

Ellicott City Watershed Master Plan: Overview of the Draft

Howard County Department of Planning and Zoning, August 20, 2020
Howard County Planning Board

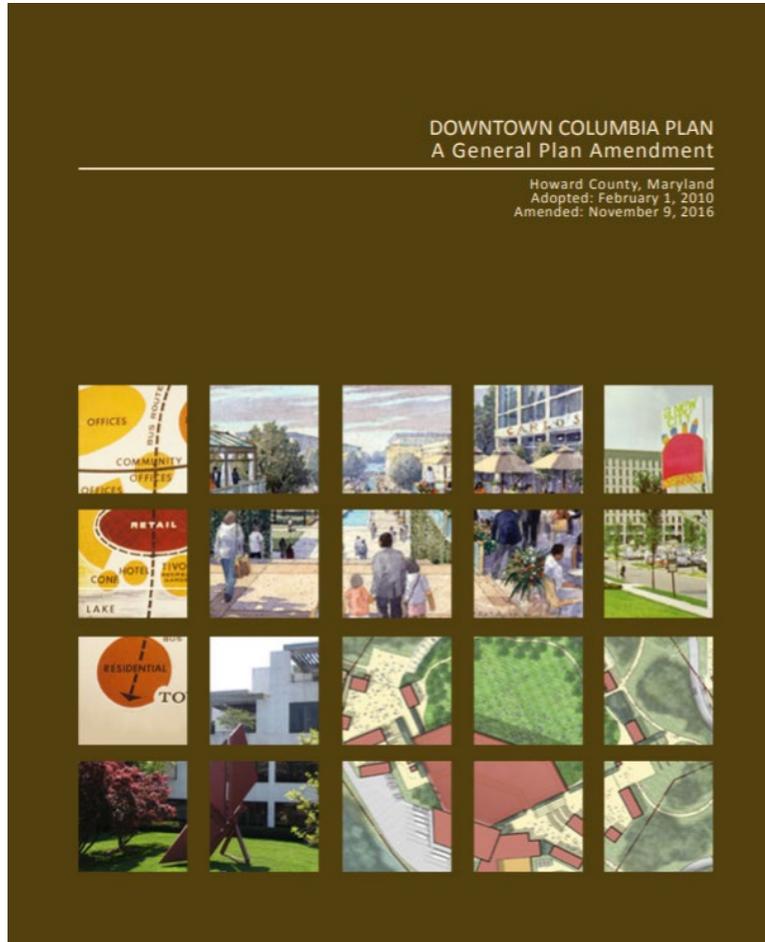


Mahan Rykiel | Arnett Muldrow | RK&K | Land Studies | SouthCoast Consulting | Preservation Consulting
In consultation with: McCormick Taylor

Planning Board Workshop

- Master plan intended to become a General Plan Amendment
- Tonight is a workshop to brief the Board on the plan
- On October 15th, the master plan will come before Planning Board for a recommendation to the County Council pursuant to Howard County Code §16.900(j)(1)(III) which states:
 - *“A bill proposing the adoption and amendment of the Comprehensive General Plan... shall not be added to the Council's legislative agenda until the County Council has received... a recommendation and report from the Planning Board.”*

Examples of General Plan Amendments



Outline

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

Next Steps



I Introduction

Why a Master Plan for Ellicott City?

- Rebuilding for the long-term = an opportunity to enhance, in addition to protect
- Community steeped in history, notable for connections to the National Road, B&O railroad, and rich mill town heritage

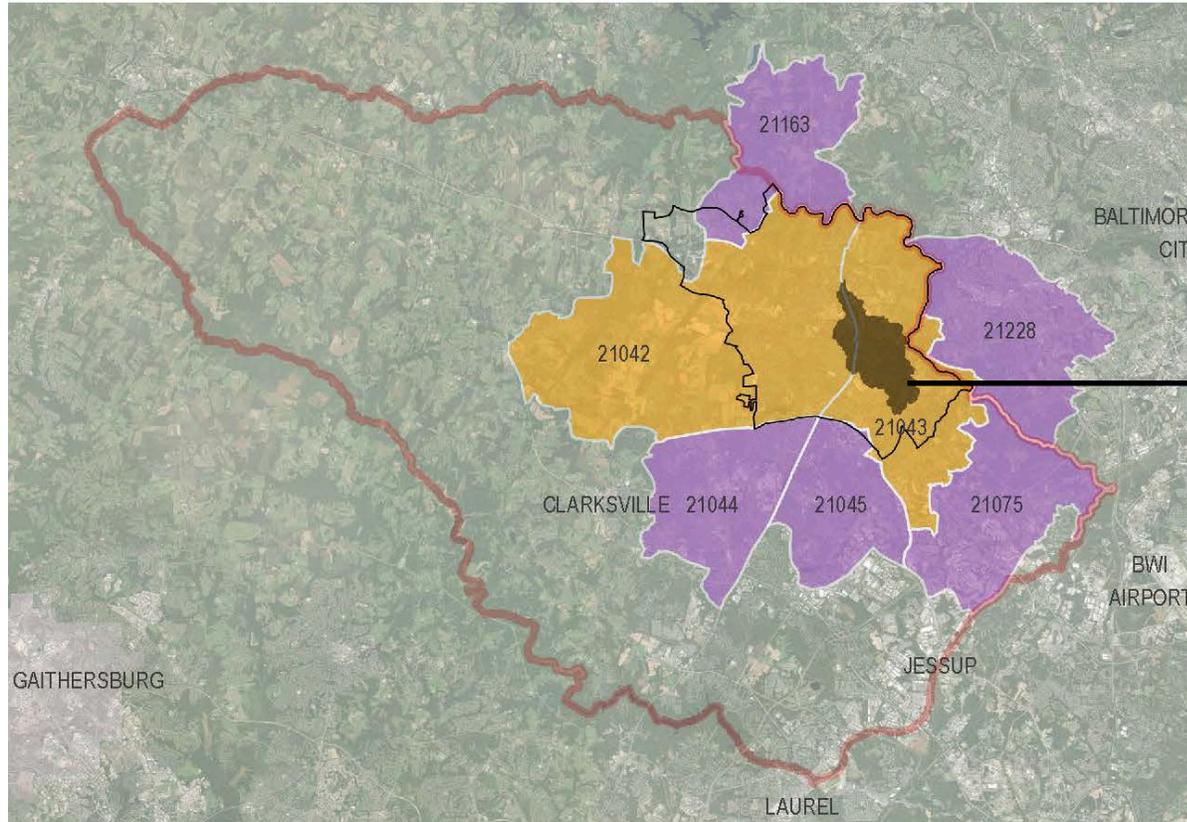


Why a Master Plan for Ellicott City?

- Today regional draw, vibrant Main Street, nationally significant historic district
- Town's unique characteristics warranted a highly context-sensitive, community-driven approach to planning

