

Oakland Mills Village Center Area Redevelopment Feasibility Study

KICK-OFF MEETING

JUNE 6, 2016



Agenda

- Who We Are and the County Role in Study
- Past Plans and Studies
- Purpose of the Study
- Future Use of Study



County's Role in Study

- Solicit proposals and select consultant
- Collaborate with Columbia Association as client partner
- Serve as project manager for the study
- Secure meeting venues and publicize meetings
- Serve as hub for all communication about the project
- Host webpage for project
- Review consultant work products

Past Plans and Studies

2012

PlanHoward2030

Howard County



Calls for:

- More vibrant, connected and multimodal village centers
- More sustainable and vibrant gathering places in village centers that redevelop

2014

Columbia Market Study

Columbia Association,
Howard County



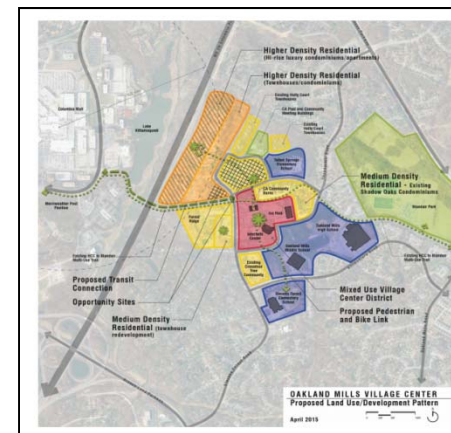
Findings for OMVC:

- Faces market challenges
- Limited in square footage and retail offerings
- Insular geography

2015

OMVC Community Plan

Oakland Mills Community
Association



Vision Statement:

OMVC will become a true destination with a clear identity that is cohesive and well planned, supports thriving businesses, and serves as a real center of community life.

Other Resources: Oakland Mills Village Center Master Plan (2007), Blandair Park Master Plan (2008), Downtown Columbia Plan (2010), Characteristics of Columbia (2012), OMVC Streetscape Plan (2014), Downtown Columbia Bridge Feasibility Study (2015)

For more information, please visit www.howardcountymd.gov/Oakland-Mills-Village-Center

Purpose of the Study

This Study will...

- identify and test market based redevelopment options for land uses including those in the VCCP Plan and other opportunities.
- look for opportunity sites that have potential for catalytic projects in the Oakland Mills Village Center area.
- understand the financial feasibility of alternative anchors and future uses in the Village Center area on land that is available.
- provide market based design concepts.
- identify precedent case studies where relevant redevelopment strategies have been successful.

Purpose of the Study

This Study will not...

- address code enforcement issues or zoning code deficiencies.
- conduct traffic analysis.
- generate design concepts that are not economically feasible.
- alter existing property owner rights (i.e. uses, setbacks, heights, etc. allowed by current zoning).

Future Use of the Feasibility Study

- Study will inform the County and CA on what uses could reposition the Village Center area relative to Downtown Columbia, Blandair Park and other villages
- County will review, in collaboration with Columbia Association, potential next steps depending on report conclusions:
 - Policy, regulatory or other necessary changes
 - Incentives or tools to entice reinvestment
- County is looking forward to moving revitalization forward, and understanding opportunities for catalytic projects