

Ellicott City Watershed Master Plan: Overview of the Draft

Howard County Department of Planning and Zoning, August 6 2020
Howard County Historic Preservation Commission



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

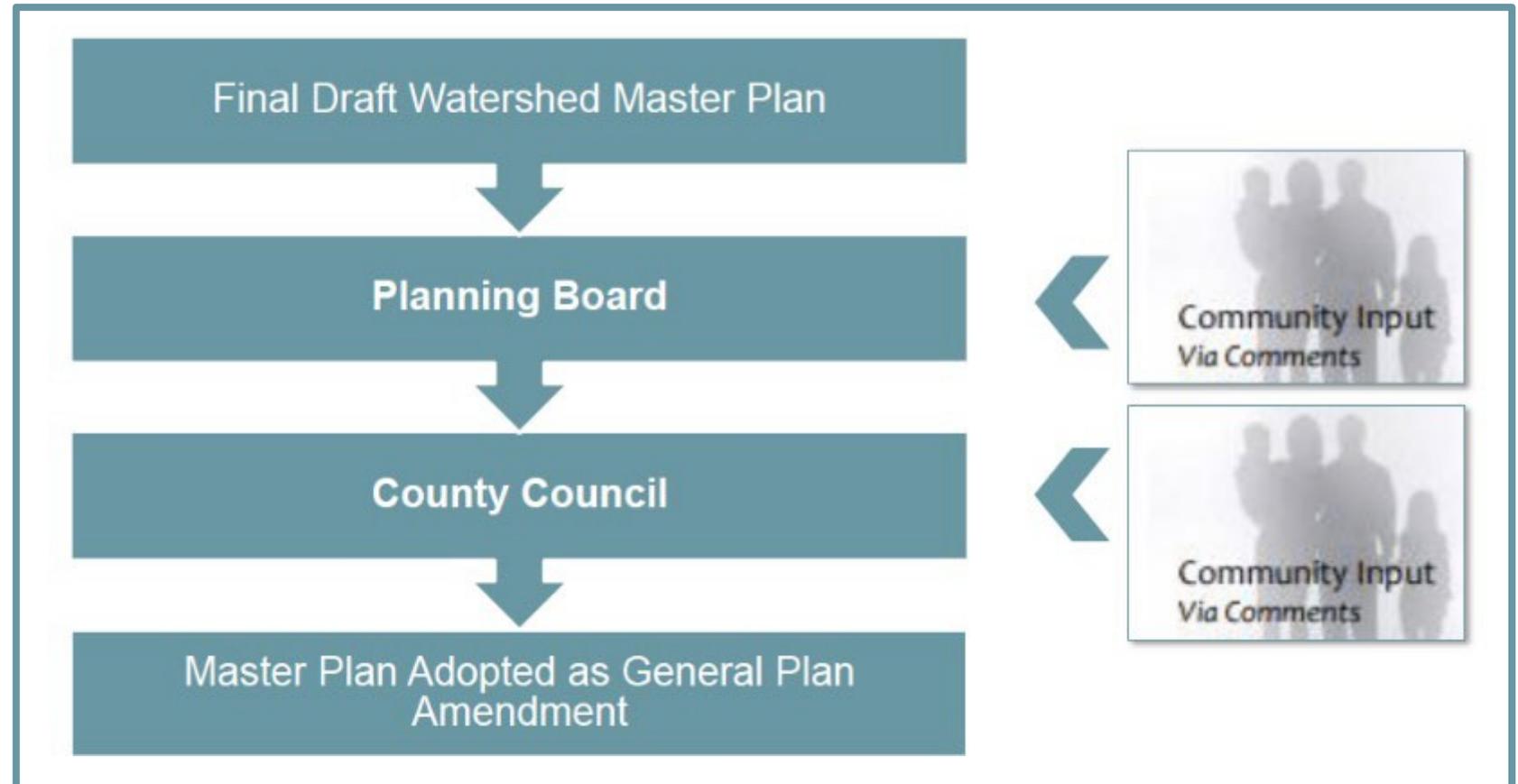
Summary of Request

- Request for Advisory Comments pursuant to Howard County Code §16.606(d)(2)(II) which allows the HPC to:
 - *“review and provide advice to the Planning Board and County Council on other proposals affecting historic preservation, including County general plans and area master plans.”*

