

Timeline and Procedural History

Long Reach Village Center — ZB1132M

1. **March 5, 2014** – The County Council passed CR22-2014, which declared that the Long Reach Village Center (LRVC) constituted a blighted area that needed to be rehabilitated or redeveloped through an Urban Renewal Project and authorized the County Executive to acquire certain real property in connection with the Project.
2. **2014-2015** – Howard County acquired real property in LRVC totaling 7.71 acres under its authority granted by CR22-2014.
3. **2017** – Howard County releases a Request for Proposals for redevelopment of Village Center. Orchard Development proposal is selected.
4. **June 25, 2018** – In a Decision and Order in ZB1121M, the Zoning Board voted to update the Columbia PDP to reflect an additional 315 dwelling units pursuant to the LRVC redevelopment plan from Orchard Development then under consideration.
5. **2019** – Orchard Development Team withdraws from LRVC redevelopment project.
6. **July 27, 2023** – Howard County releases a new Request for Proposals for the sale and redevelopment of LRVC.
7. **September 17, 2024** – The County informed the Long Reach Village Board and community that it had selected the Columbia Concepts team to redevelop the LRVC.
8. **February 3, 2025** – The County Council passed CR161-2024, approving the Urban Renewal Project for LRVC consistent with the plans submitted by Columbia Concepts.
9. **February 3, 2025** – The County Council passed CR162-2024, authorizing the sale of 7.71 acres of real property at LRVC to Columbia Concepts. The terms and conditions of the sale require that the petition for a Major Village Center Redevelopment of LRVC be approved by the Zoning Board before title is conveyed to Columbia Concepts.
10. **March 13, 2025** – Columbia Concepts submitted a Notice of Intent to initiate the redevelopment of LRVC.
11. **April 22, 2025** – Columbia Concepts held the Concept Planning Workshop.
12. **May 22, 2025** – Columbia Concepts held the first Pre-Submission Community Meeting.
13. **June 24, 2025** – Columbia Concepts held the second Pre-Submission Community Meeting.
14. **August 13, 2025** – Columbia Concepts presented its LRVC redevelopment plan to the Design Advisory Panel, which voted to 1) have the design team come back before the Panel at the comprehensive plan level, 2) have “the design team develop an understanding of the

James Rouse vision of a Village Center, how it serves the village, and how this development can maintain those original visions” within the proposed plan, and 3) submit a comprehensive circulation plan as part of the concept plan when the design comes back before the Panel.

15. **October 20, 2025** – Columbia Concepts filed its petition to amend the existing Preliminary Development Plan for the Columbia New Town District for a Major Village Center Redevelopment to LRVC.
16. **December 8, 2025** – The Long Reach Community Association submitted its Community Response Statement in connection with the proposed redevelopment of the LRVC.
17. **December 18, 2025** – The Planning Board conducted a hearing on the petition of Columbia Concepts and unanimously voted to recommend approval.

County Council Of Howard County, Maryland

2014 Legislative Session

Legislative Day No. 2

Resolution No. 22 -2014

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

A RESOLUTION in accordance with Howard County's Urban Renewal Law, finding that certain properties of the Long Reach Village Center in Columbia constitute a blighted area; finding that the rehabilitation or redevelopment of these properties by means of an Urban Renewal Project is necessary in the interest of the public health, safety and welfare of the residents of the County; establishing the area in which the Project will take place; authorizing the acquisition of certain properties in the Long Reach Village Center as part of the Project; authorizing preparation of the plans necessary for the Project; and generally relating to urban renewal in Howard County.

Introduced and read first time July 3, 2014.

By order Sheila M. Tolliver
Sheila M. Tolliver, Administrator

Read for a second time at a public hearing on July 18, 2014.

By order Sheila M. Tolliver
Sheila M. Tolliver, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on March 5, 2014.

Certified By Sheila M. Tolliver
Sheila M. Tolliver, Administrator

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

1 **WHEREAS**, Howard County's Urban Renewal Law (Howard County Code, § 13.1100
2 *et seq.*) provides for County acquisition of private property for the purpose of urban renewal
3 when an area of the County becomes blighted; and
4

5 **WHEREAS**, the County Council finds that, over time, the Long Reach Village Center
6 has become a blighted area, as demonstrated by these facts: 1) a majority of the retail space is
7 vacant; 2) many of the buildings are poorly maintained; 3) ongoing and increasing safety
8 concerns have been expressed by community members, village center occupants and visitors;
9 and
10

11 **WHEREAS**, the County Council further finds that the rehabilitation or redevelopment of
12 the Village Center, by means of an Urban Renewal Project, is necessary in order to help
13 revitalize the area; and
14

15 **WHEREAS**, the Long Reach Community Association, in its Village Center Master Plan,
16 has defined the boundary of the Village Center as shown in the attached Exhibit A; and
17

18 **WHEREAS**, within the Village Center, the County Council wishes to designate the
19 Urban Renewal Area shown on the map attached as Exhibit B for the Urban Renewal Project.
20

21 **NOW THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
22 Maryland, this 5th day of March, 2014 that the properties shown in the attached
23 Exhibit B in the Long Reach Village Center are declared to be a blighted area.
24

25 **AND BE IT FURTHER RESOLVED**, that the rehabilitation or redevelopment of the
26 area by means of an Urban Renewal Project is necessary in the interest of the public health, safety
27 and welfare of the residents of the County;
28

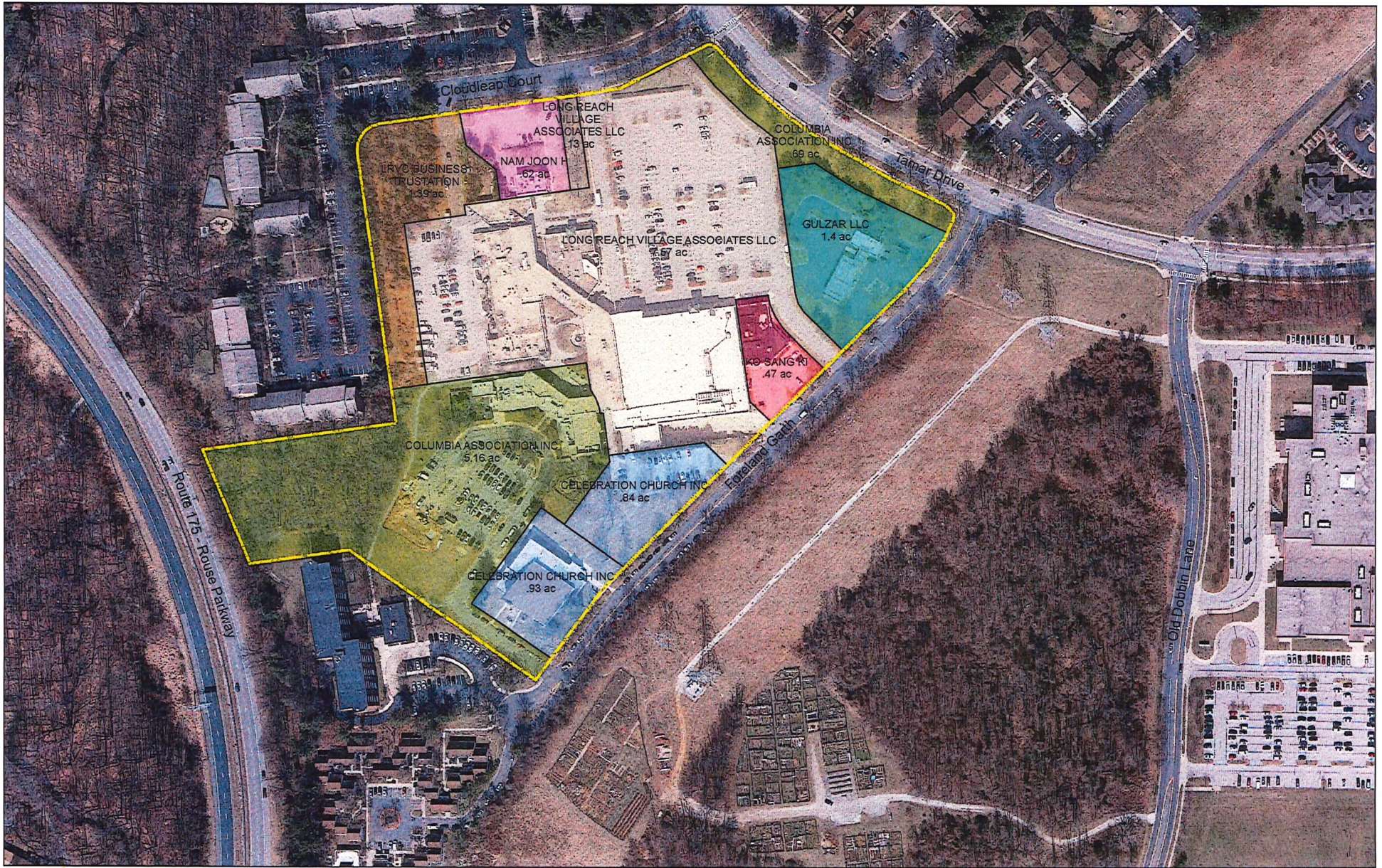
29 **AND BE IT FURTHER RESOLVED**, that the area of the Urban Renewal Project is
30 that area shown on the map attached to this Resolution as Exhibit B;
31

1 **AND BE IT FURTHER RESOLVED**, that the County Executive and County Council
2 may take any and all actions authorized by the County's Urban Renewal Law, including the
3 adoption of an Urban Renewal Plan and any other powers contained in Section 13.1103 and
4 Section 13.1104 of this Code;

5
6 **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized
7 to acquire the following real properties in whole or part in the blighted area in connection with
8 the Urban Renewal Project:

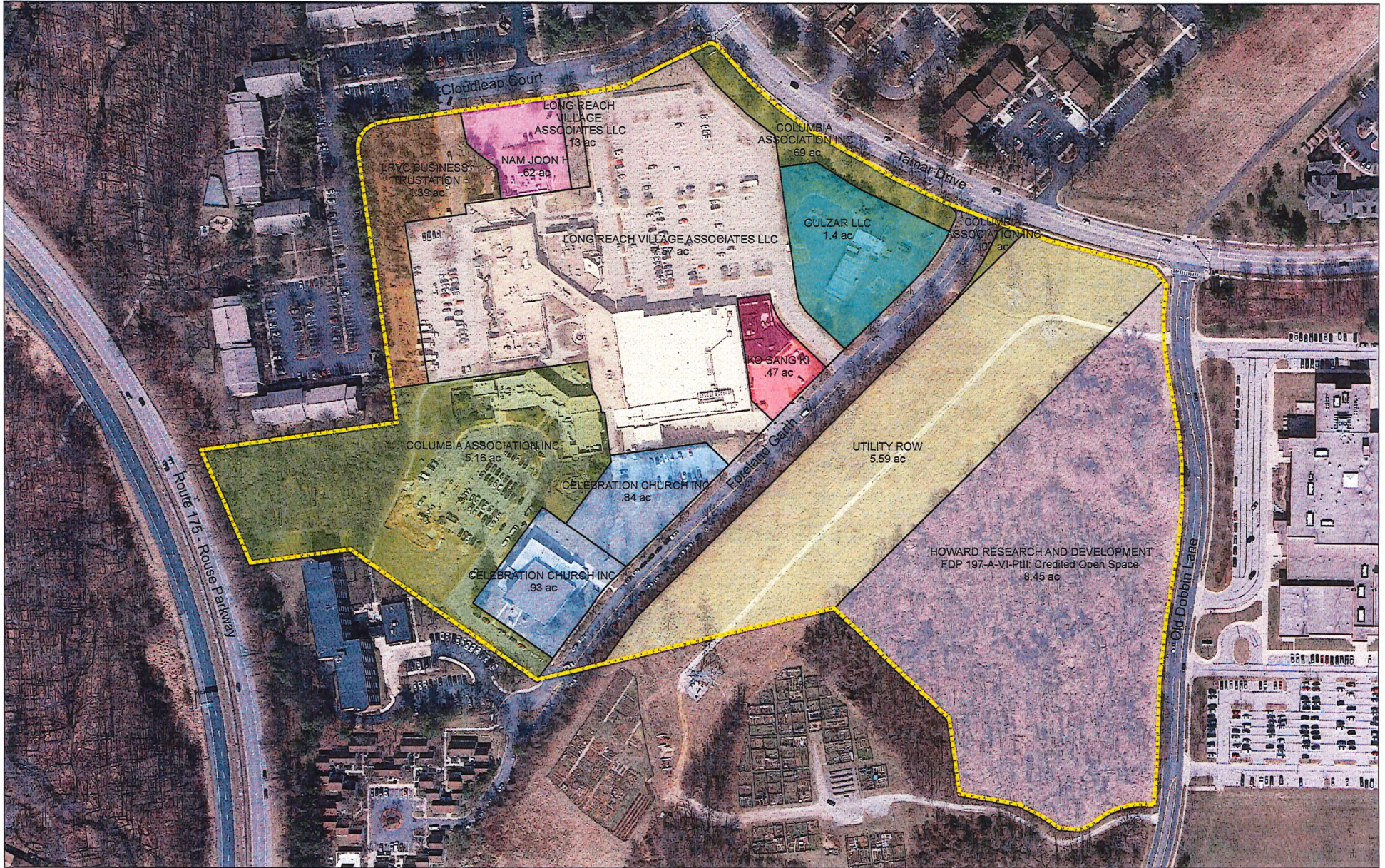
- 9
- 10 A. The .133-acre property owned by Long Reach Village Associates with tax parcel
11 identification numbers of Tax Map 36, Parcel 6, Lot G1, Grid 12;
 - 12 B. The 7.578-acre property, or a portion thereof, owned by Long Reach Village
13 Associates with tax parcel identification numbers of Tax Map 36, Parcel 6, Lot B1,
14 Grid 12; and
 - 15 C. In order to promote the coordinated redevelopment and revitalization in the Urban
16 Renewal Area, any other property within the area of the Urban Renewal Project
17 whose owner is willing to sell to the County;

18
19 **AND BE IT FURTHER RESOLVED**, that the County Executive is hereby authorized
20 to arrange for the preparation of all necessary plans, drawings, designs and the employment of
21 necessary engineers, architects, consultants or other personnel in order to properly prepare the
22 detailed plans and data for the Urban Renewal Project.



