

County Council of Howard County, Maryland

2024 Legislative Session

Legislative Day No. 12

Resolution No. 161-2024

Introduced by: The Chairperson at the request of the County Executive

Short Title: Approving – Urban Renewal Project – Long Reach Village Center

Title: 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 Nov 4, 2024.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Jan 21, 2024.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted Adopted with amendments __, Failed __, Withdrawn __, by the County Council on Feb 3, 2024.

Certified By Michelle Harrod
Michelle Harrod, 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

Tabled 12-2-2024 Michelle Harrod

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 **WHEREAS**, from July of 2023 to January of 2024, the County solicited proposals by
2 way of a Request for Proposals (RFP), which invited offerors to redevelop and purchase the
3 Property; and

4
5 **WHEREAS**, at the closure of the RFP process, Columbia Concepts, LLC’s proposal was
6 the sole offer received;

7
8 **WHEREAS**, County personnel evaluated and selected the proposal offered by Columbia
9 Concepts, LLC, to serve as the County’s plan for the urban renewal project; and

10
11 **WHEREAS**, the project proposed by Columbia Concepts, LLC describes conceptual
12 plan for renewal that call for new ground-up redevelopment, a vibrant mix of land uses,
13 demolition, and future zoning changes that would be required to develop the project; and

14
15 **WHEREAS**, the plan proposed by Columbia Concepts, LLC is mixed-use with multi-
16 generational residential, community space, athletics, entertainment, restaurant and retail uses;
17 and

18
19 **WHEREAS**, the plan proposed by Columbia Concepts, LLC are designed to be a
20 community focal point and gathering place for Long Reach Village and a regional destination;
21 and

22
23 **WHEREAS**, in accordance with Section 13.1106(a) of the Howard County Code, on or
24 about October 23, 2024, the County Council submitted the plan for the Urban Renewal Project to
25 the Planning Board for its review and recommendations only, which plan is attached as Exhibit
26 B; and

27
28 **WHEREAS**, a public hearing was held by the County Council on the proposed Urban
29 Renewal Project including the plans therefor; and

30

1 **WHEREAS**, the plans for the Urban Renewal Project require that the developer,
2 Columbia Concepts, LLC, or its affiliate, take ownership of the Property pursuant to the terms
3 and conditions of a Purchase and Sale Agreement; and
4

5 **WHEREAS**, the County Council is considering Council Resolution No. 162-2024 in
6 conjunction with this Resolution to authorize the disposition of the Property to Columbia
7 Concepts, LLC or its affiliate.
8

9 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
10 Maryland, this 3rd day of Feb, 2024, that the County Council hereby
11 approves the Urban Renewal Project for the Long Reach Village Center, consistent with the
12 plans therefor attached as Exhibit B and this Resolution.
13

14 **AND BE IT FURTHER RESOLVED**, that the actions authorized by this Resolution are
15 declared to be in the interest of the public health, safety and welfare of the residents of Howard
16 County.
17

18 **AND BE IT FURTHER RESOLVED**, that all aspects of the urban renewal plan,
19 including but not limited to the residential units, square footage of space, and site layout will be
20 determined by the Zoning Board through the Major Village Center Redevelopment Process,
21 including the Village Center boundaries, the design guidelines for the Village Center, a concept
22 plan, and minima, maxima, precise values, and specific requirements concerning, but not limited
23 to, Village Center Amenity Areas, building heights, parking, density, and permitted uses
24 pursuant to Section 125.0.J.5.d. of the Howard County Zoning Regulations, and the approval of
25 the Urban Renewal Project for the Long Reach Village Center does not require, dictate,
26 preordain or imply any decision or action by the Zoning Board.