



Date: May 2, 2017

To: Columbia Association Board of Directors (Board)

From: Jane Dembner, AICP
Office of Planning and Community Affairs

Subject: June 8 Board Discussion on Long Reach Village Center (LRVC)
Redevelopment

Item Overview

CA staff will provide a brief overview of the proposed LRVC redevelopment plan to provide the context for the Board's discussion of the proposal. Board Member Janet Evans served on the County's Request for Proposal (RFP) Evaluation Committee and would be able to add additional details and perspective. Staff will also provide a brief overview on the other village centers related to redevelopment.

Overview of LRVC Proposed Plan

In May 2017, County Executive Allan Kittleman and members of the Long Reach Village Center RFP Evaluation Committee announced the selection of Orchard Development (a Howard County-based developer) to purchase and redevelop the property owned by Howard County at the LRVC.

The site area for the redevelopment proposal is approximately 10.25 acres and consists of the County-owned 7.71-acre property, along with several other adjacent parcels including the existing liquor store and deli sites. These parcels are privately owned.

The plan proposes the following uses: approximately 17,500 square feet (SF) of medical office over a market pavilion; a mixed-use building to include 20,000 SF of retail; 20,000 SF of food incubator space; 132 market-rate multi-family housing units; 854 structured parking spaces; and a 19,500 SF vertical garden (adjacent to the south wall of the parking structure); 52 for-sale townhomes; 120 senior multi-family housing units.

In addition, the proposed plan features community spaces including a Village Green with a pavilion as the LRVC primary community gathering space, to be located near the corner of Cloudleap Court and Tamar Drive. The developer has also proposed a community dog park, a plaza and a small linear green as part of the redeveloped village center.

Howard County Review and Redevelopment Process

On May 18, 2017, the Howard County Planning Board reviewed the preferred redevelopment proposal for the LRVC. The Planning Board unanimously recommended that the County Council approve the Orchard Development Team conceptual redevelopment proposal as the preferred Urban Renewal Project to redevelop and revitalize the LRVC. The anticipated next steps in the government process include:

- County Council public hearing (June 19, 2017) on the urban renewal project and sale of property.
- County Council vote on urban renewal project and sale of property (July 3, 2017)
- Purchase and Sale Agreement executed between County and preferred development team (August 31, 2017)
- Sale of property (first quarter 2018)
- Major Village Center Redevelopment Process (public meetings, Design Advisory Panel review, Planning Board review, Zoning Board action (2017-2018))