

Ellicott City Watershed Master Plan: Overview of the Draft

Howard County Department of Planning and Zoning and
Baltimore County Department of Planning
August 24, 2020 *Virtual Public Meeting*

Meeting will begin shortly

Mahan Rykiel | Arnett Muldrow | RK&K | Land Studies | SouthCoast Consulting | Preservation Consulting
In consultation with: McCormick Taylor



Welcome

Pete Gutwald, Baltimore County Department of Planning

Outline

- I. Introduction**
- II. Informing the Vision**
- III. A Vision for the Future**
- IV. Implementation Plan**

Next Steps

Master Plan Relationship to EC Safe and Sound Plan



Near-term policy direction;
crafted the flood mitigation plan
More: ecsafeandsound.org

Ensuring public safety

Supporting business and property owners

Retaining EC's historic charm

Developing an inclusive process

Flood Mitigation Plan

Master Plan

Permit Funding

Section 106 Review

Part of the federal **National Historic Preservation Act**

Federal agencies take into account effect **undertakings** will have on historic resources

Long-term policy direction to protect and enhance; **builds** upon Safe and Sound

Safe & Sound

- **Near-term** policy direction for flood mitigation while ensuring public safety, supporting business and property owners, maintaining Ellicott City's historic charm, and developing a more inclusive, community-driven process
- Crafted **flood mitigation program** of storm water storage and conveyance projects

Master Plan

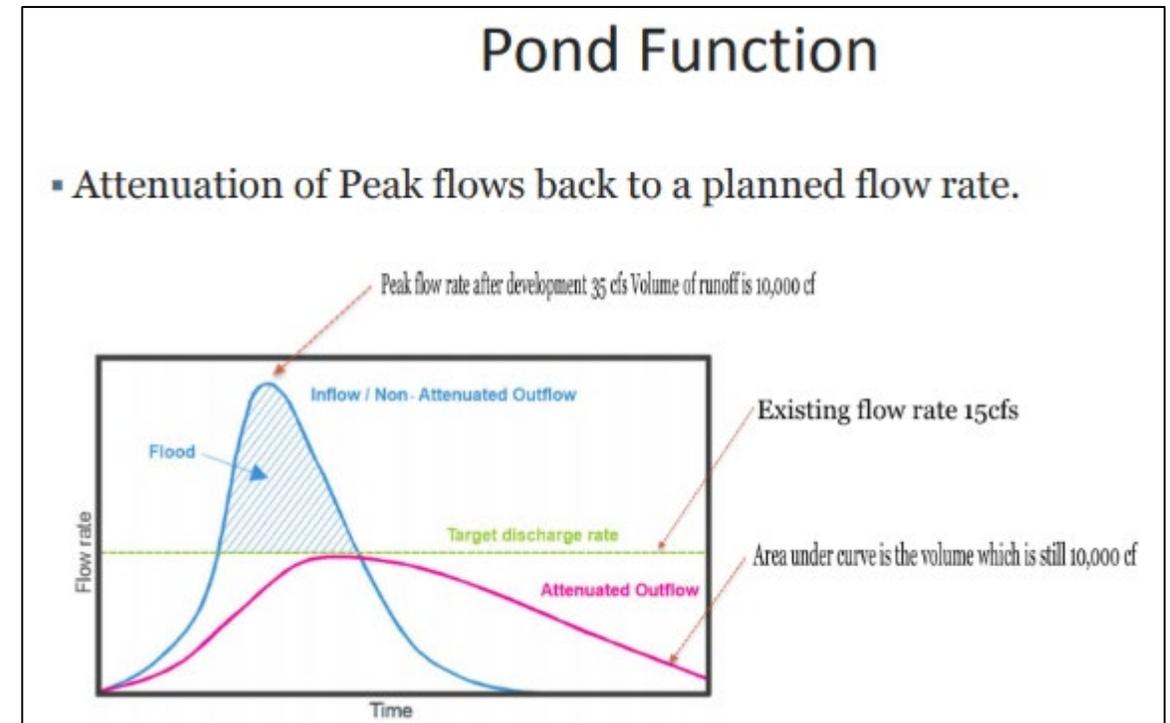
- **Long-term** policy direction for protecting and enhancing Ellicott City covered through multiple topics including community character, placemaking, flood mitigation, environmental stewardship, economic development and transportation/parking
- **Builds upon** Safe & Sound plan for flood mitigation

Section 106

- Part of the federal **National Historic Preservation Act**
- Specifies that federal agencies take into account effect **undertakings** will have on historic and culturally significant resources
- Requires lead federal agency to **identify** historic properties, **assess** their proposed undertaking's impacts, and seek to minimize or **mitigate** adverse effects

Reminder: 2019 New Stormwater Standard

- In the Tiber Branch Watershed, developers of new and redeveloped property must now address the 'flash flood'
- Hydraulic equivalent of the torrential rainfall on July 30, 2016 (6 inches in 3.55 hr)
- Manages peak intensity to 'flatten the curve' to 'woods in good condition'
- In addition to 100-year, 24-hr storm and water quality requirements



Reminder: 2019 Forest Conservation Changes

- Major updates to the Howard County Forest Conservation Act
- Increased replanting obligations on developers
- Improved stewardship of the Green Infrastructure Network (GIN)
- New site design requirements
- A stronger fee-in-lieu regulation
- Tightened variance regulation to limit exceptions





I Introduction

Introduction-Master Plan Team

Mahan Rykiel Associates

RK&K

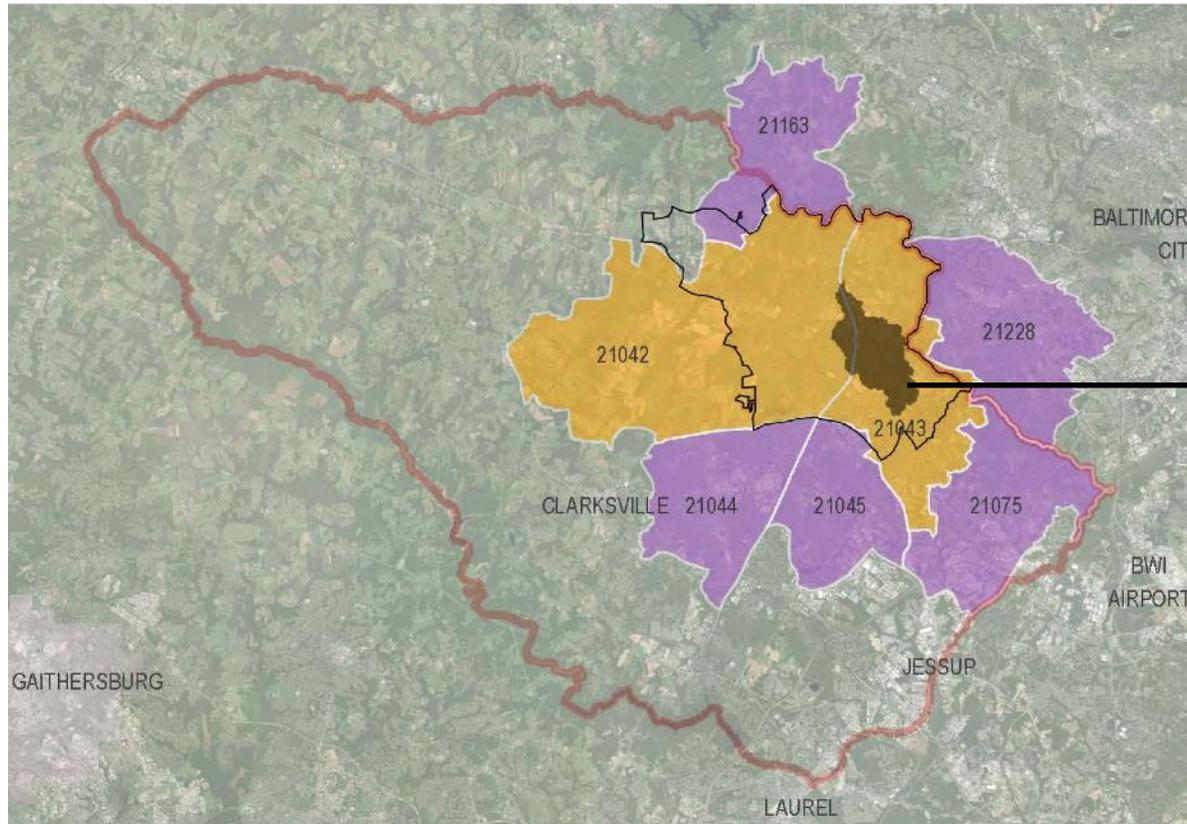
Land Studies

Arnett Muldrow Associates

Preservation Consulting

South Coast Consulting

Introduction-Plan Geographies



LEGEND

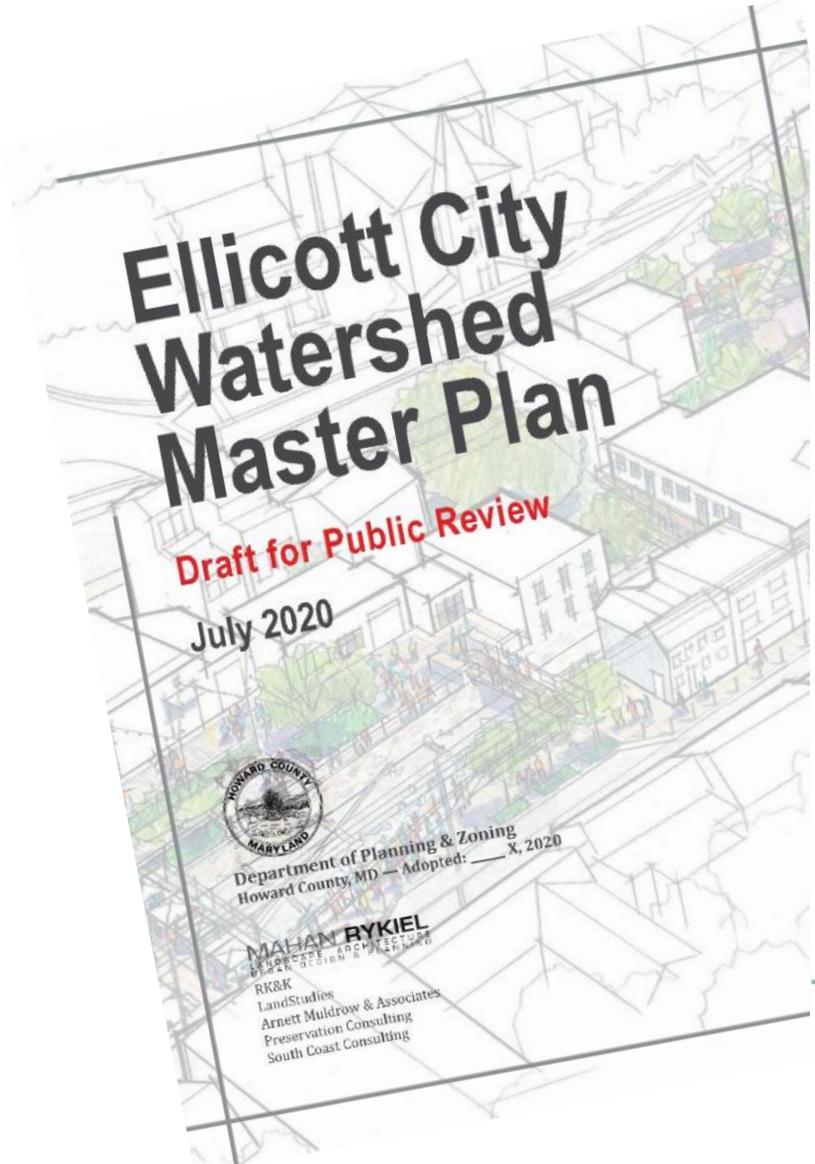
- Howard County
- Ellicott City (PlanHoward 2030 Planning Area Boundary)
- Primary Trade Area (Ellicott City Zip Codes (21042, 21043))
- Secondary Trade Area (Catonsville (21228), Columbia (21044, 21045), Elkrigde (21075), and Woodstock (21163) Zip Codes)
- Watershed (Tiber-Hudson Watershed)



LEGEND

- Ellicott City Core (Core)
- Downtown
- West End
- Watershed Boundary

Introduction-Report Structure



Policies and Implementing Actions

POLICY 7.4 ELLICOTT CITY RIVERFRONT PARK

Establish a riverfront park on the Ellicott City side of the river adjacent to Lot B to provide greater access to the Patapsco River. The park can be comprised of a boardwalk along the edge of Lot B and a re-designed Lot B, as described below, to function as park space during certain events.

