



February 22, 2018

TECHNICAL STAFF REPORT

Planning Board Meeting of March 8, 2018

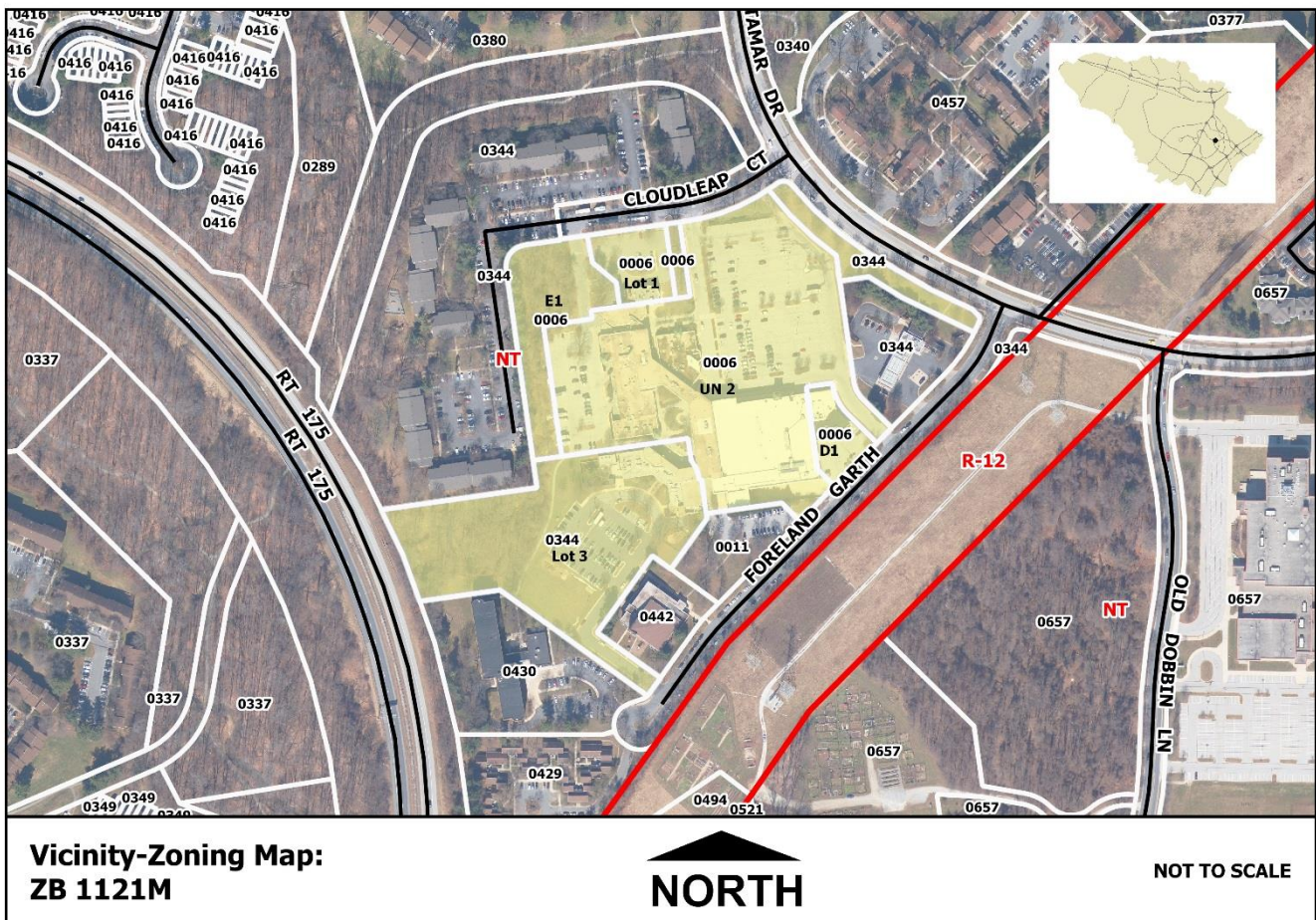
Case No./Petitioner: ZB-1121M – Orchard Development Corp., et al.

Location: Sixth Election District
Generally, the area southwest of the Cloudleap Court intersection with Tamar Drive, Tax Map 36, Grid 12, Parcel 6, Lots B-1, E-1, F-1, G-1, and 3, Tax Map 36, Grid 11, Parcel 6, Lot D-1, and Tax Map 36, Grid 12, Parcel 344, Lot 1 (the "Property")

Area of Site: 18.07 acres

Zoning: NT (New Town)

Proposal: Major Village Center Redevelopment



## I. DESCRIPTION OF PROPOSAL

The Property contains the Long Reach Village Center, which consists of a 95,350 square foot shopping center, 15,000 square feet of office space, a 27,782 assembly/recreation building known as the Stonehouse Community Center and Columbia Art Center, and two non-credited Open Space Lots. The main access to the Center is from Cloudleap Court, but there are two secondary entrances from Foreland Garth.

### Redevelopment Proposal

The Petitioners propose to demolish all buildings and redevelop the Property as a pedestrian-oriented, mixed use village center. The block and development pattern and design of buildings will be more urban in character. The redeveloped village center includes a 52,500 square foot, three-story building with ground floor commercial and office/community space above, a five-story mixed-use building with up to 40,000 square feet of ground floor commercial and 132 multi-family units, a 6,500 square foot vertical garden, 110 age-restricted adult housing units, and 73 three -story townhomes. The compact street network accommodates pedestrians, bicycles, and vehicles and provides multiple connections to Cloudleap Court and Foreland Garth. Pathways connect the buildings within the village center and a multi-use pathway, along Tamar Drive, provides off site pedestrian connections to the neighboring community.

The redevelopment proposal also includes a pedestrian oriented system of outdoor public spaces consisting of a village green, plaza, and village square. The village green, located at the intersection of Cloudleap Court and Tamar Drive, contains an open lawn area, landscaping, seating, and a pavilion to facilitate community interaction and accommodate a range of active and passive recreation uses. It also provides outdoor space to serve Columbia Association programs and activities. Walkways and crosswalks surround the village green to promote pedestrian activity and connect the open space to buildings within the site. The plaza includes hardscape and landscaping features that reinforce this entry into the village center. The square consists of open space, shade trees, and seating to encourage public gatherings and social interaction.

### Residential Use Totals

Mixed-Use Building A	132 dwelling units
Senior Housing Building C	110 dwelling units
Townhouses	73 dwelling units
<b>Total</b>	<b>315 dwelling units</b>

### Non-residential Floor Area Totals

Mixed-use Building A	40,000 square feet
Building B - Retail/Commercial	17,500 square feet
Building B – Office	17,500 square feet
Building B – Community Space	17,500 square feet
Vertical Garden (Building A)	6,500 square feet
<b>Total</b>	<b>99,000 square feet</b>

### Parking

Parking includes structured and surface parking; however, structured parking will be integral to the multi-family residential building and on-street, parallel parking will be available for visitors. While the

following shows the parking provided for the entire development, parking ratio requirements will be determined at the Comprehensive Sketch or Site Development Plan stages.

Mixed-use Building A	873 parking spaces (structured parking)
Senior Housing Building C	96 parking spaces (structured and surface parking)
On-street Parking	170 parking spaces
Off-street Parking	78 parking spaces
Townhouses	146 parking spaces (2 per dwelling unit)
<b>Total</b>	<b>1,363 parking spaces</b>

**II. BACKGROUND INFORMATION**

A. Vicinal Properties

Direction	Zoning	Land Use
North	NT (New Town)	Cloudleap Court / Apartments
Northeast	NT (New Town)	Tamar Drive / Motor Vehicle Fueling Facility
Southeast	NT (New Town) R-12 (Residential: Single)	Foreland Garth / Open Space / Interfaith Center / Electric Utility Right-of-way
South	NT (New Town)	Age-restricted Adult Housing Apartments
West	NT (New Town)	MD 175 / Apartments

B. Roads

Tamar Drive generally has four travel lanes and approximately 44 feet of paving within an 80-foot wide right-of-way. The speed limit is 30 miles per hour.

Cloudleap Court has two travel lanes and approximately 42 feet of paving within an 80-foot wide right-of-way. The speed limit is 25 miles per hour.

Foreland Garth has two travel lanes and approximately 43 feet of paving within an 80-foot wide right-of-way.

C. Water and Sewer Service

The Property is in the Metropolitan District and the Planned Service Area.

D. General Plan

The Property is designated as an Existing Community and a Columbia Village Center Revitalization area on the *PlanHoward 2030* Designated Places map.

Tamar Drive is a Major Collector and Cloudleap Court and Foreland Garth are Local Roads.

E. Agency Comments

Agency comments are attached

F. Adequate Public Facilities Ordinance

A Site Development Plan for the proposed redevelopment is subject to the Adequate Public Facilities Ordinance.

**III. EVALUATIONS AND CONCLUSIONS**

A. Evaluation of the Petition Concerning Section 103.0 (Specific definition for “Village Center, New Town”)

1. *An outdoor, public, village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various village center buildings and shall include public seating features.*

A pedestrian oriented system of outdoor public spaces is provided. They consist of a village green, plaza, square, and pathways, which interconnect buildings within the village center. The village green has an open lawn, landscaping, seating, and a pavilion to facilitate community interaction and accommodate a range of active and passive recreation uses. Walkways and crosswalks are provided to promote pedestrian safety and connect the village green to nearby buildings. The plaza serves as an entry point into the redeveloped village center. It includes hardscaping, landscaping, and seating to support its use by the greater community. The square consists of an open space, shade trees, and seating to encourage public gatherings and social interaction.

2. *Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants.*

The redevelopment includes 57,500 square feet of street-level commercial space and upper-story office space (17,500 square feet) and community/institutional space (17,500 square feet). Together, they accommodate uses that provide goods and services for the daily needs of the community.

3. *Space for community uses and/or institutional uses.*

The upper level of Building B has 17,500 square feet of non-residential space to accommodate community or institutional uses. Additionally, the pavilion and village green will be available for community events and programs.

4. *Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.*

The redevelopment proposes a balanced mix of uses and includes 99,000 square feet of non-residential uses and 132 multi-family units, 110 senior living units, and 73 townhomes.

The area surrounding the village center consists primarily of medium to high density, multi-family buildings and townhomes. A motor vehicle fueling facility is west of the center and a church is to the south. Immediately surrounding the village center are four existing, multi-family developments containing 375 dwelling units and two townhome developments containing 124 dwelling units. The townhomes are located on the perimeter of the site and provide a transition from adjacent multi-family residential and church/assembly use to the larger senior housing and mixed use buildings. The proposed residential uses are consistent with the surrounding multifamily developments and will provide additional support for goods and services and the viability of the non-residential uses.

