



**LONG REACH
COMMUNITY ASSOCIATION**

VILLAGE CENTER MASTER PLAN 2025



OVERVIEW

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Long Reach Community Association

6110 Foreland Garth
Columbia MD 21045

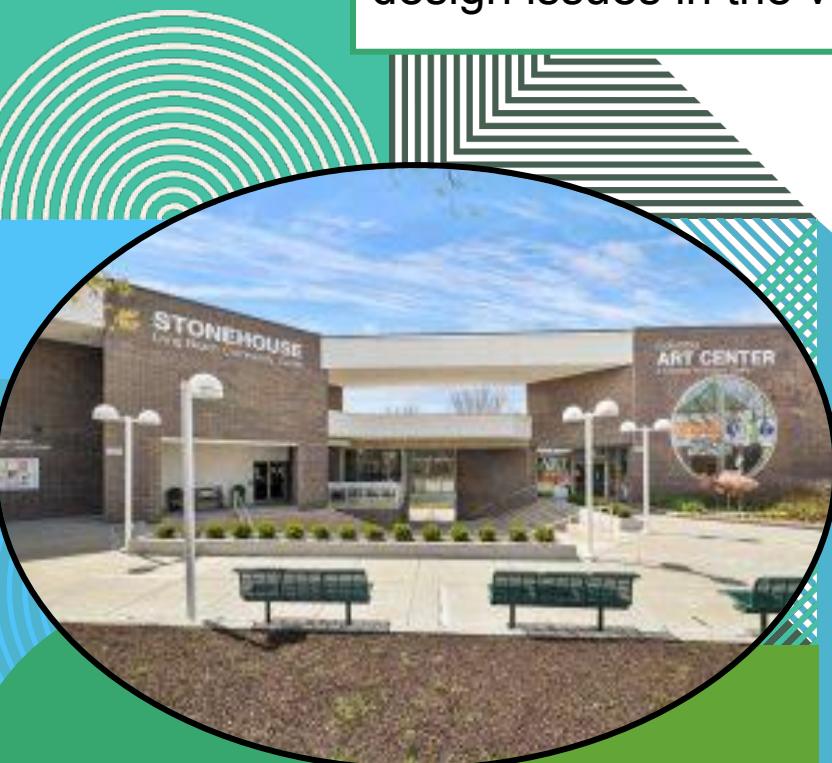
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OUR PURPOSE

The Village Center Master Plan is intended to provide guidance from the Village of Long Reach to the County and developers on the vision and planning concepts that are desired by the Long Reach Community Association as the village area changes over time. It is anticipated that this plan will be referred to as property improvements and development proposals are considered and to help guide decision-making about appropriate uses and design issues in the village area.



This report is meant to be used as a guide. For the most part, our master plan covers only our vision in the hopes of ensuring the any future developers are aware of the concerns of the Long Community at large. We desire a design that is current with the industry standards and meets the needs of the community at the time when we are working with a redevelopment of the village center. We have however, included low and no cost options that could be done now.



THE VISION

To provide the Long Reach community and all visitors with a convenient, comfortable, and aesthetically pleasing village center that is a vibrant, inclusive hub that bridges cultures, fosters innovation, and connects people from all walks of life.

We strive for a village center that will enhance the Long Reach area with opportunities for entrepreneurship, increase in home equity and quality living, and various retail & service options.

We aim to cultivate a welcoming village center environment where everyone—locals and visitors alike—can gather, grow, and build a brighter future together.



OUR HISTORY

Long Reach is the largest and one of the oldest of 10 villages that make up the new town of Columbia, Maryland. Our village comprises four neighborhoods: Jeffers Hill, Kendall Ridge, Locust Park and Phelps Luck. From our start in 1971, we have grown to more than 17,000 people living in more than 6,100 households. Long Reach Community Association is the nonprofit organization that governs and represents the village. Property owners and residents of Long Reach are members of the Association and elect a five-member Village Board and council representative to the Columbia Board of Directors.