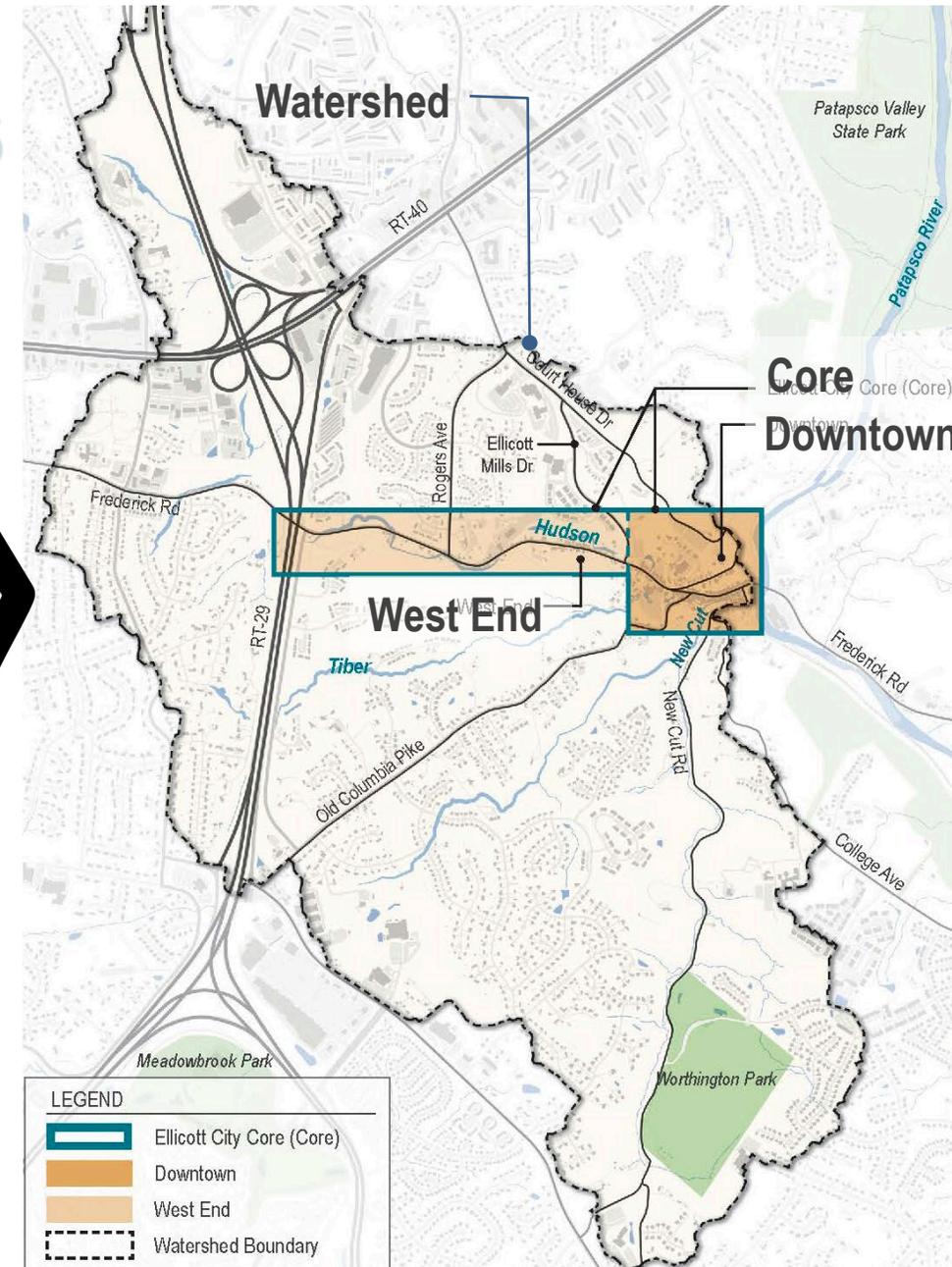


Introduction-Plan Geographies



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

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

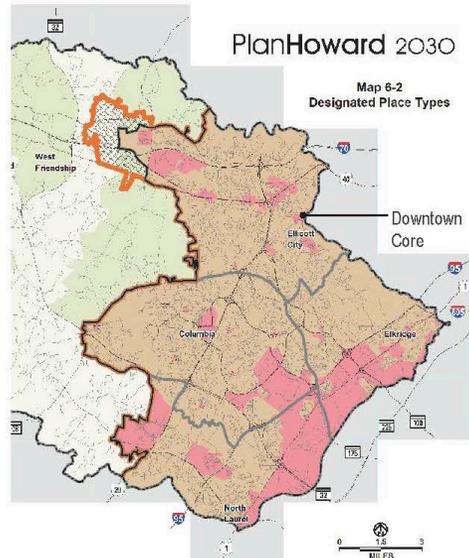
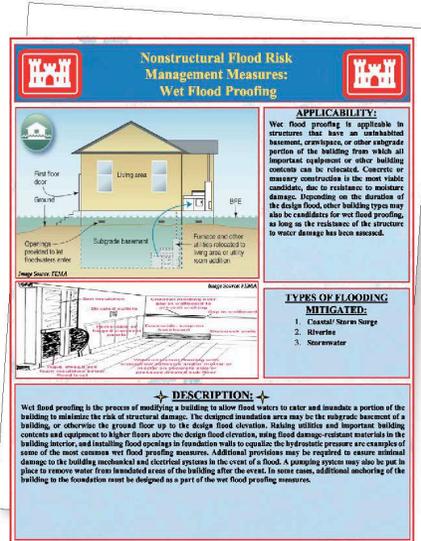
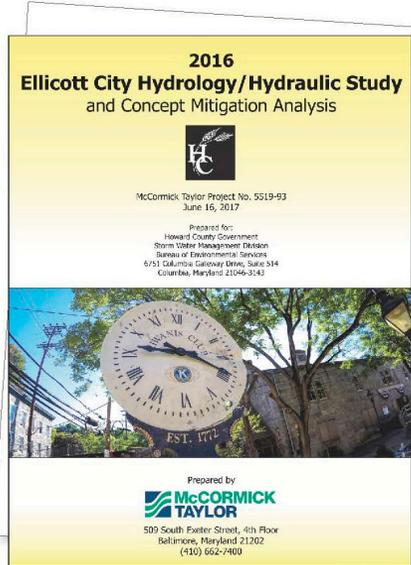
Section 106 Review

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

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

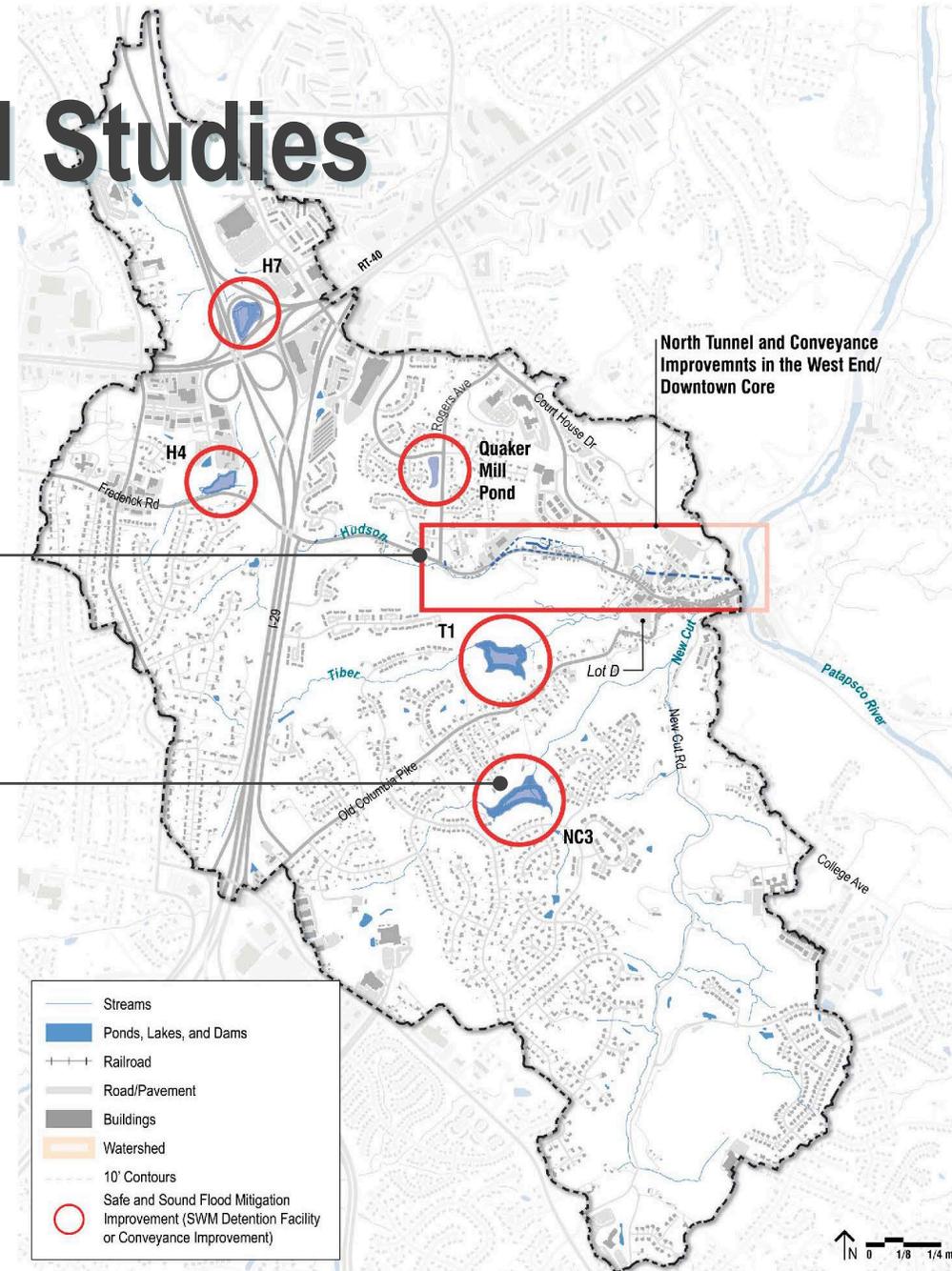
Long-term policy direction to protect and enhance; **builds** upon Safe and Sound

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



Outreach – Planning Process

- Public Education a Key Component
- Additive Process (details on webpage):
 - 2016: ‘Listen & Learn’; Professional Facilitator; open-ended project idea collection (300+)
 - 2017: Master Plan visioning; small table discussions
 - 2018: Concepts, emerging recommendations; reactions online
 - 2019: EC Safe & Sound Plan, Revised Master Plan Concepts and recommendations; reactions online
 - 2020: Draft plan, then adoption – online
- www.howardcountymd.gov/ecmp



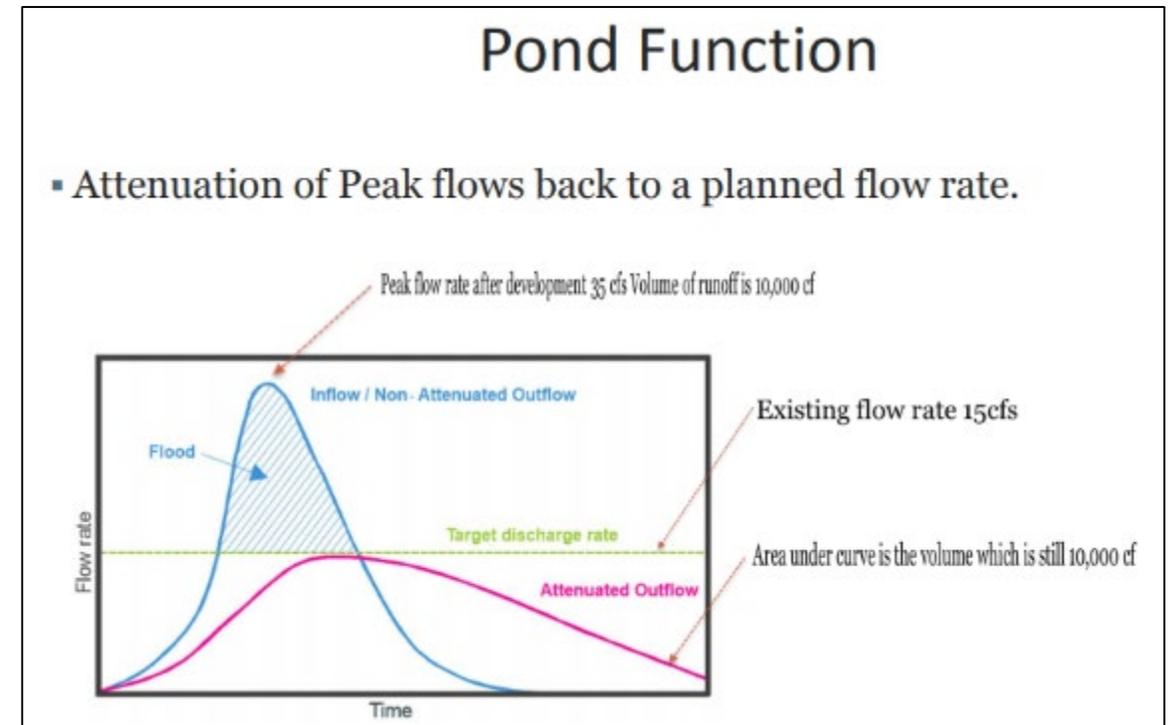
Outreach – Tools

- In-person meetings
 - Interactive workshops; live polling
- Online features
 - Materials posted to website for transparency
 - Videos of presentations
 - Robust newsletter/constant contact email blasts
 - ESRI Story Map with embedded Survey Monkey



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





III Vision for the Future

Vision Statement

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.