B. Evaluation of the Petition Concerning Section 125.0.J.1 (Criteria for a Major Village Center Redevelopment)

a. *The amendment shall comply with Section 125.0.A.5.a. concerning M-2 and R-MH uses;*

Sec. 125.0.A.5.a states that no uses permitted only in the R-MH or M-2 Districts under these Regulations may be permitted in an NT District. The redevelopment does not propose any uses permitted only in the R-MH or M-2 zoning districts.

b. *Uses not currently permitted by the Zoning Regulations are prohibited;*

The redevelopment proposes commercial, institutional, and residential uses, all of which are permitted in the Zoning Regulations.

c. *The amendment shall comply with Section 125.0.A.4. concerning the maximum residential density of 2.5 dwelling units per acre in the NT District; and*

The maximum residential density for the 14,272 acres zoned NT is 2.5 dwellings per gross acre, which equates to 35,680 units. Currently, there are 33,980 dwellings at a density of 2.3809 units per gross acre. Therefore, 1,700 dwelling units can still be built. The Hickory Ridge Major Village Center redevelopment, if approved, will reduce this to 1,470 units and increase the density to 2.397 units per gross acre. The Long Reach Village Center redevelopment proposes 315 dwelling units, which if approved, will further reduce the available dwelling units to 1,155 and increase the density to 2.419.

d. *Any Major Village Center mixed-use Redevelopment shall be considered to be a "Commercial" use in the chart contained in Section 125.0.A.8. of the Regulations for purposes of calculating compliance with the chart's requirements as to the minimum and maximum percentage of "Commercial" in the total area of the New Town District. The Village Center Redevelopment shall not result in a net loss of open space.*

Redevelopment of the existing village center will not reduce required open space (36%), per Section 125.0.A.8, since it does not contain any credited open space.

C. Evaluation of the Petition Concerning Section 125.0.J.4.a.(8) (Criteria for a Major Village Center Redevelopment)

1. *The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.*

The Zoning Regulations define a village center as “a Mixed-Use Development . . . which is designed to be a community focal point and gathering place for the surrounding village neighborhoods.” The areas surrounding the Long Reach Village Center contain a mix of commercial, institutional, and residential land uses. The proposed redevelopment enhances this diversity by adding a mix of uses and a variety of housing types; including multifamily, senior housing, townhomes, and commercial and community space. The redevelopment further fosters orderly growth by locating residential uses within the village center, near goods and services and is supported by alternative transportation choices. The redevelopment retains the community center and Columbia Arts Center, which provide economic and cultural benefits to the entire county, and the village green, plaza, square, and streetscape promote community interaction.

2. *The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.*

The redevelopment replaces the approximately 95,350 square feet of commercial space with up to 57,500 square feet of commercial uses. Currently, only 32% of the county-owned center is occupied and it was considered blighted by a Council resolution in 2014. These vacancies and disinvestment illustrate that the amount and current configuration of the commercial space is no longer economically viable. The redevelopment of commercial space supports innovative and diverse uses such as retail, restaurants, child care, a market pavilion and food incubator, all in support of local neighborhoods. A vertical garden will provide local, fresh food for community restaurants and Long Reach residents. The new development will function as a center of commercial and community activity in the Village of Long Reach and is poised to spur additional investment.

3. *The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.*

The village green, plaza, square, and other public areas will be centers of activity for residents and businesses in the village center and surrounding Long Reach neighborhoods. The village green will be available for a variety of community programs and activities that support and encourage social interaction. The 17,500 square feet of indoor community space will allow programs and activities associated with the Stonehouse and Columbia Art Center to continue.

The food hall in the market pavilion and the vertical garden will give the village center a distinctive character and draw attention and interest from the immediate community and beyond.

4. *The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.*

In 2014 the Long Reach community asked the County to intervene, as it was facing a declining shopping center. This was evidenced by increasing vacancies, poor maintenance, and security concerns at the Center, which were affecting neighboring properties. On March 5, 2014, the County Council passed legislation finding that certain properties in the Long Reach Village Center constituted a blighted area and that rehabilitation or redevelopment of those properties was necessary, based on public health, safety, and welfare concerns. Since that time, Center vacancies have increased and the property continues to decline.

In response, the County purchased the 7.1 acres in the Center and held five community meetings to reimagine it. Over 100 people attended each meeting and they helped shape the Reimagine Long Reach Village Center Plan (2016). The proposed redevelopment addresses the goals and objectives in that plan: 1) long-term economic sustainability, 2) enhanced connectivity, 3) attractive community spaces, and 4) innovative building and site design. The plan also conforms to the Long Reach Village Center Community Plan (VCCP), as discussed in the Community Response Statement (CRS) and final section of this report.

The location of commercial, civic and gathering spaces at the front of the site enhances surrounding development and improves visibility and access to the Center. In support of comprehensive urban design guidelines, significant green spaces will replace impervious surfaces and provide the community with amenities that also provide storm water management benefits.

The Design Advisory Panel (DAP) reviewed the redevelopment proposal twice (December 13, 2017, and February 14, 2018) and provided favorable feedback regarding its overall design. DAP comments noted the quality of architecture, street design, and amenity spaces. DAP also made suggestions that are summarized below and detailed in the attached DAP minutes.

At the December 13<sup>th</sup> meeting the DAP made two recommendations:

- Explore additional convenience surface parking by slightly reducing the size of the village green.
- Explore right-in/right-out access off Tamar Drive and try to connect the main entrance off Cloudleap Court to Foreland Garth.

After the December 13<sup>th</sup> meeting, the Petitioner submitted a PDP showing an additional parcel, the Columbia Arts Center parcel, which was not included in the previous submittal reviewed by the DAP. It also showed a redesigned the townhouse area adjacent to the senior housing building, which had previously not been reviewed. At the February 14, 2018, meeting DAP reviewed not only the layout the new parcel and how it was integrated into the village center redevelopment plan, but also changes to other townhouse blocks.

At this meeting, the DAP stated that the newly added townhouse area is appropriate, since it is an extension of the previous submittal. However, they commented that the revised townhouse configuration no longer provided an integrated pedestrian-oriented design. DAP asked the Petitioner to further review the layout of the buildings, pedestrian pathways,

and open spaces to improve development character and site circulation. According to the Petitioner, the addition of the Columbia Art Center parcel provides a better street connection through Foreland Garth and the changes to the block layout are necessary for utility and parking easements.

DPZ concurs with the DAP that the townhouse configurations should be revised to improve circulation, pedestrian connectivity, and maximize open space. However, site design typically occurs at the Comprehensive Sketch and Site Development Plan stages. Therefore, DPZ requests that the Zoning Board require the Petitioner to incorporate any DAP recommendations, which are endorsed by the DPZ Director, at these subsequent development review stages.

5. *The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares.*

The redevelopment features a village green, with a pavilion, as the primary community gathering space. The village green is located prominently at the corner of Cloudleap Court and Tamar Drive. The plan also provides a series of smaller, public spaces, including a public plaza as an entry gateway and front door from Foreland Garth, and a village square that provides a gathering space for the townhome, senior community, and multi-family residents.

Earlier concepts for this site included a neighborhood mews (linear greenway) along the west side of the senior building to visually connect the townhomes to Stonehouse and Arts Center. This mews was subsequently replaced with the village square when the CA parcel was incorporated. The DAP noted this change and asked the Petitioner to consider flipping the row of townhouses and the parking lot near the senior center to recreate the previously shown mews. Additionally, the DPZ Director suggested an alternate orientation that would rotate the courtyard to face the street - providing a series of linked open spaces. The Petitioner agreed to study both suggestions.

6. *The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices.*

The redevelopment will incorporate energy efficient building design and low impact development practices, including a green roof, a vertical garden, micro bio retention facilities, porous paving, and solar panels. The Petitioner intends to seek LEED Platinum certification.

7. *The Village Center Redevelopment fosters pedestrian and bicycle access.*

The redevelopment includes shared use pathways and connections to the village center, along with a shared use pathway and landscaped buffer along its frontage. A sidewalk connects to the existing trailhead along the western edge of the site and the shared-use path along Tamar Drive connects to the trail head at the northeast corner of the site.



Additionally, bicycle racks will be located throughout the site and a new low-speed, interconnected, street grid will safely accommodate bicyclists, while pedestrian linkages will improve access beyond the village center. The Office of Transportation comments are attached and further evaluate this criterion.

8. *Public transit opportunities are appropriately incorporated into the Village Center Redevelopment.*

Office of Transportation comments are attached and further evaluate this criterion.

9. *The Village Center Redevelopment is compatible with the surrounding community.*

The Design Guidelines help establish a compatible relationship with the surrounding community. The lower density townhomes, in the western part of the site, provide a transition between existing, adjacent apartment developments and the proposed multi-story buildings. The largest, Building A, will be well-separated from Tamar Drive by the landscaped frontage and the village green.

10. *The Village Center will continue to meet the definition of a New Town Village Center.*

As stated in Section A and criterion 1 above, the proposed village center meets the definition of a New Town Village Center.

C. Evaluation of the Petition Concerning Section 125.0.B.3 (General Guides and Standards for NT Districts)

The “guides and standards” in this Section are intended to create a new NT District, rather than an individual development and, therefore, do not apply. Additionally, many of the guides and standards in this section are addressed in the evaluations of Section 103.0 and Section 125.0.J.4.a.(8) above.

1. *The appropriateness of the location of the NT District as evidenced by the General Plan for Howard County.*

The proposed village center redevelopment is in harmony with the following *PlanHoward 2030* policies:

**Policy 5.8**

Continue to enhance the vitality and redevelopment of Columbia’s village centers.

**Policy 10.2**

Focus growth in Downtown Columbia, Route 1 and Route 40 Corridors, and some Columbia village centers, as well as some older commercial or industrial areas which have redevelopment potential.

**Policy 10.6**

Improve the competitiveness and design of commercial areas.

2. *The effect of such District on properties in the surrounding vicinity.*

This criterion is addressed in Sections A and B.

3. *Traffic patterns and their relation to the health, safety and general welfare of the County.*

The principal traffic patterns near the village center are not impacted. Cloudleap Court and Foreland Garth will continue to provide access to the village center and no direct access is proposed to Tamar Drive.

4. *The physical layout of the County.*

There are no impacts to the physical layout of the County.

5. *The orderly growth of the County.*

This criterion is addressed in Section B.

6. *The availability of essential services.*

The availability of essential services to the village center is not anticipated to change.

7. *The most appropriate use of the land.*

This criterion is addressed in Section B.