Implementing Actions

- Boardwalk Overlook:** Explore opportunities to incorporate a boardwalk along the riverside edge of Parking Lot B above flood elevation and in a way that it could withstand flood events, working around existing trees. Utilize an ornamental fence and gates to allow river access via a nature path with stone steps and, if possible, an ADA accessible ramp.
- River Access:** Incorporate access points for kayaks and fishing.
- Site Amenities:** Incorporate site amenities such as seating, trash receptacles and lighting.
- Trailhead:** Recognize that this space has the potential to be a trailhead for multiple trails and integrate that into the overall design with appropriate bicycle accommodations, wayfinding, visitor information and interpretation.
- Public Art:** Allow for permanent and temporary river and nature-focused public art.
- Phasing:** Coordinate the design and implementation of the park with the North Tunnel. All construction within the lot is closed as a staging area.

POLICY 7.5 LOT B

In conjunction with the development of a riverfront park, redesign Lot B as an expanded riverfront park.

OPTION 1

Design as a flexible use space that can function as an extension of the park for special events while continuing to function as a parking resource most of the time.

This approach would be particularly important if Lot A remains surface parking and if the Wilkins Rogers mill site is not available for public parking.

Implementing Actions

- Paving Treatment:** Utilize special paving, including permeable paving, to delineate parking areas and define a zone that could be closed for events.
- Planting Islands:** Incorporate planting islands to allow for canopy trees.
- Ornamental Lighting:** Provide lighting that is sensitive to the riverfront location and reinforces Lot B as a parking lot and park space.



Figure 125: Riverfront Park and Lot B Flexible Use Space. For Illustrative Purposes Only

Considerations (Non-Policy)

CONSIDERATIONS FOR WILKINS ROGERS MILL SITE

This riverfront site offers great potential for creative, adaptive reuse that could dramatically change the character and function of the riverfront. As of spring 2020, Baltimore County is considering rezoning the site from industrial use to mixed use. In concert with this reuse, Baltimore County should consider the following:

- Interpretive Components:** Explore opportunities to incorporate art and interpretive components, including the section of the early mill's stone wall.
- Public Open Space:** Connect to the open space network and seek opportunities for public parking accessible connections, particularly along the riverfront.
- Public Parking:** Explore opportunities for temporary or shared parking arrangements through a potential temporary or shared parking arrangement.
- Tow Bus Accommodations:** Explore opportunities for tow bus parking and/or turnaround area considerations incorporating emergency public alert systems similar to those being installed throughout Ellicott City's core as part of EC Safe and Sound.

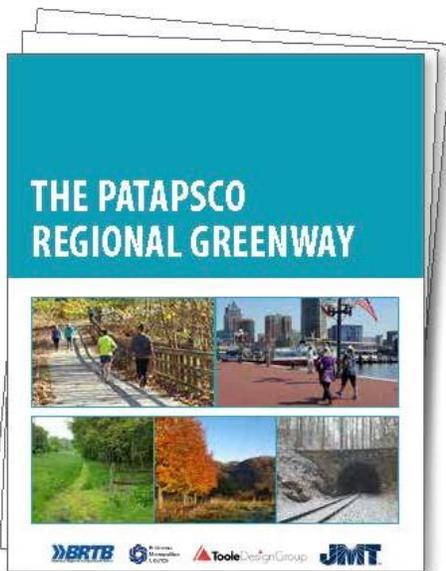
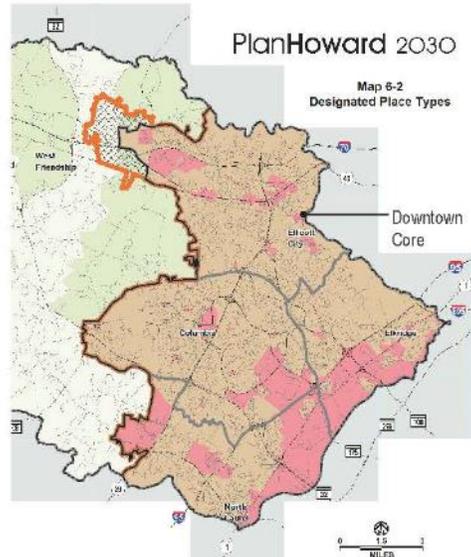
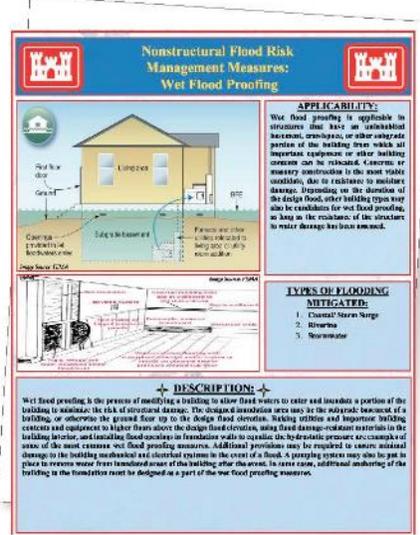
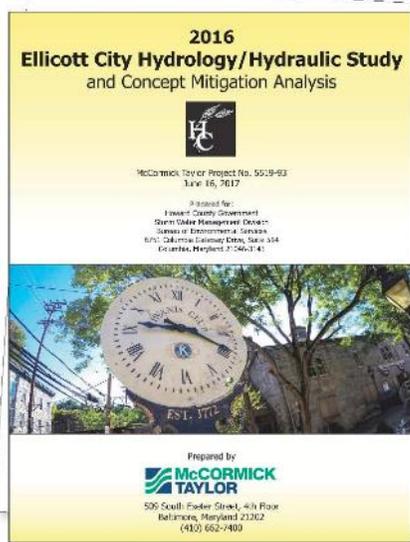


Figure 127: Ellicott City Riverfront Birds Eye View. For Illustrative Purposes Only



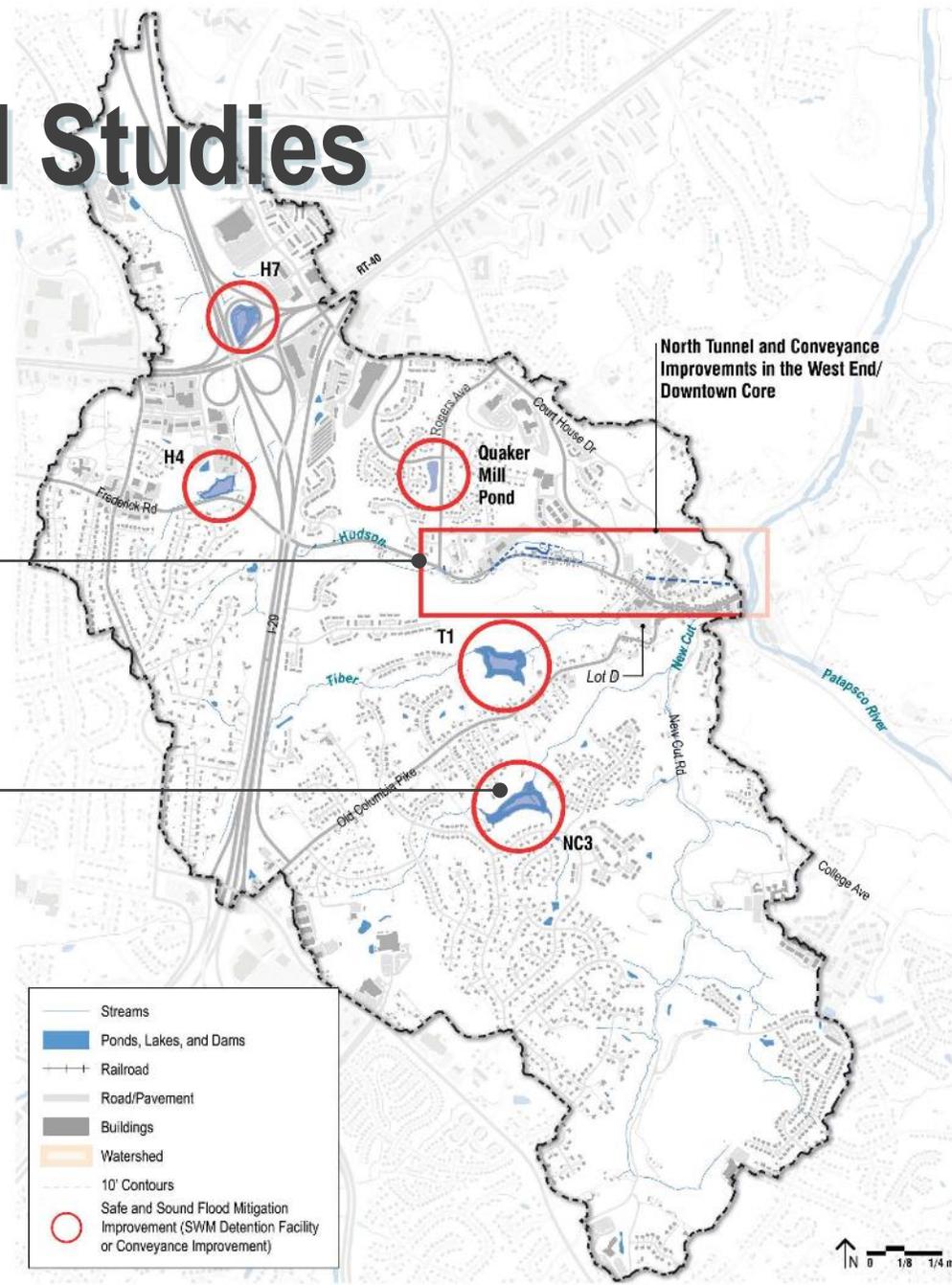
II Informing the Vision

Informing the Vision-Plans and Studies



EC Safe and Sound conveyance improvements in the core

EC Safe and Sound dry flood mitigation ponds to be implemented (typ.)



Informing the Vision-Public Input

7 Public Workshops

7 Master Plan Advisory Team Meetings

600+ Online responses thru 2019





III Vision for the Future

Vision + Goals

Vision for the Future

Ellicott City, and its watershed, is a model, resilient community that thrives by protecting its people, commerce, history, culture and natural environment; and by enhancing its vibrant and authentic character.

Vision for the Future-Goals

- 1. Protect residents, employees and visitors**
Safer buildings, advanced warnings of flood threat, clear access to high ground, greater preparedness, safer pedestrian and bicycle infrastructure.
- 2. Manage water quantity and protect water quality**
Broader awareness of the water's beauty and strength, national resiliency model, resilient infrastructure, reduced flood impacts, managed stream debris, healthy natural resources, increased green space
- 3. Plan for economic success**
Variety of uses, diversity of businesses, new and existing business investment, thriving small businesses and entrepreneurs, opportunities for business expansion

Vision for the Future-Goals

4. Enhance the experience

Welcoming and attractive downtown, walkable destinations, more accessible physical design, improved public amenities, places for people

5. Preserve and promote the identity

Distinctive community, showcase for heritage, town setting, steep terrain and river valley, widespread appreciation for historic preservation, celebrated past, present and future

6. Organize for success

Sustained focus on Ellicott City, flexibility to adapt to the unforeseen, multi-objective mindset, new collaborations, regional partnerships, ongoing and multi-disciplinary partnerships

Plan Summary: A Vision for the Future

WEST END SERVICE:
Long-Term Planning Opportunity
(Private Property)

TEMPORARY LOT G: Stream Daylighting, Flexible Parking Area, Gathering and Open Space

LOT F AND BERNARD FORT HERITAGE CENTER:
"Green Cultural Trail," Naturalized Channel, Open Space Enhancements, Mixed-Use, North Tunnel Entrance Area

COURTHOUSE AREA: Mixed-Use, Pedestrian/Open Space Connections

LOT B: Trail Connections, Flexible Parking Area, Riverfront Access

LOT A: Pedestrian and Bicycle Connections, Parking Management

STREETSCAPE ENHANCEMENTS
(Patapsco River to Toll House Rd):
Pedestrian-Friendly, Historic Character, Resilient, Environmental Site Design