Goals – 1 of 6

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 



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

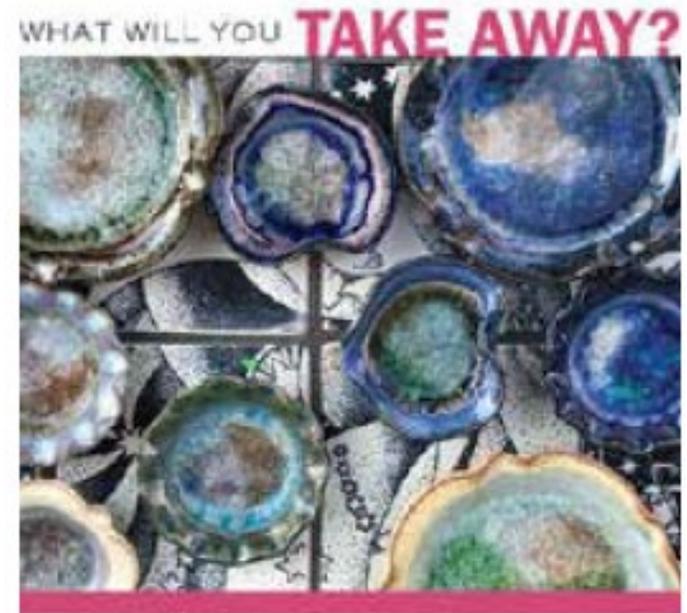
Goals – 2 of 6



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

Goals – 3 of 6



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

Goals – 4 of 6



4. Enhance the experience

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

Goals – 5 of 6



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

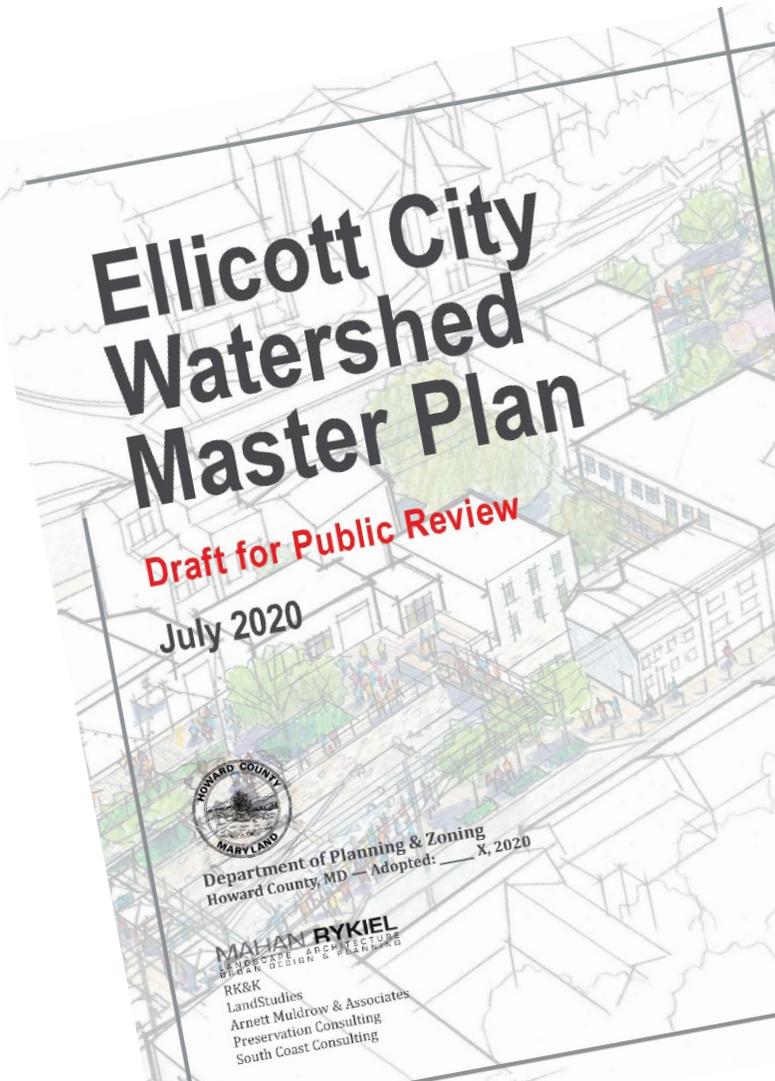
Goals – 6 of 6



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

What the Master Plan Contains



Policies and Implementing Actions III.7 Riverfront

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.
- Phasing:** Coordinate the design and implementation of the park with the North Channel outfall 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) III.7 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 Spaces:** Explore opportunities to incorporate arts and interpretive components, accessible connections, particularly along the riverfront.
- c. **Public Parking:** If the property reuse can accommodate it, explore opportunities for publicly through potential temporary or shared parking arrangements.
- 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.

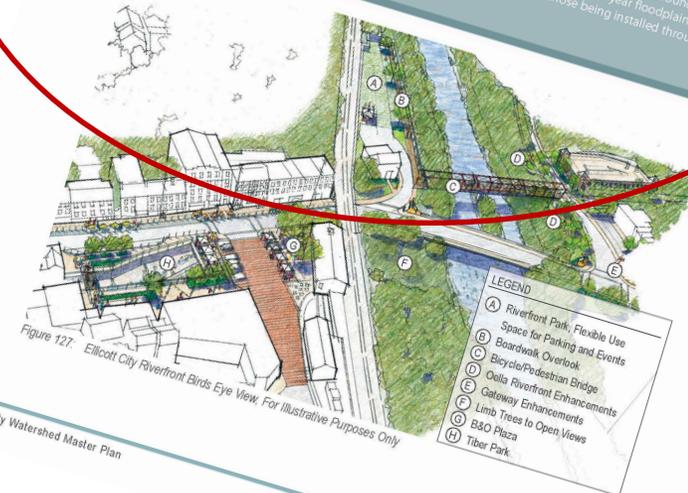
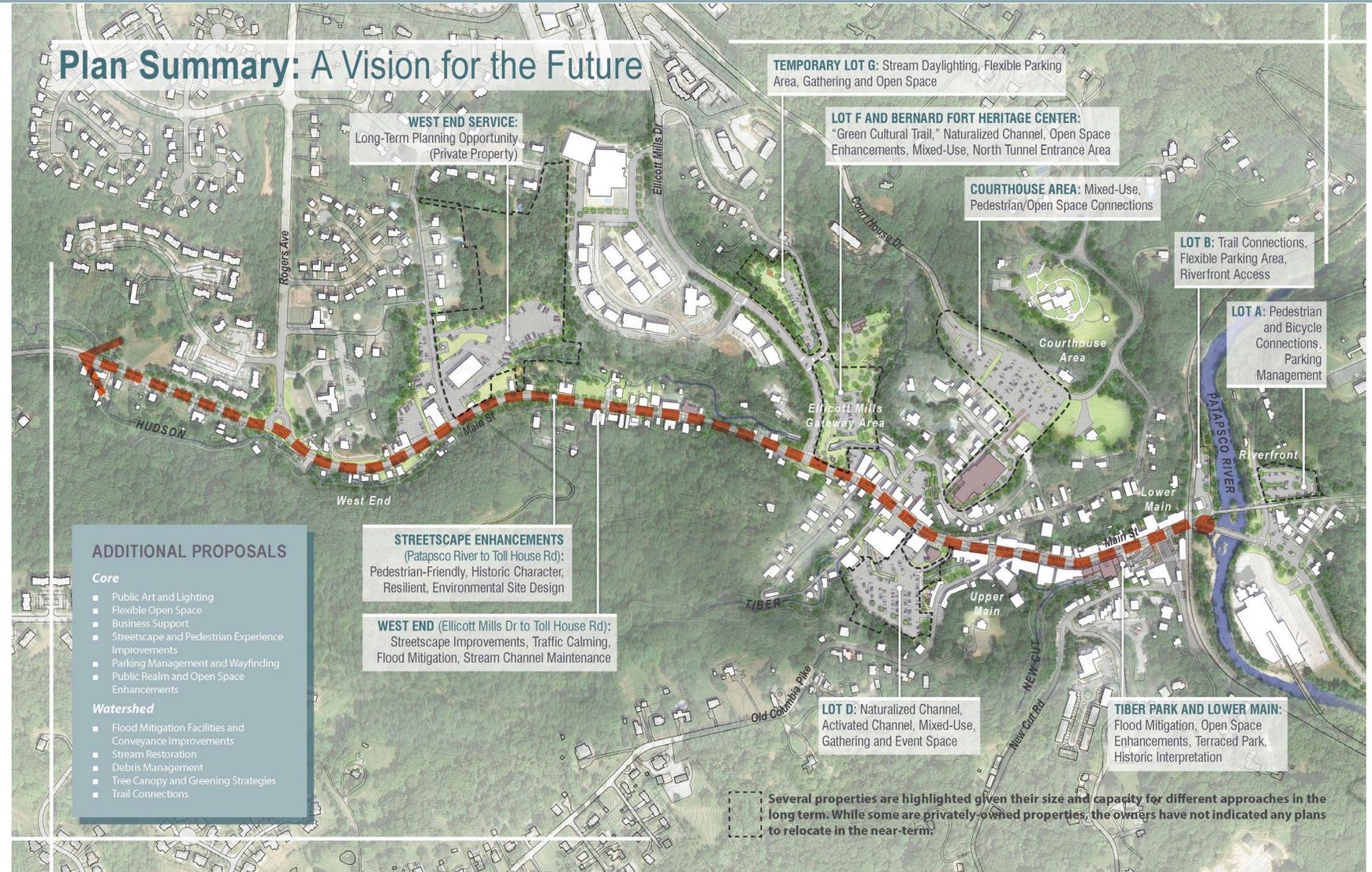


Figure 127: Ellicott City Riverfront Birds Eye View, For Illustrative Purposes Only

Summary Graphic

- Menu of options
- Domino effect of changes in one location
- Resulting opportunities elsewhere