8. *The need for adequate open spaces for light and air.*

The redevelopment provides ample open space for light and air and is supported by the design of pedestrian-oriented streetscapes, courtyards, plazas, and separation distances between buildings.

9. *The preservation of the scenic beauty of the County.*

The proposal redevelops an existing shopping center so there are no scenic impacts to consider.

10. *The necessity of facilitating the provision of adequate community utilities and facilities such as public transportation, fire-fighting equipment, water, sewerage, schools, parks and other public requirements.*

Public transportation has been examined in Section B, #8 of this report. The availability and adequacy of water, sewer, and schools will be determined during the Site Development Plan review process.

11. *The population trends throughout the County and surrounding metropolitan areas and more particularly within the area considered.*

New development of village centers is included in the PlanHoward 2030 housing unit projections, the Round 9A Cooperative Forecasting for the Baltimore Metropolitan Council, and the current housing projects submitted to the Howard County Public School System. Specifically, 304 units (52 Single-Family Attached, 132 Apartments and 120 Age-Restricted Apartments) were projected for Long Reach Village Center.

12. *The proximity of large urban centers to the proposed NT District.*

The Property is approximately 2.2 miles from Downtown Columbia.

13. *The road building and road widening plans of the State and County, particularly for the area considered.*

Redevelopment of the village center does not impede any future widening plans, given ample perimeter open space.

14. *The needs of the County as a whole and the reasonable needs of the particular area considered.*

The redeveloped village center will continue to function as a local, neighborhood-based center, providing goods and services for nearby residents and the greater community.

15. *The character of the land within the District and its peculiar suitability for particular uses.*

This criterion is addressed above in Section A and Section B.

#### **IV. COMMUNITY RESPONSE STATEMENT**

In accordance with Section 125.0.J.B.3, the Village Board submitted a Community Response Statement (CRS) outlining its comments on the redevelopment proposal. The following is a summary of the comments made by the Village Board for each criterion. The entire CRS is provided as an attachment.

- (1) Provide its responses to the Section 125.0.J.4.a. (8) criteria;*

The CRS offers a general endorsement of the proposed PDP amendment. However, it includes certain recommendations regarding development phasing, the configuration of the Columbia Association owned parcel, community spaces, green space, and the mix of uses.

Subsection (a) - The CRS concurs that redevelopment fosters orderly growth and promotes the purpose of the village center, according to the planned character of the NT District. The Board recommends that the retail and other commercial phases are built prior to any residential uses. DPZ supports a phasing plan that prioritizes the village green and buildings A and B prior to commencing senior housing and townhome construction.

Subsection (b)- The CRS recommends increasing the amount of retail and commercial space proposed in the Petition, citing 105,000 square feet of existing retail. However, the existing SDP depicts 95,350

square feet of retail space. The Petitioner's proposed commercial square footage remains the same as approved in the Urban Renewal concept plan and as presented throughout the Major Village Center Redevelopment process. Therefore, DPZ finds that the mix of proposed uses meets the definition of a village center and is appropriate to serve the residents of Long Reach.

Subsection (c) - While the CRS agrees that the redevelopment will "foster the purpose of a village center as community focal point and provide opportunities for good community interaction and communication," the Board recommends the following:

- Add the dog park, entrance plaza, and streetscape amenities, as included in the original concept plan.
- Reconsider the design of the CA owned parcel to better integrate it into the village center and increase connectivity and visibility.
- Increase connectivity to pedestrians and bicyclists through pathway, roadway, and other transportation routes.

As indicated in the response to Section C.4. above, DPZ concurs with the DAP that the townhouse areas should be revised to improve circulation, pedestrian connectivity, and maximize open space. However, the revisions should occur during the Comprehensive Sketch and Site Development Plan stages.

Subsection (d) - The CRS agrees that the plan supports this criterion and enhances the surrounding development. It suggests that access between the village center, the pathway system, the Long Reach Tennis Club and Long Reach High School be ensured. DPZ and Office of Transportation can work with the Petitioner on these recommendations at the Site Development Plan stage.

Subsection (e) - The CRS concurs that usable landscaping areas are provided and adds recommendations for additional gathering areas. The suggestion to add the mews, depicted on prior concept plans, is consistent with DAP and DPZ recommendations in Section C.5. above.

Subsection (f) - The CRS suggests that redevelopment comply with applicable environmental policies and requirements and include recommendations for net-neutral to net-positive buildings, sustainably sourced construction materials, and a vertical garden to be used as a local food source. The proposal includes a 6,500 square foot vertical garden. While the other recommendations are valuable, they relate to operations and management, rather than land use and site development, and may be better addressed outside of a zoning proposal.

Subsection (g) and (h) - The CRS agrees the proposal fosters pedestrian and bicycle access and public transit opportunities and recommends increased connectivity to the pathway system.

Subsection (i) and (j) - The CRS finds that the proposal is compatible with the surrounding community and meets the definition of a New Town Village Center. It further states that "proposed uses take the typical village concept and evolve them to a realistic and modern interpretation that provides a viable alternative."

(2) *Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Zoning Board in its decision on the Major Village Center Redevelopment;*

The CRS identifies the following approval criteria be considered by the Zoning Board:

- 1) Phase the development so that the village green, mixed use building, community space, and retail portions are built first.
- 2) Increase the amount of community space and consider a height increase for building B, to accommodate additional space.
- 3) Increase connectivity to the pathway system, including access to the multi-use path that interconnects Blandair Park with Howard Community College.

DPZ addressed the phasing recommendation above. The community space requirements will be determined by the Columbia Association, as it is too soon to determine the appropriate amount of space needed to support existing programs in a modernized, more efficient building. The proposal includes a pathway connection to the existing Blandair pathway system.

*(3) Provide a response regarding:*

*(a) The boundary of the Village Center proposed by the petitioner;*

The boundary is reasonable and consistent with the Long Reach Village Center Master Plan.

*(b) Planning and Design Concepts, including but not limited to how it fits into the surrounding area;*

The CRS notes context sensitive design, adequate circulation, and a cohesive and pedestrian and bike friendly streetscape. This section also provides recommendations for design enhancements discussed in other sections of the CRS.

*(c) Whether the petition is in harmony with a Village Center Community Plan, if one exists;*

The CRS states that the Petition generally aligns with the 2012 Long Reach Village Center Master Plan and includes the recommendations listed below to further support the plan, which are also addressed in other sections:

- 1) Include certain hardscape and softscape elements of the original concept plan, such as seating features and green spaces on the Foreland Garth side of the Village Center.
- 2) Increase the retail space.
- 3) Increase the amount of community space, potentially by increasing the height of the building and creative parking solutions.
- 4) Phase the development.
- 5) Increase the mix of non-residential uses by increasing community and commercial space, potentially installing a mixed-use building in place of some condos.

As noted in DPZ's evaluation of Section A.4, the redevelopment proposes a balanced mix of uses and includes 99,000 square feet of non-residential uses and 132 multi-family units, 110 senior living units, and 73 townhomes. The proposed residential uses are consistent with the surrounding multifamily developments and will provide additional support for goods and services and the viability of the non-residential uses. The existing vacancies and disinvestment illustrate that the amount and current configuration of the commercial space is no longer economically viable. The proposed mix of non-residential uses are innovative and diverse and include retail, restaurants, child care, office, civic, a market pavilion, vertical garden and food incubator, all in support of local neighborhoods. The new development will function as a center of commercial and community

activity in the Village of Long Reach and is poised to spur additional investment. Overall the redevelopment proposal incorporates the key aspects of a village center and the proposed amount of non-residential use his consistent with earlier concepts for this site, including the approved Urban Renewal plan.

*(d) Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses;*

The CRS generally affirms that the mix of uses should be balanced and residential should not overwhelm other uses. No recommendations are provided.

*(e) Whether the Village Board has architectural review as designated in the village covenants.*

The Long Reach Community Association has architectural review responsibilities for the village center.

**V. DESIGNATION OF VILLAGE CENTER BOUNDARY**

Section 125.0.J. requires that the boundary of the “village center” be approved and established. The Petitioner delineates the village center as the boundaries of the Property, plus Parcel C at the corner of Tamar Drive and Foreland Garth, and Open Space Lots 5 and 6 on the north side of Foreland Garth

**VI. RECOMMENDATION**

For the reasons noted above, the Department of Planning and Zoning recommends that the request for approval of an amendment to the NT PDP for a Major Village Center Redevelopment of the Long Reach Village Center be **GRANTED** with the following conditions:

- 1) A phasing requirement be established, as detailed in the Community Response Statement, so that the non-residential uses and community amenities are built first, before any stand-alone residential units may be built.
- 2) The Petitioner incorporate any DAP recommendations, endorsed by the DPZ Director, at the Comprehensive Sketch and Site Development Plan stages.

Approved by:


2/22/18  
 Valdis Lazdins, Director Date

**NOTE: The file on this case is available for review by appointment at the Public Service Counter in the Department of Planning and Zoning.**

Attachments:

- Community Response Statements
- Agency Comments
- Design Advisory Panel Minutes and Recommendations

# LONG REACH COMMUNITY ASSOCIATION

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Valdis Lazdins  
Director, Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Director Lazdins:

The Long Reach Community Association (“LRCA” or “Village Board”) is pleased to provide the enclosed Community Response Statement (“CRS”) in connection with the proposed major redevelopment of the Long Reach Village Center (“LRVC”) spearheaded by Orchard Development Corporation (“Orchard”). We were provided the petition by Orchard on January 29, 2018 (the “Petition”), therefore the CRS is due on March 15. The Village Board has accelerated its review, including holding four open meetings to discuss the petition. We reserve the right to amend this CRS through March 15.<sup>1</sup>

The Village Board welcomes Orchard’s investment in the LRVC and generally supports the Petition. The Village Board recommends that the development be phased so that the retail and community amenities are built before residential uses. We also recommend that the approved PDP amendment more closely resemble the initial concept plan. The current Petition is unique among requests for major redevelopment of a Columbia village center because the LRVC is currently owned by Howard County, and the proposed development includes parcels owned by other entities. Accordingly, the enclosed CRS addresses issues that are of a more global nature.

The LRCA thanks DPZ for this opportunity to provide its response to the Petition. Please contact us by telephone or email with any questions.

Sincerely,



Nina Basu  
Chair, Board of Directors



Tina Addo  
Executive Director / Village Manager

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<sup>1</sup> The Village Board notes that Board Member Ed Coleman abstained from participating in or voting on the enclosed CRS as he is a current member of the Howard County Planning Board.

