RECOMMENDATION

Pursuant to Urban Renewal Law, Section 13.1106 of the Howard County code, the Howard County Council requested the Planning Board to review plans associated with the proposed Long Reach Village Center Urban Renewal Project. On May 18, 2017, the Planning Board held a special public meeting to review the proposed project titled “Proposal for the Redevelopment of the Long Reach Village Center”, provided by the Orchard development team along with supplemental materials included in a May 1, 2017, transmittal memorandum from the Howard County Council.

The Planning Board considered the conceptual development proposal, oral and written citizen testimony, and the Department of Planning and Zoning (DPZ) Technical Staff Report and Recommendation. DPZ recommended approval of the proposed Urban Renewal Project based upon the consistency with the objectives outlined in the Reimagine Long Reach Village Center Plan and PlanHoward 2030 polices.

Board Discussion and Recommendation

In work session, the Planning Board concurred with DPZ’s evaluation recognizing that:

- The proposal described conceptual plans for renewal calling for new ground-up redevelopment (rather than renovation/reuse), a targeted mix of land uses, demolition, and future zoning changes that would be required to develop the project.
- The number of units, square footage of space and site layout will be determined through the Major Village Center Redevelopment Process.

Board Chairman Engelke commended the proposal for incorporating some of the original village center
principles and reinterpreting them in a new way that will work in the long run. Ms. Adler expressed appreciation for the wholly collaborative effort and commented that the project is likely to be national model. Ms. Roberts echoed comments about community input and collaboration and applauded the environmental components. Mr. Coleman underscored the importance of the past and future village board and community participation in the process. He also acknowledged the struggles of the current shopping center and expressed belief that Long Reach is likely to be better if the proposal is adopted.

Ms. Roberts motioned that the County Council approve the Orchard development team conceptual redevelopment proposal as the preferred urban renewal project to redevelop and revitalize the Long Reach Village Center, as described in the DPZ staff report. Mr. Coleman seconded the motion. The motion passed by a vote of 4 to 0.

HOWARD COUNTY PLANNING BOARD

Phillips Engelke, Chair

Erica Roberts, Vice-chair

Delphine Adler

Ed Coleman

ATTEST:

Valdis Lazdins, Executive Secretary