

FW: Long Reach Sustainable Community - Map and Explanation

Feldmark, Jessica

Sent: Wednesday, June 22, 2016 1:51 PM

To: Ball, Calvin B; Fox, Greg; Greg Fox (Greg.Fox@Constellation.com); Weinstein, Jon; Sigaty, Mary Kay; Terrasa, Jen

Cc: Wimberly, Theo; Sayers, Margery; Clay, Mary; Knight, Karen; McLeod, Kate; Pruum, Kimberly; Smith, Gary

Attachments: Long Reach SC Map post Cou~1.pdf (2 MB) ; Boundary Explanation for C~1.pdf (14 KB)

[Additional info on CR93-2016...](#)

Jessica Feldmark

Administrator

Howard County Council

410-313-3111

jfeldmark@howardcountymd.gov

From: Bolinger, Kate

Sent: Wednesday, June 22, 2016 1:41 PM

To: Feldmark, Jessica

Cc: Sager, Jennifer; Schrader, Sandy; Lazdins, Valdis; Kudchadkar, Raj; Siddiqui, Jahantab; Wilson, B Diane; O'Connor, Kristin; Clay, Randy

Subject: FW: Long Reach Sustainable Community - Map and Explanation

Jessica: as you requested, and in the interests of time, please find the materials attached: a map (best printed at 11x17) and a boundary explanation responding to Council's questions on the Sustainable Community area proposed for Long Reach. We're happy to meet individually with each Council member to address any follow-up questions not answered by the attached materials.

Thank you,
Kate

Kate Bolinger, AICP

Planning Specialist II

Howard County Department of Planning and Zoning

410.313.4393

From: Bolinger, Kate

Sent: Wednesday, June 22, 2016 12:34 PM

To: Sager, Jennifer

Cc: Schrader, Sandy; Lazdins, Valdis; Kudchadkar, Raj; Siddiqui, Jahantab; Wilson, B Diane; O'Connor, Kristin; Clay, Randy

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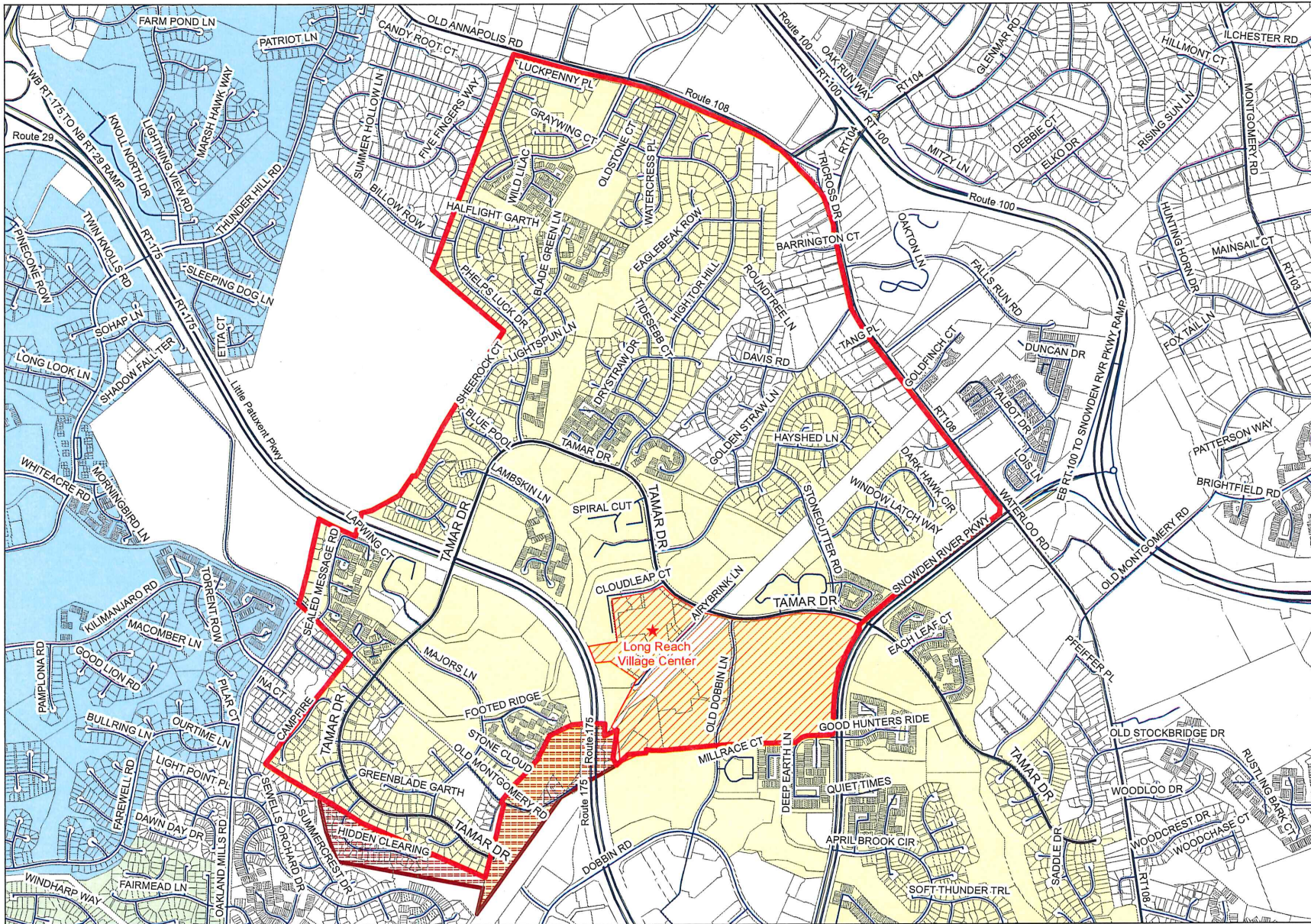
Jen: please find attached a map (best printed at 11x17) and boundary explanation that responds to Council's questions on the Sustainable Community area proposed for Long Reach.