## EXECUTIVE SUMMARY

The Long Reach Community Association, Inc. (“LRCA” or “Village Board”) supports the January 29, 2018 petition to amend the Preliminary Development Plan (“PDP”) (the “Petition”) Orchard Development Corporation (“Orchard”). The Petition generally comports with the 2012 LRCA Village Center Master Plan (“Master Plan”). The Village Board provides certain recommendations regarding phasing of development, the configuration of the Columbia Association, Inc. (“CA”) owned parcel, community spaces, green space, and the mix of uses.

### Compliance of Petition with Master Plan - Chart of Master Plan Requirements

<p><b>An outdoor public village green, plaza or square.</b></p>	<p>The Petition includes a public green. The Village Board recommends re-adding certain hardscape and softscape elements of the original concept plan, including seating features and green spaces on the Foreland Garth side of the Village Center.</p>
<p><b>Stores, shops, offices or other commercial uses.</b></p>	<p>The Petition includes a restaurant feature and retail. The current total of 105,000 square feet for retail in the Village Center is substantially more than the 57,000 square feet in the petition, and the Village Board recommends that the retail space be increased.</p>
<p><b>Space for community and/or institutional uses.</b></p>	<p>The Petition includes space for the Art Center and LRCA. However, this space is substantially smaller than the current space used by the Art Center and LRCA. The Village Board recommends increasing the amount of community space, potentially by increasing the height of the building and creative parking solutions..</p>
<p><b>Residential uses to support and enhance other uses, if appropriate, as an accessory use only.</b></p>	<p>The residential portion, including the senior building, increases traffic in the Village Center improving economic viability and public safety. The Village Board recommends increasing the mix of non-residential uses by increasing community and commercial space, potentially by installing a mixed use building in place of some condos.</p>

### Recommendations

- **Phasing of development.** The Village Board recommends that the non-residential uses and community amenities are built first, before any stand-alone residential units may be built. Allowing some residential units, in the mixed use building and potentially senior



housing, would allow for economic viability and increased traffic, while still prioritizing elements of the Village Center that benefit the entire community.

- **Increased green spaces.** The Village Board recommends that the development incorporate proposed mews from the concept plan near the senior building, a plaza entrance, or some other open space on the Foreland Garth side of the Village Center. Alternatively, additional green space could be added by providing access to a green roof on the senior building. The Village Board also support including additional gathering spaces for small groups, as well as seating or outdoor eating spaces.
- **Improved sustainability features.** The Village Board recommends that the approved plan comport more closely with the elements of the concept plan, such as net-neutral to net-energy positive buildings, construction materials that are sustainably sourced, and a vertical garden providing a local food source.
- **Connectivity to existing pathway systems and bicycle and pedestrian access.** The Village Board recommends that Orchard work with CA and Howard County to increase connectivity to the pathway system, including connections to the multi-use path connecting Blandair Park with Howard Community College.
- **Activation of the Foreland Garth side of the Village Center.** The Village Board recommends that the side of the Village Center closest to Foreland Garth is activated, similarly to in the concept plan. Additional connectivity, community gathering spaces, and an entrance to the Village Center from Foreland Garth are necessary to make this portion of the Village Center robust and active.
- **Increase community space for the Columbia Arts Center and LRCA.** The Village Board recommends that the space for the Columbia Arts Center and LRCA in the community and retail building adjacent to the village green be substantially increased. The Village Board suggests that increasing the building height to four stories from three stories would accomplish this goal. Increased parking needs could be met through creative design of the village green and an adjoining plaza, which could be used at times for parking and at other times cleared and cordoned off for events. Notably, currently Stonehouse and the Columbia Arts Center occupy substantially more space than the total square footage both organizations are expected to share in the new Village Center. These spaces provide vital community function and should not be decreased. The Village Board will also recommend that CA decline to provide its parcel for redevelopment unless adequate space is found for the Columbia Arts Center and LRCA.

## **ABOUT LONG REACH COMMUNITY ASSOCIATION**

The Village of Long Reach is the largest and one of the oldest of the Villages of Columbia, Maryland. The Village consists of four residential neighborhoods: Jeffers Hill, Kendall Ridge, Locust Park and Phelps Luck. From our start in 1971, we have grown to more than 17,000 people living in 6,108 households.

Long Reach Community Association, Inc. is the not-for-profit organization that governs and represents our Village. Property owners and residents of Long Reach are members of the LRCA and elect a five-member Village Board and council representative to the Columbia Council (who also serves as a member of the Columbia Association Board of Directors). A small staff and many volunteers conduct the daily business of LRCA at Stonehouse, our community center located in the Long Reach Village Center. Stonehouse is a three level stone building with substantial rentable space, plus office and other space. Stonehouse includes a ballroom, a party room, two meeting / conference rooms, a commercial warming kitchen, rentable office space, storage closets and a dance room with a specialized dance floor.

## **RESPONSE TO PETITION**

### **Long Reach Community Association Community Response Statement**

**In accordance with the Howard County Zoning Regulations, §125.J.3.b.(1), the Howard County Department of Planning and Zoning has requested that the Long Reach Village Board provide a Community Response Statement outlining its comments on Zoning Board Case No. ZB-1121M regarding the redevelopment proposal from Orchard Development. The Long Reach Village Board provides the following responses to the Section §125.J.4.a.(8) to identify the impacts of the Long Reach Village Center redevelopment on the nature and purpose of the Village Center and its relation to the surrounding community.**

**1) The justification statement shall demonstrate how the Village Center Redevelopment meets the following criteria:**

**(a) The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District;**

The Petition fosters the orderly growth and promotes the purposes of the Village Center. According to the Long Reach Master Plan, the Village Center is to be a gathering place for the residents of Long Reach and beyond. Community and gathering spaces are critical to this goal,

as is retail and food-service / restaurant spaces that encourage gathering. Housing, office, and other uses can support this goal by encouraging traffic for the community, gathering, and other retail spaces. Housing, office, and other uses should support the retail, community, and gathering spaces, and such spaces should be for the entire community and not just the immediate residents.

The Village Board appreciates that Orchard plans to build the village green portion and certain retail uses first. The Village Board recommends that the Planning Board recommend and the Zoning Board require that the retail and other commercial phases are built prior to any residential uses.

**(b) The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community;**

The Village Board recommends increasing the amount of retail and commercial space proposed in the Petition, as well as the community space, and suggests that the mix of retail space include types of retail that will support local gathering (such as coffee shops, restaurants, and similar). Currently, the Village Center has 105,000 square feet of retail space. The Petition reduces this space to 57,000 square feet. While some reduction of space is acceptable to the Village Board, outside the potential incubator, the mix is not clarified. Specifically, the Village Board is concerned that some of the space designated as retail is daycare and other space that does not promote gathering and community benefits, thus further reducing the actual available retail that benefits the community and draws traffic to the Village Center.

The Village Board recognizes the economic pressures faced by Orchard in developing the Village Center. The Village Board suggests that perhaps the townhouses added in the Petition on the parcel owned by the Columbia Association could become a mixed use building instead, allowing for more retail and commercial space but still allowing Orchard the same number of housing units. The geography of this parcel may allow for two street levels which could be used for retail that would open up that side of the Village Center.

**(c) The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication;**

The overall plan in the Petition includes gathering spaces with options for outdoor activities and streetscapes including seating and walking zones. The design overall supports

pedestrian circulation, as well as increasing the visibility of the Village Center from Tamar Drive and Cloudleap Court.

The Village Board recommends that Orchard consider adding the dog park, entrance plaza, and streetscape amenities included in the original concept plan. The Village Board also recommends that Orchard reconsider the design of the Columbia Association owned parcel, to better integrate that portion of the Village Center and to increase connectivity and visibility, as well as activation, on the Foreland Garth side of the Village Center.

As the plan in the Petition develops for approval by the Zoning Board and through the development process, the Village Board strongly recommends that Orchard, as well as Howard County and the Columbia Association, work to increase connectivity to pedestrians and bicyclists through the various pathway, roadway, and other transportation routes. The area adjacent to the Village Center may be an ideal location for a “complete street” allowing better shared use and access. Of concern is that currently the Village Center is mostly accessible by car, and does not welcome other types of access.

**(d) The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment;**

The plan encompassed by the Petition enhances the current Village Center, however, notably the Village Center has been on substantial decline, and has been owned by Howard County since 2014, and has been primarily vacant. The design in the Petition creates physical and visual connection with Tamar Drive and Cloudleap Court. Commercial and civic spaces, as well as the primary gathering area, are located in the front of the village center, allowing for improved visibility and access. Market rate residential units, while fairly numerous, are located behind the main gathering areas.

The Village Board suggests that Orchard work with CA and Howard County to ensure accessibility between the Village Center, the current pathway system (including access to the multi-use pathway connecting Blandair to Howard Community College), the Long Reach Tennis Club, and Long Reach High School. The Village Board further suggests considering alternative configurations or uses for the parcel currently owned by CA, including a potential mixed use building, to activate that portion of the Village Center and create greater connectivity to Foreland Garth.

**(e) The Village Center Redevelopment provides accessible usable landscaped areas such as courtyards, plazas or squares;**

The plan in the Petition provides usable landscaped areas. The village green supports robust programming and a solid community gathering and focal point. The Village Board recommends that the frontage along the large building with residential, commercial, retail and parking use include outdoor landscaped spaces allowing seating.

The Village Board recommends that Orchard consider re-adding the proposed mews from the concept plan near the senior building, or some other open space on that side of the Village Center. Alternatively, additional green space could be added by providing access to a green roof on the senior building. In addition, the concept plan elements of the dog park and hardscape entrance plaza, if re-added to the plan, will enhance the availability of landscaped areas.

The Village Board notes that the plan in the Petition could be enhanced by providing additional gathering spaces for small groups, as well as seating or outdoor eating spaces. Many of these details are dependent on the vertical farm and incubator space design and plans, which are not included in the Petition, but are an element strongly supported by the Village Board.

**(f) The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation, the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices;**

As is required by law, it is assumed that the planned stormwater management is adequate to treat all runoff from site. Facilities planned offer attractive options in the form of bioretention facilities and discreet options in the form of Stormceptor cells. Native plantings will minimize maintenance and watering, as well as providing the best possibility for plant survival. The Village Board supports a green roof on the senior living facility that can help lower utility costs and decrease amount of runoff from that structure. Ideally the green roof would provide access that can offer a quiet seating area as well as an educational opportunity.

The Village Board notes that the original concept plan included a much higher level of environmental and sustainability features. For example, the original concept plan sought LEED Platinum rating, while the current Petition looks for a LEED Silver rating. The Village Board recommends that the approved plan comport more closely with the elements of the concept plan, such as net-neutral to net-energy positive buildings, construction materials that are sustainably sourced, and a vertical garden providing a local food source.

