



Community Meeting: Presentation of Draft *ReImagine Long Reach Village Center Plan*

Tuesday, November 10, 2015, 7pm-8:30pm

Former “Dollar Buys” Space, 8775 Cloudleap Court, Columbia, MD 21045

Overview

- As the final step in the community planning process, the Howard County Department of Planning and Zoning (DPZ) is drafting the *ReImagine Long Reach Village Center Plan*
- Plan is required by the Howard County Urban Renewal Law
- After presenting the draft plan to the community, DPZ will submit to Howard County Council
- Howard County Council will hold a public hearing and vote to approve the plan
- Plan pertains to the entire Urban Renewal Area, which encompasses 19.1 acres (not just the 7.7 acres Howard County owns)



Purpose of the ReImagine Long Reach Village Center Plan

- Document County’s objectives for revitalization: Economic Sustainability, Connectivity, Community Space, and Specific Building/Site Design
- Identify all potential land uses that could be part of a redevelopment concept: all uses presently allowed by FDP (generally, commercial, civic, institutional and open space uses) and housing
- Describe all potential techniques the County may use to facilitate revitalization, in accordance with the Urban Renewal Law
- Highlight current zoning, land use and other requirements
 - Village Center Redevelopment Process (like Wilde Lake)
 - Covenants

Project website: <http://www.howardcountymd.gov/longreach>

Contact Howard County planners: 410-313-2350

Kristin O’Connor koconnor@howardcountymd.gov or Kate Bolinger kbolinger@howardcountymd.gov



Difference between Plan and Request for Proposals (RFP)

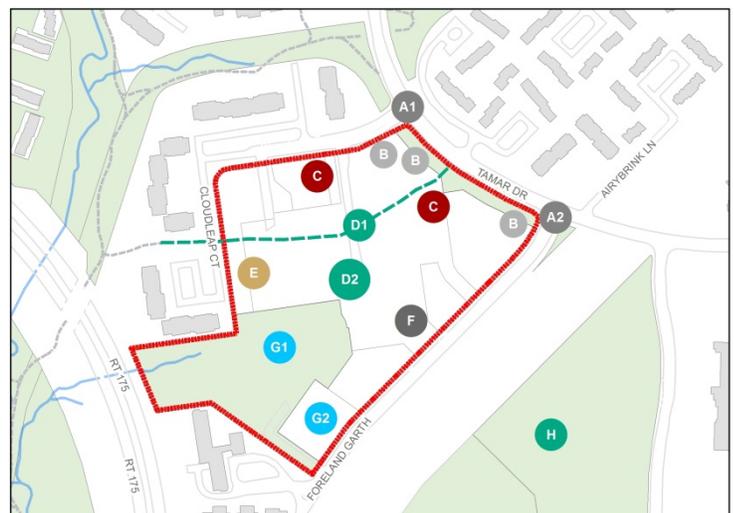
- Plan establishes framework of objectives, potential land uses and techniques
- Plan does not identify a preferred concept for redevelopment
- Request for Proposals implements the plan by selling Howard County’s portion of property
- Proposers will submit their concepts for redevelopment, along with bid price, and explanation of how concept meets the objectives set forth by the plan

Plan builds upon prior efforts

- Market Study – found LRVC does not meet contemporary planning and design principles, and that retail is difficult, so a closer look at community and institutional uses is warranted
- Art Study – identified an opportunity for artist-focused facilities for working, selling, teaching, sharing, building, storing, administering and even living
- Residential Market Study (New) – determined LRVC has opportunity for residential uses
- Long Reach Village Center Community Plan – indicated that if a mixed-use redevelopment approach is used, the commercial, residential and recreational use must be proportionately divided with the main emphasis on the commercial and recreational components; VCCP plan area includes BGE and open space to east (not included in ReImagine plan area)
- Columbia Association Guiding Principles – included statement that Village Centers within highly competitive environments should be repositioned with alternatives to an anchor grocery store and with the potential addition of residential uses

Conceptual Diagram

- A. Gateway features
- B. Corner gateway markers
- C. Commercial and institutional closer to street
- D. Central pedestrian walkway and central community amenity space (public gathering space)
- E. Residential uses to provide on-site demand for goods and services
- F. Parking is appropriately sited and screened
- G. Community and/or institutional uses
- H. Enhanced community open space



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