



Ellicott City Watershed Master Plan: Overview of the Draft

Howard County Department of Planning and Zoning, August 19, 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

Virtual Meeting Connection Options

1. Webex via Computer

ATTENDING THE VIRTUAL MEETING

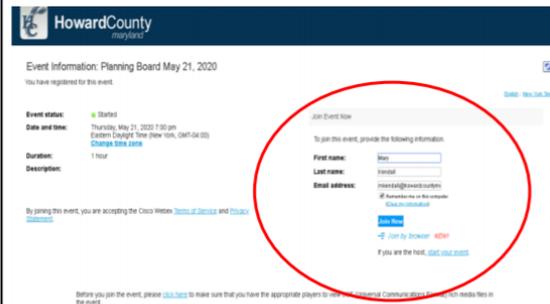
You will receive an email that contains the link to the virtual meeting.

Fifteen minutes before the meetings starts, click on the link to join the meeting.

You can join the meeting through the WebEx application or through an Internet browser.

Under **Join Event Now**, type your name and email address, then click **Join Now**

If you are unable to download the WebEx app, you can select join by browser. ****Chrome or Firefox are the recommended browsers.**



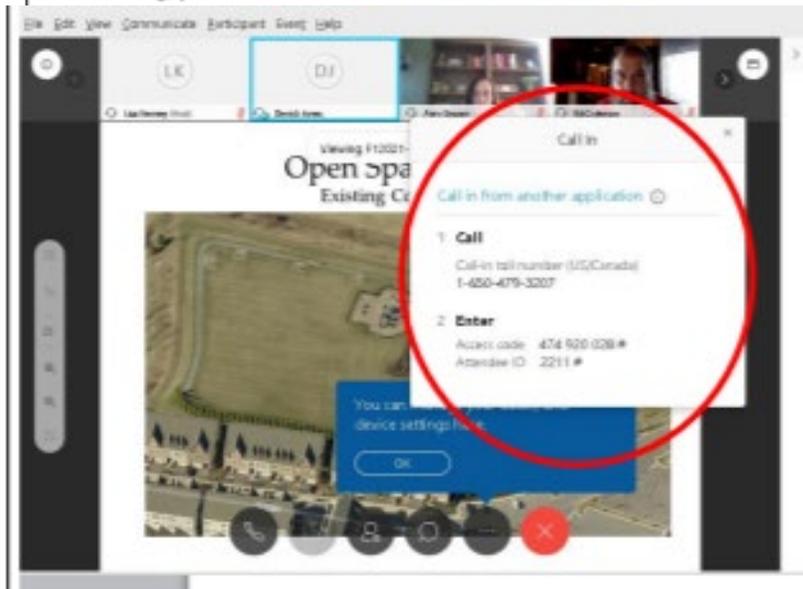
2. Phone via Computer

Call-in by Phone –

Attendee ID

If you select, call-in by phone, a screen will appear with the call-in number, access code and attendee ID.

****So that you can be easily identified during the meeting, please**



3. Livestream

Ellicott City Watershed Master Plan



What's New

View the [Draft Plan and Register for the August 12th Virtual Meeting](#)
[OPTION - LIVESTREAM THE MEETING AND PARTICIPATE TO PLANNING@HOWARDCOUNTY.MD](#)

[Read and Comment on the Draft for August 2020](#)

You are invited to review the [draft plan and comment](#) on the [draft plan](#) through August 2020. If the community has long-term document, make a comment on the plan for future feedback at the time the plan is ready. Find out how to comment with our [FAQ page](#) in the draft and register on our comment page at [planning@howardcountymd.com](#)

The plan provides the vision and direction for the future of the county. It is a key document that guides the county's future. The plan is a living document that will be updated as the county grows and changes. The draft plan is available for review and comment on the [draft plan](#) page. The draft plan is available for review and comment on the [draft plan](#) page. The draft plan is available for review and comment on the [draft plan](#) page.

Participate in the August 12th Virtual Community Meeting

Join the virtual Community Meeting on Wednesday, August 12th from 7pm to 8:30pm to discuss the [draft plan](#). If you cannot attend please [contact us](#) for more information. [Registration is required](#) for the meeting. [Registration is required](#) for the meeting. [Registration is required](#) for the meeting.

The meeting is being held to present the draft plan to the community and to receive feedback. The meeting is being held to present the draft plan to the community and to receive feedback. The meeting is being held to present the draft plan to the community and to receive feedback.

REGISTRATION PATTERNS - How to access the virtual meeting
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Go To:
www.howardcountymd.gov/ECMP



Welcome Video

Howard County Executive Dr. Calvin Ball

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

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

Master Plan

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

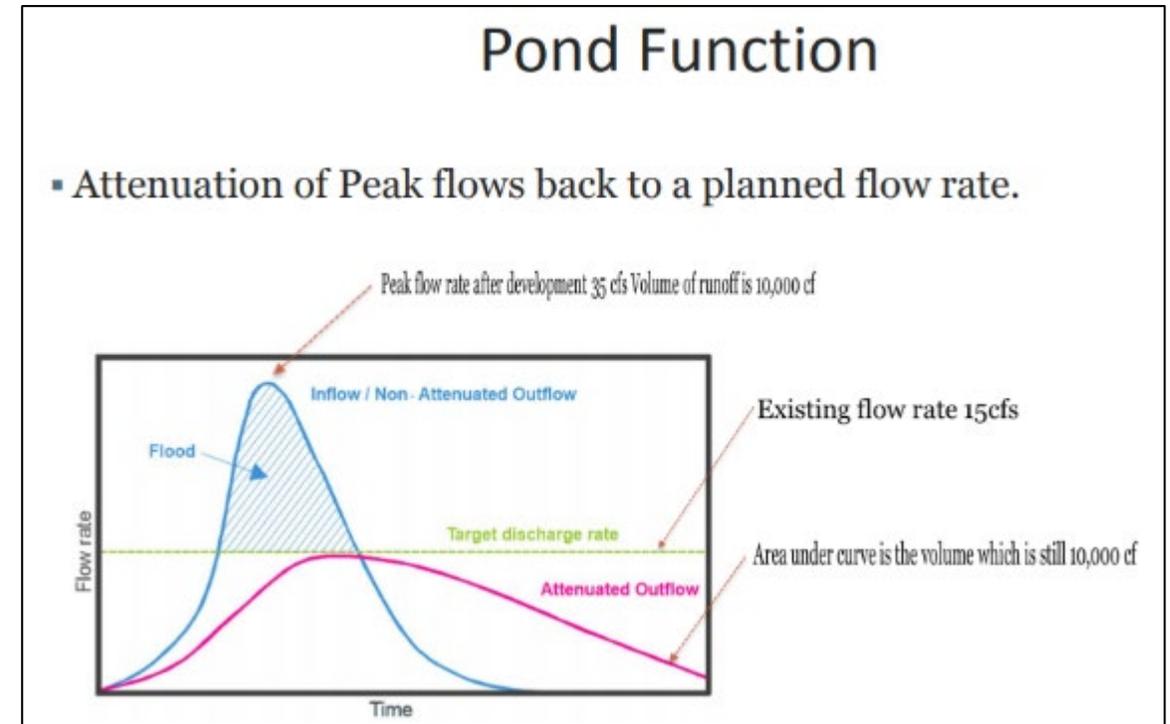
- **Long-term** policy direction for protecting and enhancing Ellicott City covered through multiple topics including community character, placemaking, flood mitigation, environmental stewardship, economic development and transportation/parking
- **Builds upon** Safe & Sound plan for flood mitigation

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

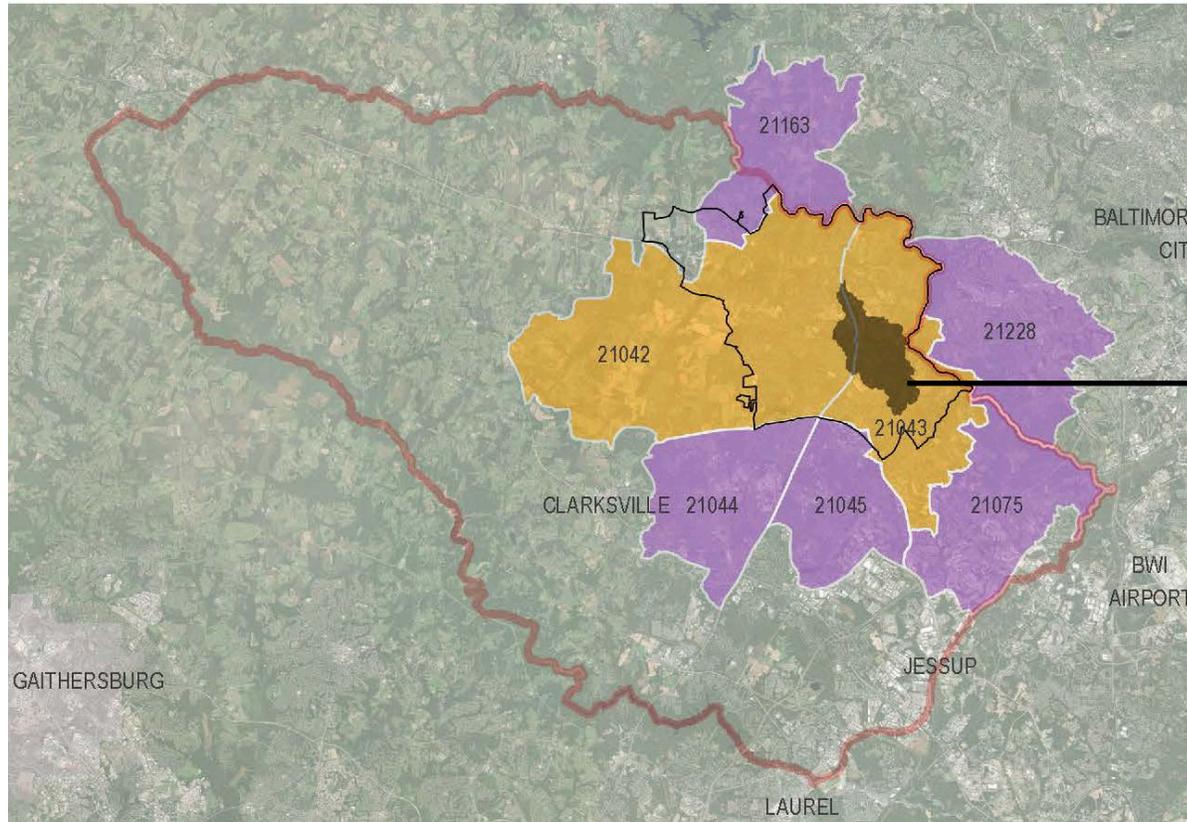
Land Studies

Arnett Muldrow Associates

Preservation Consulting

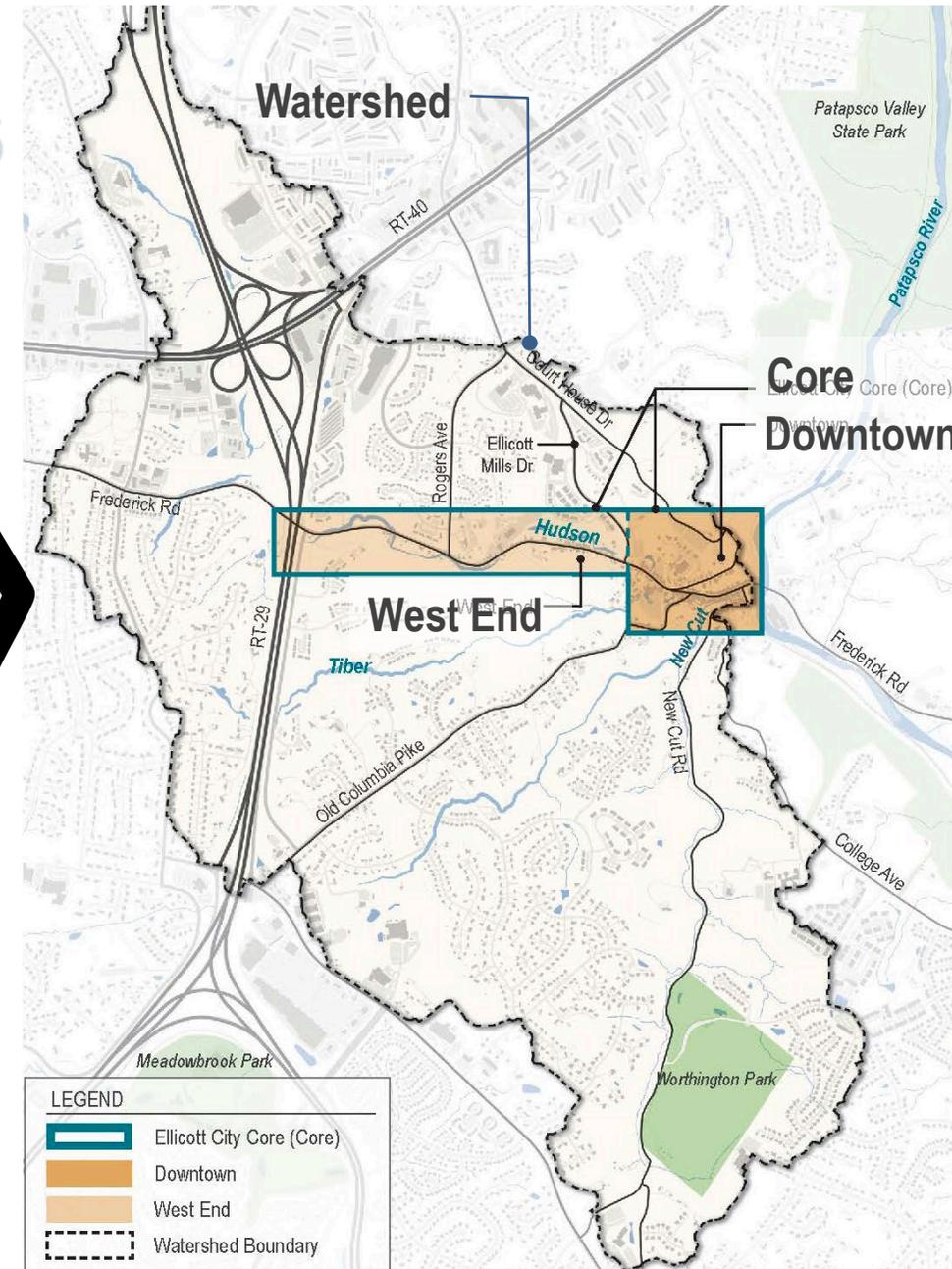
South Coast Consulting

Introduction-Plan Geographies



LEGEND

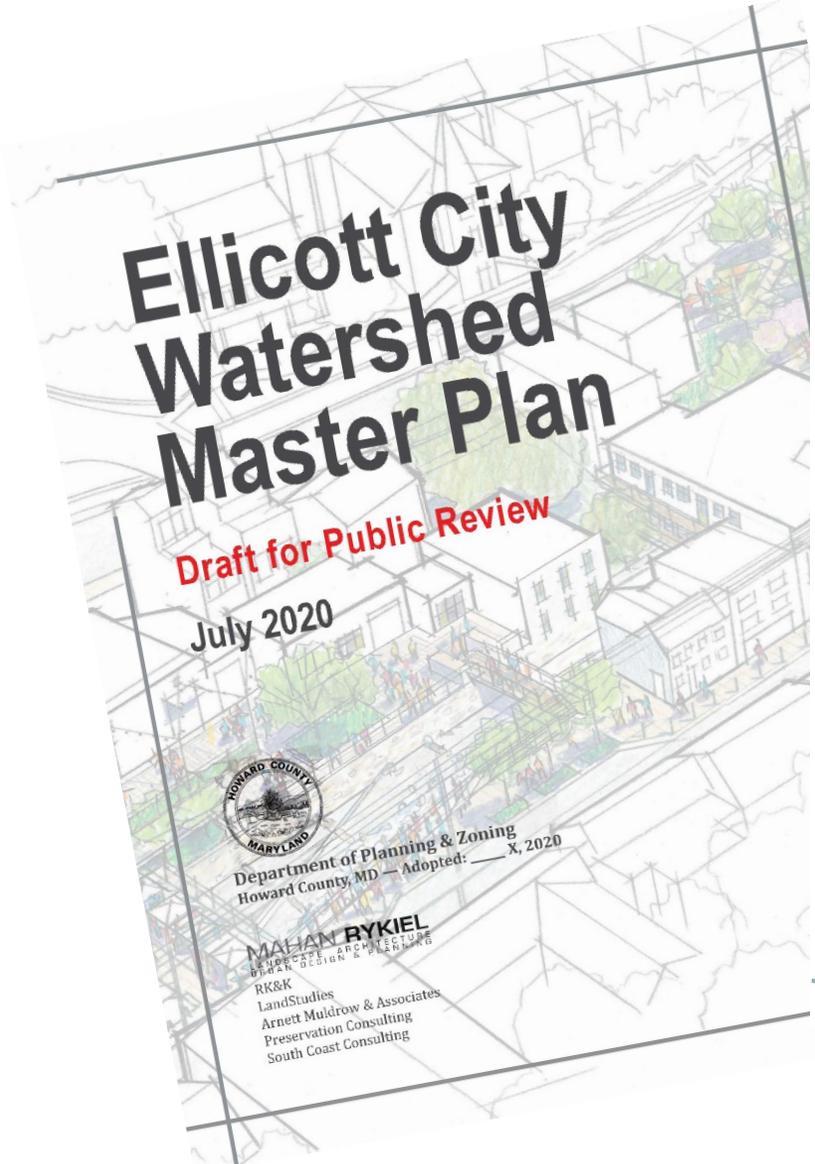
- Howard County
- Ellicott City (PlanHoward 2030 Planning Area Boundary)
- Primary Trade Area (Ellicott City Zip Codes (21042, 21043))
- Secondary Trade Area (Catonsville (21228), Columbia (21044, 21045), Elkridge (21075), and Woodstock (21163) Zip Codes)
- Watershed (Tiber-Hudson Watershed)



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

- a. **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.
- b. **River Access:** Incorporate access points for kayaks and fishing.
- c. **Site Amenities:** Incorporate site amenities such as seating, trash receptacles and lighting.
- d. **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.
- e. **Public Art:** Allow for permanent and temporary river and nature-focused public art.
- f. **Phasing:** Coordinate the design and implementation of the park with the North Tunnel full construction while 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

- a. **Paving Treatment:** Utilize special paving, including permeable paving, to delineate parking areas and define a zone that could be closed for events.
- b. **Planting Islands:** Incorporate planting islands to allow for canopy trees.
- c. **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 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 accessible connections, particularly along the riverfront through potential temporary or shared parking arrangements.
- c. **Public Parking:** Explore opportunities for public parking, including the section of the early mill's stone wall.
- d. **Tour Bus Accommodations:** Explore opportunities for tour bus parking and/or turnaround area, consider incorporating emergency public alert systems similar to those being installed throughout Ellicott City's core as part of EC Safe and Sound.
- e. **Emergency Public Alert System:** Because the site is located within the 100-year floodplain, Ellicott City's core as part of EC Safe and Sound.