**(g) The Village Center Redevelopment fosters pedestrian and bicycle access;**

The street design supports pedestrian and bicycle traffic, a bike share is proposed near transit stop, in an area that is visible and accessible. The Village Board recommends that Orchard work with CA and Howard County to increase connectivity to the pathway system, including connections to the multi-use path connecting Blandair Park with Howard Community College.

**(h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment;**

The plan in the Petition includes a bus stop that is visible and accessible. The Village Board recommends that Orchard work with Howard County and CA to encourage pathway connectivity as well as bicycle and pedestrian access and connections to the Village Center.

**(i) The Village Center Redevelopment is compatible with the surrounding community; and**

The plan is compatible with the surrounding community in that the Village Center in that the residential portion includes townhomes and apartments, which much of the surrounding community includes. The retail portion will provide a much needed enhancement to the area within walking distance that does not exist with the current Village Center.

**(j) The Village Center will continue to meet the definition of a New Town Village Center.**

The plan meets the definition of a New Town Village Center. Proposed uses take the typical village concept and evolve them to a realistic and modern interpretation that provides a viable alternative. The Village Board supports housing as an accessory use, and not a primary use. Well-designed housing units, including senior housing, can provide traffic throughout the day which will increase public safety as well as the attractiveness and economic viability of the Village Center. The Village Board recommends that the development is phased so that the community, commercial, retail, and other non-residential uses are constructed first, and then the housing units, to the extent such phasing is reasonable.

**(2) Address its comments in terms of any other specific approval criteria the Village Board recommends be considered by the Zoning Board in its decision on the Major Village Center Redevelopment; and**

The Village Board strongly supports phasing the development so that the village green, mixed use building, community space and retail space portions of the plan are built first. The

Village Board also strongly supports increasing the amount of space for community use. Currently, Stonehouse and the Columbia Arts Center occupy substantially more space than the total square footage both organizations are expected to share in the new Village Center. These spaces provide vital community function and should not be decreased. The Petition places their total space as 17,500 square feet to be shared between the two entities. This is not enough space. The Village Board would support increasing the height of the community and retail use building to four stories to accommodate more space for these community uses. The increased parking requirements could be achieved through creative use of the village green. Different colored materials on the edge of the village green that are driveable could create a plaza that could accommodate parking, but could be closed off and cleared for events and for other outdoor uses. The Village Board is willing to accept creative solutions that will allow the Art Center and LRCA to thrive.

**(3) Provide a response regarding:**

**(a) The boundary of the Village Center proposed by the petitioner;**

The boundary in the Petition is reasonable and accords with the Village Center Master Plan. Orchard has commendably made strides to work with adjacent owners to expand the boundary, creating the opportunity for a more comprehensive and holistic plan, including gridded interior streets for circulation.

**(b) Planning and Design Concepts, including but not limited to how it fits into the surrounding area;**

The design is sensitive to the surrounding area, and includes gridded streets, availability of parallel parking, and provides good internal flow. The streetscape is cohesive and pedestrian and bicycle friendly. The plant selections are suitable for the planned uses. In the case of street trees, the plan proposes uniformity for select street sections which is aesthetically pleasing, while planning for various types to protect against disease that may impact one particular species from decimating the entire tree population. The native plantings are in line with the Master Plan and are consistent with best practices for low-maintenance and drought-tolerant landscape. Street furnishings and signage are sensitive to the overall character of the Village Center. Signage is well-placed for wayfinding and identification.

The Village Board recommends reworking the design on the area closest to Foreland Garth, particularly the parcel currently owned by CA. The Village Board recommends that Orchard consider adding the dog park, entrance plaza, and streetscape amenities included in the

original concept plan, as the current plan in the Petition creates a lack of activity in the area closest to Foreland Garth. The Village Board also recommends that Orchard reconsider the design of the Columbia Association owned parcel to better integrate those townhome units into the plan, or that Orchard consider a mixed use building to provide more activity in that portion of the Village Center.

**(c) Whether the petition is in harmony with a Village Center Community Plan, if one exists;**

The Petition is generally in alignment with the 2012 LRVC Master Plan. First, the 2012 LRVC Master Plan requires **an outdoor public village green, plaza or square which has both hardscape and softscape elements which should be designed to function primarily as a pedestrian-oriented promenade connecting the various village center buildings and shall include public seating features.** The plan in the Petition includes a public green, however, Village Board recommends re-adding certain hardscape and softscape elements of the original concept plan, including seating features and green spaces on the Foreland Garth side of the Village Center.

Second, the Master Plan requires **stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs for the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services and restaurants.** The Petition includes a restaurant feature and retail, however the retail is still undefined. The Village Board believes that retail that engages the public, such as shops, restaurants, and similar, is qualitatively different than retail that is not open to the public at large, such as a daycare. The current total of 105,000 square feet for retail in the Village Center is substantially more than the 57,000 square feet in the petition, and the Village Board recommends that the retail space be increased.

Third, the Master Plan calls for **space for community and/or institutional uses.** The plan calls community space for the arts center and space for LRCA. However, this space indicate in the petition is substantially smaller than the current space occupied by the Columbia Art Center and Stonehouse. The Columbia Art Center is a well-used facility year-round at the current Village Center and Stonehouse provides a large amount of space for the local community at large. The Village Board recommends that Orchard increase the available space for community uses, and is requesting that CA decline to relocate the Art Center and Stonehouse unless comparable space is offered in the Village Center.

Fourth, the Master Plan allows for **residential uses, if appropriate, to support and enhance other uses in the Village Center.** The Petition includes residential uses, including



apartments in a mixed use building, senior units, and townhomes. While the Village Board supports accessory residential use, the Village Board recommends that development is phased, building the community amenities, retail, and the mixed use building first. The Village Board also recommends consideration of replacing the townhomes on the CA owned parcel with a mixed use building that would allow for retail and other uses while still providing Orchard with the economic benefits of the same number of units.

**(d) Minima, maxima, precise values, and/or specific requirements concerning, but not limited to, Village Center Amenity Areas, building heights, bulk requirements, parking, density, and/or permitted uses; and**

Long Reach is one of the denser villages in Columbia and as such can support a Village Center with comparable density and will benefit from the vitality and energy of a more urban design. However, that design must include a balance of commercial, civic and residential spaces. The mixed use balance will enable around-the-clock activity that can enhance safety and improve overall use of the space. Residential uses should not overwhelm other uses, and should not overwhelm any portion of the Village Center such that parts of the Village Center are cut off from the rest of the development and the community.

**(e) Whether the Village Board has architectural review as designated in the village covenants.**

Yes.

JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_  
Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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- To: \_\_\_\_\_ MD Department of Education – Office of Child Care  
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
- \_\_\_\_\_ Bureau of Environmental Health
- \_\_\_\_\_ Development Engineering Division
- \_\_\_\_\_ Department of Inspections, Licenses and Permits
- \_\_\_\_\_ Department of Recreation and Parks
- \_\_\_\_\_ Department of Fire and Rescue Services
- \_\_\_\_\_ State Highway Administration
- \_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.
- \_\_\_\_\_ James Irvin, Department of Public Works
- \_\_\_\_\_ Office on Aging, Terri Hansen (senior assisted living)
- \_\_\_\_\_ Police Dept., Animal Control, Deborah Baracco, (kennels)
- \_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
- \_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted  
Adult Housing)
- \_\_\_\_\_ Housing and Community Development
- \_\_\_\_\_ Resource Conservation Division – Beth Burgess
- \_\_\_\_\_ Route 1 Cases – DCCP – Kristen O'Connor
- \_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)
- \_\_\_\_\_ Division of Transportation – Dave Cookson

COMMENTS:

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JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_  
Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

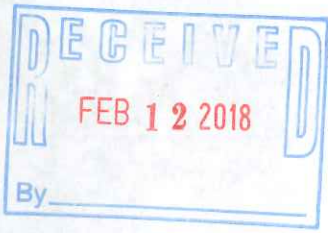
Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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 \_\_\_\_\_ **X** Department of Inspections, Licenses and Permits  
 \_\_\_\_\_ Department of Recreation and Parks  
 \_\_\_\_\_ Department of Fire and Rescue Services  
 \_\_\_\_\_ State Highway Administration  
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 \_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted  
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 \_\_\_\_\_ Route 1 Cases – DCCP – Kristen O'Connor  
 \_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)  
 \_\_\_\_\_ Division of Transportation – Dave Cookson



VED  
FEB 12 2018  
PLAN REVIEW DIVISION

COMMENTS:

No Comment

*[Signature]*  
SIGNATURE

JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_

Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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- To: \_\_\_\_\_ MD Department of Education – Office of Child Care
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- \_\_\_\_\_ Route 1 Cases – DCCP – Kristen O'Connor
- \_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)
- X \_\_\_\_\_ Division of Transportation – Dave Cookson

COMMENTS:

See Attachment  
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SIGNATURE



# Howard County

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## Internal Memorandum

**Subject:** Long Reach Village Center Redevelopment  
Preliminary Development Plan  
ZB 1119M

**To:** Geoffrey Goins, Division Chief, Zoning Administration, DPZ

**From:** David Cookson, Planning Manager, Howard County Office of Transportation

**Date:** February 16, 2018

### Overview

The Howard County Zoning code requires that a proposal for a Major Village Center Redevelopment be reviewed as an amended and approved Comprehensive Sketch, Preliminary Development or Final Development Plan.

The County Council, sitting as the Zoning Board, reviews proposed amended Preliminary Development Plans on a series of criteria and objectives.

Howard County, to facilitate the provision of adequate community utilities and services, develops functional master plans, forecast future demand and planned improvements to satisfy that demand. These plans include pedestrian, bicycle, and transit plans

The Office of Transportation will focus its evaluation of the project using criteria from Section 125 of the zoning code:

- (g) The Village Center Redevelopment fosters pedestrian and bicycle access;
- (h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment

### Comments

- (g) **The Village Center Redevelopment fosters pedestrian and bicycle access;**

**Pedestrian Access and Circulation:** Both comfortable and safe access and circulation in and through a community is critical in ensuring future success. The petitioner's plan, in the form and level of detail presented, appears to foster pedestrian access.



# Howard County

## Internal Memorandum

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**Bicycle Access and Circulation:** Fostering both bicycle access to and through the site is a function of providing safe access to the site and providing convenient bicycle parking opportunities for both residents and visitors.