Master Plan Frameworks

Master Plan Frameworks

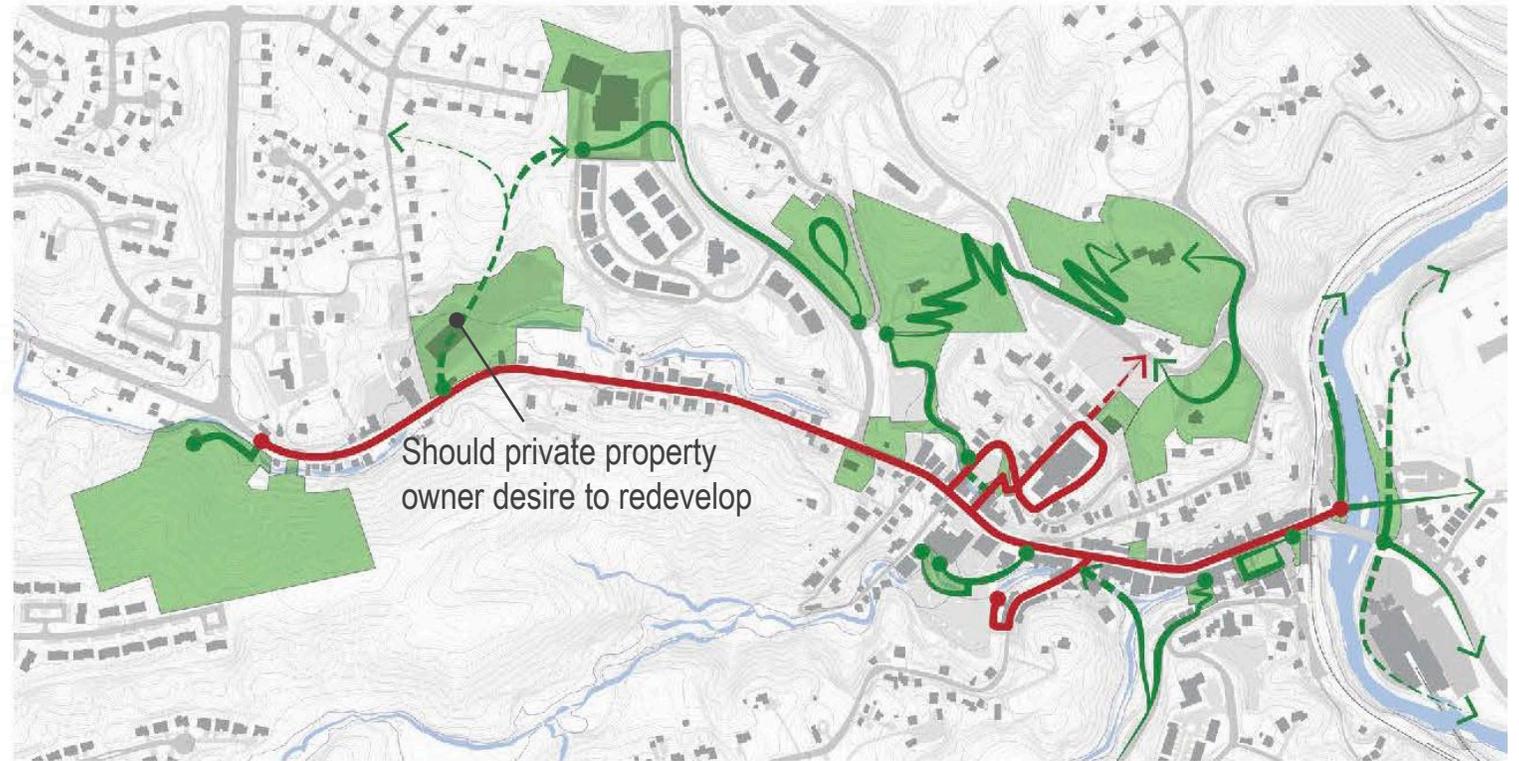
1. Community Character + Placemaking
2. Flood Mitigation
3. Environmental Stewardship
4. Economic Development
5. Transportation + Parking
6. Streetscapes
7. Riverfront
8. Lower Main
9. Upper Main
10. Ellicott Mills Gateway
11. West End
12. Courthouse Area