Process for General Plan Amendment

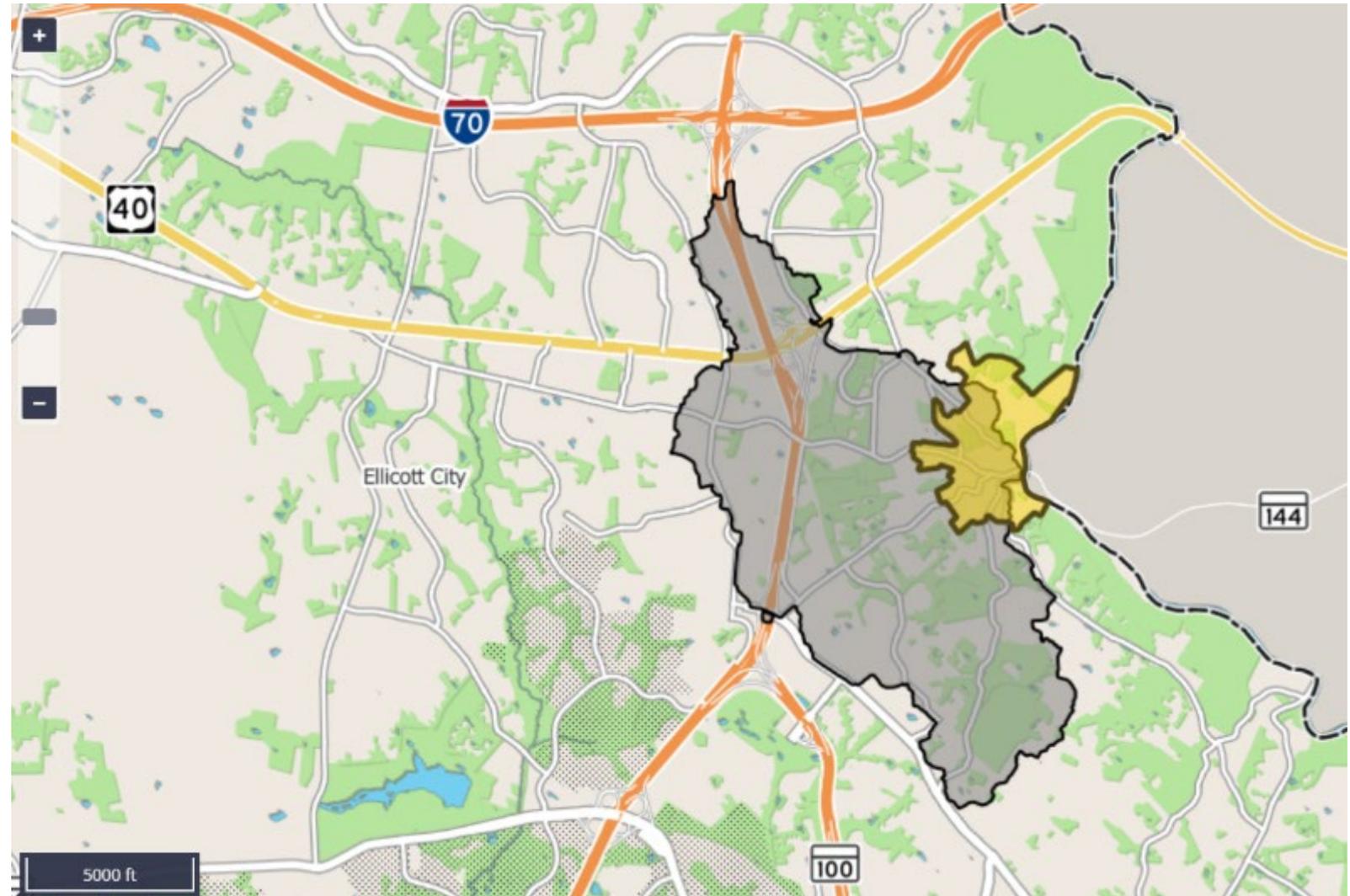
1. Review Public Input
2. Refine Plan and Prepare Final Document
3. General Plan Amendment Process

General Plan Amendment Process



Tiber Branch Watershed & EC Historic District

- Large portion of historic district (yellow) falls within Tiber Branch Watershed (gray)



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



Many Ideas from the Community

- Additive Process (details on webpage):
 - 2016: 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
- 7 public workshops
- 600 survey responses to date
- www.howardcountymd.gov/ecmp



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

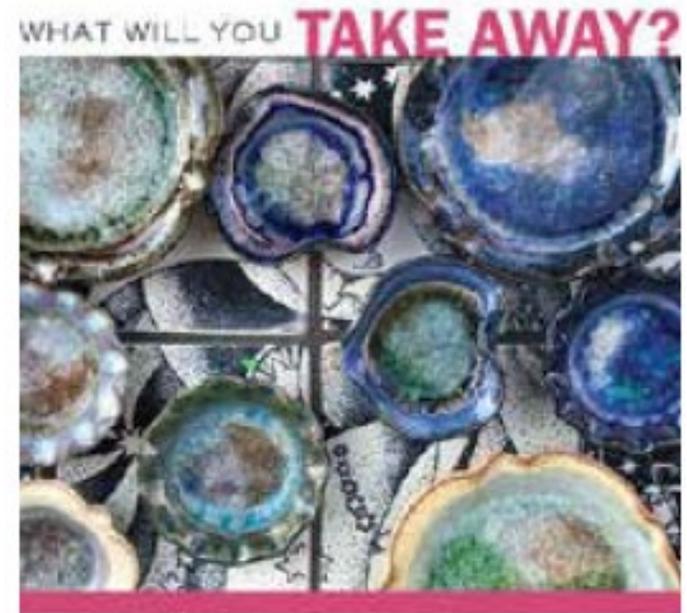
Goals – 2 of 6



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

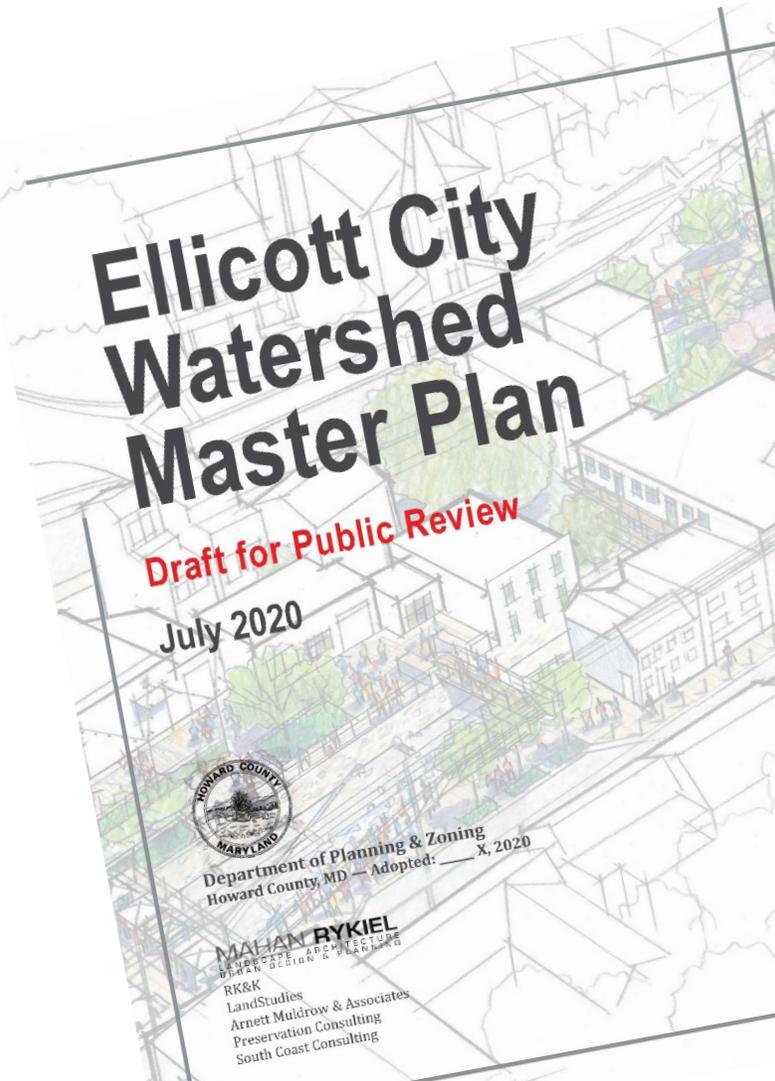
Goals – 6 of 6



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

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.