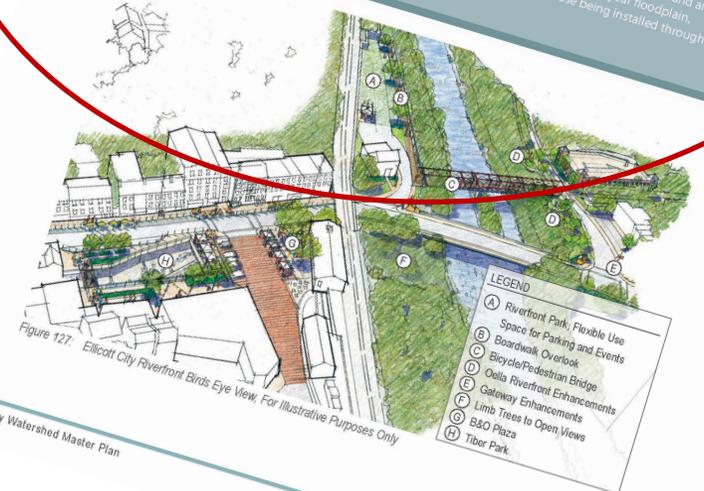
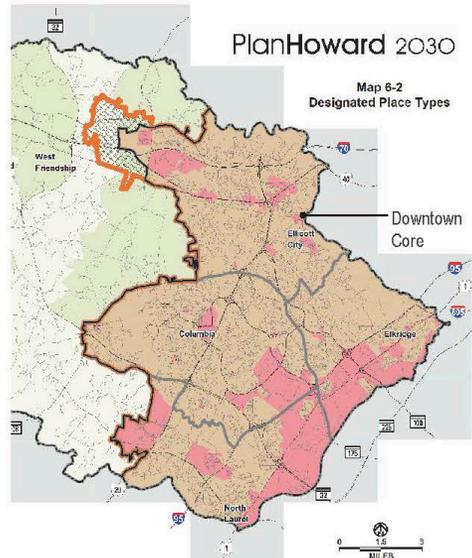
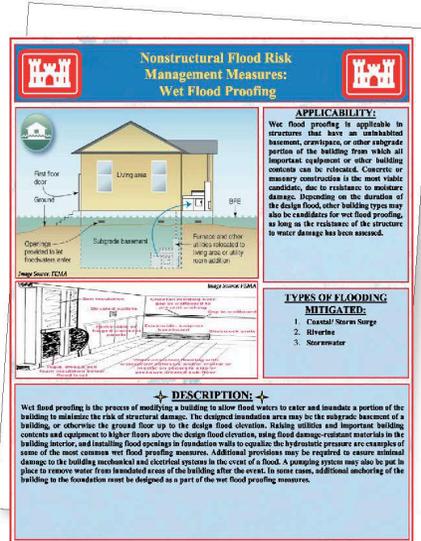
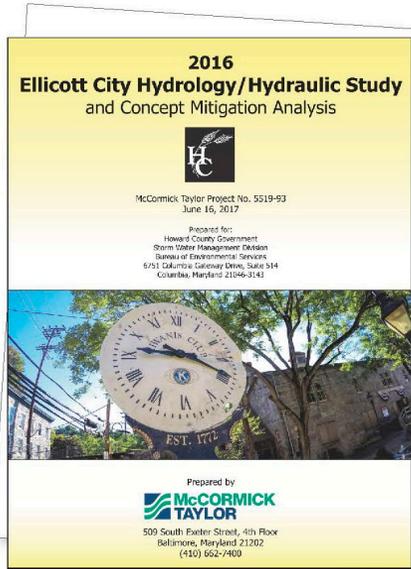


Figure 127: Ellicott City Riverfront Birds Eye View, For Illustrative Purposes Only



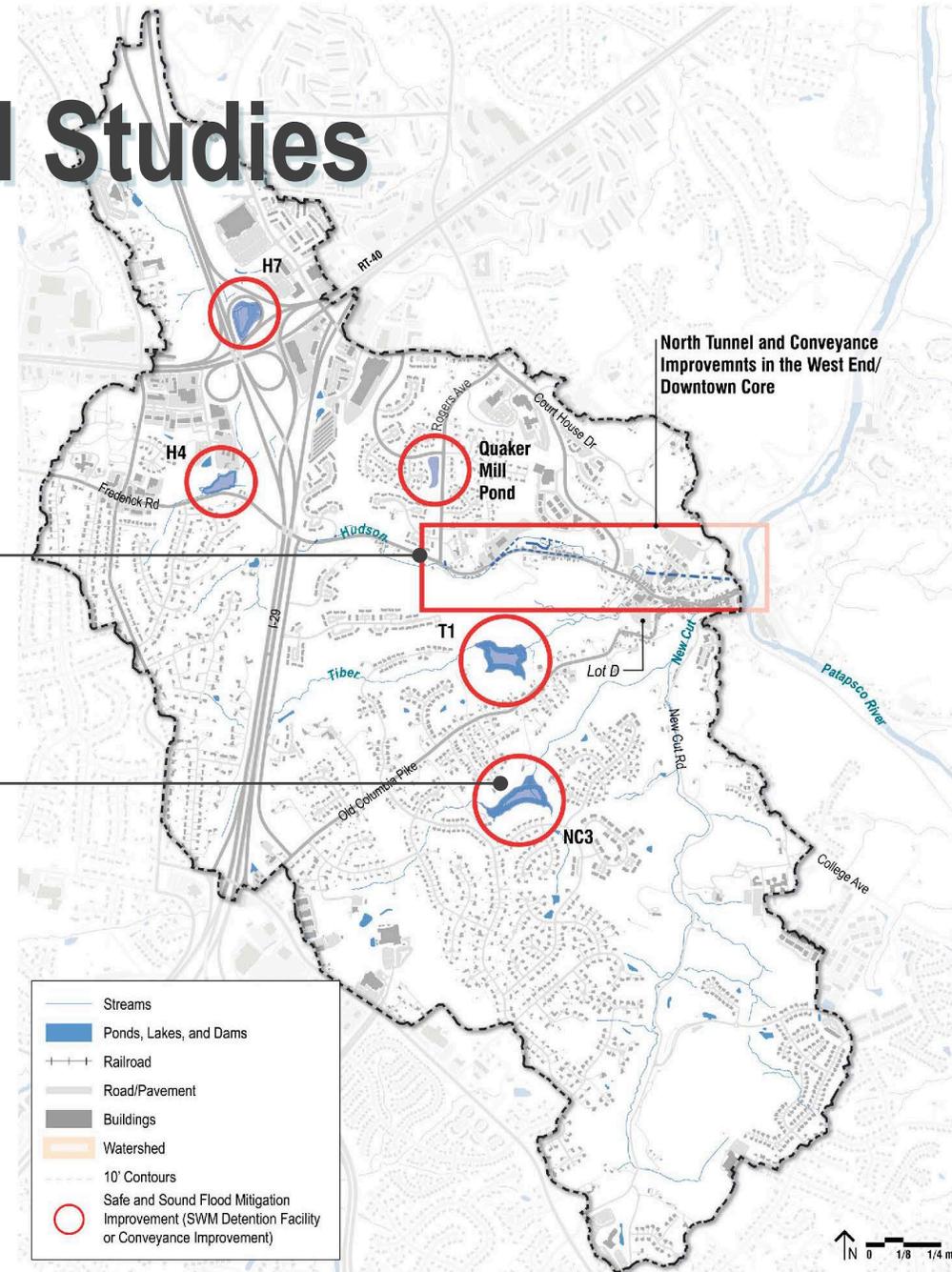
II Informing the Vision

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

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

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

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

Architectural Design Standards

Site Grading

Site Design Details

Environmental Site Design Practices

Signage Standards

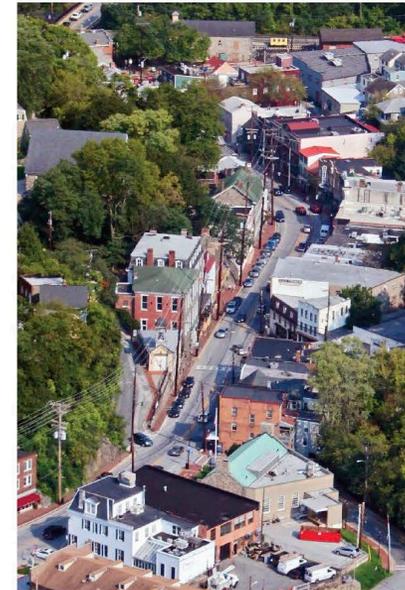
Accessibility

Incentives

Landscape Standards

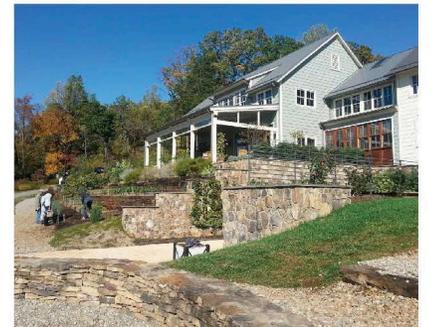
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LEGEND

-  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

KEEPING ELLICOTT CITY SAFE AND SOUND

ACCOMPLISHMENTS SINCE DECEMBER 2018

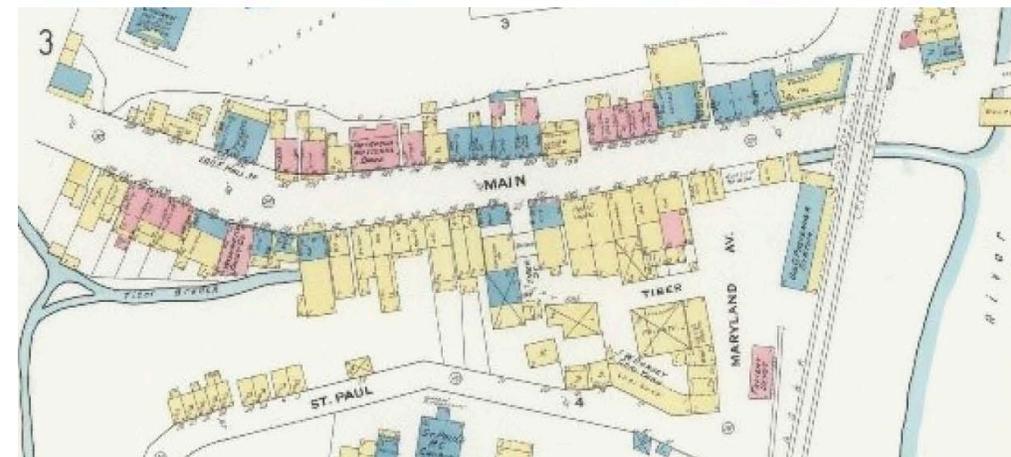
PUBLIC SAFETY	PRESERVING ELLICOTT CITY'S HISTORIC CHARM	FLOOD MITIGATION	ASSISTING BUSINESSES AND PROPERTY OWNERS
<ul style="list-style-type: none"> Installed outdoor alert system Created High Ground Access Points Worked with NWS on new designation Initiated enhanced stream cleaning Commissioned a sediment study 	<ul style="list-style-type: none"> Completed building acquisitions Preserved 6 buildings previously scheduled for demo Stabilized and cleaned out county-owned buildings on Main Street Finished the St. Luke's slope stabilization Relocated the Thomas Isaac Log Cabin Initiated Section 106 process 	<ul style="list-style-type: none"> Finished repair of the Ellicott Mills Culvert Completed the Rogers Ave Storm Drain Improvements Continued design work for the North Tunnel, Maryland Avenue Culverts, Quaker Mill Pond, H7 Pond 	<ul style="list-style-type: none"> Implemented the Flood Grant Pilot Program Distributed Emergency Preparedness Kits Created OEC Holiday Bucks Program Installed concrete sidewalks

PLANNED FOR FY2021

*Funding included in the county executive's proposed budget

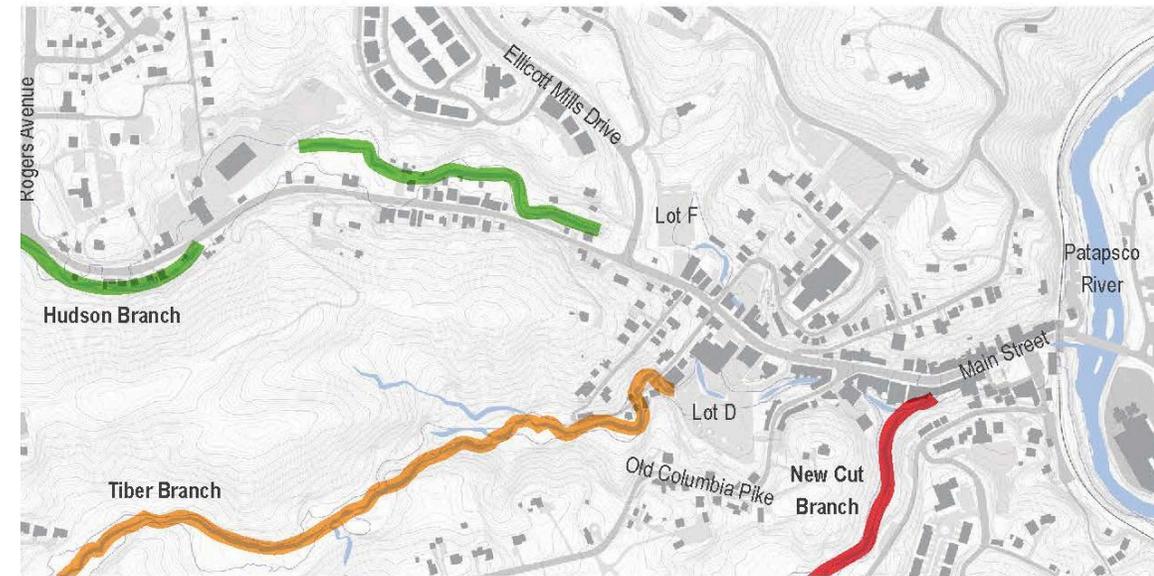
Final design and construction of H7	Completion of the sediment study in the Tiber Branch
Final design and construction of Quaker Mill	Completion of design of the 8600 Main Street culvert
Final design and start construction of the Maryland Avenue Culverts	Removal of structures near the 8600 Main Street culvert so that project can move forward
Removal of structures for construction of Maryland Ave. Culverts	Partial demolition and renovation of the 6 county-owned buildings on Main Street
Completion of pre-design and anticipated start of design for the North Tunnel	