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

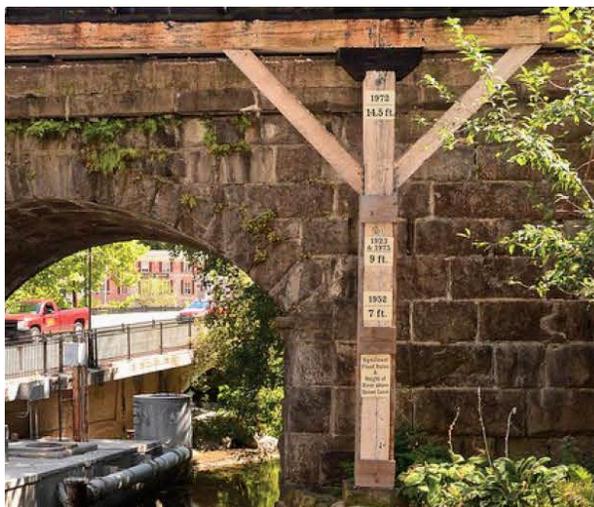


LEGEND

-  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**



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

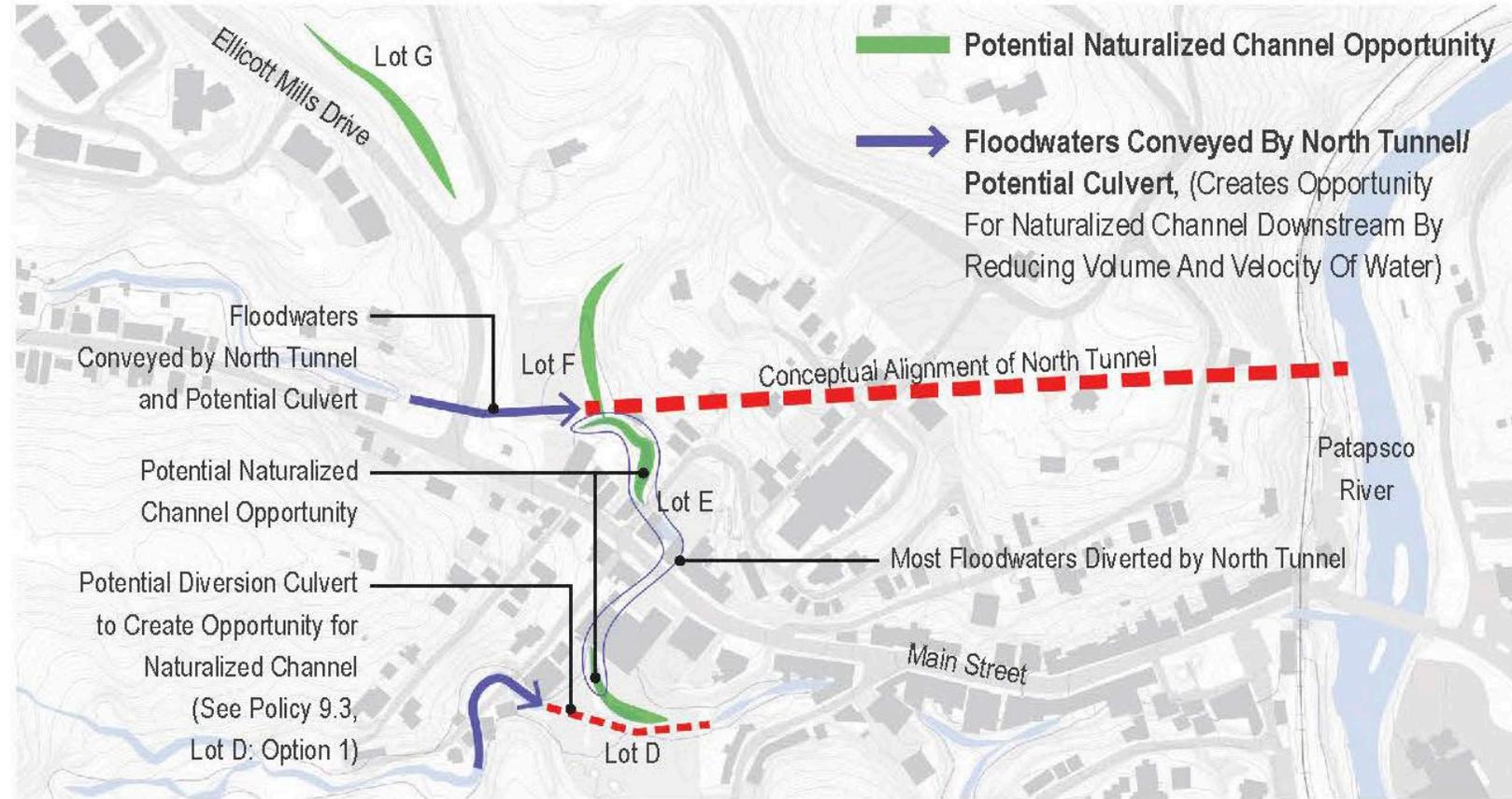


When Tone Sounds,
Seek High Ground



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



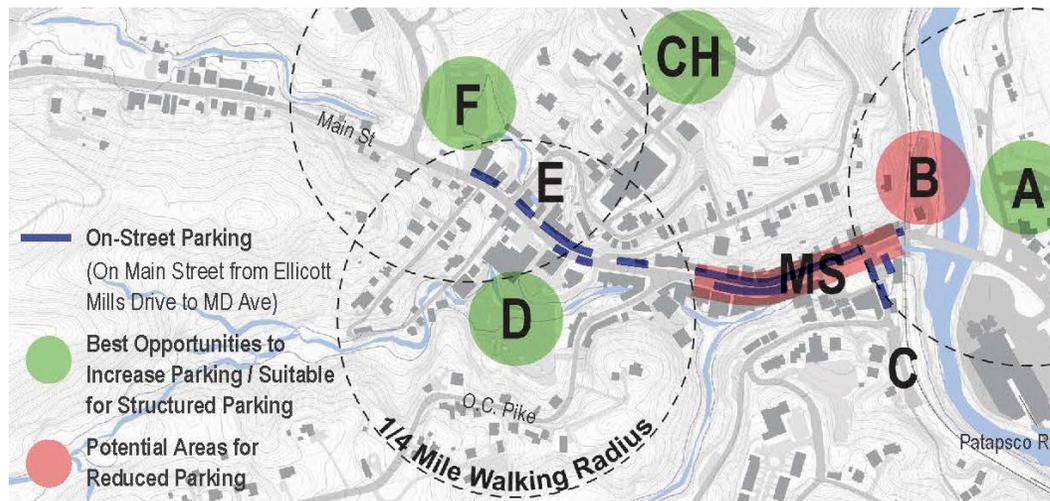
Economic Development

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



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



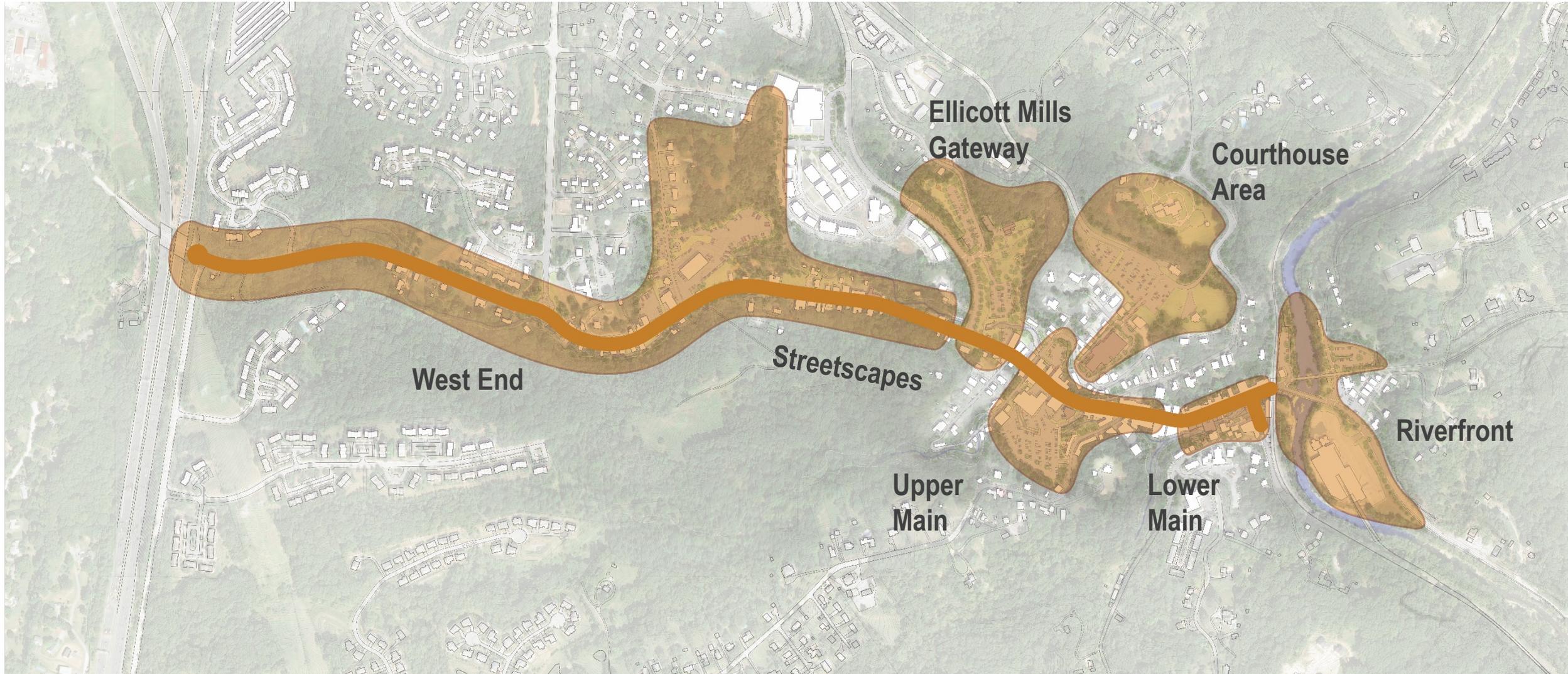
Parking Resource	Existing Spaces (Total)
Main Street (Between Ellicott Mills Drive and Maryland Ave)	85
Maryland Avenue	18
Lot A	76
Lot B	24
Lot C	21
Lot D	238
Lot E	28
Lot F	61
Temporary Lot G	70
Courthouse Lot	269
Total	890*
*820 If Excluding the 70 Spaces in Lot G	

