center redevelopment process. Geoff quickly provided some introductory information regarding the process and the KC plan to include:*

*Designation of the VC planning boundary is key to the plan's impact. He was shown the boundaries established by the KCVB. The inclusion of the open space between with the VC and HHS was discussed. Geoff recommended that we see some aerial views. Kimco owns six Columbia Village Centers. Of course the Wilde Lake redevelopment process, which led to this legislation, has provided many lessons learned.*

*Nothing "dramatic" needs to be planned for the KCVC; Geoff views the VC to be in good shape thus there is no urgency to redevelopment.*

*In the short term, Kimco will propose some "signage" (at Guildford and Edenbrook) to highlight certain VC features and merchants. Such signage was recently enabled by the county.*

*In the long term, it would be useful to have the flexibility to increase residential density (years down the road) and redesigned retail. Geoff quickly described some futuristic strategies by which the VC could be attractively reconfigured to accommodate perhaps retirement age and/or young professionals; multi-storied (i. e. maybe 4 to 5) "donut" designs placing residential building on the outside with parking integrated were described. He emphasized that he wasn't proposing such development but simply brainstorming ways that future market demands could be met.*

*Harris Teeter is successful currently operating under a long term lease with options.*

*Geoff recommended that we review the Hickory Ridge Community Plan specifically noting that they hired planner, Joan Locose, to help with their plan and that she might be a resource for us.*

*Andrew Ingalls and Greg Birdsall joined the meeting in progress as did Marquerite Walsh. Greg quickly reviewed the information in writing below which contain general Kimco information and some specific “property manager” (i. e. Andrew Ingalls) data. Some additional discussion is documented in italic font following the Kimco information which was not changed.*

#### **Information Sought:**

##### **Provide a short description of Kimco.**

Kimco Realty Corp. (NYSE: KIM) is a real estate investment trust (REIT) headquartered in New Hyde Park, N.Y., that owns and operates North America’s largest portfolio of neighborhood and community shopping centers. As of June 30, 2012, the company owned interests in 926 shopping centers comprising 136 million square feet of leasable space across 44 states, Puerto Rico, Canada, Mexico and South America. Publicly traded on the NYSE since 1991, and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for more than 50 years.

Describe your role within the company?

As a Property Manager, I am responsible for a portfolio of assets consisting of approximately 2M sq ft in our Mid-Atlantic region.

The majority of my sites are located in Howard County, Maryland. My primary responsibilities include:

- Ensuring that all properties are well maintained, safe, attractive, and customer friendly
- Responding to the requests and concerns of the tenants and

stakeholders in my centers

- Directly oversee all major capital improvement and maintenance/repair projects
- Interfacing with applicable agencies and departments to coordinate tenant fit out
- Coordinating the preparation and implementation of operating and capital budgets
- Evaluating budget performance for my portfolio

#### **How long have you been associated with the Kings Contrivance Village Center?**

I have been involved with King’s Contrivance for the past two years, previously in a financial capacity and now as a Property Manager.

#### **Discussion**

*Greg 8 years, Geoff 9 years*

#### **What is your overall vision for the Kings Contrivance Village Center?**

My overall vision for the Kings Contrivance Village Center is to provide a safe and attractive shopping center with superior amenities that is viewed as the primary shopping, dining and recreation destination for residents of Kings Contrivance and the surrounding neighborhoods.

#### **Discussion**

*Kimco feels that the KCVC is attractive and of good quality.*

#### **What are the strong points of the Kings Contrivance Village Center?**

- Highly-desirable anchor tenant
- Strong, well balanced tenant mix
- Excellent demographic profile
- High occupancy

### What areas for improvement do you see?

- Functional and aesthetic improvements to the courtyard
- Continued landscaping enhancements throughout the center
- Better publicity for the summer concert series
- Filling the one vacant office space

#### Discussion:

*Creative use of the blank brick wall space along the HT inside the court yard to possibly include permanent or changeable art; should be very maintainable; possibly some continuous rail. Kimco is the “authority” for any wall changes with HT concurrence (that is, the KCVB could not put up the art). There was consensus that aesthetic improvements to the wall were desirable. Kathy Kaufman (Kimco) handles the marketing for the VC.*

*The kiosk was removed because it became unattractive primarily due to weather impact; but could an attractive one be established as there is a need to exchange community information?*

*Despite maintenance challenges, Kimco plans to keep the fountain working and hopefully make it more attractive.*

*Kimco would consider evening entertainment but they noted that the VC is a large local lunch time draw.*

### What are your short term plans for the Village Center?

- Maintain the quality of the center
- Continue to improve the center aesthetics
- Install a new center pylon sign to improve visibility

#### Discussion:

*Marguerite noted that the KCVB parking lots can occasionally get full so we need to consider the impact of special shows (i.e. art shows, entertainment, etc.).*

*The additional signage under consideration could even include some electronic community information.*

### What are your long term plans for the Village Center?

- Evaluate opportunities to increase density on the site

#### Discussion

*Could “healthy” eating options be considered? Kimco encouraged suggestions and said we were welcome to recommend them to their marketing team.*

*Kimco emphasized the need for flexibility in view of market and technology changes expected over the next 20 years. It was noted that some food stores are getting smaller with internet shopping having a subtle yet distinct impact.*

*The importance of the KCVB anchor food store (HT) to KC vitality was discussed in length noting the dynamic market changes recently implemented (Wegmans) and planned (Whole Foods downtown) in Columbia. It was estimated that HT will be impacted slightly (down 5% near term).*

*The group tried to discuss ways to ensure HT (anchor) success in view of the impact of Wegmans, Whole Foods on their sales); perhaps strategies to increase resident support and/or draw shoppers from the area’s borders could be derived; Kimco offered help to establish dialogs with HT if needed.*

### Can you identify other individuals that we should interview?

Geoff Glazer, VP of Acquisitions and Development

Gregg Birdsall, Regional Director of Operations

Note Geoff and Gregg attended the meeting.

### **Do you have many problems with crime/vandalism?**

We experience minor vandalism issues periodically, but we are not aware of any significant crime issues at Kings Contrivance.

#### **Discussion**

*The bank security guard's role and style was complemented noting positive interactions with everyone; Kimco provides a roving security vehicle (flashing lights) covering multiple village centers. Kimco would like to be appraised of any security concerns or incidents/problems.*

### **What steps could be taken to increase the customer base?**

- Install new pylon sign with key tenants on it
- Further promote the concert series and pursue additional entertainment events

### **How can the Kings Contrivance Village Center be more eco-friendly?**

This year, Kimco partnered with BGE to retrofit the parking lot lights with new eco-friendly light fixtures.

We utilize an energy management system to control the exterior lighting at Kings Contrivance. The system allows us to remotely monitor the exterior light and reduce lighting effectively to reduce energy consumption while still providing a safe environment.

We will be installing light sensors in the office spaces and restrooms.

### **Describe your company's approach for scheduling concerts? Is the Kings Contrivance concert plan developed in conjunction with the other village centers' concert plan or was it developed separately?**

We schedule concerts at Kings Contrivance during the lunch hour on Fridays during the summer. Kings Contrivance benefits

from strong lunch time traffic, so it was decided build upon that traffic. Concerts at the other centers are typically during the evening hours.

### **Do you have any recommendations of items to be included in the Village Center Plan? Looking into the future, what ideas would you suggest for the KCVC?**

Possibly increasing residential density and small service office product within the Village.

### **What is the approximate size in sq. ft. of the Village Center? Of Harris Teeter?**

Kings Contrivance Village Center is made up of 98,399 square feet retail space and 20,772 square feet office space, for a combined total of 119,171 sf leasable space. Harris Teeter, the largest tenant at the center, occupies 56,905 square feet.

### **Do have projection of the amount of space needed for a supermarket in the future (2020 or 2030)?**

Not at this time.

