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# Ellicott City Watershed Master Plan

MPAT - July 31, 2019

PEA | Mahan Rykiel | Arnett Muldrow | RK&K | Land Studies | SouthCoast  
Consulting | Preservation Consulting

*In consultation with: McCormick Taylor*

# Agenda

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**WELCOME AND INTRODUCTIONS**

**OVERVIEW**

**STRATEGIES MOVING FORWARD**

**DISCUSSION**

**OCTOBER PUBLIC MEETING – IMPORTANT CONSIDERATIONS**

**NEXT STEPS**

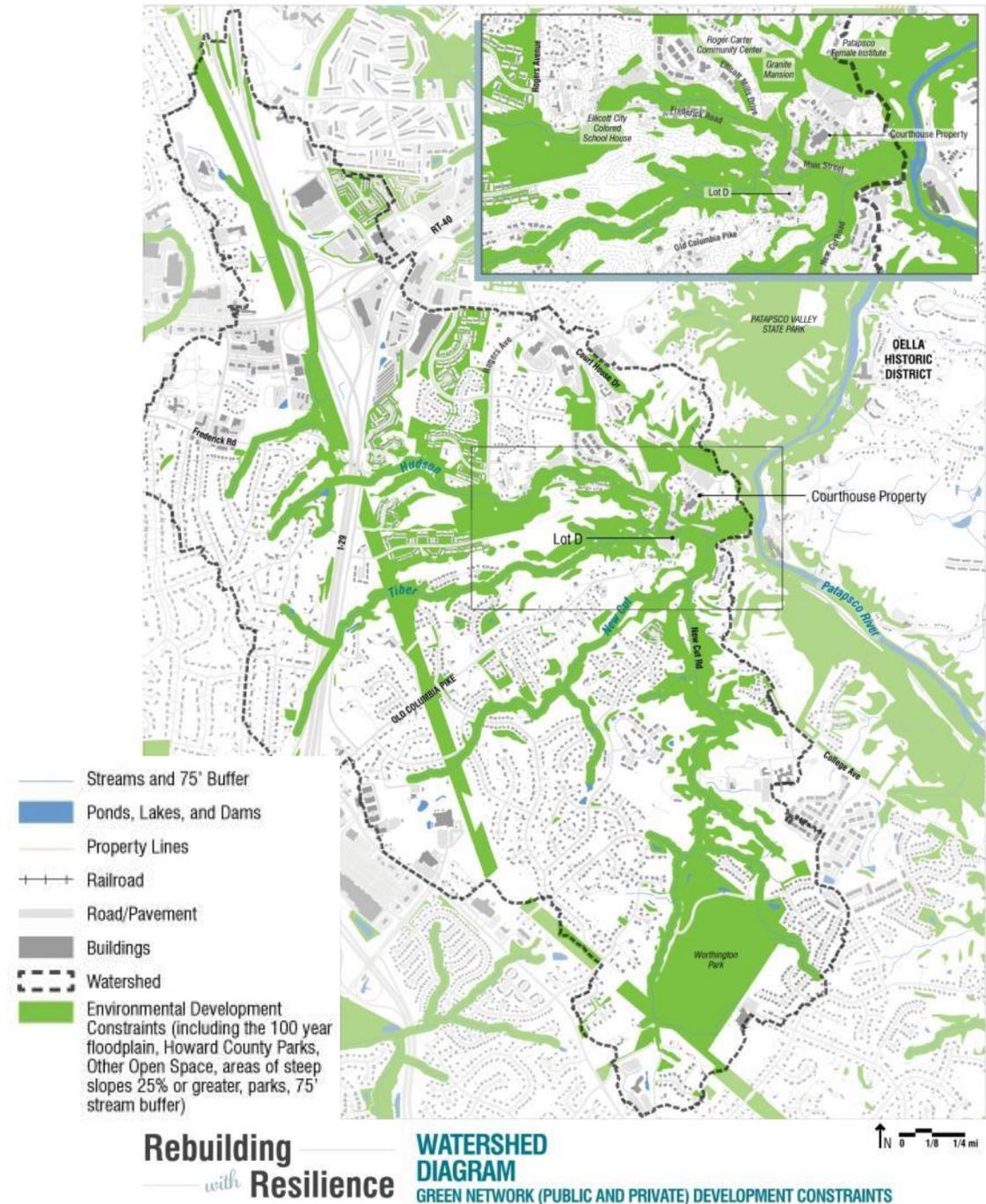
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# Overview

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# Overview

- Master plan purpose and scope
- MPAT Role and Meetings
- Planning Schedule



# Overview



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# Strategies Moving Forward

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# Strategies (Remain Relevant from 2018)

**#1 MANAGING AND PROTECTING THE WATER**

**#2 PLANNING FOR ECONOMIC SUCCESS**

**#3 ENHANCING THE EXPERIENCE**

**#4 PROTECTING AND PROMOTING THE IDENTITY**

**#5 ORGANIZING FOR SUCCESS**

# Focus Areas | Updates to Examine

LOWER MAIN | RIVERFRONT

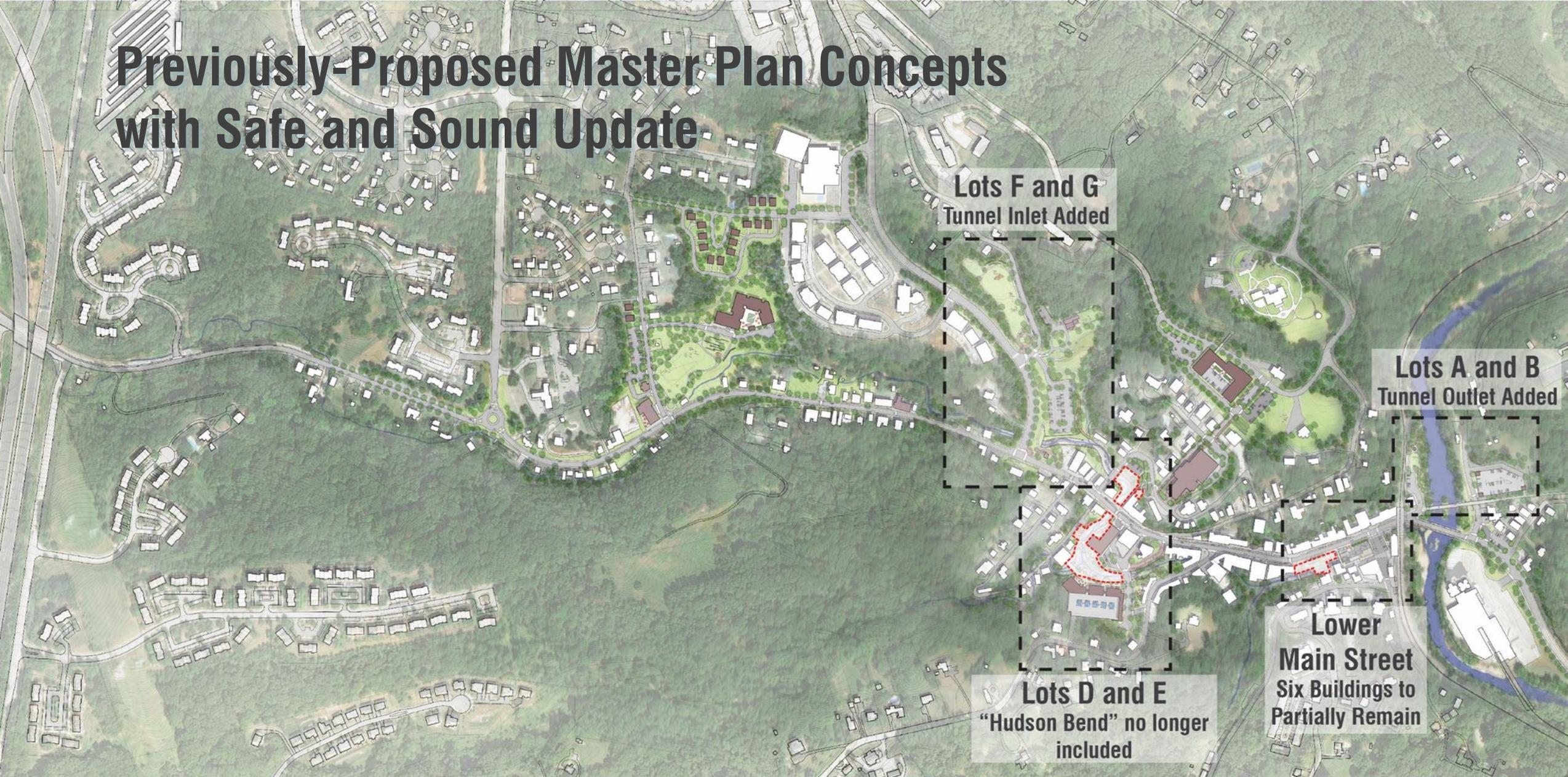
UPPER MAIN | “HUDSON BEND”

WEST END MAIN

“COURTHOUSE HILL”

WATERSHED

# Previously-Proposed Master Plan Concepts with Safe and Sound Update



Lots F and G  
Tunnel Inlet Added

Lots A and B  
Tunnel Outlet Added

Lots D and E  
"Hudson Bend" no longer  
included

Lower  
Main Street  
Six Buildings to  
Partially Remain

**NOTE:** Progress Plan. Illustrative Plan to be further updated and refined for presentation in fall 2019 to build upon the Safe and Sound plan. As noted in previous 2018 master planning presentations, concepts such as the Courthouse parking lot and West End Service Center are provided for master plan level illustration only and do not represent actual development proposals. The West End Service Center has no plans to relocate; the master plan identifies long-term potential should this change and at the interest of the property owner.

# Lower Main | Riverfront

Caplan's

Bean Hollow

Cacao Lane

Main St

B&O

Buildings  
to remain

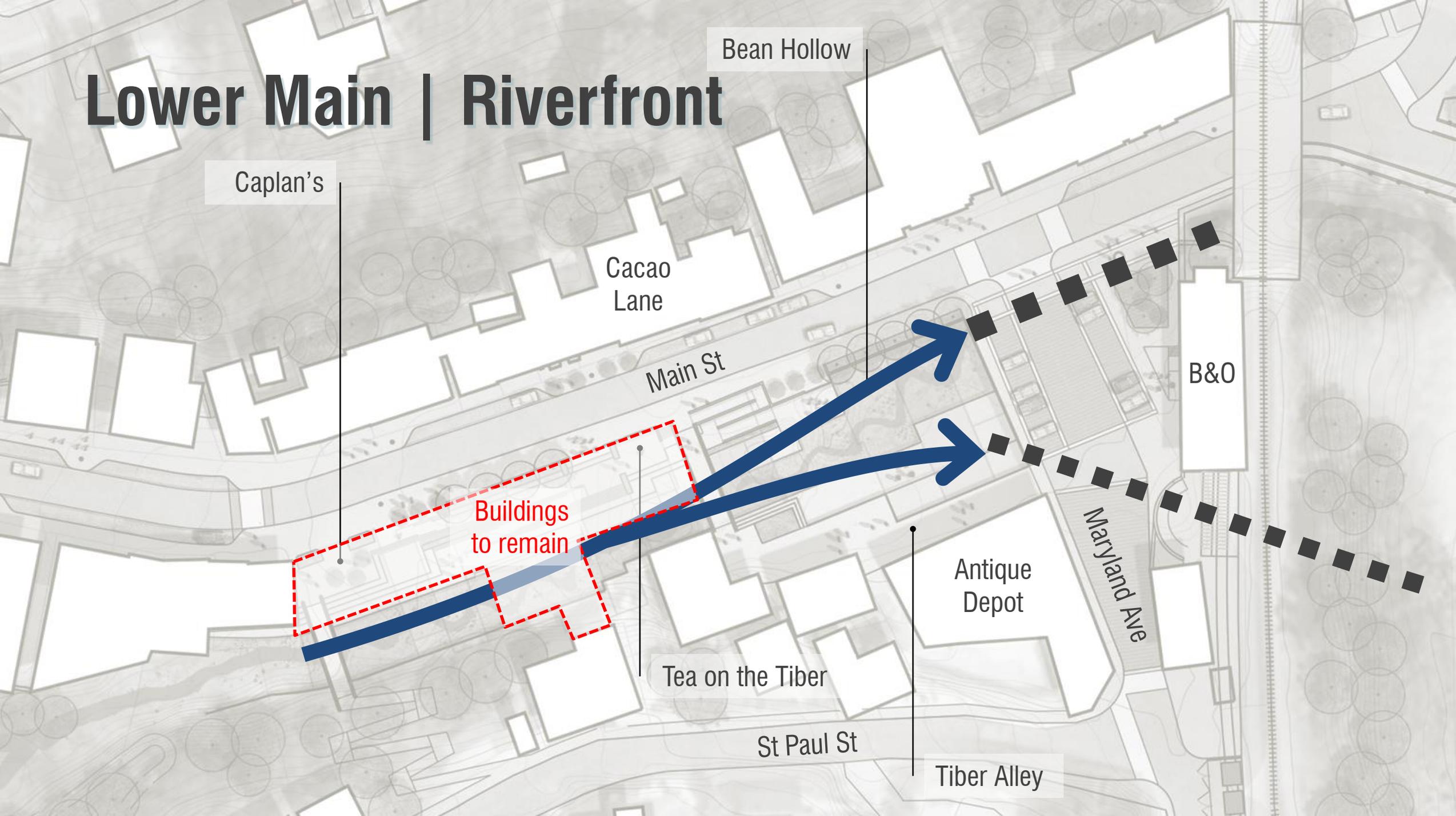
Antique  
Depot

Maryland Ave

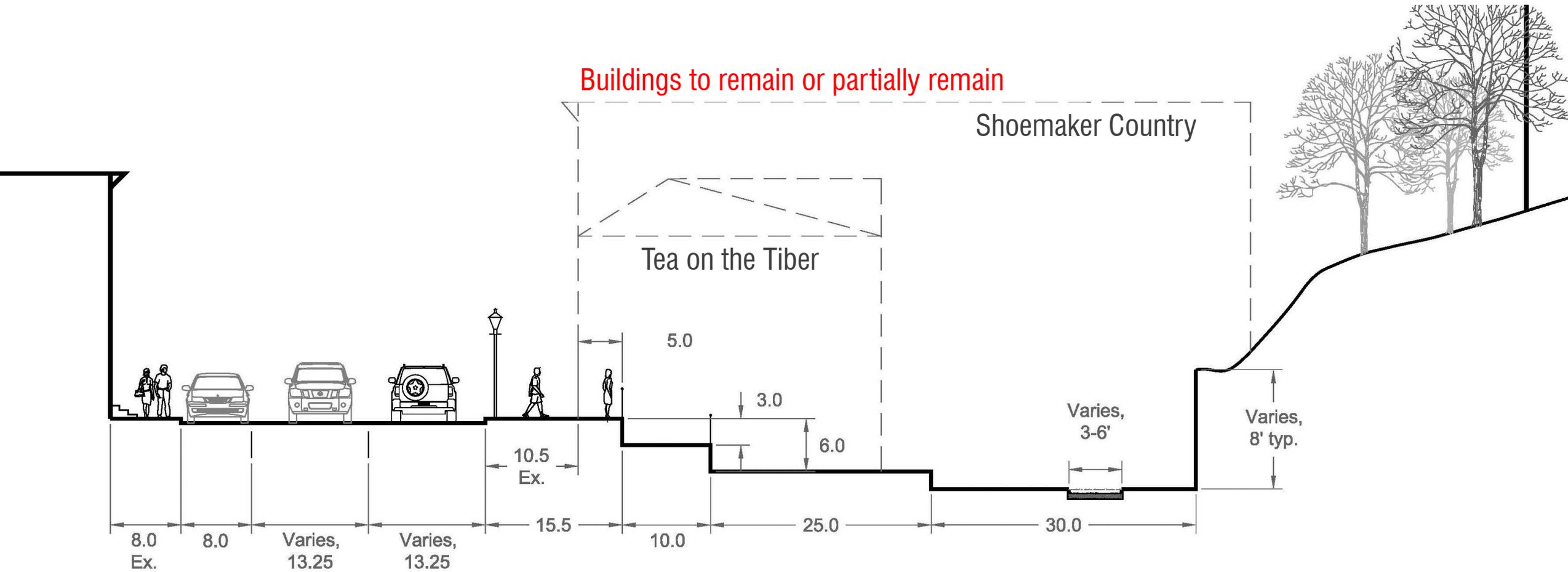
Tea on the Tiber

St Paul St

Tiber Alley



# Lower Main | Riverfront



“Tiber Park” Cross Section A: McCormick Taylor Model (Terraces)