 Calvin Ball
Howard County Executive



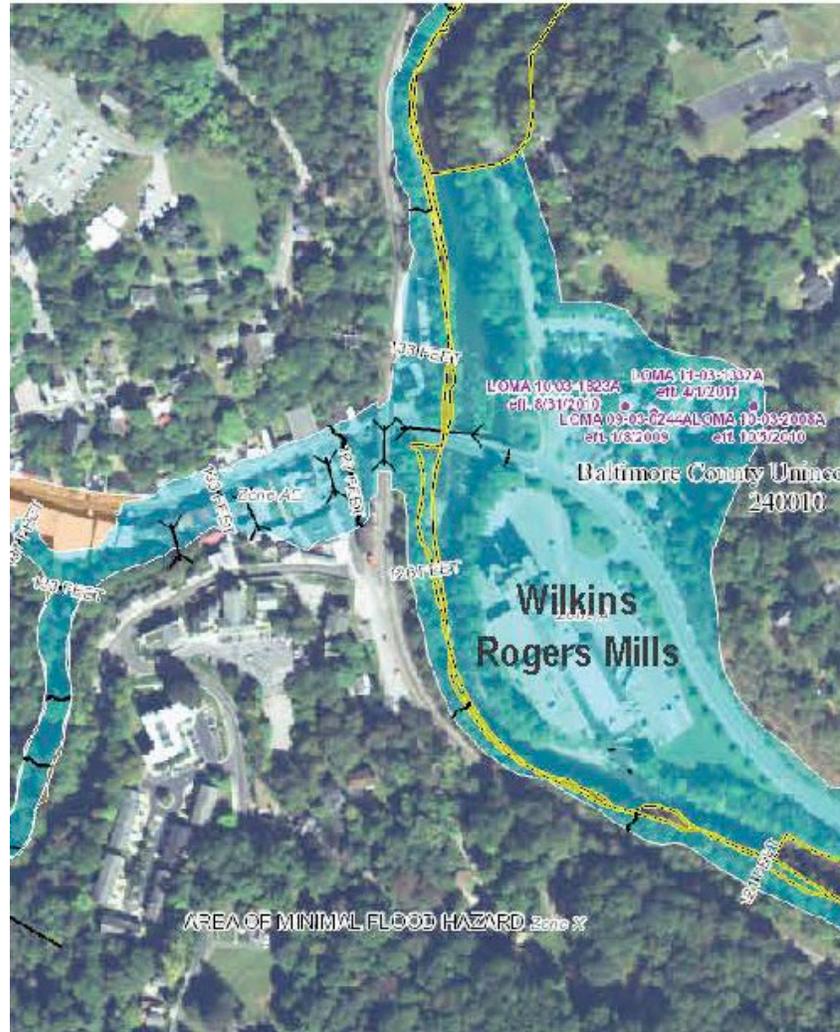
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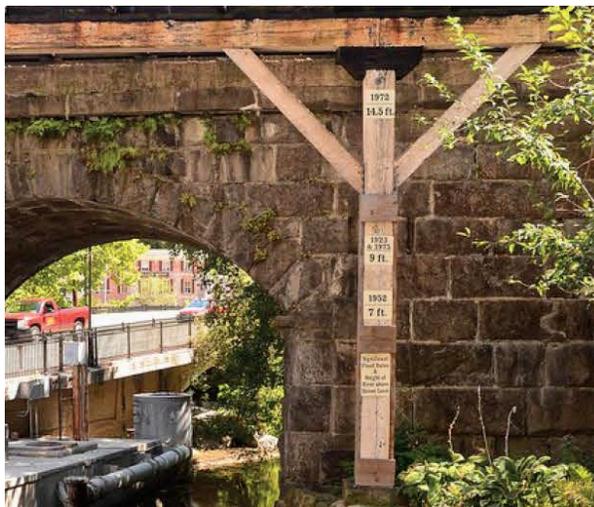
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9. **Public Education and Awareness Campaign**



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

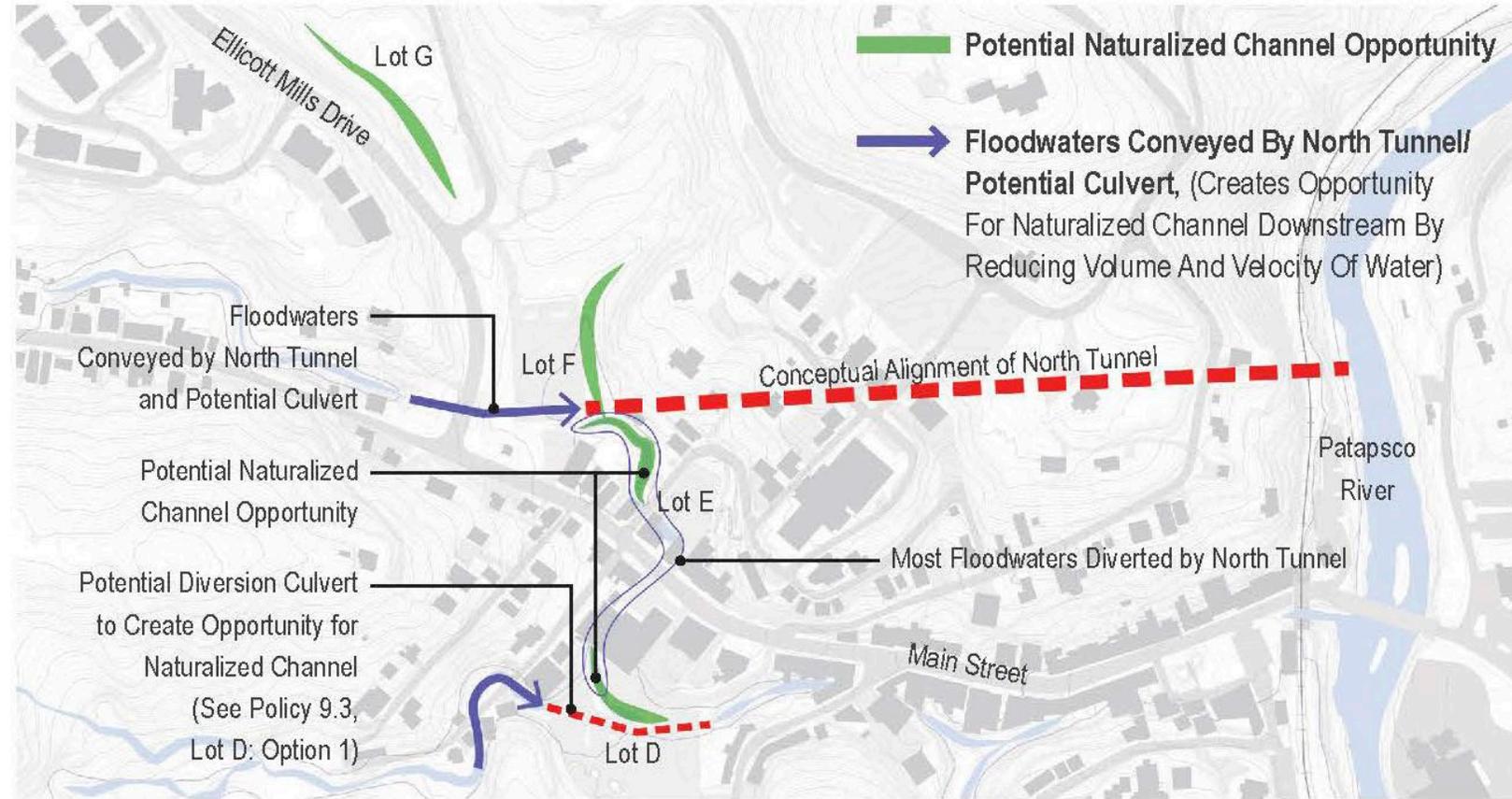


When Tone Sounds,
Seek High Ground



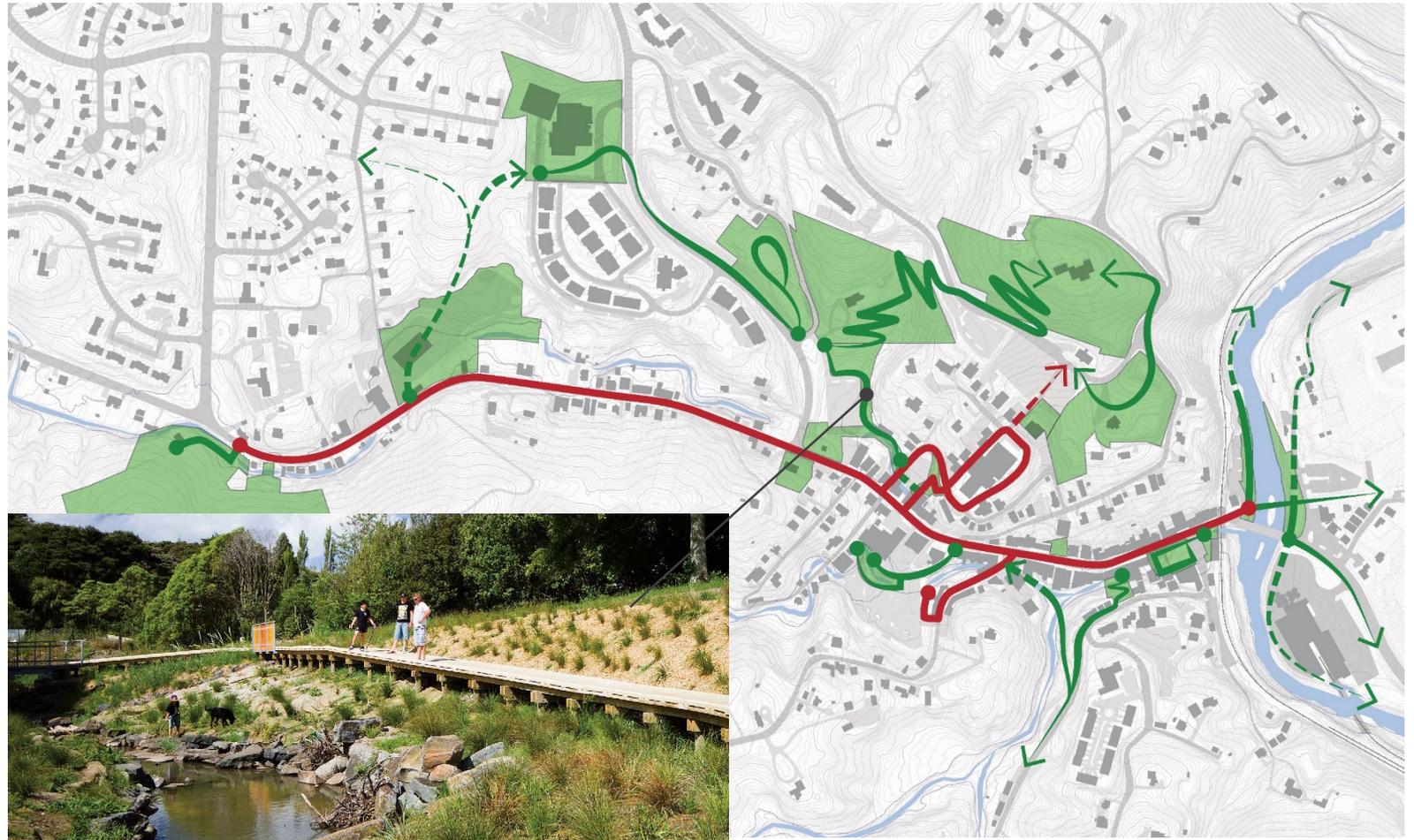
Environmental Stewardship

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



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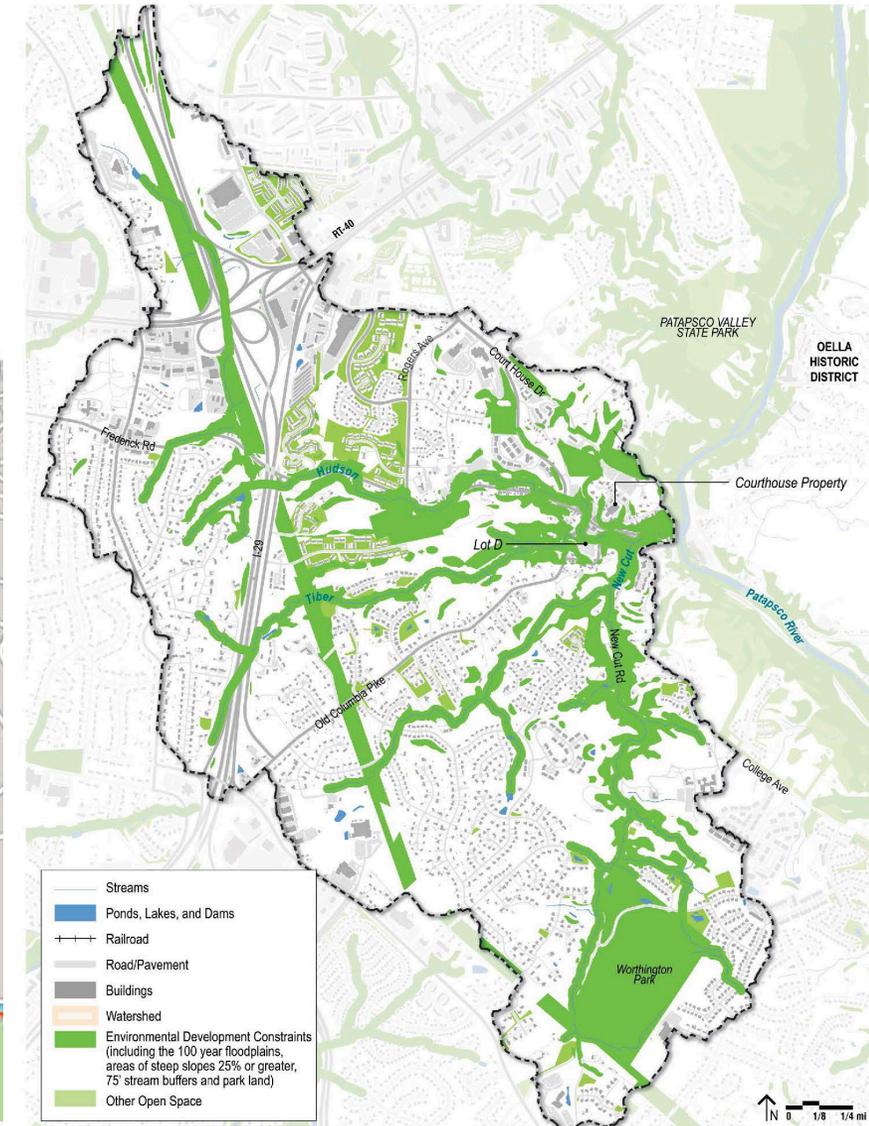
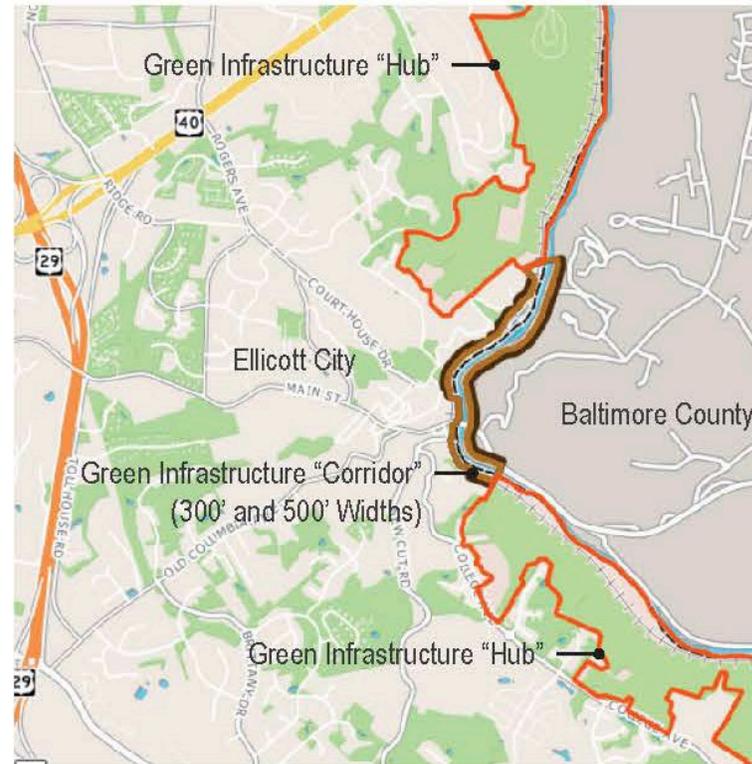
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6. ESD Practices and Green Technologies
7. **Dedicated Open Space and Conservation Easements**