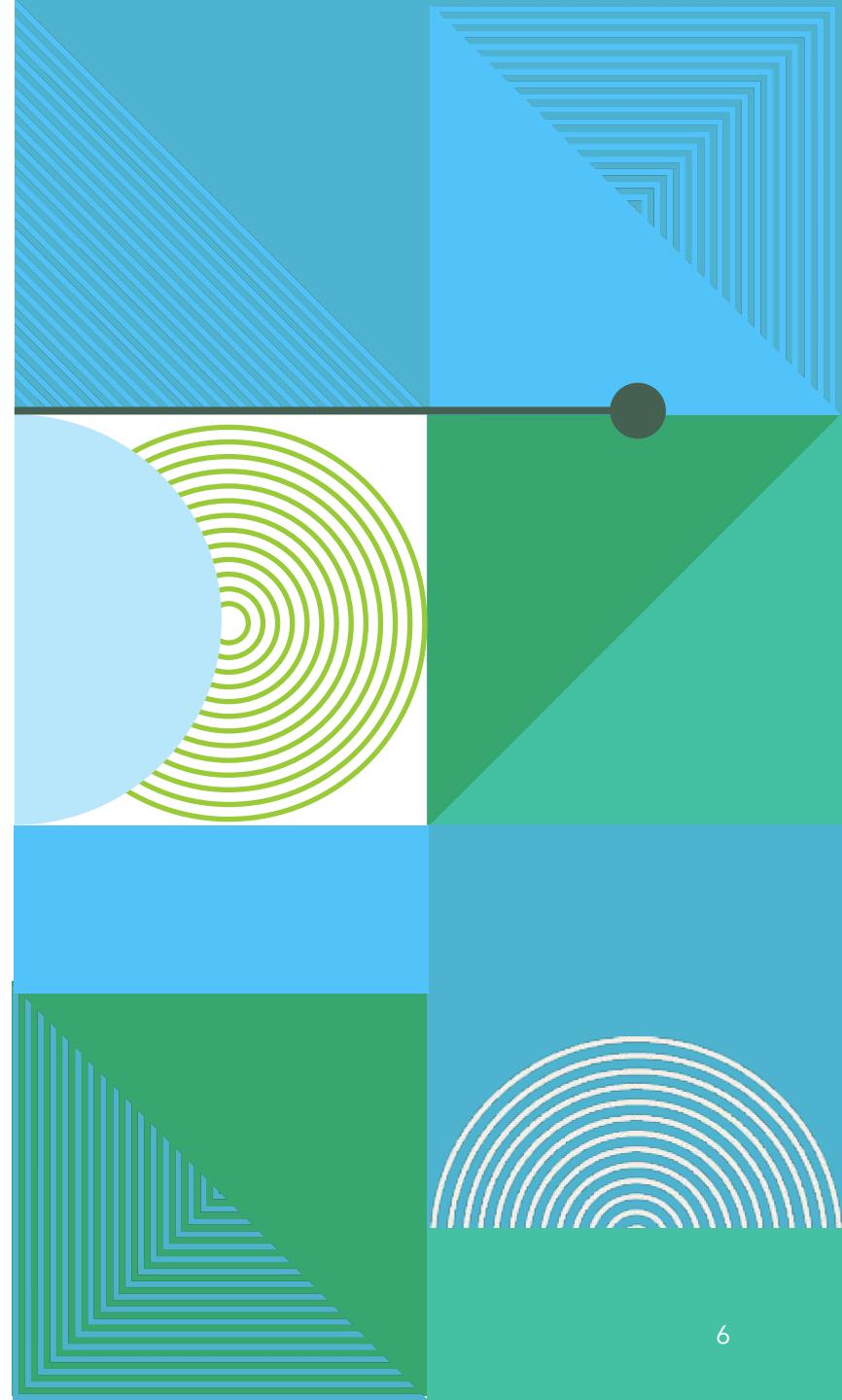
The Long Reach Village Center opened in April 1971, offering residents a nearby place to shop, dine, and obtain services. Stonehouse, the village community center, opened in September 1974. The Columbia assessment contributes about one-third of our funding and our own activities generate the remaining two-thirds. The Columbia Association currently operates its Art Center in the building. The Village Center was renovated in 1998.

In October 2014 and February 2015 Howard County purchased a portion of the property that includes the shopping areas. In July 2023, the County put out a Request For Proposal seeking a buyer for the Village Center.