# Previously-Proposed Master Plan Concepts with Safe and Sound Update

**Update:** Sidewalk and Streetscape Materials to be Explored

Bean Hollow

Caplan's

Cacao Lane

Main St

B&O

Antique Depot

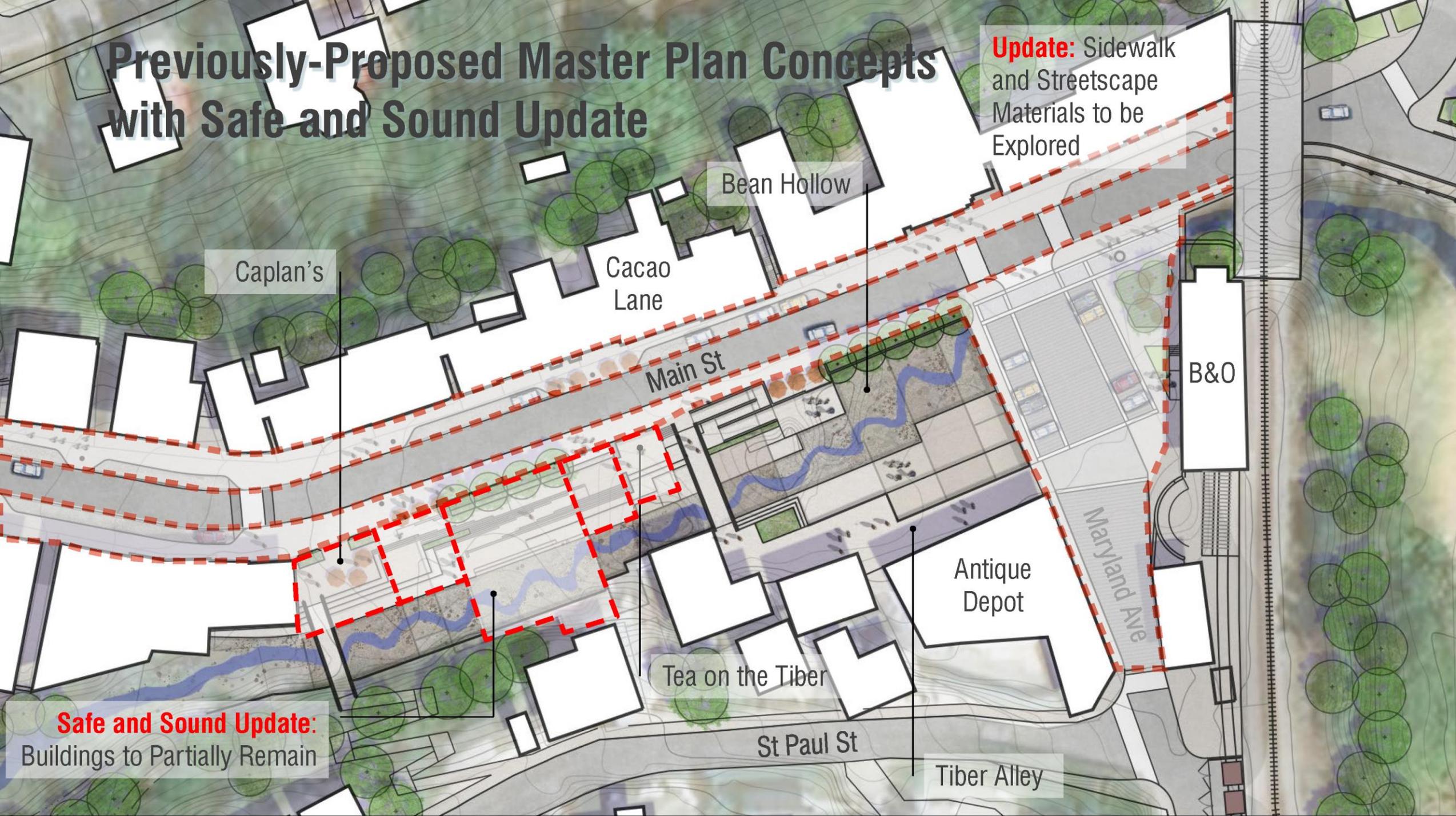
Maryland Ave

Tea on the Tiber

St Paul St

Tiber Alley

**Safe and Sound Update:** Buildings to Partially Remain



# Previously-Proposed Master Plan Concepts with Safe and Sound Update

**Update:** Sidewalk and Streetscape Materials to be Explored

B&O Museum

Bean Hollow

Caplan's

Tea on the Tiber  
Cacao Lane

Maryland Ave

Main St

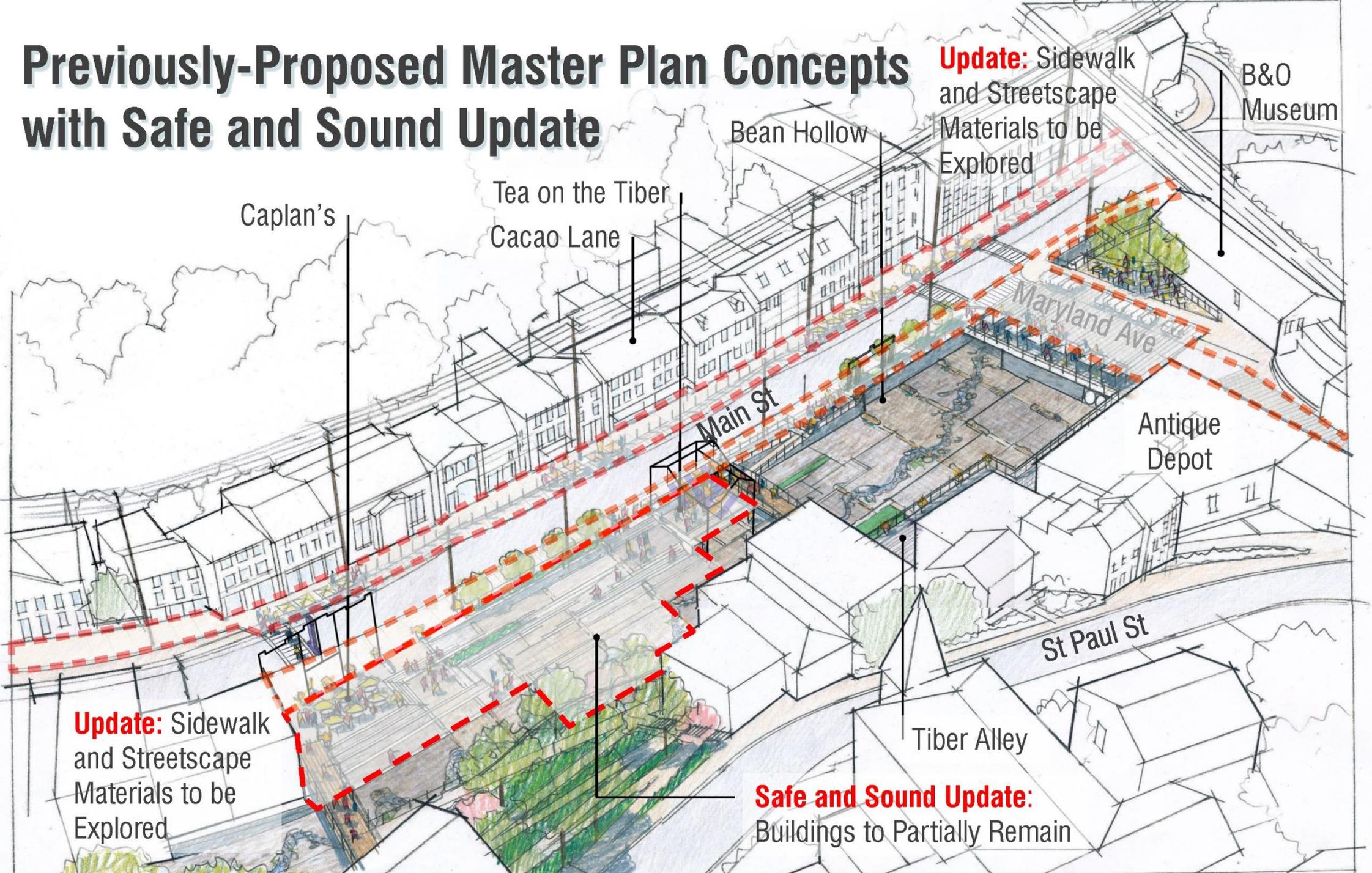
Antique Depot

St Paul St

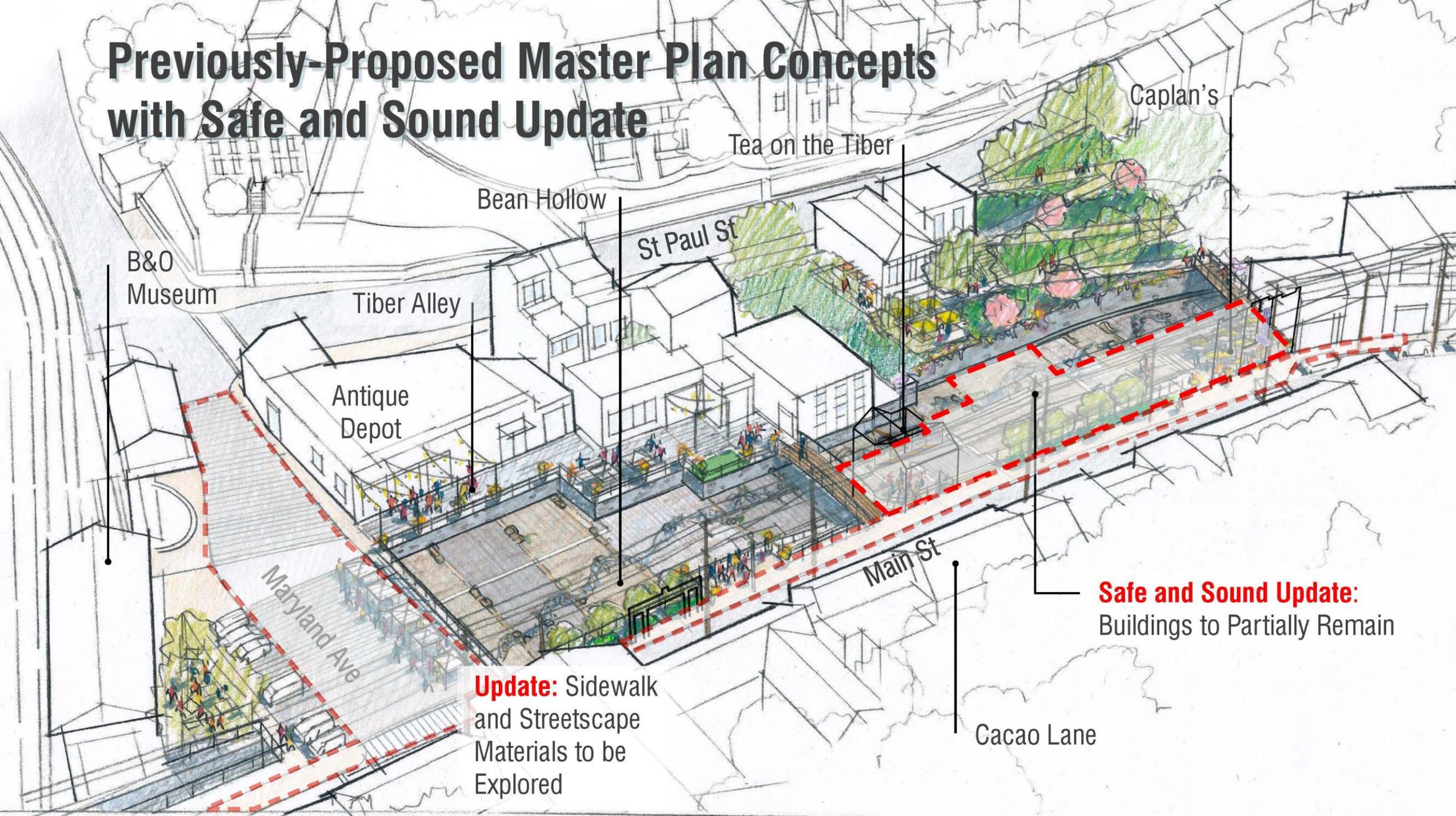
Tiber Alley

**Update:** Sidewalk and Streetscape Materials to be Explored

**Safe and Sound Update:** Buildings to Partially Remain



# Previously-Proposed Master Plan Concepts with Safe and Sound Update



B&O  
Museum

Tiber Alley

Antique  
Depot

Bean Hollow

Tea on the Tiber

St Paul St

Caplan's

Main St

Maryland Ave

Cacao Lane

**Update:** Sidewalk  
and Streetscape  
Materials to be  
Explored

**Safe and Sound Update:**  
Buildings to Partially Remain

# Lower Main | Riverfront

## Interpretive Opportunities

- Signage
- Pavement markings of former foundation walls – within sidewalk and / or channel
- Metal frame outline of buildings
- Thin cable outline of buildings and lighting
- Shade structures
- Flooding awareness



# Lower Main | Riverfront

## Interpretation Opportunities



Clipper Mill, Baltimore



Berkeley Springs, WVA



Clipper Mill, Baltimore

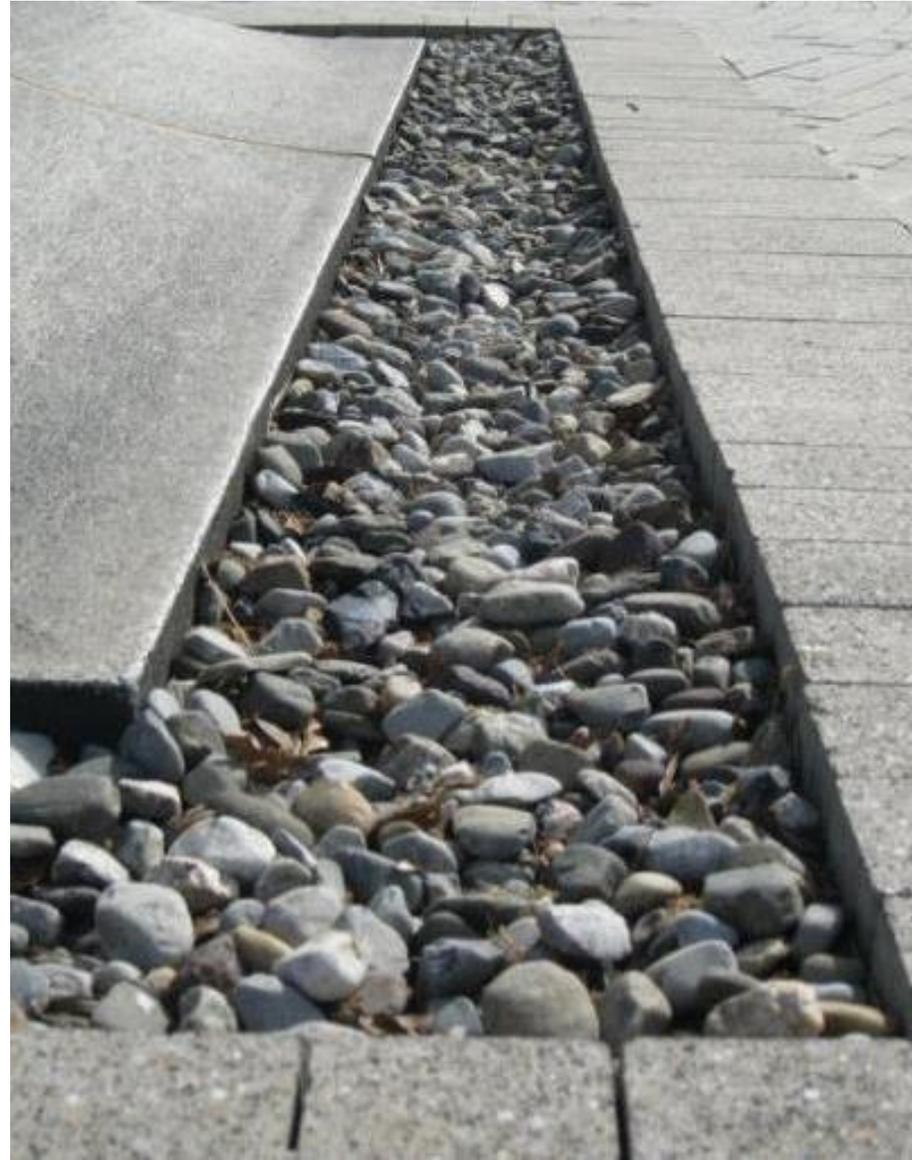
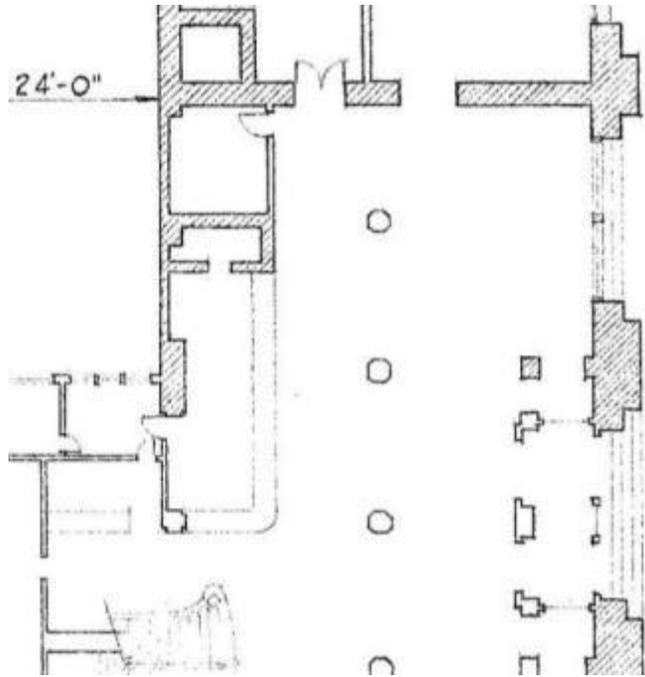


Clipper Mill, Baltimore



Berkeley Springs, WVA

# Lower Main | Riverfront



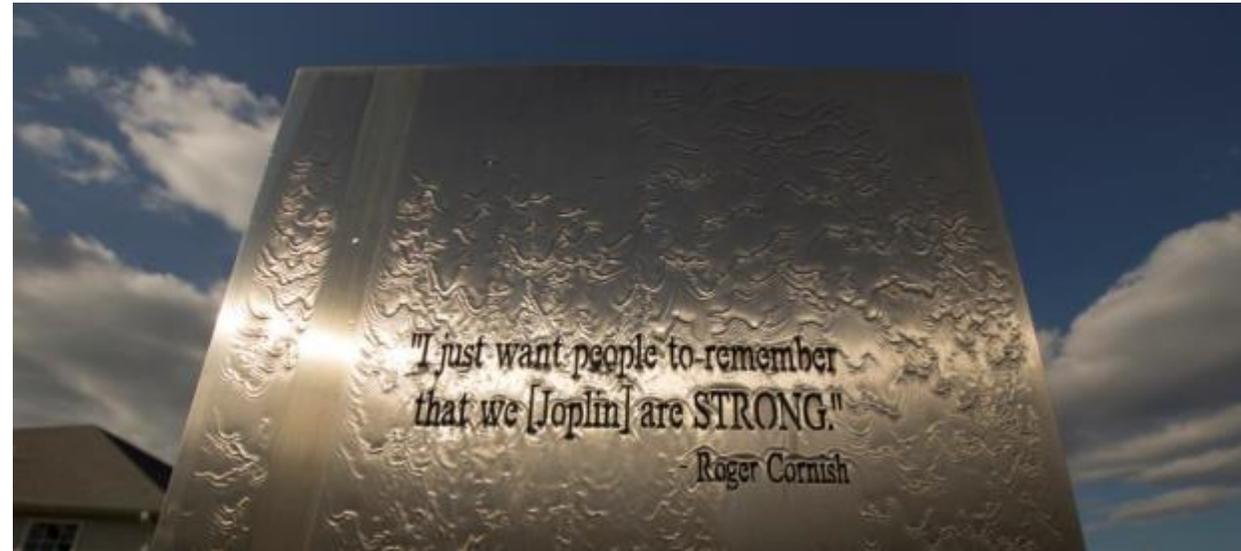
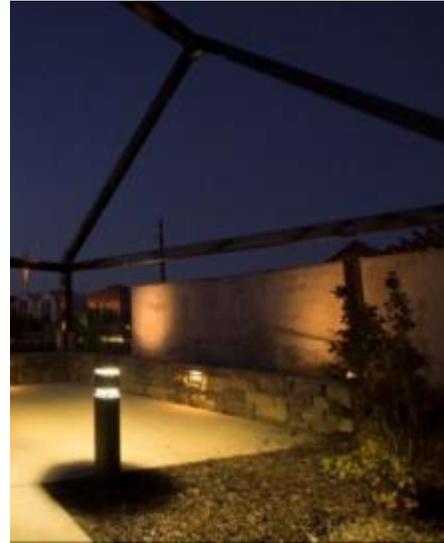
## Interpretation Opportunities