Long Reach Village Center - Exhibit B





Long Reach Village Center - Exhibit A



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. ⁵

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.

County Council of Howard County, Maryland

2024 Legislative Session

Legislative Day No. 12

Resolution No. 162-2024


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

Short Title: Conveyance – 7.71 acres located at 8775 Cloudleap Court to Columbia Concepts, LLC

Title: A RESOLUTION declaring that certain real property containing approximately 7.71 acres located at 8775 Cloudleap Court, Columbia, Maryland and acquired by the County pursuant to the urban renewal project initiated by Council Resolution No. 22-2014 is no longer needed by the County for public purposes; authorizing the County Executive to sell the property to Columbia Concepts, LLC or its subsidiary; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

Introduced and read first time Nov 4, 2024.

By order


Michelle Harrod, Administrator

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

By order


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

11
12 **WHEREAS**, under the authority granted by Resolution No. 22-2014, the County
13 acquired property in the Village Center from Long Reach Village Associates, LLC, by deed
14 dated October 1, 2014, and recorded among the Land Records of Howard County, Maryland in
15 Liber 15841, Folio 184, and by deed dated February 20, 2015, and recorded among the Land
16 Records of Howard County, Maryland in Liber 16036, Folio 227 (the “Property”), containing
17 approximately 7.71 acres shown as shaded in the attached Exhibit A; and

18
19 **WHEREAS**, the County has worked with the local community to develop the ReImagine
20 Long Reach Village Center Plan and is now ready to move forward with the Urban Renewal
21 Project for the Long Reach Village Center; and

22
23 **WHEREAS**, in July of 2023, the County issued a Request for Proposals (RFP) inviting
24 offerors to redevelop and purchase the Property, which was publicly posted for nearly six months
25 and distributed by press release and through known real estate and development channels by a
26 third party seller’s agent; and

27
28 **WHEREAS**, in response to the RFP, a proposal was submitted and Columbia Concepts,
29 LLC, was selected; and

30

1 **WHEREAS**, immediately prior to passage of this Resolution, the County Council has
2 passed Council Resolution No. 161-2024 that approves the Urban Renewal Project, the plans for
3 which include redevelopment of the Property; and
4

5 **WHEREAS**, the plans for the Urban Renewal Project require that the developer,
6 Columbia Concepts, LLC, or its affiliate, take ownership of the Property pursuant to the terms
7 and conditions of a Purchase and Sale Agreement; and
8

9 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code
10 authorizes the County Council to declare that property is no longer needed for public purposes
11 and authorizes the County Council to waive advertising and bidding requirements for an
12 individual conveyance of property upon the request of the County Executive and after a public
13 hearing that has been duly advertised; and
14

15 **WHEREAS**, the County Council has received a request from the County Executive to
16 waive the advertising and bidding requirements in this instance for the sale of the Property to
17 Columbia Concepts, LLC or its affiliate.
18

19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
20 Maryland, this 3 day of Feb, 2024, that the Property, shown as shaded
21 in the attached Exhibit A, is no longer needed by the County for public purposes.
22

23 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
24 Executive and having held a public hearing that was duly advertised, the County Council
25 declares that the best interest of the County will be served by authorizing the County Executive
26 to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County
27 Code for the sale of the Property to Columbia Concepts, LLC or its affiliate.
28

29 **AND BE IT FURTHER RESOLVED** that, the terms and conditions of the sale of the
30 Property shall require that a petition for a Major Village Center Redevelopment consistent with
31 the Proposal for the Redevelopment of the Long Reach Village Center included in Exhibit B of

1 Council Resolution No. 161-2024 obtain Zoning Board approval before title to the Property is
2 conveyed to Columbia Concepts, LLC or its affiliate.

3

4 **AND BE IT FURTHER RESOLVED** that, the authorization of the sale of the Property
5 subject to these terms does not require, dictate, preordain, or imply any decision or action by the
6 Zoning Board.

7

8 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the
9 Property may have a further public use and that the County's Property interest should not be
10 terminated, he is not bound to sell the Property in accordance with this Resolution.

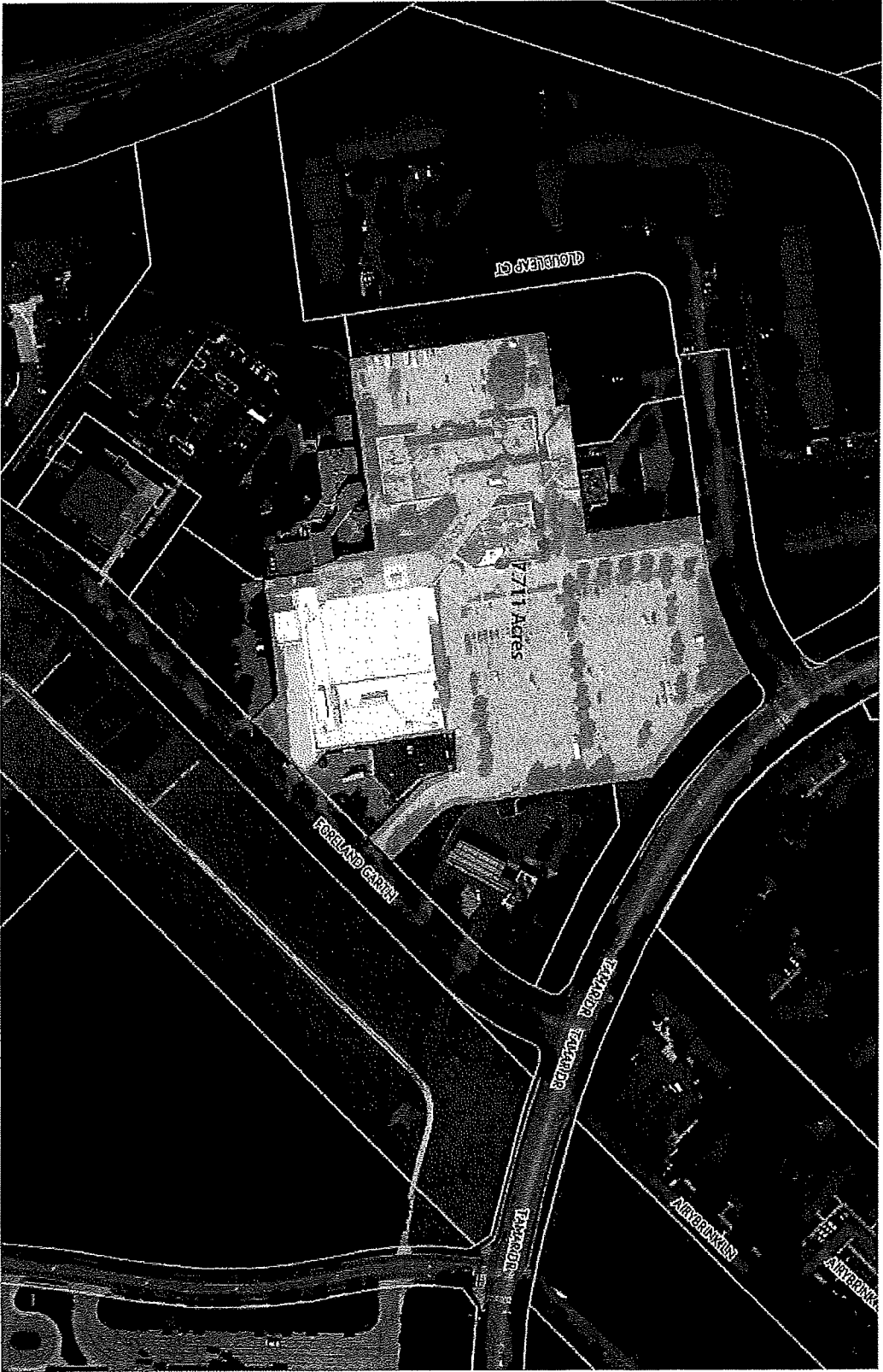


EXHIBIT A



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____-2024 declaring that declaring that certain real property known as the "Long Reach Village Center" owned by Howard County, Maryland, containing approximately 7.71 acres, and located at 8775 Cloudleap Court, Columbia, Maryland and acquired by the County pursuant to the urban renewal project initiated by Council Resolution No. 22-2014 is no longer needed by the County for public purposes; authorizing the County Executive to sell the property to Columbia Concepts, LLC or its subsidiary; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

To: Brandee Ganz,
Chief Administrative Officer

From: Yosef Kebede, Director
Department of Public Works *YK*

Date: October 24, 2024

The Department of Public Works (the "Department") has been designated coordinator for preparation of testimony relative to declaring certain real property, known as the "Long Reach Village Center" (the "Property"), comprising approximately 7.71 acres and located at 8775 Cloudleap Court, Columbia, Maryland as no longer needed by the County for public purposes.

The County is the fee simple owner of the Property acquired by deed dated October 1, 2014, and recorded among the Land Records of Howard County, Maryland in Liber 15841, Folio 184, and by deed dated February 20, 2015, and recorded among the Land Records of Howard County, Maryland in Liber 16036, Folio 227. The Department has determined that there is no longer a use for the Property and the County issued a Request for Proposals (RFP) in July of 2023 inviting offerors to submit proposals detailing plans for the Property. A proposal submitted by Columbia Concepts, LLC, was selected for the redevelopment and purchase of the Property.

The County Council, by way of this resolution, has received a request from the County Executive to waive the advertising and bidding requirements in this instance for the sale of the Property to Columbia Concepts, LLC or its affiliate.

The County, as owner, has operated and maintained the facility at a net operating loss of roughly \$300,000 annually. Discontinuation of County ownership will eliminate these losses, resulting in significant annual savings to the County long-term. The County will collect one-time revenues at the time of sale. The disposition of the Property is subject to a purchase and sale agreement to be negotiated. Additionally, the County anticipates income tax revenues from new employment created by the project, one-time impact fee collections from residential development and annual tax revenues at full build out of the project.

Page 2 of 2

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager
File

SP/Legislation/LRVC/Testimony Memo



LONG REACH VILLAGE CENTER

HOWARD COUNTY ZONING BOARD

March 2026 - Zoning Case - ZB1132M

Columbia
CONCEPTS

EXHIBIT 5

RE-ENVISION LONG REACH VILLAGE TEAM

Columbia
CONCEPTS

MASTER ARCHITECT & LEED CONSULTANT

KG

CIVIL ENGINEER & SITE LANDSCAPE

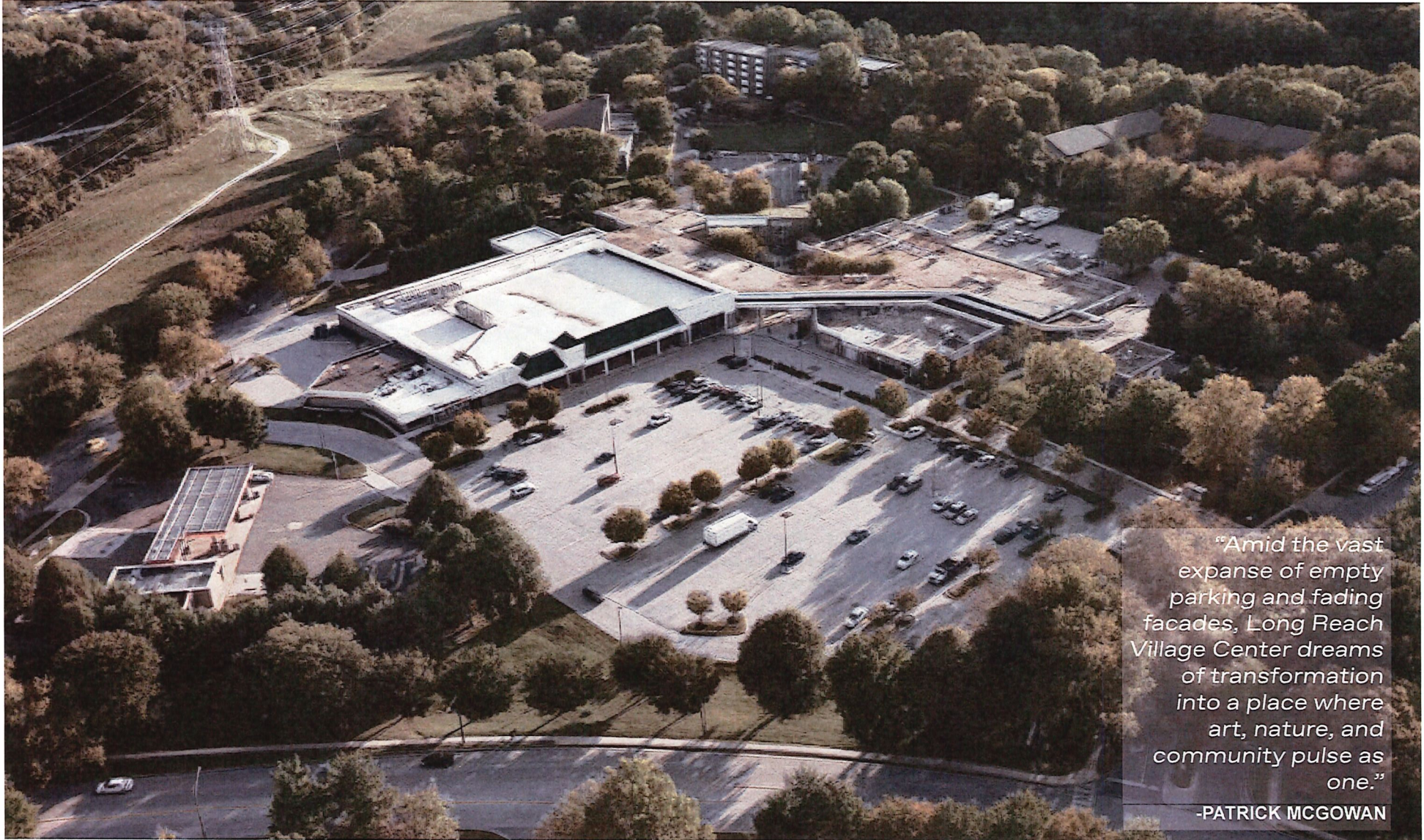
BOHLER //

TRAFFIC CONSULTANT

LAND USE ATTORNEY

GOROVE SLADE
Transportation Planners and Engineers

ck
CarneyKelehan
LLP



*“Amid the vast
expanse of empty
parking and fading
facades, Long Reach
Village Center dreams
of transformation
into a place where
art, nature, and
community pulse as
one.”*

-PATRICK MCGOWAN

3 EXISTING VILLAGE CENTER

“CITIES MUST BE FUN!”
-James Rouse



James Rouse’s goals were ambitions yet grounded in a deep understanding of human needs. He envisioned a place where diverse populations could coexist harmoniously, where access to nature and recreational spaces would be prioritized and where residents could engage in meaningful interactions. His commitment to creating a balance environment led him to incorporate various elements into the Columbia community’s design, including parks, schools and commercial areas that would foster a sense of belonging and connection among residents.