WEST END (Ellicott Mills Dr to Toll House Rd):
Streetscape Improvements, Traffic Calming, Flood Mitigation, Stream Channel Maintenance

LOT D: Naturalized Channel, Activated Channel, Mixed-Use, Gathering and Event Space

TIBER PARK AND LOWER MAIN:
Flood Mitigation, Open Space Enhancements, Terraced Park, Historic Interpretation

ADDITIONAL PROPOSALS

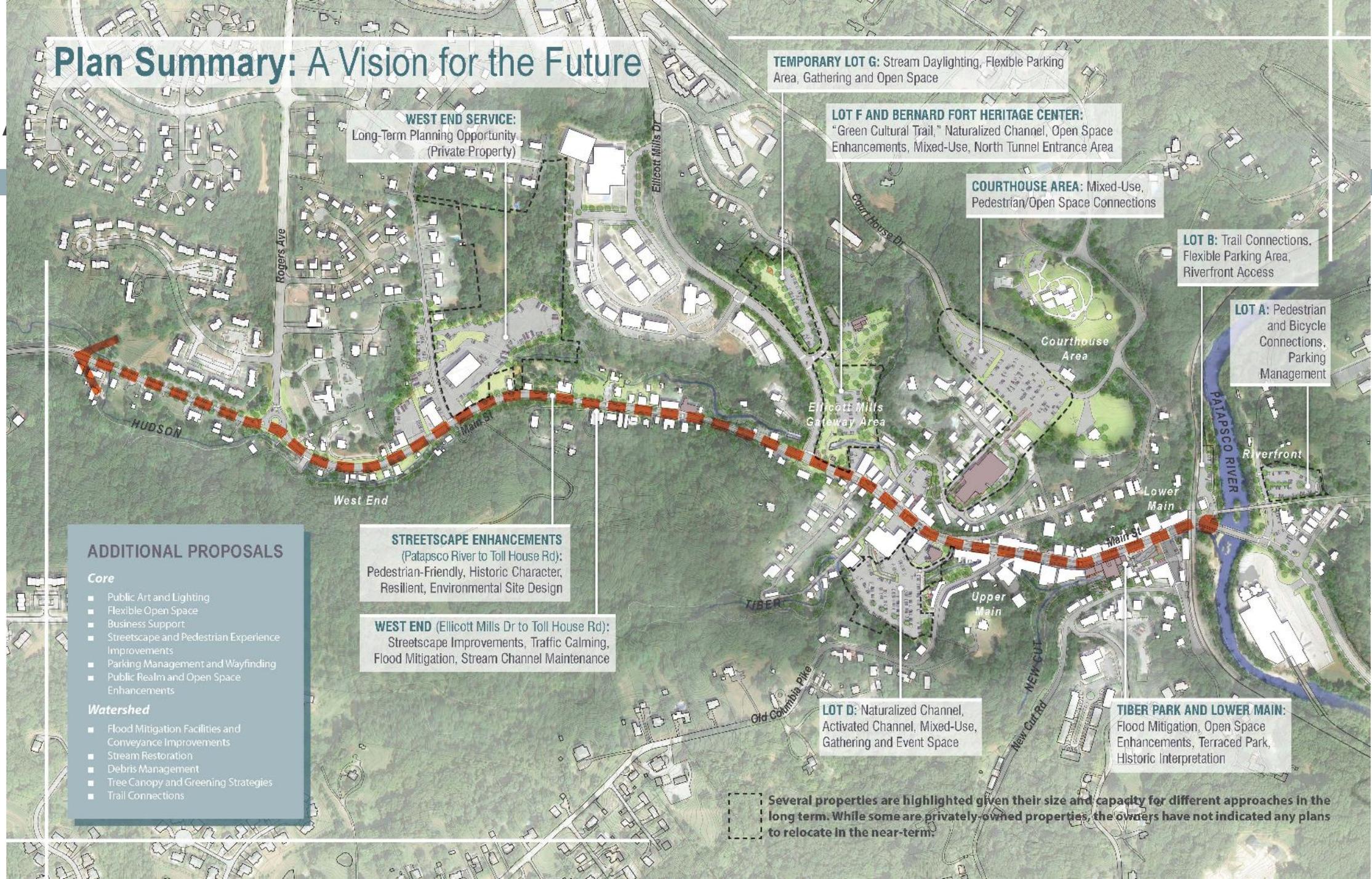
Core

- Public Art and Lighting
- Flexible Open Space
- Business Support
- Streetscape and Pedestrian Experience Improvements
- Parking Management and Wayfinding
- Public Realm and Open Space Enhancements

Watershed

- Flood Mitigation Facilities and Conveyance Improvements
- Stream Restoration
- Debris Management
- Tree Canopy and Greening Strategies
- Trail Connections

Several properties are highlighted given their size and capacity for different approaches in the long term. While some are privately-owned properties, the owners have not indicated any plans to relocate in the near-term.



Master Plan Frameworks

Master Plan Frameworks

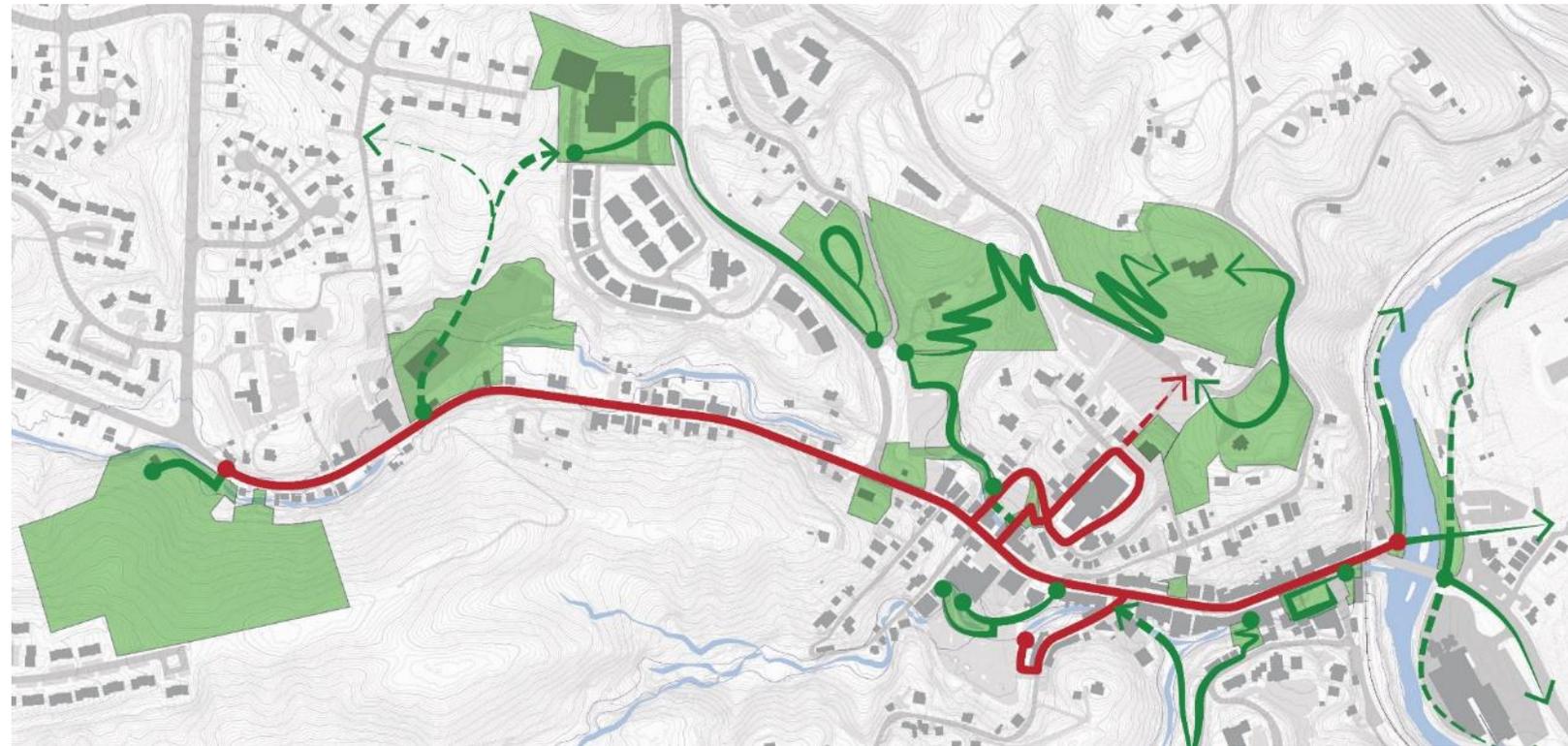
1. Community Character + Placemaking
2. Flood Mitigation
3. Environmental Stewardship
4. Economic Development
5. Transportation + Parking
6. Streetscapes
7. Riverfront
8. Lower Main
9. Upper Main
10. Ellicott Mills Gateway
11. West End
12. Courthouse Area



Topic-Related

Community Character + Placemaking

1. Preservation Facilitation
2. Property Maintenance
3. Development Character and Zoning
4. Scenic Roads
5. Public Realm Design, Amenities and User Comforts
6. Public Art
- 7. Green Cultural Trail**
8. Programming and Events

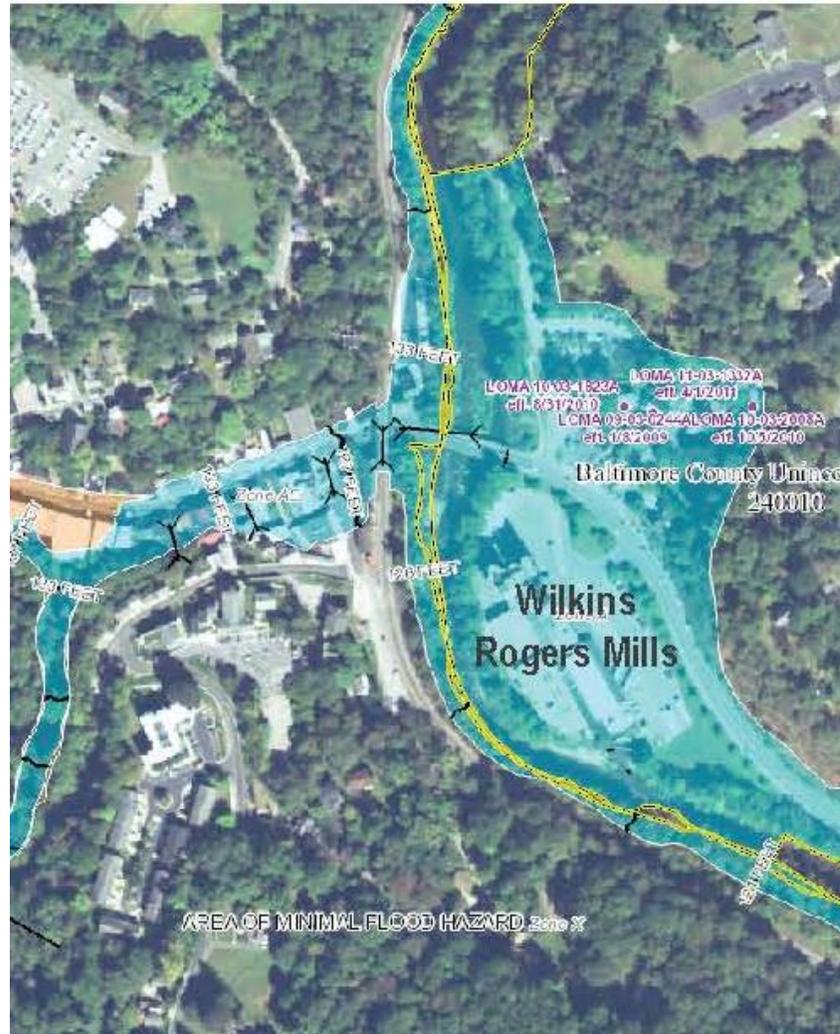


LEGEND

-  Existing and Future Open Space Opportunities (Public and Private Properties to Consider in Overall Planning Context)
-  Urban "Main Street" Pedestrian Experience Along Streetscape
-  Alternative "Green" Pedestrian Experience Linking Open Spaces/"Green Cultural Trail"