Fort McHenry

# Lower Main | Riverfront

Interpretation Opportunities  
Butterfly Garden, Joplin MO; Nancy Chikaraishi



# Lower Main | Riverfront

Interpretation Opportunities  
WovenShade; Rios Clementi Hale Studios

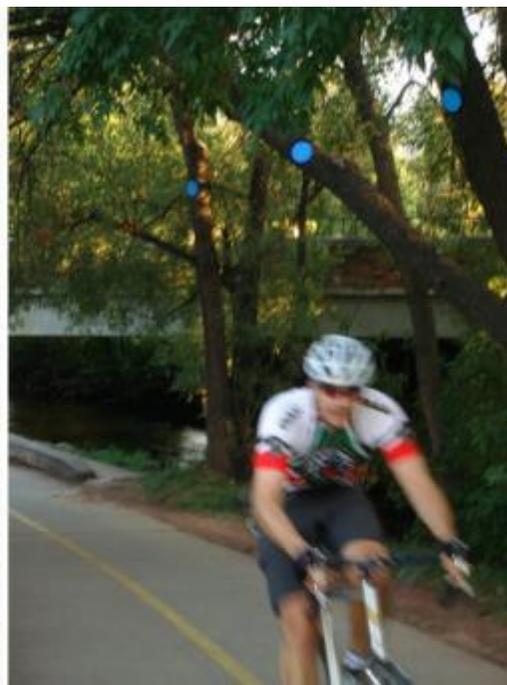
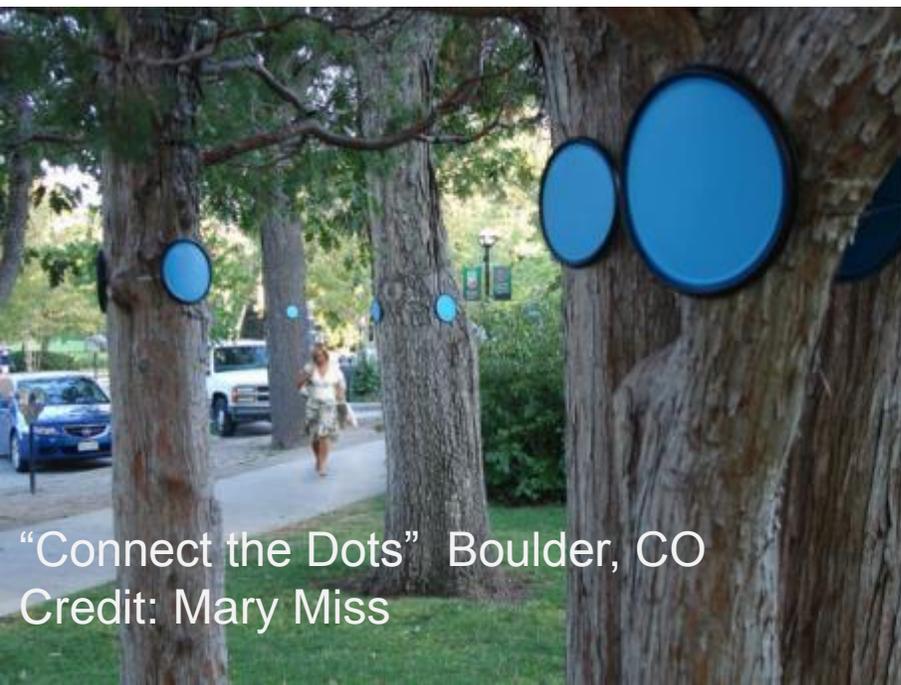
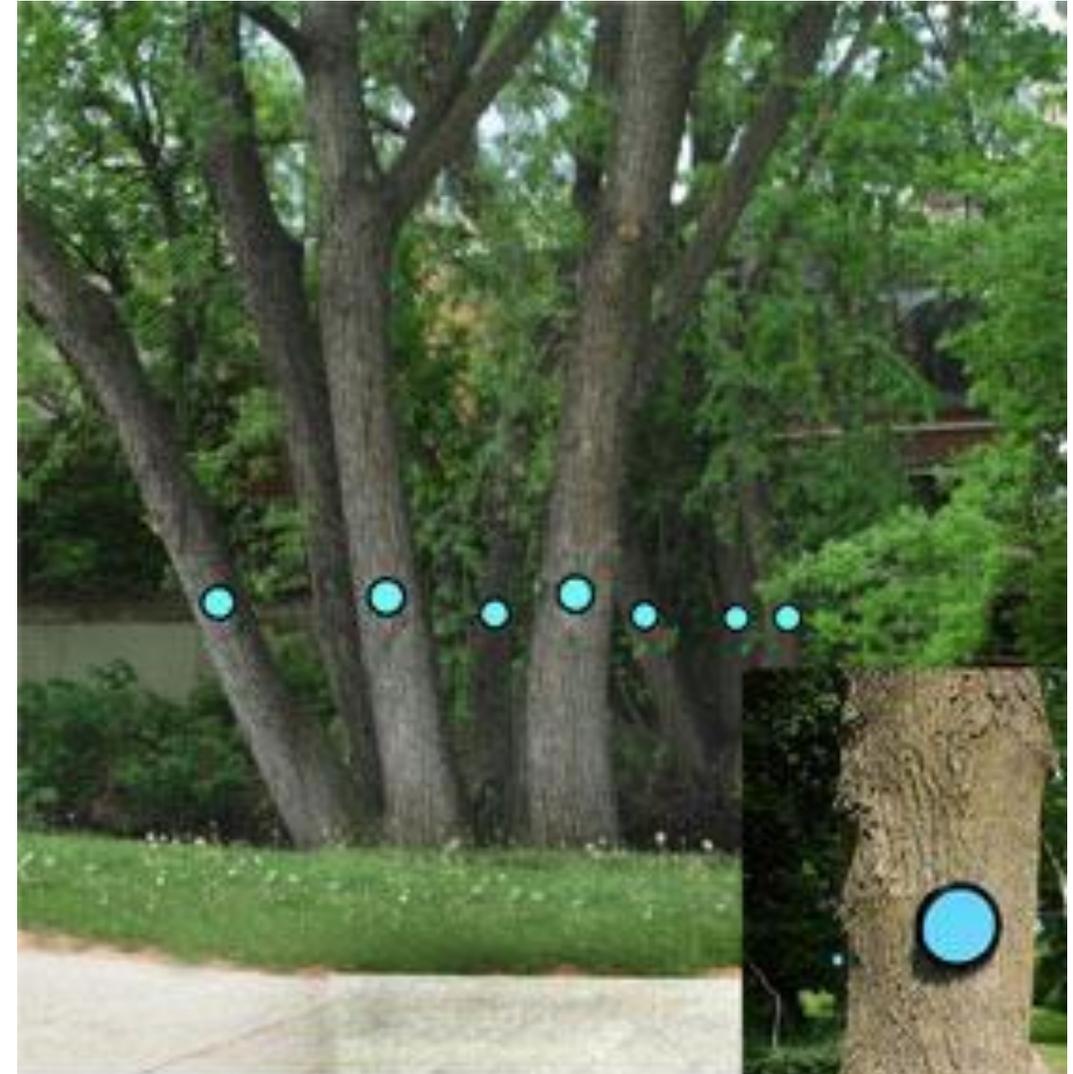


San Antonio, TX



# Lower Main | Riverfront

## Interpretation Opportunities



“Connect the Dots” Boulder, CO  
Credit: Mary Miss



## Safe and Sound Update

Buildings to partially remain and open channel may best serve as a visual amenity rather than a gathering space.

# Lower Main | Riverfront

Ellicott City Precedent



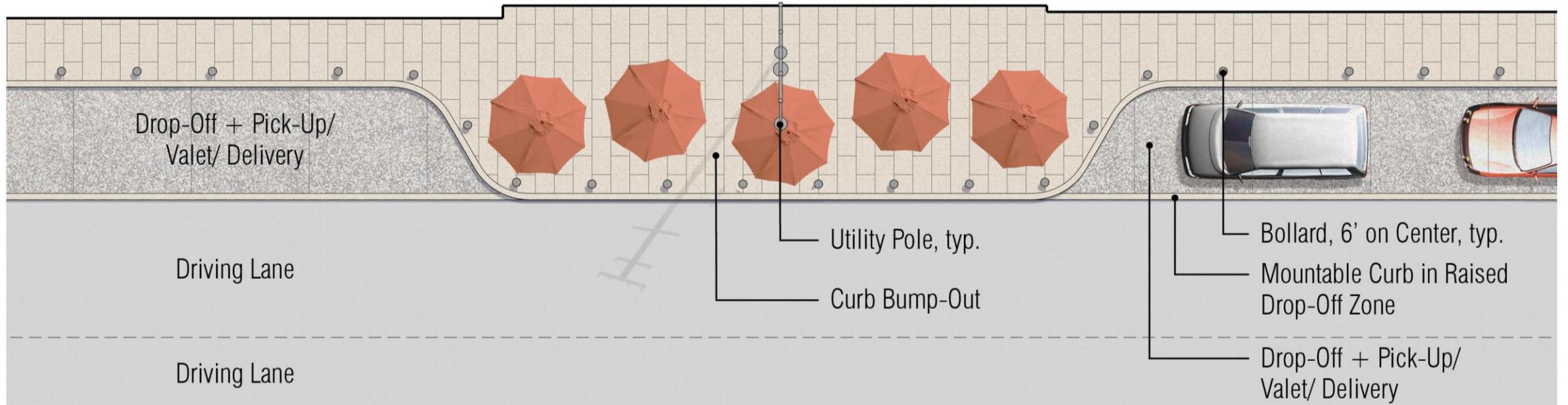
# Potential Discussion Topics

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- General thoughts on Lower Main?
- Thoughts regarding historic interpretation?
- Thoughts regarding additional amenity space in this area?
- Other?

# Lower Main | Riverfront

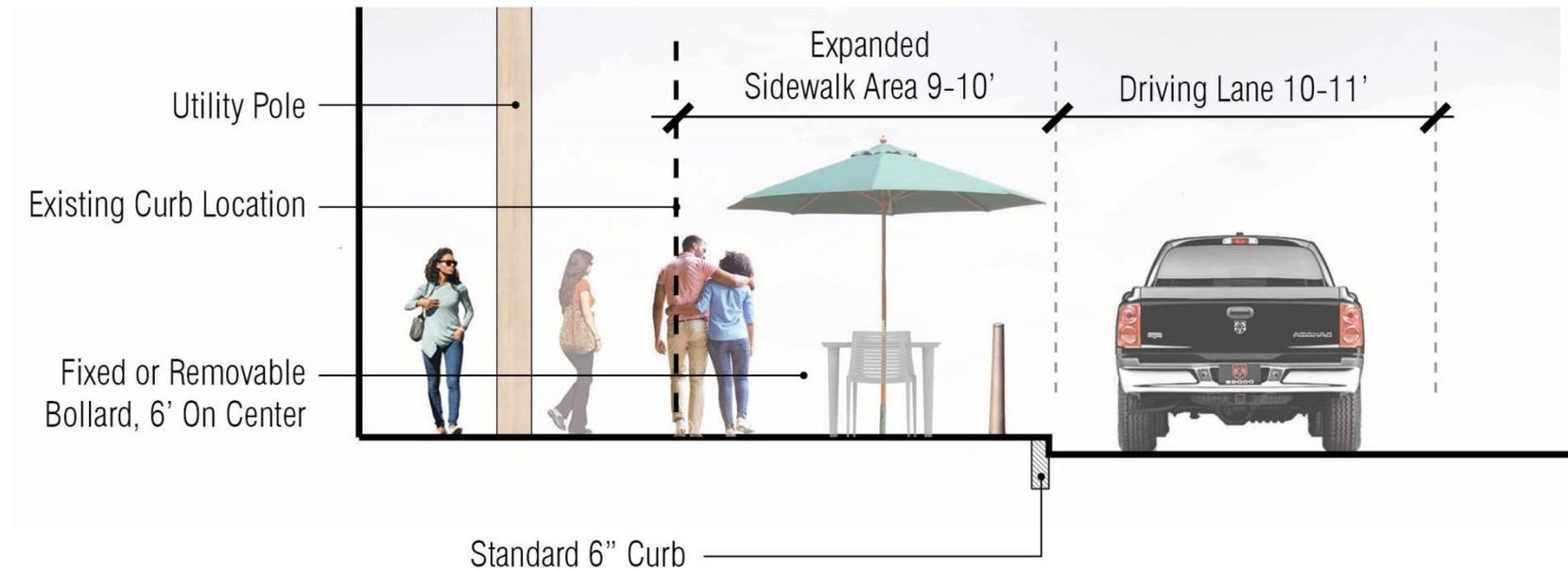
Main Street Streetscape (North Side) – **Streetscape to be Reassessed**



# Lower Main | Riverfront

Main Street Streetscape – **Streetscape to be Reassessed**

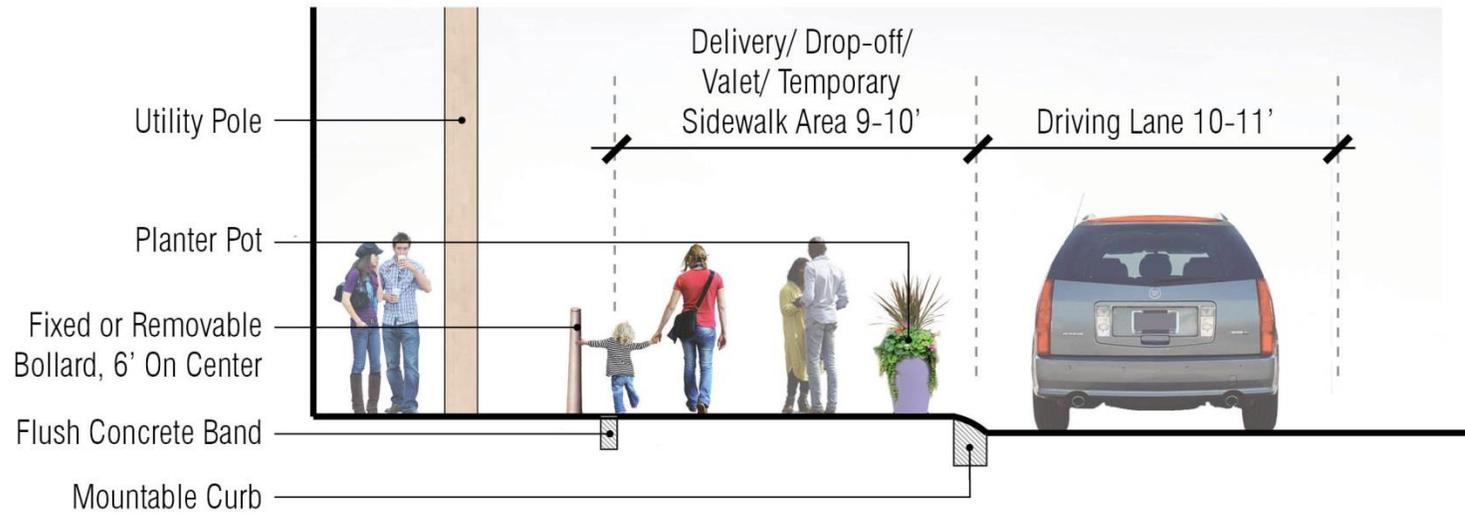
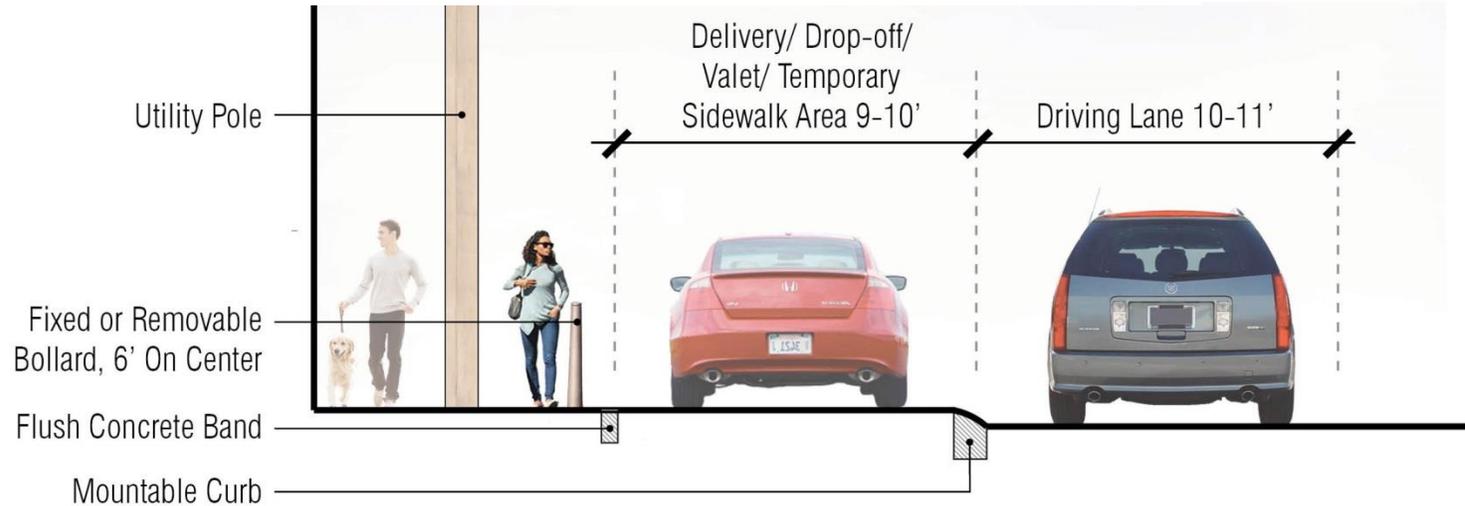
## Expanded North Side Sidewalk