The petitioner states that bicycle racks are proposed throughout the site to meet the criteria. The petitioner does not provide information on locations and quantities in the commercial and residential components of the project. At the appropriate plan stage, the petitioners should show how they will provide bike parking in the commercial and residential components of the project in locations and quantities that meet or surpass national guidelines and best practices as described in chapters 2 and 3 of *Bicycle Parking Guidelines, 2<sup>nd</sup> Edition* (2010) by the Association of Pedestrian and Bicycle Professionals. <http://www.apbp.org/?page=Publications>

The petitioners show shared use pathways and connections to the village center along with a shared use pathway on the village center's frontage. To ensure bicycle circulation and access is provided, the petitioners should amend and revise the plan in the follow manner.

1. At the intersection of Tamar Drive and Cloudleap Court, the petitioner's plan does not clearly show how the new shared use pathway will be connected to the existing shared use pathway north of the intersection. At the appropriate plan stage, show the AASHTO complaint connection.
2. Show the primary path of travel for cyclists entering the site and how cyclists will safely travel to commercial core of the project.
3. Page 3 of the petitioner's design guidelines shows a shared use path/trail connection from and through the Long Reach Garden. Please show how the petitioners propose to ensure access into the site using this connection.

### **(H) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment**

The Regional Transportation Agency's Draft Transit Development Plan calls for, on a case by case basis, moving away from deviating into shopping centers, campuses etc. due to the significant impacts on travel time and reliability. The Long Reach Village Center is one of the shopping centers for which a deviation could be dropped. The petitioner should work with the Office of Transportation to amend/update the plan to reflect current transit plans and ensure high quality public transit service. This could include the following:



# Howard County

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## *Internal Memorandum*

1. Removing the deviation into the village center.
2. The petitioner providing a new paired set of bus stops on Tamar Drive, including providing upgrades to connecting sidewalks, pads and shelters to ensure
3. The petitioner providing, in an appropriate location within the site, transit information, which could include schedules and live bus arrival updates.



# Howard County

Department of Planning and Zoning

**Subject:** Planning Board Case No: ZB1121M  
**Applicant:** Village of Long Reach Redevelopment.  
**Petition:** To redevelop the village center.

**To:** Division of Zoning Administration and Enforcement  
Department of Planning and Zoning

**From:** Development Engineering Division  
Department of Planning and Zoning


**Date:** February 14, 2018

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria.
3. A sewer capacity report shall be required for this project due to the redevelopment of this project with commercial and residential uses. This report is required to be submitted prior to a preliminary water and sewer plan.
4. An APFO Traffic Study shall be submitted with the proposed SDP.
5. An Environmental Concept Plan shall be submitted and be approved for the redevelopment of this property to ensure that ESD to the MEP stormwater management requirements are met prior to the submission of a Site Development Plan for this project.
6. A noise study with mitigation shall be submitted with the Site Development Plan for the residential uses proposed along Little Patuxent Parkway (MD Route 175).
7. A Sight Distance Analysis with an 85<sup>th</sup> percentile speed study shall be submitted at the Site Development Plan for the access locations to ensure that adequate sight distances can be provided for the redevelopment of the site.

If you have any questions concerning this matter please contact me at extension 2420.



Chad Edmondson, P.E., Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works  
Thomas E. Butler, Department of Public Works  
Reading File  
File





JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_  
Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

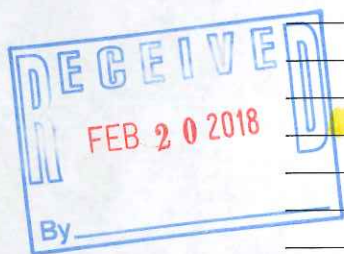
Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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- To: \_\_\_\_\_ MD Department of Education – Office of Child Care  
 \_\_\_\_\_ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)  
 \_\_\_\_\_ Bureau of Environmental Health  
 \_\_\_\_\_ Development Engineering Division  
 \_\_\_\_\_ Department of Inspections, Licenses and Permits  
 \_\_\_\_\_ **Department of Recreation and Parks**  
 \_\_\_\_\_ Department of Fire and Rescue Services  
 \_\_\_\_\_ State Highway Administration  
 \_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.  
 \_\_\_\_\_ James Irvin, Department of Public Works  
 \_\_\_\_\_ Office on Aging, Terri Hansen (senior assisted living)  
 \_\_\_\_\_ Police Dept., Animal Control, Deborah Baracco, (kennels)  
 \_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)  
 \_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted  
 \_\_\_\_\_ Adult Housing)  
 \_\_\_\_\_ Housing and Community Development  
 \_\_\_\_\_ Resource Conservation Division – Beth Burgess  
 \_\_\_\_\_ Route 1 Cases – DCCP – Kristen O'Connor  
 \_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)  
 \_\_\_\_\_ Division of Transportation – Dave Cookson



COMMENTS:  
NO COMMENTS  
\_\_\_\_\_  
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Paul Wally  
SIGNATURE

JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_  
Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

\*\*\*\*\*

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Adult Housing)
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  - \_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)
  - \_\_\_\_\_ Division of Transportation – Dave Cookson

COMMENTS:

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JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_  
Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

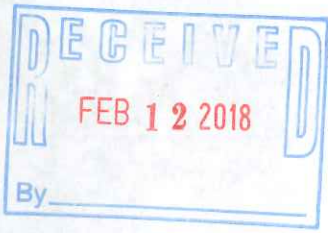
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Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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 \_\_\_\_\_ Telecommunication Towers – (Comm. Dept.)  
 \_\_\_\_\_ Division of Transportation – Dave Cookson



VED  
FEB 12 2018  
PLAN REVIEW DIVISION

COMMENTS:

No Comment

*[Signature]*  
SIGNATURE

JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: February 8, 2018

Hearing Examiner \_\_\_\_\_

Planning Board 03/08/18 Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. ZB-1121M Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: \_\_\_\_\_ Village of Long Reach Redevelopment

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by February 16, 2018 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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- To: \_\_\_\_\_ MD Department of Education – Office of Child Care
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- X \_\_\_\_\_ Division of Transportation – Dave Cookson

COMMENTS:

See Attachment  
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# Howard County

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## Internal Memorandum

**Subject:** Long Reach Village Center Redevelopment  
Preliminary Development Plan  
ZB 1119M

**To:** Geoffrey Goins, Division Chief, Zoning Administration, DPZ

**From:** David Cookson, Planning Manager, Howard County Office of Transportation

**Date:** February 16, 2018

### Overview

The Howard County Zoning code requires that a proposal for a Major Village Center Redevelopment be reviewed as an amended and approved Comprehensive Sketch, Preliminary Development or Final Development Plan.

The County Council, sitting as the Zoning Board, reviews proposed amended Preliminary Development Plans on a series of criteria and objectives.

Howard County, to facilitate the provision of adequate community utilities and services, develops functional master plans, forecast future demand and planned improvements to satisfy that demand. These plans include pedestrian, bicycle, and transit plans

The Office of Transportation will focus its evaluation of the project using criteria from Section 125 of the zoning code:

- (g) The Village Center Redevelopment fosters pedestrian and bicycle access;
- (h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment

### Comments

- (g) **The Village Center Redevelopment fosters pedestrian and bicycle access;**

**Pedestrian Access and Circulation:** Both comfortable and safe access and circulation in and through a community is critical in ensuring future success. The petitioner's plan, in the form and level of detail presented, appears to foster pedestrian access.



# Howard County

## Internal Memorandum

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**Bicycle Access and Circulation:** Fostering both bicycle access to and through the site is a function of providing safe access to the site and providing convenient bicycle parking opportunities for both residents and visitors.

The petitioner states that bicycle racks are proposed throughout the site to meet the criteria. The petitioner does not provide information on locations and quantities in the commercial and residential components of the project. At the appropriate plan stage, the petitioners should show how they will provide bike parking in the commercial and residential components of the project in locations and quantities that meet or surpass national guidelines and best practices as described in chapters 2 and 3 of *Bicycle Parking Guidelines, 2<sup>nd</sup> Edition* (2010) by the Association of Pedestrian and Bicycle Professionals. <http://www.apbp.org/?page=Publications>

The petitioners show shared use pathways and connections to the village center along with a shared use pathway on the village center's frontage. To ensure bicycle circulation and access is provided, the petitioners should amend and revise the plan in the follow manner.

1. At the intersection of Tamar Drive and Cloudleap Court, the petitioner's plan does not clearly show how the new shared use pathway will be connected to the existing shared use pathway north of the intersection. At the appropriate plan stage, show the AASHTO complaint connection.
2. Show the primary path of travel for cyclists entering the site and how cyclists will safely travel to commercial core of the project.
3. Page 3 of the petitioner's design guidelines shows a shared use path/trail connection from and through the Long Reach Garden. Please show how the petitioners propose to ensure access into the site using this connection.

### **(H) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment**

The Regional Transportation Agency's Draft Transit Development Plan calls for, on a case by case basis, moving away from deviating into shopping centers, campuses etc. due to the significant impacts on travel time and reliability. The Long Reach Village Center is one of the shopping centers for which a deviation could be dropped. The petitioner should work with the Office of Transportation to amend/update the plan to reflect current transit plans and ensure high quality public transit service. This could include the following:



# Howard County

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## *Internal Memorandum*

1. Removing the deviation into the village center.
2. The petitioner providing a new paired set of bus stops on Tamar Drive, including providing upgrades to connecting sidewalks, pads and shelters to ensure
3. The petitioner providing, in an appropriate location within the site, transit information, which could include schedules and live bus arrival updates.



# Howard County

Department of Planning and Zoning

**Subject:** **Planning Board Case No: ZB1121M**  
**Applicant: Village of Long Reach Redevelopment.**  
**Petition: To redevelop the village center.**

**To:** Division of Zoning Administration and Enforcement  
Department of Planning and Zoning

**From:** Development Engineering Division  
Department of Planning and Zoning


**Date:** February 14, 2018

The Development Engineering Division has reviewed the above referenced petition and has no objection.

Based on an examination of the petition, we offer the following comments:

1. The request appears to have no adverse engineering impact on the adjacent properties.
2. All improvements must comply with current Howard County design criteria.
3. A sewer capacity report shall be required for this project due to the redevelopment of this project with commercial and residential uses. This report is required to be submitted prior to a preliminary water and sewer plan.
4. An APFO Traffic Study shall be submitted with the proposed SDP.
5. An Environmental Concept Plan shall be submitted and be approved for the redevelopment of this property to ensure that ESD to the MEP stormwater management requirements are met prior to the submission of a Site Development Plan for this project.
6. A noise study with mitigation shall be submitted with the Site Development Plan for the residential uses proposed along Little Patuxent Parkway (MD Route 175).
7. A Sight Distance Analysis with an 85<sup>th</sup> percentile speed study shall be submitted at the Site Development Plan for the access locations to ensure that adequate sight distances can be provided for the redevelopment of the site.