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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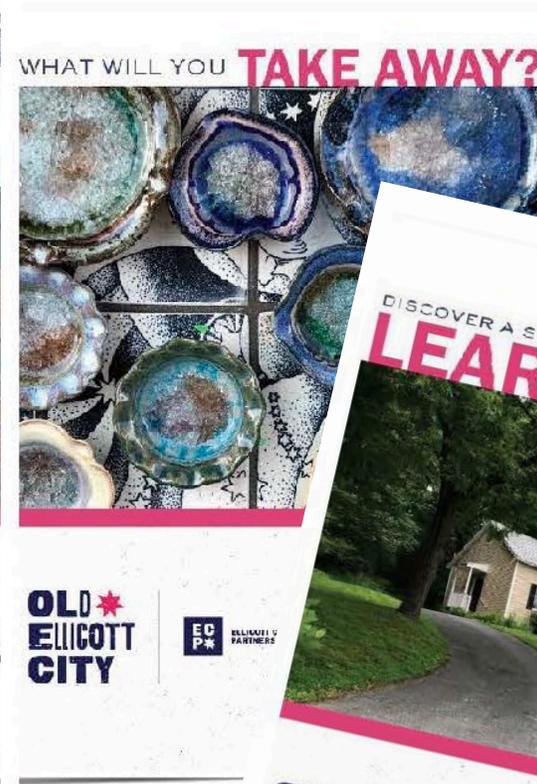
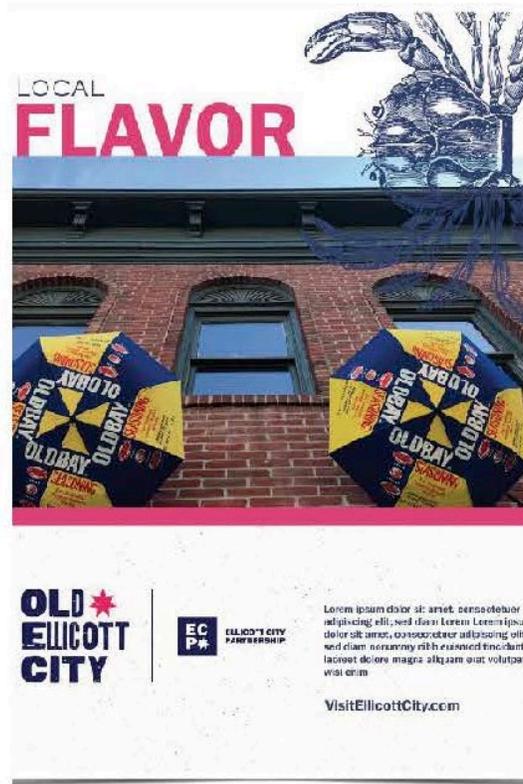
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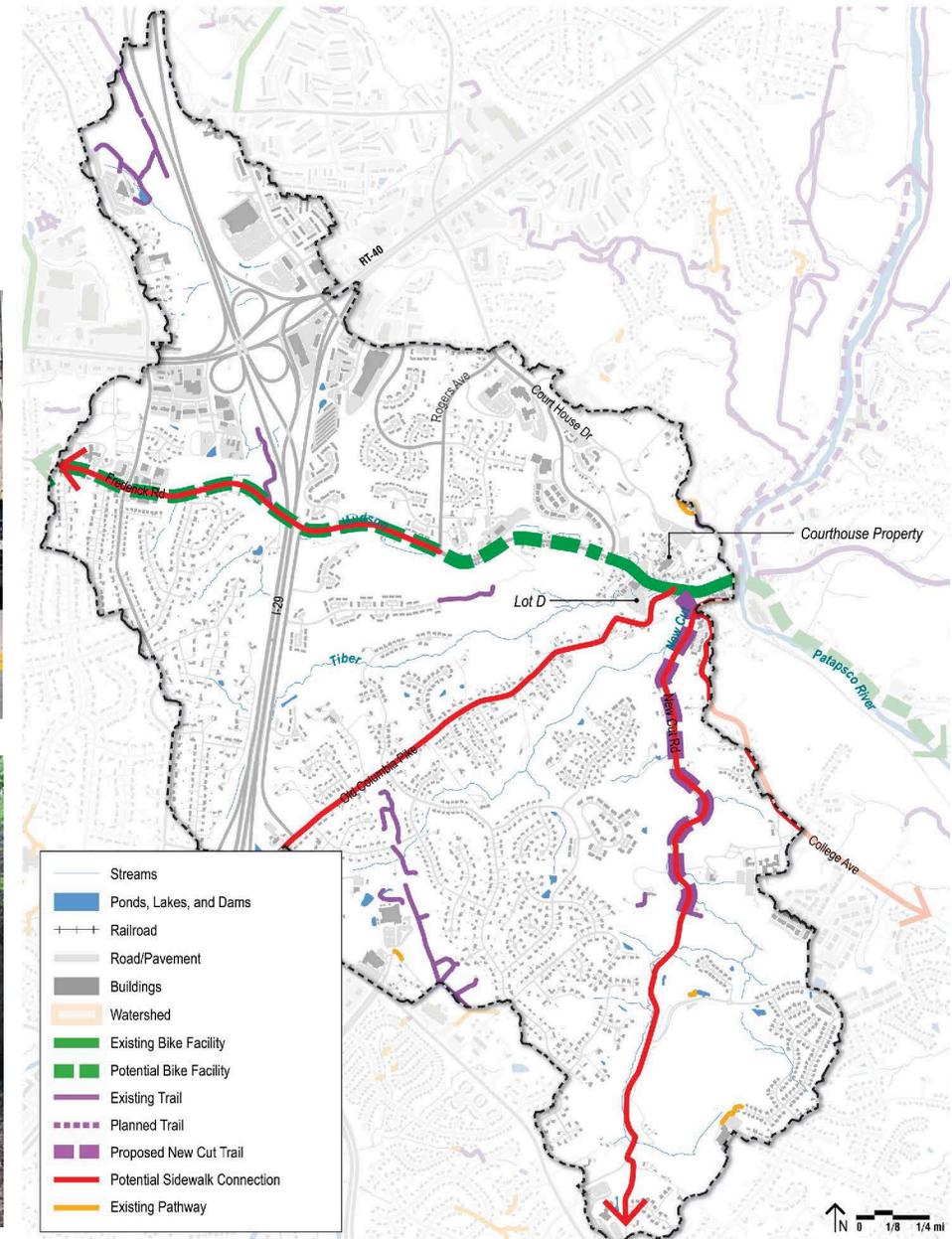
Transportation + Parking

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



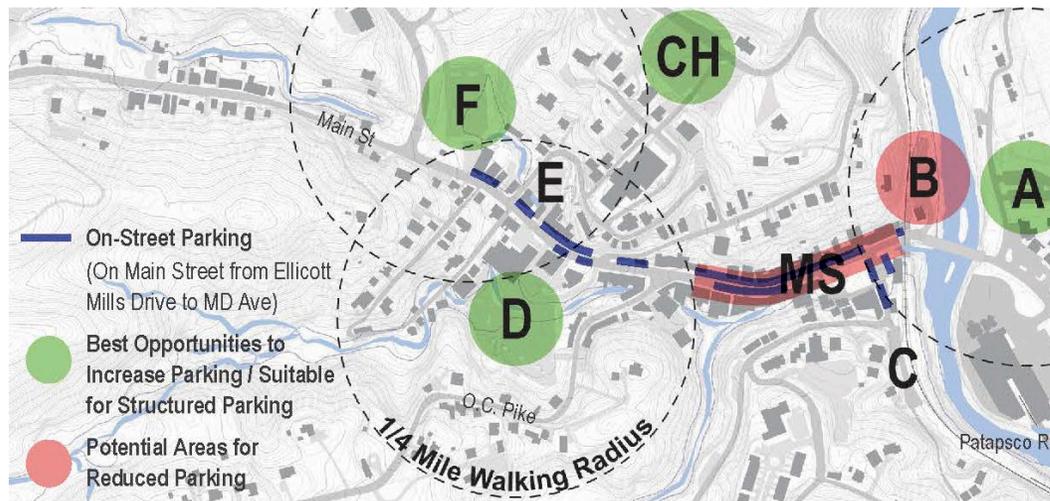
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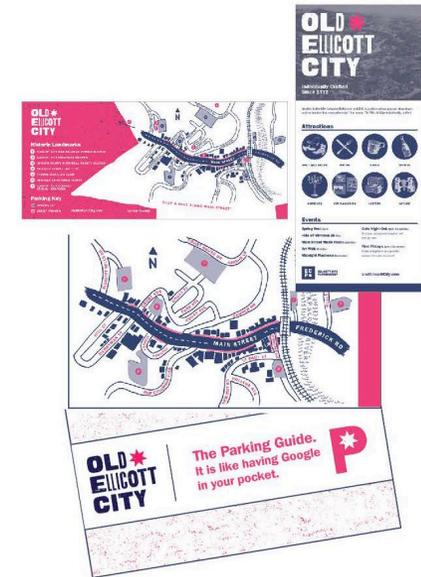
Parking Resource	Existing Spaces (Total)
Main Street (Between Ellicott Mills Drive and Maryland Ave)	85
Maryland Avenue	18
Lot A	76
Lot B	24
Lot C	21
Lot D	238
Lot E	28
Lot F	61
Temporary Lot G	70
Courthouse Lot	269
Total	890*
*820 If Excluding the 70 Spaces in Lot G	

Transportation + Parking

1. Pedestrian Accessibility and Safety
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Figure 89: Sandwich Board Graphic for District, For Illustrative Purposes Only

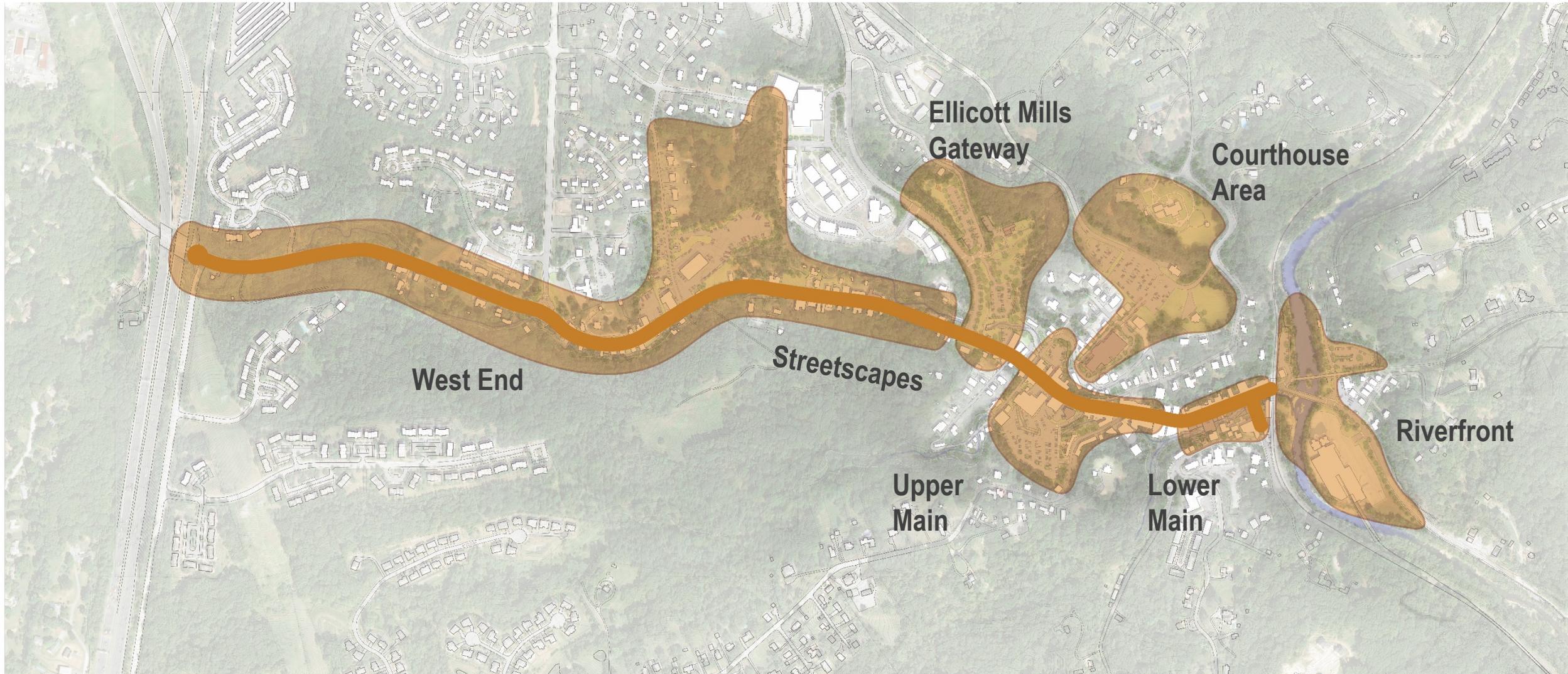


Geographic Areas

Geographic Areas



Geographic Areas



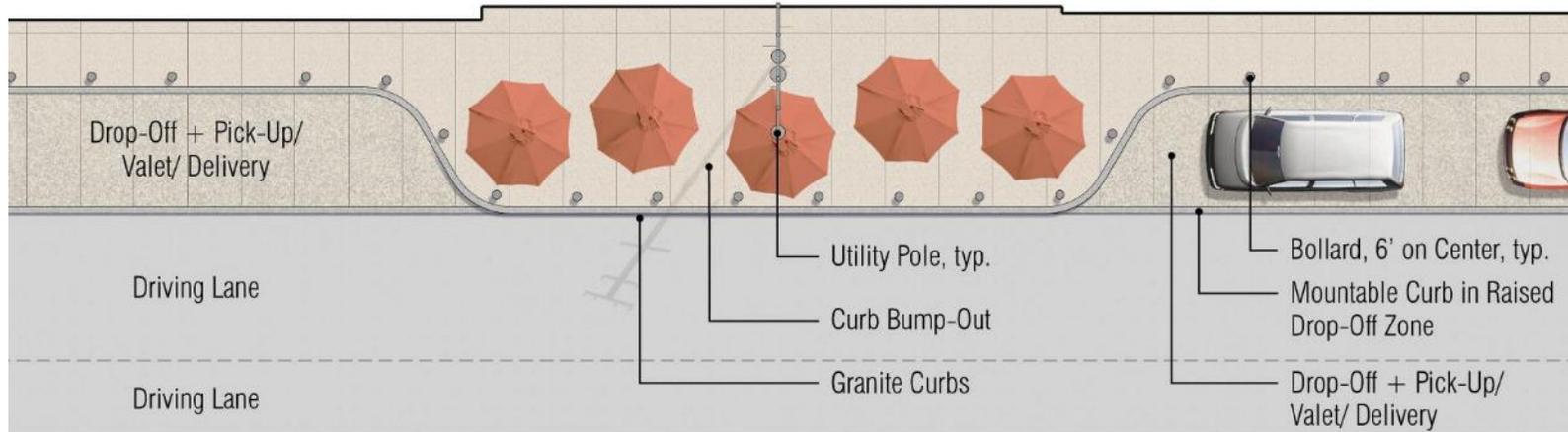
Streetscape

- 
1. **Main Street Streetscape**
 2. **Maryland Avenue**
 3. Other Streets
 4. Construction Phasing
 5. Construction Management Mitigation Plan