Rouse’s vision was not just about physical infrastructure; it was about cultivating a community spirit that would endure for generations. Over time, many of the village centers have struggled with vacancies due to changing retail trends such as grocery stores that were undersized and unable to expand to current market conditions and local densities that no longer supported the commercial space. James Rouse was a practical businessman who knew that economic shifts would occur, and flexibility would be necessary to keep his vision.



ROUSE VISION
Visionary Behind Columbia, Maryland



LONG REACH VILLAGE CENTER UPDATE
Columbia Concept’s Proposed Redevelopment



Mixed-Use
Community Hubs



Anchored by Schools &
Community Facilities



Economic Viability
& Profit



Decentralized but
Connected Structure



Civic & Religious Life



Social Integration
& Diversity



Pedestrian-Friendly &
Human-Scaled Design



Distinct Sense
of Place



Long Term,
Sustainable Growth



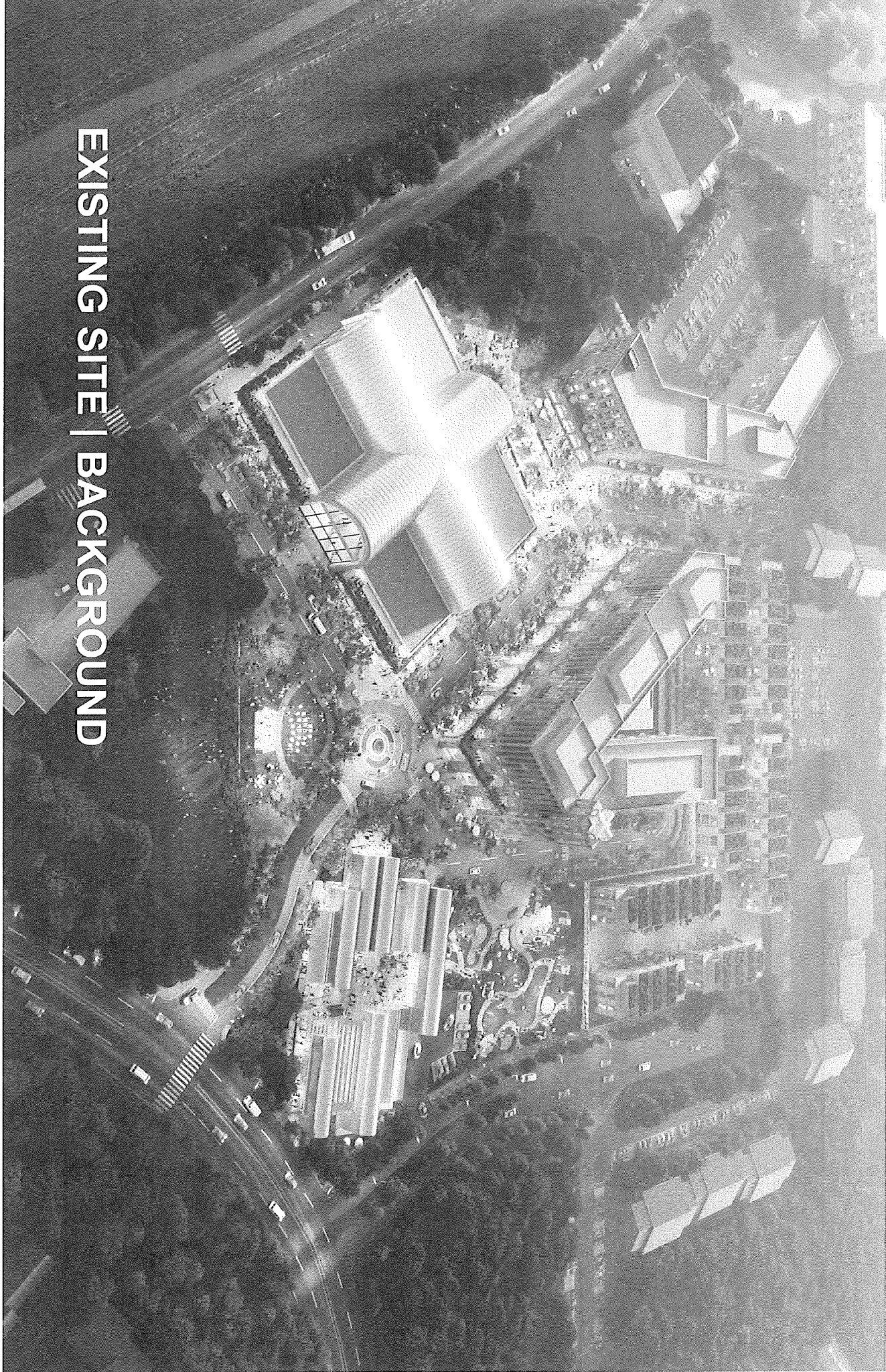
Preservation of
Open Space

DEFINITIONS PER SECTION 103.0

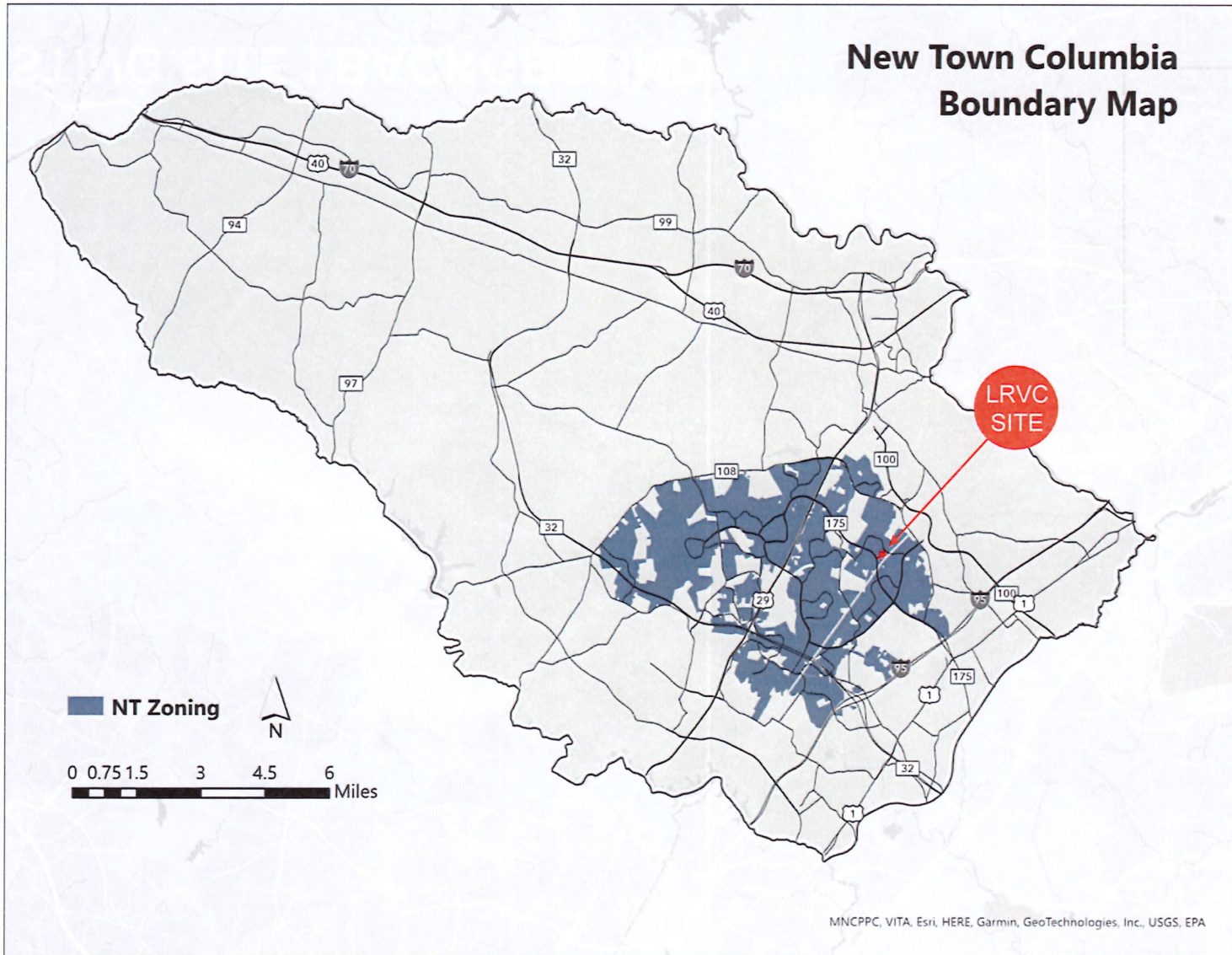
Village Center, New Town:

A Mixed-Use Development in the New Town District which is in a location designated on the New Town Preliminary Development Plan as a "Village Center", which is designed to be a community focal point and gathering place for the surrounding village neighborhood by including the following items:

- a. An outdoor, public, village green, plaza or square, which has both hardscape and softscape elements. This public space shall be designed to function as an accessible, primarily pedestrian-oriented promenade connecting the various village center buildings and shall include public seating features
- b. Stores, shops, offices or other commercial uses which provide opportunities to fulfill the day-to-day needs of the village residents, such as food stores, specialty stores, service agencies, financial institutions, personal services, medical services, and restaurants
- c. Space for community uses and/or institutional uses
- d. Residential uses, to the extent appropriate to support and enhance, but not overwhelm, other uses in the village center.



