

## **Long Reach Village Center Redevelopment DAP Narrative for February 14, 2018 Meeting**

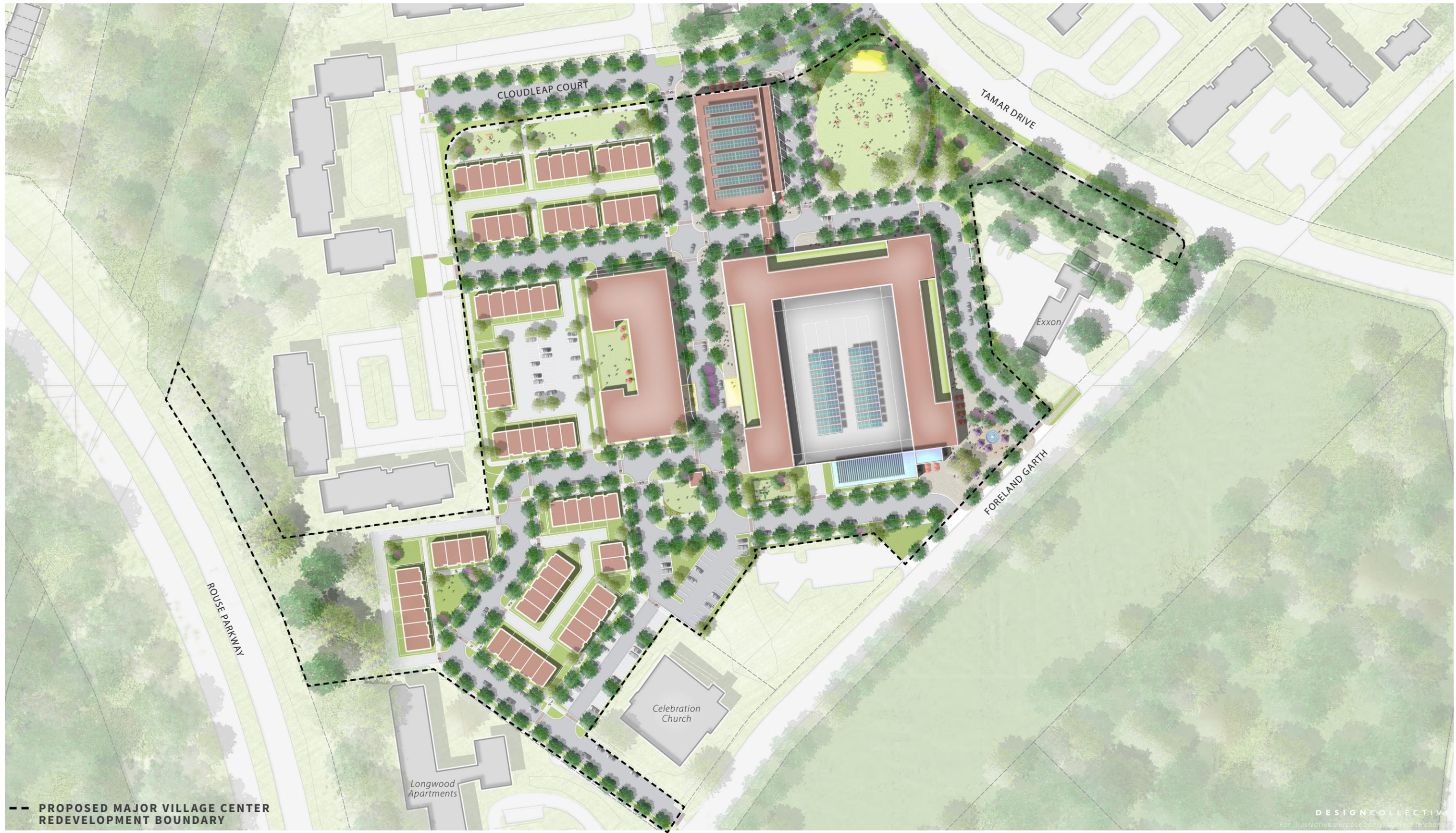
### **Proposed Site Design**

The existing Columbia Arts Center (CAC) parcel primarily consists of surface parking and undeveloped land that sits adjacent to Celebration Church and the Longwood Apartments. Currently, the property does not provide high visibility from Tamar Drive and lacks strong connections to the Long Reach Village Center. To create a more urban, high-quality development that lends support to the mix of uses within the proposed Village Center, the concept plan suggests the addition of 32 single-family attached townhouses, designed as a neighborhood extension to the village core.

The proposed townhouse development will integrate the criteria outlined in the LRVC Design Guidelines and exemplify the character found in traditional neighborhoods. With walkable streets, sidewalks, open spaces, and interconnected blocks, the neighborhood extension will utilize the CAC property more effectively and create a highly desirable community to live. Access to the townhouses will be provided from Cloudleap Court and Foreland Garth, creating a stronger street network throughout the development. Two additional park spaces will be incorporated, providing open space amenities for the townhouses, senior housing, and apartments. To support the church's needs, the development will dedicate 80 surface parking spaces so that there is ample parking throughout the site.

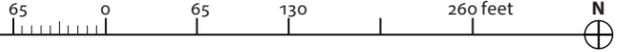
### **Proposed Architecture**

The townhouses proposed on CAC's property will be consistent with the criteria outlined in the LRVC Design Guidelines. Per the Design Guidelines, the townhouse plans reflect rear-loaded, integral garage units that share at least one adjoining side wall with an adjacent unit that is typically 3-stories in height. The elevations will be a mix of brick masonry, siding, and will include pitched roofs, balconies, bay windows, traditional windows and doors, and simple trim details. The architecture will incorporate a high-quality standard of design and will provide a cohesive character that fits into the context of Long Reach Village.



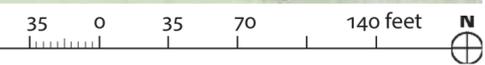
--- PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT BOUNDARY

DESIGN COLLECTIVE  
For illustrative purposes only, subject to change





DESIGN COLLECTIVE  
For illustrative purposes only; subject to change



### Proposed Conceptual Master Plan

Long Reach Village Center - Columbia, Maryland



**Senior Living Residential Building - East Elevation**



**Single-Family Attached (Townhouse) Buildings - Typical Front Elevation**