Geographic Areas

Geographic Areas



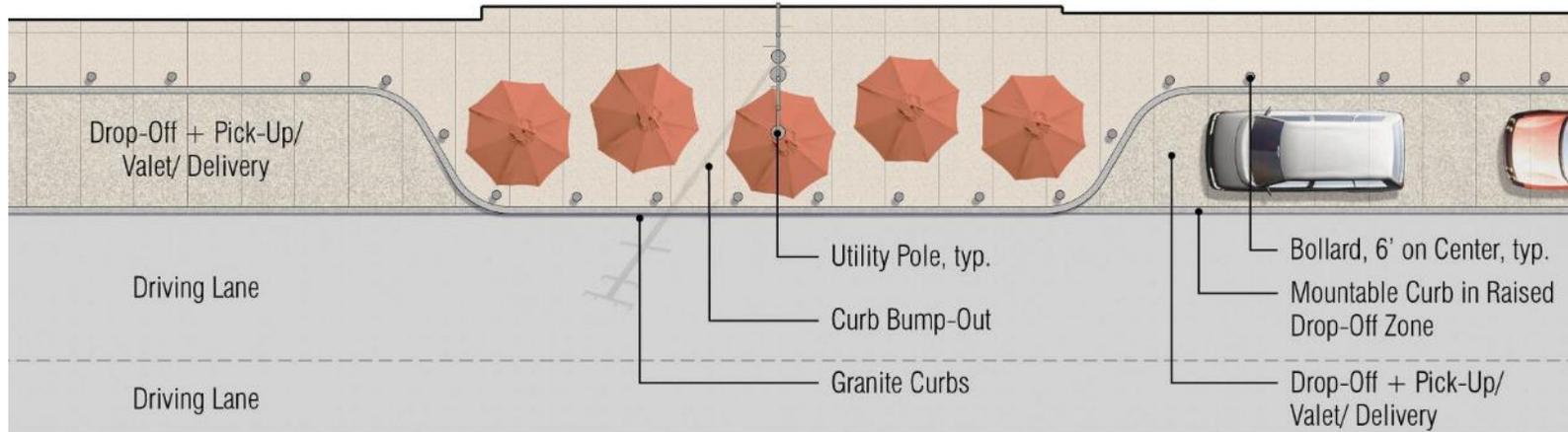
Geographic Areas



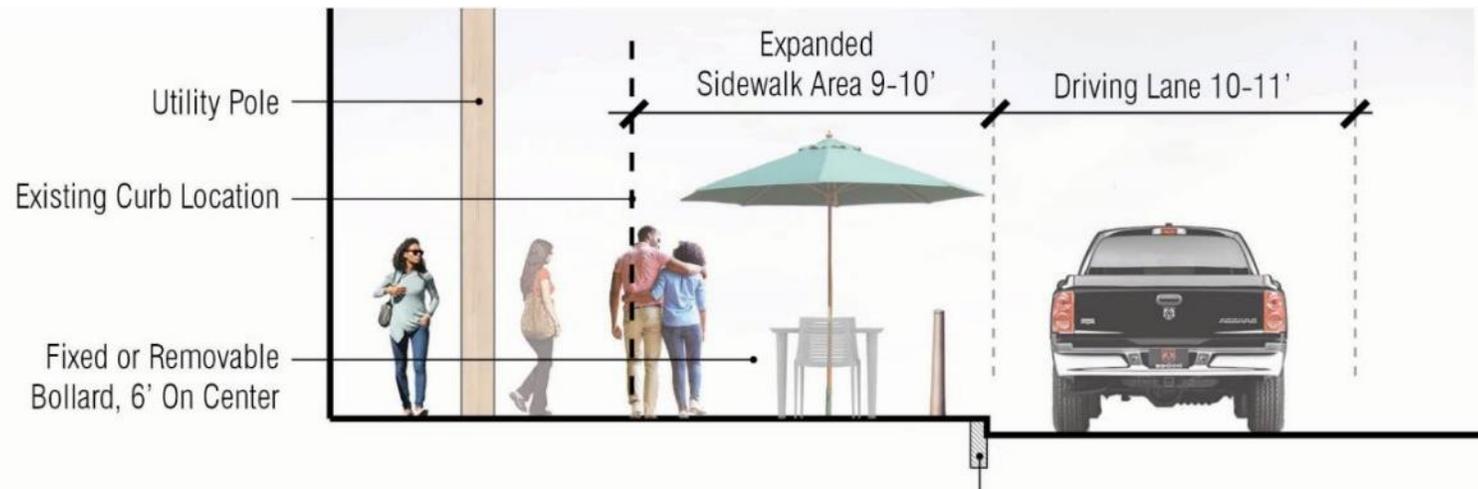
Streetscape

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

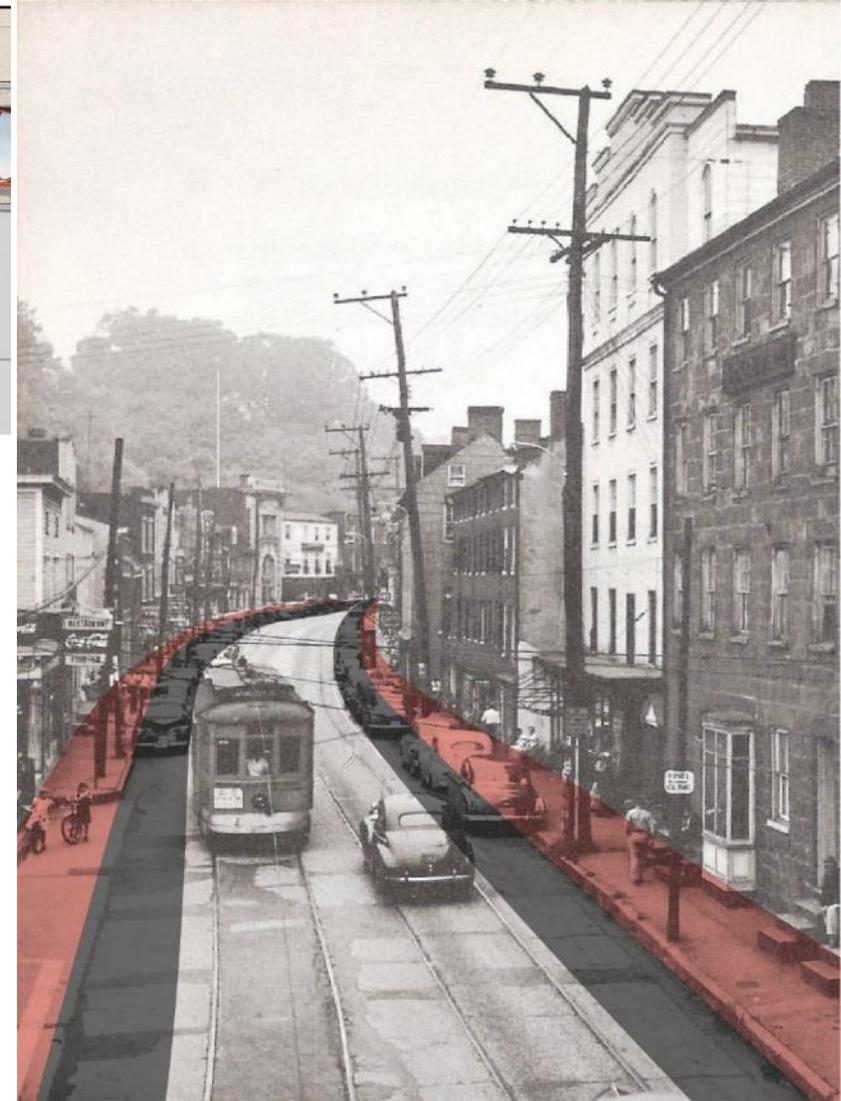
Streetscape



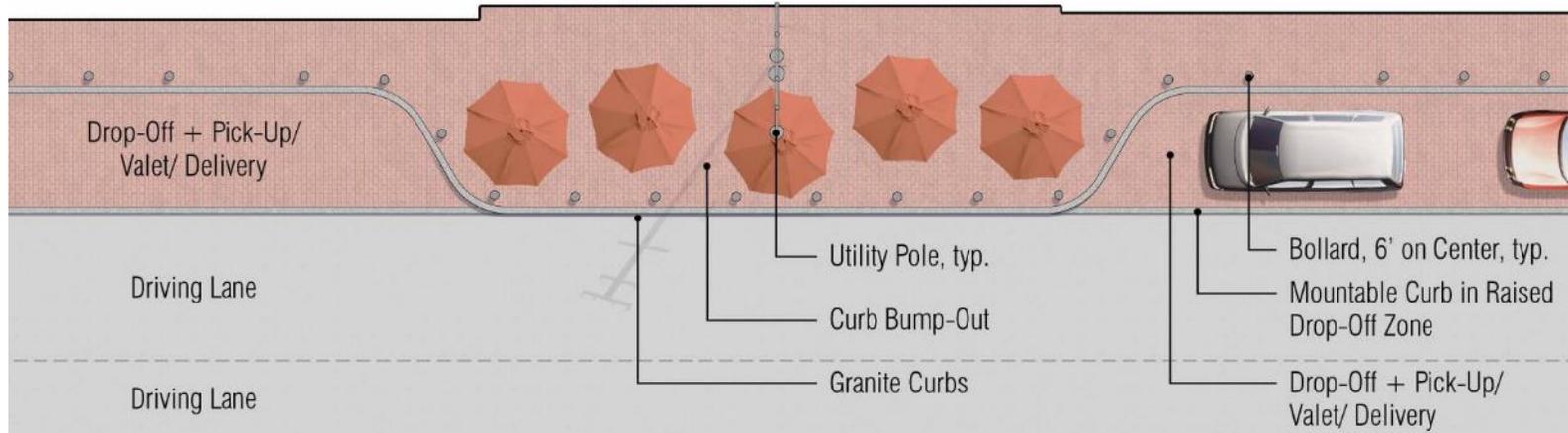
Implementation BEFORE Safe and Sound Flood Mitigation



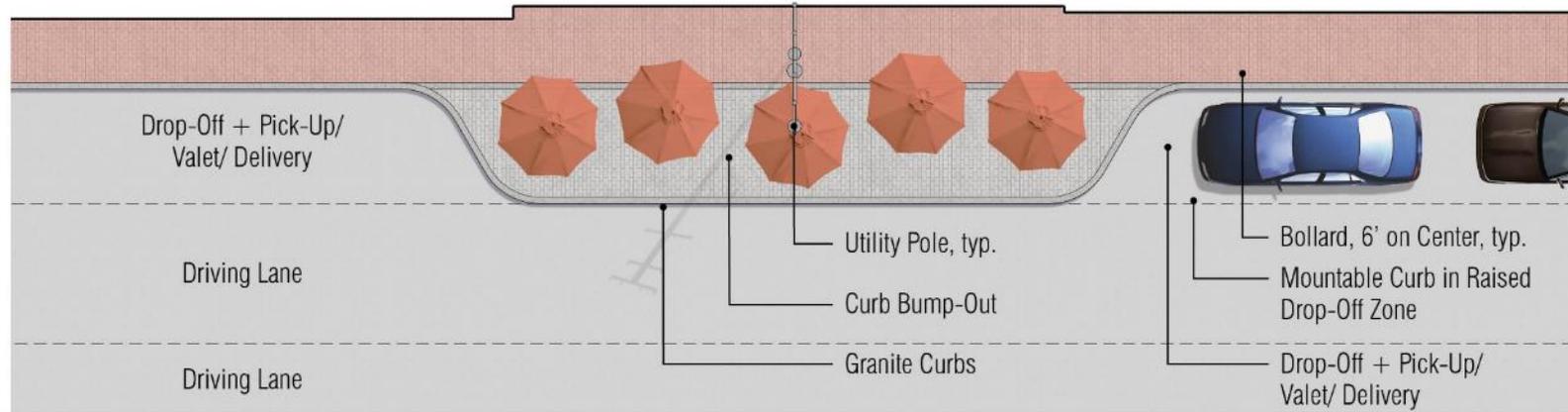
Expanded North Side Sidewalk at Extended "Bumpouts"



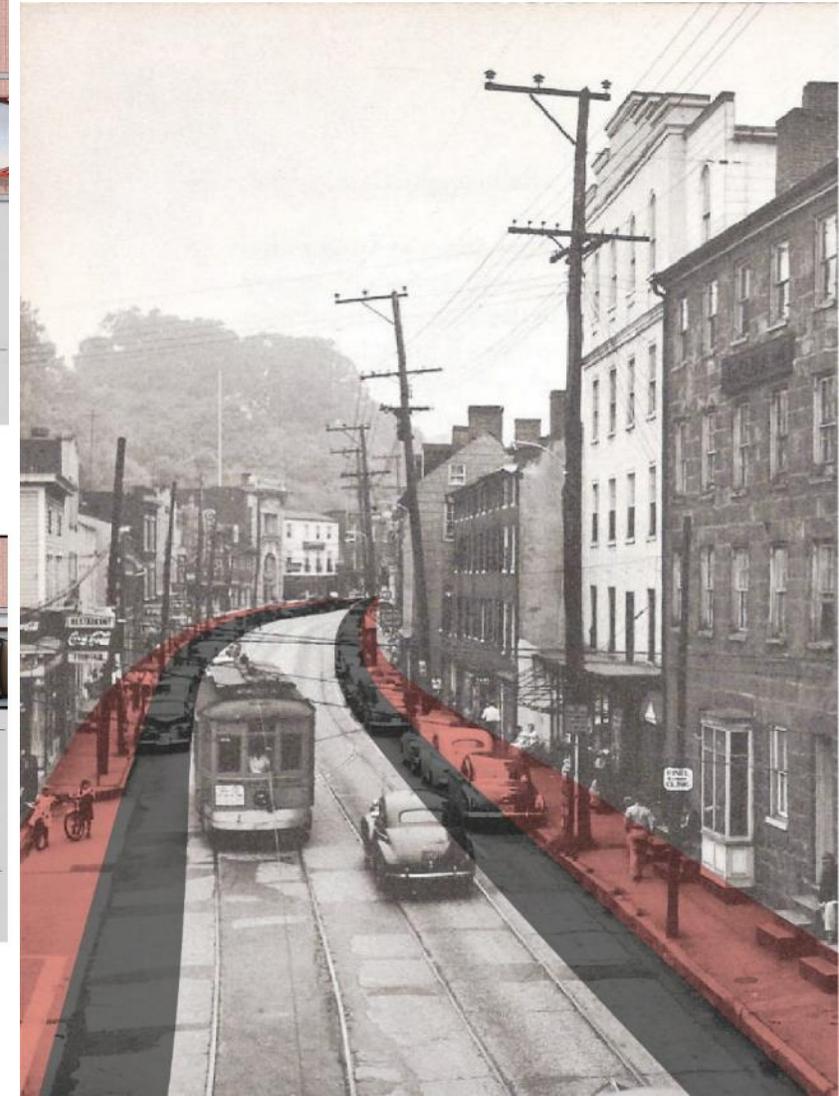
Streetscape



Implementation AFTER Safe and Sound Flood Mitigation



Implementation AFTER Safe and Sound Flood Mitigation (Alternate)