EXISTING SITE | BACKGROUND

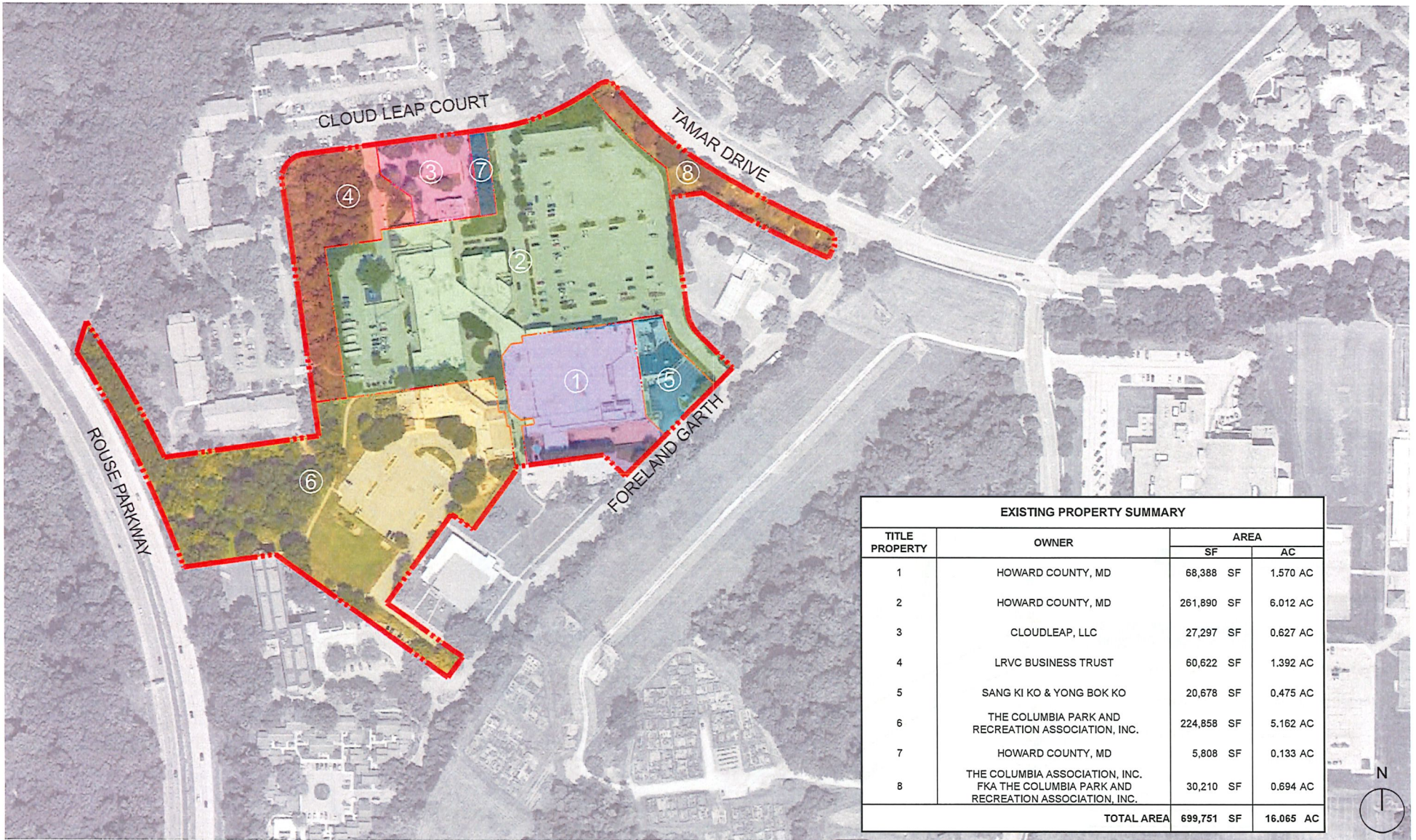




9 VILLAGE CENTER BOUNDARIES

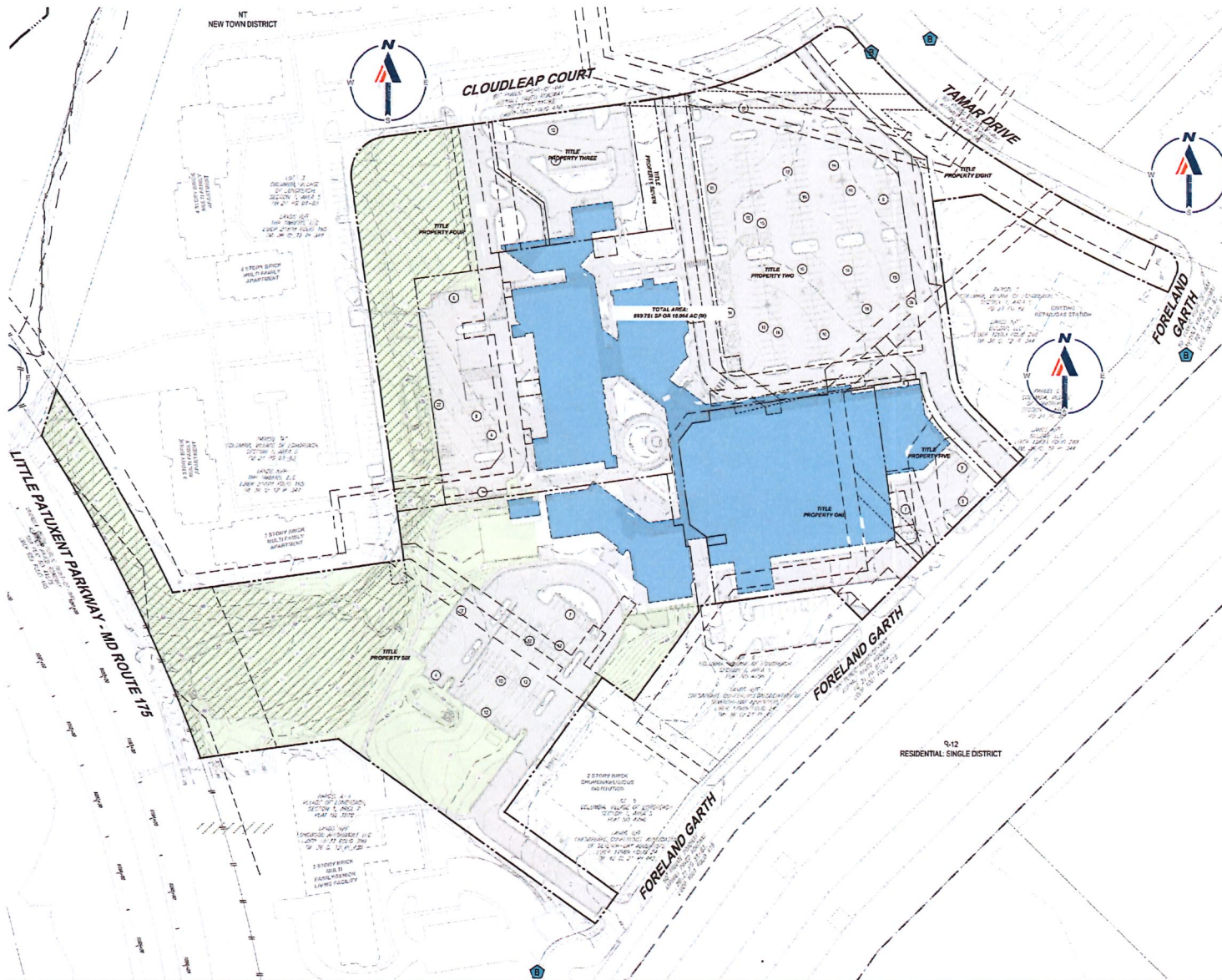


10 EXISTING CONDITIONS - PHOTOGRAPHS



EXISTING PROPERTY SUMMARY				
TITLE PROPERTY	OWNER	AREA		
		SF		AC
1	HOWARD COUNTY, MD	68,388	SF	1.570 AC
2	HOWARD COUNTY, MD	261,890	SF	6.012 AC
3	CLOUDLEAP, LLC	27,297	SF	0.627 AC
4	LRVC BUSINESS TRUST	60,622	SF	1.392 AC
5	SANG KI KO & YONG BOK KO	20,678	SF	0.475 AC
6	THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.	224,858	SF	5.162 AC
7	HOWARD COUNTY, MD	5,808	SF	0.133 AC
8	THE COLUMBIA ASSOCIATION, INC. FKA THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.	30,210	SF	0.694 AC
TOTAL AREA		699,751	SF	16.065 AC

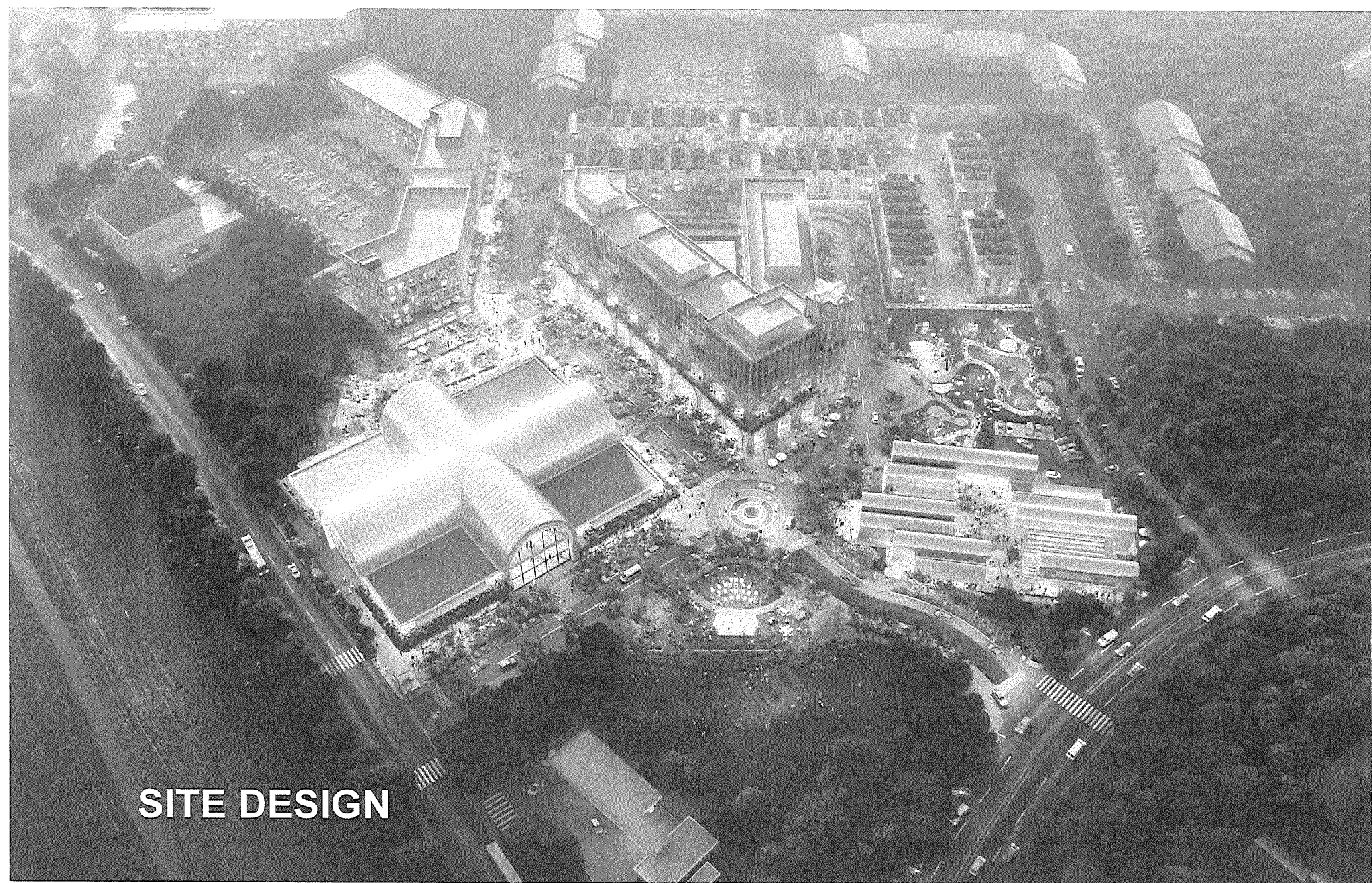
11 EXISTING PROPERTY MATRIX



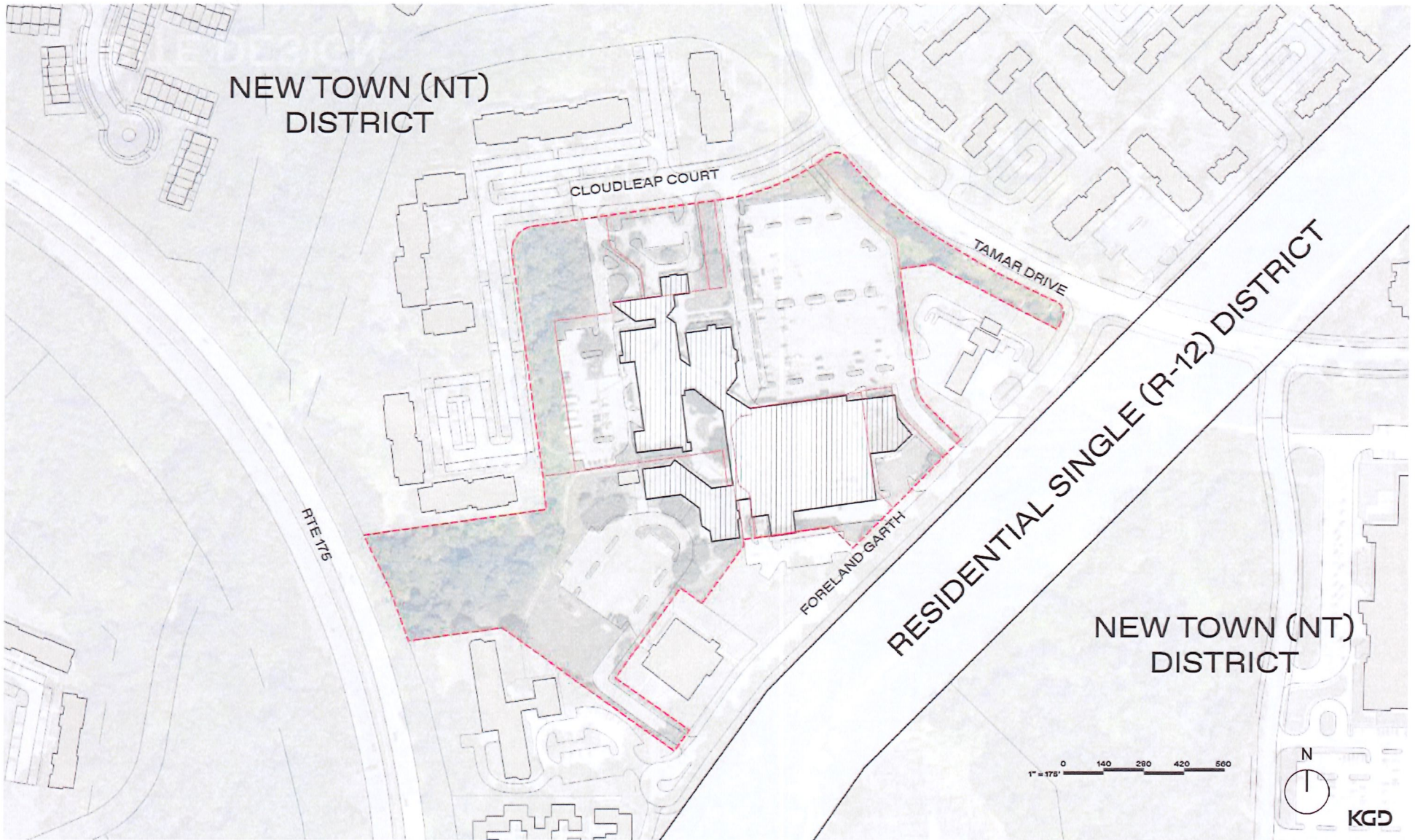
LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ZONE DISTRICT BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- ±275,319 SF EXISTING PAVEMENT
- ±114,384 SF EXISTING TREE LINE CANOPY
- ±187,388 SF COMMUNITY OPEN SPACE
- ±126,810 SF EXISTING COMMERCIAL/OFFICE
- EXISTING PARKING COUNT (468)
- EXISTING BUS STOP

