



# LONG REACH VILLAGE CENTER

## PLANNING BOARD

DECEMBER 2025

# RE-ENVISION LONG REACH VILLAGE TEAM

## Columbia CONCEPTS

MASTER ARCHITECT & LEED CONSULTANT

**KG D**

CIVIL ENGINEER & SITE LANDSCAPE

**BOHLER //**

TRAFFIC CONSULTANT

**GOROVE SLADE**

Transportation Planners and Engineers

LAND USE ATTORNEY

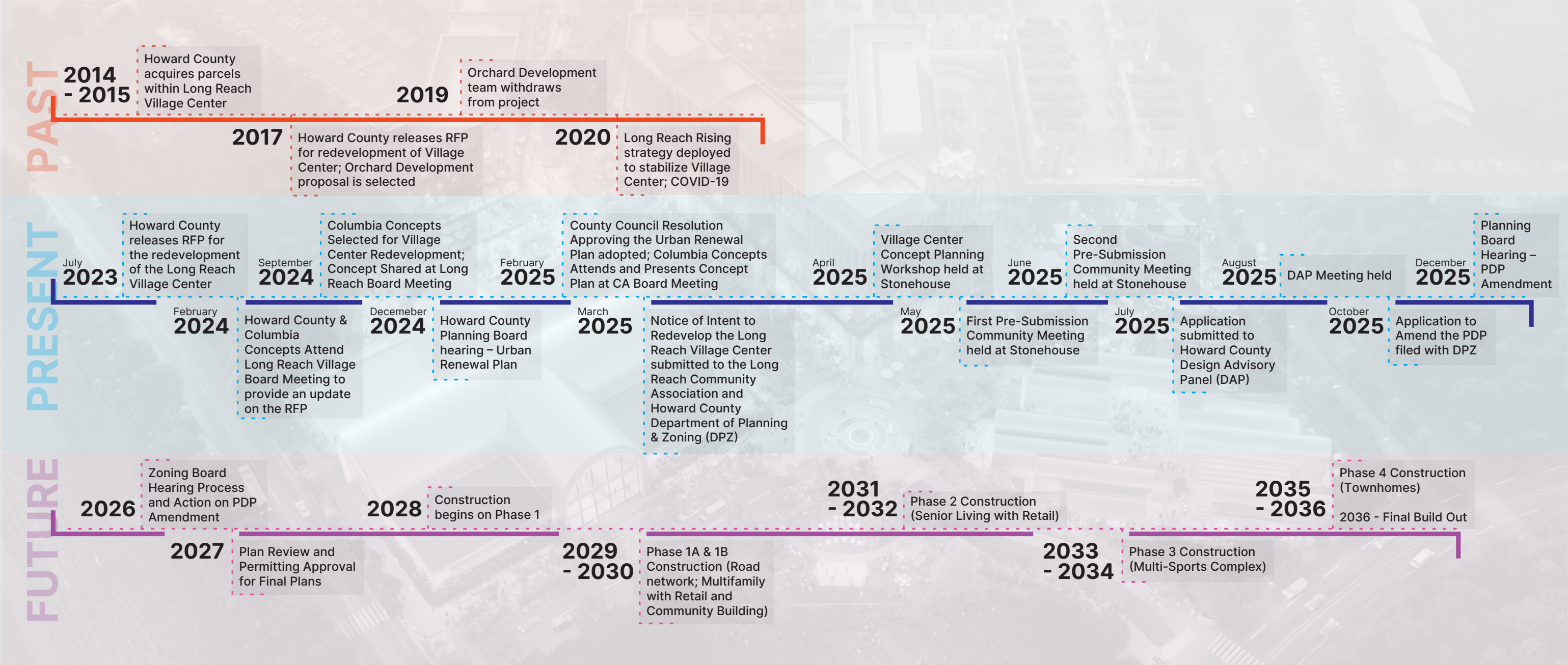
  
**CarneyKelehan**  
LLP



*“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**





# “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**

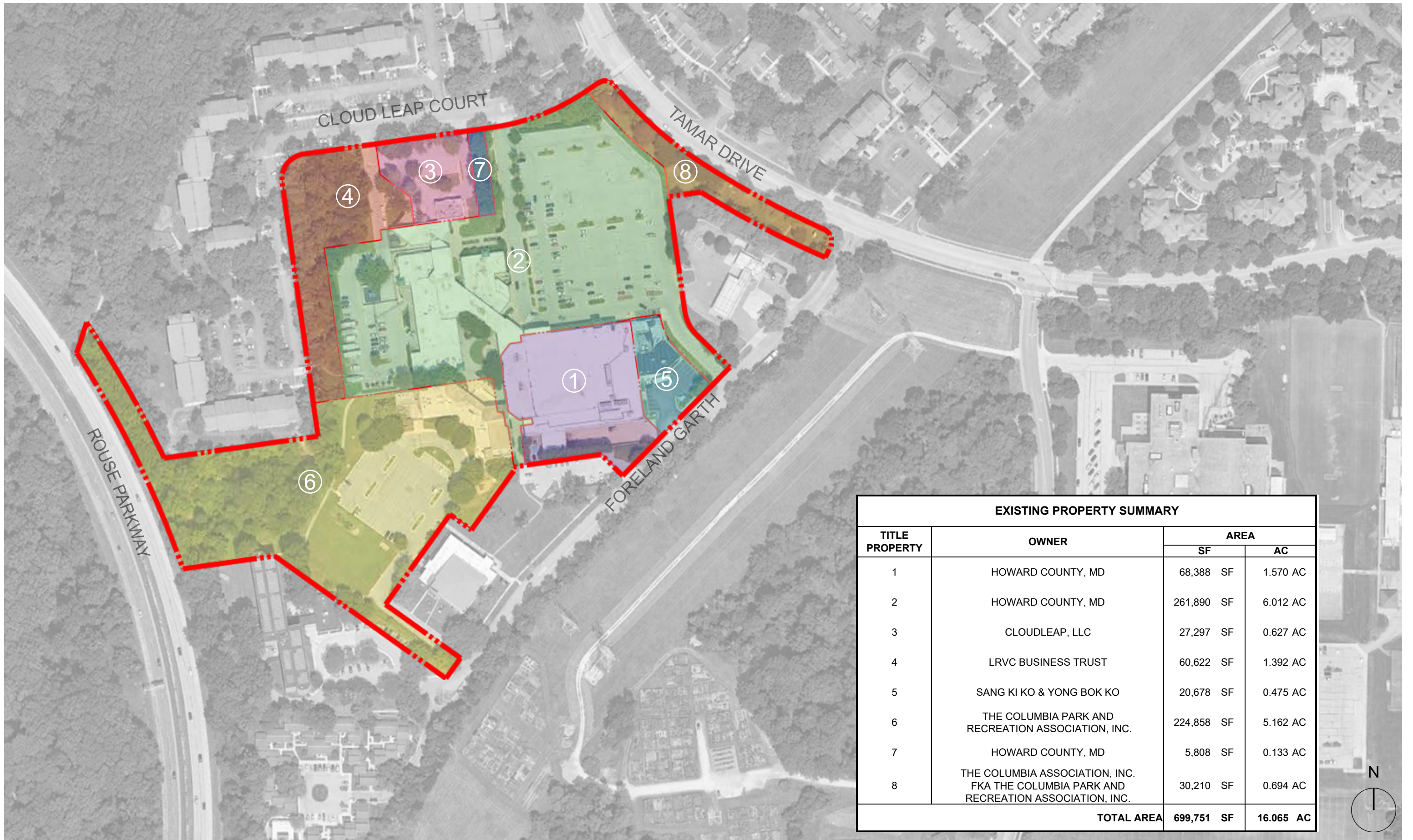


**EXISTING SITE | BACKGROUND**





9 VILLAGE CENTER BOUNDARIES

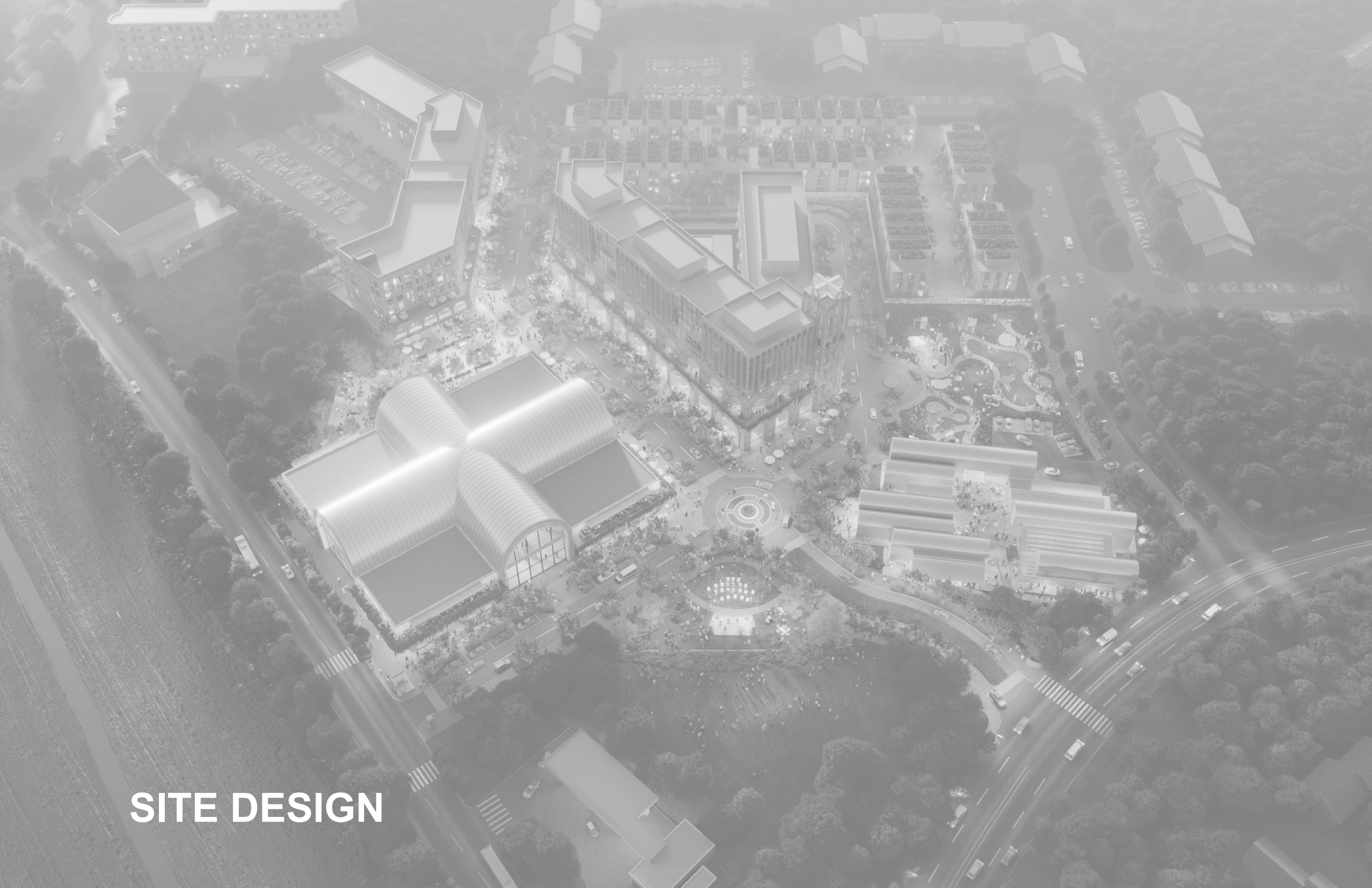


EXISTING PROPERTY SUMMARY				
TITLE PROPERTY	OWNER	AREA		
		SF		AC
1	HOWARD COUNTY, MD	68,388	SF	1.570 AC
2	HOWARD COUNTY, MD	261,890	SF	6.012 AC
3	CLOUDLEAP, LLC	27,297	SF	0.627 AC
4	LRVC BUSINESS TRUST	60,622	SF	1.392 AC
5	SANG KI KO & YONG BOK KO	20,678	SF	0.475 AC
6	THE COLUMBIA PARK AND RECREATION 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
<b>TOTAL AREA</b>		<b>699,751</b>	<b>SF</b>	<b>16.065 AC</b>