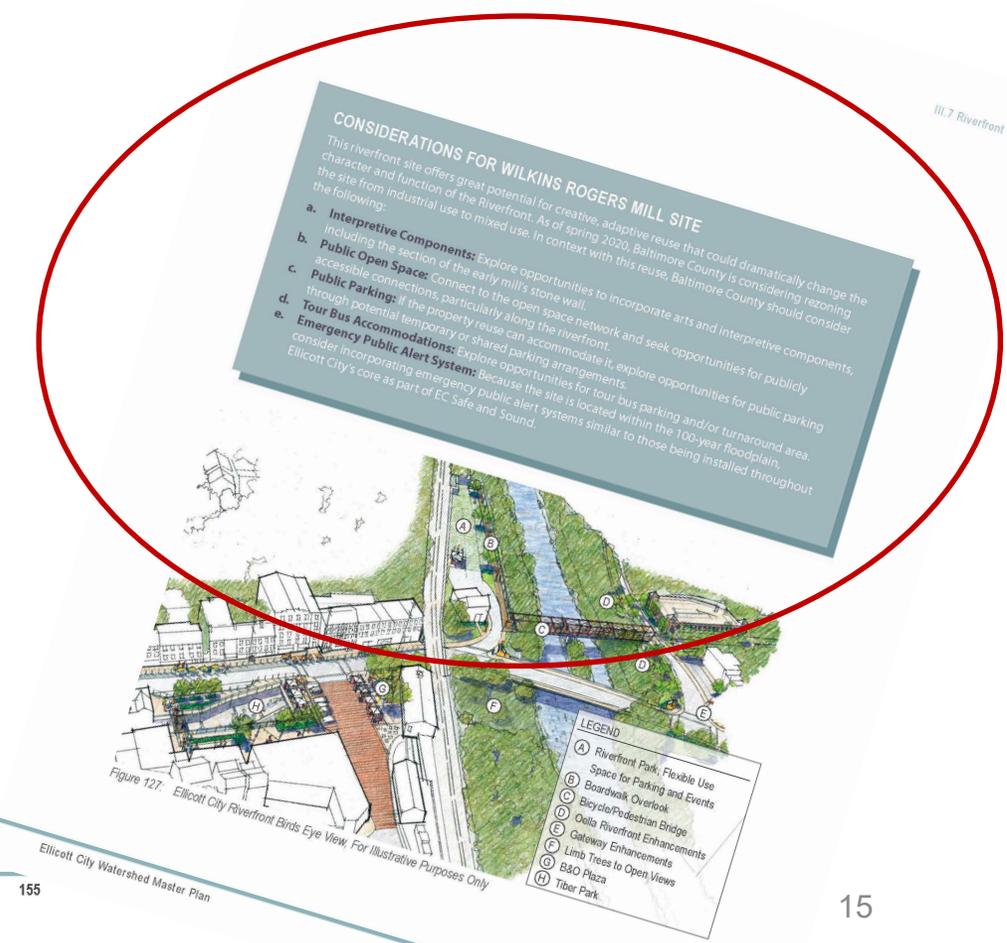
Implementing Actions

- a. **Paving Treatment:** Utilize special paving, including permeable paving, to delineate parking areas and define a zone that may 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.



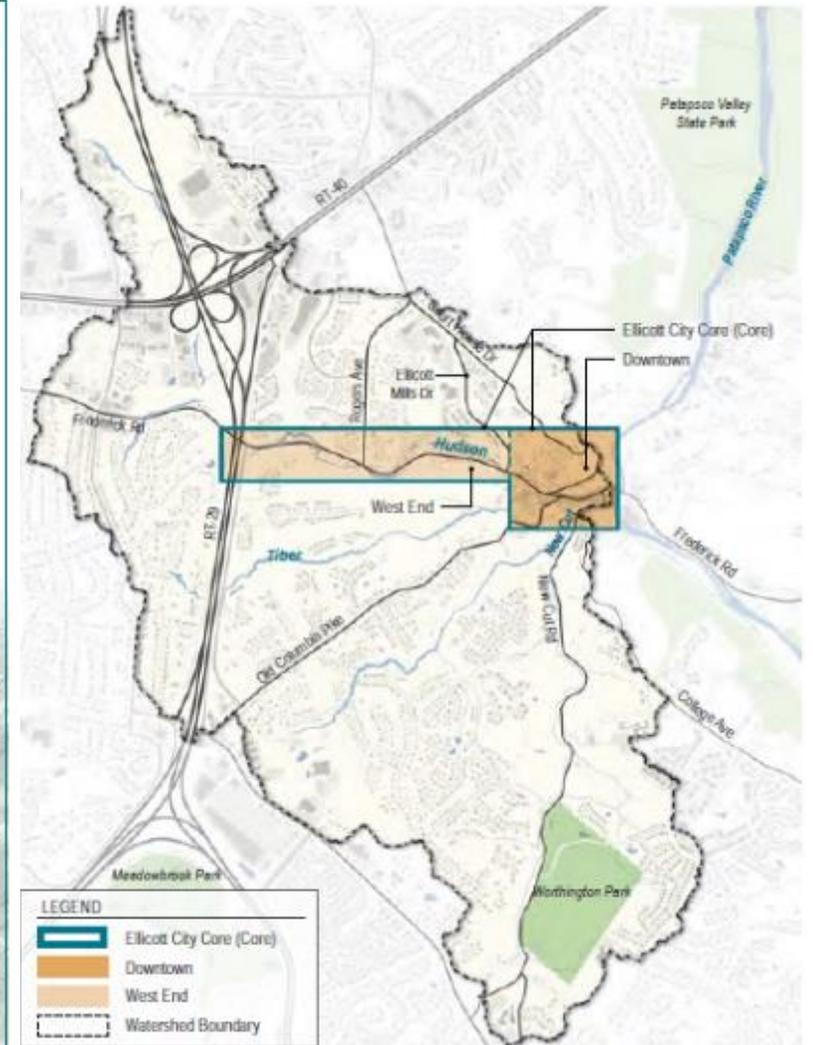
Figure 125: Riverfront Park and Lot B Flexible Use Space, For Illustrative Purposes Only