## **DOCUMENTATION FROM THE STAKEHOLDER MEETING WITH RESIDENTS**

Date of Meeting: October 4, 2012

#### **Attendees:**

**Committee Members:** Ron Kolb, Alan Pflugrad, Hal Sommers, Matt Kircher

**Five residents:** Sign in list available

#### **Reason for Stakeholder Interview/Meeting**

The Kings Contrivance Village Center Community Plan Committee is tasked to develop the Community Plan for the Kings Contrivance Village. The King Contrivance Village Board

determined that, for the purposes of this plan, the boundary of the study area should comprise the Village Center, Hammond High School, the Interfaith Churches adjacent to the center, the open space tract of unused land between the village center and the High School. We are seeking the input from residents and other stakeholders regarding future strategic development and improvement of our Village Center.

Information sought and discussion notes: Each question is followed by notes of the general discussion from the meeting.

Ron Kolb opened the meeting and summarized the committee's plan and status. The committee clarified the plan boundaries, time frame and primary reason/purpose. There was significant discussion regarding the importance of a major grocery store anchor, and if Harris Teeter was successful and would remain so as that market changes with the addition of Wegmans and Whole Foods in nearby locations. The committee shared the information provided by Kimco that HT was currently successful although slightly impacted by the new food chain in Columbia (Wegmans).

#### **What is your overall vision for the KC Village Center?**

Resident input included:

- “stay as is” with merchants and services targeting village residents; “injecting more businesses” would be okay
- “like a main street on a small scale”
- Local residential density that matches merchant sales expectations “is a good thing”
- Should be a place drawing patrons to events and activities as well as for shopping (outdoor movies, children activities, arts and crafts, entertainment)
- Concerts on a small scale (recognizing that they must avoid too much noise or disruptive traffic)
- Could use one or more restaurants
- Improve the dead space along the HT brick wall; one idea

suggested was for Kiosk-type shops or open air vendors; another was for a “enclosed glass display of flowers, etc.)

- One resident cautioned against closely mixing residential and commercial land use based on his experience — but that additional residential nearby (i. e across the street) would be okay.
- Improved access and parking desired. It seems one parking lot is for HT and the other is for all other village merchants and tenants. This is inconvenient for carrying large loads. Improvements to the parking patterns (versus two separate lots) desired.
- Residents thought that town center was a good model — restaurants, concerts, and entertainment were important VC components.

#### **What draws you to the KC Village Center?**

- Restaurants, stores, and services
- Rita's

#### **What are the strong points of the KC Village Center?**

- “Everything you need” is there

#### **What areas for improvement do you see?**

- Outdoor dining was suggested; why isn't there any? Is it permitted? Who authorizes? The committee indicated that they would get the answers to these questions.
- Playground so that kids can be seen when patrons are shopping or eating
- The fountain is a draw for kids and should be maintained or improved.
- Open space improvements — landscaping, etc
- An outdoor market would be nice, either a farmer's market or perhaps an extension of existing stores; for example, Harris Teeter setting up a flower market along the wall facing the courtyard.
- Perhaps a day care business or other kids' space — a place where parents could leave their children while they shop or dine.

**What steps could be taken to increase the customer base here?**

Generally covered in other questions.

**Have you had any problems with crime/vandalism?**

Attendees have not observed any problems with crime in recent years and generally feel very safe emphasizing that safety, and perception of safety, is paramount importance; one resident thought that safety has improved and that “something got better” in the last year or two. There seems to be less youth gatherings in recent years.

The bank security guard may be the reason for the safety.

The sign specifying the “rules” is useful.

Perhaps surveillance cameras (or even fake ones) would be useful as a deterrent.

**Do you have any suggestions for the large open space parcel behind the Village Center?**

- Let the school use it for environmental education.
- Does the school need the space?
- Put an outdoor exercise course in there or other physical exercise activity (with activity stations); or an orienteering course; perhaps some geocaches.
- An educational nature path
- Garden plots behind the Amherst House
- Residents agreed that a formal path between the school and the village center, as we have discussed, would be valuable.

**Looking into the future (10 to 30 years), what ideas would you suggest for the KC Village Center?**

Generally covered under other questions.

**We will be developing a long term strategic plan for the KC Village Center. What do you want to see addressed in it?**

- Refurbished for increased residential
- Perhaps a health club
- Futuristic: grow local produce on-site including rooftops
- Green buildings
- Max height guidelines
- Could be 3-4 stories
- One resident thought 9 stories would be okay
- The quality of the building materials must be consistently high — very important
- The segregated parking is not ideal nor optimal for convenient quick access.
- Entrances to shops from their back (rear entrances) would be useful.
- A playground in the middle of the VC
- The economy will drive “everything”
- A “transportation hub” (not clear if this meant addition of new transit services)
- Easier to get into stores — difficult to come and go because of the need to park and walk in to courtyard. Maybe some stores could offer a second entrance (for example, on the wall facing the gas station). Would there be security concerns surrounding second entrances? Courtyard is still important, though, and don’t want it to become just another strip mall.

**QUESTIONS FOR THE KINGS CONTRIVANCE VILLAGE BOARD AND MANAGER**

October 3 and 17, 2012

**Reason for Stakeholder Interview/Meeting**

The Kings Contrivance Village Center Community Plan Committee is tasked to develop the Community Plan for the

Kings Contrivance Village which satisfies county requirements to have a long term plan for the development of the village. The King Contrivance Village Board determined that, for the purposes of this plan, the boundary of the study area should comprise the Village Center, the Interfaith Churches adjacent to the center, Hammond High School, and the open space tract of unused land between the village center and the High School. We are seeking input from all of the stakeholders involved in the management and operation of the village center regarding future strategic development and improvement of our Village Center (including the open space tract).

It has become increasingly obvious to our committee that key elements of the community plan should be driven by the fundamental requirement to maintain and increase the use of the village center particularly the anchor grocery store (e. g. Harris Teeter). Accordingly, the village must be safe and offer convenient goods and services to KC resident such that key merchants and businesses are successful and stable.

The following questions will be discussed for 30 minutes. Following this discussion, a rapid brainstorm process will be deployed for 30 minutes.

### Questions

**Please summarize the primary responsibilities and authorities of KIMCO, CA and the KCVB and staff for Village Center: Vitality, Safety, Anchor store (i. e. Harris Teeter) success.**

**Response:** Kimco owns the VC and has the authority for the stores, and for security. Bank of Amherica hires a security guard who is just responsible for their property, although the one has done a lot more at times. There is also a police liaison for the village, and the officer at the school can be a resource if need be for issues related to Hammond High School students. The Village Board does not have authority for these issues in the VC.

Amherst House is owned by Columbia Association and the KC Village Board manages the building. The VB acts as a funnel for information and education for the village. The VB gives residents an opportunity to speak, then partners with all stakeholders on issues. Again, as a funnel they see themselves as conveners of problem solvers, activities for the village, and as strategic partners with the CA, Kimco, and all of the community. Harris Teeter has a long term lease with options, and everyone involved wants to see HT be a success.

**Do you think that increasing the residential density of the KCVC would improve: Vitality, Safety, Anchor store (i. e. Harris Teeter) success?**

**Response:** Yes to all three. The possible exception is safety, as problems can arise with more population. It was offered that condos might be preferable to apartments as the sense of ownership would bring fewer problems.

**Please summarize the KCVC Budget especially any discretionary money?**

**Response:** The operating budget is around \$300,000. It is not locked in by line item giving the Board a bit of discretion and leverage on spending choices. That being said, building maintenance and salaries take up most of the expense budget. The VB has \$500 or so for special projects and events. They usually donate to causes like the village softball team and the robotics team from Hammond HS. Rentals and events provides 35% of the budget. The VB can propose for funds from the CA if it calls for it.