# Lower Main | Riverfront

Main Street Streetscape – **Streetscape to be Reassessed**

## Mountable Curb



# Lower Main | Riverfront

Maryland Avenue

Bean Hollow

Patapsco River

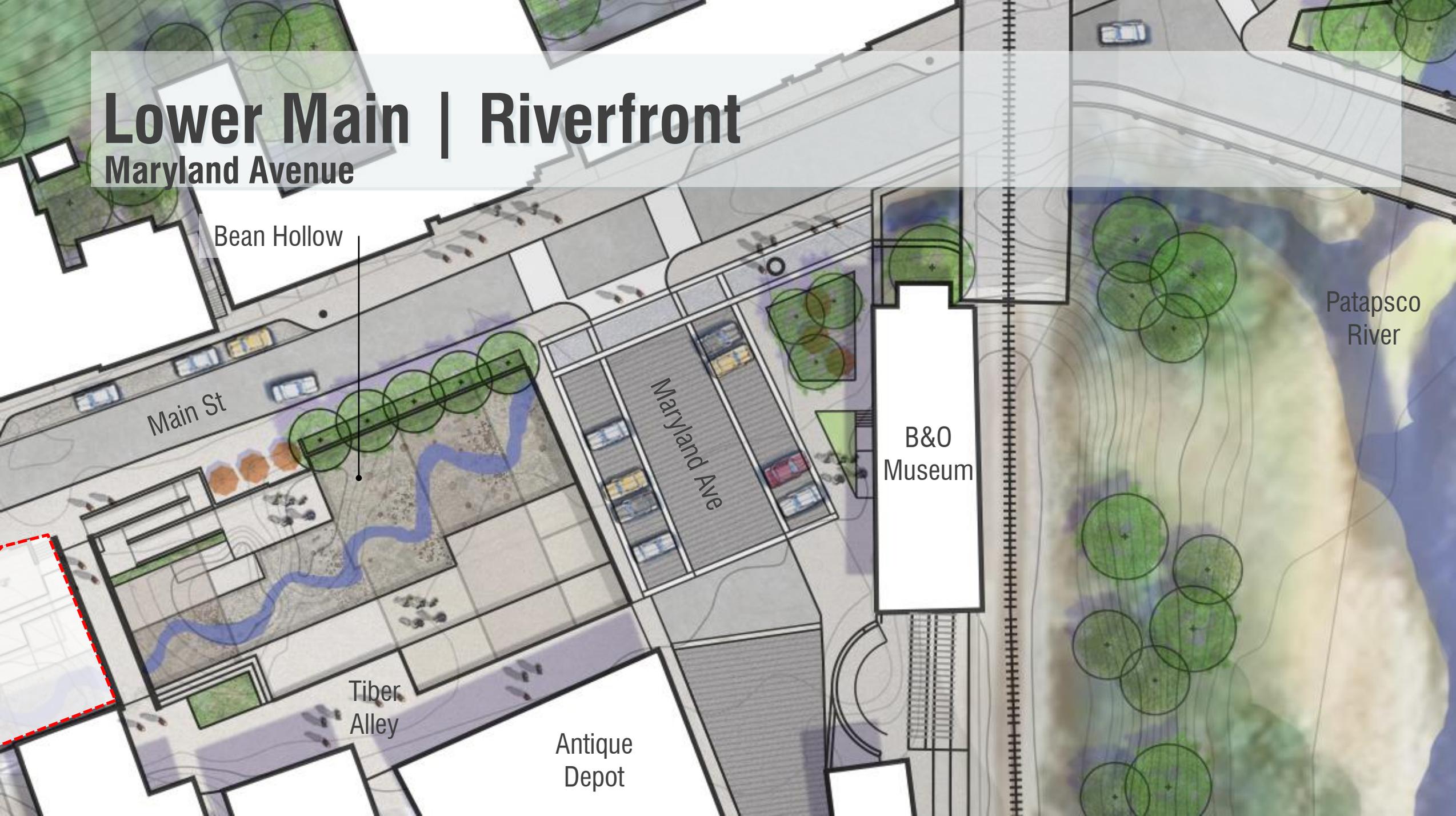
Main St

Maryland Ave

B&O  
Museum

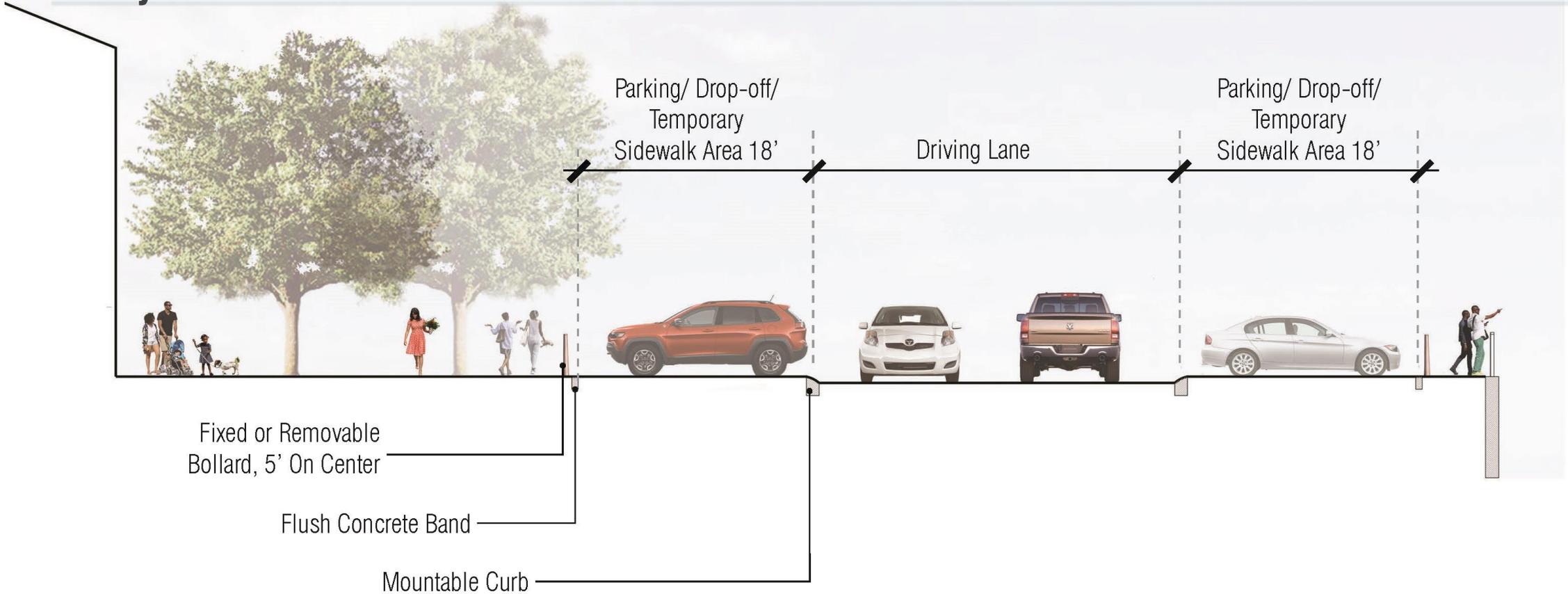
Tiber  
Alley

Antique  
Depot



# Lower Main | Riverfront

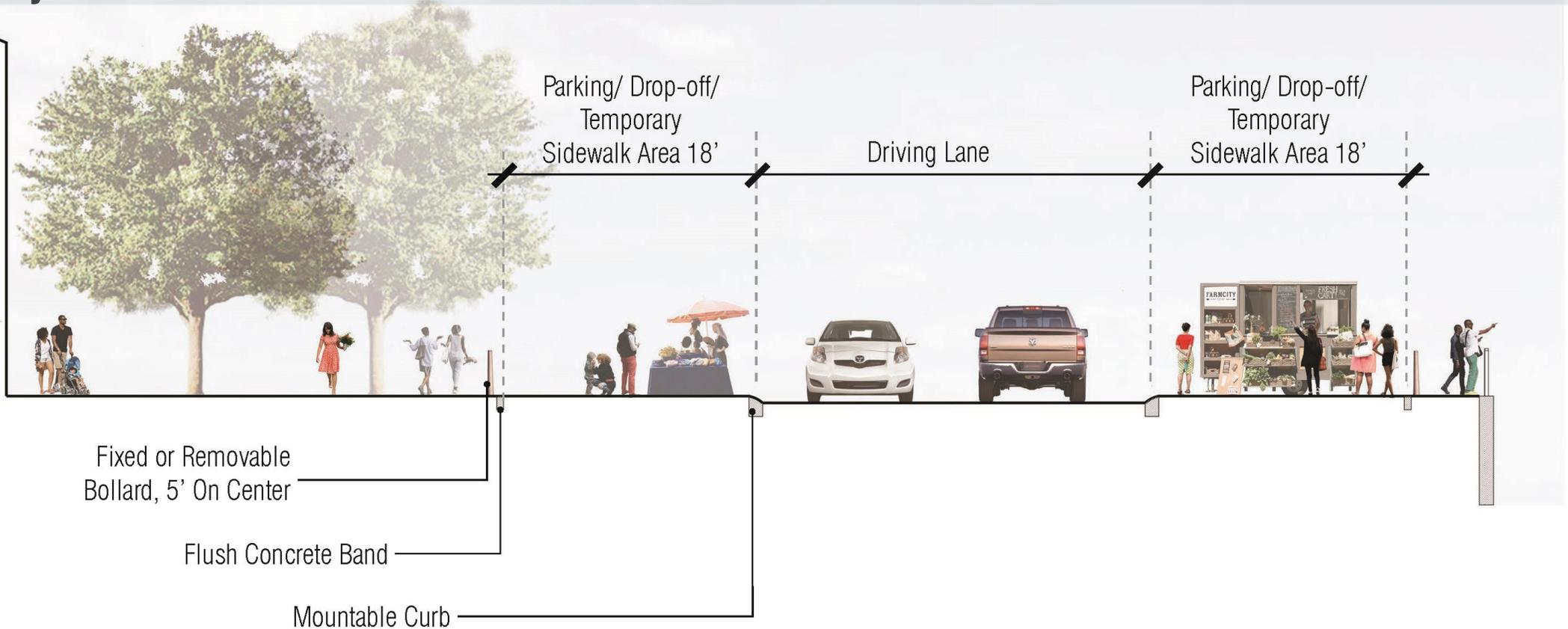
## Maryland Avenue



**Mountable Curb Streetscape** (Typical Day)  
Maryland Avenue

# Lower Main | Riverfront

## Maryland Avenue



**Mountable Curb Streetscape** (Event)  
Maryland Avenue

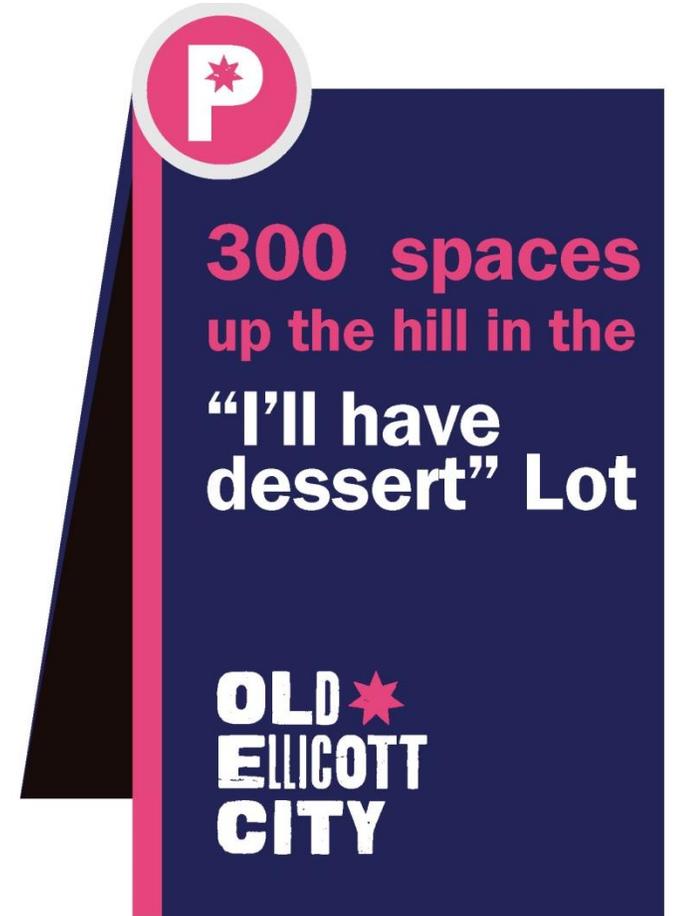
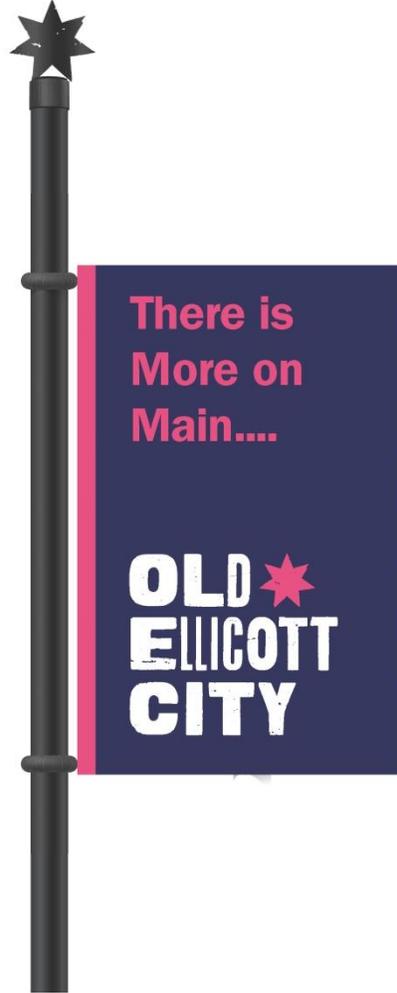
# Lower Main | Riverfront

Maryland Avenue



# Lower Main | Riverfront

## Wayfinding



# Potential Discussion Topics

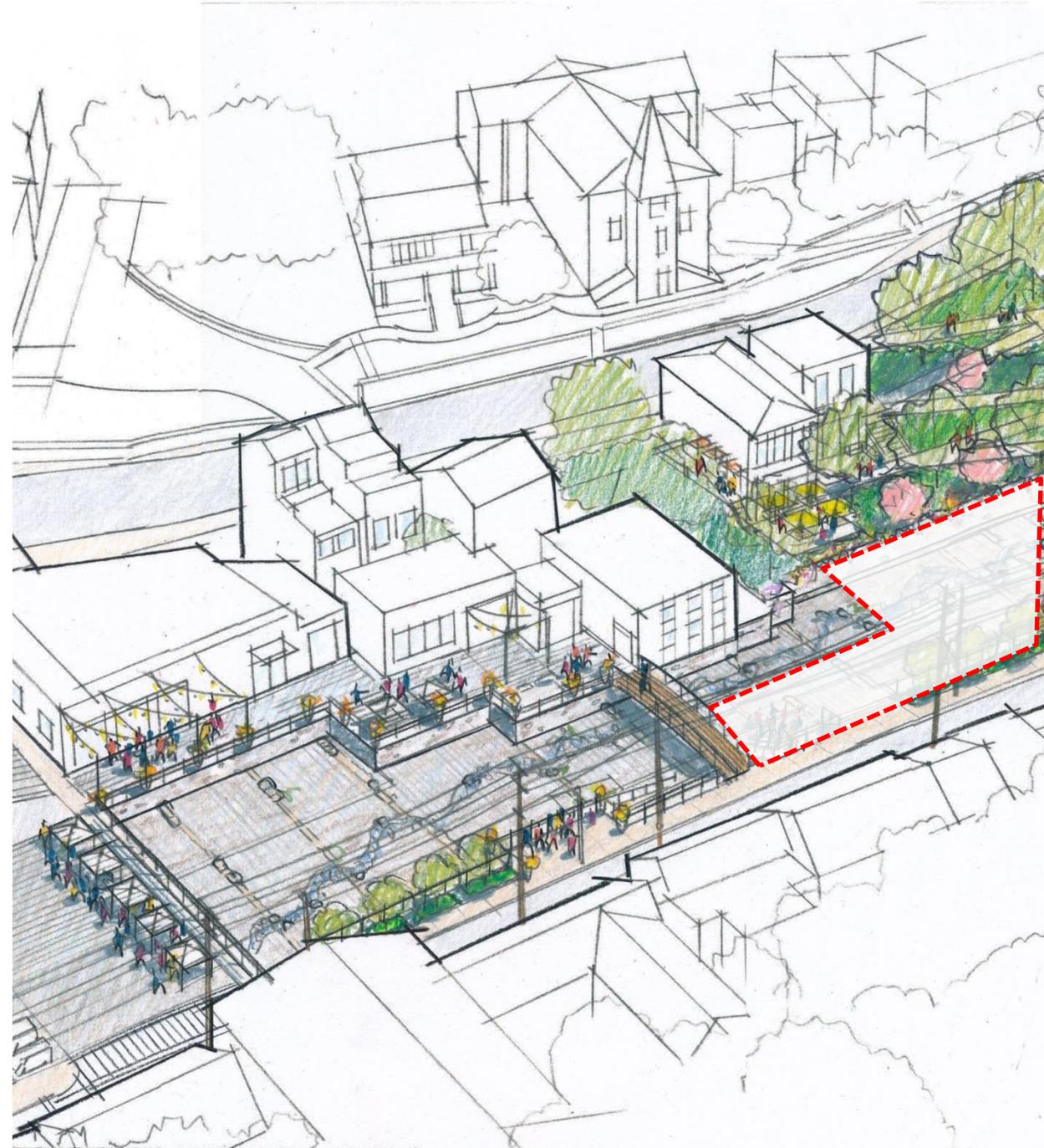
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- General thoughts regarding streetscape?
- Thoughts regarding on-street parking (Main Street)?
- Thoughts regarding streetscape materials and treatment of parking lane (Main Street)?
- Thoughts regarding treatment of Maryland Avenue?
- Thoughts on wayfinding?
- Other?