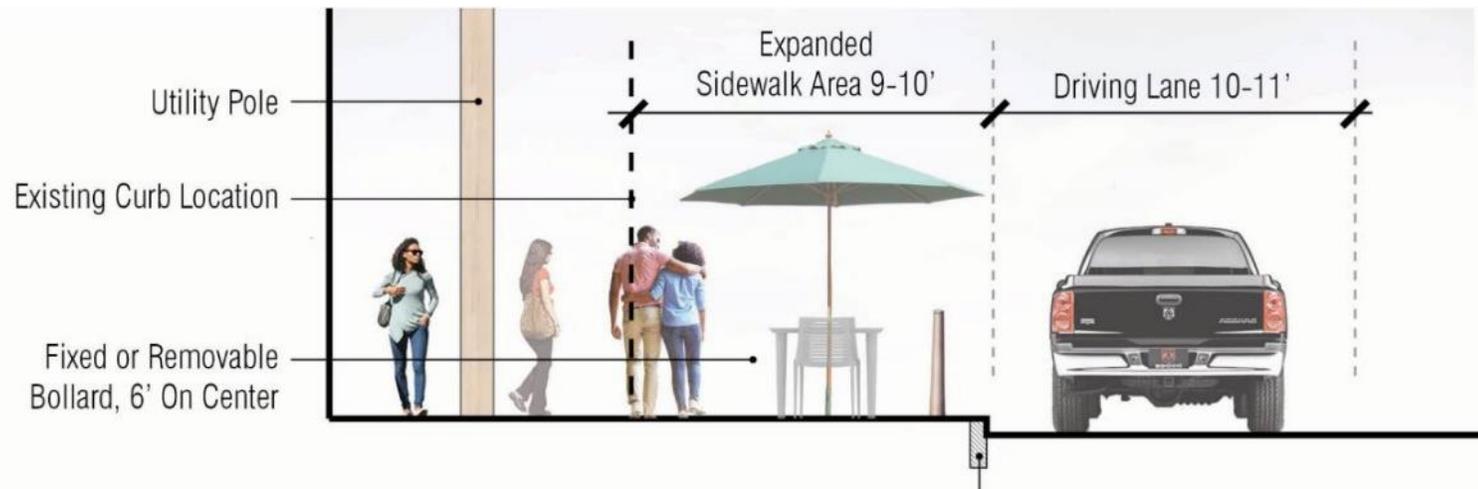
Streetscape



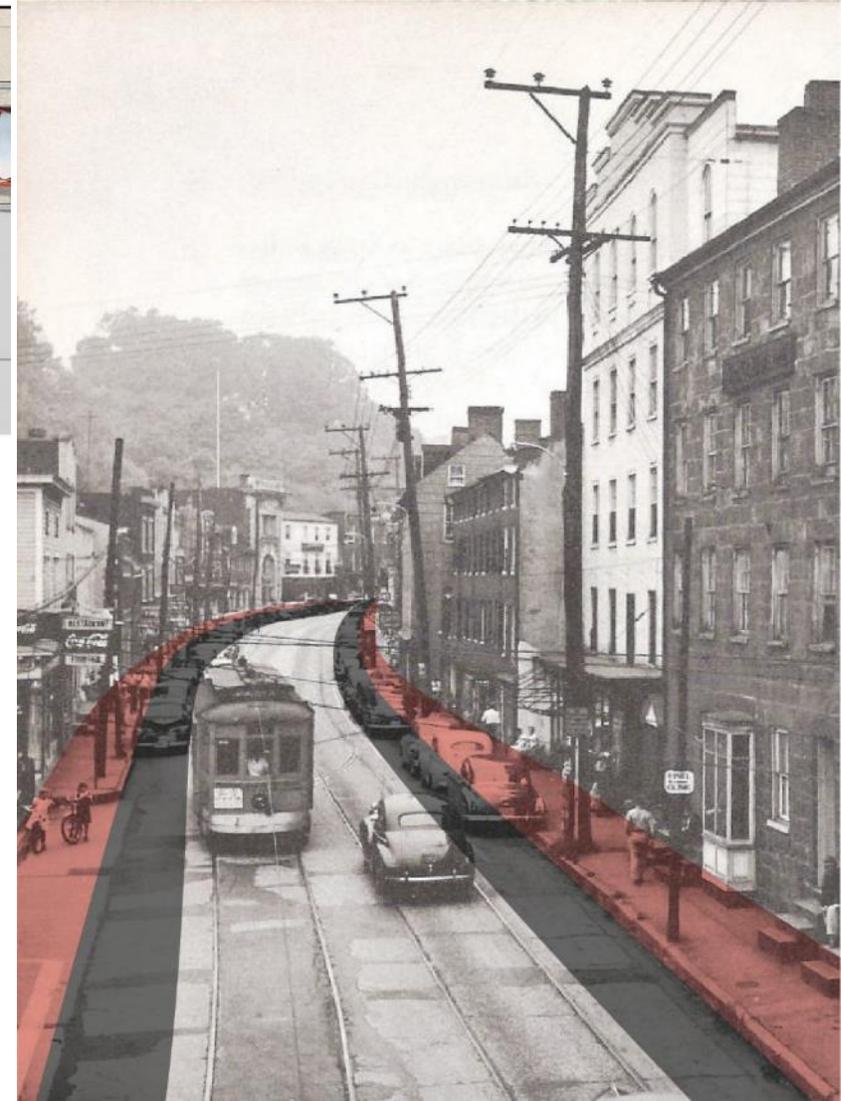
Streetscape



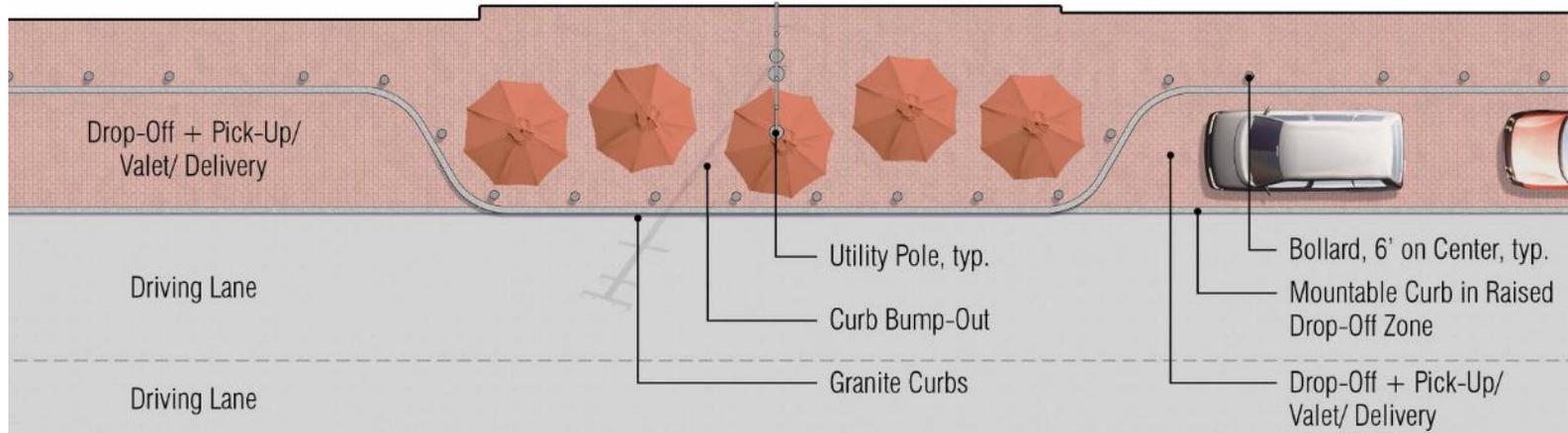
Implementation BEFORE Safe and Sound Flood Mitigation



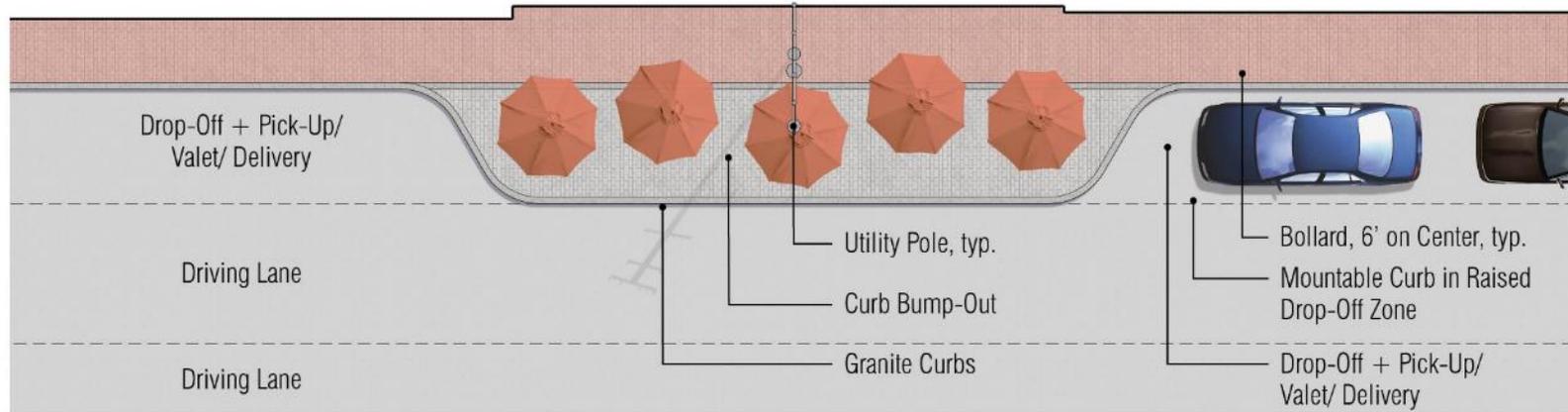
Expanded North Side Sidewalk at Extended "Bumpouts"



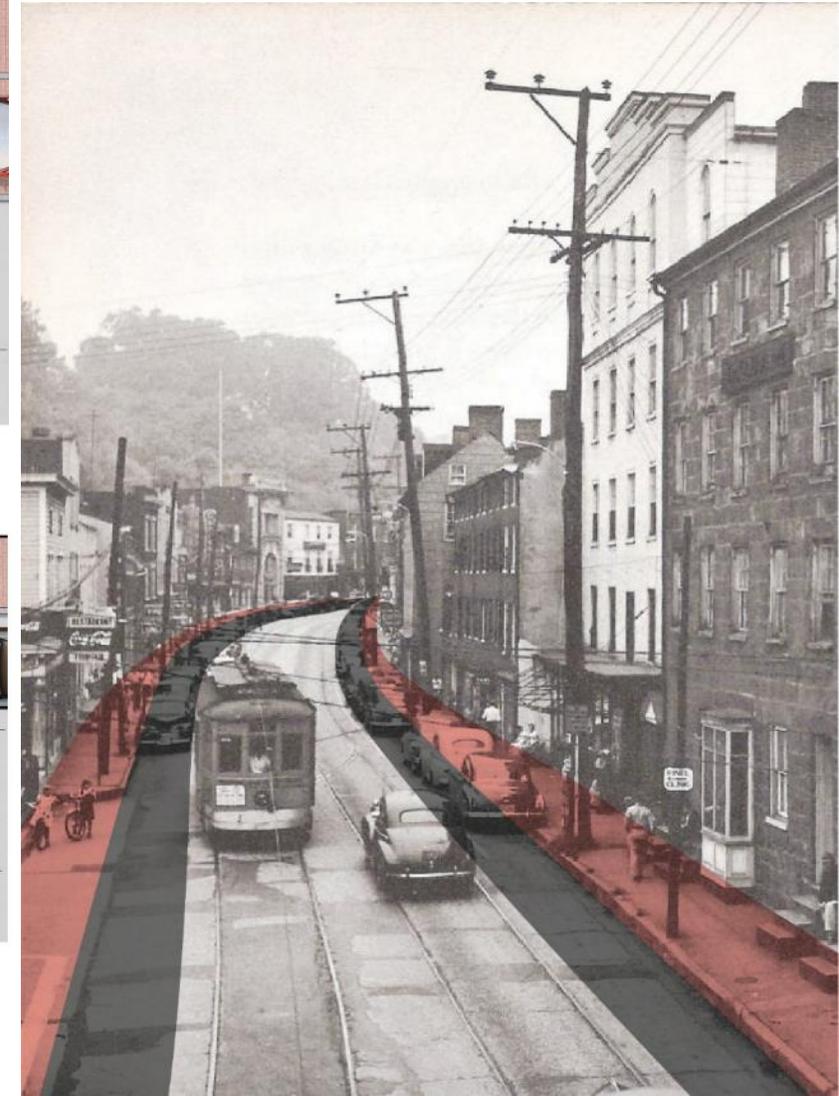
Streetscape



Implementation AFTER Safe and Sound Flood Mitigation



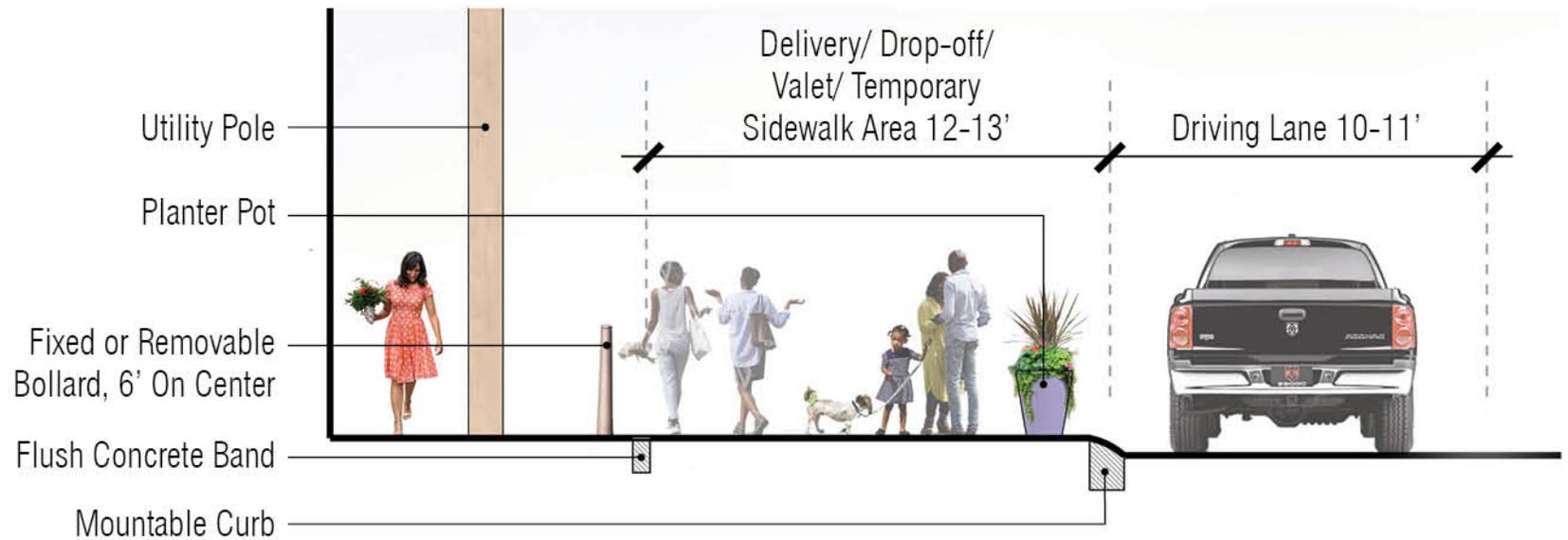
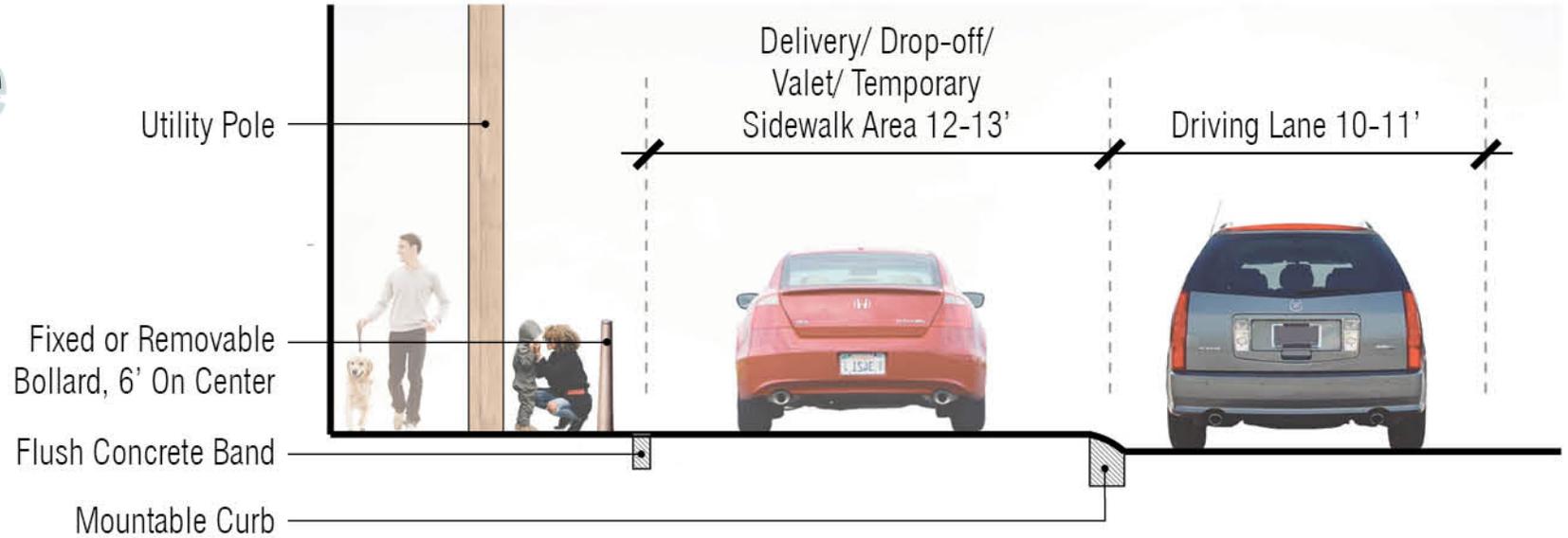
Implementation AFTER Safe and Sound Flood Mitigation (Alternate)