12 EXISTING SITE INVENTORY



SITE DESIGN

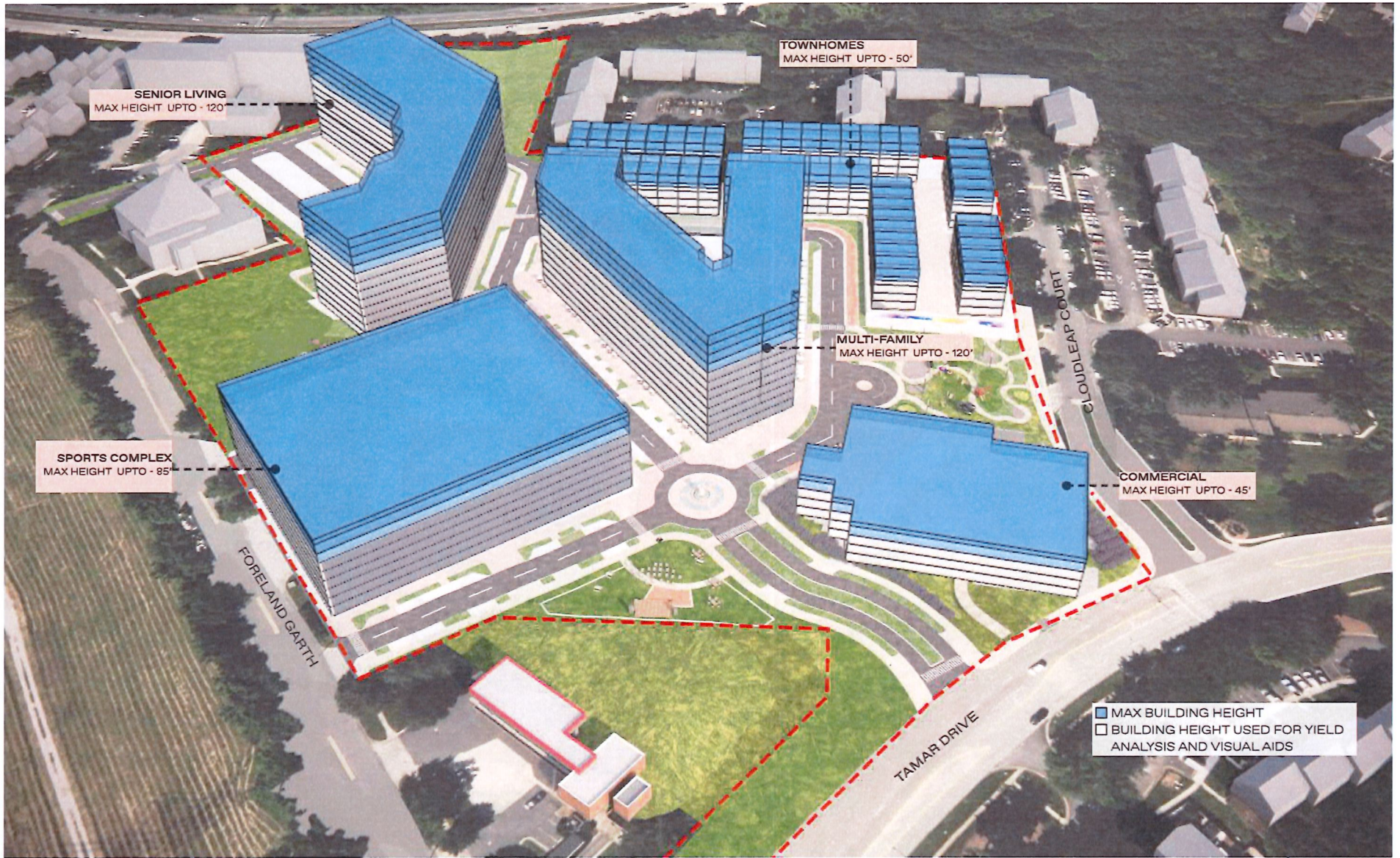








17 PROPOSED - USE



18 PROPOSED - BUILDING HEIGHT



19 PROPOSED SITE - ILLUSTRATIVE PLAN



20 PROPOSED - BUILDING USE



21 MASTER PLAN - GROUND FLOOR PROGRAMMING DIAGRAM



22 PROPOSED - OPEN SPACE



23 POCKET PARK - ILLUSTRATIVE PLAN



24 POCKET PARK - RENDERING



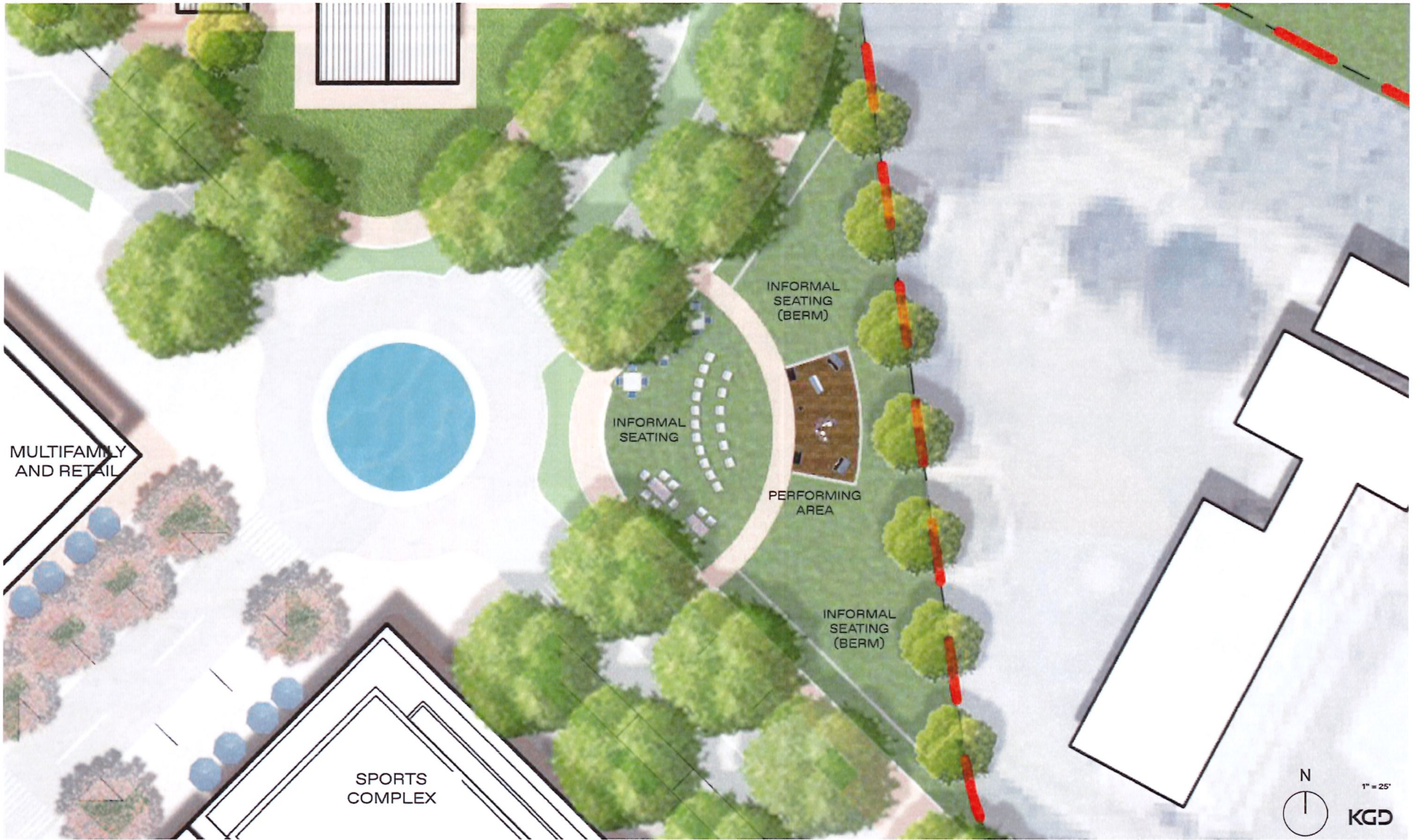
25 PARK GATHERING SPACE - ILLUSTRATIVE PLAN



26 PARK GATHERING SPACE - RENDERING



27 COMMUNITY BUILDING - RENDERING



28 COMMUNITY PARK - ILLUSTRATIVE PLAN



29 COMMUNITY PARK - RENDERING



30 COMMUNITY PARK - RENDERING



PHASE-I (Street Network)



PHASE-II (Retail, Community Building, Multifamily)



PHASE-III (Retail, Senior-living)



PHASE-IV (Sports Complex)

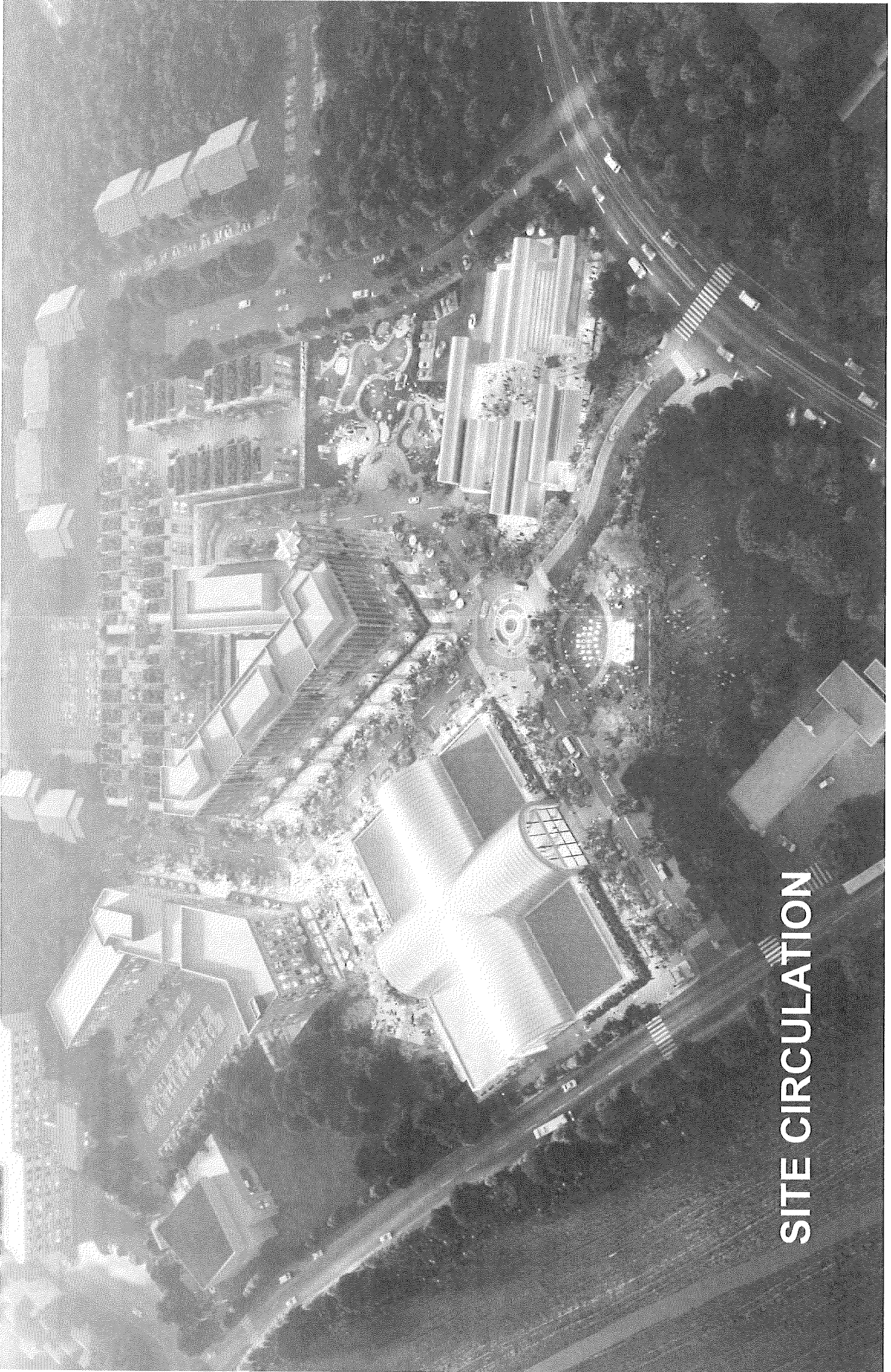


PHASE-V (Retail and Townhomes)



FINAL BUILT OUT**

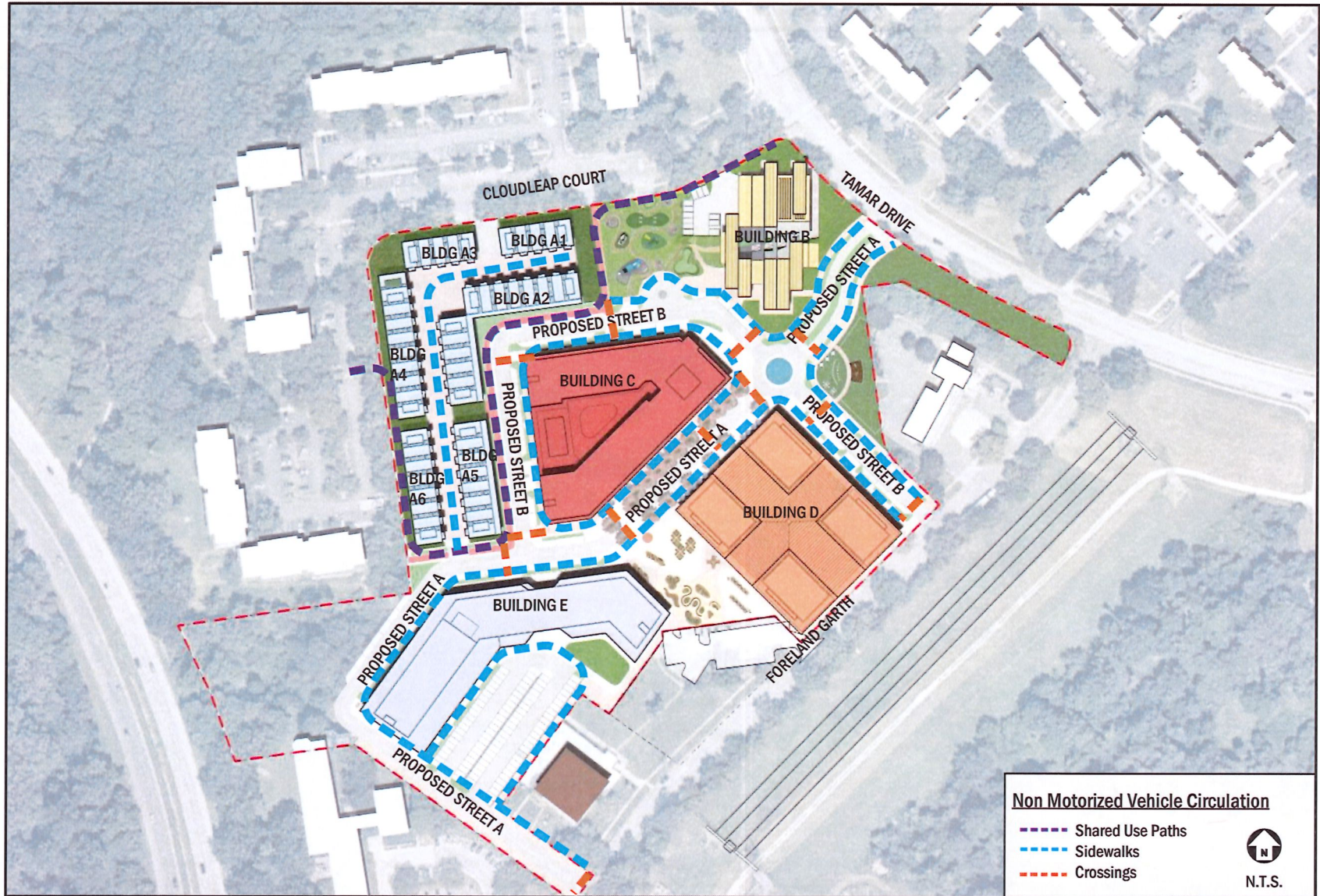
Note: Landscaping for each individual site would be addressed in each individual site's respective DAP submission.



