

County Council Of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 9

Resolution No. 98-2017

Introduced by: The Chairperson at the request of the County Executive
and cosponsored by Greg Fox

A RESOLUTION approving the urban renewal project for the Long Reach Village Center in
Columbia pursuant to Section 13.1106 of the Howard County Code.

Introduced and read first time _____, 2017.

By order _____
Jessica Feldmark, Administrator

Read for a second time at a public hearing on _____, 2017.

By order _____
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted ___, Adopted with amendments ___, Failed ___, Withdrawn ___, by the County Council
on _____, 2017.

Certified By _____
Jessica Feldmark, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike out~~
indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, the County’s Urban Renewal Law is codified at Title 13, Subtitle 11 of the
2 County Code; and

3
4 **WHEREAS**, an Urban Renewal Project is defined in the Urban Renewal Law as
5 including undertakings and activities of Howard County in an urban renewal area for the
6 elimination and for the prevention of the development or spread of slums and blight; and

7
8 **WHEREAS**, pursuant to the Urban Renewal Law, on March 5, 2014 the County Council
9 approved County Council Resolution No. 22-2014 which declared that certain properties in the
10 Long Reach Village Center constituted a blighted area that needed to be rehabilitated or
11 redeveloped through an Urban Renewal Project, authorized the County Executive to acquire
12 certain real property in connection with the Project, and declared that the Project is necessary in
13 the interest of the public health, safety and welfare of the residents of the County; and

14
15 **WHEREAS**, under the authority granted by Resolution No. 22-2014, the County
16 acquired property in the Village Center from Long Reach Village Associates, LLC, by deed
17 dated October 1, 2014, and recorded among the Land Records of Howard County, Maryland in
18 Liber 15841, Folio 184, and by deed dated February 20, 2015, and recorded among the Land
19 Records of Howard County, Maryland in Liber 16036, Folio 227 (the “Property”), containing
20 approximately 7.71 acres shown as shaded in the attached Exhibit A; and

21
22 **WHEREAS**, an Urban Renewal Plan is defined in the Urban Renewal Law as a plan, as
23 it exists from time to time, for an urban renewal project, which plan shall be sufficiently
24 complete to indicate such land acquisition, demolition and removal of structures, redevelopment,
25 improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area,
26 zoning and planning changes, if any, land uses, maximum density and building requirements;
27 and

28
29 **WHEREAS**, the County has worked with the local community to establish a broad
30 vision and objectives in the ReImagine Long Reach Village Center Plan, including a goal of
31 soliciting private sector proposals with conceptual redevelopment plans; and

1
2 **WHEREAS**, in December of 2016, the County issued a Request for Proposals (RFP)
3 inviting offerors to redevelop and purchase the Property and four proposals were submitted; and
4

5 **WHEREAS**, an evaluation committee comprised of County personnel and individuals
6 representing the community, village board and business interests evaluated each proposal and
7 selected the proposal offered by Orchard Development Corporation to serve as the County’s
8 plans for the urban renewal project; and
9

10 **WHEREAS**, the project proposed by Orchard Development Corporation describes
11 conceptual plans for renewal that call for new ground-up redevelopment (rather than
12 renovation/reuse), a targeted mix of land uses, demolition, and future zoning changes that would
13 be required to develop the project; and
14

15 ~~**WHEREAS**, all aspects of the proposed development, including but not limited to the
16 number of units, square footage of space, and site layout, if approved, will be determined by the
17 Zoning Board through the Major Village Center Redevelopment Process, including the Village
18 Center boundaries, the design guidelines for the Village Center, a concept plan, and minima,
19 maxima, precise values, and specific requirements concerning, but not limited to, Village Center
20 Amenity Areas, building heights, parking, density, and permitted uses pursuant to Section
21 125.0.J5.d. of the Howard County Zoning Regulations; and~~
22

23 **WHEREAS**, the plans proposed by the Orchard Development Corporation is mixed-use
24 with residential uses meant to enhance but not overwhelm other uses in the village center; and
25

26 **WHEREAS**, the plans proposed by the Orchard Development Corporation are designed
27 to be a community focal point and gathering place for Long Reach Village; and
28

29 **WHEREAS**, in accordance with Section 13.1106(a) of the Howard County Code, on or
30 about May 1, 2017, the County Council submitted the plans for the Urban Renewal Project to the
31 Department of Planning and Zoning for the Department’s review and recommendations only,

1 and to the Planning Board for its review and recommendations only, which plans are attached as
2 Exhibit B; and

3
4 **WHEREAS**, the Department of Planning and Zoning has prepared a Technical Staff
5 Report which includes its recommendation; and

6
7 **WHEREAS**, on or about May 18, 2017, the Planning Board held a public meeting and
8 voted unanimously to recommend Council approval of the Urban Renewal Project based upon
9 the plans and the Department of Planning and Zoning technical staff report; and

10
11 **WHEREAS**, on or about May 25, 2017, the Department of Planning and Zoning and the
12 Planning Board each submitted its recommendations to the County Council; and

13
14 **WHEREAS**, a public hearing was held by the County Council on the proposed Urban
15 Renewal Project including the plans therefor; and

16
17 **WHEREAS**, the plans for the Urban Renewal Project require that the developer, Orchard
18 Development Corporation or its ~~subsidiary~~ affiliate, take ownership of the Property pursuant to
19 the terms and conditions of a Purchase and Sale Agreement; and

20
21 **WHEREAS**, the County Council is considering Council Resolution No.99-2017 in
22 conjunction with this Resolution to authorize the disposition of the Property to Orchard
23 Development Corporation or its ~~subsidiary~~ affiliate.

24
25 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
26 Maryland, this ____ day of _____, 2017, that the County Council hereby
27 approves the Urban Renewal Project for the Long Reach Village Center, consistent with the
28 plans therefor attached as Exhibit B and this Resolution.

29

1 **AND BE IT FURTHER RESOLVED**, that the actions authorized by this Resolution are
2 declared to be in the interest of the public health, safety and welfare of the residents of Howard
3 County.

4
5 **AND BE IT FURTHER RESOLVED**, that all aspects of the urban renewal plan,
6 including but not limited to the residential units, square footage of space, and site layout will be
7 determined by the Zoning Board through the Major Village Center Redevelopment Process,
8 including the Village Center boundaries, the design guidelines for the Village Center, a concept
9 plan, and minima, maxima, precise values, and specific requirements concerning, but not limited
10 to, Village Center Amenity Areas, building heights, parking, density, and permitted uses
11 pursuant to Section 125.0.J.5.d. of the Howard County Zoning Regulations, and the approval of
12 the urban renewal project for the Long Reach Village Center does not require, dictate, preordain
13 or imply any decision or action by the Zoning Board.