# Lower Main | Riverfront

## Rear Façade Grant

- Improve now visible rear facades
- Activate “Tiber Park”



# Lower Main | Riverfront

Overlooks



# Potential Discussion Topics

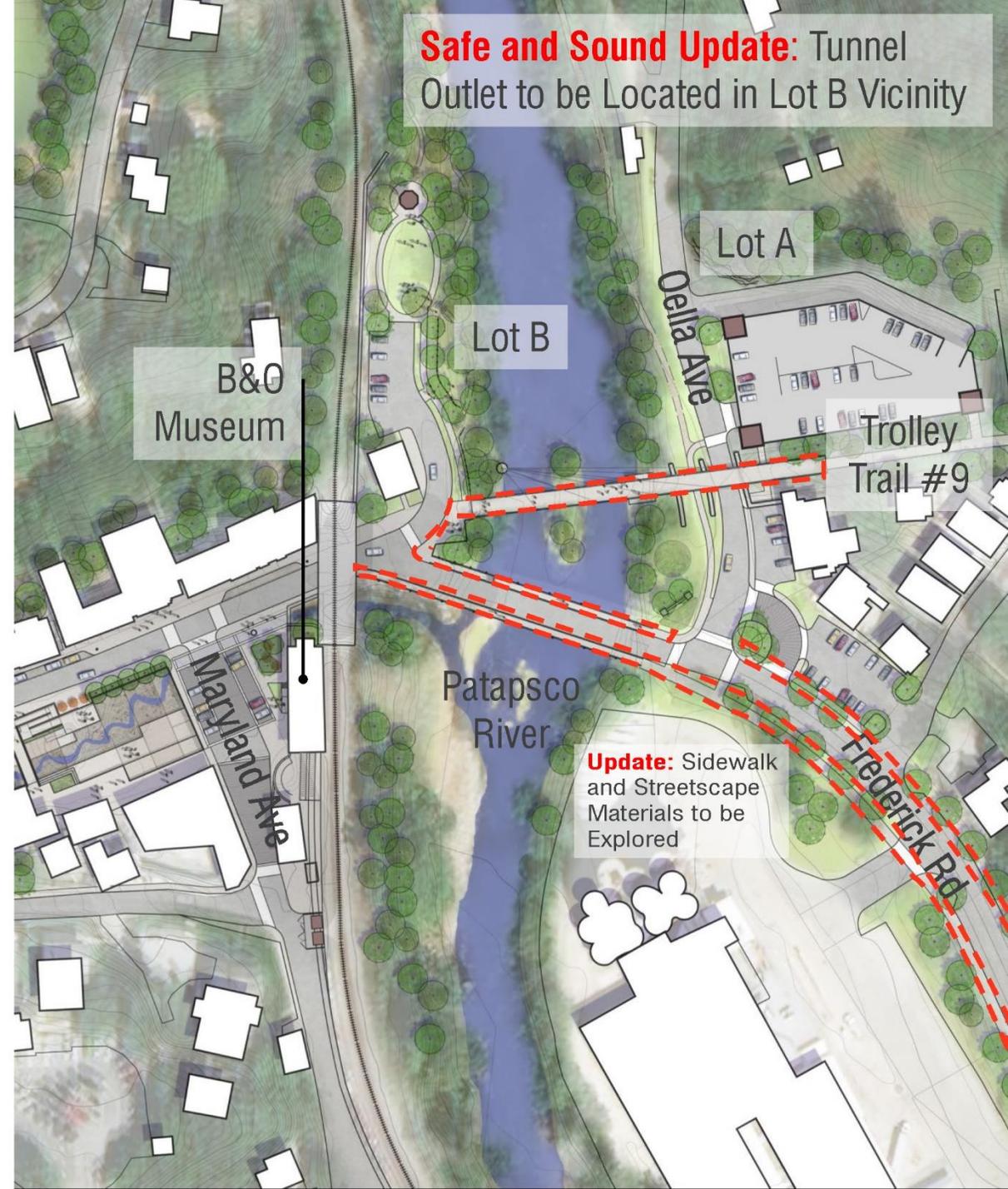
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- Thoughts regarding businesses/buildings along St. Paul Street?
- Thoughts regarding rear facades?
- Thoughts regarding access to St. Paul Street?
- Other?

# Riverfront | Lot A + B

Previously-Proposed Master Plan Concepts  
with Safe and Sound Update

- Patapsco Riverfront Park
- Bicycle-Pedestrian Bridge



# Riverfront | Lot A + B

Previously-Proposed Master Plan Concepts  
with Safe and Sound Update

## Patapsco Riverfront Park

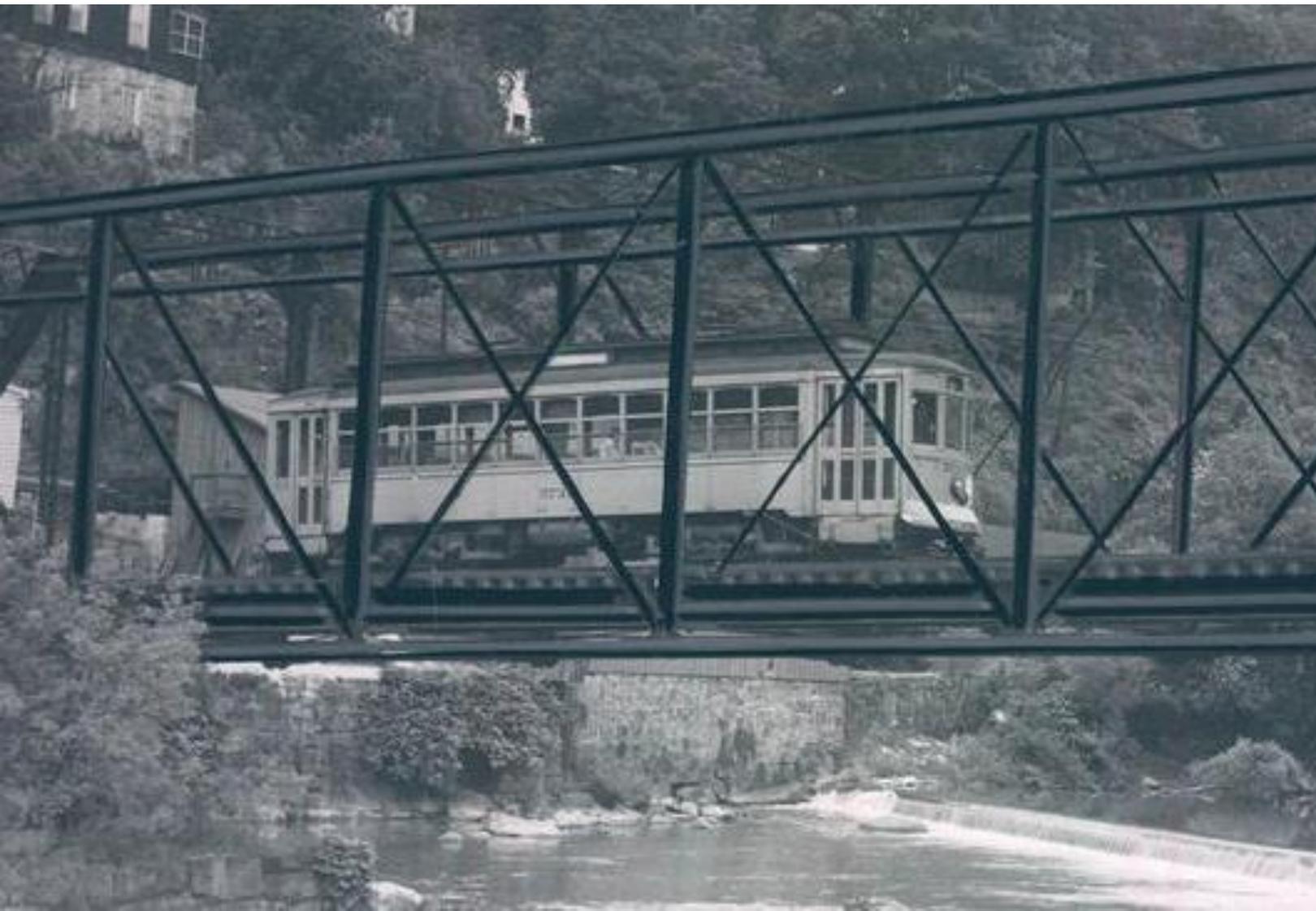
- Long-Term Opportunity
- Access to Patapsco
- In Conjunction with Lot A Deck

## Pedestrian Bridge

- Alignment of former trolley line bridge
- Signature design
- Attraction

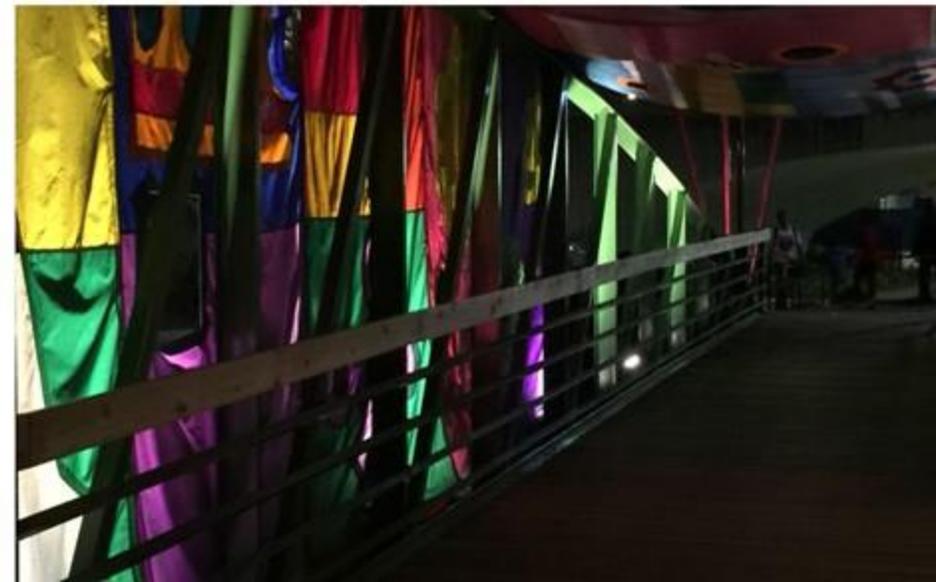


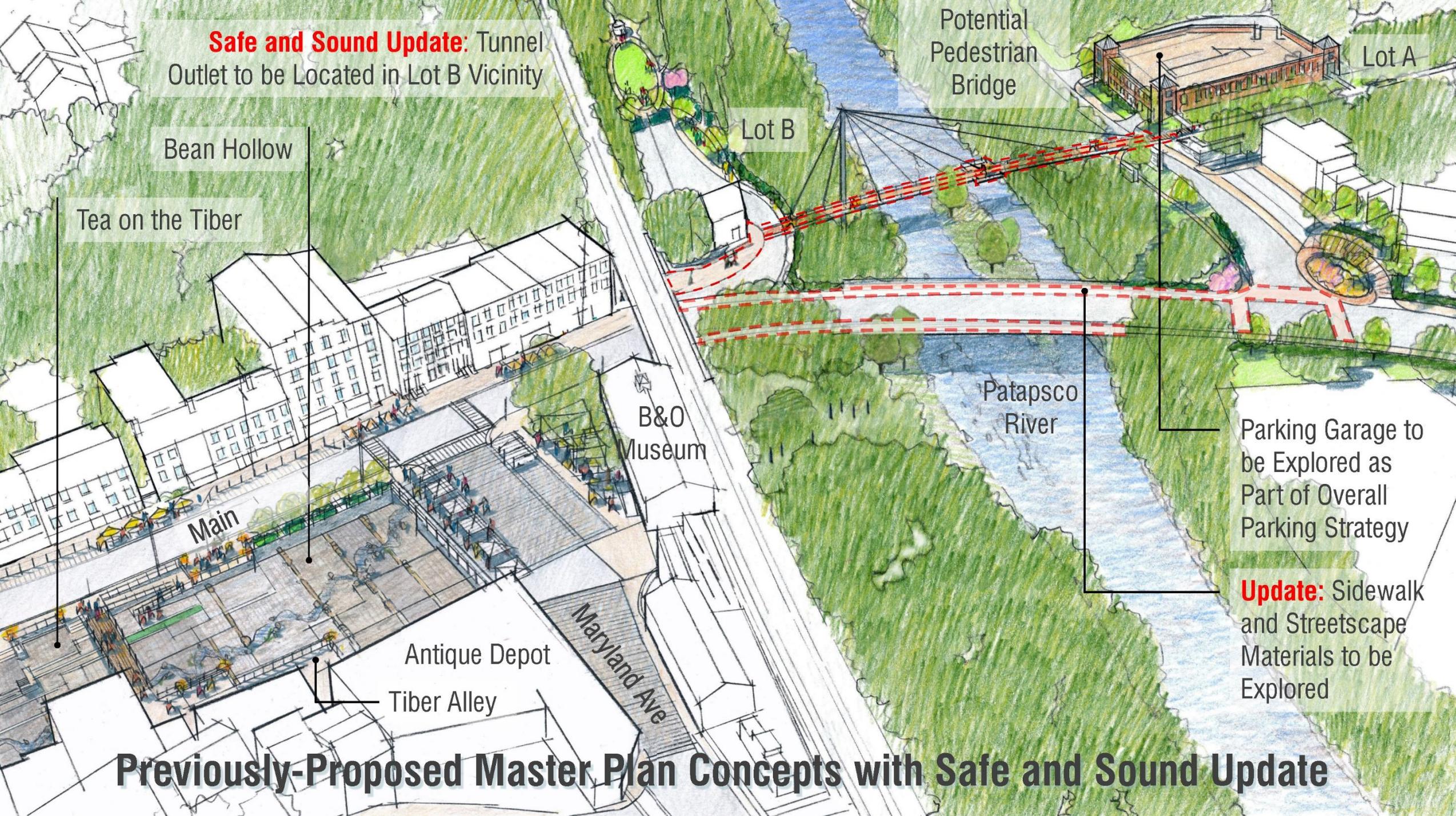
# Riverfront | Lot A + B



# Riverfront | Lot A + B

## Pedestrian Bridge





**Safe and Sound Update:** Tunnel Outlet to be Located in Lot B Vicinity

Bean Hollow

Tea on the Tiber

Potential Pedestrian Bridge

Lot B

Lot A

B&O Museum

Patapsco River

Parking Garage to be Explored as Part of Overall Parking Strategy

**Update:** Sidewalk and Streetscape Materials to be Explored

Main

Antique Depot

Tiber Alley

Maryland Ave

# Previously-Proposed Master Plan Concepts with Safe and Sound Update

# Riverfront | Lot A + B

General Location of Tunnel Bore Exit



# Riverfront | Lot A + B

General Location of Tunnel Bore Exit



# Potential Discussion Topics

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- Thoughts regarding pedestrian bridge design?
- Thoughts regarding riverfront park?
- Thoughts regarding tunnel bore exit?
- Other?

# Upper Main | “Hudson Bend”

**Update:** Brewery Annex to Remain on Main Street, Not Constructed near Staircase

Ellicott Mill Brewing Co

**Update:** La Palapa to Remain

Su Casa

**Safe and Sound Update:**

“Hudson Bend” Open Channel for Flood Mitigation No Longer Included – Some Variation to be Explored as a Smaller Amenity Space Only

**Update:** Sidewalk and Streetscape Materials to be Explored

Tonge Row

Parking Garage with Building Wrapper to be Explored as Part of Overall Parking and Economic Development Strategy

O.C. PIKE

## Previously-Proposed Master Plan Concepts with Safe and Sound Update

# “Hudson Bend”



Lot D

# “Hudson Bend”

Parking Garage with Building Wrapper to be Explored as Part of Overall Parking and Economic Development Strategy

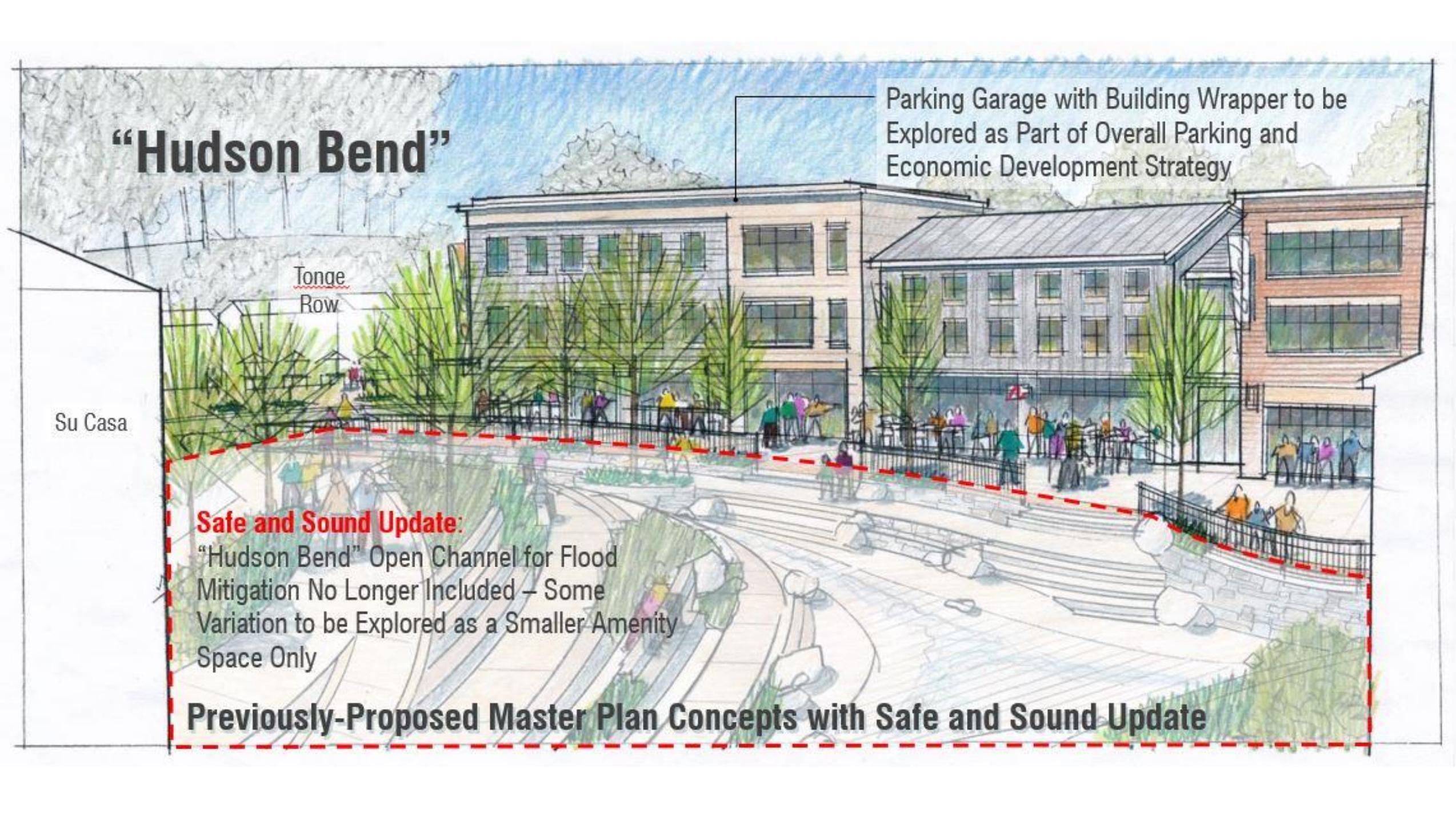
Tonge Row

Su Casa

## Safe and Sound Update:

“Hudson Bend” Open Channel for Flood Mitigation No Longer Included – Some Variation to be Explored as a Smaller Amenity Space Only

**Previously-Proposed Master Plan Concepts with Safe and Sound Update**



# “Hudson Bend”



# Upper Main | Hudson Bend

Parking Garage with Building Wrapper to be Explored as Part of Overall Parking and Economic Development Strategy