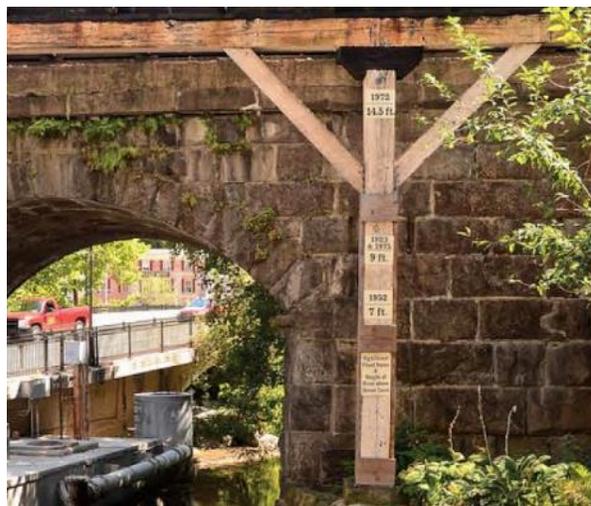
Flood Mitigation

1. EC Safe and Sound Implementation
2. SWM Facility Design
3. Channel Maintenance and Debris Management
4. Stream Restoration
5. Process for On-Going EC Safe and Sound Implementation
- 6. Patapsco River Evaluation**
7. Non-Structural Floodproofing
8. Flood Elevation Certificates
9. Public Education and Awareness Campaign



Flood Mitigation

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7. Non-Structural Floodproofing
8. Flood Elevation Certificates
9. **Public Education and Awareness Campaign**



Area Prone to Flash Flooding

Ellicott City has a public outdoor emergency alert system. If you hear the alert tone:

- Do not walk or drive through moving water
- Do not go to your car
- Look for HIGH GROUND access signs to lead you out of the floodplain



- If necessary to remain in a building, go to higher floors

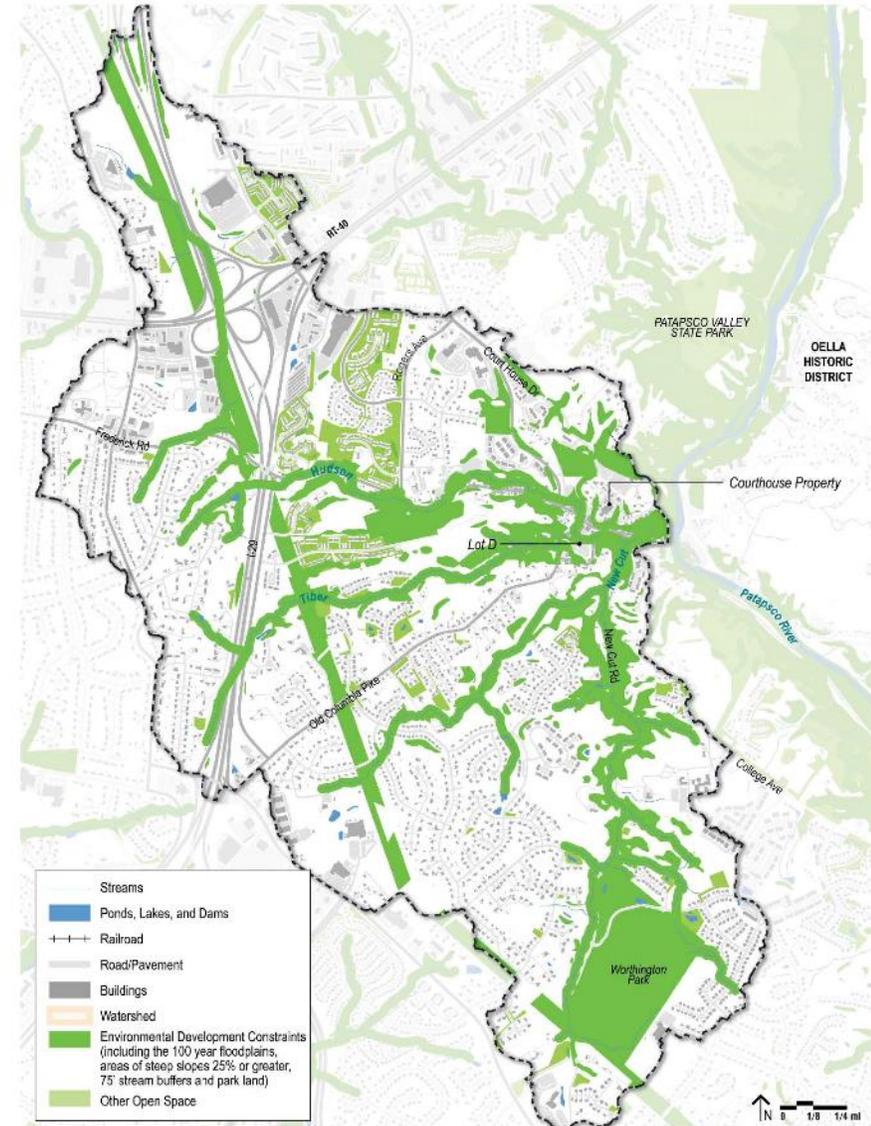
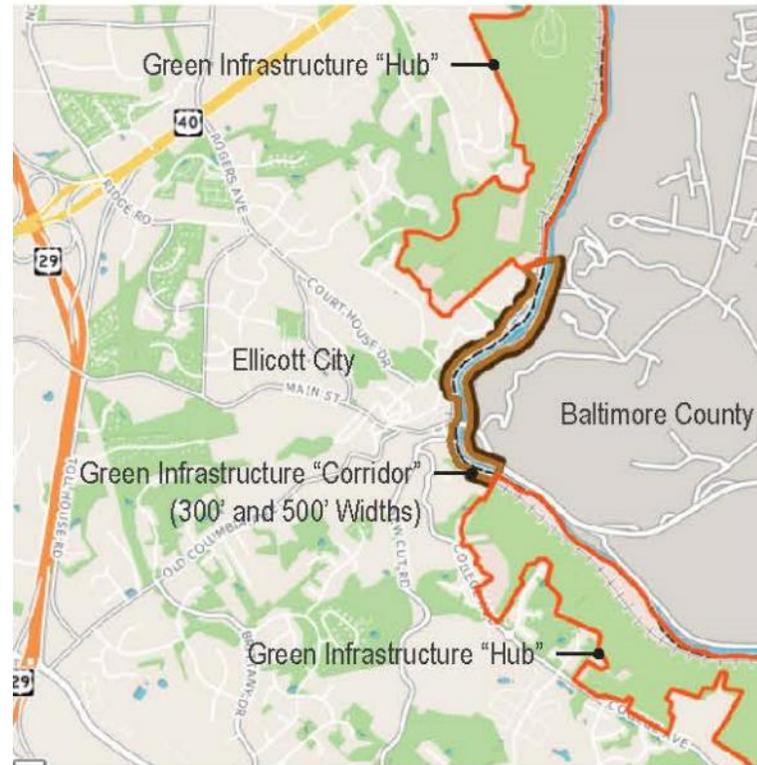


When Tone Sounds,
Seek High Ground



Environmental Stewardship

1. Strategic Watershed Program
2. Forest Management
3. Stream Restoration
4. Soil Amendments
5. Stream Daylighting
6. ESD Practices and Green Technologies
7. **Dedicated Open Space and Conservation Easements**



Economic Development

1. Existing Business Support
2. Business Attraction and Recruitment
3. Creative Spaces Initiative
4. Mixed-Use New Construction and Redevelopment
5. Community Brand Extension
6. Community Tourism and Marketing Campaign

Emporiums

Micro-Retail Spaces

Entrepreneurial Start Up Space



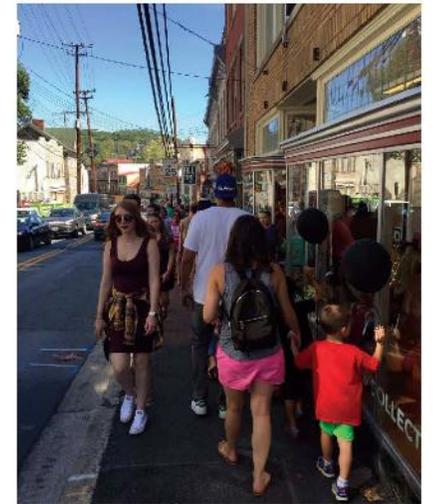
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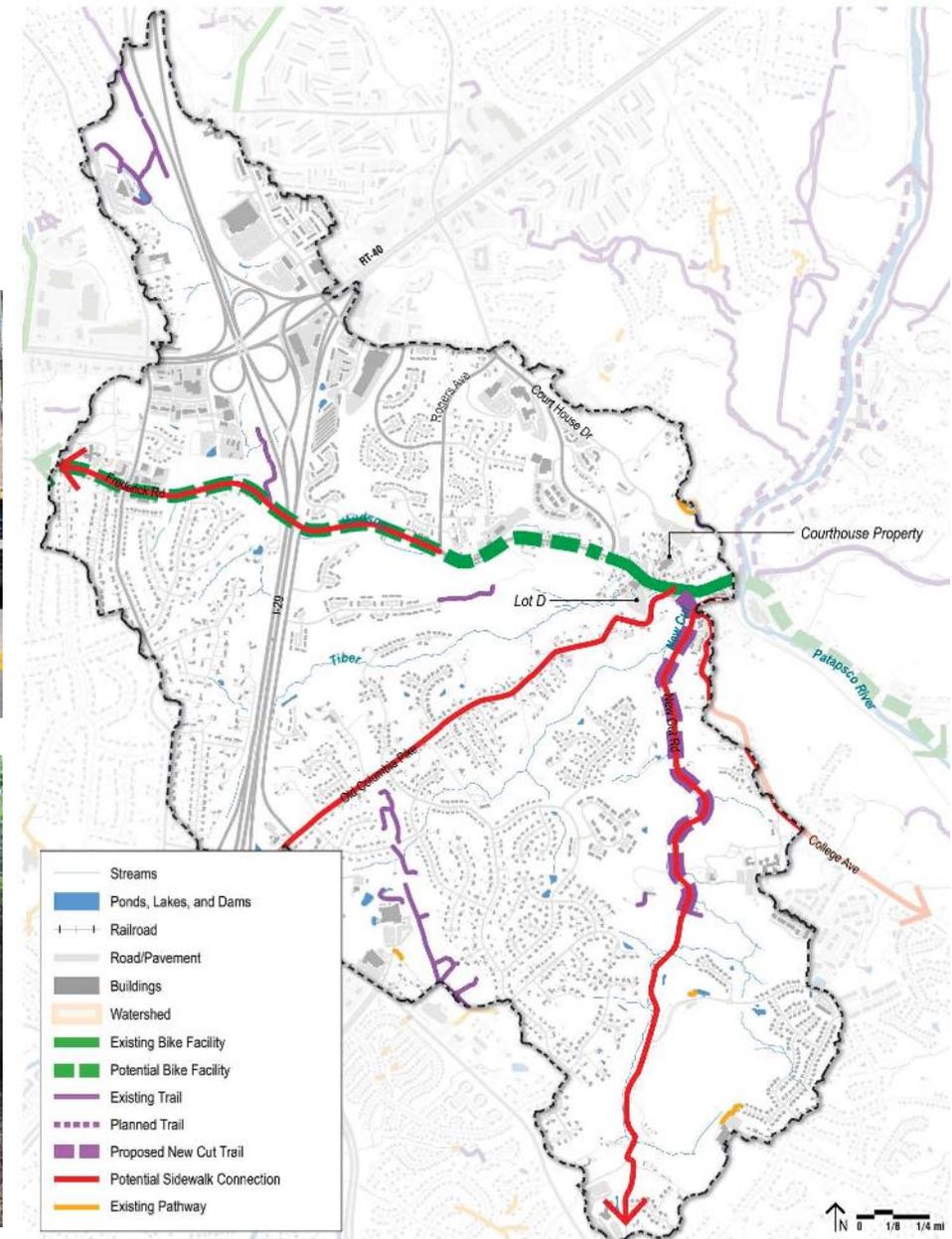
Transportation + Parking

1. **Pedestrian Accessibility and Safety**
2. Sidewalk and Trail Connectivity
3. **Bicycle Accommodations**
4. Transit
5. Parking Management
6. Wayfinding System
7. Adaptability for the Future