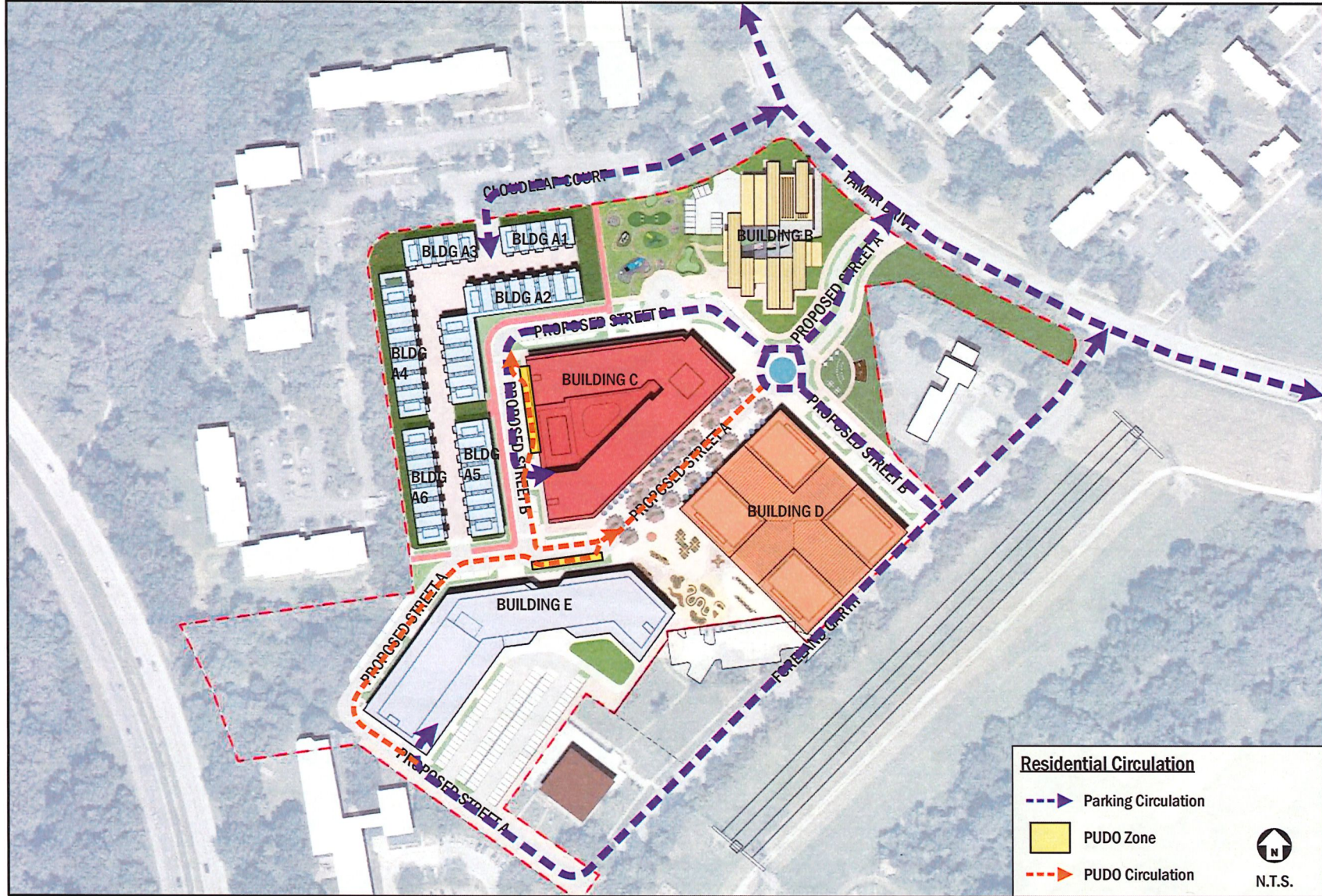
SITE CIRCULATION



33 STREET NETWORK - EXISTING



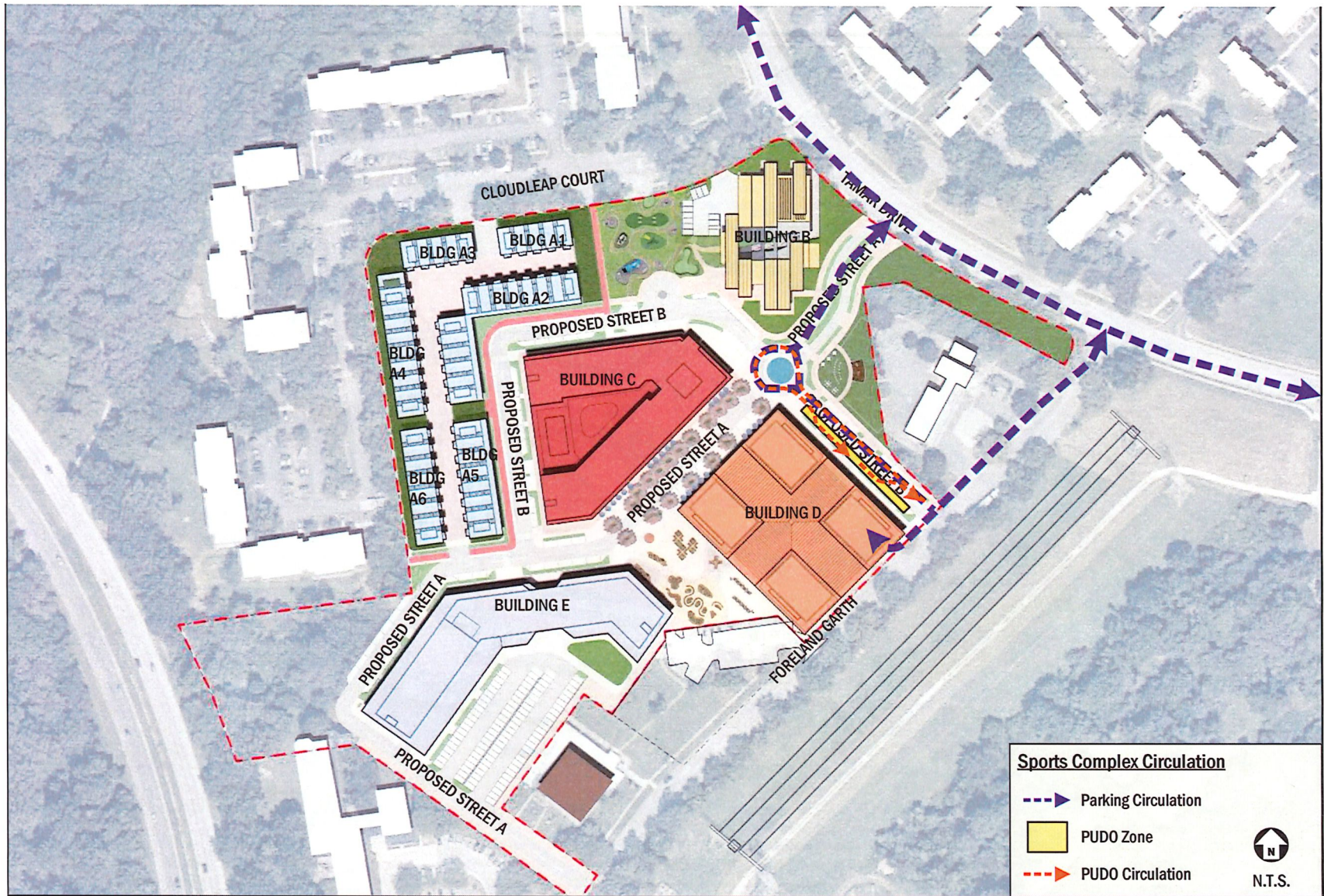
34 CIRCULATION DIAGRAM - NON-MOTORIZED



35 CIRCULATION DIAGRAM - RESIDENTIAL



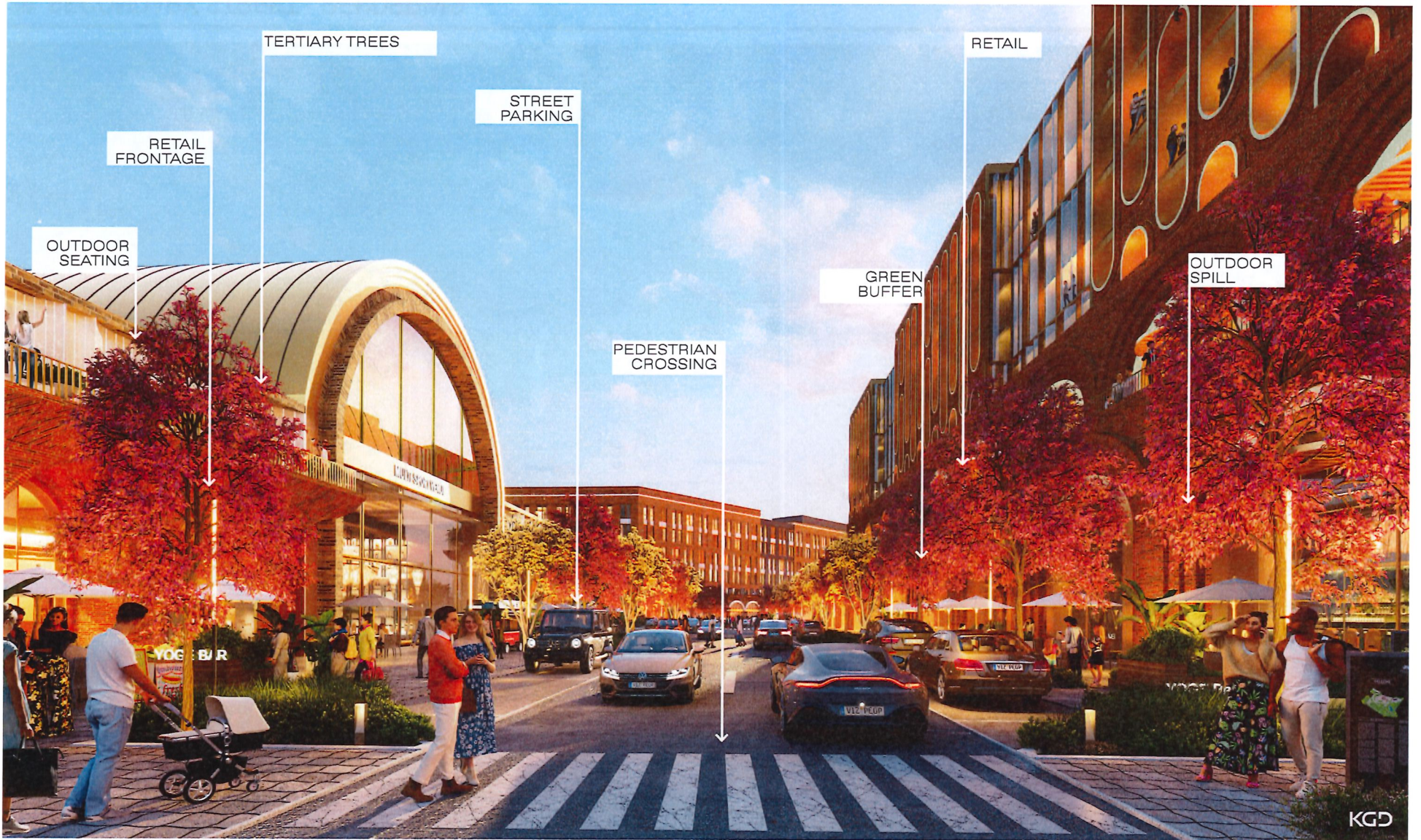
36 CIRCULATION DIAGRAM - RETAIL & COMMERCIAL



37 CIRCULATION DIAGRAM - SPORTS COMPLEX & COMMERCIAL USE



39 SECONDARY STREET - RENDERING



RETAIL FRONTAGE

OUTDOOR SEATING

TERTIARY TREES

STREET PARKING

PEDESTRIAN CROSSING

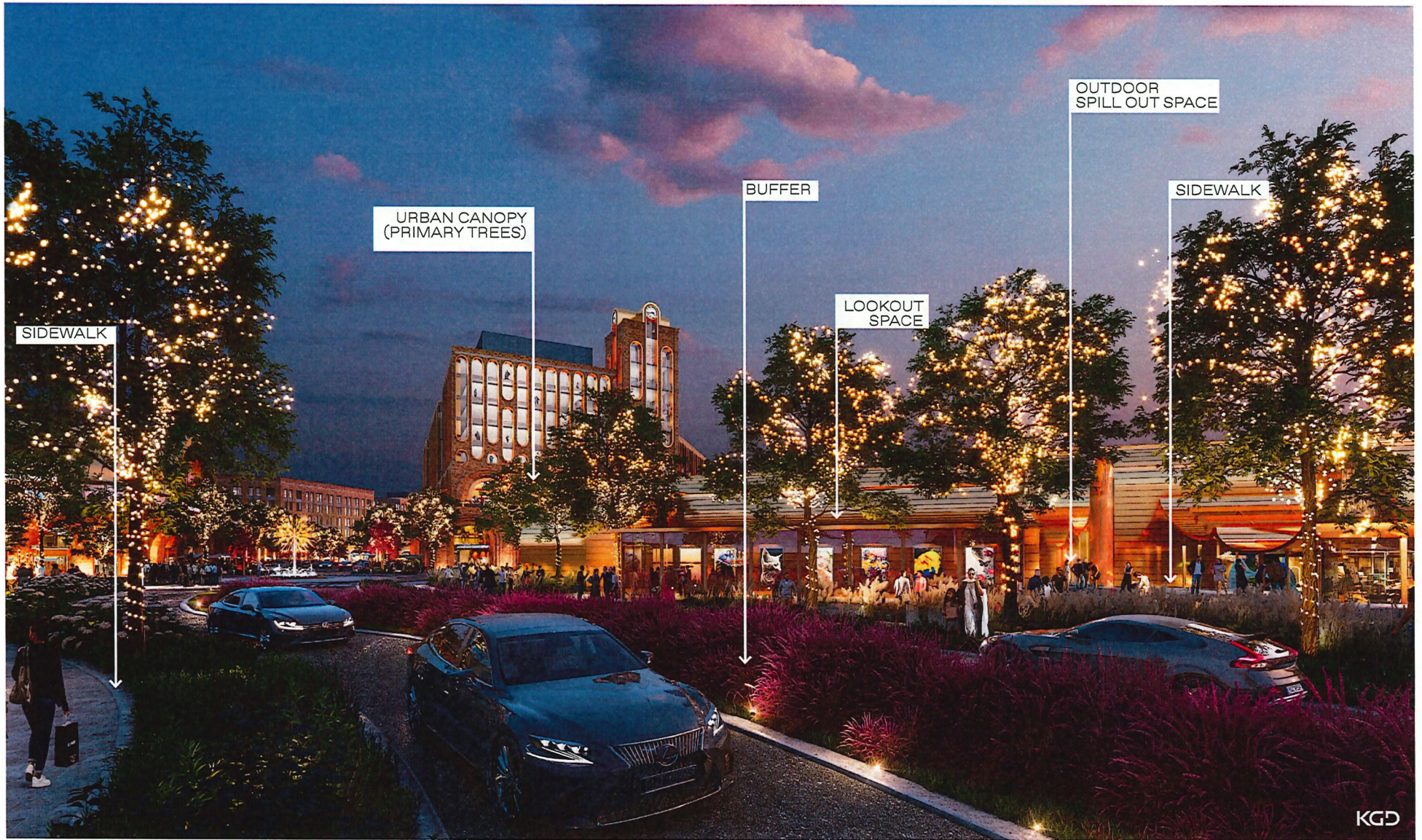
GREEN BUFFER

RETAIL

OUTDOOR SPILL

KGD

40 RETAIL STREET - RENDERING



41 ENTRY BOULEVARD - RENDERING

An aerial architectural rendering of a modern urban development at dusk. The scene features several large, multi-story buildings with blue roofs and warm interior lighting. A prominent building in the foreground has a curved, illuminated facade. The development is surrounded by lush green trees and includes a central plaza with a circular fountain and a colorful bridge. Roads with cars and parking lots are visible, suggesting a vibrant, walkable community.

THANK YOU

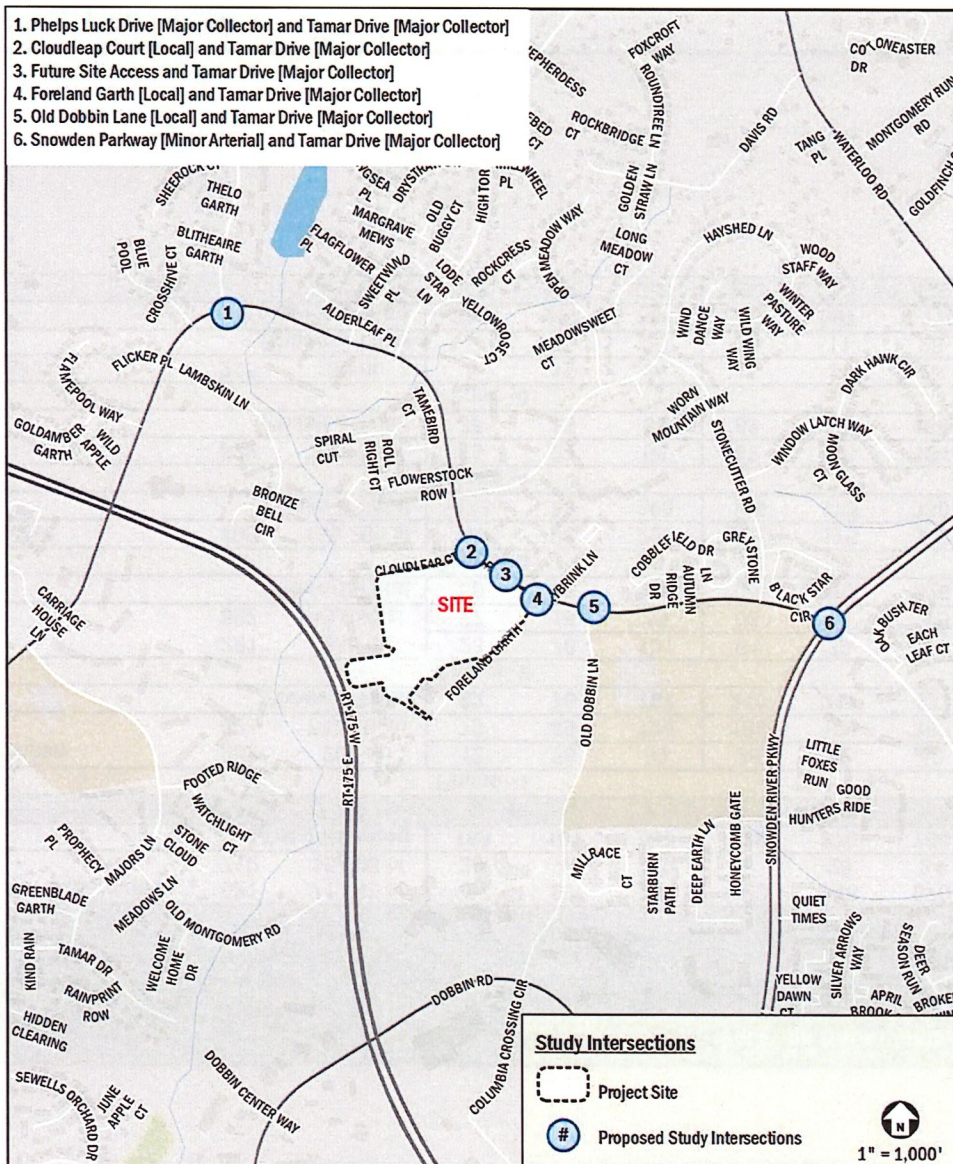
QUESTIONS

An aerial architectural rendering of a modern campus. The central focus is a large, multi-story building with a complex, angular facade. To its left is a large, curved structure with a prominent arched entrance. The campus is surrounded by lush greenery and trees. Several roads and parking areas are visible, with small cars and trucks scattered throughout. The overall style is a detailed, shaded architectural visualization.

SUPPLEMENTAL SLIDES

EXISTING ZONING AND SITE AREA SUMMARY

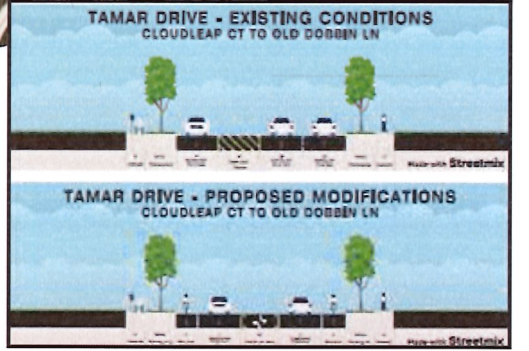
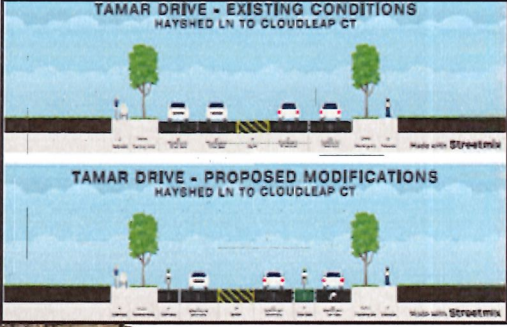
TITLE PROPERTY	TAX MAP	GRID	PARCEL	LOT	PLAT NO	OWNER	AREA		DEED REFERENCE		ZONE
							SF	AC	LIBER	FOLIO	
1	36	12	6	PARCEL B-1	22982	HOWARD COUNTY, MARYLAND	68,388 SF	1.570 AC	16036	227	NT
2		12	6	PARCEL B-1	22982	HOWARD COUNTY, MARYLAND	261,890 SF	6.012 AC	15841	184	
3		12	6	PARCEL F-1	9737	CLOUDLEAP, LLC	27,297 SF	0.627 AC	21403	317	
4		12	6	PARCEL E-1	12409	LRVC BUSINESS TRUST	60,622 SF	1.392 AC	7853	217	
5		11	6	PARCEL D-1	12409	SANG KI KO & YONG BOK KO	20,678 SF	0.475 AC	4139	236	
6		12	344	3	PB 21 PG 81-83	THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.	224,858 SF	5.162 AC	834	184	
7		12	6	PARCEL G-1	9737	HOWARD COUNTY, MARYLAND	5,808 SF	0.133 AC	15841	184	