We are happy to meet individually with each Council member, if desired, to address any follow-up questions not answered by the attached materials.

Please give me a call if you have any questions at x4393.

Thanks,
Kate

Kate Bolinger, AICP
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Proposed Long Reach Sustainable Community

- LEGEND**
- Proposed SC Area
 - Primary Focus Area
 - Potential Addition to SC Area*

- COLUMBIA VILLAGE**
- Long Reach
 - Oakland Mills
 - Owen Brown

For explanation of how boundary area was determined, refer to 'Maryland Sustainable Communities: Proposed Long Reach Area Explained.'

*Potential addition to SC area could include Hidden Clearing and open space

Maryland Sustainable Communities

Proposed Long Reach Area Explained

Criteria for SC Area

- Small enough to reflect a targeted approach desired by state.
- Large enough area to cover land uses and features that reflect the state's six pillars of sustainability: environment, economy, transportation, housing, quality of life, and local planning and land use.
- Includes older housing (i.e. 30 years and older) which could benefit from a potential expanded rehabilitation program (enhancing RENEW Howard). Homes would be subject to architectural review from Long Reach Community Association, who could be involved in implementing such a program, should such an opportunity be pursued.
- Does not overstep possible boundary areas for other potential future Sustainable Community designation areas (for example, designations for the Oakland Mills and Owen Brown areas).

Northern Boundary

- Route 108, a major roadway and dividing line.

Eastern Boundary

- Snowden River Parkway, a major roadway and dividing line.
- This eastern boundary was suggested by our Sustainable Community Workgroup.* The majority of Long Reach's older homes (i.e. 30 years and older) are located to the west of Snowden River Parkway. This area includes the neighborhoods of Phelps Luck, Locust Park, Jeffers Hill and portions of Kendall Ridge where most older housing is found.

Southern Boundary

- Property lines for Long Reach High School and open spaces near the Long Reach Village Center. The LRVC, LRHS and nearby open space comprise a Primary Focus Area. Most of the action items in our application focus on this area.
- Jeffers Hill neighborhood boundary, as requested by our Sustainable Community Workgroup. This includes older homes (i.e. 30 years and older).

Western Boundary

- Jeffers Hill and Locust Park neighborhood boundaries.
- Blandair Park.
- Phelps Luck neighborhood boundary.

Potential Addition to SC Area

- Could include Hidden Clearing and open space southwest of proposed SC area.

Contact (Planning and Zoning)

- Kate Bolinger, Planner (kbolinger@howardcountymd.gov) DPZ phone: 410-313-2350

*Workgroup members included representatives from Columbia Association, Long Reach Village Board/Management, Long Reach High School, area business owners, and County agencies with a stake in implementation.