

1 **BEFORE THE PLANNING BOARD OF HOWARD COUNTY, MARYLAND**

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5 **SUBJECT:** *Long Reach Village Center Urban Renewal Project*

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7 **MOTION:** *Recommend that the County Council approve the Orchard Development Team*  
8 *conceptual redevelopment proposal as the preferred Urban Renewal Project*  
9 *to redevelop and revitalize the Long Reach Village Center, as described in the*  
10 *DPZ technical staff report.*

11 **ACTION:** *Recommended approval; Vote 4 to 0.*

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13 **RECOMMENDATION**

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

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

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26 Board Discussion and Recommendation

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

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

33 Board Chairman Engelke commended the proposal for incorporating some of the original village center

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

7 Ms. Roberts motioned that the County Council approve the Orchard development team  
8 conceptual redevelopment proposal as the preferred urban renewal project to redevelop and  
9 revitalize the Long Reach Village Center, as described in the DPZ staff report.

10 Mr. Coleman seconded the motion. The motion passed by a vote of 4 to 0.

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13 HOWARD COUNTY PLANNING BOARD

14 Phillips Engelke /HB  
15 Phillips Engelke, Chair

16 Erica Roberts /HB  
17 Erica Roberts, Vice-chair

18 Delphine Adler /HB  
19 Delphine Adler

20 Ed Coleman /HB  
21 Ed Coleman

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25 ATTEST:

26 Valdis Lazdins  
27 Valdis Lazdins, Executive Secretary  
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