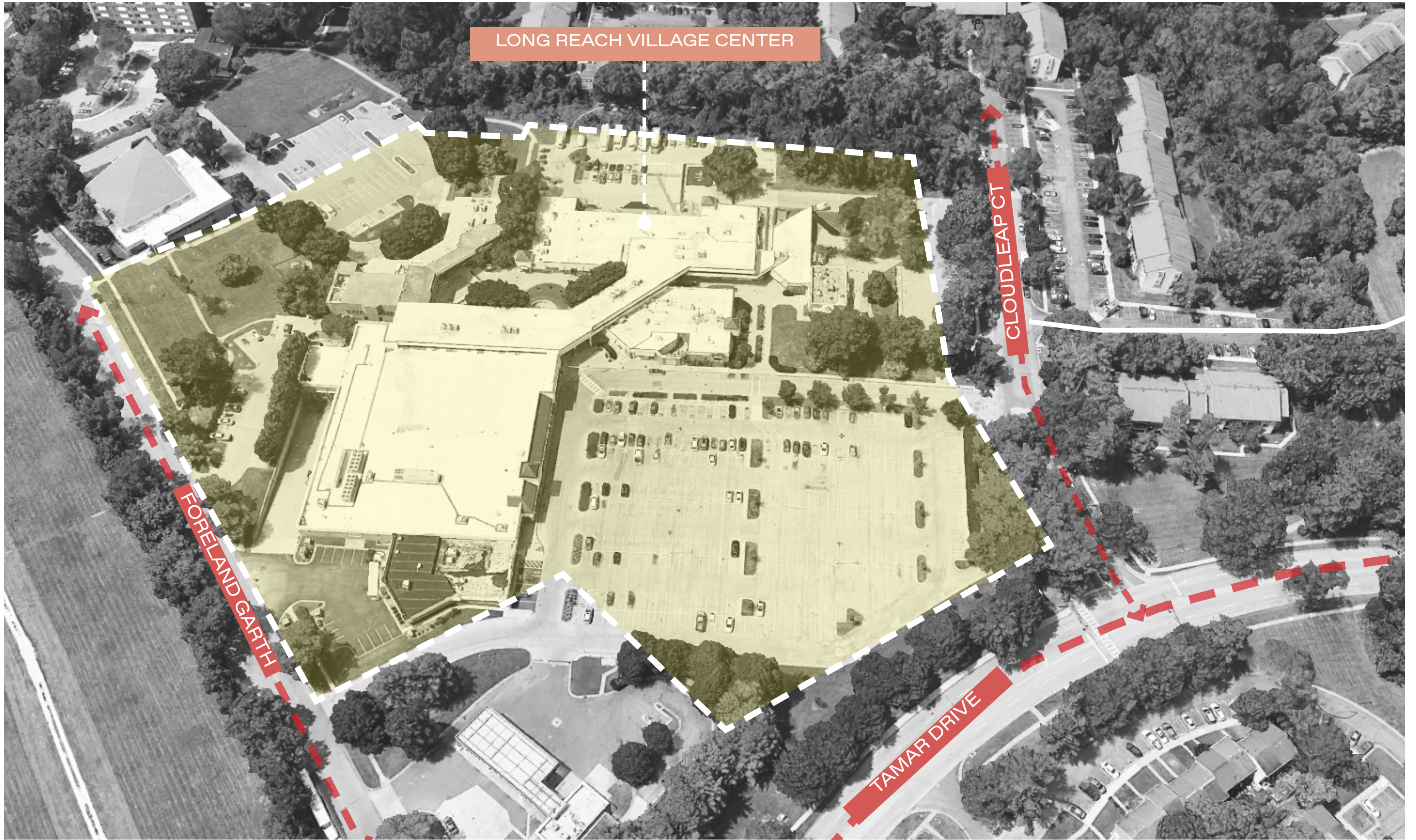
10 EXISTING PROPERTY MATRIX



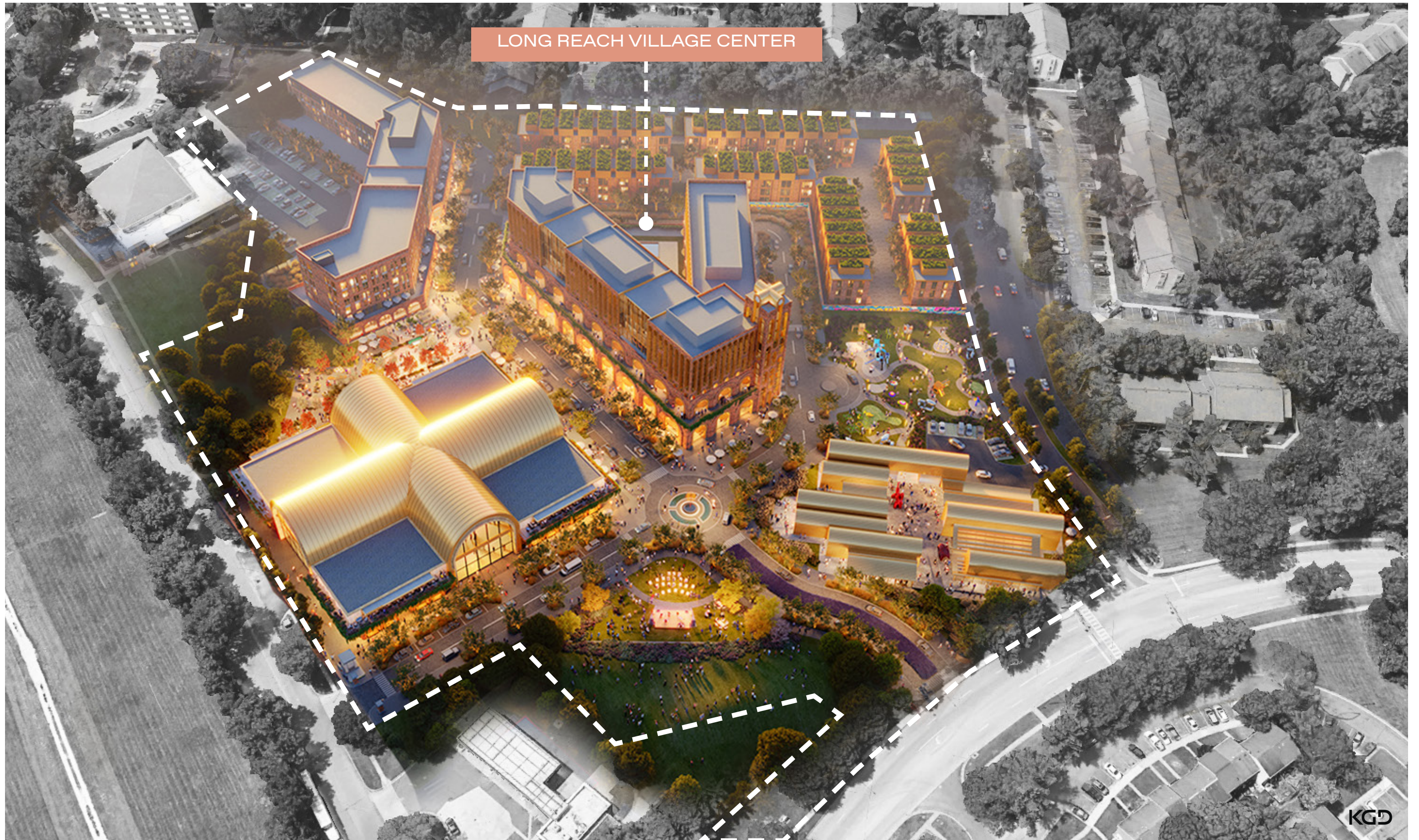




# SITE DESIGN



14 EXISTING - SITE OVERVIEW



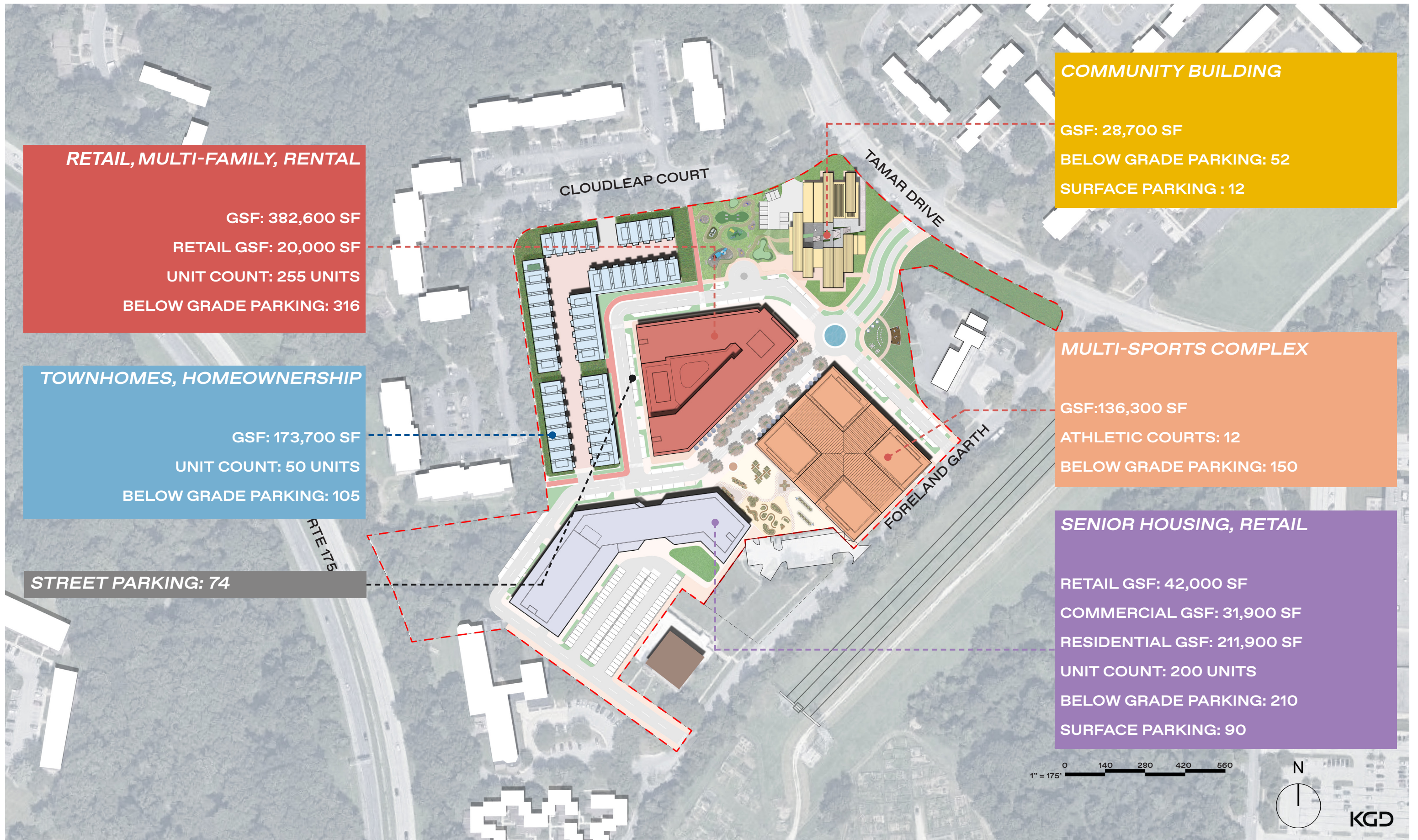
LONG REACH VILLAGE CENTER

KGD



16 PROPOSED SITE - ILLUSTRATIVE PLAN





**RETAIL, MULTI-FAMILY, RENTAL**

GSF: 382,600 SF  
 RETAIL GSF: 20,000 SF  
 UNIT COUNT: 255 UNITS  
 BELOW GRADE PARKING: 316

**TOWNHOMES, HOMEOWNERSHIP**

GSF: 173,700 SF  
 UNIT COUNT: 50 UNITS  
 BELOW GRADE PARKING: 105