If you have any questions concerning this matter please contact me at extension 2420.



Chad Edmondson, P.E., Chief

CE/pmt

cc: James M. Irvin, Director, Department of Public Works  
Thomas E. Butler, Department of Public Works  
Reading File  
File









## Meeting Summary December 13, 2017

### Attendance

Panel Members: Don Taylor, Chair (recused for project #17-16)  
Bob Gorman, Vice Chair  
Hank Alinger (excused)  
Fred Marino (recused for project #17-16)  
Sujit Mishra  
Juan Rodriguez (recused for project #17-17)  
Julie Wilson

DPZ Staff: Valdis Lazdins, George Saliba, Yvette Zhou

1. **Call to Order** – DAP Chair Don Taylor opened the meeting at 7:03 p.m.

### 2. **Review of Plan #17-16 Long Reach Village Center Redevelopment - Columbia, MD**

Developer: Orchard Development Corporation  
Owner: Howard County  
Architect: Design Collective, Inc.

#### Background

The site, located at 8775 Cloudleap Court in Columbia, MD, is zoned New Town (NT) and is bounded by Route 175 to the west and Tamar Drive to the east. The project includes numerous parcels in the Long Reach Village Center (LRVC).

#### Applicant Presentation

The applicant gave a multimedia overview of the project and stated that the design guidelines are being established to govern future development. The site plan may expand in the future if additional properties are acquired.

The project includes a village green and a pavilion to serve as a civic gathering space. The site will have approximately 75,000 SF of retail space, medical office, and food incubator space, with a vertical garden. There will be 132 units of market-rate multi-family housing, 120 units of senior multi-family housing, and 52 market rate townhomes. Most townhomes are three-stories with rear loaded, two car garages. Parking includes structured and surface parking spaces. The structured parking will be integral to the multi-family residential building and on-street, parallel parking is available for visitors.

Primary access to the site is from Cloudleap Court, with secondary access off Foreland Garth. The design guidelines call for short, walkable blocks and integrating complete streets concepts for pedestrians and bicyclists. Future direct access to Route 175 is being explored.

Street furnishings will be of durable materials with a uniform neutral brush aluminum look and wood will be incorporated to add warmth to the palette. A shared use path will be located along Tamar Drive and

the applicant hopes to locate a bike share station on the site. The proposed bus stop has been relocated to Cloudleap Court to better serve riders.

A passive green space is located between the senior residential building and the townhomes. An entry plaza at the access point from Foreland Garth will have decorative pavers and amenities, while the private street near the village green can be closed for special events.

The landscape guidelines promote bio-diversity with native and adaptive plantings.

Signage includes permanent, identification, directional, street, and banner signs.

### **Staff Presentation**

To help revitalize the village center, in 2014 and 2015 Howard County purchased 7.71 acres in the LRVC under the County's Urban Renewal Law. In 2015, after the purchase, the County held public meetings to engage the community in discussions about revitalization efforts and to get feedback as the Reimagine Long Reach Village Center Plan was being prepared. In accordance with the Reimagine plan, the County issued a Request for Proposals (RFP) to solicit developer interest to implement plan recommendations. After extensive review, the committee unanimously recommended the Orchard Development proposal as the preferred plan. The Planning Board reviewed and recommended approval of the Orchard Development Plan, which was subsequently adopted by the County Council as the Urban Renewal Project for the Long Reach Village Center.

The DAP is required to review the site plan and design guidelines as part of the major village center redevelopment process, outlined in the zoning regulations. Staff requested the DAP evaluate the site plan and design guidelines in the context of the Reimagine plan.

### **DAP Questions and Comments**

The DAP commended the overall design and noted the quality of the architecture, street design, and amenity spaces. The DAP asked about retail parking and the applicant responded that on-street, parallel parking and garage parking are provided. The DAP asked how many on-street parking spaces are included and the response was about 50. The DAP said it was important to allow visitors to quickly park and not have to choose a garage for short shopping trips. The applicant responded that a parking study will be conducted as the project moves forward. The DAP recommended as much on-street parking as space permits and to configure it so that it best aligns with primary site access drives.

The DAP asked if direct access from Tamar Drive could be added. The applicant responded that this has been considered, but depends on a number of factors, including land ownership.

The DAP asked about the pavilion, to which the applicant said, the pavilion would host smaller neighborhood functions and not large-scale concerts or events. They would like to collaborate with CA to program the space. The DAP agreed and said that due to nearby residential areas, large, noisy events would not be the best fit.

The DAP asked about sustainable design and features. The applicant said the buildings will be designed for LEED certification, that solar panels may be installed on the flat roof and there is potential for a roof top garden.

The DAP noted that the primary entrance from Cloudleap Court does not align with an existing road to the north of Cloudleap Court. The applicant responded that a better alignment would be possible if they can acquire some adjacent land.

### **DAP Motions for Recommendations**

DAP Vice Chair Bob Gorman made the following motion:

1. Explore right-in/right-out access off Tamar Drive and try to connect the main entrance off Cloudleap Court to Foreland Garth. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. Explore additional convenience surface parking by slightly reducing the size of the green space. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

### **3. Review of Plan No. 17-17 River Hill Square – Clarksville, MD**

Owner: Stephen Klein & Associates

Developer: River Hill Square, LLC

Engineer: Bohler Engineering/Benchmark Engineering, Inc.

Architect: BCT Architects

#### **Applicant Presentation**

The applicant described the changes made to the plan since the project was first reviewed at the February 8, 2017, DAP meeting:

- Moving buildings closer to Clarksville Pike and reducing the amount of parking along the 108 road frontage.
- Increasing green space between Clarksville Pike and the proposed parking along the frontage.
- Anchoring development along Route 108 with two buildings that are positioned close to the road ROW.
- Increasing the width of internal sidewalks and providing an outdoor plaza.
- Additional landscaping.
- Special paving to enhance pedestrian areas and crosswalks.
- Decorative lighting.
- Improved architectural character and building materials.
- Better pathway connections.

The applicant provided an overview of the plan, which includes a central "Main Street" through the center of the site. It is intended as a vibrant space with active storefronts, decorative paving, wide sidewalks, outdoor seating, landscaping, lighting, and could be closed for special events.

The project includes two multi-tenant commercial buildings and two freestanding buildings. One multi-tenant building has 20,280-sf of retail space - including a garden center and post office. The second is 12,890-sf, with retail and restaurant space. The free-standing building at the north end of the site has 4,200-sf of retail space and the one at the south end is a 2,020-sf drive-through bank.

Consistent with the CPDG, the two free standing buildings at the front corners of the site have been pushed close to the Clarksville Pike setback line for a greater presence on the street. Parking has been dispersed throughout the site and not concentrated in one location.

The architecture has been completely changed and the character and materials pay attention to the CPDG and reflect an agrarian context. Materials include glass, stone, metal, and some brick. The buildings have been designed to be viewed from a 360-degree perspective.

Along the front of the site, 62 parking spaces are provided, which is less than 25% of all parking spaces. Landscaped islands are located throughout the parking areas.

Primary access off Clarksville Pike will remain at the current location, with minor reconfigurations. A new second access point is at a realigned intersection of Sheppard Lane and Clarksville Pike.

The streetscape along Clarksville Pike includes a multi-use pathway, stormwater management, street trees, and a hedge row, with perennials and grasses to screen parking.

The applicant will collaborate with the Columbia Association (CA) and community to allow the sidewalk in the rear parking lot to connect to the adjacent CA path.

The applicant intends to maintain the existing trees and board fence around the perimeter of the site and to enhance this buffer, where necessary, to screen adjacent properties.

#### **Staff Presentation**

All written comments from the public have been provided to the DAP and applicant. The project is zoned B-1 and DAP recommendations are provided to the Planning Director. Staff requested the DAP evaluate and make recommendations on the site plan, streetscape, landscaping and hardscaping, and architecture. This includes development scale and materials, functionality of building services, and sustainable design elements. Staff also requested the DAP evaluate and make recommendations on the design of the primary entrance at Clarksville Pike; including any design elements, landscaping, or other features that may be appropriate and the scale of the pylon sign.

#### **DAP Questions and Comments**

The DAP said the revised design is considerably better than the plan presented on February 8, 2017. But, they noted design improvements can still be made so the plan is even more consistent with the Clarksville Pike Streetscape Plan and Design Guidelines (CPDG).

#### Site Design

The streetscape along Route 108 and internal to the site is significantly improved. A free-standing stone wall could be added along the frontage to strengthen an architectural presence on Clarksville Pike. The DAP encouraged using decorative pavers on Main Street and the flanking sidewalks.

Some DAP members felt the terminus of Main Street should be re-examined and suggested relocating the post office there as an anchor.

The DAP asked to explore moving one of the two "L" blocks of buildings forward, eliminating a row of parking. It would create a stronger presence along Rt. 108 and the bank building could potentially be attached. This would be more consistent with the CPDG and create more of a Main Street feel.

The DAP asked why the restaurant wasn't located along the front of the site. They believed restaurants would be used more at night and could help activate the frontage, particularly if outdoor seating is included.

The DAP asked how many parking spaces there are and the response was that county regulations require 6 parking spaces per 1,000 sf of retail space and 7 spaces for the post office, resulting in 238 spaces. The site plan includes 241 spaces. DAP asked if shared parking could reduce the requirement, since the post office will not be open nights or weekends. In addition, the garden center site has significant storage. By reducing parking an expanded perimeter buffer and potentially other site improvements could be possible. DPZ commented that a shared parking analysis could be reviewed at the SDP phase.

The DAP recommended increasing perimeter landscaping and replacing or enhancing the existing fence, where needed, to screen nearby homes from car noise, light, and potential back of house views. The DAP recommended using indirect fixtures and fixtures with shields in locations where adjacent properties could be impacted by light trespass.

The DAP noted an inconsistency with the property boundary on the site plan. The applicant clarified that it was mistake and did not suggest that the property line was shifting.

Some DAP members felt there could be a queuing issue from Route 108 when making a right turn into the primary entrance. Allowing cars to come farther into the site before deciding on a turn might mitigate this.

The DAP asked if bike amenities are included and the applicant responded that the multi-use path along the 108 frontage provides connections for bicyclists and pedestrians into the center. Bike racks will be located at key points throughout the site.

#### Architecture

The DAP agreed the architecture, site plan and materials are a substantial improvement and do a much better job of respecting the CPDG. The architecture fits well with the agrarian history of Clarksville. The DAP recommended a clear delineation of the base, middle, and top of a building to be more consistent with the CPDG. The DAP asked if the 30' roof lines allow for a mezzanine or second level. The applicant responded that the peaked roofs are designed to break the 30' plane outlined in the CPDG and there is no plan for a second level.