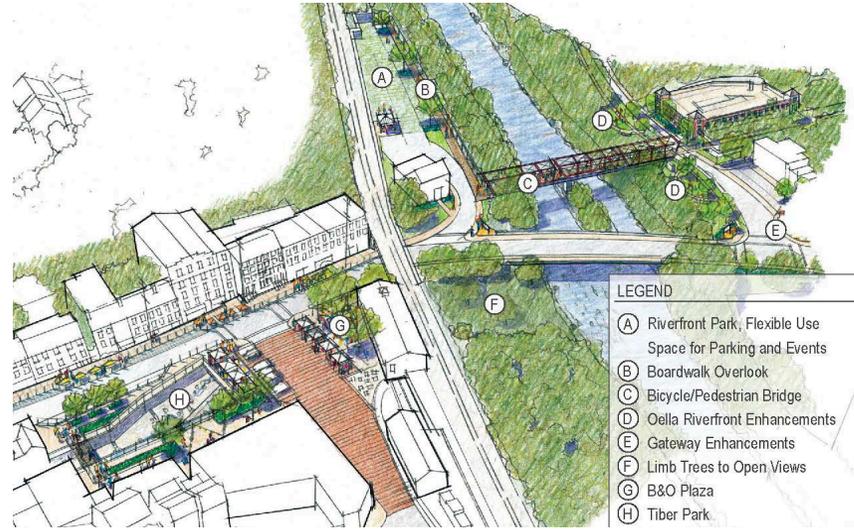
Riverfront

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



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

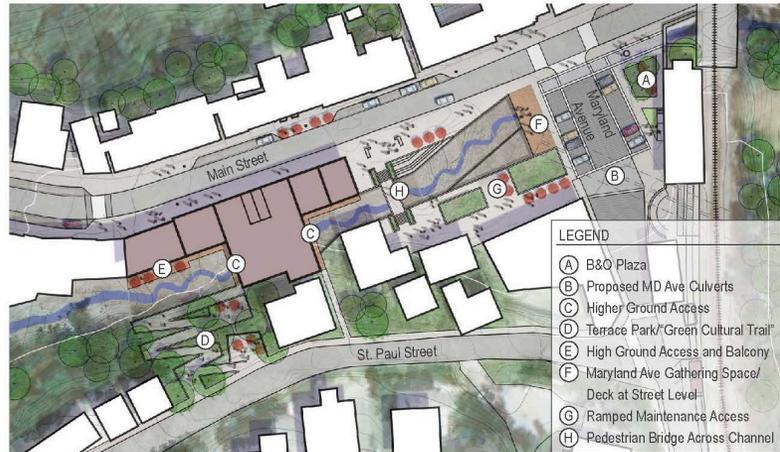


Figure 142: Lower Main Riverfront, For Illustrative Purposes Only



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

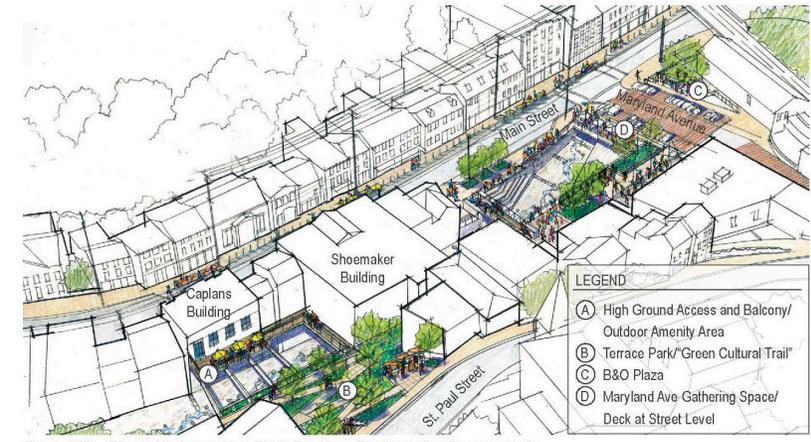
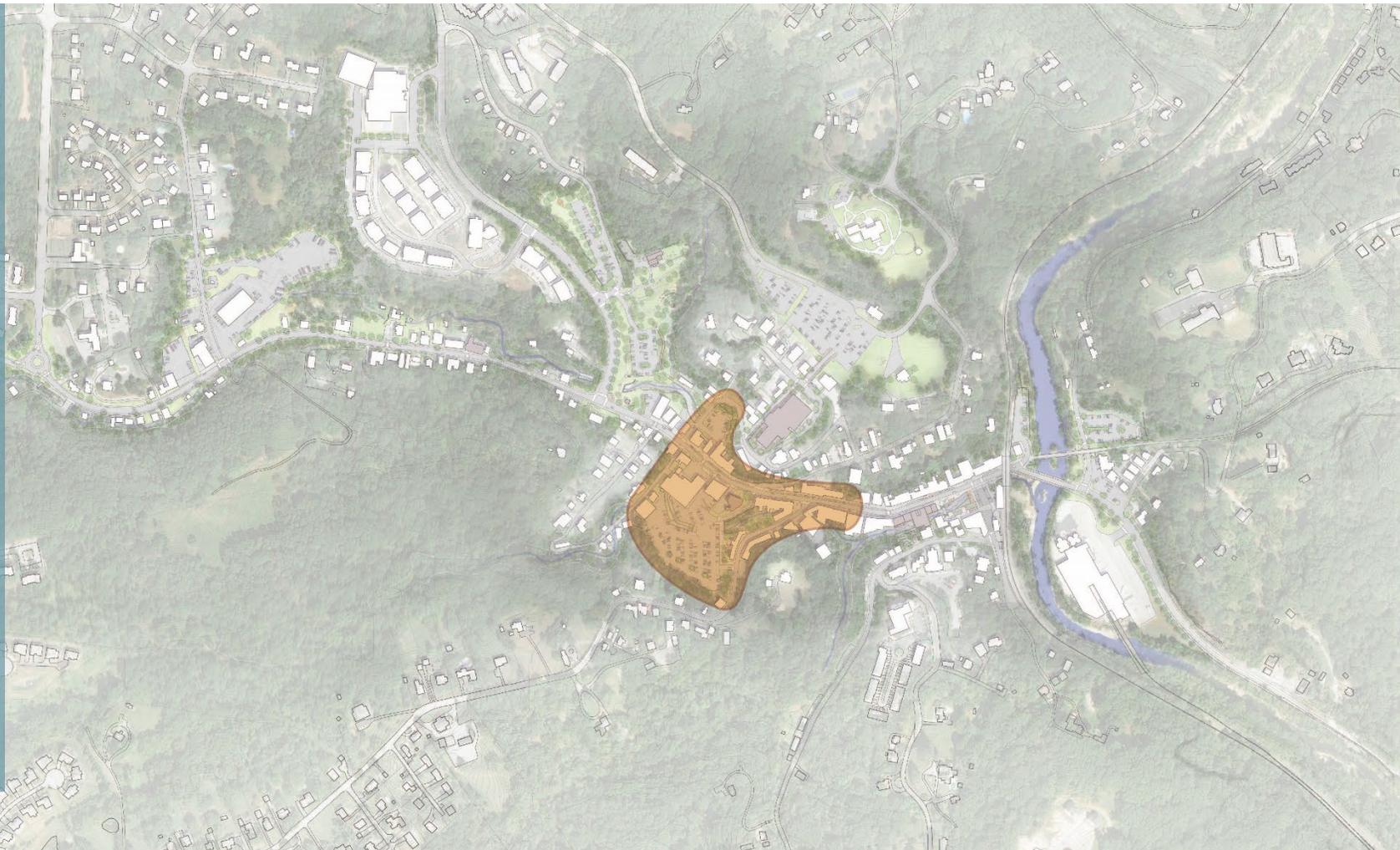


Figure 147: Ellicott City Lower Main Bird's Eye View, For Illustrative Purposes Only

Upper Main

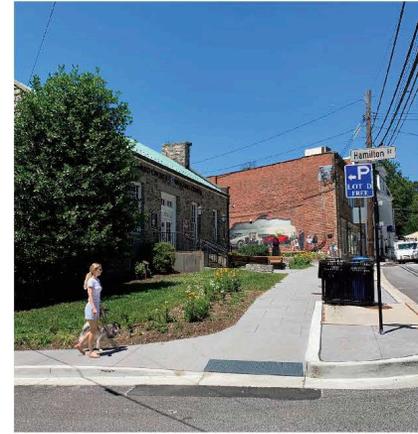
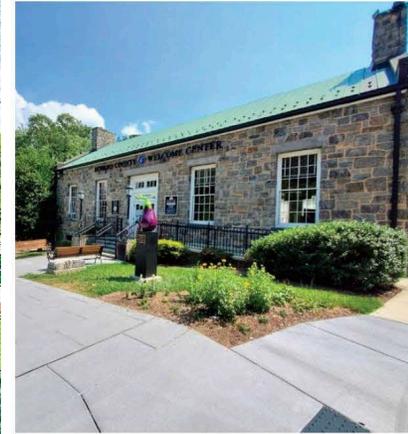
1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



Upper Main

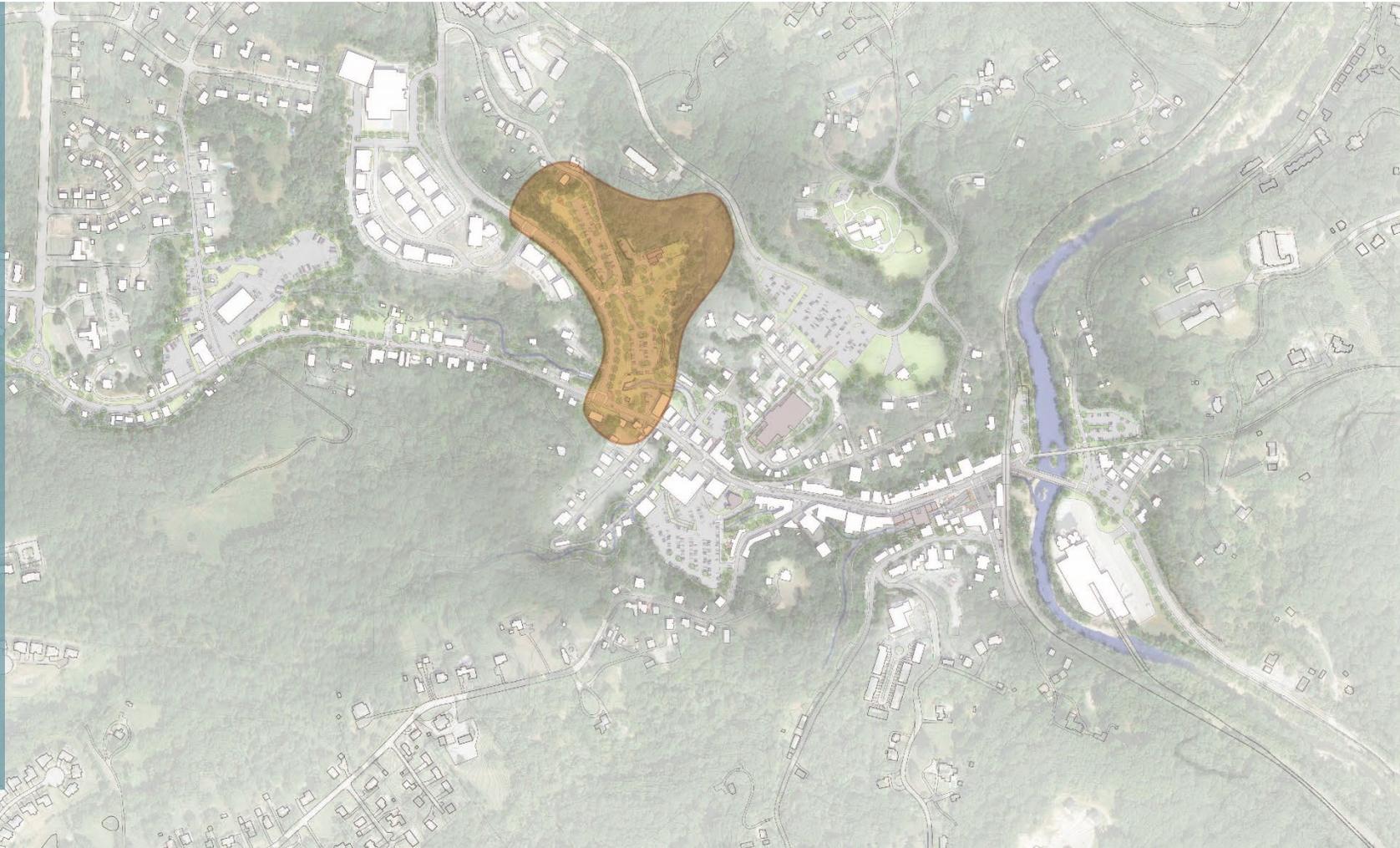


1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



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

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Figure 186: Lot F Option 1 + Existing Lot G