**STREET PARKING: 74**

**COMMUNITY BUILDING**

GSF: 28,700 SF  
 BELOW GRADE PARKING: 52  
 SURFACE PARKING : 12

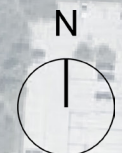
**MULTI-SPORTS COMPLEX**

GSF: 136,300 SF  
 ATHLETIC COURTS: 12  
 BELOW GRADE PARKING: 150

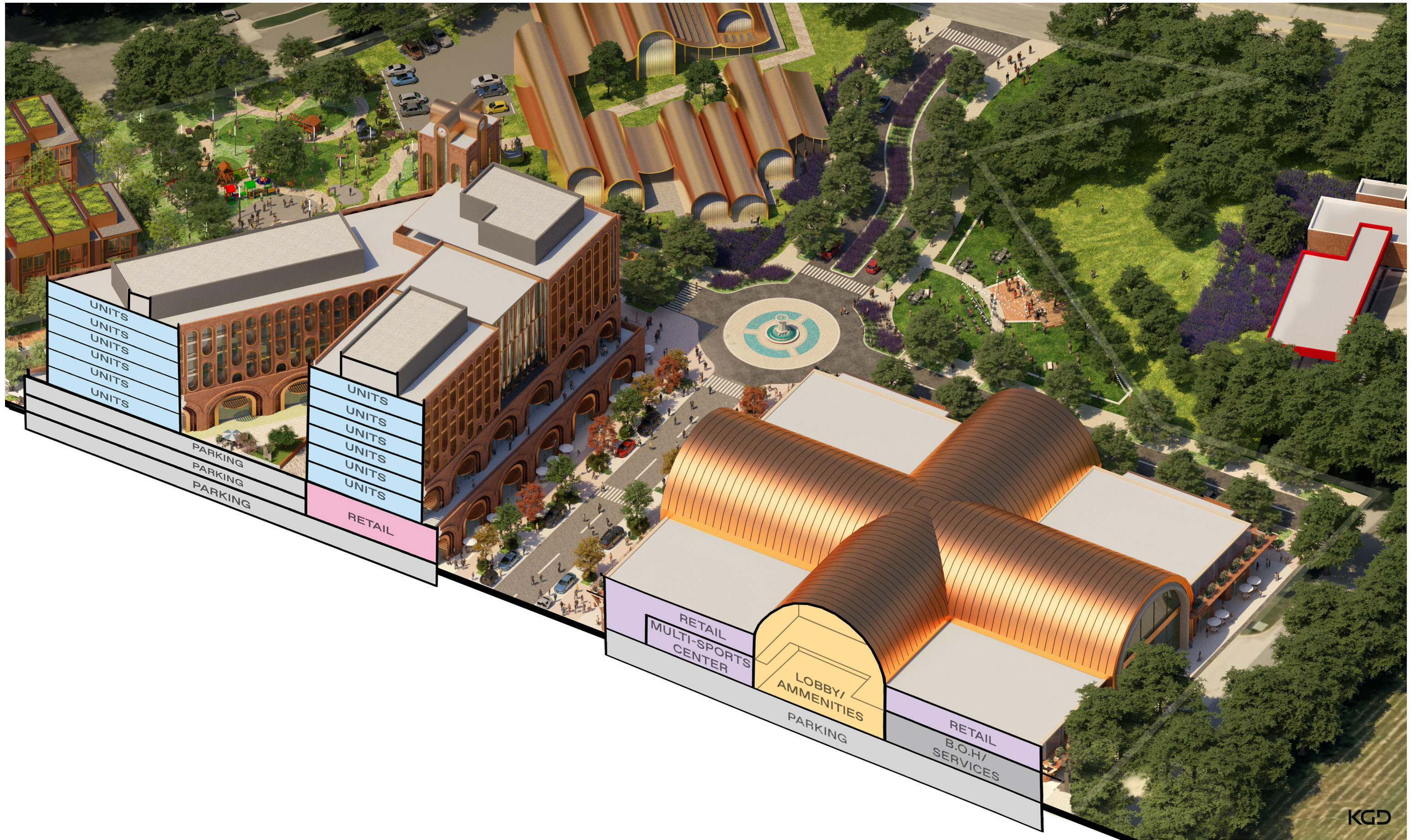
**SENIOR HOUSING, RETAIL**

RETAIL GSF: 42,000 SF  
 COMMERCIAL GSF: 31,900 SF  
 RESIDENTIAL GSF: 211,900 SF  
 UNIT COUNT: 200 UNITS  
 BELOW GRADE PARKING: 210  
 SURFACE PARKING: 90

0 140 280 420 560  
 1" = 175'