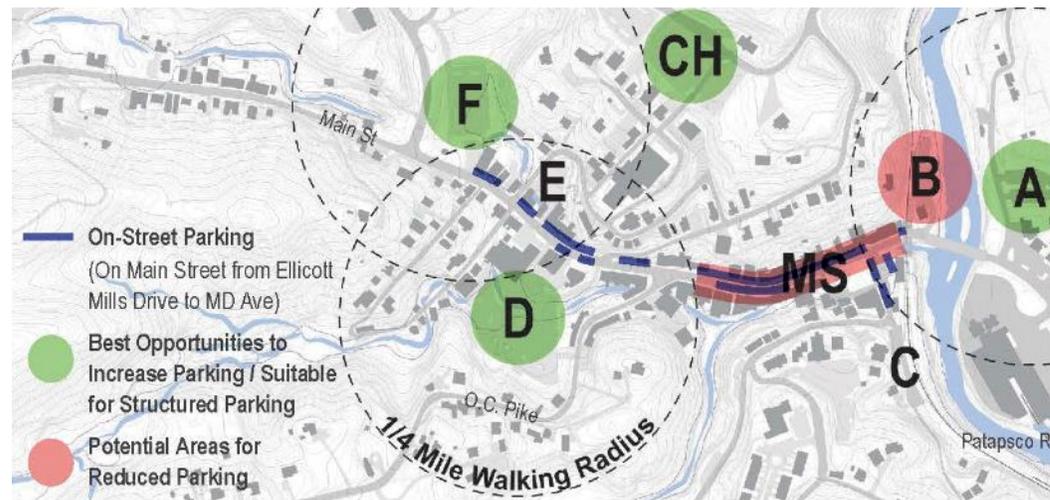
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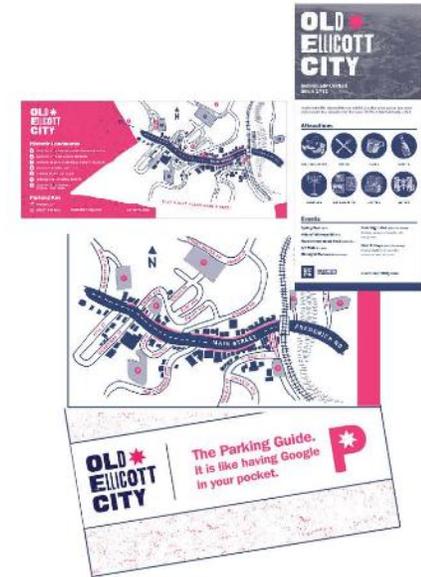
Parking Resource	Existing Spaces (Total)
Main Street (Between Ellicott Mills Drive and Maryland Ave)	85
Maryland Avenue	18
Lot A	76
Lot B	24
Lot C	21
Lot D	238
Lot E	28
Lot F	61
Temporary Lot G	70
Courthouse Lot	269
Total	890*
*820 If Excluding the 70 Spaces in Lot G	

Transportation + Parking

1. Pedestrian Accessibility and Safety
2. Sidewalk and Trail Connectivity
3. Bicycle Accommodations
4. Transit
5. Parking Management
6. **Wayfinding System**
7. Adaptability for the Future



