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

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

**MOTION:** *Recommend that the County Council approve the Columbia Concepts conceptual redevelopment proposal as the preferred Urban Renewal Project to redevelop and revitalize the Long Reach Village Center with an amendment for added consideration to be given to include microtransit and accessible transportation.*

**ACTION:** *Recommended approval; Vote 3 to 0.*

\* \* \* \* \*

**RECOMMENDATION**

Pursuant to Urban Renewal Law, Section 13.1106 of the Howard County code, the Howard County Council requested the Planning Board to review plans associated with the proposed Long Reach Village Center Urban Renewal Project. On December 19, 2024, the Planning Board held a public meeting to review the proposed project titled “Destination Long Reach,” provided by the Columbia Concepts development team and included in an October 23, 2024, transmittal letter from the Howard County Council.

The Planning Board considered the conceptual development proposal, oral and written citizen testimony, and the Department of Planning and Zoning (DPZ) Technical Staff Report.

Board Discussion and Recommendation

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

- The proposal described conceptual plans for the proposed preferred Urban Renewal Project to redevelop and revitalize the Long Reach Village Center.
- The number of and type of residential units, phasing, square footage of retail space and site layout will be determined through the plan review process.
- The project will require an amendment to the Preliminary Development Plan (PDP) to include residential uses. Accordingly, the Major Village Center Redevelopment process will be required to implement the proposed project.

Mr. Cecil asked for confirmation that this concept review is at a high-level stage and wanted assurance that

1 the Planning Board will have the opportunity to review future plans associated with the proposed project.  
2 Director Eisenberg confirmed that the project will return to the Board in the plan development process. Mr.  
3 Cecil was satisfied to receive that confirmation and stated that he looks forward to providing more detailed  
4 recommendations on the project in the future. He is supportive of the concept and expressed that this  
5 redevelopment was the “right thing to do” for the community because Long Reach needs investment, access  
6 to resources, and a place to be proud of in their community. Board Chairman McAiley agreed with Mr. Cecil  
7 and recommended that micromobility and accessible transportation be considered in the concept so that there  
8 would be connections for seniors to access the center. Mr. Cecil underscored the Board members concerns  
9 about future traffic flow being a major hurdle for local residents and the larger community.

10 Mr. Cecil motioned to make a favorable recommendation that the County Council approve the  
11 Columbia Concepts conceptual redevelopment proposal as the preferred Urban Renewal Project to redevelop  
12 and revitalize the Long Reach Village Center with an amendment for added consideration to be given to  
13 include microtransit and accessible transportation. Mr. Godsay seconded the motion. The motion passed by a  
14 vote of 3 to 0.

17 HOWARD COUNTY PLANNING BOARD

Signed by:

*Kevin McAiley*

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19 Kevin McAiley, Chair

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Signed by:

*James Cecil*

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21 James Cecil, Vice-chair

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*Mason Godsey*

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23 Mason Godsey

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Barbara Mosier (absent)

ATTEST:

DocuSigned by:

*Mary Kendall*

behalf of

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Lynda Eisenberg, Executive Secretary