If you would like to learn more about the history of Long Reach you can contact the Columbia Archives at (410) 715-3103 or email columbia.archives@columbiaassociation.org.

GOALS FOR THE LONG REACH VILLAGE CENTER

- The Village Center should be a welcoming and vibrant destination for residents of Long Reach and the surrounding community.
- The Village Center should be a destination point for the community for gathering, and include shopping, dining, services, and retail options to fill a variety of needs.
- The Village Center should include multiple options for both planned events and general recreation for the community.
- The Village Center should connect to surrounding residential, public and commercial areas.
- The Village Center design should be complementary to the surrounding community and provide ease of movement into and through the Village Center.
- The Village Center design should incorporate modern sustainability principles to ensure that the village center will be environmentally and financially sustainable well into future generations.
- The Village Center design should retain and/or incorporate the current assets on the Village Center property including Stonehouse and the Columbia Association Art Center.

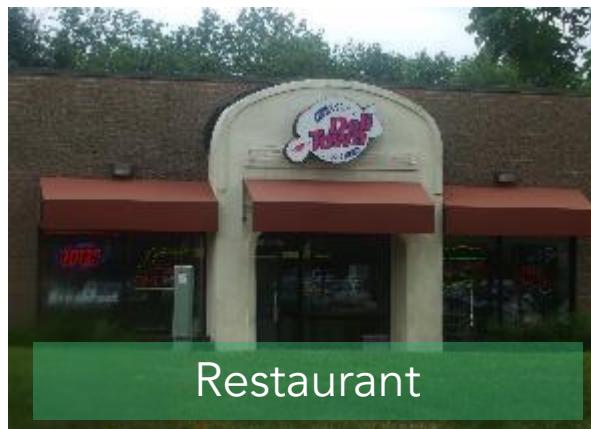
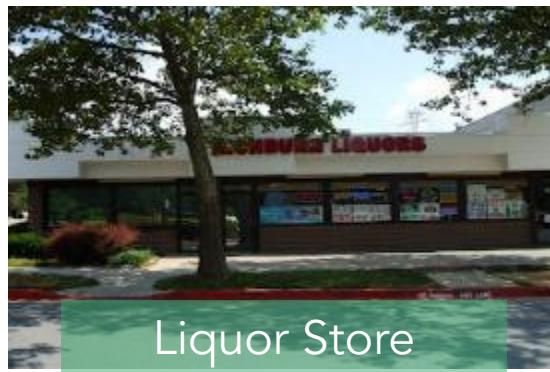


VILLAGE CENTER BOUNDARIES

The Village Center is loosely bounded by Tamar Drive on the west, Cloudleap Court on the south, Old Dobbin Road and Foreland Garth on the north, with the eastern boundary ending at the Longwood House, Shalom Square, and The Timbers properties.