The DAP noted that the post office has a back of house elevation that is likely visible from adjacent homes. They recommended the service area be better screened and encouraged the applicant to pay attention to the design of the building rear and service area.

#### **DAP Motions for Recommendations**

DAP Vice Chair Bob Gorman made the following motion:

1. Enhance the Main Street with special paving, lighting, and furnishings. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP Chair Don Taylor made the following motion:

2. Create a terminus at the end of Main Street, whether it is a building or some other focal point. Seconded by DAP Vice Chair Bob Gorman

Vote: 5-0 to approve

DAP member Fred Marino made the following motion:

3. Study whether a building block can be pulled forward and linked to the bank building. Seconded by DAP member Sujit Mishra.

Vote: 5-0 to approve

DAP member Julie Wilson following motion:

4. The rear of the garden center should be treated as well as the front facade or better screened from nearby homes. Seconded by DAP Vice Chair Bob Gorman.

Vote: 5-0 to approve

DAP Vice Chair Bob Gorman following motion:

5. Site lighting should be indirect and shielded from residential areas. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP Chair Don Taylor following motion:

6. The buffer on the southwest side of the site should be studied. Additional landscaping and fence should be added. Seconded by DAP member Julie Wilson.

Vote: 5-0 to approve

DAP member Julie Wilson following motion:

7. Evaluate the amount of required parking and any reduction should allow the buffer between the project and adjacent neighborhood to be expanded. Seconded by DAP Vice Chair Bob Gorman.

Vote: 5-0 to approve

DAP member Fred Marino following motion:

8. Achieve the recommendations of the guidelines by clearly delineating a building base, middle, and top and differentiating awnings and/or canopies along storefronts. Seconded by DAP Chair Don Taylor.

Vote: 5-0 to approve

#### **4. Other Business and Informational Items**

The next DAP meeting is scheduled for January 10, 2018.

#### **5. Call to Adjourn**

DAP Chair Don Taylor adjourned the meeting at 8:42p.m.

OK W  
 1/27-18

Ref #	Design Advisory Panel Recommendation	Response by Applicant 2017-12-28	DPZ Director's Endorsement
1.	Explore right-in/right-out access off Tamar Drive and try to connect the main entrance off Cloudleap Court to Foreland Garth.  Vote: 4-0 (approved)	We agree to explore a third entrance off of Tamar Drive at the approximate mid-point between Cloudleap Court and Foreland Garth, as we continue to refine the project. (To note, incorporation of this additional entrance will require coordination and approval from other parties and, therefore, cannot be guaranteed by ODC.)	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response
2.	Explore additional convenience surface parking by slightly reducing the size of the green space.  Vote: 4-0 (approved)	We agree to explore additional surface parking between the Market Building and the Village Green.	<input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response





Meeting Summary  
February 14, 2018

**Attendance**

Panel Members:

Don Taylor, Chair (recused)  
Bob Gorman, Vice Chair  
Fred Marino (recused)  
Sujit Mishra  
Juan Rodriguez  
Julie Wilson

DPZ Staff:

Amy Gowan, Karitsa Holdzkom, Valdis Lazdins, George Saliba,  
Yvette Zhou

1. **Call to Order** – DAP Vice Chair Bob Gorman opened the meeting at 7:47p.m.

**2. Review of Plan #18-05, Long Reach Village Center Redevelopment – Columbia, MD**

Owner: Howard County

Developer: Orchard Development Corporation

Architect: Design Collective, Inc.

**Background**

The site, located at 8775 Cloudleap Court in Columbia, MD, is zoned New Town (NT) and is bounded by Route 175 to the west and Tamar Drive to the east. Council Bill 29-2009 established a redevelopment process for amending a village center Preliminary Development Plan (PDP). This Major Village Center Redevelopment Process is outlined in the Howard County Zoning Regulations, Section 125.0.J. Following DAP review, the applicant submits a PDP to the Department of Planning and Zoning (DPZ) for review by the Planning Board and approval by the Zoning Board. If approved, the redevelopment plan proceeds through the Land Development Review Process. At that stage, the applicant will be required to present to DAP again during Site Development Plan (SDP) review.

The DAP previously reviewed the redevelopment plan and design guidelines at the December 13, 2017, meeting and made the following recommendations:

1. Explore right-in/right-out access off Tamar Drive and try to connect the main entrance off Cloudleap Court to Foreland Garth.
2. Explore additional convenience surface parking by slightly reducing the size of the green space.

At the December 13<sup>th</sup> DAP meeting, the applicant noted that additional parcels may be acquired and incorporated into the development plan. Subsequently, the applicant submitted a PDP showing an

additional parcel, the Columbia Arts Center parcel, which was not included in the submittal reviewed by the DAP at the December 13<sup>th</sup> meeting. The submittal also re-oriented the other townhouse blocks adjacent to the senior housing building. The DAP's review was limited to the design of the new parcel, its integration into the village center redevelopment plan, and the reorientation of the other townhouse blocks.

### **Applicant Presentation**

The applicant gave a multimedia overview of the project. The Columbia Arts Center parcel includes 32 single-family attached townhouses, designed as a neighborhood extension to the village core. This proposed townhouse development will integrate the criteria outlined in the Long Reach Village Center (LRVC) design guidelines, previously presented to the DAP, including architecture, street design, sidewalks, open spaces, and interconnected blocks. The townhouse plans reflect three-story, rear-loaded, two-car garage units. The architecture of the proposed townhouses has not changed. The elevations show a mix of brick masonry, siding, pitched roofs, balconies, bay windows, traditional windows and doors, and simple trim details. Cloudleap Court and Foreland Garth provide access to the townhomes. Two additional park spaces will be incorporated, providing open space amenities for the townhouses, senior center, and apartments. To support the adjacent church's needs, the development will dedicate 80 surface parking spaces so that there is ample parking throughout the site.

### **Staff Comments**

The DAP should evaluate the resubmitted concept plan for the LRVC redevelopment project and provide design recommendations, including how the additional development parcel integrates with the project in terms of layout and configuration, orientation of townhouse and buildings, and roadway, sidewalk, and pedestrian circulation throughout the site.

### **DAP Questions and Comments**

#### Architecture

The DAP asked about the townhouse architecture. The Applicant noted that the details have not been finalized, but have not changed from the Design Guidelines reviewed in December.

#### Site Design

The DAP asked if the Arts Center will remain. The Applicant said that the Columbia Association (CA) will decide this since they are the owners of the Arts Center building. Orchard Development and CA are discussing relocating the Center's activities into the proposed market building, where Orchard would build the space and CA would manage it. The applicant noted that the CA parcel has always been included within the village center redevelopment area and the street connections were previously shown. The parcel has now been included and integrated into the redevelopment proposal; however, further discussions and studies will be needed. The DAP asked about the open area, to which the Applicant said, it contains surface parking and some green space.

The DAP said that the proposed townhouse uses are appropriate since they are an extension of the previous submittal. However, one member was concerned and stated that the townhouse configuration no longer provides an integrated pedestrian-oriented design. DAP asked the Applicant to further review the layout of the buildings, pedestrian pathways, and open spaces to improve site circulation. The Applicant responded that the addition of the Columbia Art Center parcel provides a better street connection through Foreland Garth and the changes to the block layout are necessary for utility and parking easements.

The DAP asked about flipping the row of townhouses and the parking lot near the senior center to provide a mews that was previously shown. Another option would be to incorporate a tree lined street between the senior housing and townhomes. The Applicant agreed to consider this, noting that it could

reduce units. The DPZ Director suggested an alternative orientation so that rotated the courtyard to face the street, which would provide a series of linked open spaces. The Applicant agreed to study this further.

The Applicant also responded to the DAP's December 13<sup>th</sup> recommendation to add convenience parking along the village green/market pavilion area. The Applicant said that angled parking was added there; however, there wasn't enough room to add parking on the village green side. The DAP stated that village green may be too large and some of that space could be used for parking.

The DAP asked about right-in/right-out access from Route 175. The Applicant explained that there are topography issues to overcome and will require further discussion with the State Highway Administration.

The DAP asked about storm water management and the Applicant identified proposed ESD, such as rainwater planters and rain gardens. Detailed stormwater management will be addressed at the site development plan stage.

### **DAP Motions for Recommendations**

DAP Vice Chair Bob Gorman made the following motion:

1. Re-evaluate the townhouse layout, particularly behind the senior center, to better define residential streets and limit views of the senior center parking lot. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

DAP Vice Chair Bob Gorman made the following motion:

2. Consider providing more parking for the market building by reducing the size of the village green. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

DAP member Julie Wilson made the following motion:

3. Review all the townhouse layouts and pedestrian linkages to improve site circulation. Seconded by DAP member Julie Wilson. Seconded by DAP member Sujit Mishra.

Vote: 4-0 to approve

### **3. Other Business and Informational Items**

The DAP will not meet on February 28, 2018

### **4. Call to Adjourn**

DAP Vice Chair Bob Gorman adjourned the meeting at 8:22 p.m.

Long Reach Village Center Redevelopment  
 Design Advisory Panel  
 2018-2-14 Review (18-05)



*OK VL 2-23-18*

Ref #	Design Advisory Panel Recommendation	Response by Applicant 2018-02-23	DPZ Director's Endorsement
1.	<p>Re-evaluate the townhouse configurations, particularly behind the senior center, to better define residential streets and limit the views of the senior center parking lot.</p> <p>Vote: 4-0 (approved)</p>	<p>We agree to explore revising this portion of the plan to create a more cohesive, pleasant pedestrian connection (as a street or mews) through this block from north to south and to limit views of surface parking.</p>	<p><input checked="" type="checkbox"/> Accept DAP Recommendation  <input type="checkbox"/> Accept Applicant Response</p>
2.	<p>Consider providing more adequate parking for the market building by reducing the size of the village green.</p> <p>Vote: 4-0 (approved)</p>	<p>In response to the previous DAP motion, we incorporated additional, angled parking in this location. We agree to further explore additional surface parking between the Market Building and the Village Green, reducing the area of the Village Green.</p>	<p><input checked="" type="checkbox"/> Accept DAP Recommendation  <input type="checkbox"/> Accept Applicant Response</p>
3.	<p>Review all the townhouse layouts and pedestrian linkages to improve site circulation.</p> <p>Vote: 4-0 (approved)</p>	<p>We agree to explore revising the senior building block to create a more cohesive, pleasant pedestrian connection through this block as noted above under item 1 as well as explore other opportunities to improve site circulation.</p>	<p><input checked="" type="checkbox"/> Accept DAP Recommendation  <input type="checkbox"/> Accept Applicant Response</p>