Streetscape

Potential Lower Main Street Mountable Curb

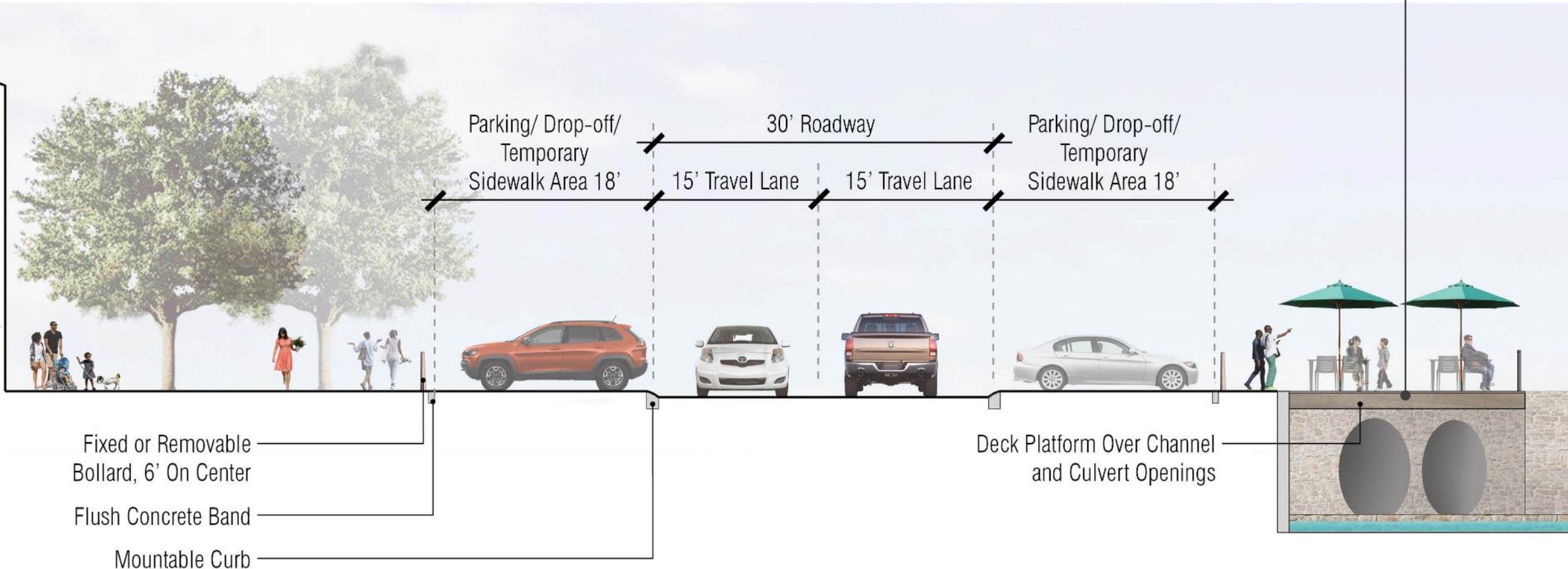
(Assume 3' lane shift to the south)



Streetscape

Maryland Avenue Typical Day

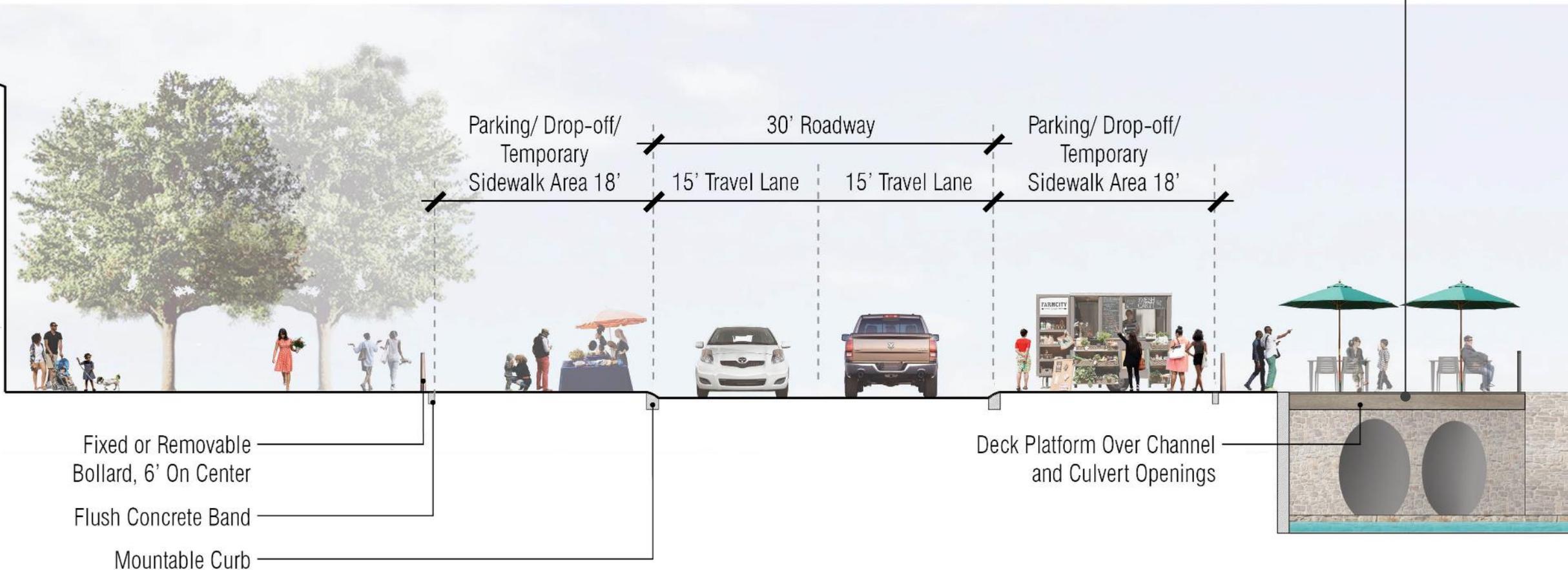
Opportunity to explore
as culvert design is
being developed



Streetscape

Maryland Avenue Event

Opportunity to explore
as culvert design is
being developed



Streetscape



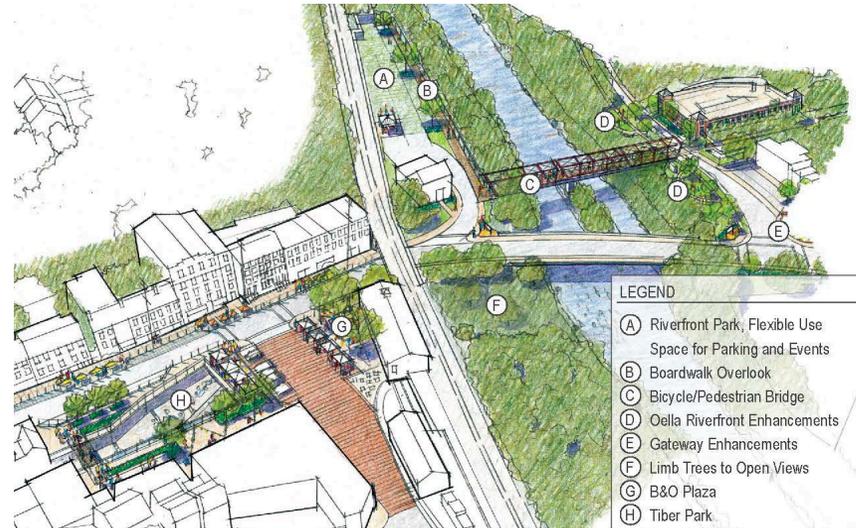
Riverfront

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

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

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



**THE PATAPSCO
REGIONAL GREENWAY**

BRTB Baltimore Metropolitan Council **Toole Design Group** **JMT**



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.

Lower Main

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

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



Figure 141: View of Tiber Park with Exposed Views Toward the B&O Station Museum, For Illustrative Purposes Only

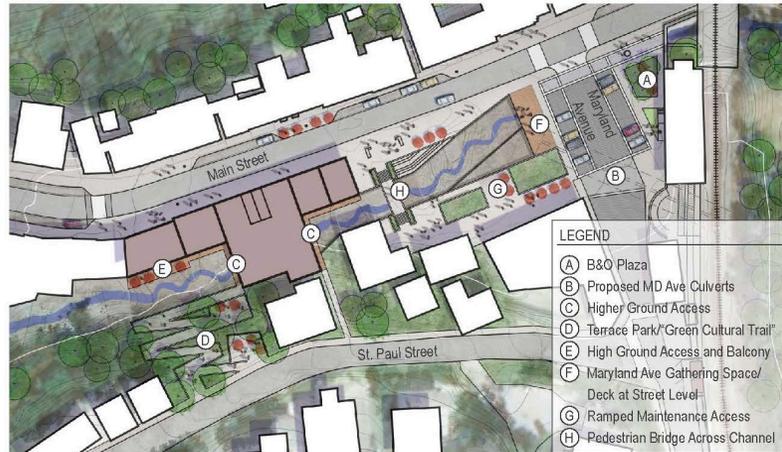


Figure 142: Lower Main Riverfront, For Illustrative Purposes Only



Figure 146: Ellicott City Bird's Eye View, For Illustrative Purposes Only

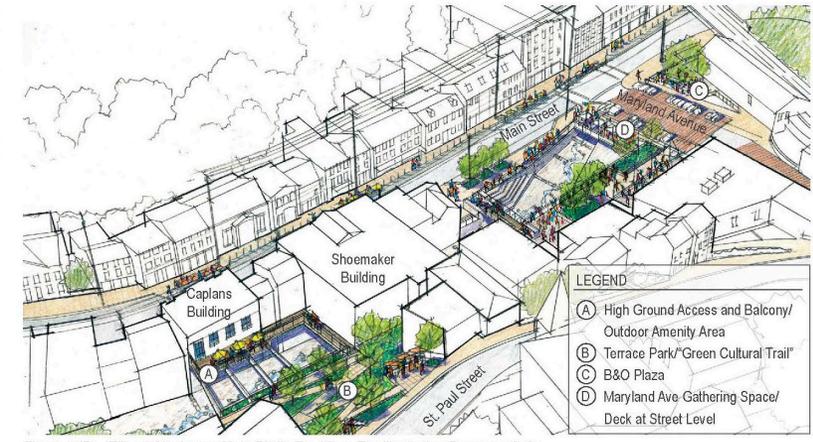
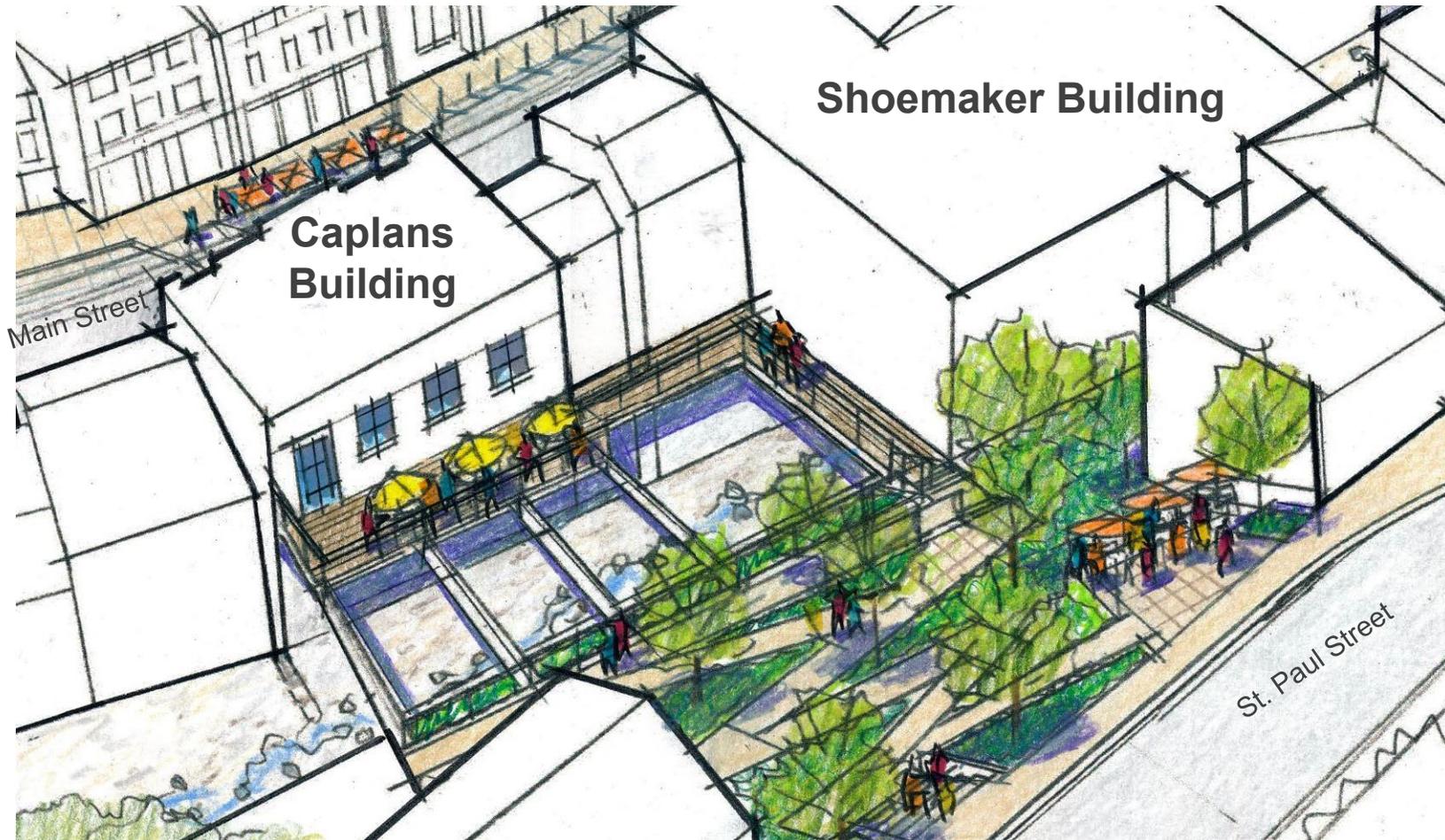


Figure 147: Ellicott City Lower Main Bird's Eye View, For Illustrative Purposes Only