THE PARCELS





RECREATIONAL SITES

Blandair Park*

Symphony Woods

4 CA Outdoor Pools*

Meadowbrook Park

Long Reach Tennis Club* Centennial Park

Jackson Pond*

Rockburn Branch Park

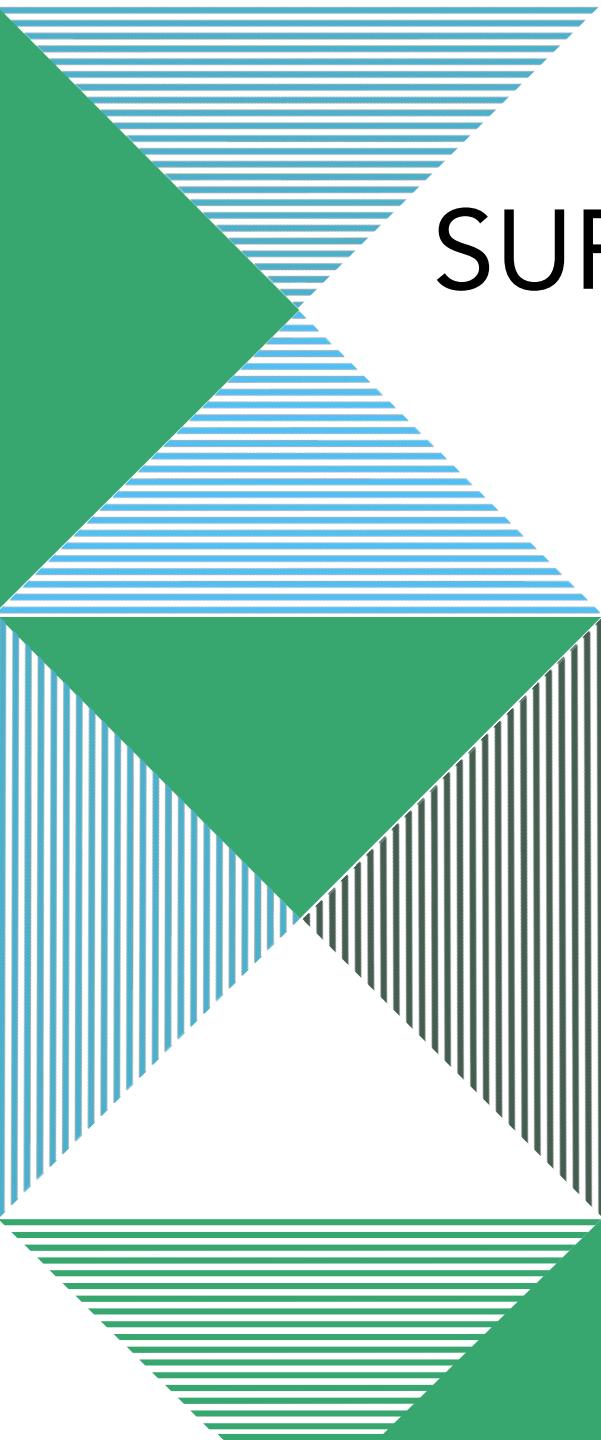
Sewells Orchard Park

Lake Elkhorn

Downtown Lakefront

*In Long Reach Village





SURROUNDING GROWTH SINCE 1974

- Dobbin Center
- Gateway Overlook
- Gateway
- Columbia Palace
- Snowden River Parkway corridor
- Shipley's Grant
- Increased development on Rte 108