8		12	344	1	PB 21 PG 82	THE COLUMBIA ASSOCIATION, INC. FKA THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.	30,210 SF	0.694 AC	996	214	
TOTAL							699,751 SF	16.064 SF			



45 SUPPLEMENTAL - STUDY AREA INTERSECTIONS

Land Use	Land Use Code	Quantity (x)	AM Peak Hour (veh/hr)			PM Peak Hour (veh/hr)			Saturday Peak Hour (veh/hr)		
			In	Out	Total	In	Out	Total	In	Out	Total
Existing Land Use											
Shopping Plaza (40-150k) with Supermarket	821	71,896 sf	157	97	254	322	348	670	342	329	671
General Office Building	710	15,000 sf	29	4	33	6	28	34	4	4	8
Total Existing			186	101	287	328	376	704	346	333	679
Proposed Land Use											
Phase -1											
Senior Adult Housing - Multifamily	252	200 du	13	26	39	28	22	50	33	28	61
Shopping Plaza (40-150k)	821	73,810 du	79	49	128	188	195	383	246	227	473
Phase-1 Total			92	75	167	216	217	433	279	255	534
Phase -2											
Multifamily (Mid-Rise)	221	255 du	23	78	101	61	39	100	53	50	103
Strip Retail Plaza (<40k)	822	19,650 sf	27	18	45	63	63	126	66	63	129
Phase-2 Total			50	96	146	124	102	226	119	113	232
Phase -3											
Recreational Community Center	495	136,260 sf	172	88	260	155	175	330	79	67	146
Phase-3 Total			172	88	260	155	175	330	79	67	146
Phase -4											
Strip Retail Plaza (<40k)	822	28,610 sf	35	23	58	82	82	164	96	92	188
Phase-4 Total			35	23	58	82	82	164	96	92	188
Phase -5											
Single Family Attached Housing	215	50 du	5	15	20	15	11	26	18	20	38
Phase-5 Total			5	15	20	15	11	26	18	20	38
Total Proposed			354	297	651	592	587	1,179	591	547	1,138
Net New Trip Generation			168	196	364	264	211	475	245	214	459

Intersection	LOS Threshold	Existing			Background			Total Future		
		AM	PM	SAT	AM	PM	SAT	AM	PM	SAT
1. Phelps Luck Drive and Tamar Drive	D or Better	A	A	A	A	B	A	A	C	A
2. Cloudleap Court and Tamar Drive	D or Better	A	A	A	A	A	A	A	A	A
3. Future Site Access and Tamar Drive	D or Better	A	A	A	A	A	A	A	B	A
4. Airybrink Lane/Foreland Garth and Tamar Drive	D or Better	A	A	A	A	A	A	A	C	C
5. Old Dobbin Lane and Tamar Drive	D or Better	A	A	A	A	A	A	A	A	A
6. Snowden River Parkway and Tamar Drive	D or Better	B	B	A	B	B	A	B	C	B



SIGNING LEGEND

	EXISTING GROUND MOUNTED SIGN
	PROPOSED GROUND MOUNTED SIGN AND SUPPORT
	EXISTING SIGN AND SUPPORT TO REMAIN
	EXISTING SIGN AND SUPPORT TO BE REMOVED
	PROPOSED SIGN AND SUPPORT
	SIGNALIZED INTERSECTION
	EXISTING STREET LIGHT WITH SIGN
	EXISTING FIRE HYDRANT