**Who is responsible for the provision of uniformed safety officers at the center and how much does that cost?**

**Response:** Kimco owns the VC and has the authority for the stores, and for security. The bank hires a security guard who is just responsible for their property, although the one has done a lot more at times. There is also a police liaison for the village, and the officer at the school can be a resource if need be for issues related to Hammond High School students.

**Who is responsibility for entertainment at the village center and approximately how much does that cost?**

**Response:** Kimco collects money through rent and the CAM (Common Area Maintenance) fees, and provides the summer concerts.

**Do you think that a theme and/or “vision” could be effectively deployed to market the overall value of the VC?**

**(The committee is also discussing potential themes as well as ways to integrate them into the strategic plan?)**

**Response:** We discussed what makes us unique. The VB shared their mission statement. “The association represents the community of Kings Contrivance by advocating for residents, enforcing covenants, and building a sense of community.” One thing is the great number and diversity of restaurants in the VC. This brings different folks at different times, and creates a real social aspect to the VC. We need to hold on to the great things we now have.

**Brainstorm (30 minutes)**

A rapid brainstorm will be performed following a simple standard process which is a technique to encourage creative thinking and also used to generate ideas quickly.

**Topic to be brainstormed**

What could be done to our VC in redevelopment or via significant maintenance/improvement activity that ensures and/or improves vitality, safety and anchor store stability and success?

**Brainstorm Process**

- *Take a turn, in sequence, around the entire VB*
- *Present one thought at a time*
- *Do not criticize or discuss any idea*
- *Pass as necessary*
- *Build on the ideas of others*
- *Record ideas where visible for the group*

The brainstorm was conducted with all everyone present participating. Participants included all members of the KCVB, Staff (Ann and Jill), and all members of the planning committee (less Matt who not present) plus one resident (Jack’s wife).



## Brainstorm Ideas

- Seasonal outdoor dining
- Speaker series
- Cross promotions among Merchants
- Series of events i. e. outdoor concerts, wine tastings, art shows
- Cultivate positive attitude and involvement of residents
- Promote health and well-being of residents via improved connections of all sorts (i. e. bike paths)
- A stage or platform
- Look at future needs and target concrete improvements to meet those needs (i.e. electric car plug-ins, senior citizen and age 50+ needs, green infrastructure)
- Promotions for merchants (i.e. Groupons)
- Reconfigure the Village Center to centralize the entry
- Promote the VC in North Laurel, Jessup and other outlying communities
- Internet Café
- Underground parking
- Housing and other offerings that are inter-generational
- Make the VC look like a main street with signage
- Internet presence for VC (like a virtual kiosk)
- Periodic merchant spotlights actively promoted with signage
- Higher quality lighting to bring people in; bright; make VC a focal point
- VC store fronts improved as they are outdated
- Increase residential density in line with redevelopment
- More permanent outdoor seating
- A KCVC signature event that CA, KCVB and merchants buy into
- Improve the “blank” wall outside HT (but inside the VC)
- Daycare both for children and adults
- Attract children

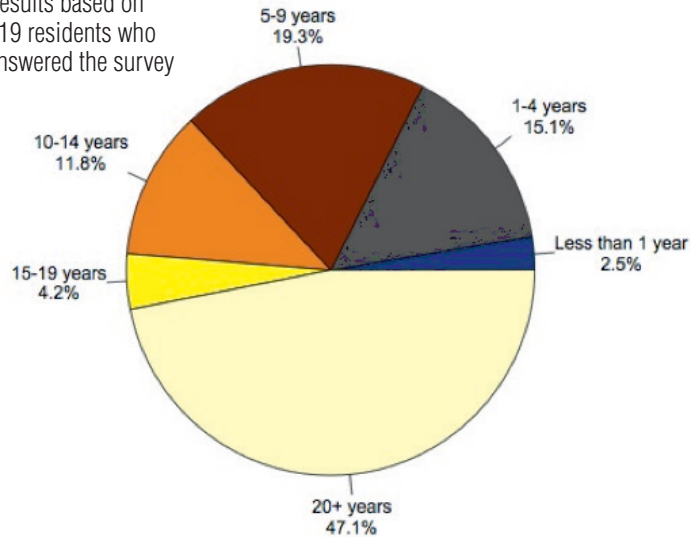
- More visibility into HHS events including KCVC/HHS partnerships
- Organic restaurant
- Additional marketing of VC events to better “spread the word
- Improve the meeting room at McGill’s (note that McGill area not within boundaries of plan)
- Play area for children
- Satellite HC Police Office @ KCVC
- Signs for KCVC merchants
- Columbia-wide poker tournament at KCVC
- “Open Mike”
- An overall them of “safety”; ensure; paramount importance
- Sponsor games for residents such as cards, etc.
- Old vintage vinyl record store with in-store acoustic performances
- Book store
- Video surveillance
- Piped in outdoor music
- Taste of KC – restaurant week
- Another large restaurant
- Improved village configuration for deliveries
- Fairs
- Car wash; periodic; HHS student fund raisers
- Use of open space between VC and HHS for environmental education
- Mini gym in a store front
- Improve sidewalks for handicapped access (side to side)

## APPENDIX H. SURVEY RESULTS

The charts in this appendix illustrate the results from the surveys.

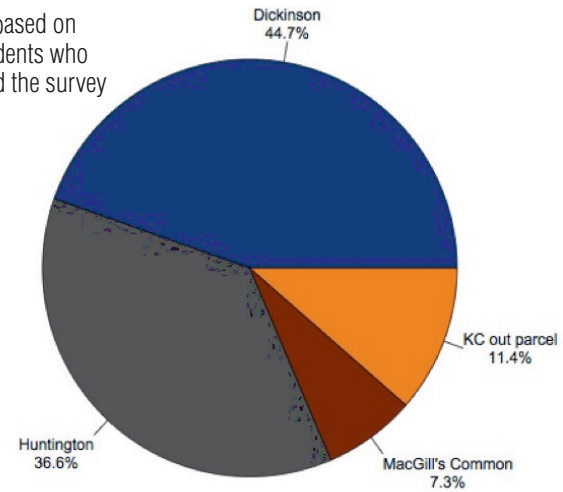
### How long have you been a Columbia resident?

Results based on 119 residents who answered the survey



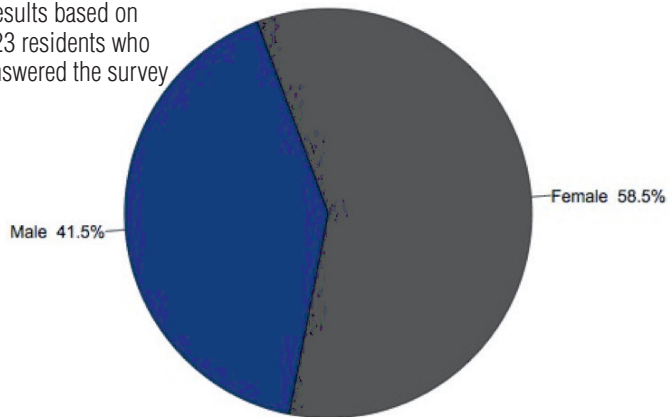
### In which neighborhood do you reside?