Considerations (Non-Policy)



Topics and Areas Covered in the Plan

- 5 Topics – Tiber Watershed
- 7 Focus Areas apply topics in the “core” (along Main Street and the West End)



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



Figure 23: New Cut Road Provides a Scenic Approach to the Historic District



Figure 21: Site Design to Fit Architecture (Middle), Architecture Integrated into Site Design (Bottom)

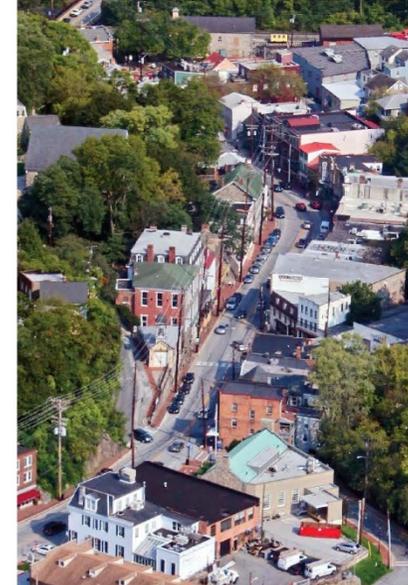
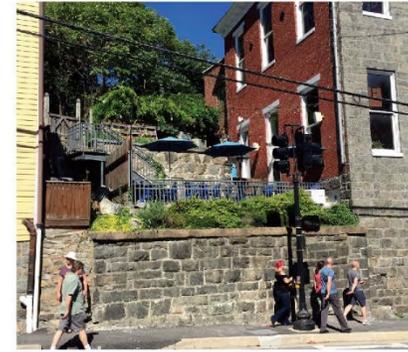


Figure 17: Historic Character of Ellicott City, Buildings Adapted To Steep Slopes and Site



Figure 18: Wooded Slopes and Rock Outcroppings Create Character in the Historic Core



Figure 16: Historic West Main Street House Overlooking Former Mill Race



Figure 19: Steep Hillides, Rock Outcroppings and Context-Sensitive Architecture in the Core

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 24/7 systems 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, PT Pond 	<ul style="list-style-type: none"> Implemented the Flood Smart Pilot Program Distributed Emergency Preparedness Kits Created OEC Holiday Backs Program Installed concrete sidewalks

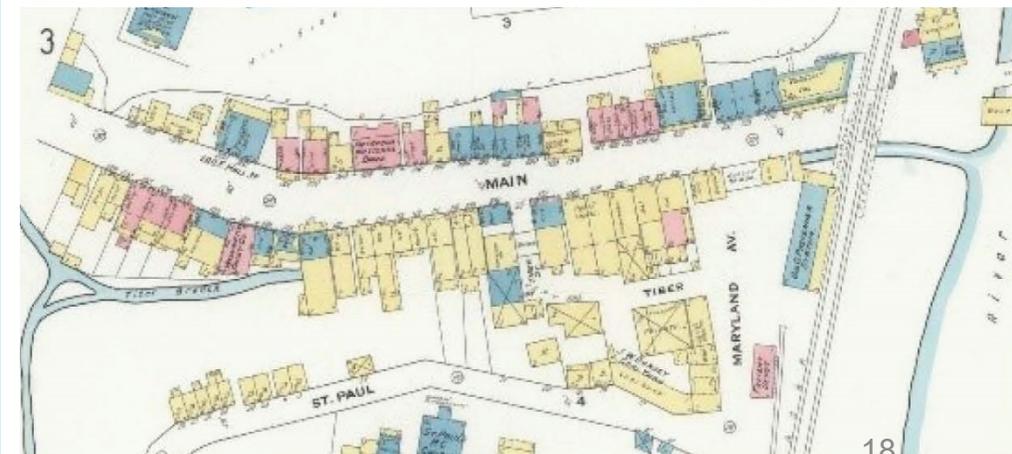
PLANNED FOR FY2021

*Funding included in the county executive's proposed budget

Final design and construction of 117	Completion of the sediment study in the Tiber Branch
Final design and construction of Quaker Mill	Completion of design of the 3600 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 5 county-owned buildings on Main Street
Completion of pre-design and anticipated start of design for the North Tunnel	