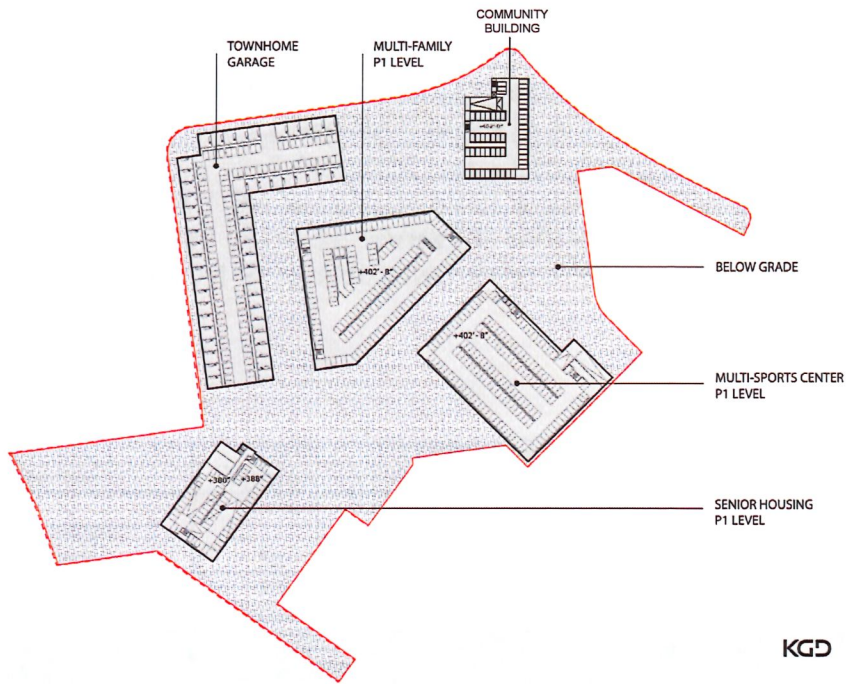


48 SUPPLEMENTAL - TAMAR COMPLETE STREET IMPROVEMENTS

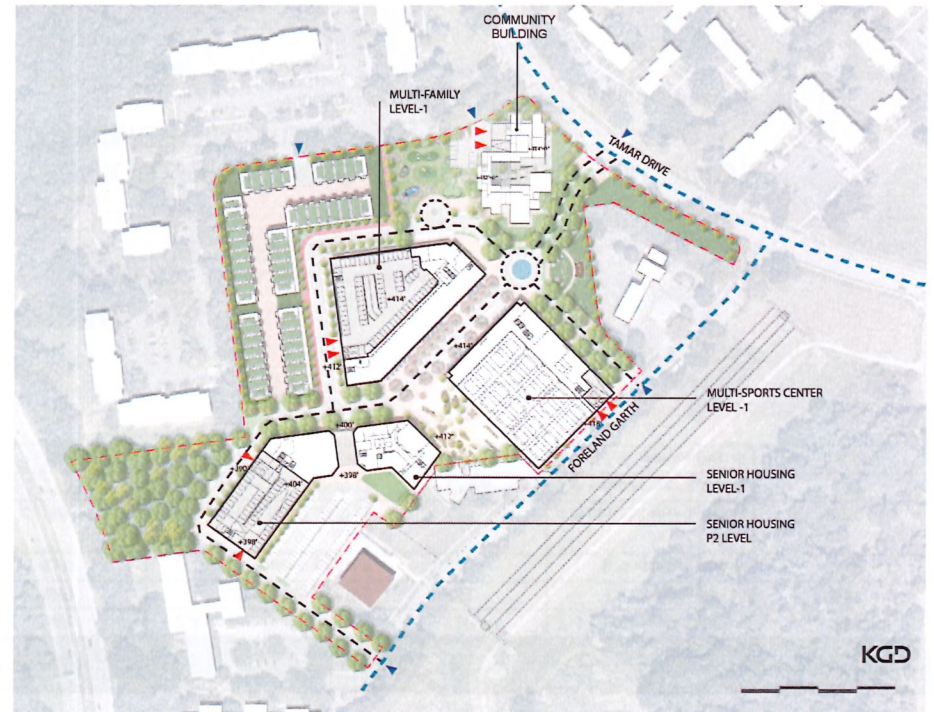
Land Use	Quantity	Howard County		ITE		ULI		Recommended		
		Ratio	Spaces	Ratio	Spaces	Ratio	Spaces	Ratio	Spaces	
Retail	90,180 sf	3.9 spaces per 1,000 sf	352	3.8 spaces per 1,000 sf	343	2.4 spaces per 1,000 sf	216	2.4 spaces per 1,000 sf	216	
Apartments	255 du	2.0 spaces per du	510	0.7 spaces per du	189	1.1 spaces per du	281	1.1 spaces per du	281	
Senior Housing	200 du	1.1 spaces per du	220	0.6 spaces per du	120	0.6 spaces per du	120	0.6 spaces per du	120	
Art and Community Center	31,890 sf	2.7 spaces per 1,000 sf	86	2.0 spaces per 1,000 sf	64	4.0 spaces per 1,000 sf	128	4.0 spaces per 1,000 sf	128	
Sports Complex	136,260 sf	8.6 spaces per 1,000 sf	1172	2.0 spaces per 1,000 sf	273	1.3 spaces per 1,000 sf	177	1.3 spaces per 1,000 sf	177	
Townhomes	50 du	2.1 spaces per du	105	2.0 spaces per du	100	1.7 spaces per du	85	1.7 spaces per du	85	
			2445				1089			1007
										1007

PARKING SPACES

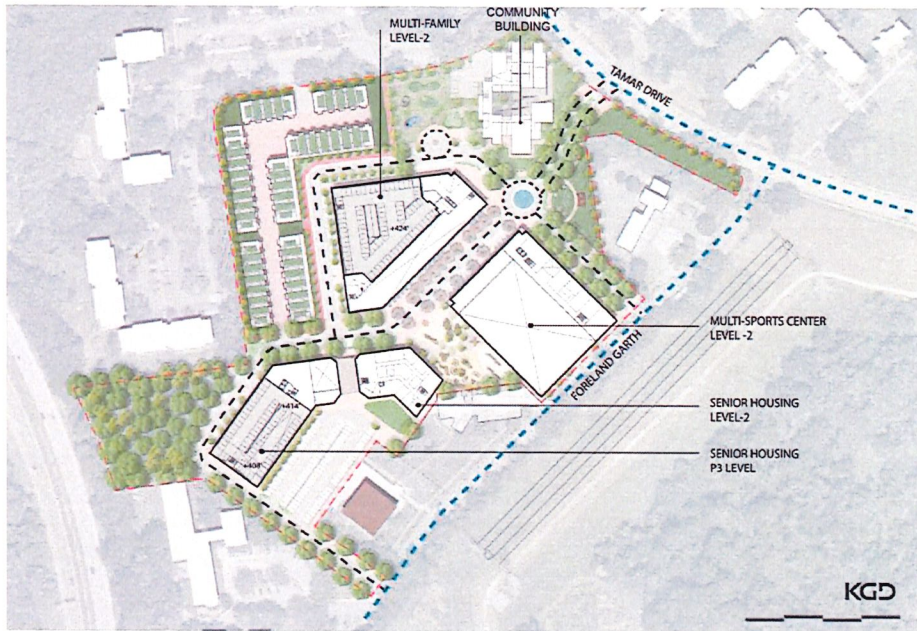
- 1007 ON-SITE PARKING SPACES
 - 833 ON-SITE GARAGE PARKING SPACES
 - 102 ON-SITE SURFACE PARKING SPACES
 - 90 SURFACE PARKING SPACES FOR BUILDING E (SENIOR, RETAIL AND COMMERCIAL BUILDING)
 - 12 SURFACE PARKING SPACES FOR BUILDING B (COMMERCIAL BUILDING)
 - 72 ON-SITE STREET PARKING SPACES



Level P1

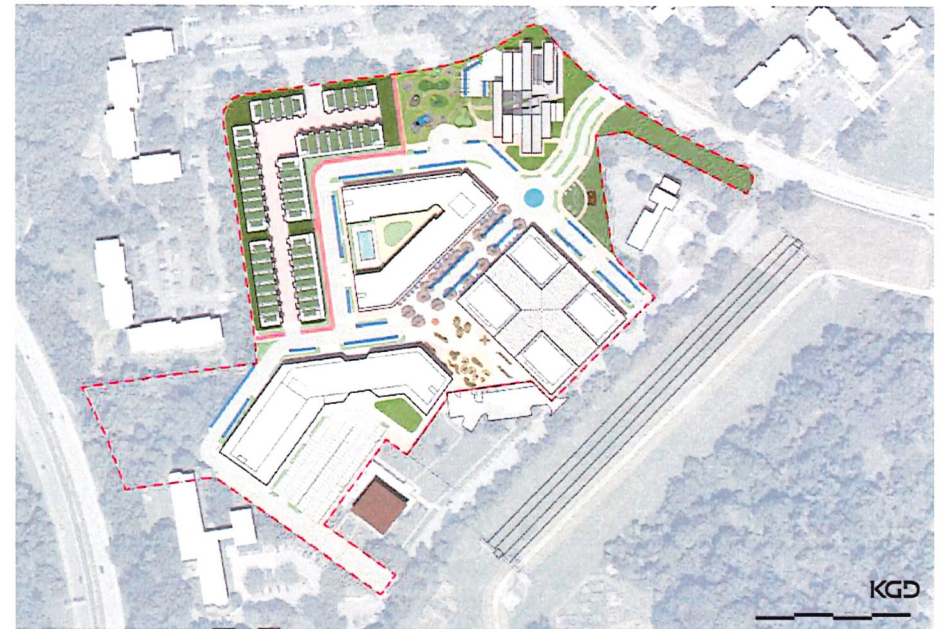


Level 1



Level 2

Scale 1: 1"=250'



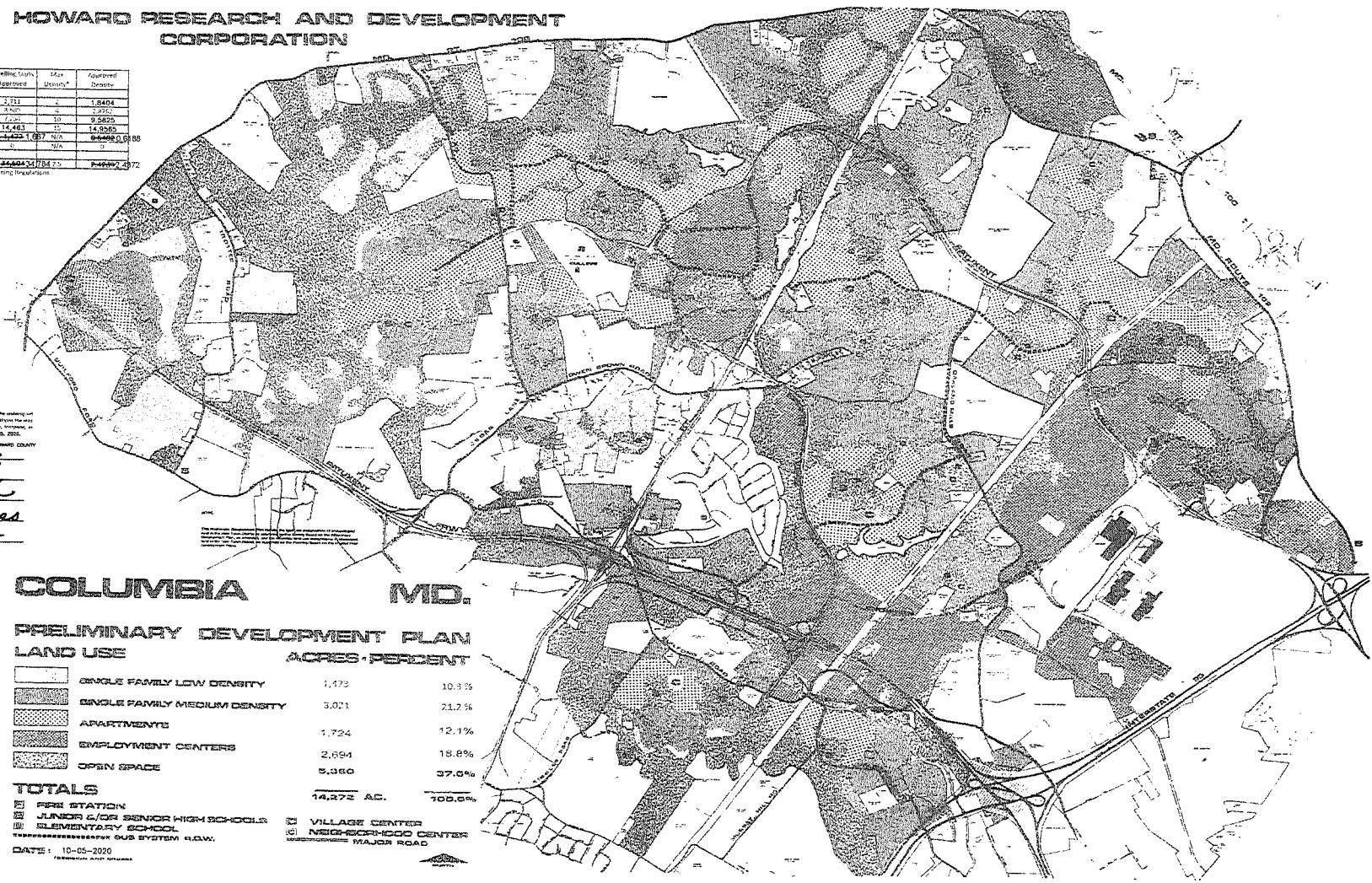
— Street Parking

HOWARD RESEARCH AND DEVELOPMENT CORPORATION

Density Chart

Land Use	Acres	Dwelling Units Approved	Max Density	Approved Density
Single Family Low Density	1,473	2,211	1.5	1,848
Single Family Medium Density	3,071	4,607	1.5	2,703
Apartments - Single Family Attached	707	2,121	3.0	2,121
Apartments - Multifamily	707	14,463	20.5	14,463
Employment	17,824	14,259 (1,000)	0.8	14,259
Open Space	5,360	-	0%	-
Total RT District	32,272	34,661	1.08	34,661

*Pursuant to Sections 115.0A.4 and 5 of the Howard County Zoning Regulations



Howard County Zoning, Revised 11/2004

Certificate of Zoning Map

Pursuant to Sec. 115.0A.4 of the Zoning Regulations of Howard County, Maryland, the zoning map number of the Zoning Map of Howard County being hereby amended to conform with the zoning map number of the Preliminary Development Plan for the RT District of Columbia, Maryland, as shown by Amendment of the Zoning Map to comply with Section 115.0A.4 on October 6, 2005.

ATTEST: *[Signature]*
 Zoning Board Administrator
 Date: *[Signature]*
 Planning Board Chairman
 Date: *[Signature]*
 Planning Board Member

COLUMBIA MD.

PRELIMINARY DEVELOPMENT PLAN

LAND USE	ACRES	PERCENT
SINGLE FAMILY LOW DENSITY	1,473	10.3%
SINGLE FAMILY MEDIUM DENSITY	3,071	21.7%
APARTMENTS	1,724	12.1%
EMPLOYMENT CENTERS	2,694	18.8%
OPEN SPACE	5,360	37.6%

TOTALS
 14,272 AC. 100.0%

- FIRE STATION
- JUNIOR &/OR SENIOR HIGH SCHOOL
- ELEMENTARY SCHOOL
- VILLAGE CENTER
- NEIGHBORHOOD CENTER
- BUS SYSTEM S.W.
- MAJOR ROAD

DATE: 10-05-2005