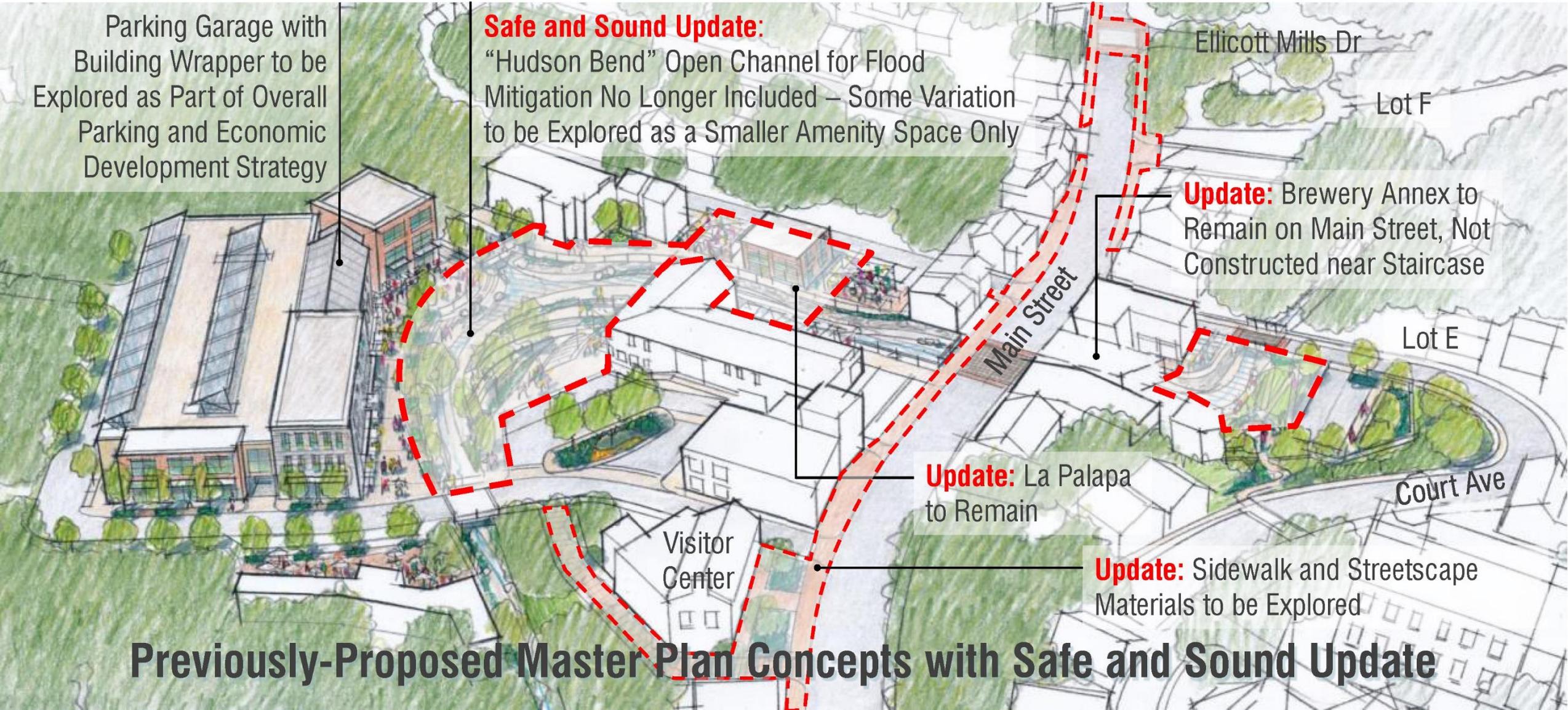
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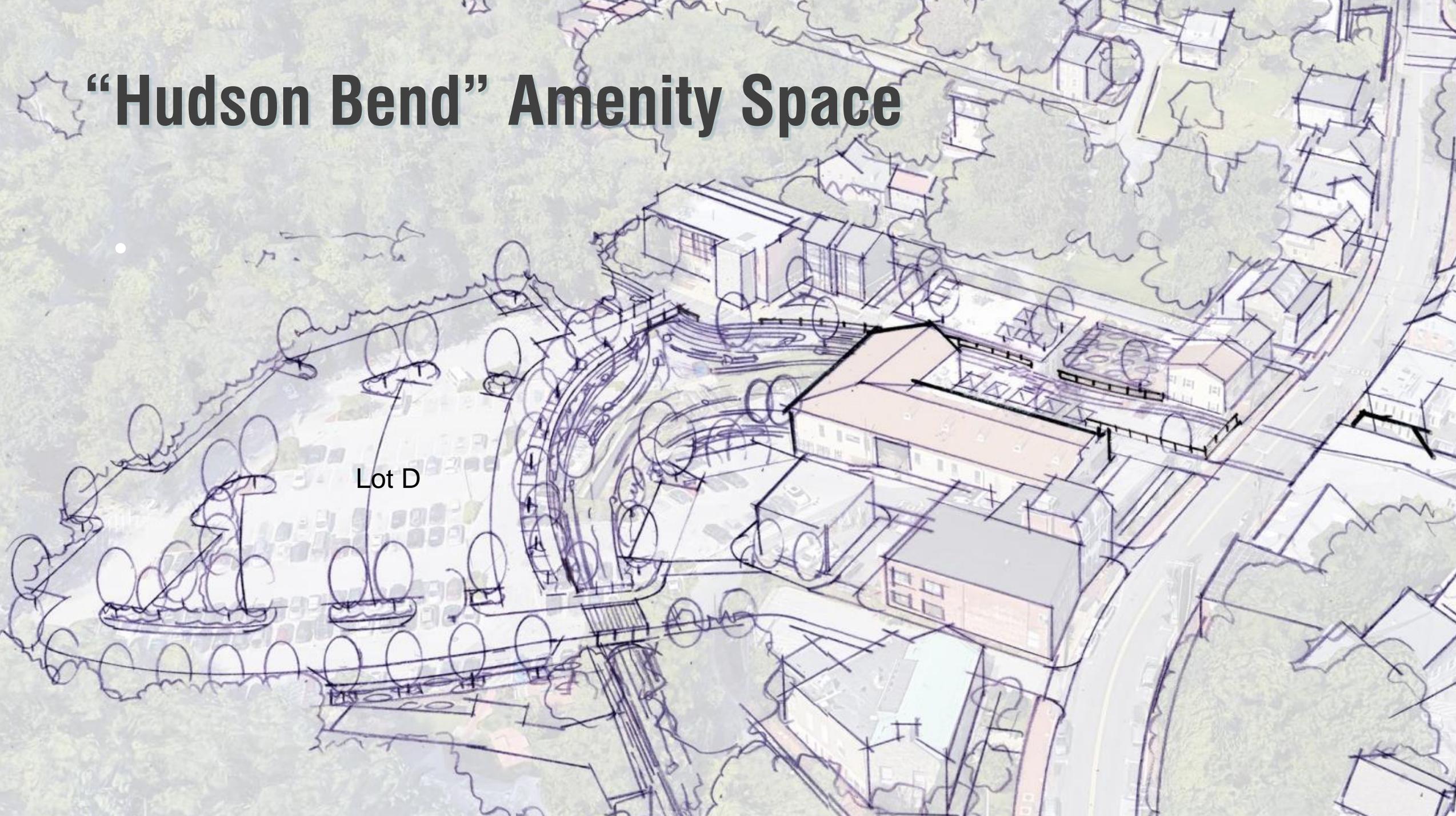
**Update:** Sidewalk and Streetscape Materials to be Explored

**Previously-Proposed Master Plan Concepts with Safe and Sound Update**

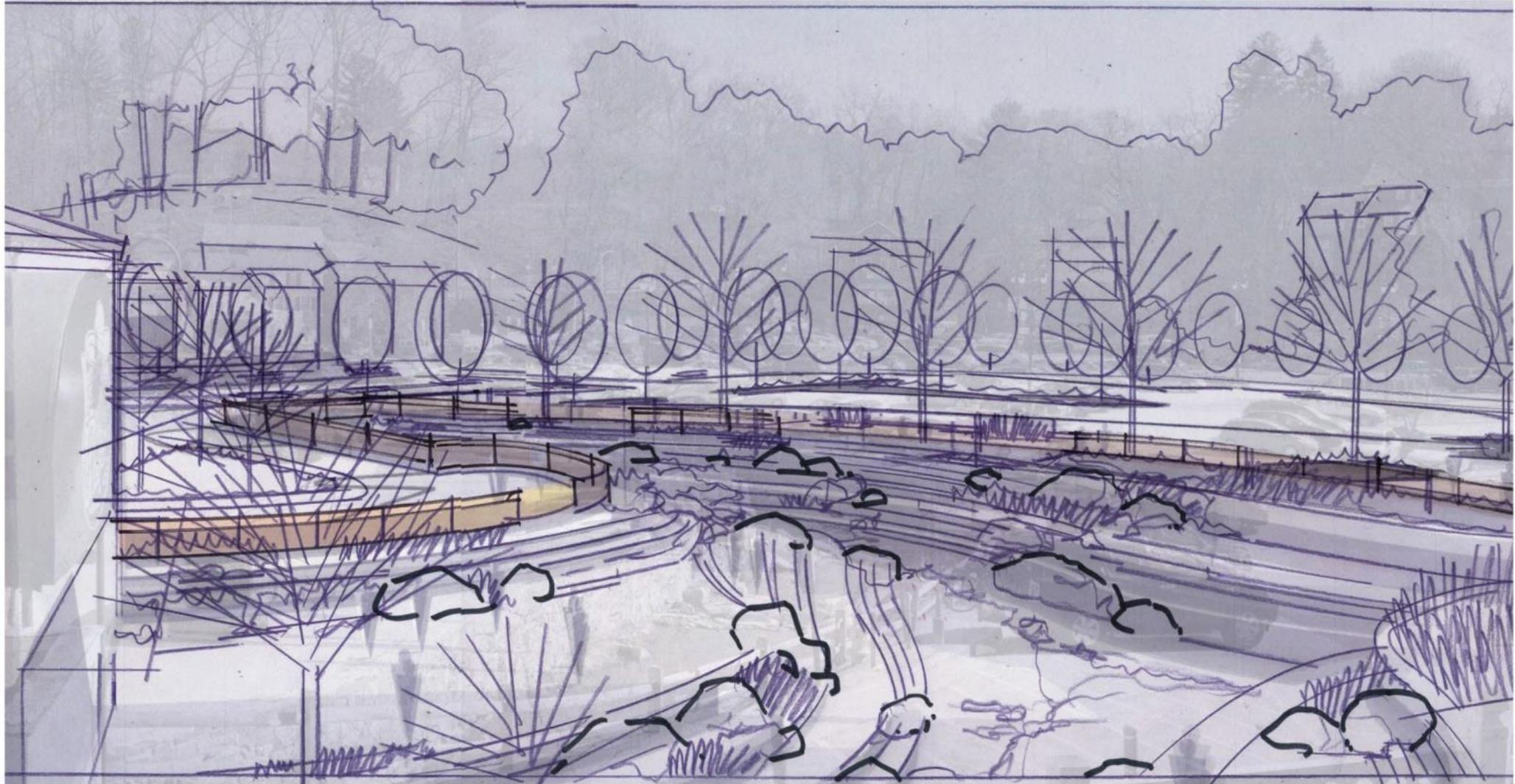


# “Hudson Bend” Amenity Space

Lot D



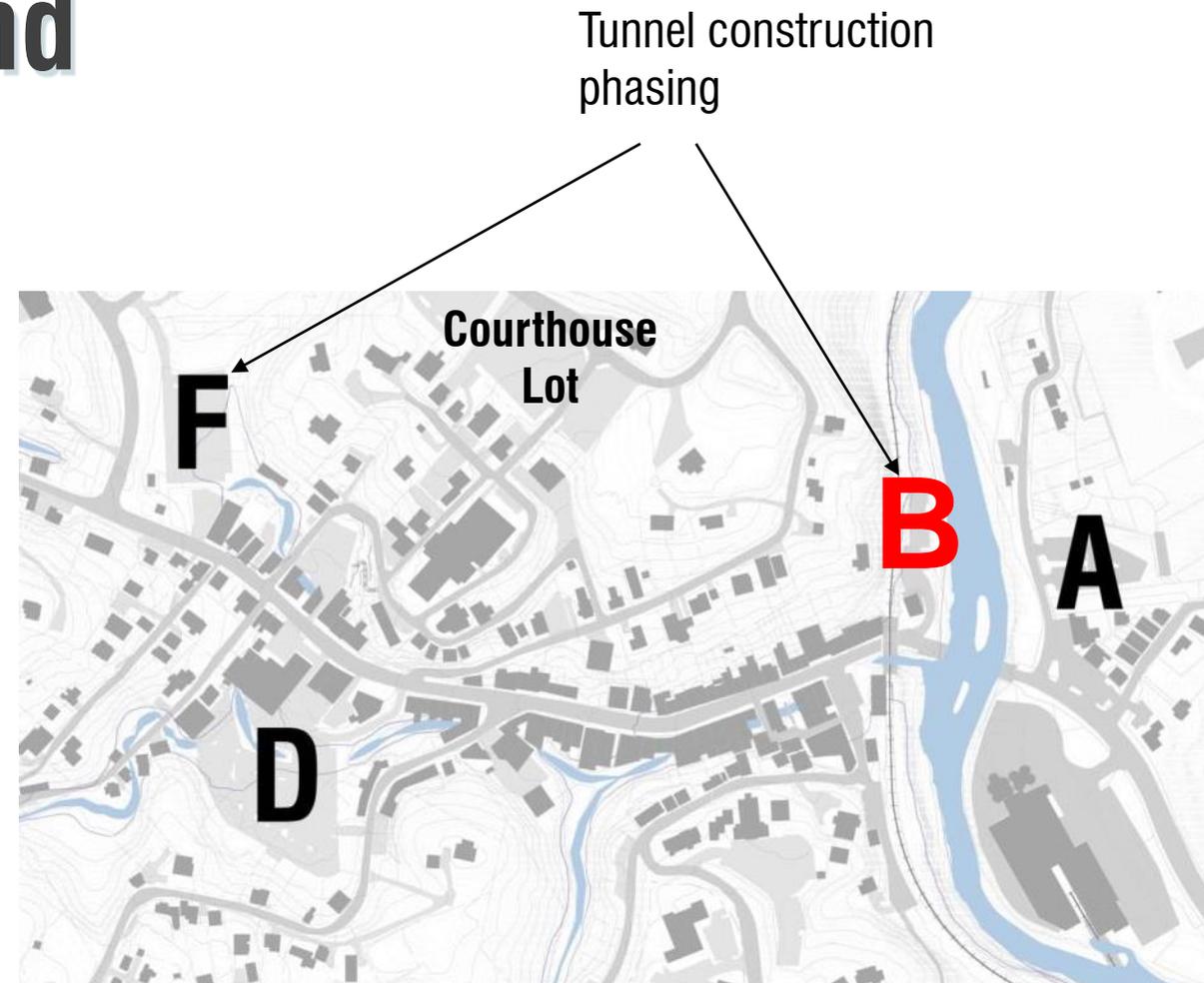
# “Hudson Bend” Amenity Space



# Upper Main | Hudson Bend

## Parking Phasing Strategy

- Still will be high demand in Lower Main
- Lots A, F and D appropriate for deck
- Explore Temporary Shuttle
- Lot F and B tunnel construction staging areas



# Upper Main | Hudson Bend

## Temporary Shuttle

- Low-speed
- 10 person vehicles
- Electric or Low Speed Autonomous Vehicles
- Privately operated or
- Public/private partnership



# Potential Discussion Topics

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- Thoughts on Lot D amenity space?
- Opportunities for sensitively designed infill?
- Other?

# Lot F | Upper Main

## Heritage Program Center

- Manage EC as a Heritage District
- Public interpretive space, lab, classroom, kitchen, public restrooms
- R&P Heritage Program Offices, PHG Offices
- Outdoor Gathering Spaces
- Parking
- Pathway Connections to Hudson Bend, Fels Lane Park, Lot F, Courthouse Hill, PFI