 Calvin Ball
Howard County Executive

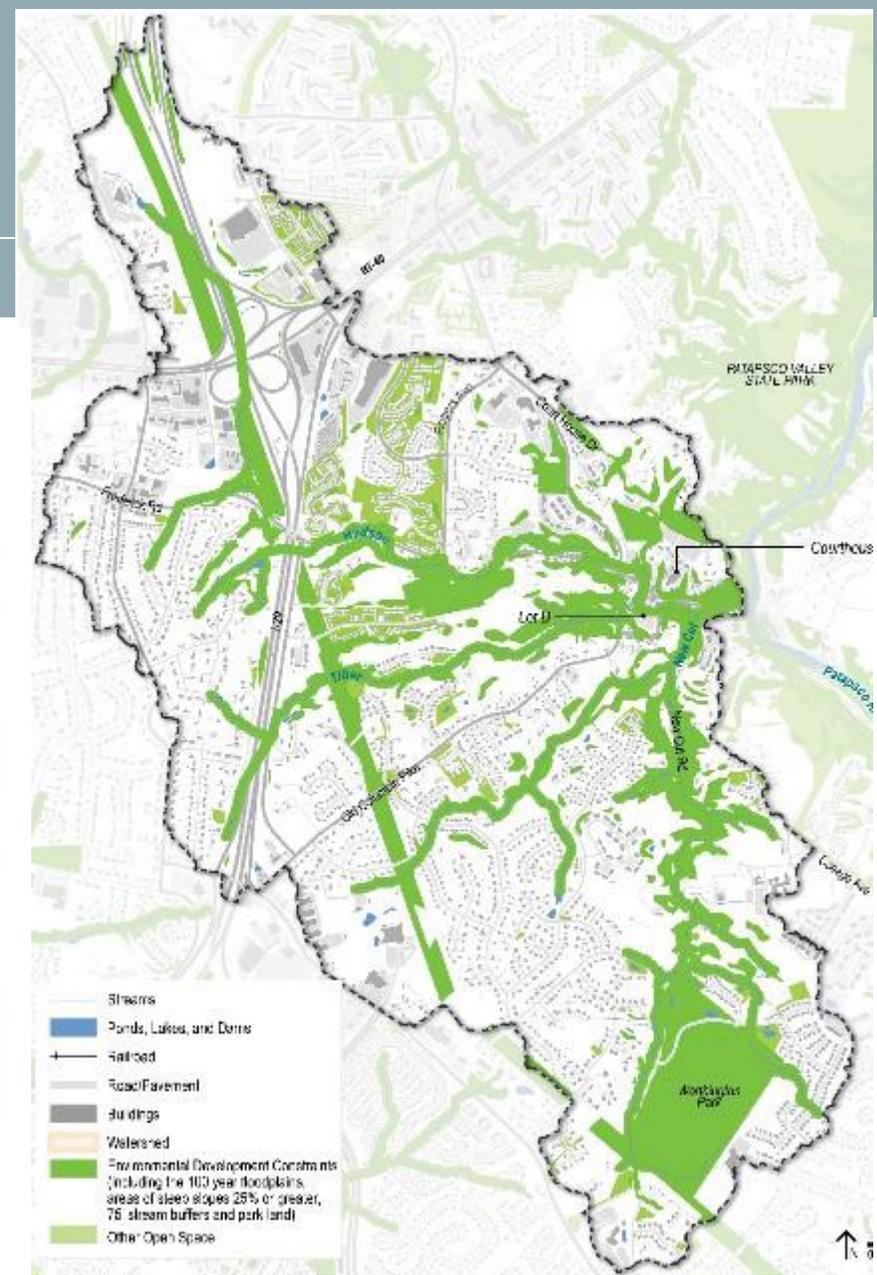


Environmental Stewardship

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



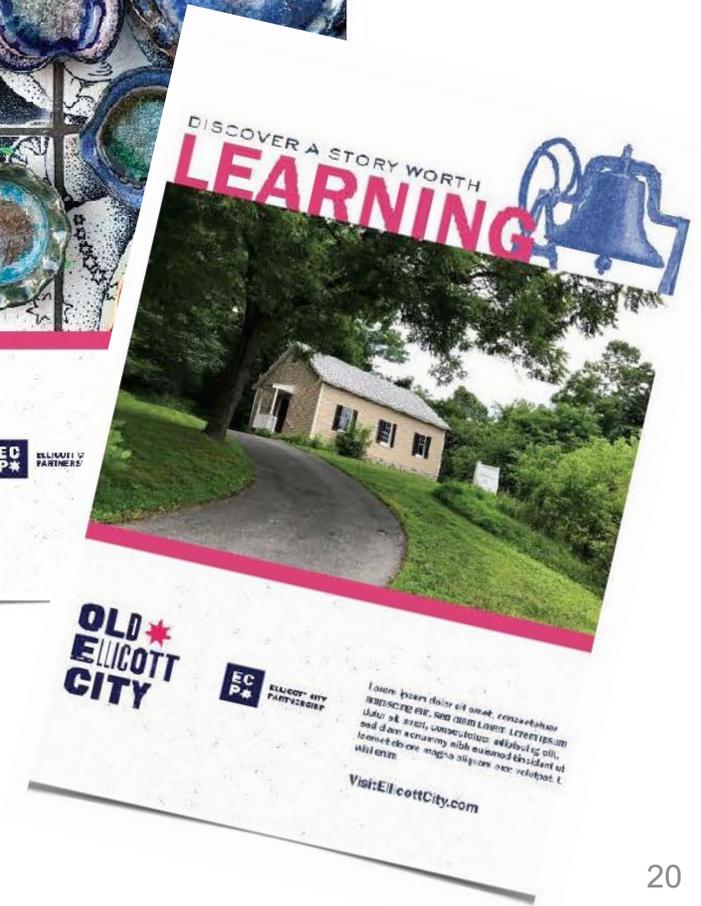
Figure 51: Within Howard County's Green Infrastructure Network, The Patapsco River "Corridor" Links Two "Hubs" Along the Eastern Edge of the Watershed



**WATERSHED
DIAGRAM**
GREEN NETWORK (PUBLIC AND PRIVATE) LEVEL

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



Figure 72: Boulders and Fencing Were Placed Between Lot F and the Stream Channel as Part of the Parking Lot's 2019 Reconfiguration.

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*

Figure 73: Existing Parking Facilities in Downtown Core
*820 If Excluding the 70 Spaces in Lot G