Figure 89: Sandwich Board Graphic for District, For Illustrative Purposes Only

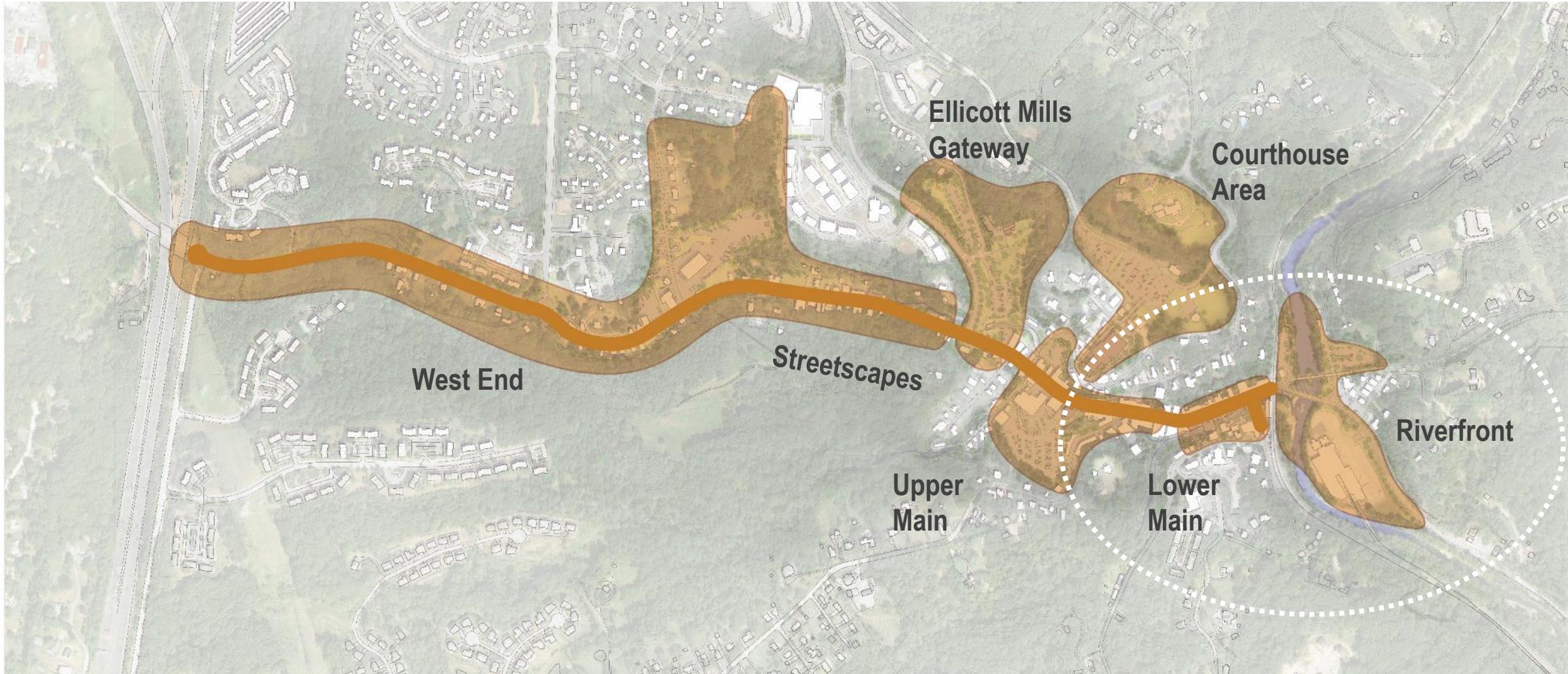


Geographic Areas

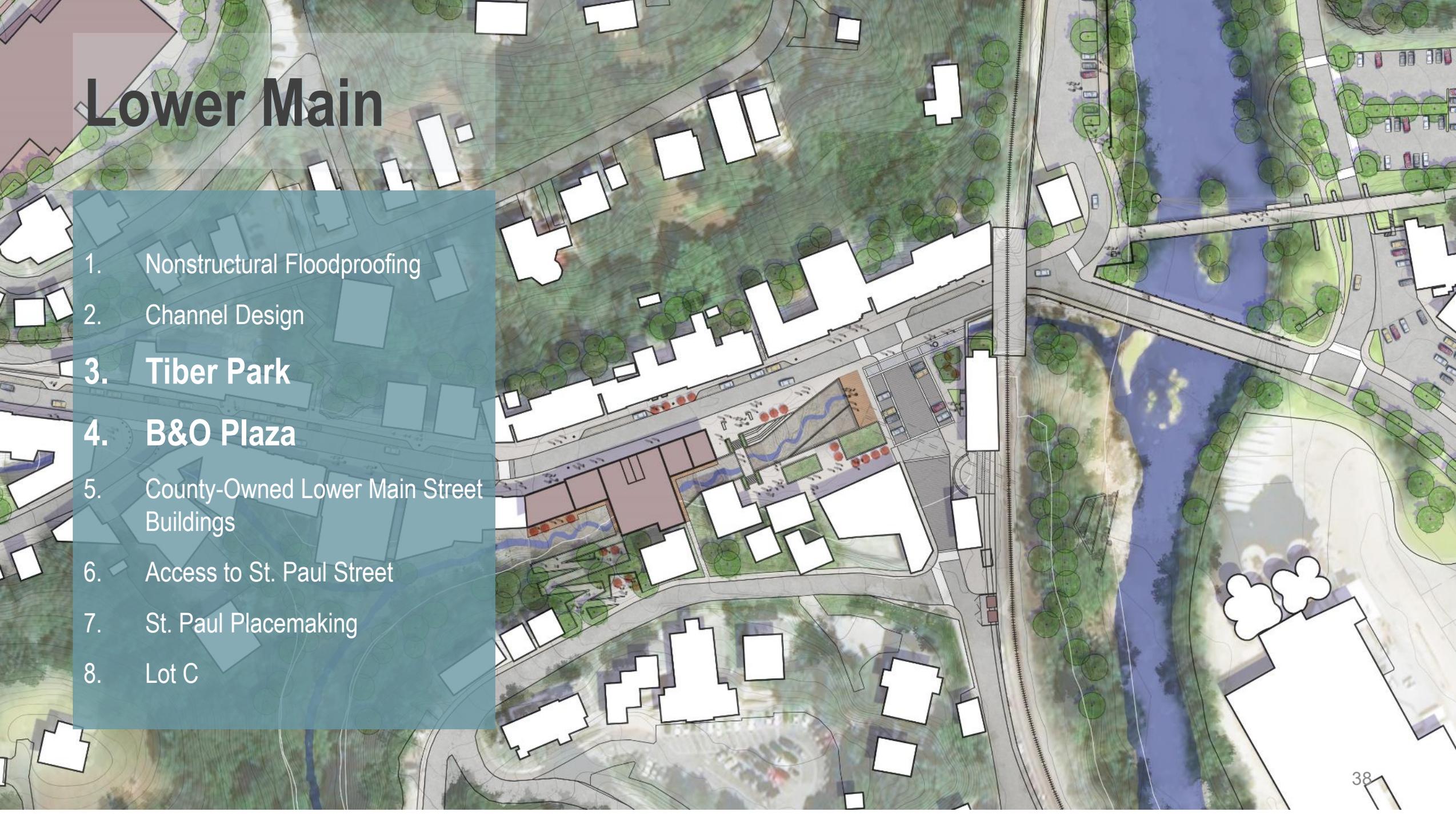
Geographic Areas



Geographic Areas



Lower Main

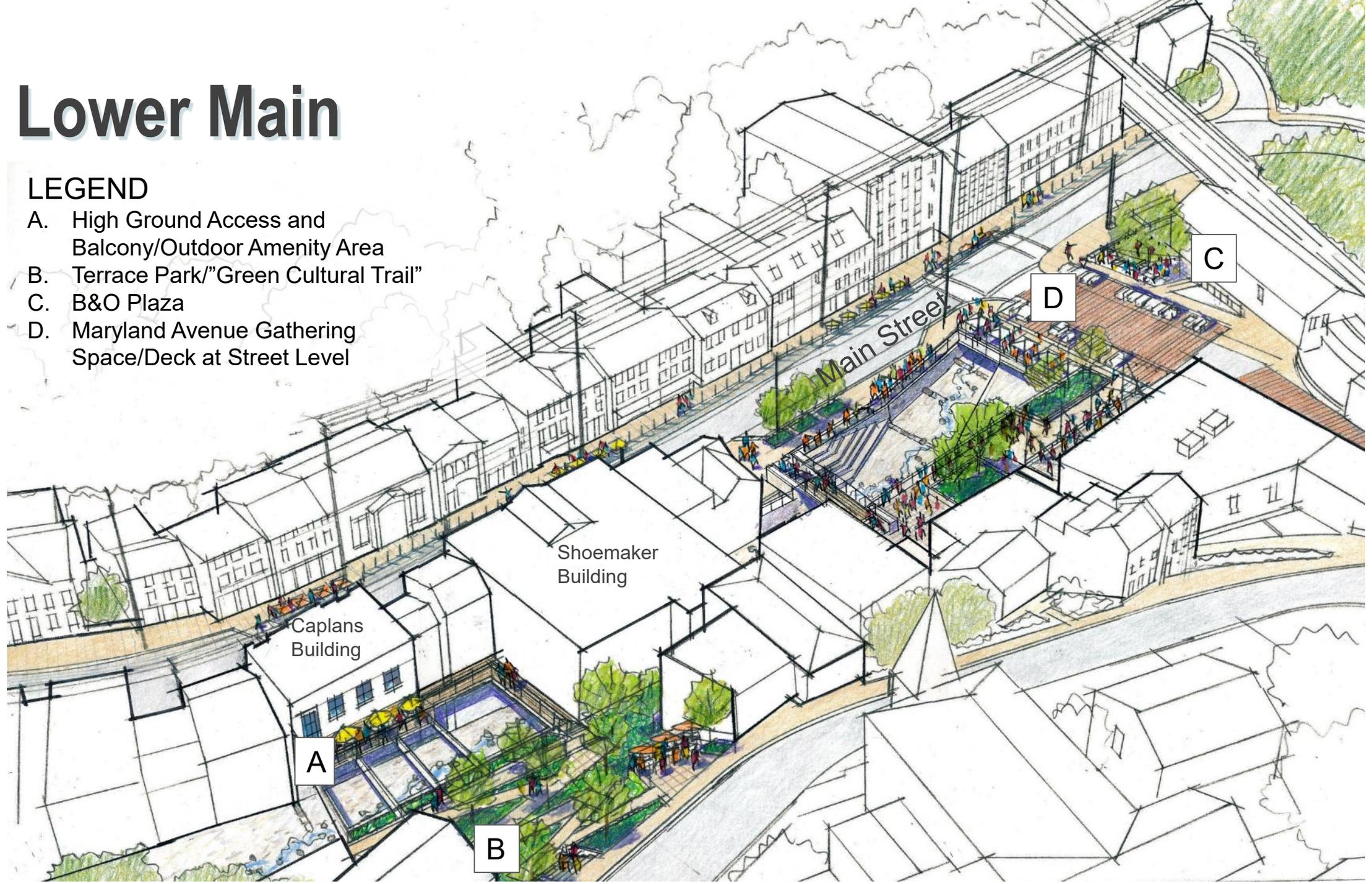
An aerial architectural rendering of a city block. The scene features a river on the right side, with a bridge crossing it. The city block is filled with various buildings, some with flat roofs and others with more complex shapes. There are several parks and green spaces, including a large park area in the center-right. The rendering uses a color palette of greens, blues, and greys to represent different elements of the urban environment. A semi-transparent blue overlay covers the left side of the image, containing a list of project components.

1. Nonstructural Floodproofing
2. Channel Design
3. **Tiber Park**
4. **B&O Plaza**
5. County-Owned Lower Main Street Buildings
6. Access to St. Paul Street
7. St. Paul Placemaking
8. Lot C

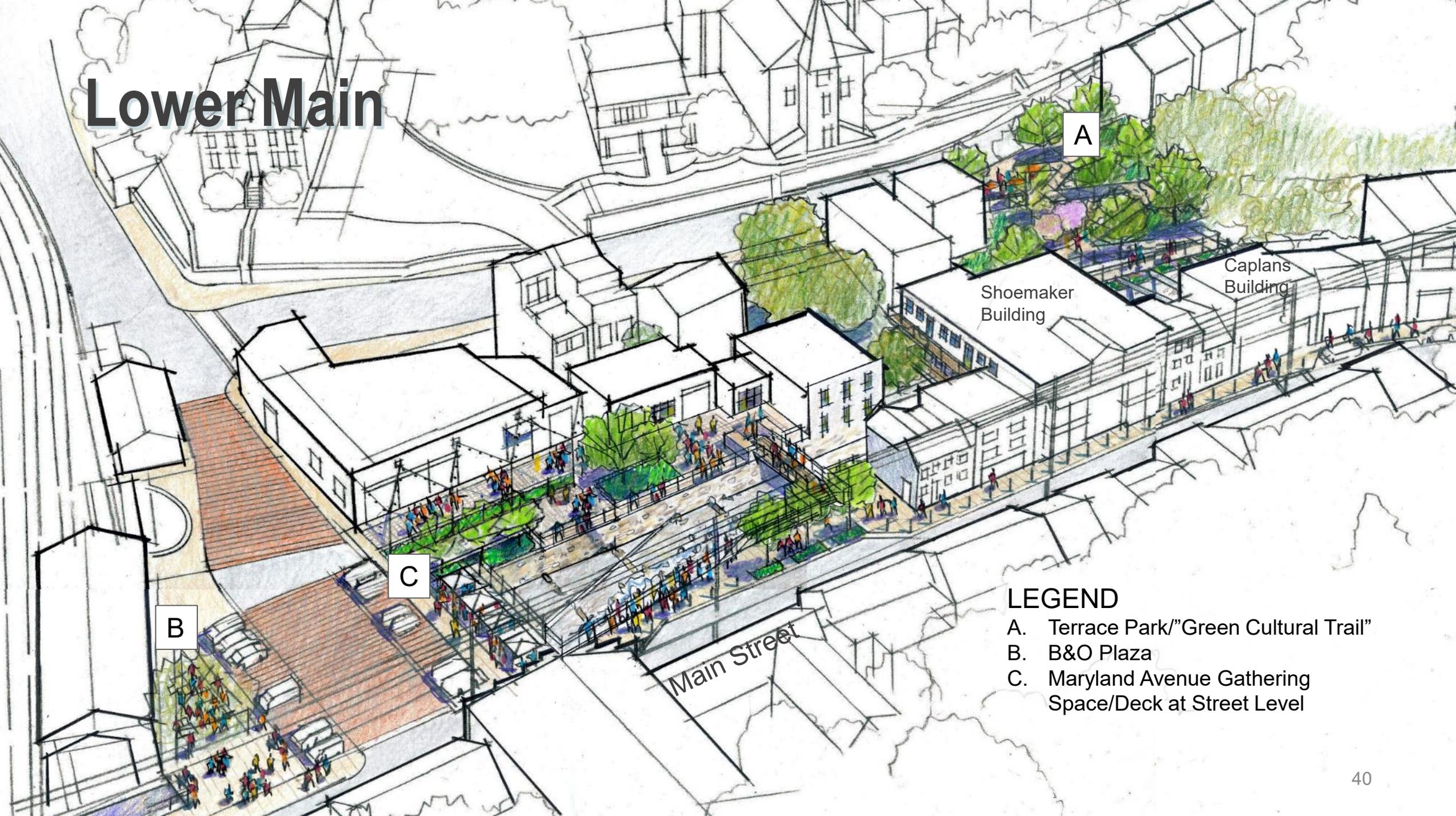
Lower Main

LEGEND

- A. High Ground Access and Balcony/Outdoor Amenity Area
- B. Terrace Park/"Green Cultural Trail"
- C. B&O Plaza
- D. Maryland Avenue Gathering Space/Deck at Street Level



Lower Main



A

Shoemaker Building

Caplans Building

C

B

Main Street

LEGEND

- A. Terrace Park/"Green Cultural Trail"
- B. B&O Plaza
- C. Maryland Avenue Gathering Space/Deck at Street Level

Lower Main



Lower Main



Lower Main



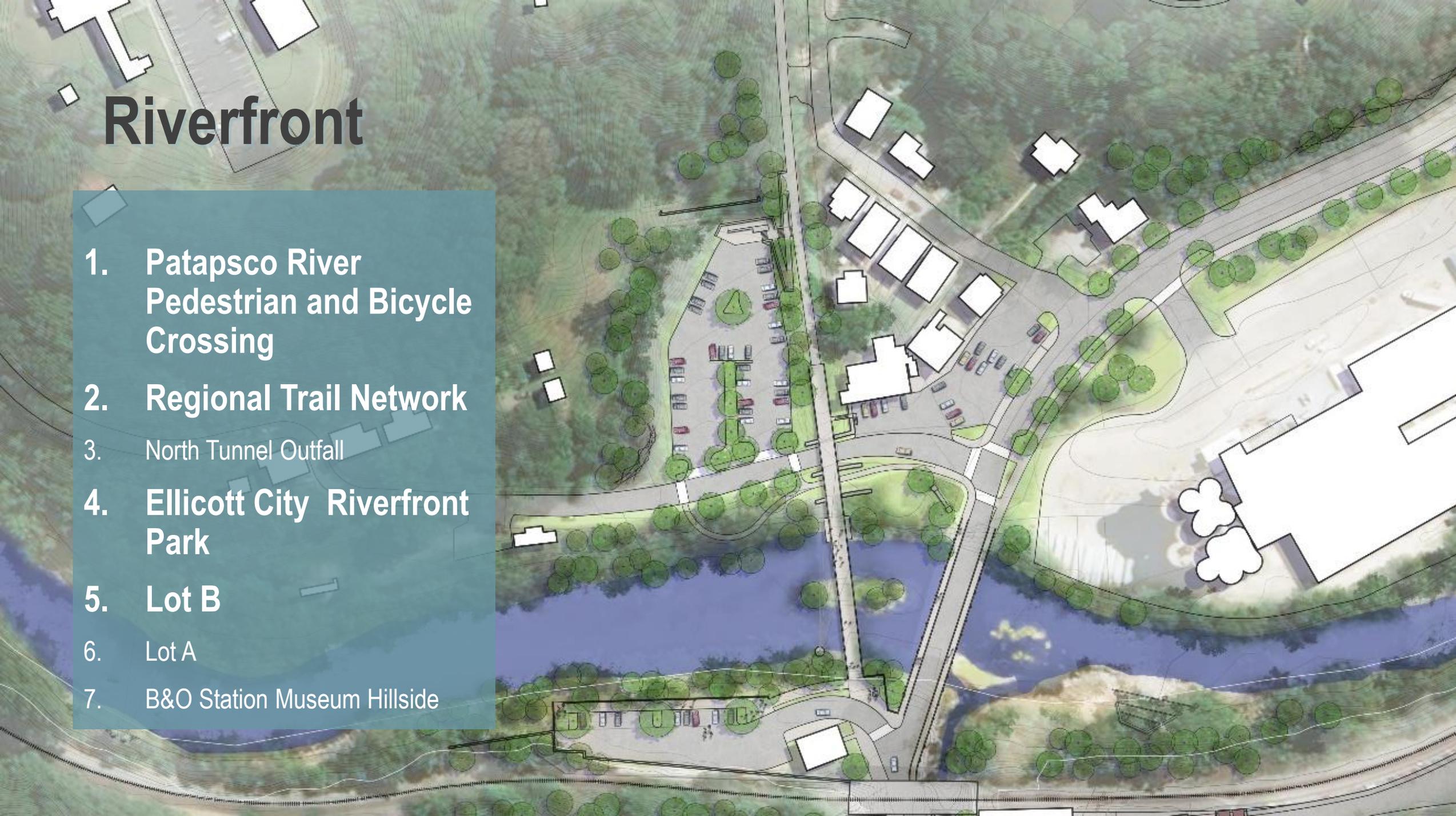
Lower Main



Figure 148: *Historic Interpretation Precedents for Lower Main Street, Recall Former Building Outlines and Site Features*



Riverfront



1. Patapsco River Pedestrian and Bicycle Crossing
2. Regional Trail Network
3. North Tunnel Outfall
4. Ellicott City Riverfront Park
5. Lot B
6. Lot A
7. B&O Station Museum Hillside

Riverfront

Granite Hill

Patapsco River

Frederick Road

Wilkins Rogers Mills, Adaptive Reuse Opportunity

C

B

E

F

20 Spaces (24 Existing)

D

A

E

F

G

A

H

I

I - Alt.