KGD

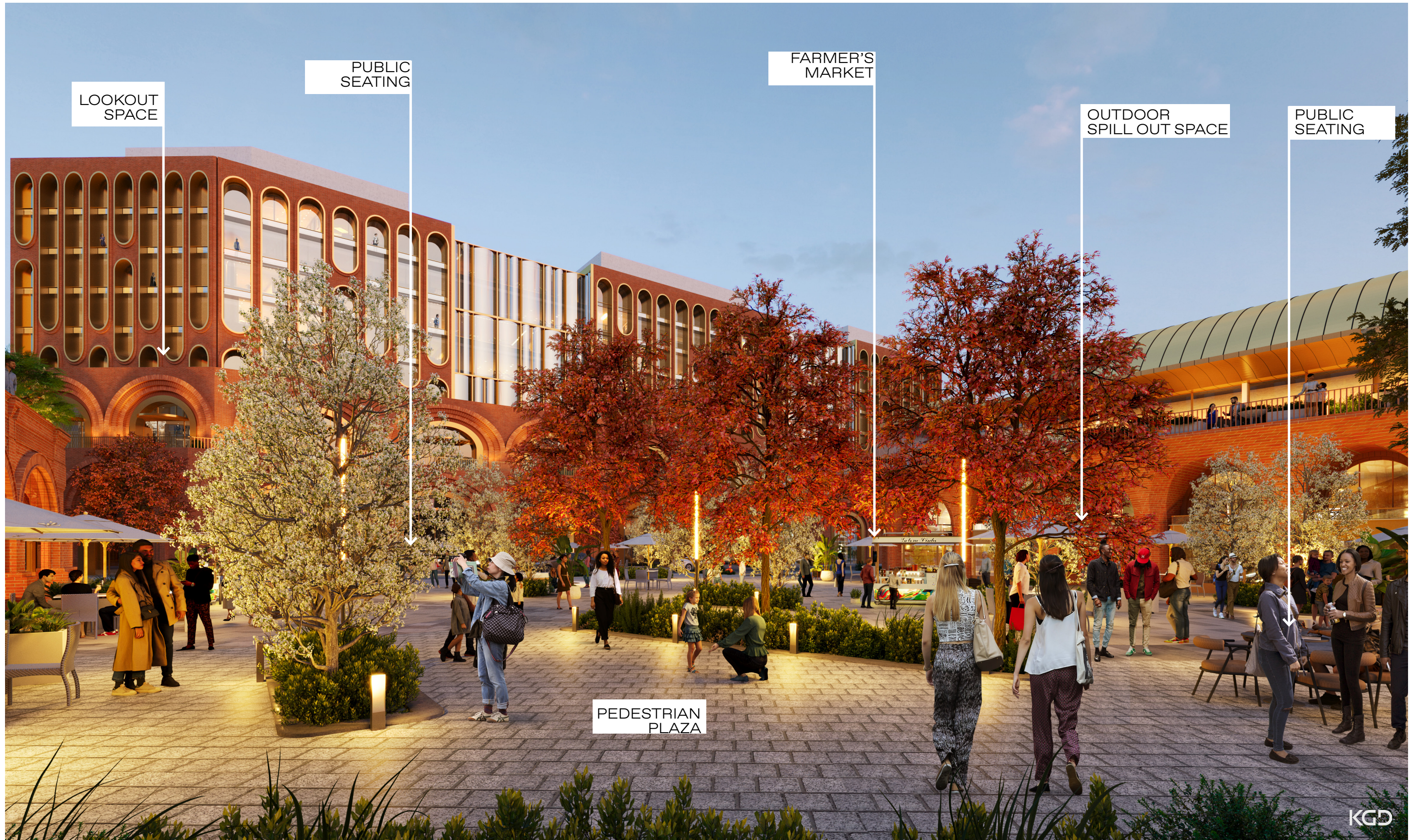


18 PROPOSED - AXONOMETRIC VIEW





20 POCKET PARK - ILLUSTRATIVE PLAN



LOOKOUT  
SPACE

PUBLIC  
SEATING

FARMER'S  
MARKET

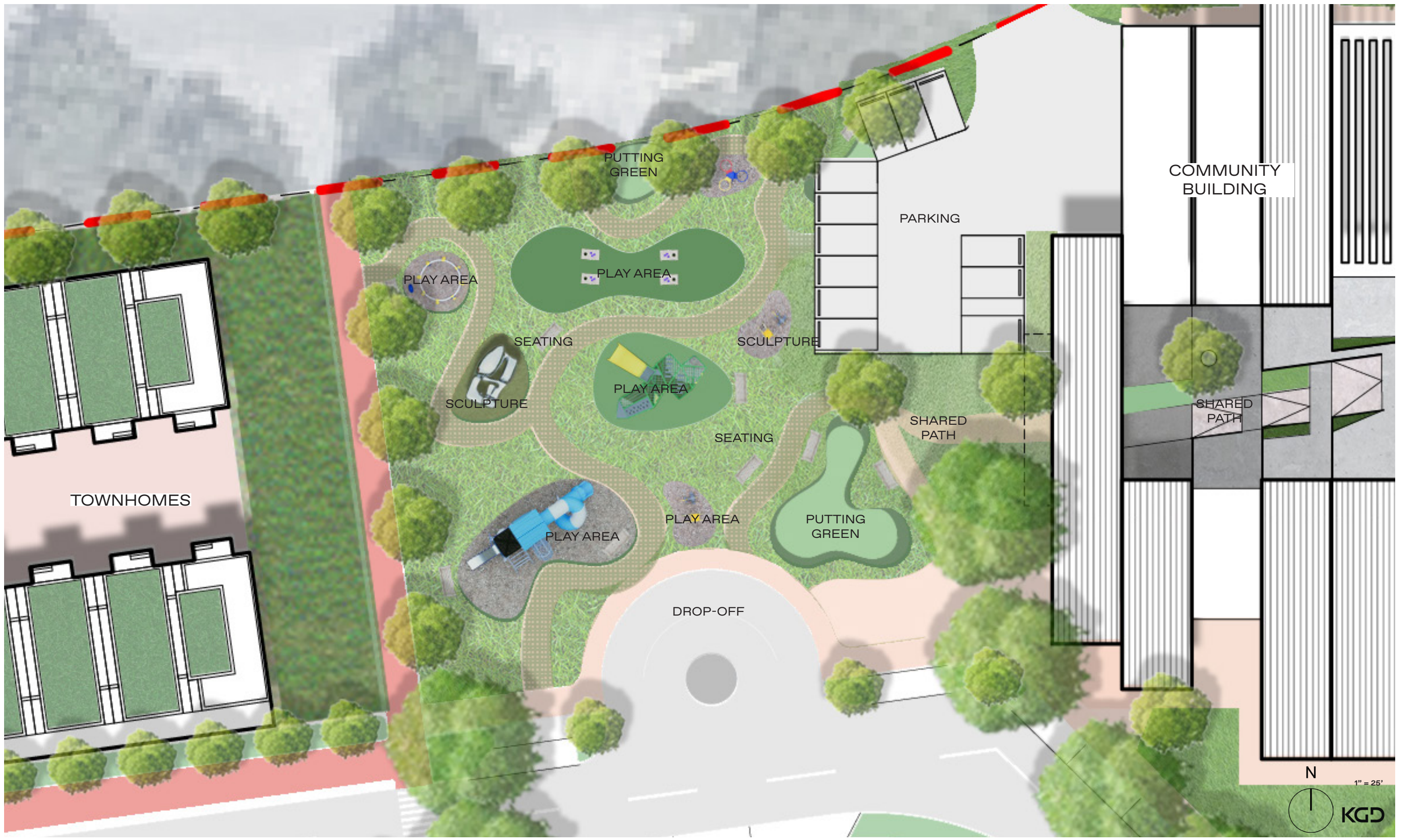
OUTDOOR  
SPILL OUT SPACE

PUBLIC  
SEATING

PEDESTRIAN  
PLAZA

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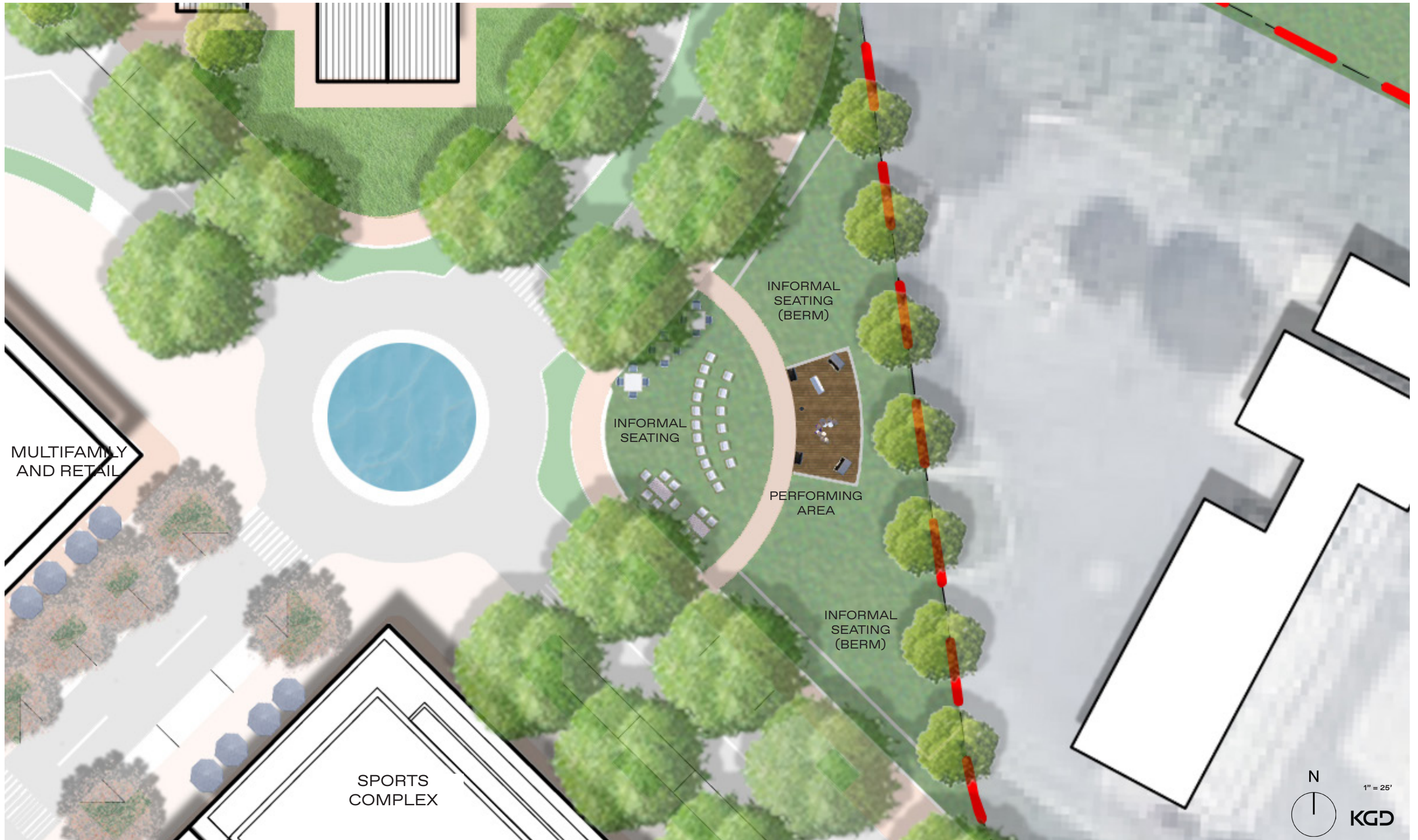
21 POCKET PARK - RENDERING



22 PUBLIC GATHERING SPACE - ILLUSTRATIVE PLAN



23 PUBLIC GATHERING SPACE - RENDERING



24 COMMUNITY PARK - ILLUSTRATIVE PLAN





TREE CANOPY

LANDSCAPING BERM

FLEXIBLE SEATING

COMMUNITY EVENT SPACE

GREEN BUFFER

KGD

25 COMMUNITY PARK - RENDERING



RETAIL  
SPILLOUT  
SPACE

CROSSWALK

COMMUNITY ART SCULPTURE

SIDEWALK

TREE CANOPY

COMMUNITY  
GATHERING

KGD

26 COMMUNITY PARK - RENDERING



27 COMMUNITY BUILDING - RENDERING



28 MASTER PLAN - GROUND FLOOR PROGRAMMING DIAGRAM



PHASE-I (Street Network)



PHASE-II (Retail, Community Building, Multifamily)



PHASE-III (Retail, Senior-living)



PHASE-IV (Sports Complex)



PHASE-V (Retail and Townhomes)