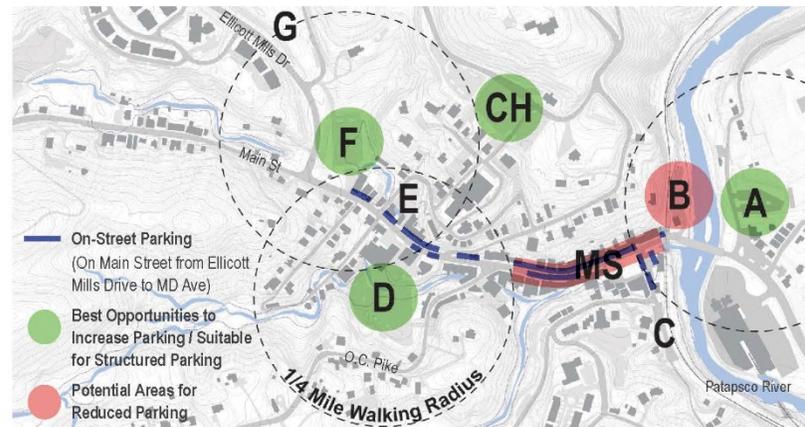


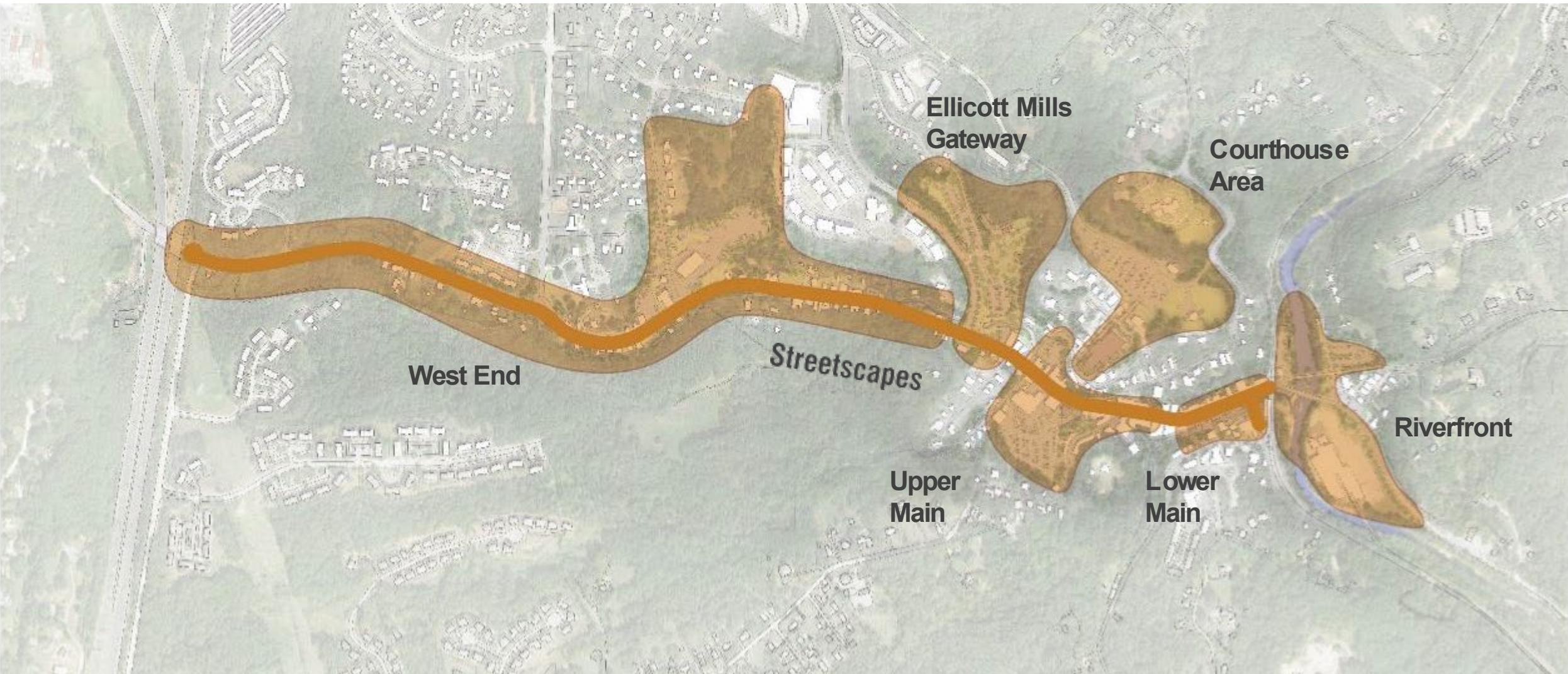
Figure 74: Areas of Opportunity for Increasing Parking Supply