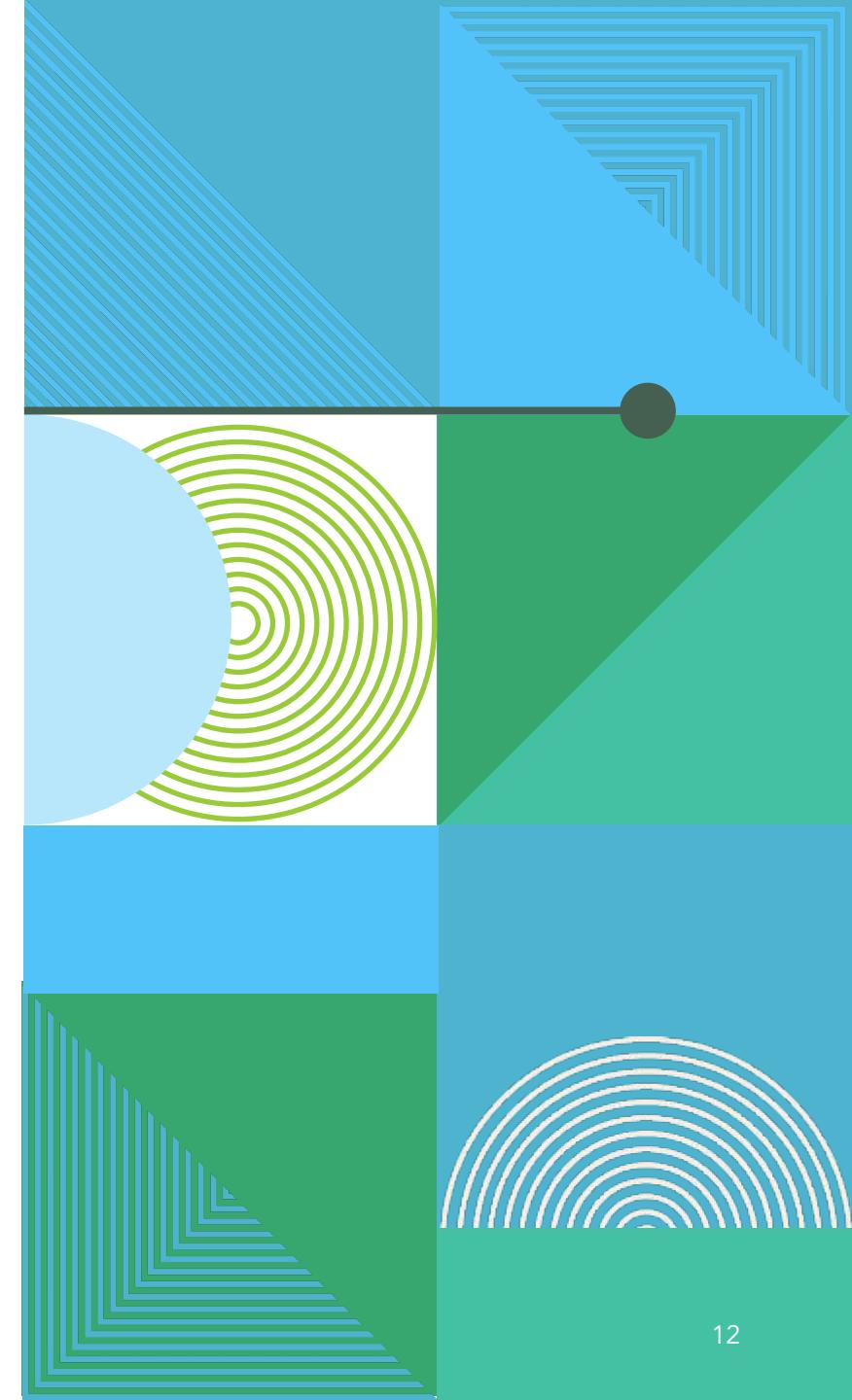
COMPONENTS

It is important for the Village Center to include a variety of components as part of any renovation. These components can be distilled into the following categories and are described on the following pages:

- Connectivity
- Aesthetics
- Types of Uses
- Sustainability
- Housing/Retail Mix

COMPONENT #1 - Connectivity

- Provide easy vehicular Ingress/Egress into and out of site to avoid impacting main roads and pedestrian traffic
- Encourage travel to the Village Center by bicycle (micro-mobility) and by foot for residents of all ages
- Public Transportation connection within Village Center
- Wayfinding and Signage on Tamar Drive and within Village Center
- Provide connectivity with adjacent open space