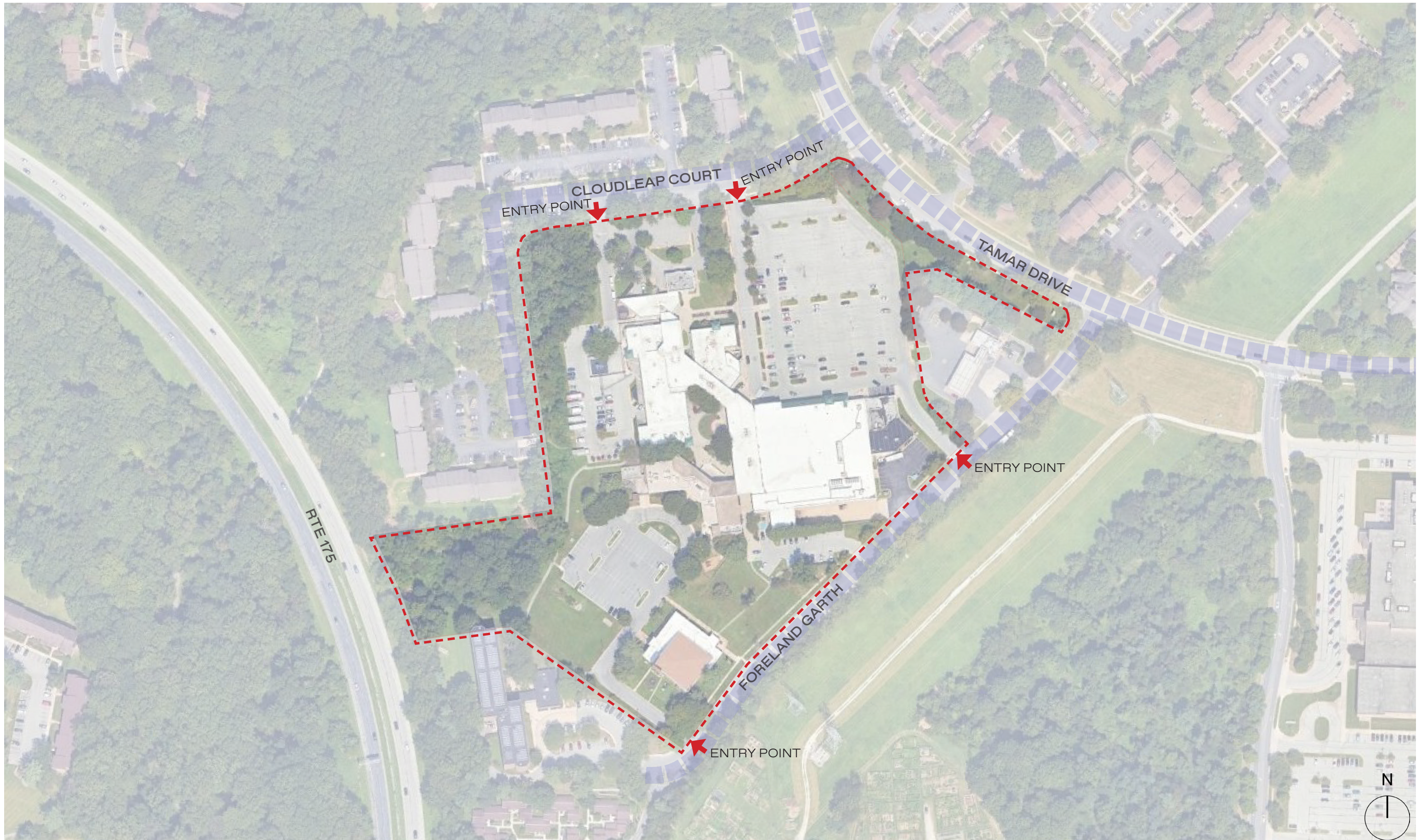


FINAL BUILT OUT\*\*

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



# SITE CIRCULATION



31 STREET NETWORK - EXISTING



32 CIRCULATION DIAGRAM - NON-MOTORIZED





33 CIRCULATION DIAGRAM - RESIDENTIAL



34 CIRCULATION DIAGRAM - RETAIL & COMMERCIAL



35 CIRCULATION DIAGRAM - SPORTS COMPLEX & COMMERCIAL USE



36 CIRCULATION DIAGRAM - LOADING



37 SECONDARY STREET - RENDERING



38 RETAIL STREET - RENDERING



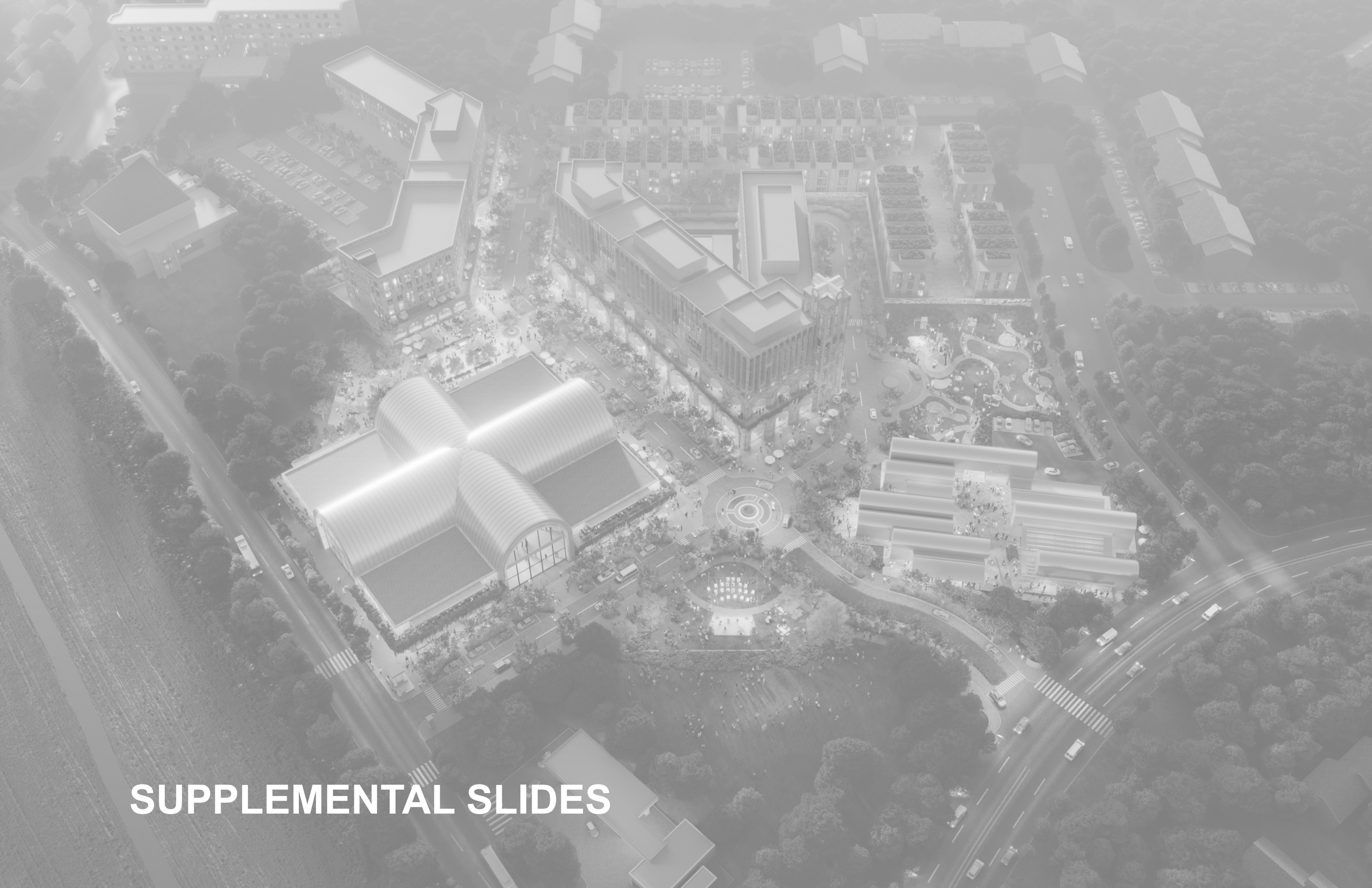
39 ENTRY BOULEVARD - RENDERING

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 lower-left has a curved, ribbed facade that glows with a golden light. The development is surrounded by lush green trees and includes a central courtyard with a circular plaza, a playground, and a large lawn area. A multi-lane road with traffic is visible on the right side. The overall atmosphere is vibrant and contemporary.