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



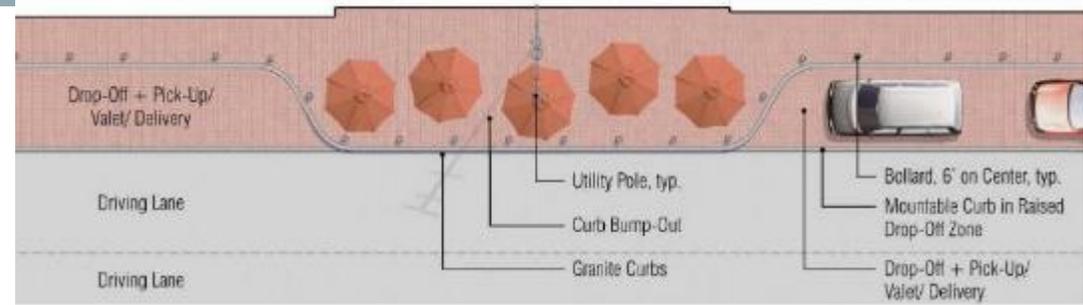
Seven Focus Areas



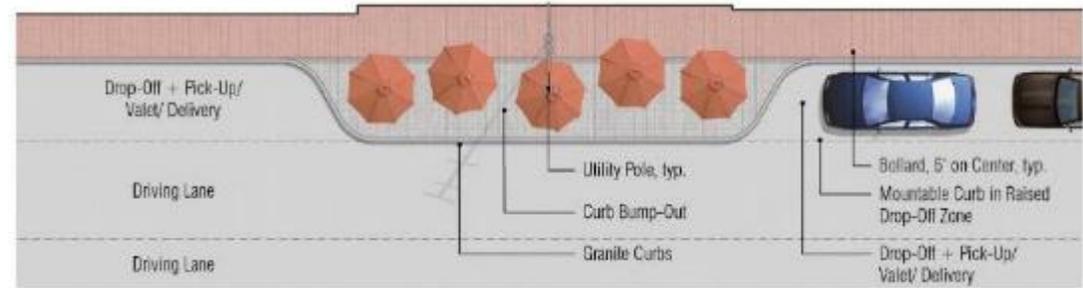
Streetscape



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



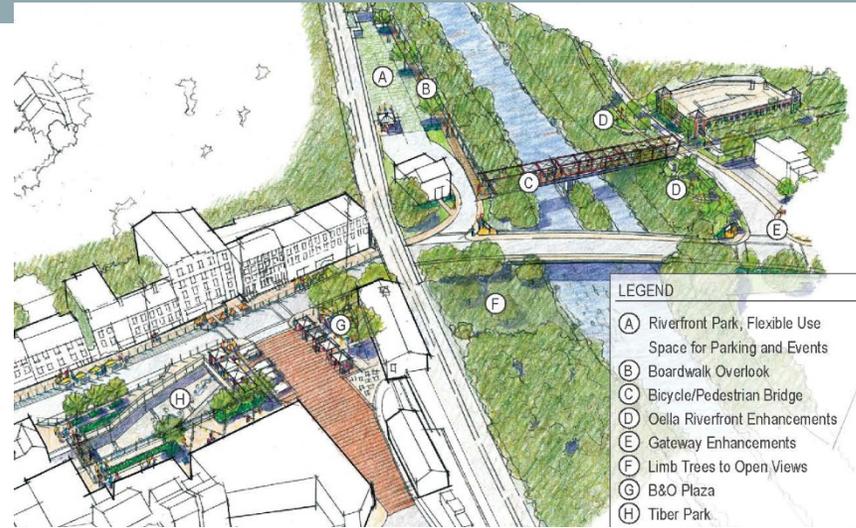
Implementation AFTER Safe and Sound Flood Mitigation (Option)



Implementation AFTER Safe and Sound Flood Mitigation (Option)

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



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

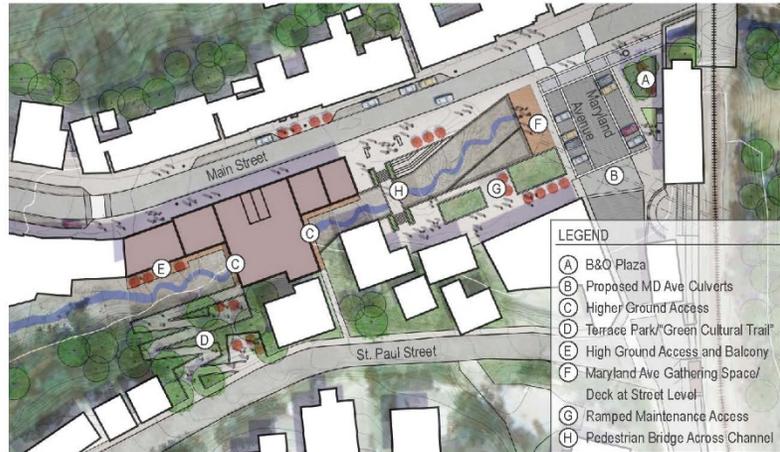


Figure 142: Lower Main Riverfront, For Illustrative Purposes Only



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

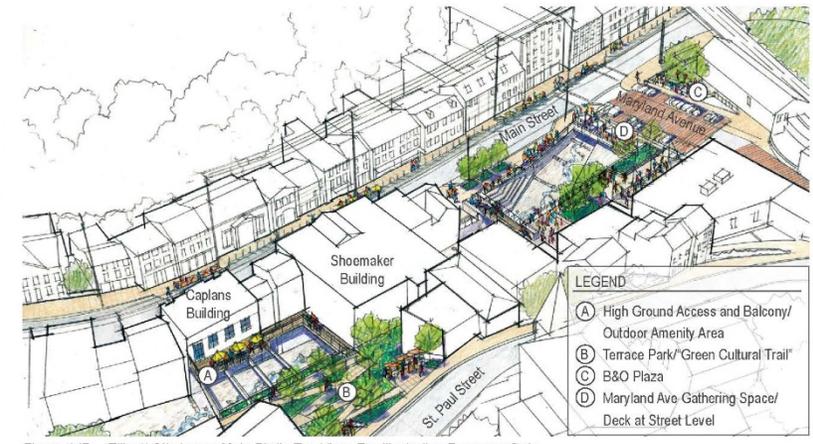


Figure 147: Ellicott City Lower Main Bird's Eye View, For Illustrative Purposes Only

Upper Main

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



Figure 172: Potential Naturalized Channel in Lot D, For Illustrative Purposes Only, Existing View Above



Figure 173: Potential Activated Channel and Mixed Use Building In Lot D, For Illustrative Purposes Only



Figure 169: The Welcome Center and its Grounds Serve as a Prominent Historic Resource, Destination, Gathering Spot and Open Space

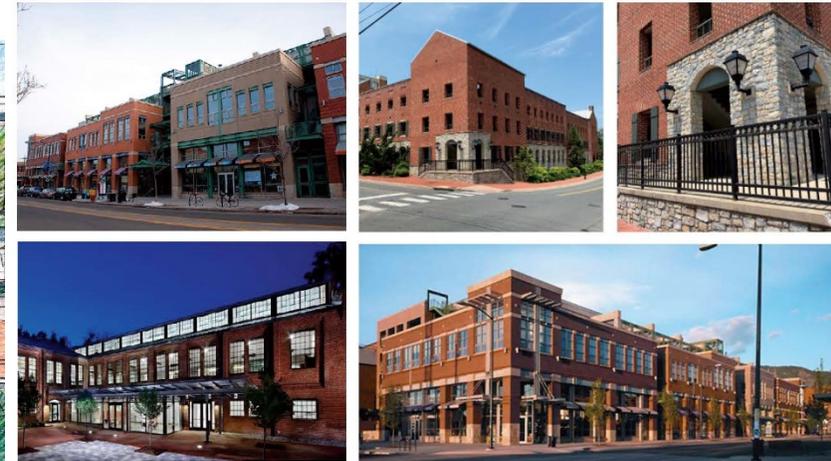


Figure 170: Mixed-use Wrapped Parking Deck, Credit (Top Left to Bottom Right): DC/Flickr Creative Commons, City of Fredericksburg, VA (Top Middle and Right), Pearce Brinkley Cease + Lee/JWest Productions, City of Boulder