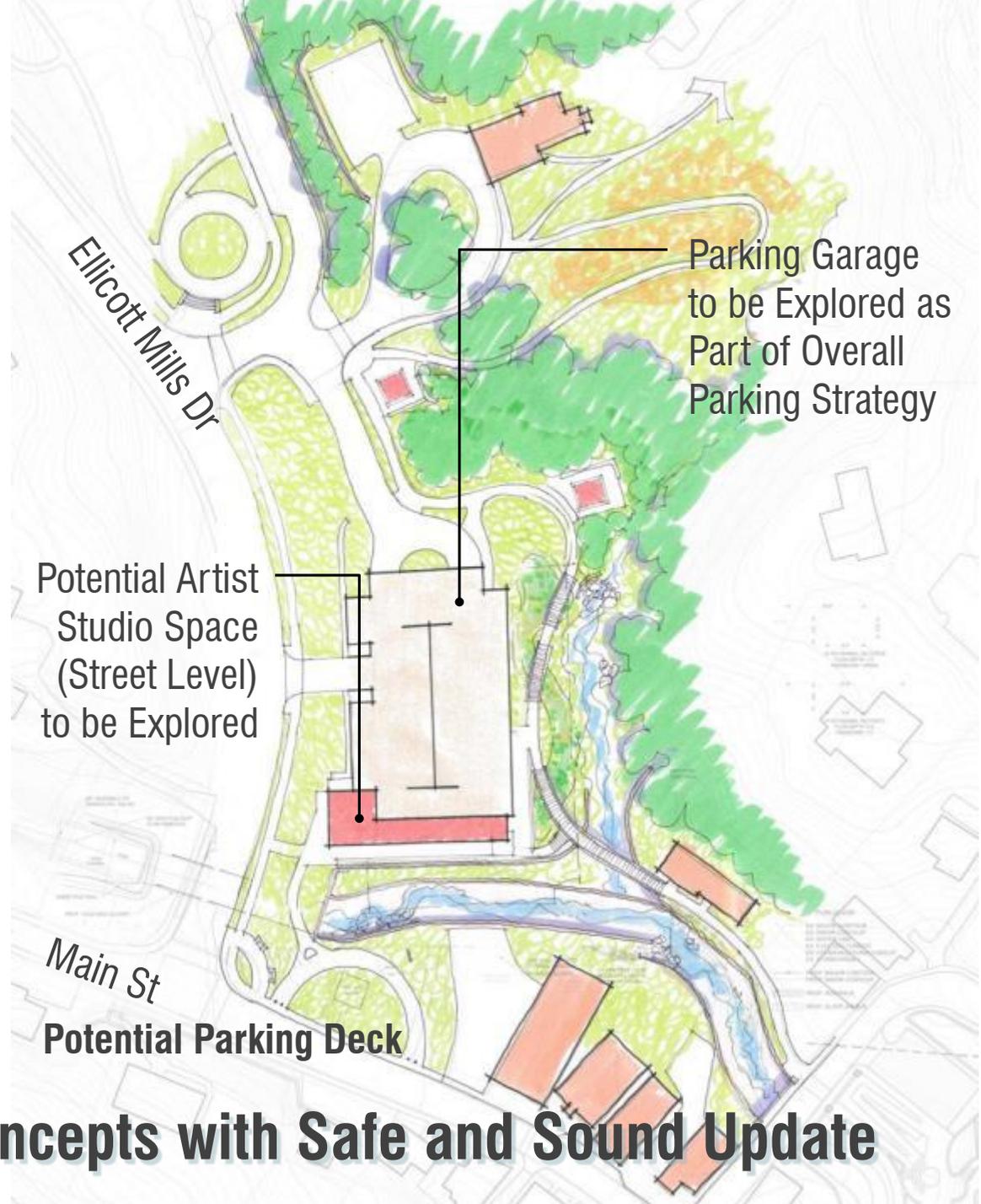
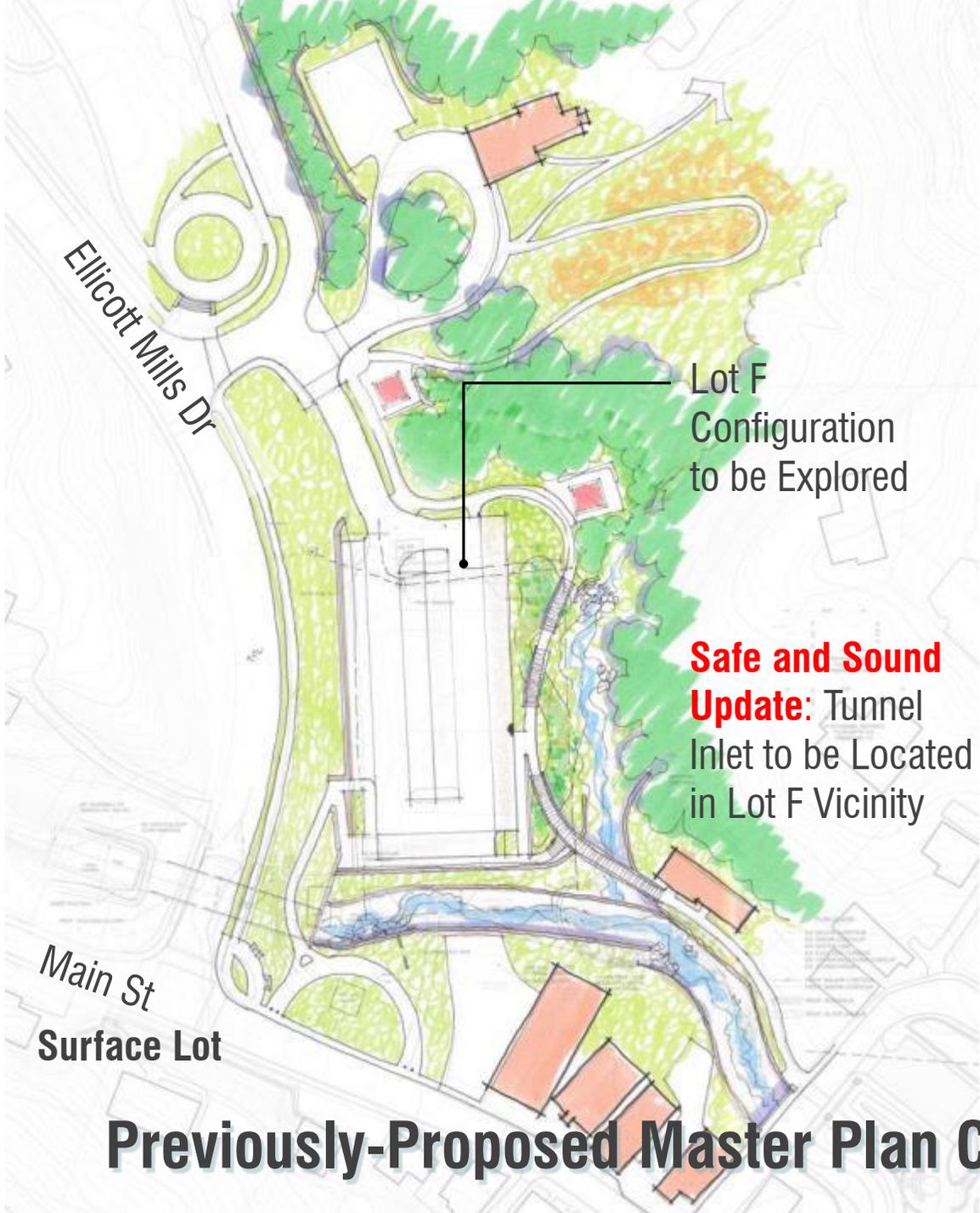
# Lot F | Upper Main

## Lot F Reconfiguration

- Flood mitigation
- Hudson Bend pedestrian network along north side
- Shifted / reduced pavement
- Low retaining wall
- Pedestrian access to Main Street
- Barnard Fort House Campus
- Access for debris management
- Future deck? / Studio space?



Previously-Proposed Master Plan Concepts  
with Safe and Sound Update



**Previously-Proposed Master Plan Concepts with Safe and Sound Update**

# Lot F | Upper Main



Parking (Green Wall)



# Lot F | Upper Main



## Potential Studio Space (Ellicott Mills Level)



# Lot G Upper Main

Ellicott Mills Dr

Fels Ln

Lot G

Flexible Open Space

Potential Path/Trail Network

Barnard Fort House

**Update:**

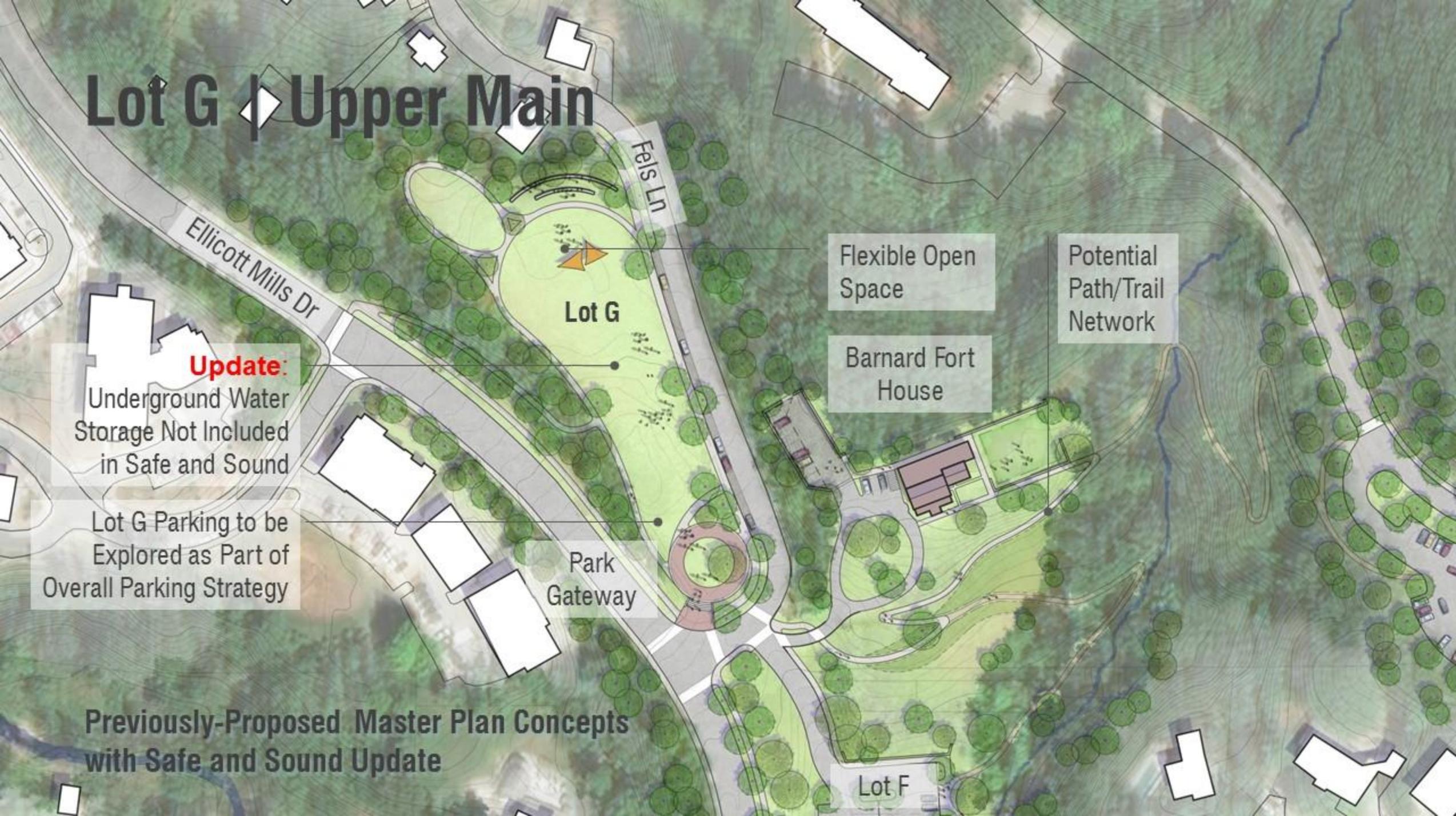
Underground Water Storage Not Included in Safe and Sound

Lot G Parking to be Explored as Part of Overall Parking Strategy

Park Gateway

Lot F

Previously-Proposed Master Plan Concepts with Safe and Sound Update

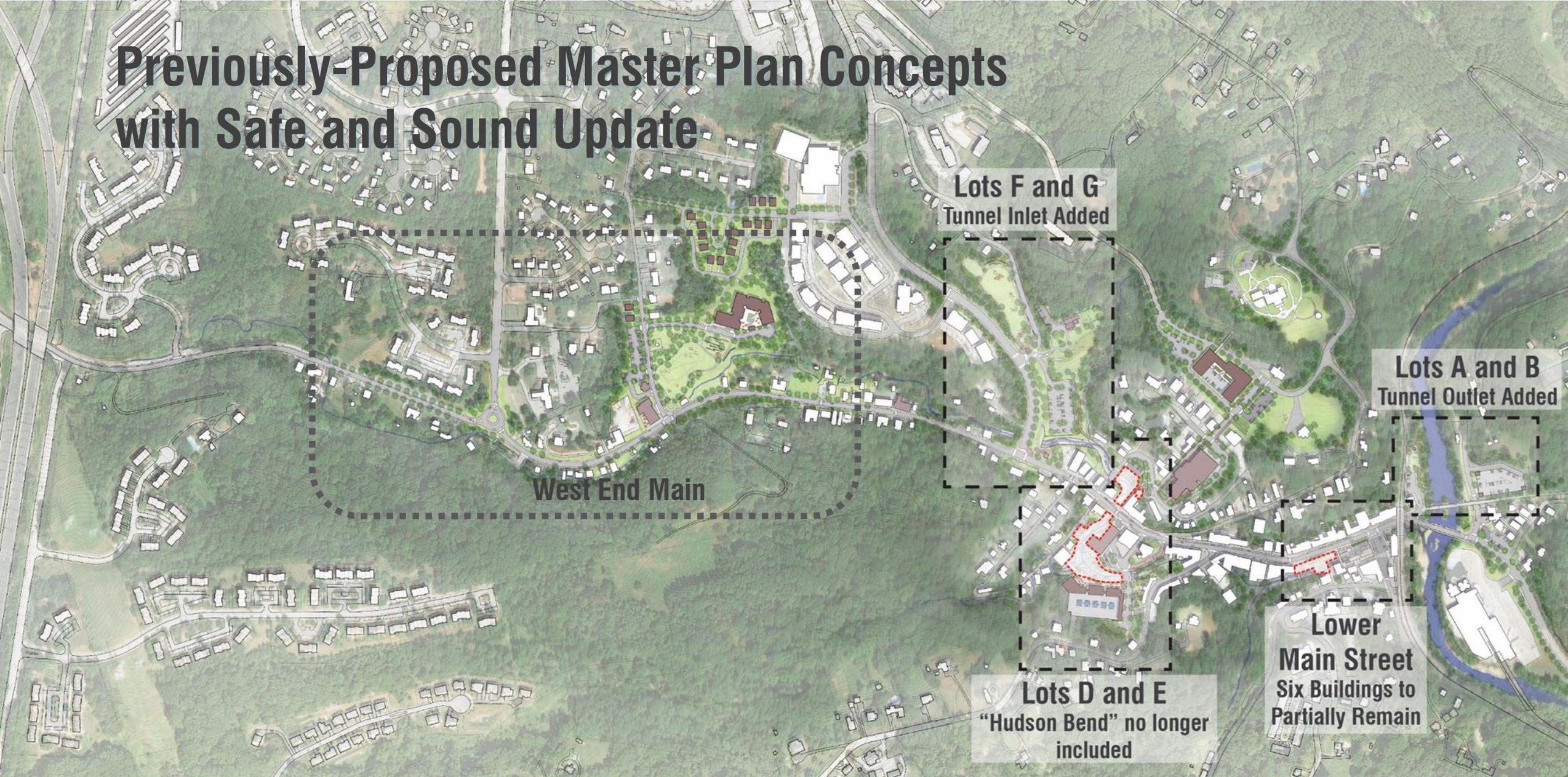


# Potential Discussion Topics

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- Thoughts on Lot F?
- Thoughts on Lot G?
- Thoughts on Heritage Program Center?
- Other?

# Previously-Proposed Master Plan Concepts with Safe and Sound Update



Lots F and G  
Tunnel Inlet Added

Lots A and B  
Tunnel Outlet Added

West End Main

Lots D and E  
"Hudson Bend" no longer  
included

Lower  
Main Street  
Six Buildings to  
Partially Remain

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# West End Main Street Streetscape



# West End Main Street Streetscape



# West End Main

## “Central West End”

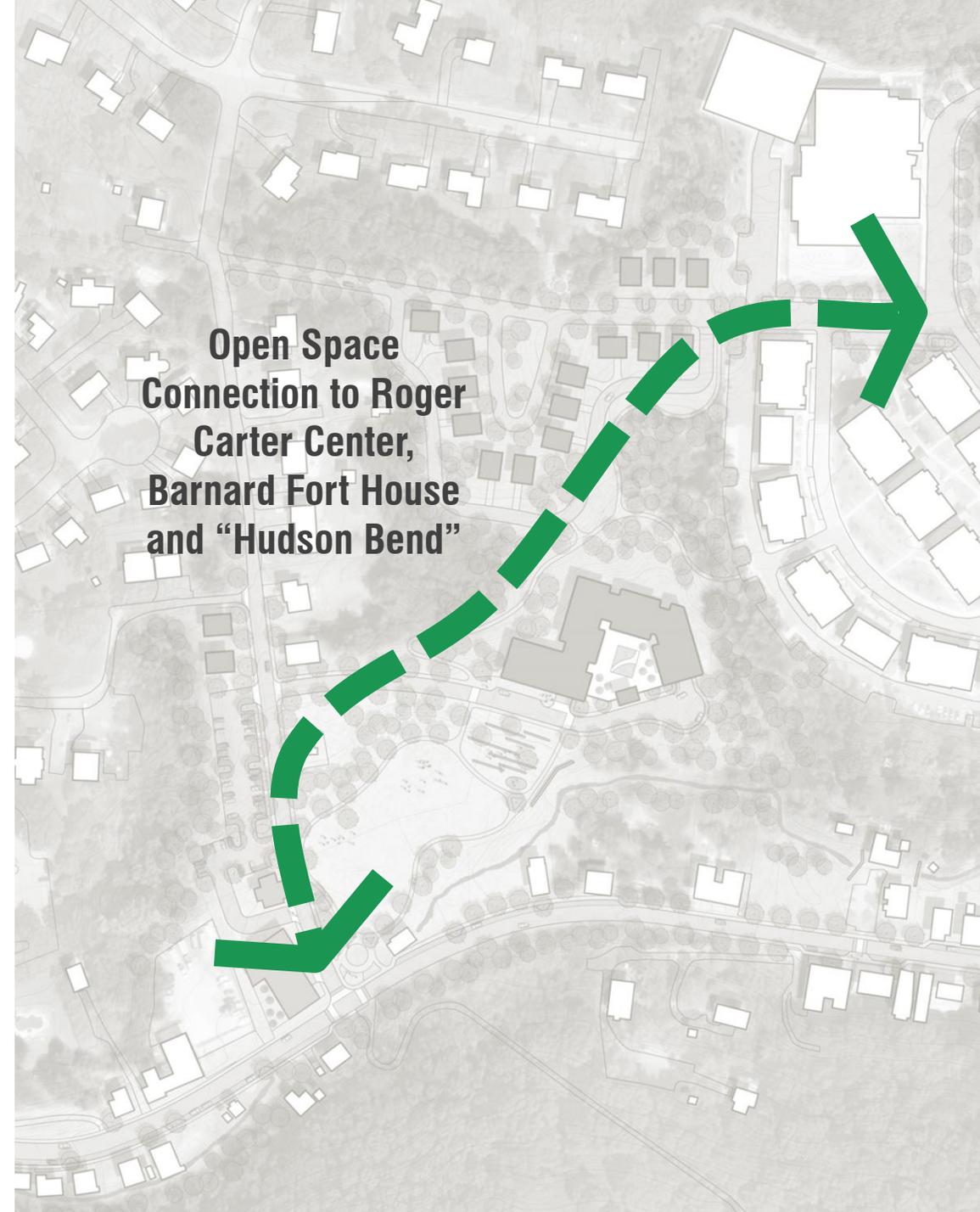
- Long-term opportunity
- Should private property owner desire to redevelop
- Additional flood mitigation enhancements
- Open space
- Residential opportunities
- Makers space opportunities



# West End Main

## “Central West End”

- Long-term opportunity
- Should private property owner desire to redevelop
- Additional flood mitigation enhancements
- Open space
- Residential opportunities
- Makers space opportunities



# “Central West End” (Maker’s Spaces)



# Potential Discussion Topics

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- Thoughts on Main Street streetscape within the West End?
- Thoughts on long-term opportunities for West End Auto (recognizing that while the property owner has no plans to relocate, the master plan identifies long-term potential should this change)?
- Other?