Lower Main

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



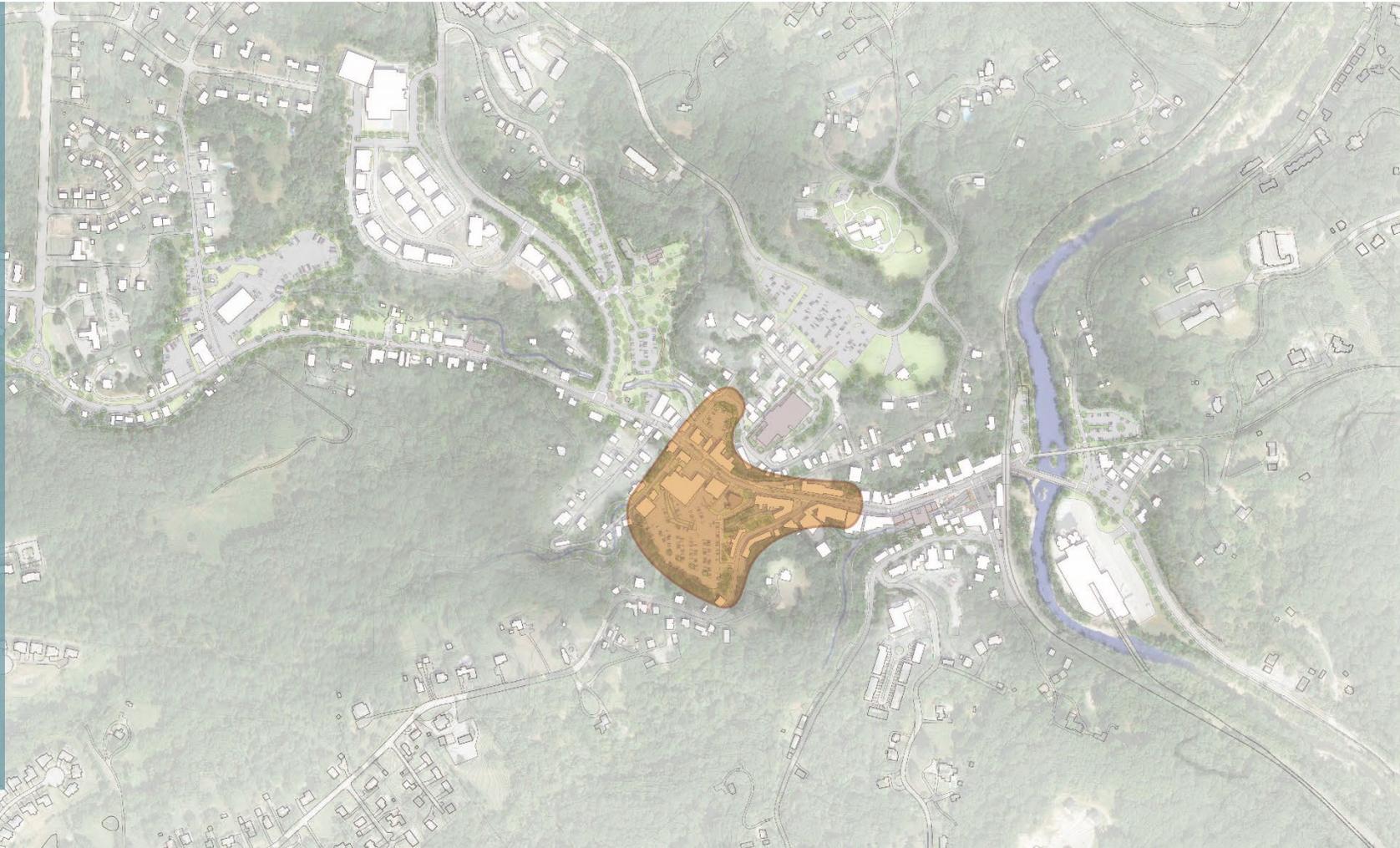
Lower Main

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



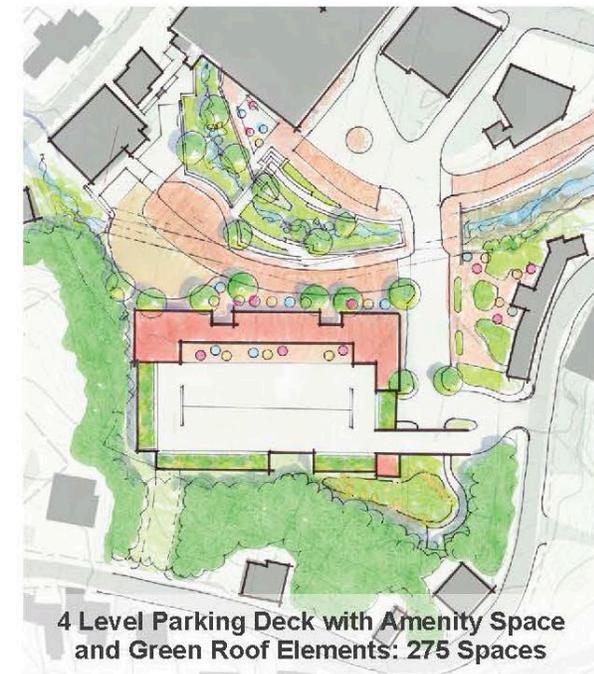
Upper Main

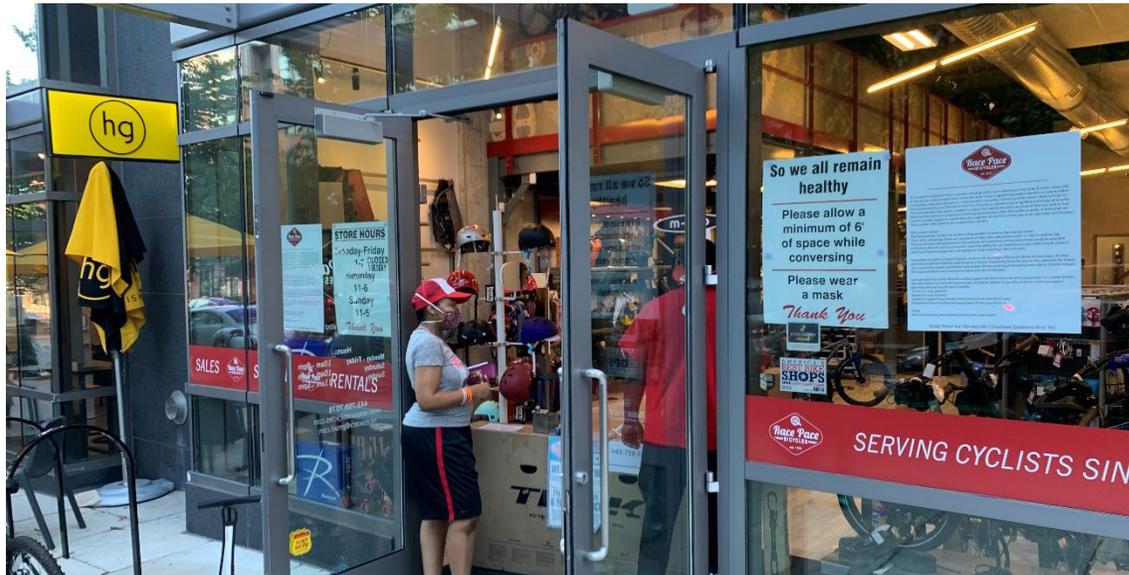
1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



Upper Main

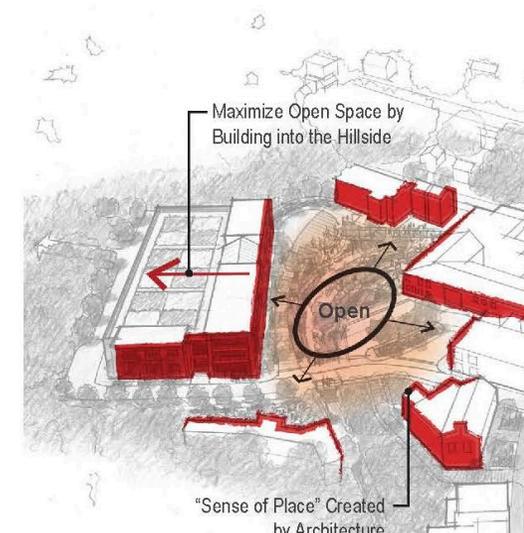
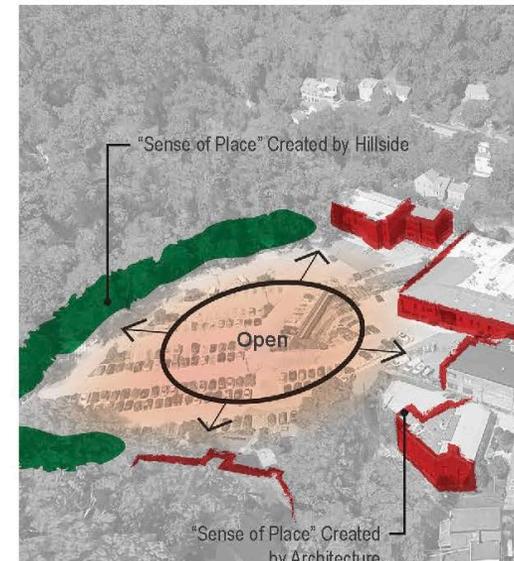
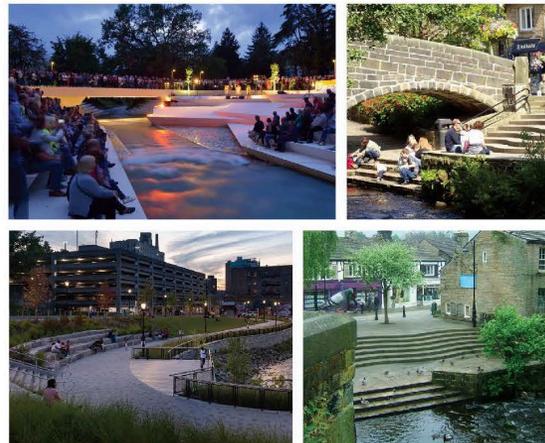
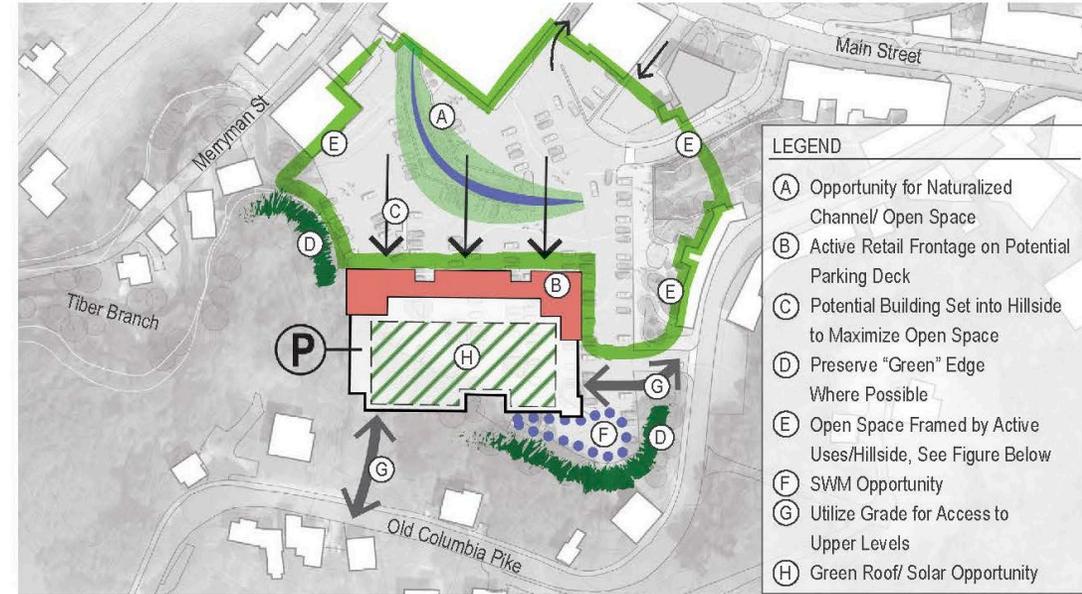
1. Lot E Enhancement
2. Tiber Branch Channel Armoring
- 3. Lot D Enhancement Options**
4. Former Post Office Signature Use





Upper Main

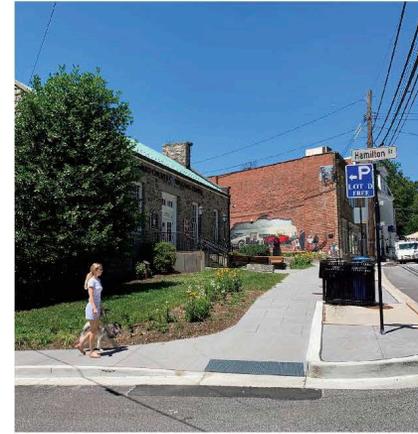
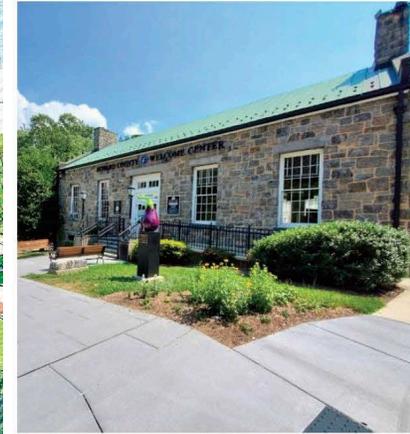
1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



Upper Main



1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



Ellicott Mills Gateway Area

1. Bernard Fort Heritage Center
2. Thomas Isaac Log Cabin Site
3. St. Luke AME Church Slope
4. Ellicott Mills Drop-Off Zone
5. North Tunnel Entrance Area
6. Lot F Options
7. Lot G Options
8. Naturalized Stream Channels



Ellicott Mills Gateway Area

1. Bernard Fort Heritage Center
2. Thomas Isaac Log Cabin Site
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6. Lot F Options
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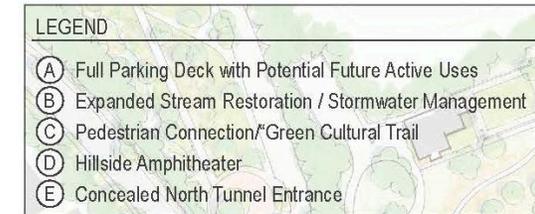
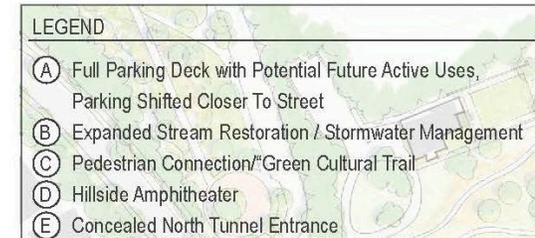
Figure 186: Lot F Option 1 + Existing Lot G



Figure 187: Lot F and G Conceptual Redevelopment Framework

Ellicott Mills Gateway Area

1. Bernard Fort Heritage Center
2. Thomas Isaac Log Cabin Site
3. St. Luke AME Church Slope
4. Ellicott Mills Drop-Off Zone
5. North Tunnel Entrance Area
- 6. Lot F Options**
7. Lot G Options
8. Naturalized Stream Channels



Ellicott Mills Gateway Area

1. Bernard Fort Heritage Center
2. Thomas Isaac Log Cabin Site
3. St. Luke AME Church Slope
4. Ellicott Mills Drop-Off Zone
5. North Tunnel Entrance Area
6. Lot F Options
7. **Lot G Options**
8. Naturalized Stream Channels



LEGEND

- (A) Naturalized / Daylighted Channel
- (B) Park at Fels Lane Gateway
- (C) Gathering Area
- (D) Potential Amphitheater/ Hillside Seating
- (E) Meadow
- (F) Parking / Event Area with SWM



LEGEND

- (A) Naturalized / Daylighted Channel
- (B) Park at Fels Lane Gateway
- (C) Gathering Area
- (D) Potential Amphitheater/ Hillside Seating
- (E) Meadow
- (F) Open Flexible Lawn Area



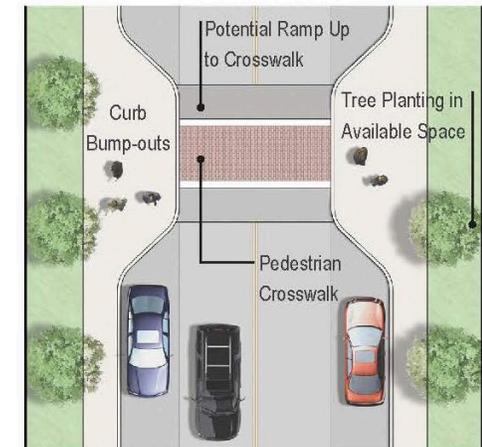
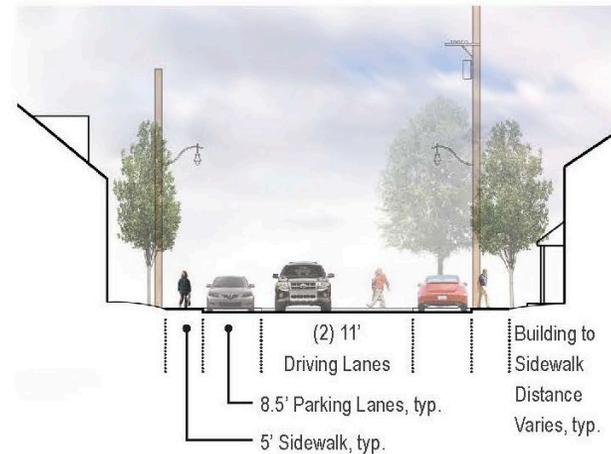
West End



1. Frederick Road/Main Street Streetscape
2. Property Maintenance
3. West End Community Branding

West End

1. Frederick Road/Main Street Streetscape
2. Property Maintenance
3. West End Community Branding



West End

1. Frederick Road/Main Street Streetscape
2. Property Maintenance
3. West End Community Branding

WEST END SERVICE SITE CONSIDERATIONS

Should the private property owner's interests and existing use change, consider a coordinated, master planned redevelopment of the West End Service site. This 12.9-acre site spans seven properties and offers the potential to provide a central community anchor for the West End, accommodating a mix of uses including open space, water management, commercial and residential uses. Given its size and strategic location, this site is too important to not identify opportunities. The narrative and concept diagram below illustrate long-term considerations for the property.