Figure 187: Lot F and G Conceptual Redevelopment Framework

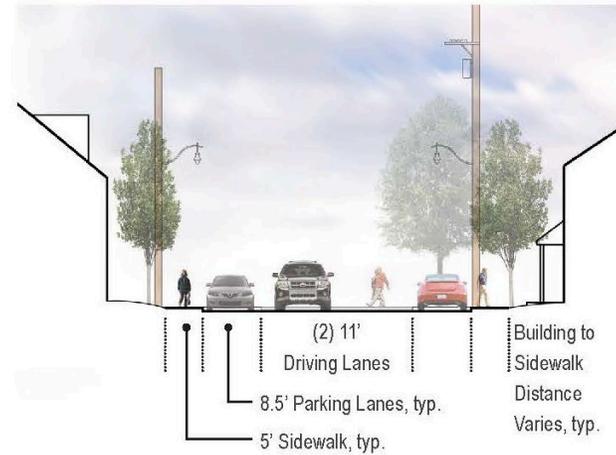
West End



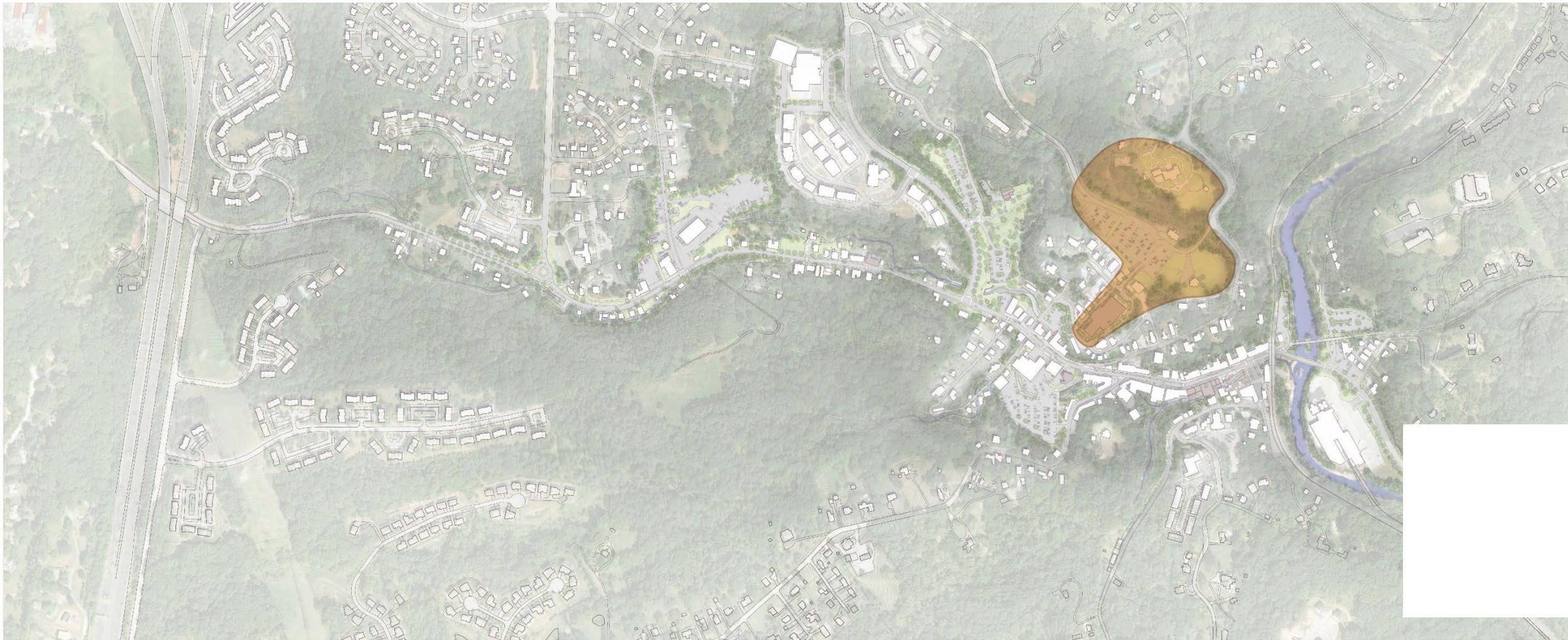
1. Frederick Road/Main Street Streetscape
2. Property Maintenance
3. West End Community Branding

West End

1. Frederick Road/Main Street Streetscape
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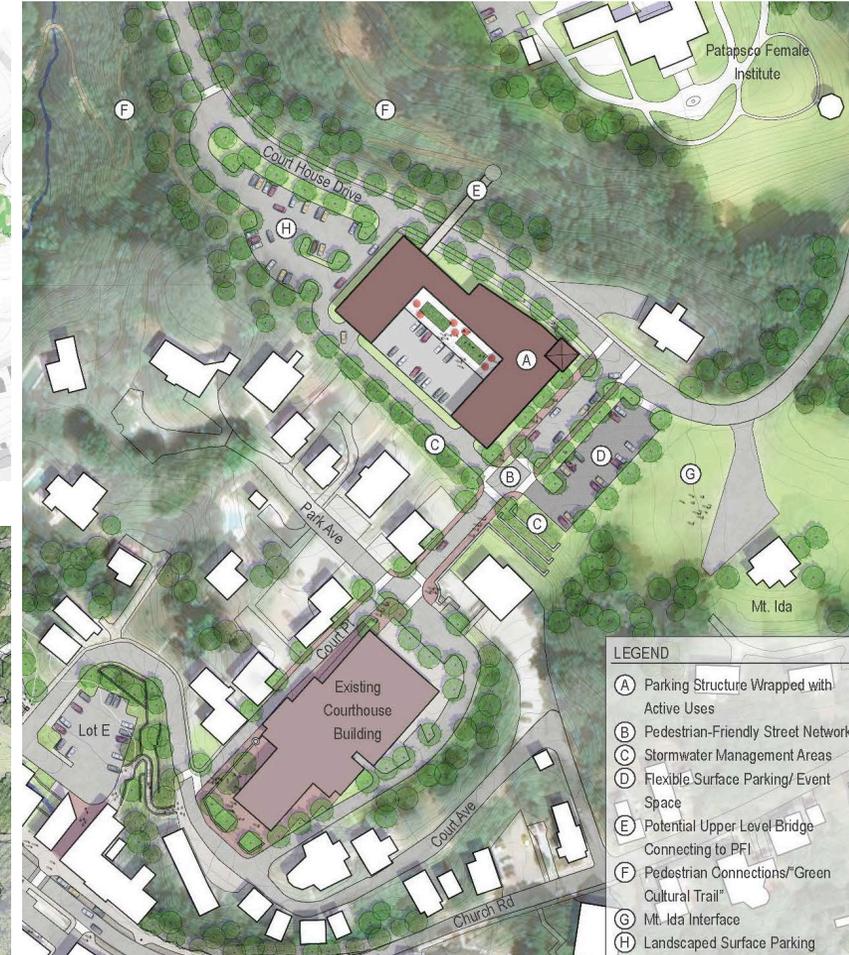


Courthouse Area



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

Close Public Comment Window on Aug 28th



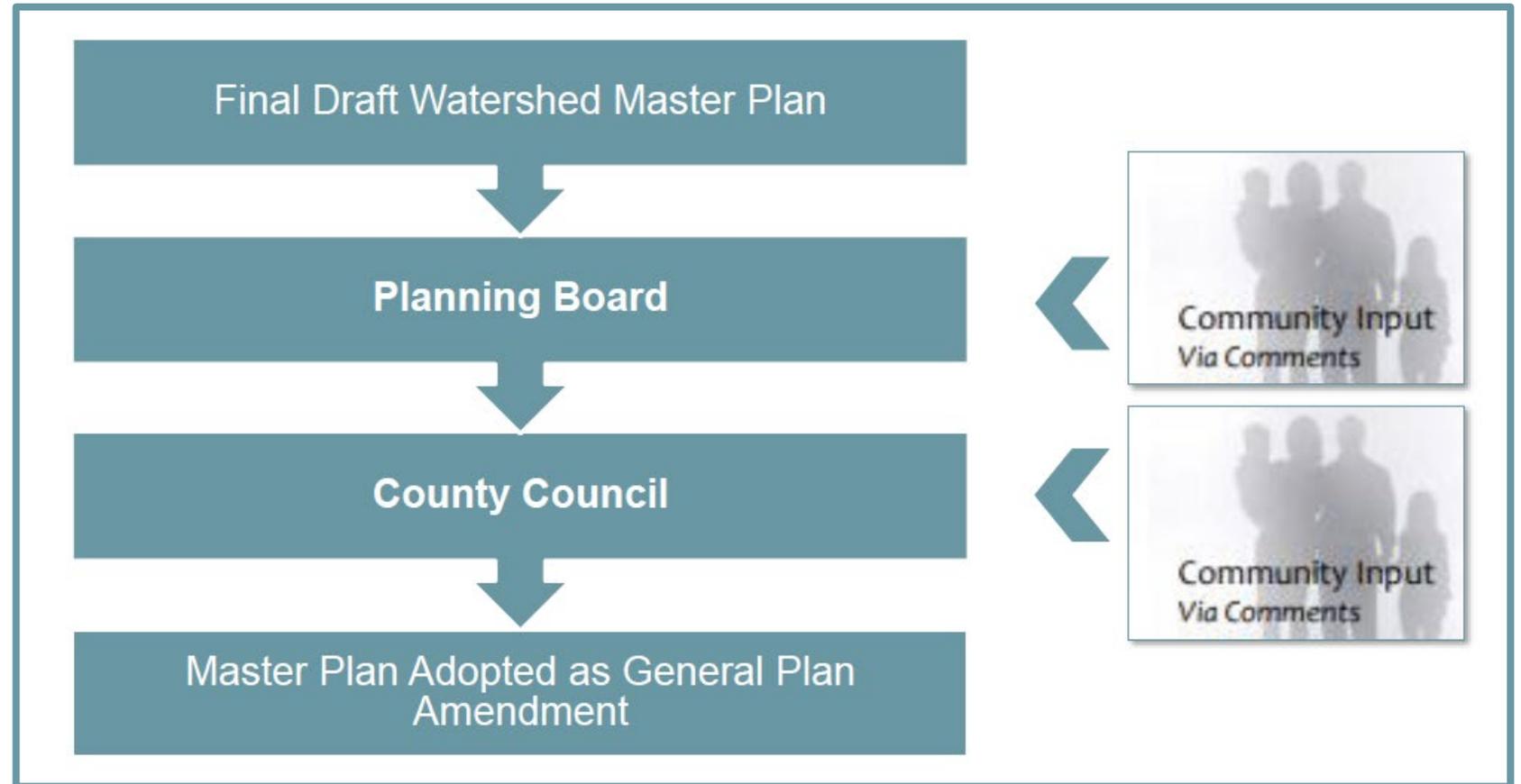
www.howardcountymd.gov/ecmp

Public comment window ends August 28th at 5 pm



Develop Final Plan as a General Plan Amendment

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





Q&A