# Courthouse Hill

## Program

- Determined as part of RFP process
- Adaptive reuse of courthouse building
- Active uses wrapping parking deck
- Public and private parking
- On-site SWM



# Courthouse Hill

## Considerations:

- Innovative design
- Interface/connectivity with PFI, Mt. Ida
- Connectivity to Main Street
- Site organization around streets
- Views / vistas



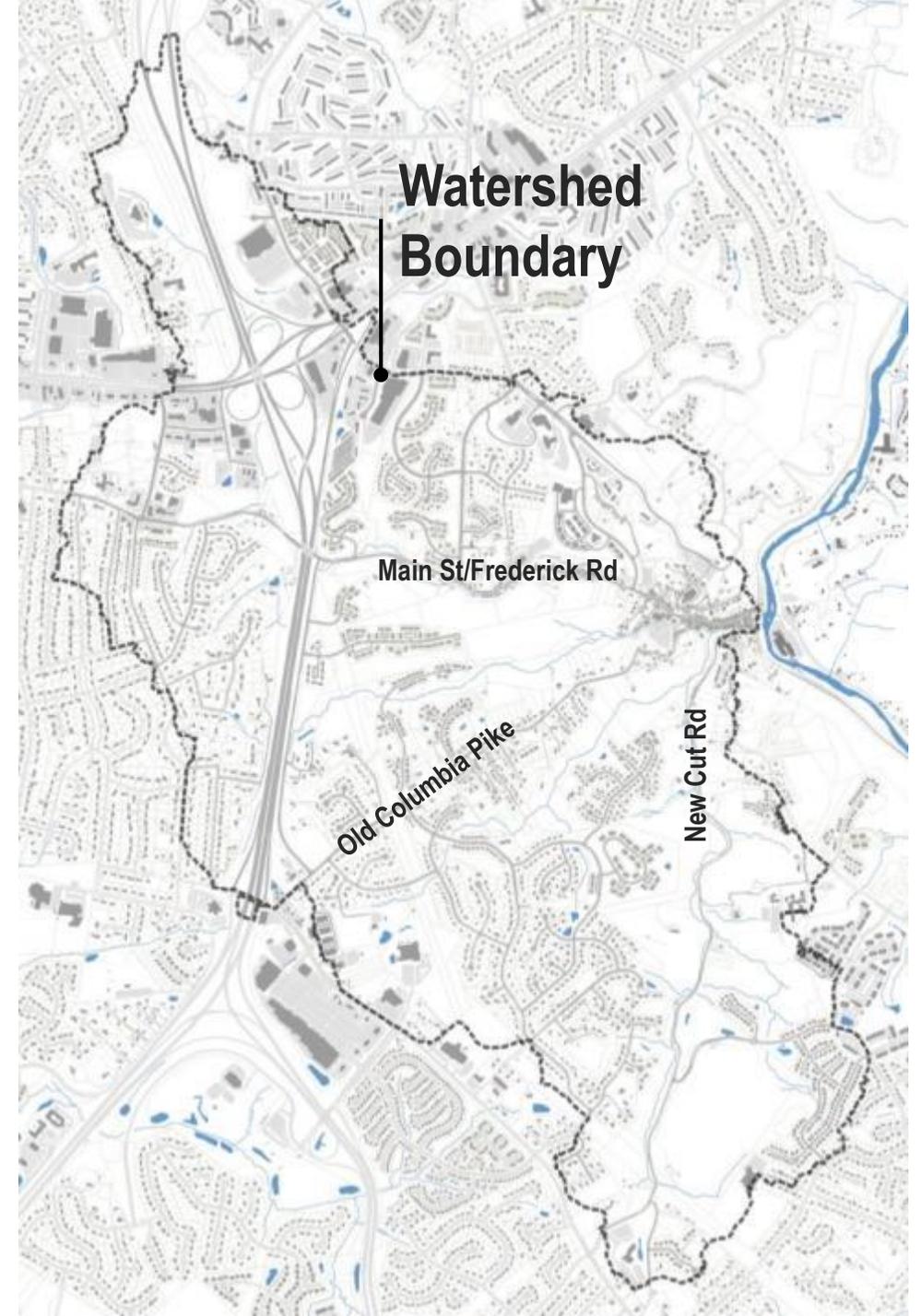
# Potential Discussion Topics

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- Thoughts on the courthouse redevelopment?

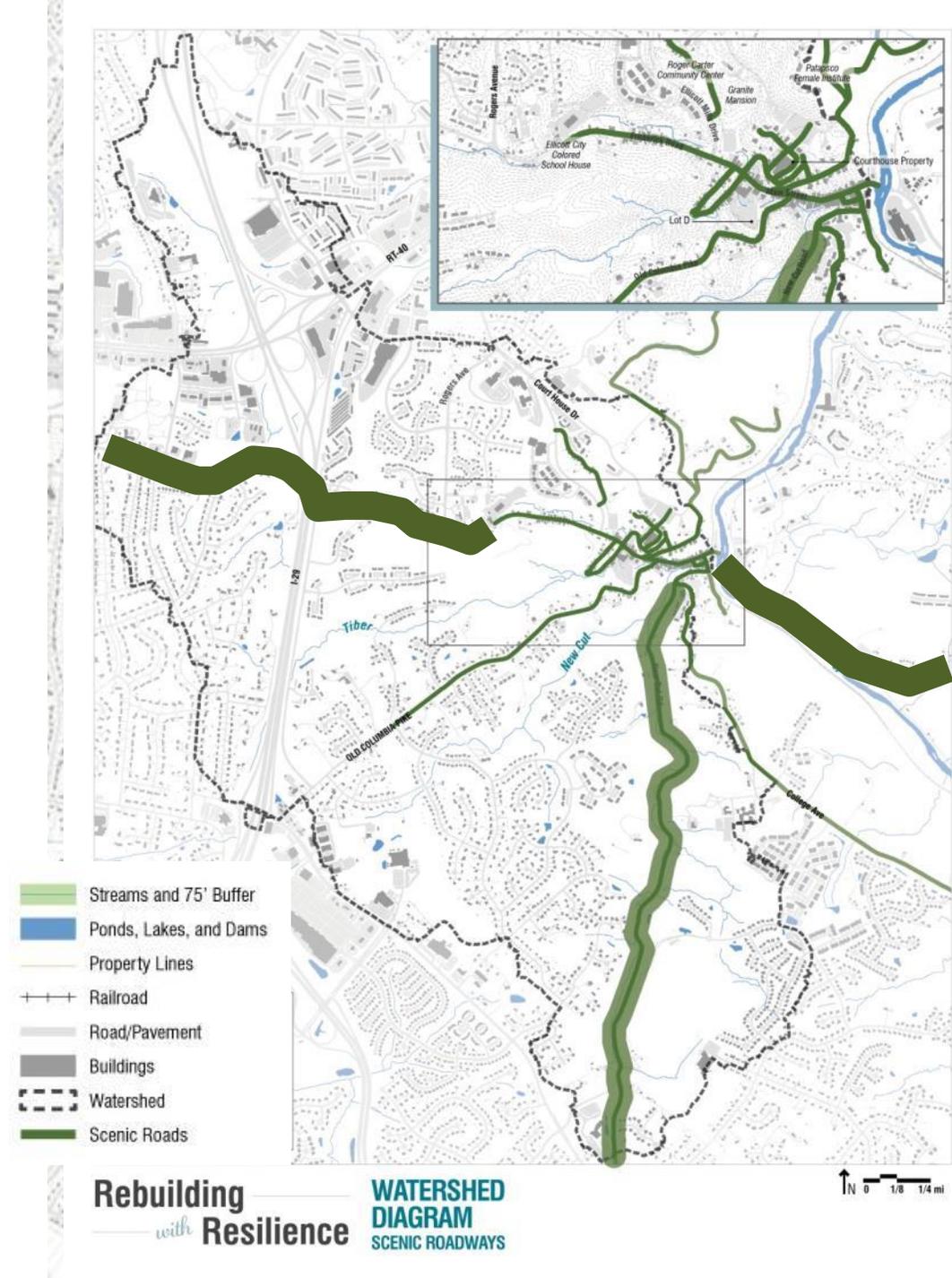
# Watershed

- Pedestrian Connectivity
- Green Infrastructure / Green Neighborhood Incentives Program
- Bio-Char Applications?
- Patapsco River Flood Mitigation Sensitivity Analysis
- Character-Based Codes
- Code Enforcement
- Debris Management and Channel Maintenance Plans
- Retention Basin Maintenance
- Stream Restoration
- Canopy Coverage



# Character-Based Codes

- Frederick Road
  - New Cut Road
- (Potential Character-Based Codes)



# Character-Based Codes



**Avoid: Site designed to fit architecture**

# Character-Based Codes



**Encourage: Architecture designed to the site**

# Code Enforcement

- County-wide policy



# Debris Management



# Debris Management

## Debris Management – Log Snares



RES Robinson Fork Mitigation Bank

# Debris Management

## Debris Management – Structural Vertical Snares

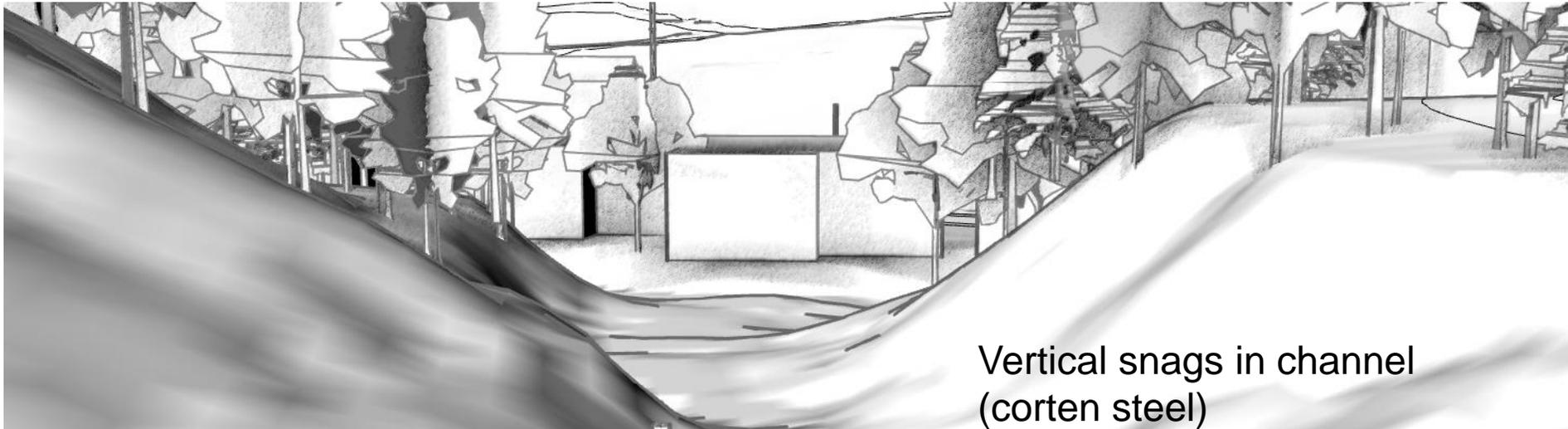


Layered Gallery by Gianni Botsford Architects

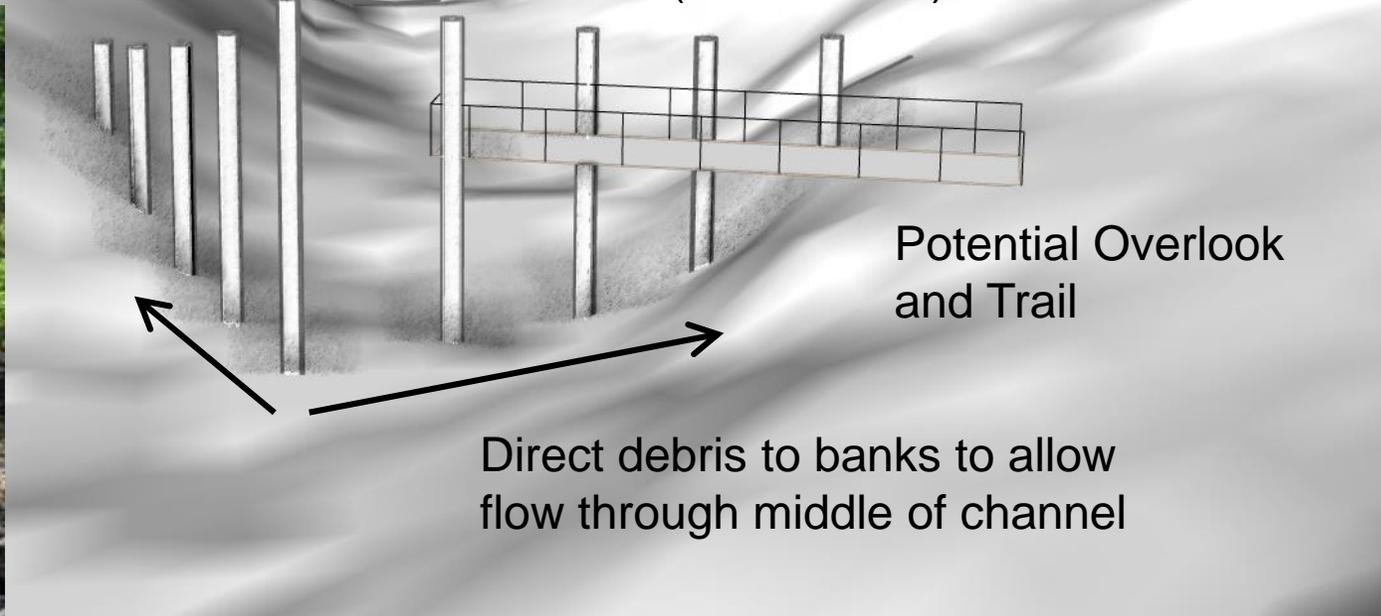
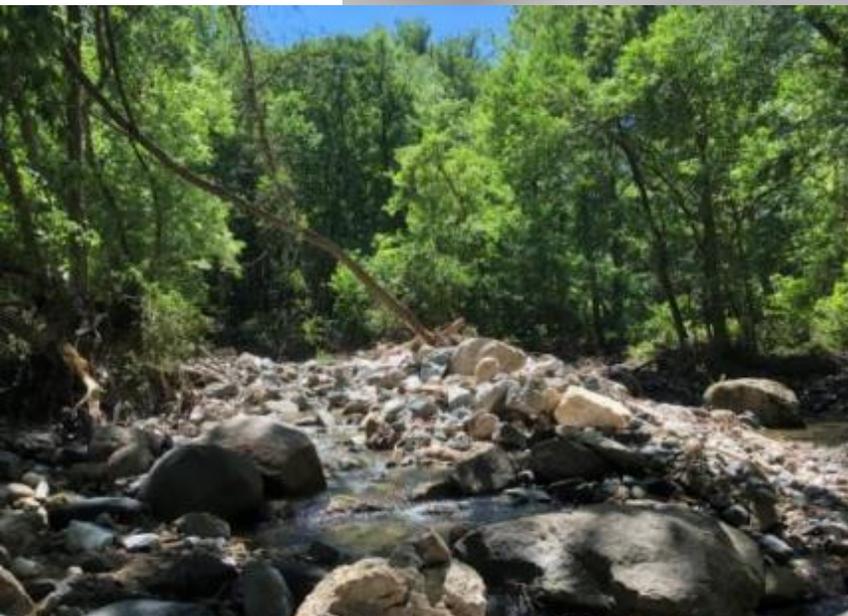


# Debris Management

Debris Management – Structural Vertical Snares and Potential Overlook



Vertical snares in channel  
(corten steel)



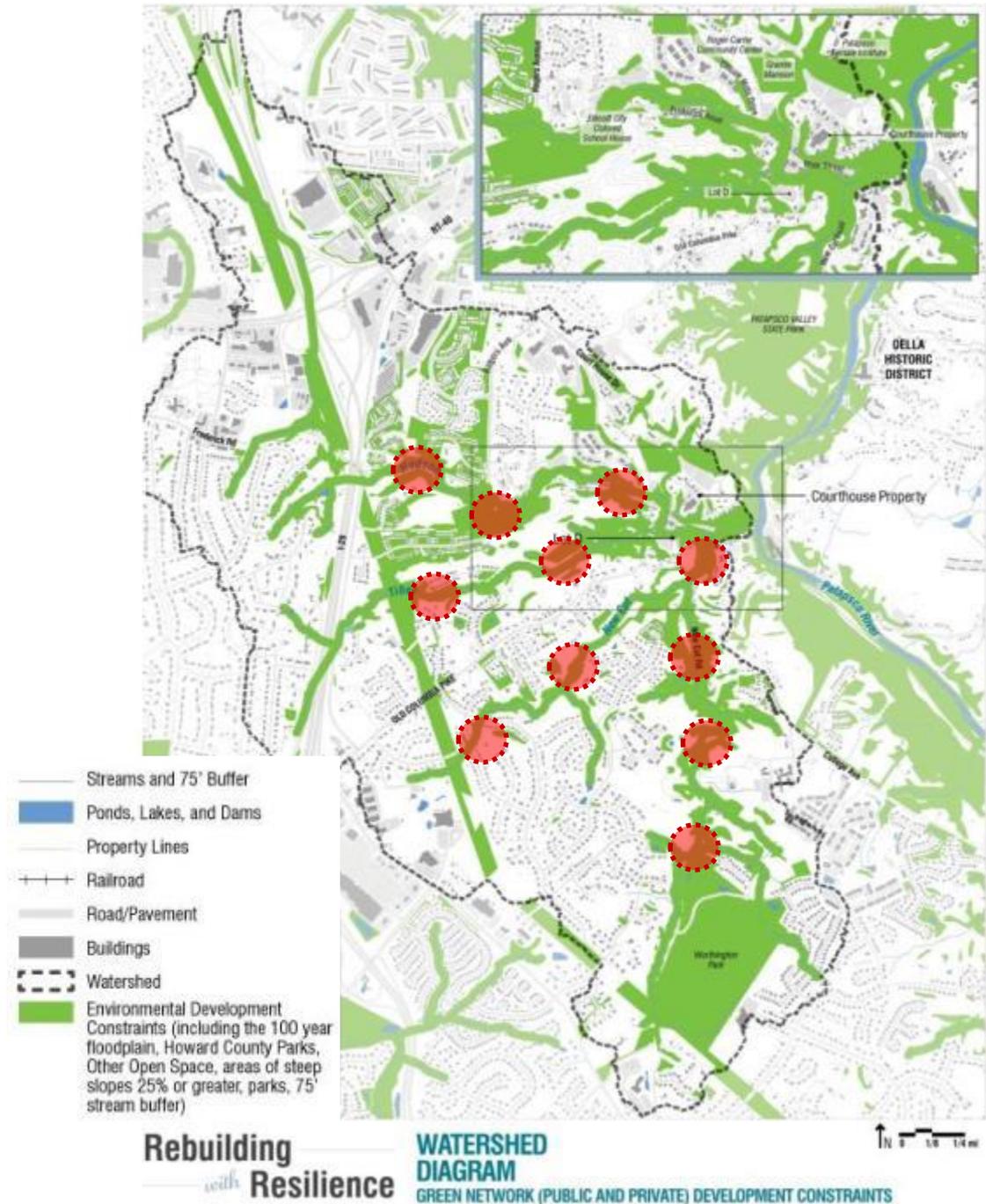
Potential Overlook  
and Trail

Direct debris to banks to allow  
flow through middle of channel

# Debris Management

## Considerations:

- Upright wood snags (small debris/habitat)
- Upright steel snags (large debris) - public art / flood lighting / viewing platforms
- Tree management
- Vehicular access / access easements
- Debris jam master plan (beginning with New Cut Branch)



# Potential Discussion Topics

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- Thoughts on watershed-wide recommendations?
- Other?

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# Discussion

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# October Public Mtg.

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# October Public Meeting

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- Considerations for presentation?

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# Next Steps

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# Next Steps

- 1. Public Meeting (Concepts) – October**
- 2. MPAT Meeting (Concepts) – October**