Results based on 123 residents who answered the survey



### Gender

Results based on 123 residents who answered the survey

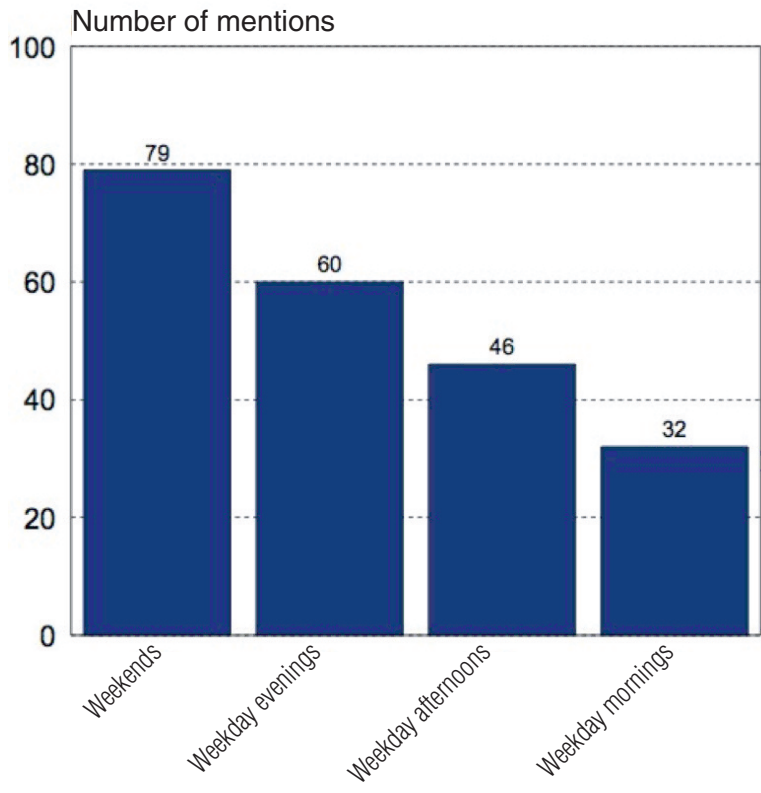


### How often do you visit the Kings Contrivance Village Center?

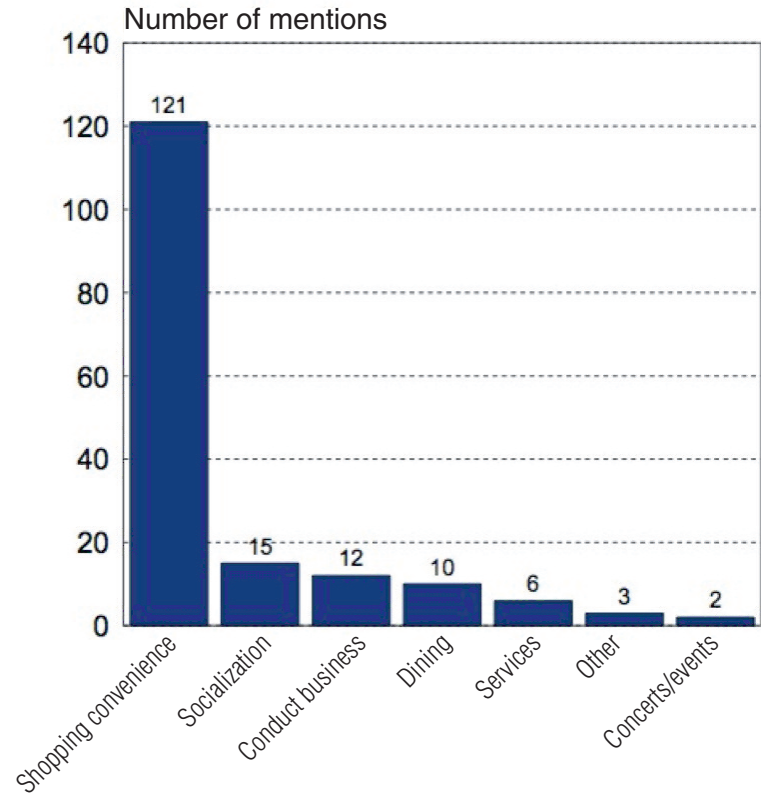
Results based on 123 residents who answered the survey



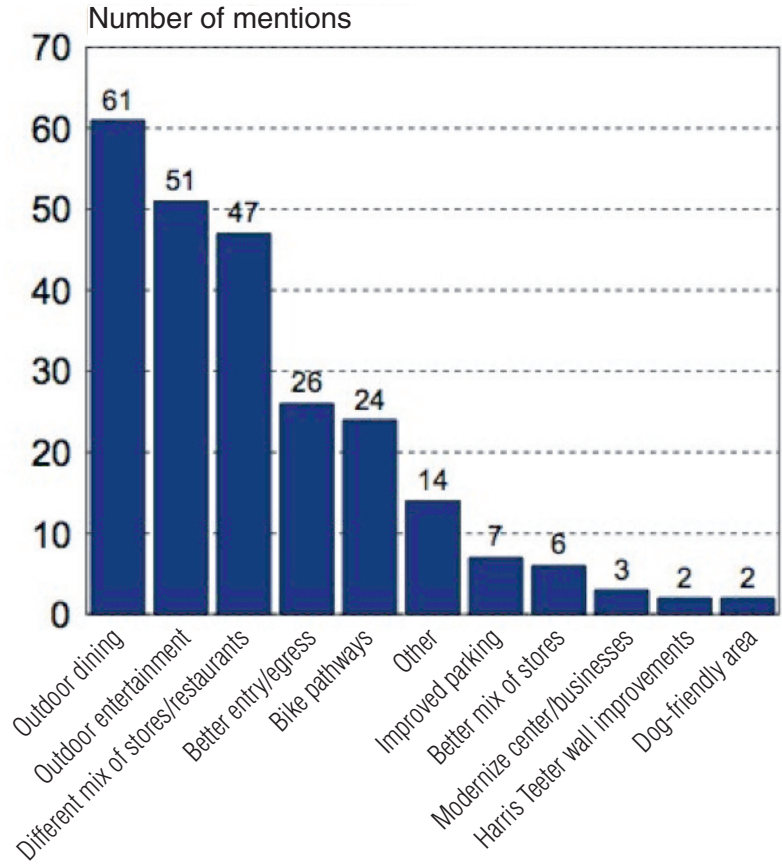
### When do you typically visit Kings Contrivance Village Center?



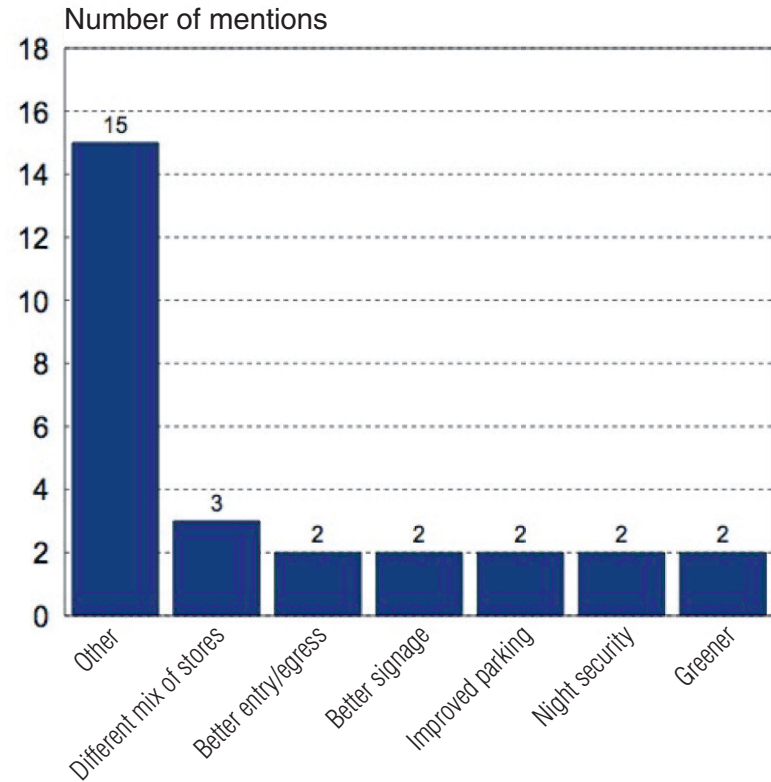
### What draws you to the Kings Contrivance Village Center?