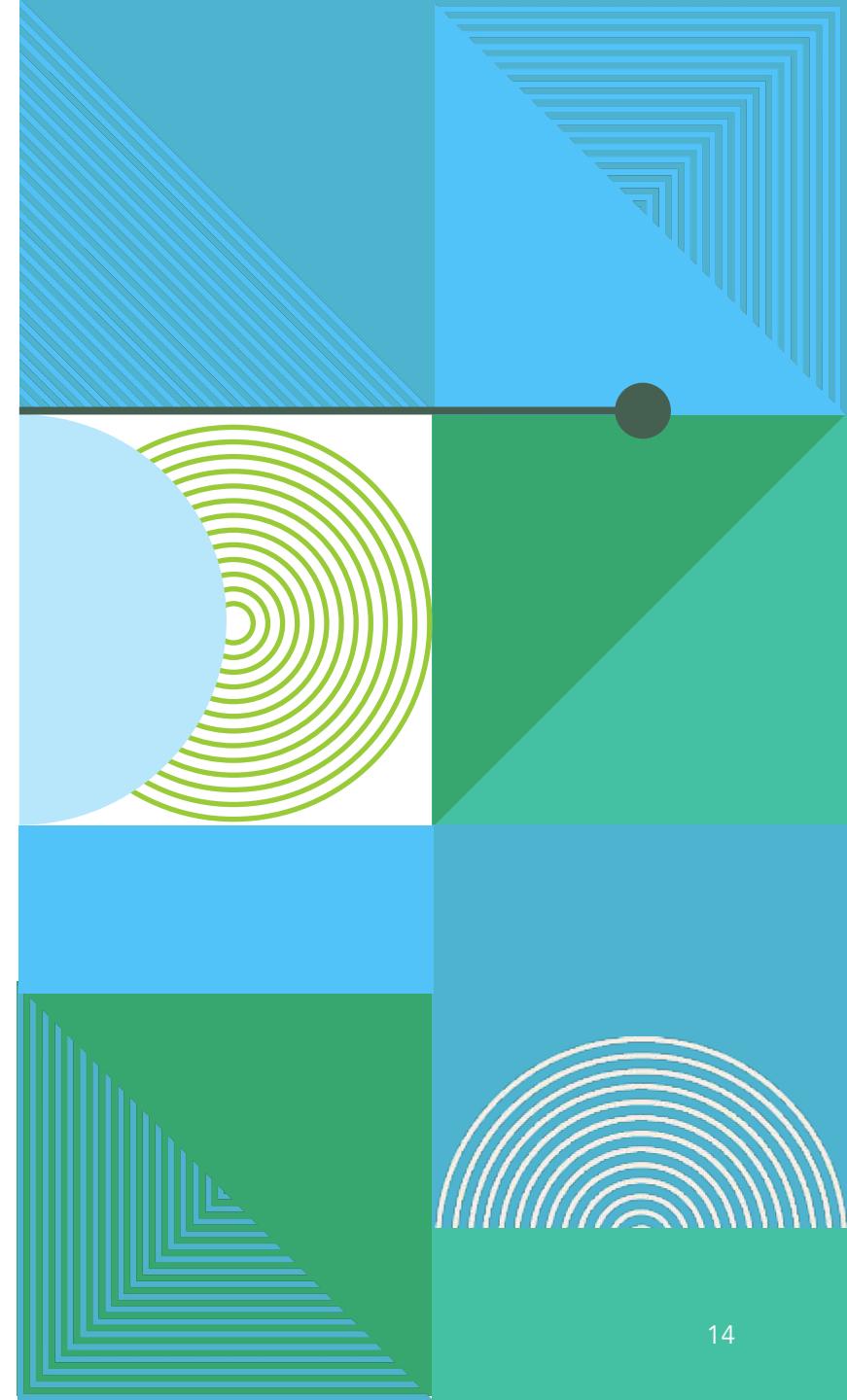


COMPONENT #2 - Aesthetics

- Updated and Modern Look for Village Center – Improve “Curb Appeal”
- Public Art Displays throughout Village Center – both permanent and ability for temporary/rotating displays
- Ensure Comfort/Safety/Security within village center

COMPONENT #3 – Types of Uses

- Large green areas for recreation, casual gatherings and social interaction
- Family play areas (playgrounds and outdoor seating areas)
- Areas for planned events (raised stages and infrastructure – electrical/lighting)
- Consider retail, coworking, education spaces, art studio space, restaurants, laundry services, day-care services
- Health/Wellness Facilities
- Senior Support Services facilities
- Community Rental spaces
- Satellite library
- Maintain Long Reach Village operations within the Village Center
- Maintain Art Center operations within the Village Center