LEGEND

- A. Limb Trees to Open Views
- B. Construction Access
- C. North Tunnel Outfall (Location TBD)
- D. Potential Enhancements to Existing Bridge for Improved Bicycle/Pedestrian Access
- E. Riverfront Park with Permeable Paving and Boardwalk
- F. Parking
- G. ADA Ramp to Trolley Line #9
- H. Intersection Improvements
- I. Grist Mill Extension

Riverfront

Granite Hill

140-210 Spaces,
3-4 Levels

Patapsco River

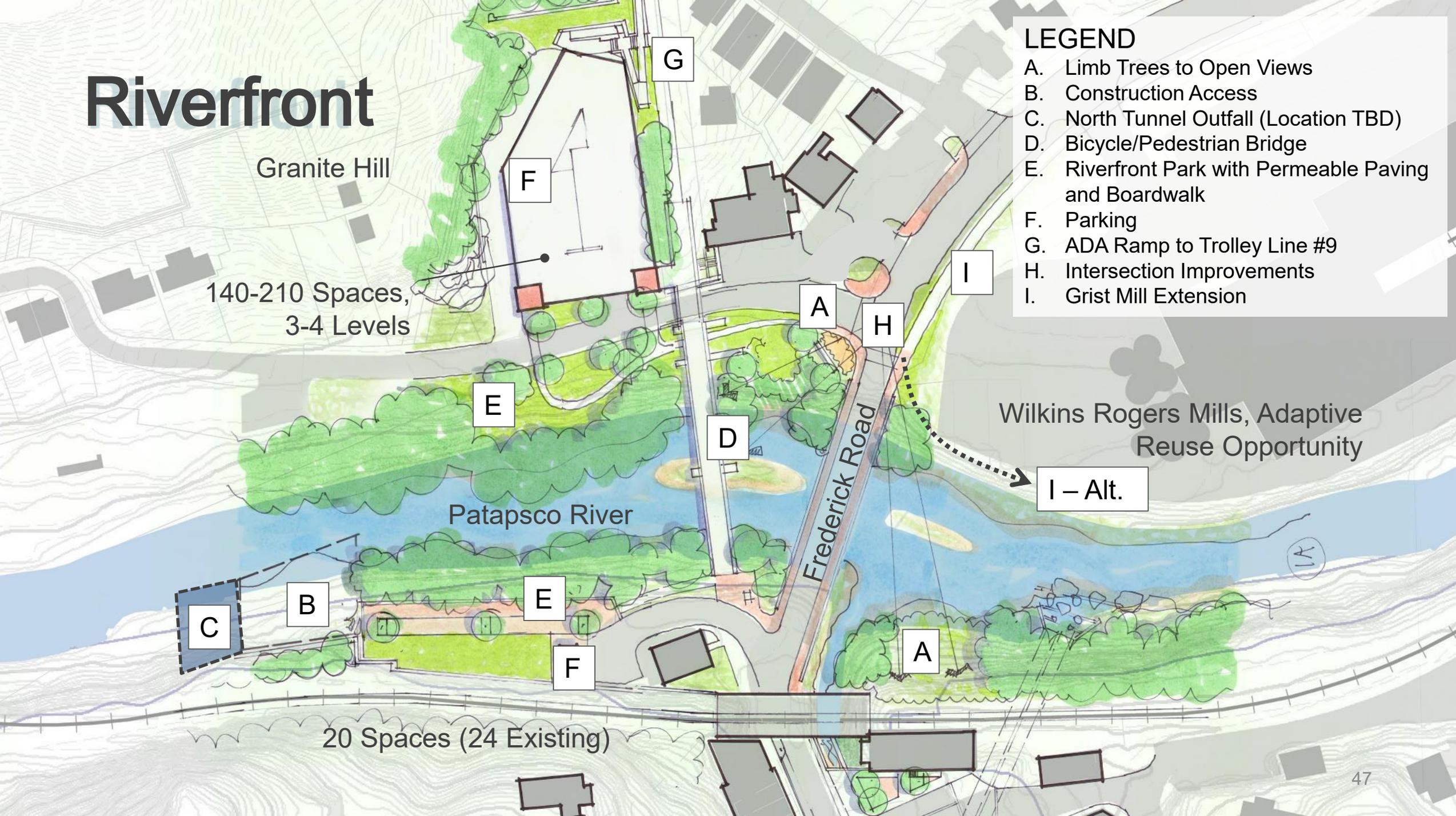
Frederick Road

Wilkins Rogers Mills, Adaptive
Reuse Opportunity

I - Alt.

20 Spaces (24 Existing)

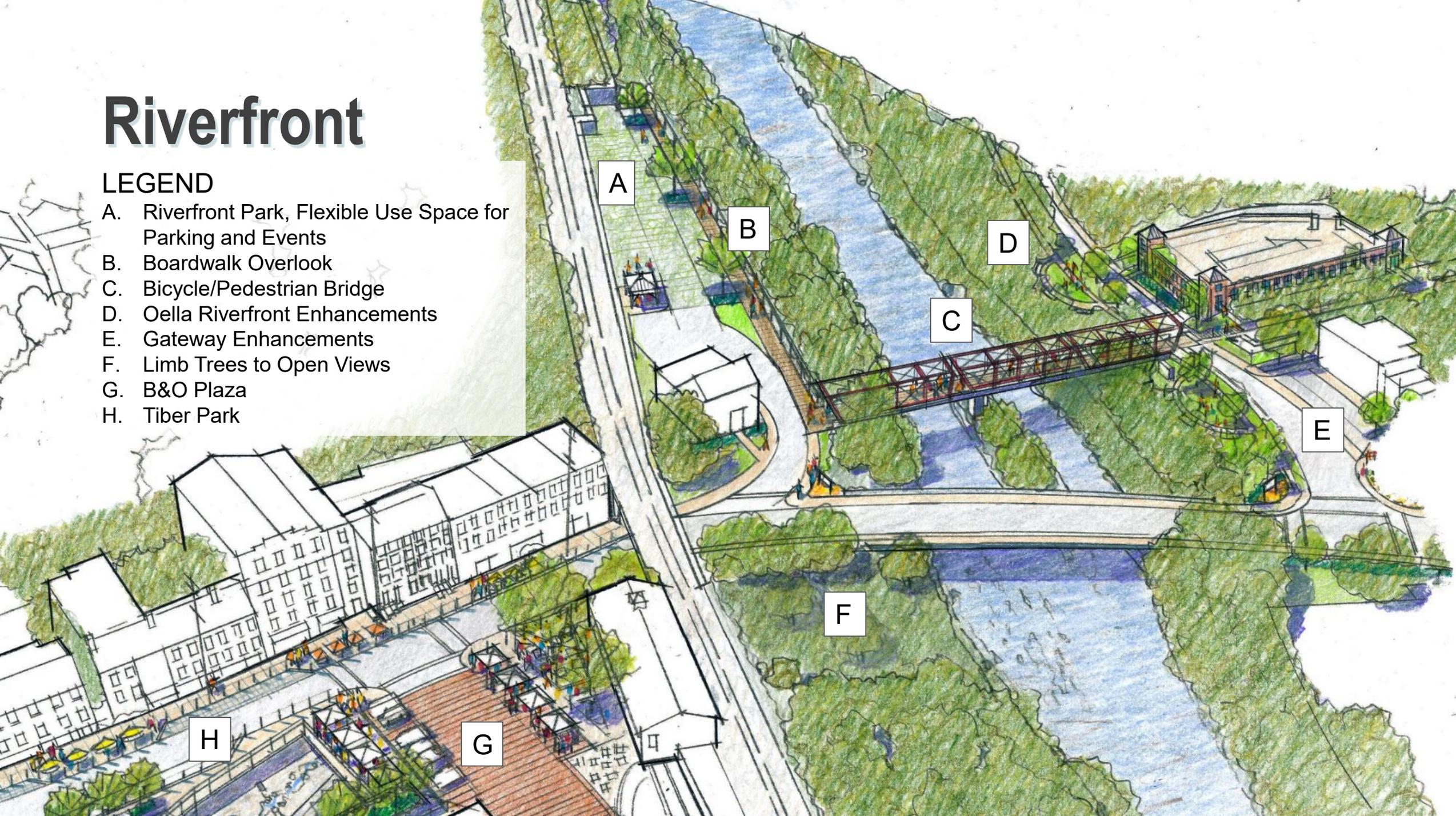
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 - F. Parking
 - G. ADA Ramp to Trolley Line #9
 - H. Intersection Improvements
 - I. Grist Mill Extension



Riverfront

LEGEND

- A. Riverfront Park, Flexible Use Space for Parking and Events
- B. Boardwalk Overlook
- C. Bicycle/Pedestrian Bridge
- D. Oella Riverfront Enhancements
- E. Gateway Enhancements
- F. Limb Trees to Open Views
- G. B&O Plaza
- H. Tiber Park



Riverfront

Potential
Riverfront
Park and/or
Parking Lot

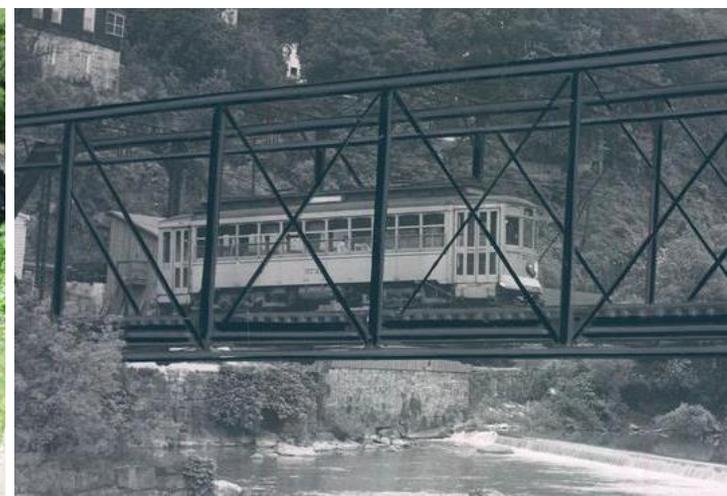
Potential
Boardwalk

Potential
Bike/Ped
bridge

Potential Enhanced Riverfront
Park (Coordination with
Baltimore County and Oella)

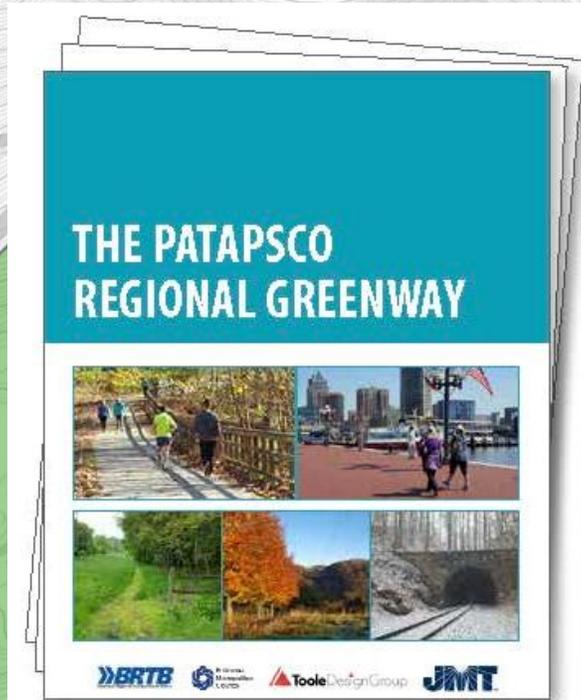


Riverfront



Riverfront

1. Patapsco River Pedestrian and Bicycle Crossing
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5. Lot B
6. Lot A
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Riverfront

CONSIDERATIONS FOR GATEWAY IMAGE AND OELLA RIVERFRONT

Consider working with Baltimore County, property owners and volunteer organizations to explore potential enhancements to the east gateway to Ellicott City and Oella riverfront area. If there is interest, there is the potential to enhance properties and the public right-of-way area. Consider the following:

- a. **Façade Enhancements:** Since this is a major Gateway for both Ellicott City and Oella, encourage façade improvements for properties along Frederick Road on the approach to lower Oella and Ellicott City.
- b. **Streetscape:** Incorporate landscape improvements along the perimeter of the lots to include high canopy street trees to help define the street edge and improve businesses' curb appeal while maintaining customers' views of the river.
- c. **Outdoor Dining:** Work with businesses to build upon their current efforts to activate outdoor areas by converting some parking spaces to outdoor dining (if additional parking resources are provided in Lot A).
- d. **Pedestrian Safety:** Improve the pedestrian crossing at Oella Avenue and Frederick Road.
- e. **Trail Network Coordination:** Coordinate any private property improvements with the planning of the riverfront trail network to accommodate logical and safe alignments and crossings.
- f. **Site Design:** Explore ways to incorporate a bus/shuttle turnaround.
- g. **Ellicott City-Oella Entrance Garden Enhancements:** Consider pruning the trees at the corner of Oella Drive and the Main Street bridge to open views beneath the canopies to the river, while maintaining the spatial definition of the garden space.
- h. **Oella Riverfront Park:** Explore opportunities with private property owners to create a riverfront park with public access along the Oella riverfront northward to Lot A and on the south side of the Main Street Bridge. This could provide greater access to the riverfront, accommodate potential trail access to the north as outlined in the Patapsco Heritage Greenway plan, and provide outdoor gathering areas and access to the water. While private property interest may not exist at this time, maintain open lines of communication over the long-term.