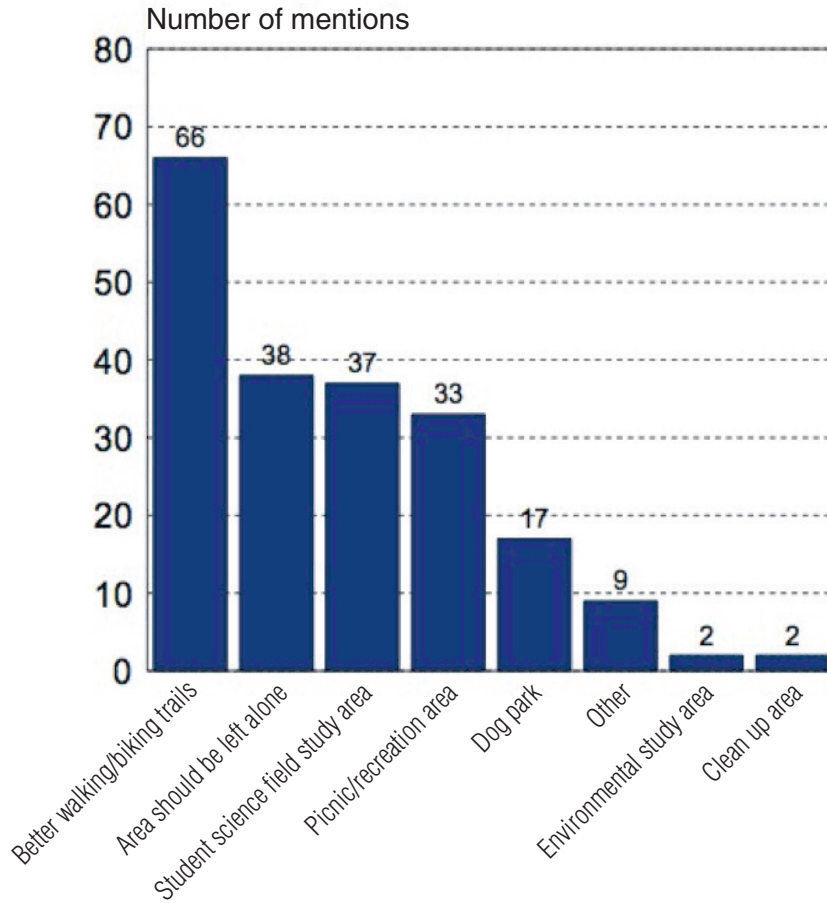
### What might enhance the Kings Contrivance Village Center?



### What long term changes would you recommend for the Kings Contrivance Village Center?

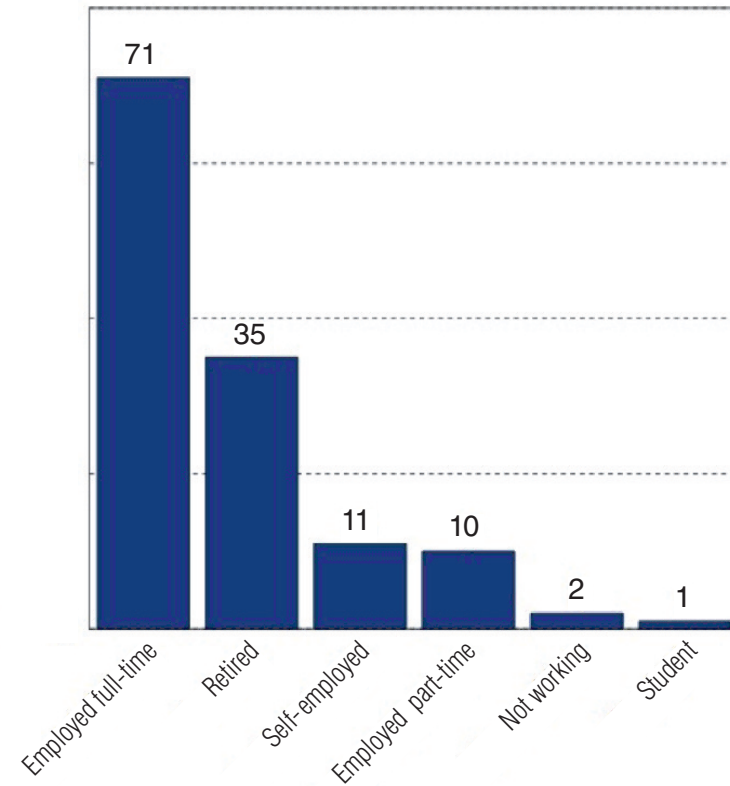


**How should the open space between the Kings Contrivance Village Center and Hammond High School be used?**



**Employment status**

Results based on 130 residents who answered the survey



## APPENDIX I. VILLAGE PROFILE

The description of the Village of Kings Contrivance in this appendix was developed and published by the Columbia Association. It contains the demographic data about the Village.

### VILLAGE OF KINGS CONTRIVANCE

This section of the report provides a demographic and socio-economic profile of the Village of Kings Contrivance in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and

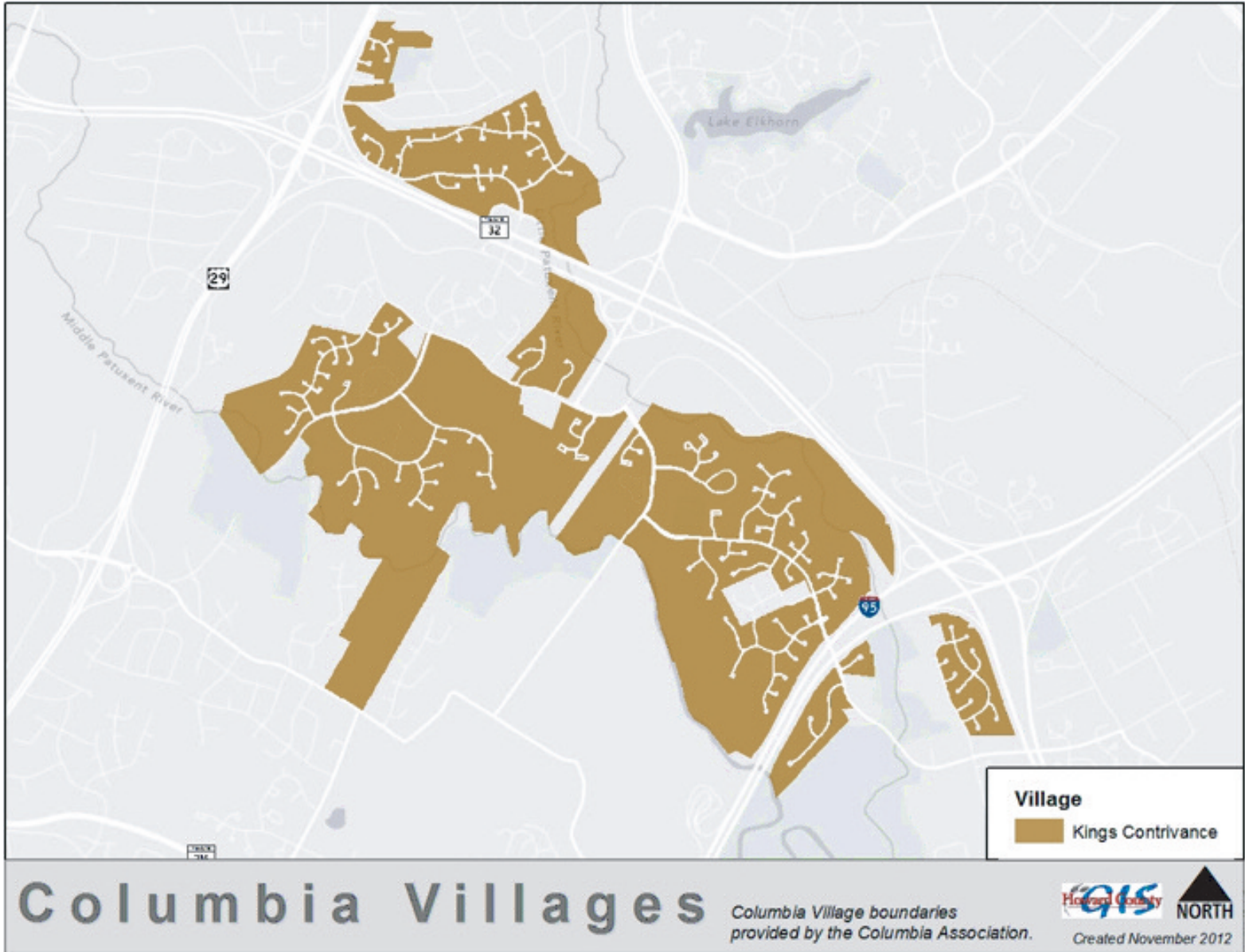
the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.