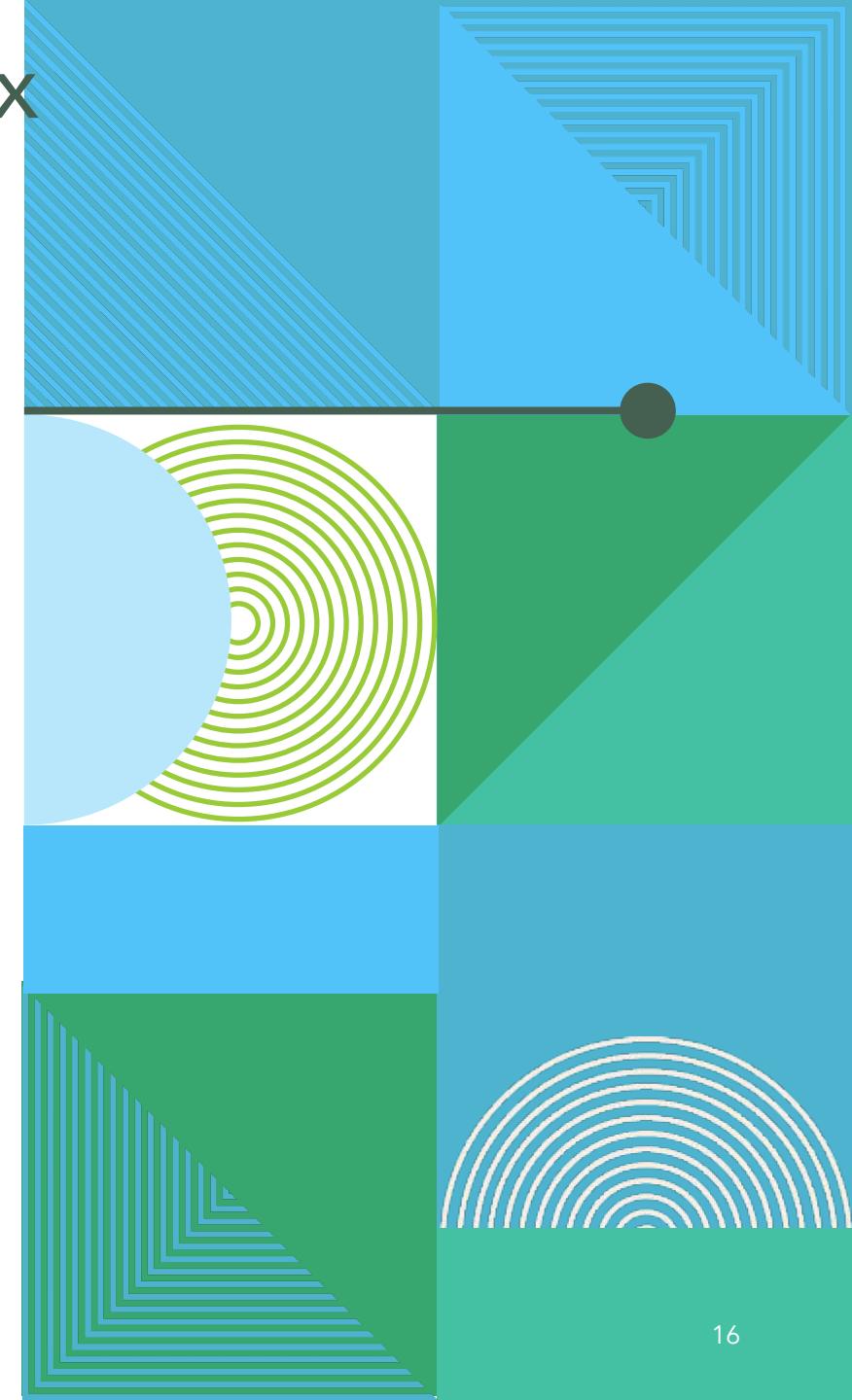
A photograph of a modern building lobby. The space features large windows that look out onto a courtyard with trees and a building. Inside, there is a round stone coffee table with a metal frame, two armchairs with patterned fabric, and a tall, rectangular wooden cabinet. The ceiling is made of light-colored wood beams with recessed lighting. A large, ornate chandelier hangs from the ceiling. The floor is made of light-colored stone tiles.

COMPONENT #4 - Sustainability

- Native Plantings
- Stormwater Management
- Green Building Techniques
- Shade and Cooling structures/plantings

COMPONENT #5 – Housing/Retail Mix

- Housing shall enhance and support retail
- Housing shall be built in parallel with retail
- Market Rate Housing
- Provide a mix of housing that may include apartments, condos and townhomes to include owned, managed, and rental properties



ACKNOWLEDGEMENTS

The Long Reach Village Board appointed a committee to develop a Village Center Master Plan for the Long Reach Village Center. We would like to thank them for their time and expertise.

Master Plan Committee Members (appointed December 17, 2024)

David Wissing – Chair Joseph Bryant

Mandy Elder James Howard

Juniole Justilien Sandra Utley

Long Reach Board of Directors

Nina Basu, Chair

Rick McCray

Lillian Norris-Holmes, Vice-Chair

Amy Bennett

Drew Nelson