Riverfront



Example of Outdoor Dining within Parking Area (Left)

Riverfront

CONSIDERATIONS FOR WILKINS ROGERS MILL SITE

This riverfront site offers great potential for creative, adaptive reuse that could dramatically change the character and function of the Riverfront. As of spring 2020, Baltimore County is considering rezoning the site from industrial use to mixed use. In context with this reuse, Baltimore County should consider the following:

- a. **Interpretive Components:** Explore opportunities to incorporate arts and interpretive components, including the section of the early mill's stone wall.
- b. **Public Open Space:** Connect to the open space network and seek opportunities for publicly accessible connections, particularly along the riverfront.
- c. **Public Parking:** If the property reuse can accommodate it, explore opportunities for public parking through potential temporary or shared parking arrangements.
- d. **Tour Bus Accommodations:** Explore opportunities for tour bus parking and/or turnaround area.
- e. **Emergency Public Alert System:** Because the site is located within the 100-year floodplain, consider incorporating emergency public alert systems similar to those being installed throughout Ellicott City's core as part of EC Safe and Sound.



IV Implementation Plan

Implementation Plan

1. Framework
2. Policy Number
3. Plan Policy/Implementing Action
4. Primary Responsibility
5. Partners

FRAMEWORK	POLICY #	PLAN ELEMENT/ACTION	TIMEFRAME	PRIMARY RESPONSIBILITY	PARTNERS	REFERENCE IN REPORT
1. COMMUNITY CHARACTER + PLACEMAKING	1.1	Preservation Facilitation	Ongoing	DPZ	Nonprofit Sector	*Policy 1.1* on page 62
	1.2	Property Maintenance	Short—Long	DPZ	DILP, Property Owners	*Policy 1.2* on page 63
	1.3	Development Character and Zoning	Short	DPZ		*Policy 1.3* on page 64
	1.4	Scenic Roads	Short—Mid	DPZ		*Policy 1.4* on page 64
	1.5	Public Realm Design, Amenities and User Comforts	Ongoing	DPZ, DRP	Nonprofit Sector, Private Sector, Property Owners	*Policy 1.5* on page 64
	1.6	Public Art	Ongoing	DPZ	Nonprofit Sector, Private Sector	*Policy 1.6* on page 66
	1.7	*Green Cultural Trail*	Short—Long	DRP	OOT, OCS, DPZ	*Policy 1.7* on page 68
	1.8	Programming and Events	Ongoing	Nonprofit Sector	Tourism, EDA, Private Sector	*Policy 1.8* on page 68
2. FLOOD MITIGATION	2.1	EC Safe And Sound Implementation	Ongoing—Short	DPW	OCS	*Policy 2.1* on page 82
	2.2	Stormwater Management Facility Design	Short—Long	DPW	Property Owners	*Policy 2.2* on page 83
	2.3	Channel Maintenance and Debris Management	Ongoing	DPW	DRP, OCS, Highways, Nonprofit Sector, Advocacy	*Policy 2.3* on page 83
	2.4	Stream Restoration	Mid—Long	DPW	Nonprofit Sector, Property Owners, Advocacy	*Policy 2.4* on page 84
	2.5	Process for On-Going Evaluation after EC Safe and Sound Implementation	Ongoing	DPW		*Policy 2.5* on page 85
	2.6	Patapsco River Evaluation	Mid	DPW	Baltimore County, Property Owners	*Policy 2.6* on page 85
	2.7	Nonstructural Flood Proofing	Ongoing	DPW	DPZ, DILP, Property Owners	*Policy 2.7* on page 86
	2.8	Flood Elevation Certificates	Ongoing	DPW	Property Owners	*Policy 2.8* on page 87
	2.9	Public Education and Awareness Campaign	Short	DPW	DPZ, Nonprofit Sector	*Policy 2.9* on page 87
3. ENVIRONMENTAL STEWARDSHIP	3.1	Strategic Watershed Program	Mid	DPW	OCS, Nonprofit Sector, Advocacy	*Policy 3.1* on page 95
	3.2	Forest Management	Short—Long	OCS	DRP, Nonprofit Sector, Advocacy, Property Owners	*Policy 3.2* on page 97
	3.3	Stream Restoration	Mid—Long	DPW	Nonprofit Sector, Property Owners	*Policy 3.3* on page 97
	3.4	Soil Amendments	Ongoing	OCS	DPW, DRP, Nonprofit Sector, Property Owners	*Policy 3.4* on page 97
	3.5	Stream Daylighting	Long	DPW	DPZ, OCS, Nonprofit Sector, Property Owners	*Policy 3.5* on page 98
	3.6	Environmental Site Design (ESD) Practices and Green Technologies	Short—Long	DPW	DPZ, OCS, Private Sector	*Policy 3.6* on page 98
	3.7	Dedicated Open Space and Conservation Easements	Mid—Long	DPZ, DRP	OCS, Property Owners, Advocacy	*Policy 3.7* on page 99

KEY

- » Baltimore County, Maryland (Baltimore County)
- » Dep. of Inspections, Licenses and Permits (DILP)
- » Department of Public Works (DPW)
- » Department of Planning and Zoning (DPZ)
- » Department of Recreation and Parks (DRP)
- » Economic Development Authority (EDA)
- » Historic Preservation Commission (HPC)
- » Howard County Tourism Council (Tourism)
- » Maryland State Highway Administration (SHA)
- » Office of Community Sustainability (OCS)
- » Office of Emergency Management (OEM)
- » Office of Transportation (OOT)
- » Other Advocacy Groups (Advocacy)

Ongoing: No Completion Timeframe; Short: 0–5 Years; Medium (Mid): 6–10 Years; Long: 11+ Years

Implementation Plan

1. **Howard County-Primary Responsibility for Implementation**
2. **Public and Private Sector Implementation Partners**
3. **20+-Year Plan**
4. **Timeframes: Short, Mid, Long, Ongoing**

Implementation Plan

Bi-County Forum

- Every 2-5 Years
- Public and Private Stakeholders
- Discuss Common Goals, Challenges, Solutions
- Celebrate Implementation Successes

Potential Topics

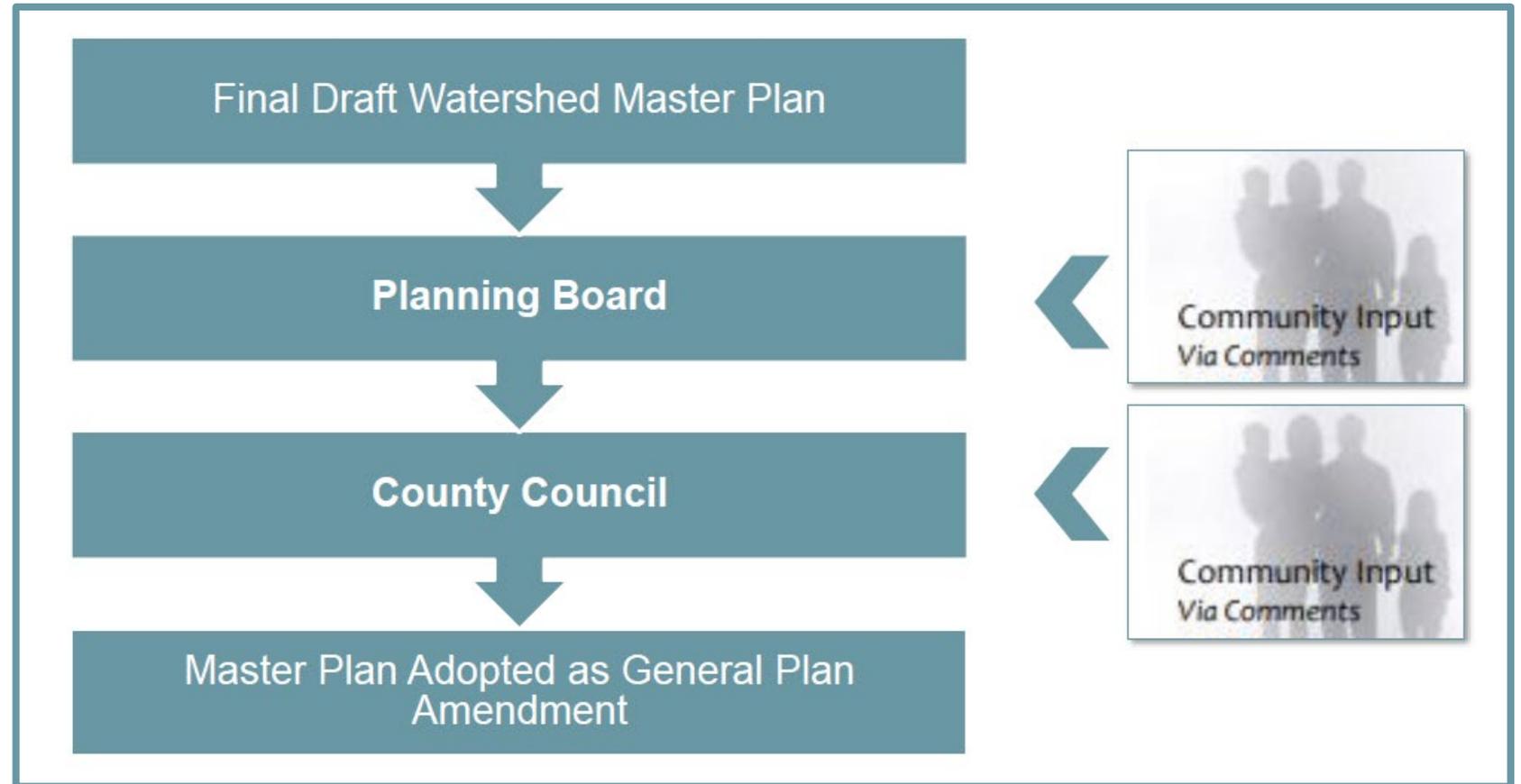
- Reuse of Wilkins Rogers Mill Site
- Patapsco River Flooding
- Water Quality and Habitat
- Recreational Amenities, Connections/Trails
- Traffic Management and Pedestrian Safety
- Transit
- Parking
- Complementary Business Districts
- Co-Marketing



Next Steps

Next Steps

1. Review Public Input
2. Refine Plan and Prepare Final Document
3. General Plan Amendment Process





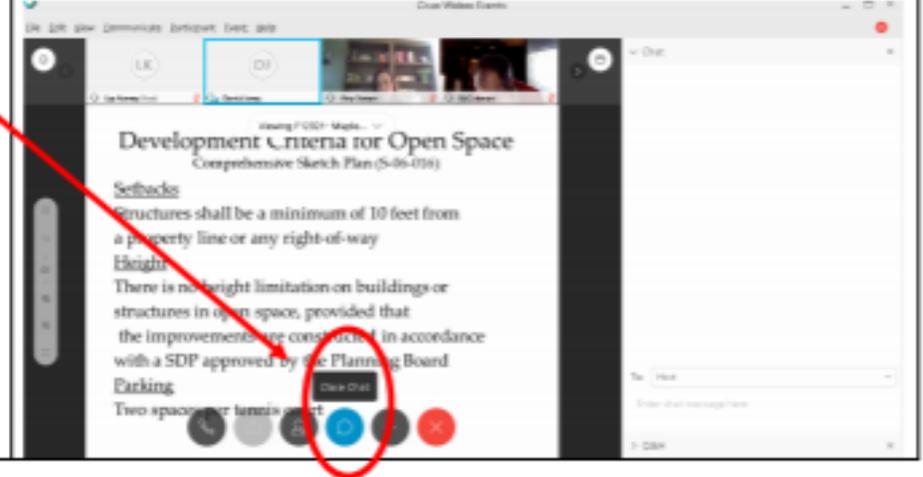
Q&A

Virtual Meeting Q&A Instructions – 2 Options

1. Type Your Question In the Chat Box
(from WebEx)

Chat Feature

Please only use the chat feature to ask questions of the panelists. Please do not respond to other participants' questions or make comments on what you are hearing during the presentation.



2. Email Your Question

planning@howardcountymd.gov

Visit our Webpage for More Information



www.howardcountymd.gov/ecmp

Submit comments on the draft plan by August 28th at 5 pm