**Boundaries of the Village of Kings Contrivance**

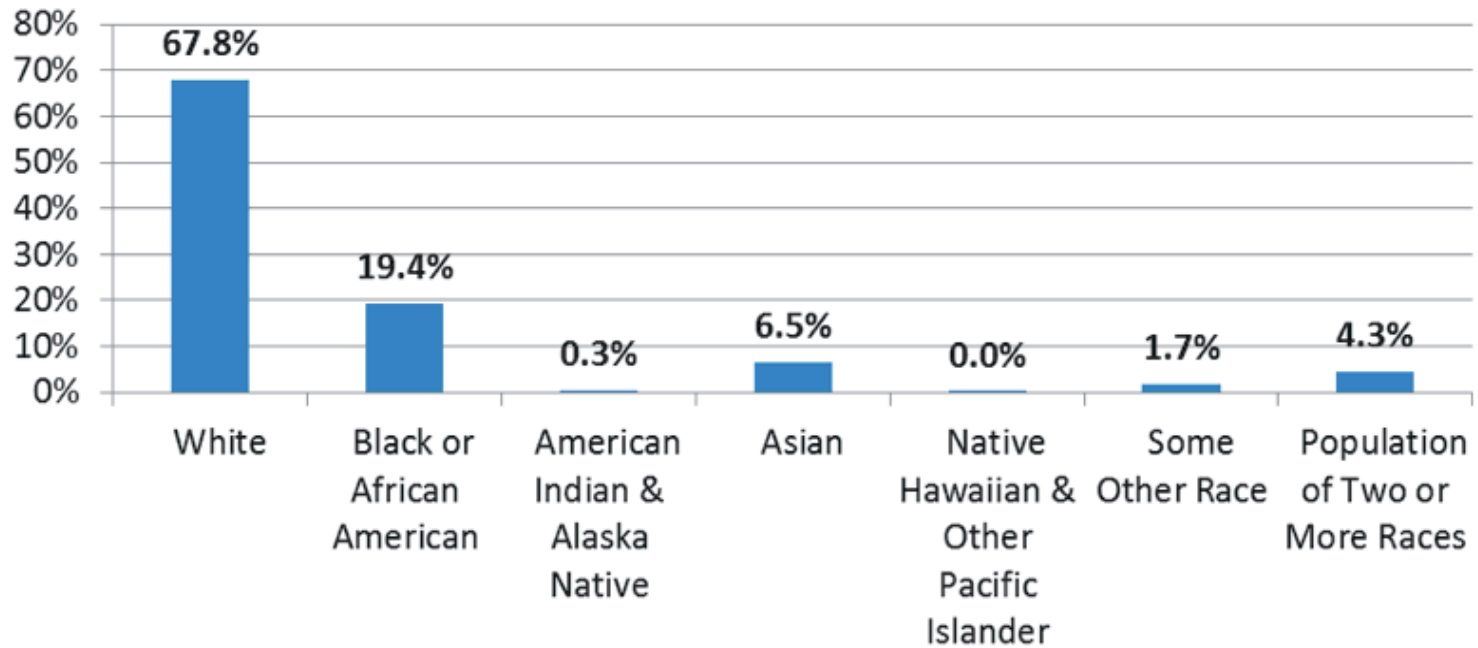
## POPULATION, BY RACE AND ETHNICITY, IN KINGS CONTRIVANCE

A total of 8,500 residents were living in Kings Contrivance at the time of the 2010 Census. Two-thirds (67.8 percent) of the residents are white. Blacks or African-Americans account for almost one of every five (19.4 percent) members of the community. A smaller minority group, Asians, represent 6.5 percent of village residents. Hispanics, who can be of any race, are 4.9 percent of the population.

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	8,500	100.0%
White	5,761	67.8%
Black or African American	1,649	19.4%
American Indian & Alaska Native	28	0.3%
Asian	550	6.5%
Native Hawaiian & Other Pacific Islander	2	0.0%
Some Other Race	144	1.7%
Population of Two or More Races	367	4.3%
Hispanic or Latino	420	4.9%
Non Hispanic or Latino	8,080	95.1%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		



## Population by Race and Ethnicity, 2010 Village of Kings Contrivance



Source: U.S. Census Bureau, Census of Population and Housing, Summary File 1

## POPULATION BY AGE AND GENDER IN KINGS CONTRIVANCE

The Village of Kings Contrivance had a 2010 population with 64 percent concentrated in the prime working ages of 25 to 64. The senior population, those 65 years of age and over, is only seven percent of the total population. Over 22 percent of those living in the village are children under 18 years of age. The number of school age children, those 5 to 17 years old, is 16.7 percent of the total.

The median age of the population is 37.3 years, with the median age for males 35.9 years and that for females 38.5 years. The village medians compare very closely to those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females.

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	8,500	100.0%	4,163	100.0%	4,337	100.0%
Under 5 Years	514	6.0%	283	6.8%	231	5.3%
5 to 17 Years	1,420	16.7%	741	17.8%	678	15.6%
18 to 24 Years	704	8.3%	366	8.8%	338	7.8%
25 to 34 Years	1,328	15.6%	640	15.4%	688	15.9%
35 to 44 Years	1,238	14.6%	572	13.7%	666	15.4%
45 to 54 Years	1,361	16.0%	640	15.4%	721	16.6%
55 to 64 Years	1,340	15.8%	649	15.6%	692	15.9%
65 Years and Over	595	7.0%	272	6.5%	323	7.4%
<b>Median Age</b>	<b>37.3</b>		<b>35.9</b>		<b>38.5</b>	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

## HOUSEHOLDS AND HOUSING STOCK IN KINGS CONTRIVANCE

Based on the 2010 Census report there were an estimated 3,564 housing units and a household population of 8,487. The village’s average household size of 2.47 was close to that of Columbia as a whole, 2.51 persons per household. Only 13 individuals lived in group quarters, as shown below.

The Village’s 3,434 households live in the community’s three distinct housing types: half in single-family detached homes, 22 percent in townhouses and 28 percent in multi-family apartment buildings. There were an estimated 130 vacant units, for an overall vacancy rate of 3.6 percent.