- a. Context-Sensitive Site Plan and Organization:** Consider a cohesive site plan that responds to the topography and connects adjacent neighborhoods and the Roger Carter Community Center.
- b. Character-Based Codes:** Explore the applicability of character-based codes as an alternative to conventional zoning for this site.
- c. Additional Flood Mitigation:** Explore opportunities to daylight the culverted section of Hudson Branch and restore some of its floodplain.
- d. Open Space Network:** Create open space in association with the channel and floodplain that includes both active and passive uses, serves as a focal point for the West End, and connects to the Roger Carter Center and adjacent neighborhoods.
- e. Increased Tree Canopy:** Incorporate significant new tree canopy within the overall site development plan and use to reinforce site circulation and definition of open spaces.
- f. Mixed-Use Infill:** Plan for an appropriately-scaled mix of uses that would complement and be sensitive to adjacent existing uses. Consider arts and maker spaces in the reuse of some of the existing commercial buildings or in newly constructed neighborhood-scaled commercial buildings to build upon the existing small cluster of artists.
- g. Public Parking Resource:** Incorporate a public parking resource into the overall site to serve the open space network, associated amenity spaces and residents within the West End.
- h. Path Network:** Connect paths to existing neighborhoods, Main Street, the Roger Carter Center and, ultimately, to Lot G and the Bernard Fort Heritage Center as part of the proposed "green cultural trail" network.

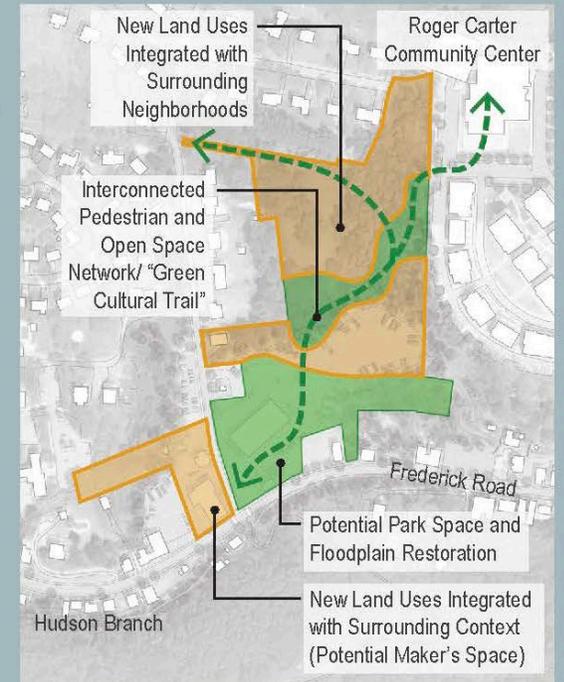
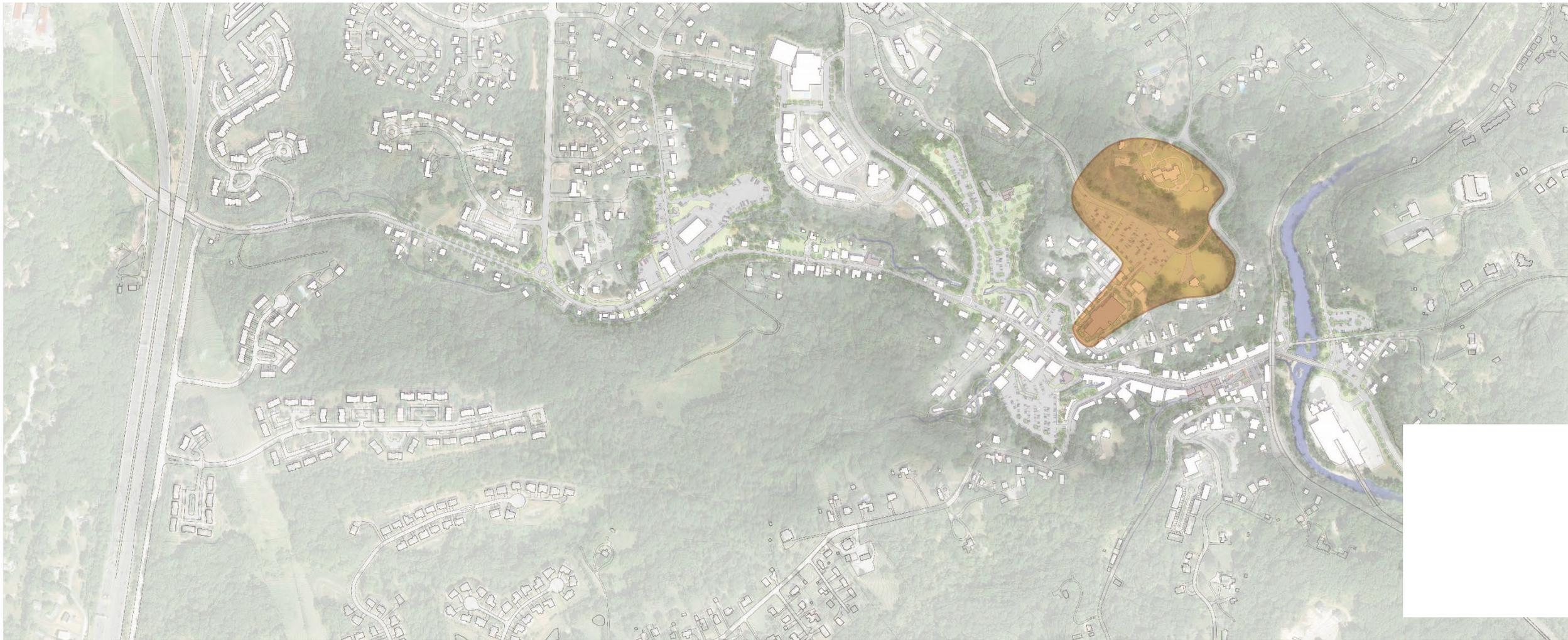


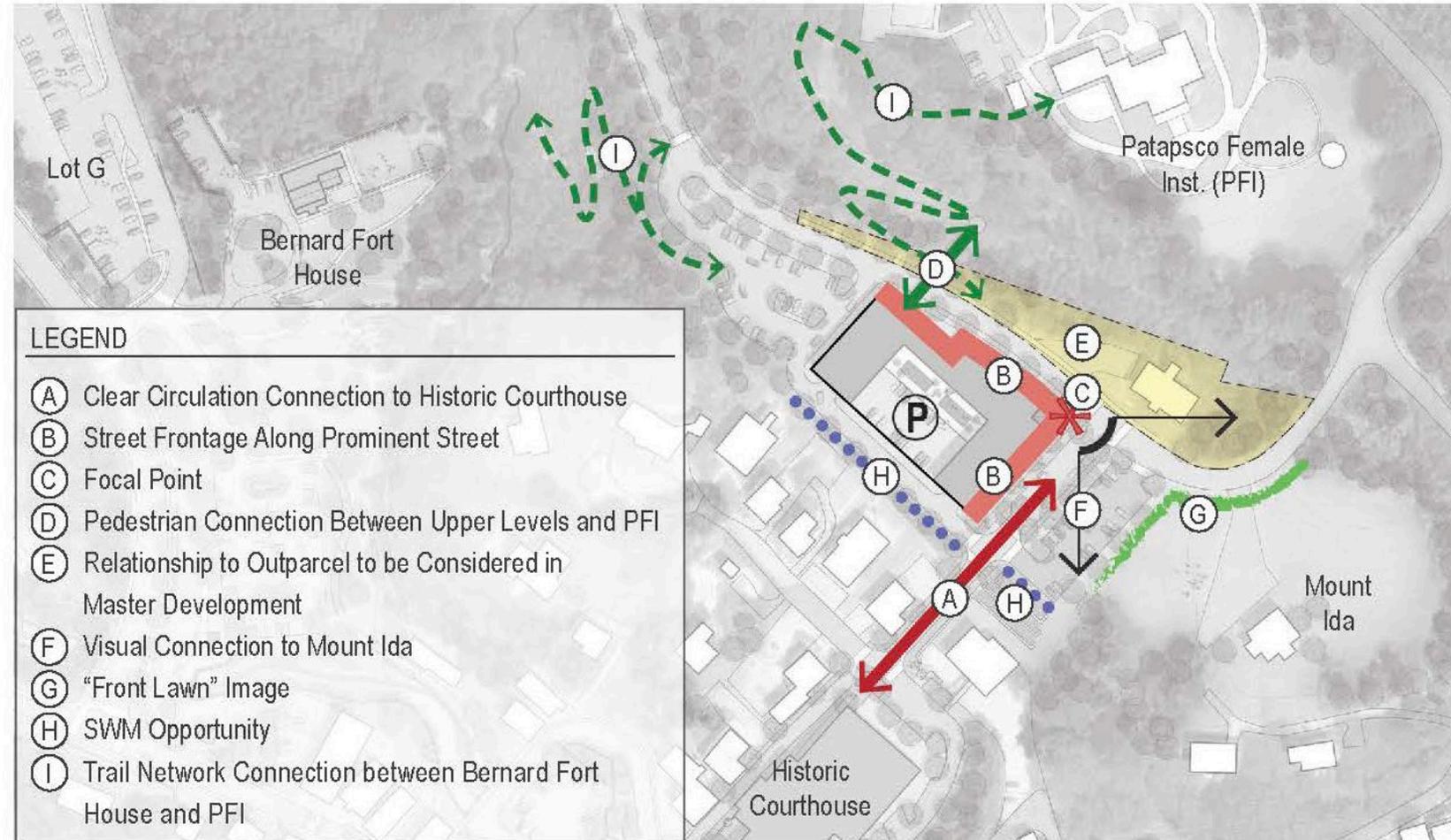
Figure 207: Conceptual Redevelopment Framework for West End Service Site, Should Use Ever Change

Courthouse Area



Courthouse Area

1. Courthouse Property Reuse Options
2. Patapsco Female Institute



Courthouse Area

1. Courthouse Property Reuse Options
2. Patapsco Female Institute





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

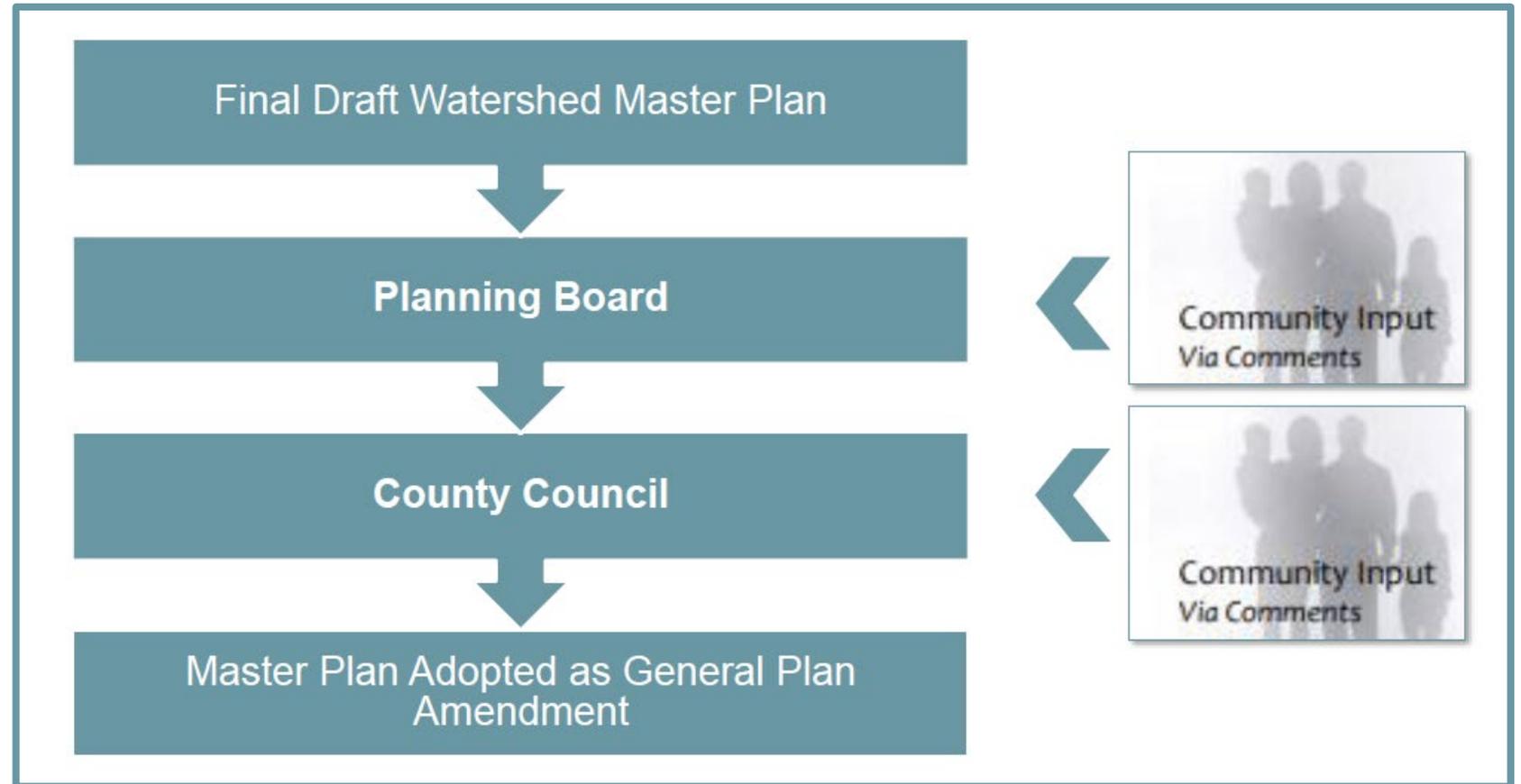
1. **Howard County-Primary Responsibility for Implementation**
2. **Public and Private Sector Implementation Partners**
3. **20+-Year Plan**
4. **Timeframes: Short, Mid, Long, Ongoing**



Next Steps

Next Steps

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





Q&A

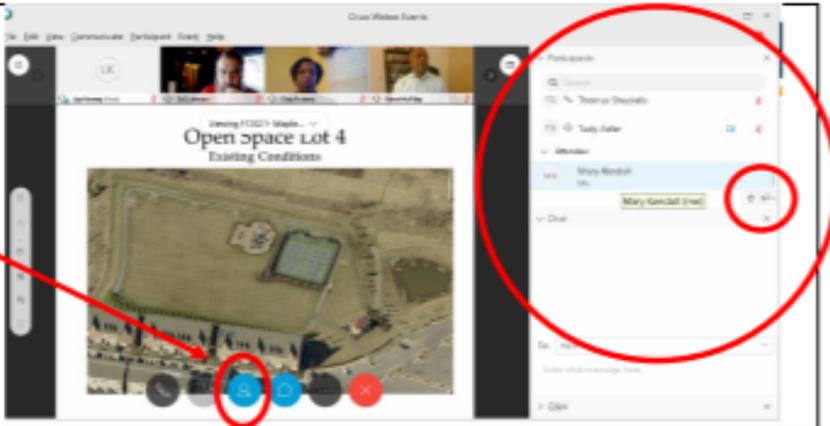
Virtual Meeting Q&A Instructions – 3 Options

1. Raise Your Virtual Hand
(only available if you are in the WebEx and connected to audio)

Raise Hand

If the participants are asked to raise their hand, please:

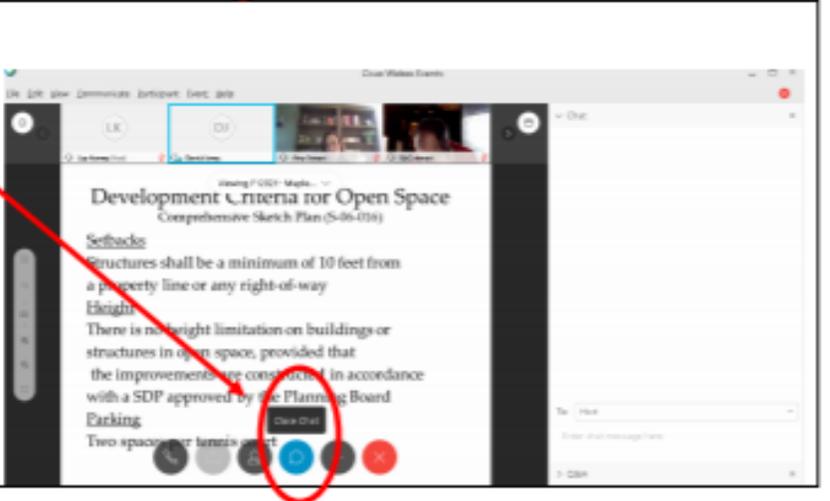
- Click on the participant button
- Find your name in the Attendee list
- Click on the hand icon



2. 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.



3. 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

