



LONG REACH VILLAGE CENTER REQUEST FOR PROPOSALS – QUESTIONS AND ANSWERS January 20, 2017

Questions & Answers (Industry Day)

The responses below summarize those provided at Industry Day on January 10, 2017 and include additional details as further clarification.

1. *To what extent has the residential component been discussed as part of the redevelopment? Is it broadly supported? What's the stance on residential development?*

Understanding the Long Reach community's preferences for revitalization has been an important part of the County's Reimagine Long Reach planning effort. The County held a series of community meetings from April through November of 2015 to gather community input on redevelopment preferences. Over 150 community members, including members of the Village Board, attended the kickoff meeting. Each of the subsequent meetings in the series featured both high attendance and thoughtful discussion.

The majority of people who attended the meetings were open to housing. A Community Preferred Uses table on page 10 in the proposed *Reimagine Long Reach Center Plan* identifies housing as a community use preference. The Long Reach webpage (www.howardcountymd.gov/longreach) contains presentation slides from each meeting. The June 2015 slides include charts that document community member feedback on housing, as recorded at the May 2015 meeting.

As part of those meetings, the Wilde Lake Village Center redevelopment was presented as a case study. The recent village center redevelopment at Wilde Lake identified residential as a critical piece to generate foot traffic and add to the economic viability of the project.

There is a housing assessment which was completed for the Reimagine effort, available at the Long Reach webpage: www.howardcountymd.gov/longreach (or directly via this link: <https://www.howardcountymd.gov/LinkClick.aspx?fileticket=ABjzDVIQXwQ%3d&portalid=0>).

The *Reimagine Plan* identifies housing as an Economic Sustainability objective (page 11). The plan states: "Encourage the development of housing options to provide an on-site demand for goods and services."

The County acknowledges that while redevelopment proposals may include housing, the Long Reach Village Center should continue to function as a village center with a mix of uses. The *Reimagine Plan* includes the County's definition of a village center on page 16; it notes that non-residential uses are required, including commercial uses, community uses and/or institutional uses, and community/public gathering space.

2. *Could you run through a prospective timeline, taking out design and engineering from the developer's standpoint, to when construction would potentially start. I haven't worked in Howard County in a while, and need help understanding the timeline.*

The intent is to have the preferred proposal to the County Council in late spring for approval as the Urban Renewal project (in accordance with the County's Urban Renewal law), and then have a developer on board by early summer.



The selected developer would be responsible for moving proposed plans through the development review process, including the Village Center Redevelopment process (if applicable). The Village Center Redevelopment process contains three steps, each with a series of substeps: 1) community planning process; 2) zoning process to amend the preliminary development plan (PDP); and 3) land development review process. These steps are further described in the *Reimagine Plan* and in the County's Zoning Regulations.

The County has done much of the forefront work with the community. Wilde Lake Village Center redevelopment began without that work, so it took nearly two years to get through the first step, the community process. The second step, the zoning process, took 7-8 months for Wilde Lake. The County expedited Wilde Lake's land development review, and that third step was completed in a year. That is a pretty quick timeline in Howard County for land development review. The County intends to do concurrent land development review processes to streamline the redevelopment of LRVC. The unknown is the first step with the community meetings. The second two steps follow roughly a 1-2 year timeframe.

At Wilde Lake, many of the concepts were new to the community and to the County. In Long Reach, the Village Board has already provided input into the process and the community has bought into this process through our community meetings and other engagements.

3. *Looking at this it appears to me, you're throwing a lot of challenges to the developer. Why would it not be that there should be no Village Board review or Zoning review? What if the developer doesn't get the zoning? There are lot of uncertainties—review that comes after money has been committed.*

This project involves Urban Renewal Law, so the review process is unique.

Because of Urban Renewal, the preferred proposal will go to both the Planning Board and County Council; therefore, they will be familiar with the preferred proposal before it goes through the Village Center Redevelopment process.

While the Council and the Zoning Board consist of the same membership, they have different authority and the standards of review are different.

4. *My name is Abby Glassberg with KLN. I represent Celebration Church. We are actively trying to sell our property because we have grown out of the facility. We are interested in staying in the community and would love to talk to developers. We are open to being a tenant in a new development.*

5. *Is there any comment on the Howard Hughes owned property? Is it a drainage swale?*

The Howard Research and Development Corporation (HRD) maintains the stormwater management facility on this parcel. Drainage from the Village Center parking lot is conveyed through a storm drain piping to the parcel. No easement agreement was put into place during the property transfer when the County purchased the property. HRD is open to working with the developer of the site during the redevelopment process.

The other pad site owners have attended some of the community meetings.



6. *I am a tenant in the LRVC—what’s the long-term plan for vacancies? Will spaces be available for lease in the interim?*

The County has short-term leases in place and is showing spaces to prospective tenants. New lease-ups are on a month-to-month basis. The County’s goal is to prevent impeding the development of the Center by tying spaces up with tenants. The point of contact for lease opportunities is: Daryl Paunil, Chief, Bureau of Facilities, Howard County Department of Public Works. He can be contacted at dpaunil@howardcountymd.gov

7. *Does the liquor store have any easements, covenants or encumbrances to the site?*

The County does not have that information.

8. *Has Columbia Association set a firm price for its parcel?*

The following response to that question was given by a CA representative at Industry Day. *“No, but we are open to swapping land to make the development program work with the developer as long as we are made whole. As long as we have space for the Arts Center, Community Center and advance the redevelopment, we are open to working toward a solution”.* Any land swap requires Columbia Association Board approval.

The CA representative continued with the following statement: *“We have been involved in the planning process and are very interested in being partners in revitalization of the Center. One of our guiding principles is strengthening our Village Centers. The CA Board made a firm statement on its commitment to supporting revitalization efforts.”*

Questions received (not part of the Q&A Period during the Industry Day)

9. *Can we receive a land survey of the Property owned by the County?*

See attachment.

10. *What remains in the housing allocation (density) for the Long Reach Village Center as it pertains to New Town Zoning and the predetermined use allocations under New Town Zoning?*

There are two requirements that impact new housing at LRVC: 1) the County’s Adequate Public Facilities Ordinance (APFO) requirements, and 2) New Town zoning requirements.

In terms of APFO, there are currently adequate housing unit allocations available for village centers. New housing would also have to pass the open/closed schools test under APFO. Currently, the schools which LRVC would feed are open to development.

Regarding New Town, a developer of LRVC seeking to add housing would use the Village Center Redevelopment process (described in response to question 2) to amend the Preliminary Development Plan (PDP) allowing more density. Wilde Lake used this process in order to receive additional housing density.

11. *Is it possible to receive a copy of the attendee list from the Industry Day?*

See attachment.



12. At the presentation I asked the question about zoning. If a proposal is accepted, county DPZ can and should initiate the zoning change in accordance with the accepted proposal. It should not be the developer's responsibility to apply for the zoning change and take several months and legal expense to get the zoning. During that limbo period, the center will deteriorate further, because until the zoning is approved, the developer will not spend money for R and M. What happens if the developer pays the money and somehow the zoning is not approved? (*R and M – we assume he refers to Repair and Maintenance)

The County has done much of the upfront community engagement work. As discussed in Question #2, it is anticipated that the zoning process will follow quickly once the Council has approved the preferred plan.

The purchase and sale agreement will outline the details of repairs and maintenance responsibilities.