Households	Number
<b>Household Population</b>	8,487
<b>Persons per Household</b>	2.47
<b>Total Group Quarters Population</b>	13
Institutionalized Population	0
Correctional Institutions	0
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	13
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	13

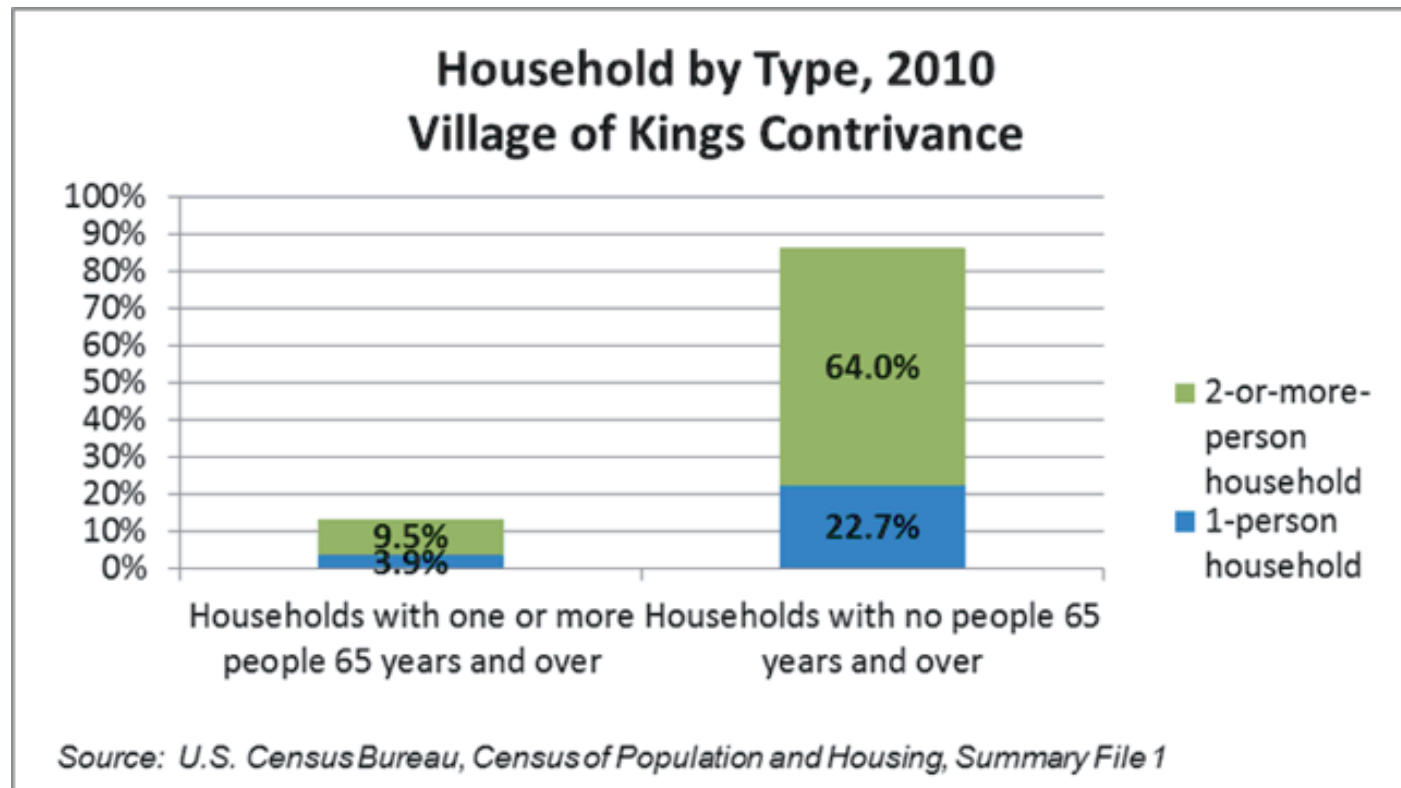
*Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1*

## HOUSEHOLD COMPOSITION IN KINGS CONTRIVANCE

More than one-quarter (26.6 percent) of village households were one-person households. Family households, those comprised of two or more related persons, accounted for 66.3 percent of all households.

Just under one-half (47.6 percent) of all families had no children under 18 in the home. Of those families with children under 18 living with them, 34.7 percent were married-couples, 11.0 percent were headed by females without a spouse and 1.9 percent was male householders without a spouse.

Relatively few (13.3 percent) of households had someone over 65 years of age living in the home; 3.9 percent of all households consisted of a person 65 years or older living alone. The charts below and on pages 52 provide details on family composition and presence of children in Kings Contrivance.

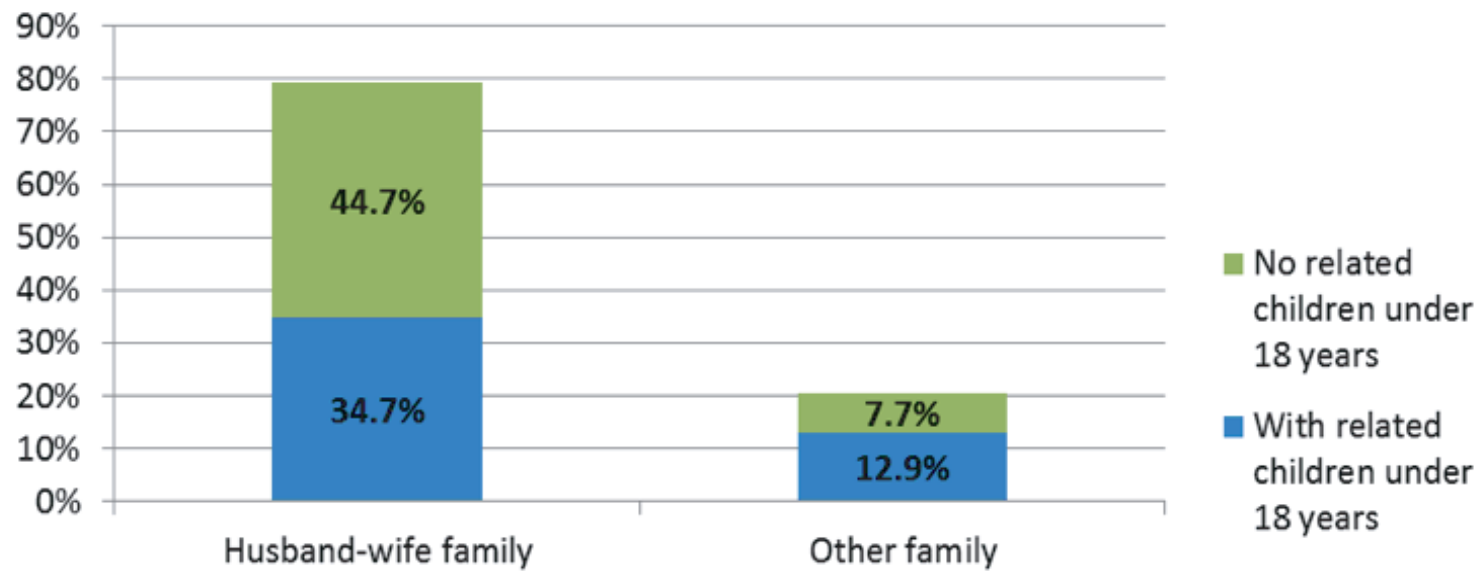


Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>3,434</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	458	13.3%
1-person household	133	3.9%
2-or-more-person household:	325	9.5%
Family households	311	9.1%
Nonfamily households	14	0.4%
Households with no people 65 years and over:	2,976	86.7%
1-person household	780	22.7%
2-or-more-person household:	2,197	64.0%
Family households	1,965	57.2%
Nonfamily households	231	6.7%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

<b>Families</b>	<b>Number</b>	<b>Pct. Of Total</b>
<b>Total Families:</b>	<b>2,277</b>	<b>100.0%</b>
Husband-wife family:	1,808	79.4%
With related children under 18 years:	790	34.7%
Under 6 years only	221	9.7%
Under 6 years and 6 to 17 years	147	6.5%
6 to 17 years only	421	18.5%
No related children under 18 years	1,018	44.7%
Other family:	469	20.6%
Male householder, no wife present:	89	3.9%
With related children under 18 years:	43	1.9%
Under 6 years only	13	0.6%
Under 6 years and 6 to 17 years	2	0.1%
6 to 17 years only	28	1.2%
No related children under 18 years	46	2.0%
Female householder, no husband present:	380	16.7%
With related children under 18 years:	251	11.0%
Under 6 years only	37	1.6%
Under 6 years and 6 to 17 years	43	1.9%
6 to 17 years only	171	7.5%
No related children under 18 years	129	5.7%
	<b>Number</b>	<b>Pct. Of Total HHs</b>
Nonfamily households:	1,157	33.7%
Male householder	552	16.1%
Female householder	606	17.6%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

## Presence of Children by Household Type, 2010 Village of Kings Contrivance



Source: U.S. Census Bureau, Census of Population and Housing, Summary File 1

## HOUSING OCCUPANCY IN KINGS CONTRIVANCE

As shown in the chart on page 57, almost seven of every ten households in Kings Contrivance is a homeowner. About 15 percent of those homeowners own their homes free and clear of a mortgage. With a mean housing value of \$415,300, homes in Kings Contrivance are valued at just slightly below the Columbia mean of \$430,000.