**THANK YOU**

**QUESTIONS**





**SUPPLEMENTAL SLIDES**

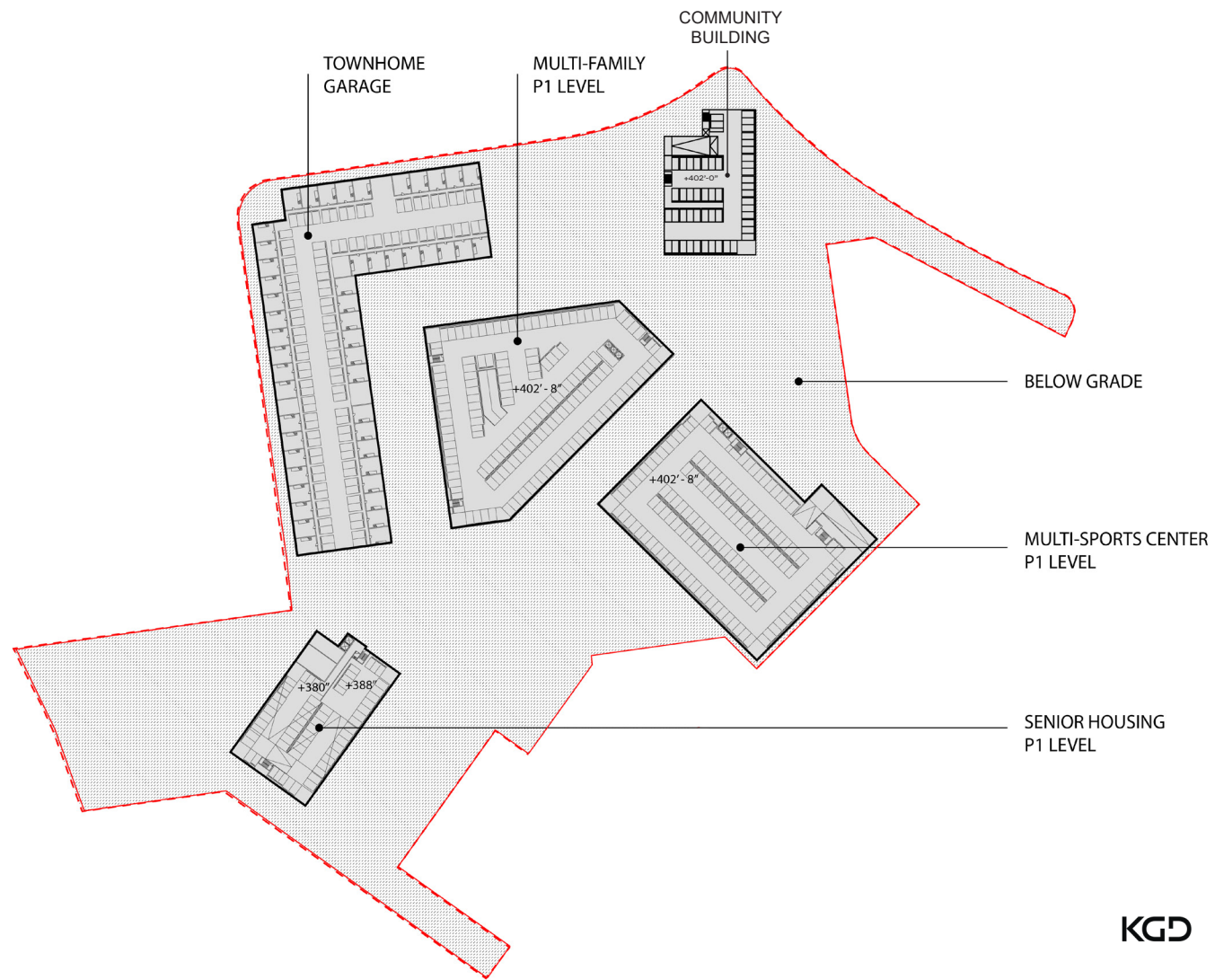
**EXISTING ZONING AND SITE AREA SUMMARY**

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			

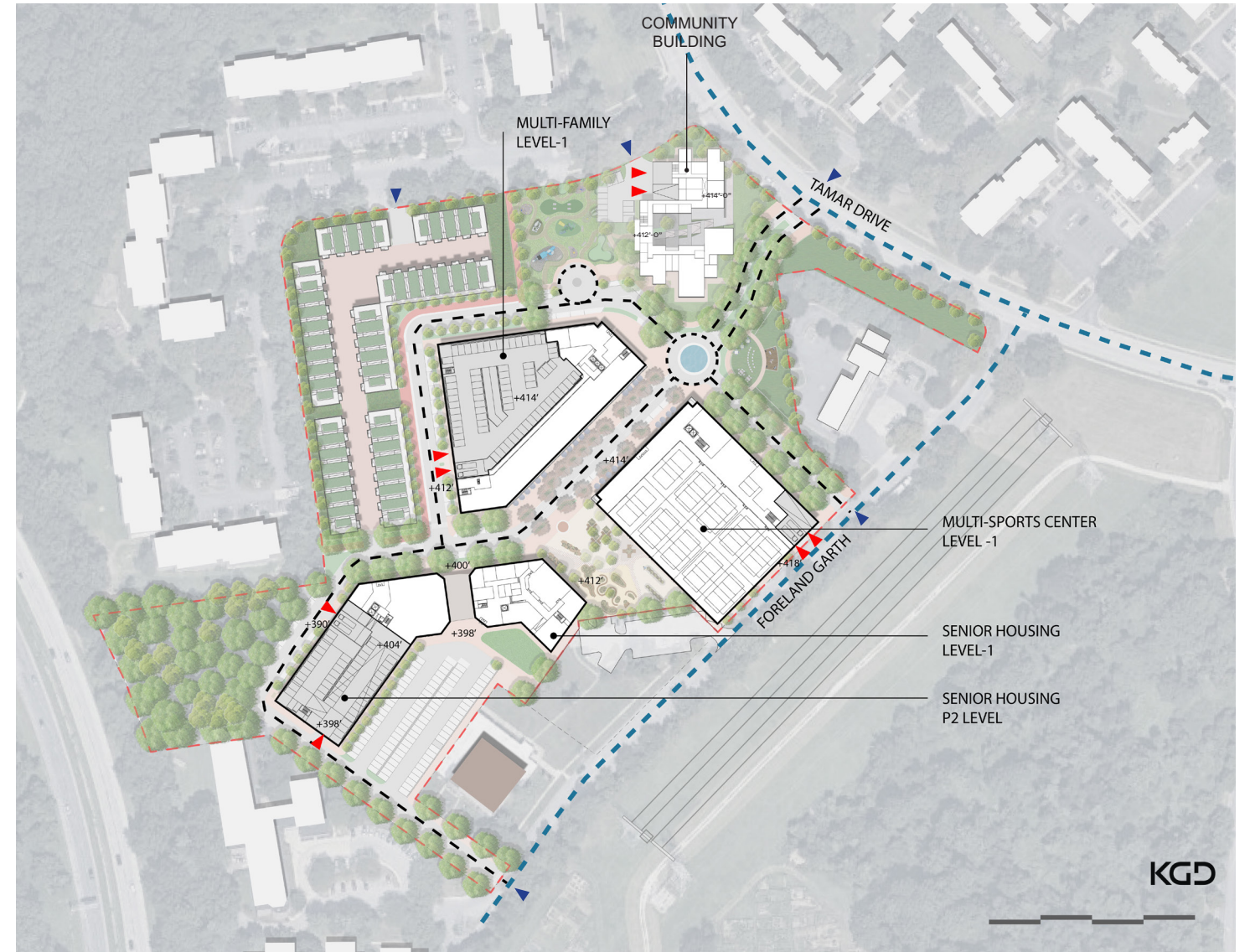
Land Use	Quantity	Howard County		ITE		ULI		Recommended		
		Ratio	Spaces	Ratio	Spaces	Ratio	Spaces	Ratio	Spaces	
Retail	90,180 sf	3.9 spaces per 1,000 sf	352	3.8 spaces per 1,000 sf	343	2.4 spaces per 1,000 sf	216	<b>2.4 spaces per 1,000 sf</b>	<b>216</b>	
Apartments	255 du	2.0 spaces per du	510	0.7 spaces per du	189	1.1 spaces per du	281	<b>1.1 spaces per du</b>	<b>281</b>	
Senior Housing	200 du	1.1 spaces per du	220	0.6 spaces per du	120	0.6 spaces per du	120	<b>0.6 spaces per du</b>	<b>120</b>	
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	<b>4.0 spaces per 1,000 sf</b>	<b>128</b>	
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	<b>1.3 spaces per 1,000 sf</b>	<b>177</b>	
Townhomes	50 du	2.1 spaces per du	105	2.0 spaces per du	100	1.7 spaces per du	85	<b>1.7 spaces per du</b>	<b>85</b>	
			2445				1089			1007
										<b>1007</b>