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



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



Figure 204: Potential West End Community Branding

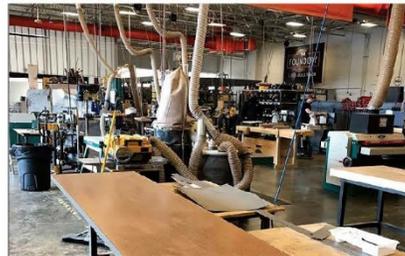


Figure 203: Existing Commercial Buildings can be Reused as Maker Spaces, Credit: Stephen Babcock (Top), The Foundry (Bottom)



Figure 206: West End Streetscape Improvements, For Illustrative Purposes Only

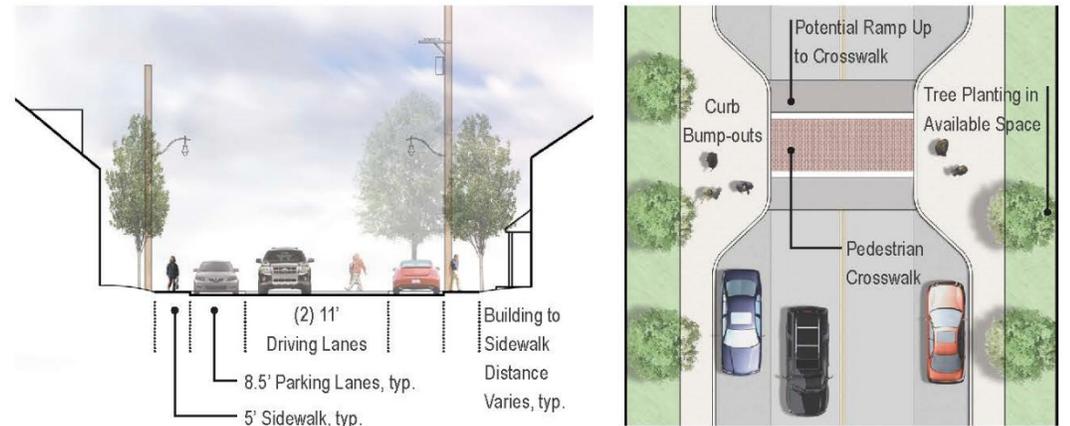


Figure 205: Typical Mid-block Crossing in the West End, For Illustrative Purposes Only

Courthouse Area

1. Courthouse Property Reuse Options
2. Patapsco Female Institute

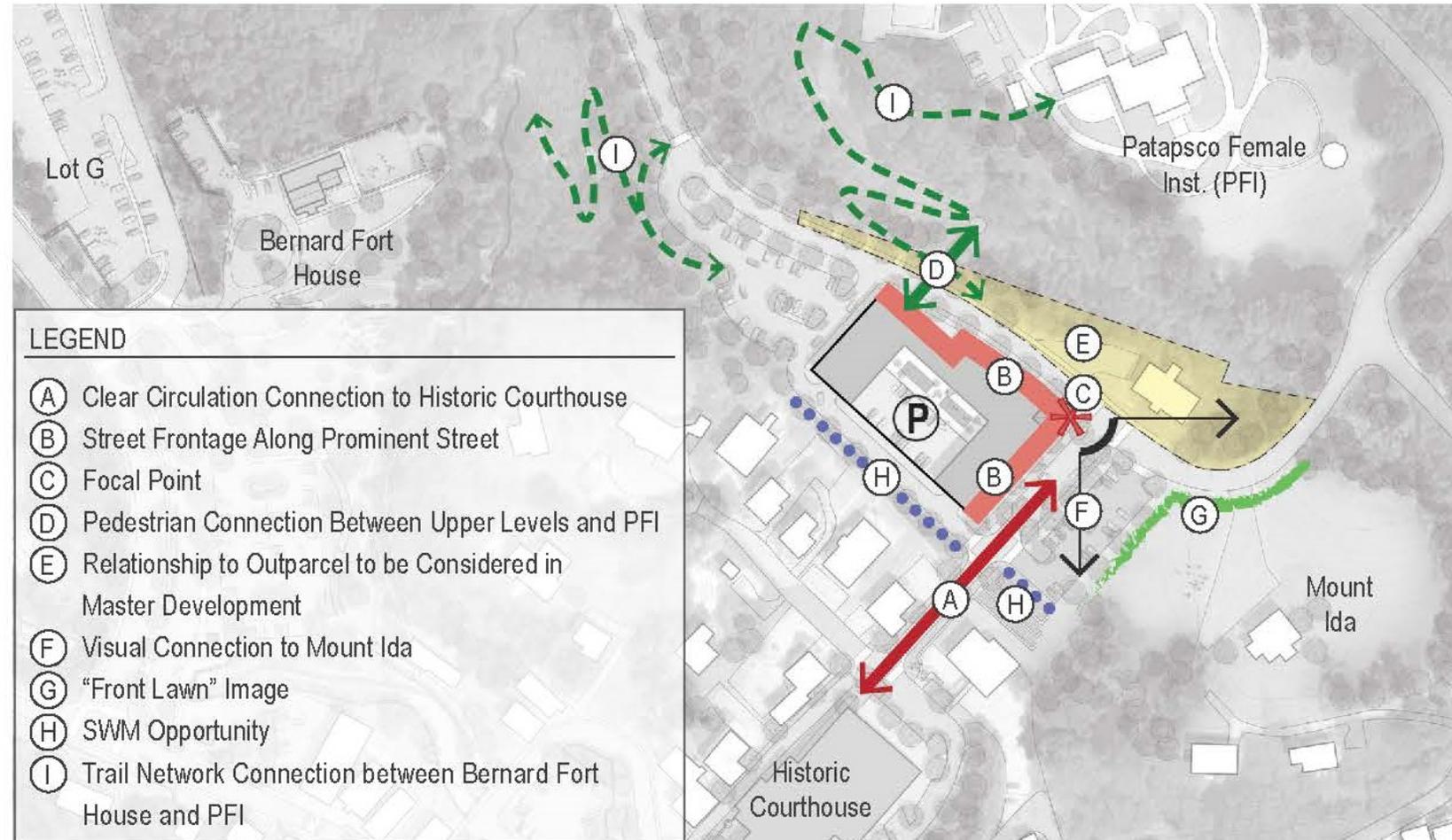


Figure 214: Conceptual Redevelopment Framework for Courthouse Site

Summary Graphic

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