As seen in the chart on page 58, renters in the village tend to be concentrated among the youngest householders. A third of all renter householders are found in the 25 to 34 age cohort. The chart on page 59 shows the proportion of renters and owners. Based on the limited sampling data, rents are relatively high. An estimated 88 percent of renter households pay above the \$1,000/ month level; the comparable measure for all Columbia renters was 79 percent.

It should be kept in mind that all housing prices and rent levels are based on sampling over the 2006 to 2010 period and may not reflect current conditions in the housing market.



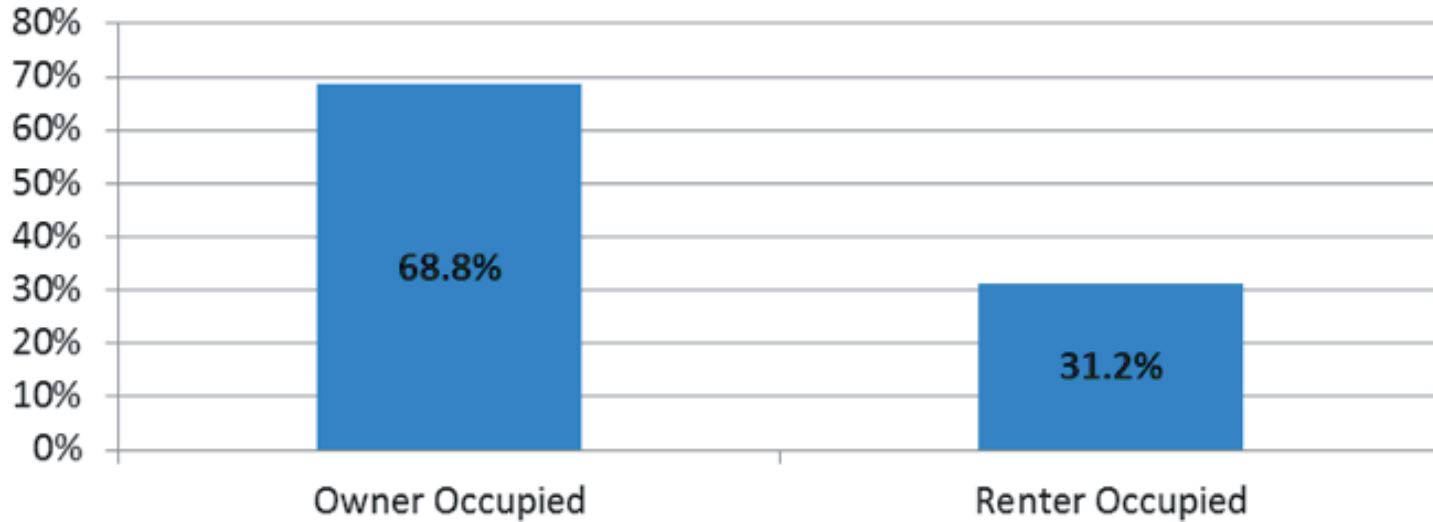
<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	3,564	100.0%
Occupied	3,434	96.4%
Vacant	130	3.6%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	3,434	100.0%
Owned with a mortgage or loan	2,002	58.3%
Owned free and clear	360	10.5%
Renter occupied	1,072	31.2%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	130	100.0%
For rent	68	52.4%
Rented, not occupied	5	3.9%
For sale only	23	18.0%
Sold, not occupied	2	1.4%
For seasonal, recreational, or occasional use	13	9.8%
For migrant workers	1	0.8%
Other vacant	18	13.8%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>3,434</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>2,362</b>	<b>68.8%</b>
Householder 15 to 24 years	9	0.3%
Householder 25 to 34 years	279	8.1%
Householder 35 to 44 years	441	12.9%
Householder 45 to 54 years	629	18.3%
Householder 55 to 59 years	351	10.2%
Householder 60 to 64 years	339	9.9%
Householder 65 to 74 years	242	7.1%
Householder 75 to 84 years	59	1.7%
Householder 85 years and over	12	0.4%
<b>Renter Occupied:</b>	<b>1,072</b>	<b>31.2%</b>
Householder 15 to 24 years	106	3.1%
Householder 25 to 34 years	365	10.6%
Householder 35 to 44 years	250	7.3%
Householder 45 to 54 years	190	5.5%
Householder 55 to 59 years	54	1.6%
Householder 60 to 64 years	45	1.3%
Householder 65 to 74 years	45	1.3%
Householder 75 to 84 years	14	0.4%
Householder 85 years and over	3	0.1%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

## Occupied Housing Status, 2010 Village of Kings Contrivance



Source: U.S. Census Bureau, Census of Population and Housing, Summary File 1

## HOUSEHOLD FINANCES IN KINGS CONTRIVANCE

The chart below provides the income distribution for Kings Contrivance households, based on sample data collected over the 2006 to 2010 period.

At \$122,500, the mean reported household income for Kings Contrivance is among the highest for Columbia's villages, second only to River Hill with a mean household income of \$182,400. The corresponding figure for all of Columbia was \$112,900. Based on the sample data – which covers an area larger than delineated in the map on page 47 – 30 percent of all households had an income above \$150,000.

Even among this relative affluence, there was poverty. The sample data suggests the 2.5 percent of all families lived below the poverty level. The comparable figure for Columbia was only slightly higher at 3.2 percent.

## COMMUTING CHARACTERISTICS

Almost all Kings Contrivance households report owning an automobile; about 4 percent of households did not own their own auto. An estimated 69 percent of all households own 2 or more vehicles. For commuting to work, driving alone by auto was reported by 80 percent of households. Some 7.4 percent reported that they used carpooling to get to work; 4.7 percent used transit and another 5.4 percent worked at home. The mean travel time to work was 24.5 minutes, the shortest travel time reported among Columbia's villages.

## EDUCATIONAL ATTAINMENT

A high percentage of Kings Contrivance residents are college graduates. Nearly six out of ten (59 percent) persons 25 years or older reported having earned at least a Bachelor's degree; 25 percent had attained a graduate or professional degree. For those over 25, 96 percent had obtained at least a high school diploma.

## COMPARATIVE DATA

For further understanding of Kings Contrivance in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis — Villages and Columbia.

<b>Income</b>	<b>Number</b>	<b>MOE +/-</b>
Households	4,906	294
Less than \$1,000	88	227
\$10,000 to \$14,999	39	288
\$15,000 to \$24,999	168	348
\$25,000 to \$34,999	156	346
\$35,000 to \$49,999	409	364
\$50,000 to \$74,999	793	244
\$75,000 to \$99,999	731	165
\$100,000 to \$149,999	1,066	216
\$150,000 or more	1,456	239
Mean household income	\$122,519	\$13,992

*Source: 2006 - 2010 American Community Survey;  
Maryland Department of Planning*



**Kings Contrivance Village Center**

7251 Eden Brook Drive • Columbia, MD • 21046