## PARKING SPACES

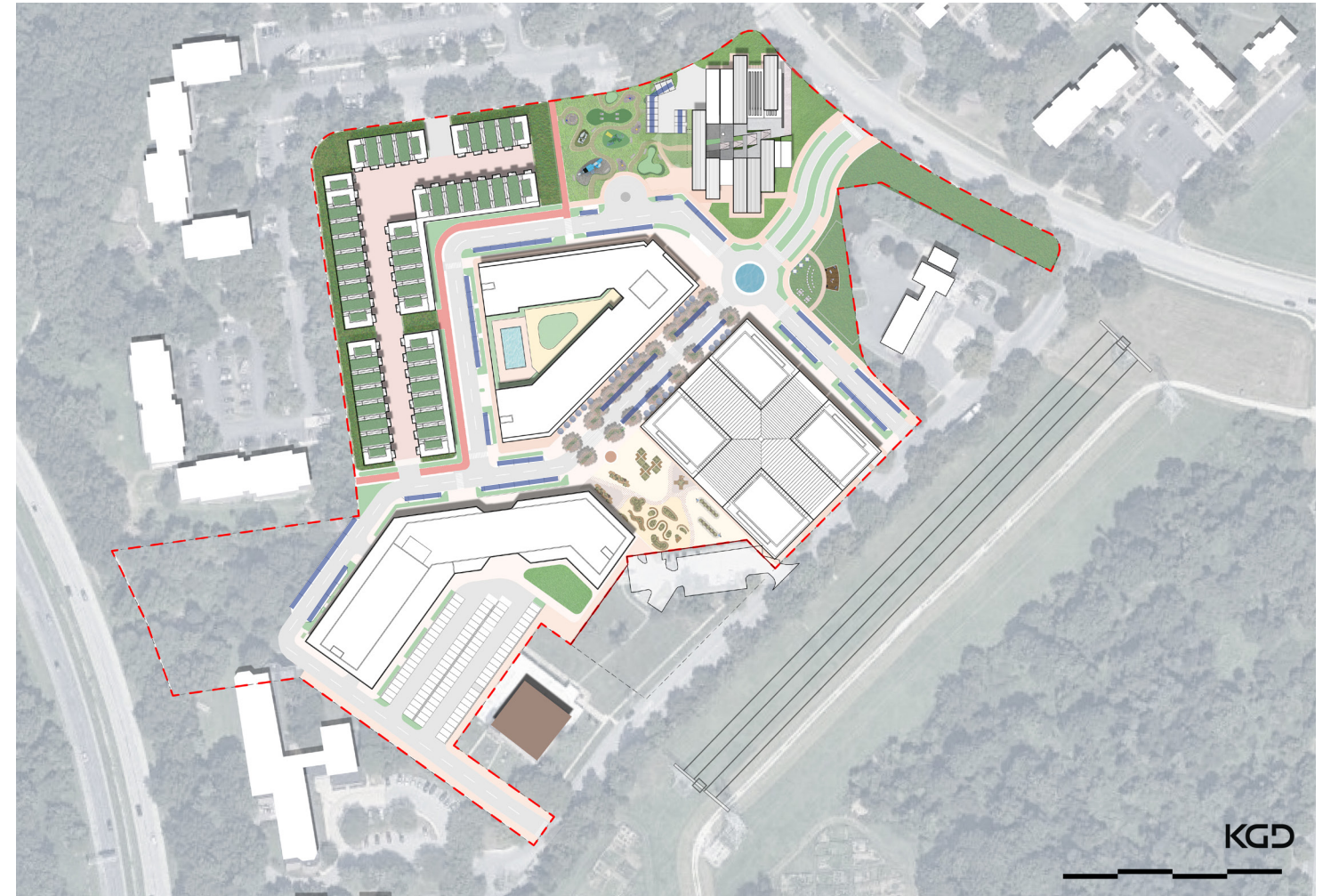
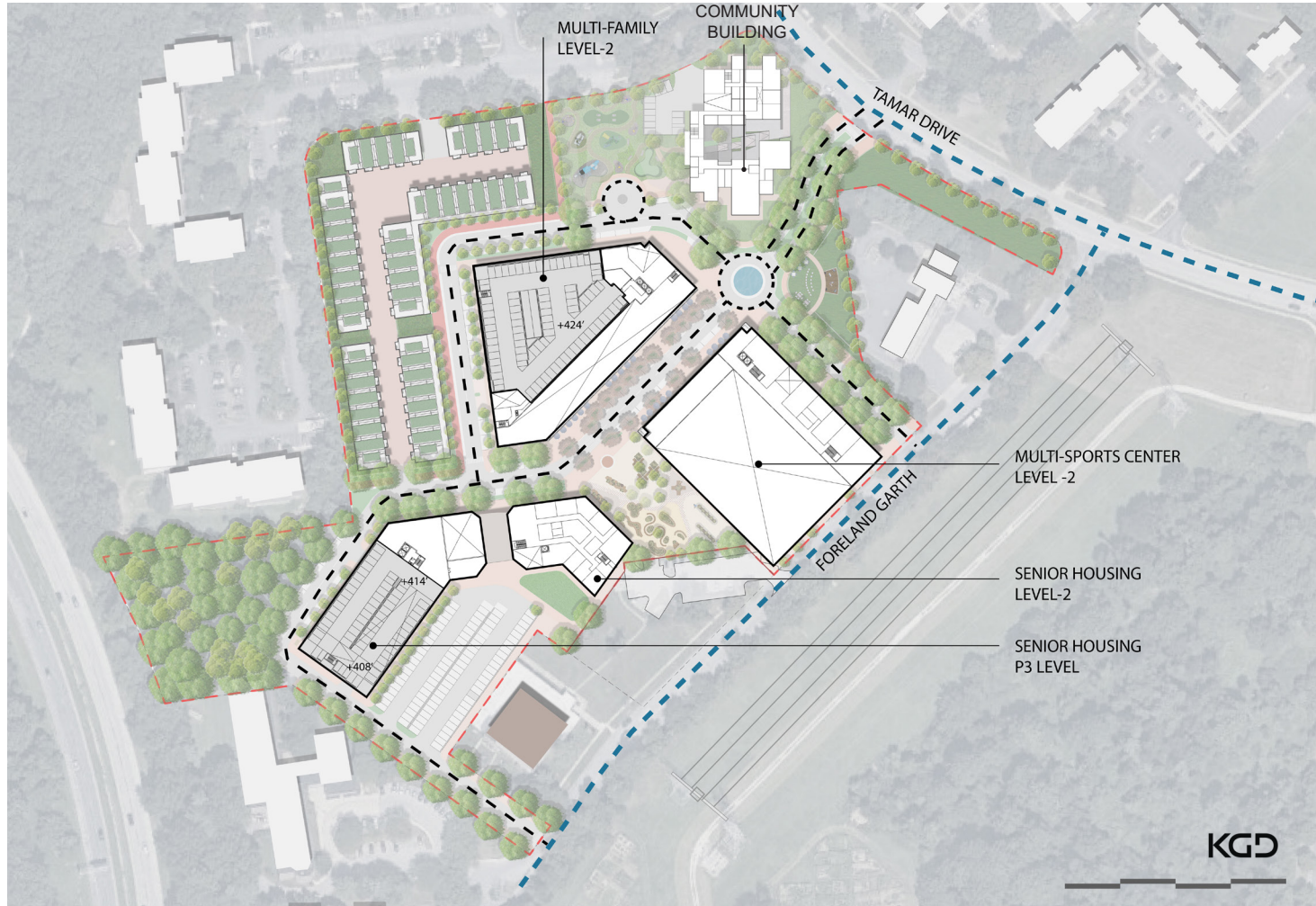
- 1007 ON-SITE PARKING SPACES
  - 833 ON-SITE GARAGE PARKING SPACES
  - 102 ON-SITE SURFACE PARKING SPACES
    - 90 SURFACE PARKING SPACES FOR BUILDING E (SENIOR, RETAIL AND COMMERCIAL BUILDING)
    - 12 SURFACE PARKING SPACES FOR BUILDING B (COMMERCIAL BUILDING)
  - 72 ON-SITE STREET PARKING SPACES



Level P1



Level 1



Level 2

Scale 1: 1"=250'