

Sayers, Margery

From: Joshua Greenfeld <jgreenfeld@marylandbuilders.org>
Sent: Monday, July 16, 2018 8:04 AM
To: Feldmark, Jessica; Ball, Calvin B; Smith, Gary; Weinstein, Jon; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg; Knight, Karen; Pruum, Kimberly; Clay, Mary; CouncilMail; Wilson, B Diane; Lazdins, Valdis; allan.kittleman@howardcountymd.gov; Kittleman, Allan; Wimberly, Theo
Cc: Lori Graf; Jamie Fraser
Subject: MBIA Opposition to CB56 and CB58
Attachments: MBIA Opposition Letter to CB58 – Scenic Road New Regulations.pdf; MBIA Opposition Letter to CB56 – Ellicott City Development Moratorium.pdf; CB58 Impacts - Scenic Road Bill.pdf

Dear Chairwoman Sigaty and Members of the Howard County Council:

In anticipation of tonight's Council meeting, the Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Council Bill 56 and Council Bill 58.

Council Bill 56 creates a one year moratorium on grading and building permits in the Tiber-Hudson Watershed despite the County's McCormick Taylor study concluding development was not the cause of flooding in Ellicott City.

Council Bill 58 requires any new ingress to a scenic road or a project of 100 or more residential units within 1 mile of a scenic road to obtain approval from the Planning Board and/or the Department of Planning and Zoning (DPZ) while arbitrarily allowing the County to require projects pay for road improvements or have their projects put on hold. Please see attached map showing over half of the County impacted by this new, anti-business legislation.

Importantly, neither of these bills contain grandfathering provisions, so projects in the pipeline and even those nearing completion, will be halted and in some cases, killed entirely. The MBIA urges the Council to vote against both of these bills and at a minimum, to pass grandfathering amendments to protect existing investments in the County.

Thank you for your attention to these vital issues. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at jgreenfeld@marylandbuilders.org or (443) 515-0025.

Best regards,

Josh Greenfeld, Esq.
jgreenfeld@marylandbuilders.org
Vice President of Government Affairs
Maryland Building Industry Association
11825 W. Market Place
Fulton, MD 20759
Ph: 443-515-0025



MACO Golf Outing & Reception - August 16
Golf at Glen Riddle & Reception at Seacrets. [Register here.](#)

Networking BBQ with the Eastern Shore Chapter - August 21
Join us on the Shore for this FREE Event. [Register here.](#)

Diamondback Brewery Fundraiser - August 21
To Support the Ulman Cancer Fund for Young Adults. [Register here](#)

MBIA's Southern Maryland Crab Feast - August 22
At the Olde Breton Inn in Leonardtown. [Register here](#).

Check out NAHB's Member Advantage Program at www.nahb.org/ma

July 16, 2018

Re: OPPOSITION TO CB56 – Ellicott City Development Moratorium

Dear Chairwoman Sigaty and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Council Bill 56 creating a moratorium on new building and grading permits in the Tiber-Hudson watershed (Ellicott City, generally) for one year. The MBIA asserts – based on studies conducted by the County – that development is not the reason for Ellicott City flooding and other, non-moratorium, approaches more fully address the very real concerns of the community.

For the second time in two years, Old Ellicott City suffered catastrophic flooding, property damage, business disruption, housing disruption and the tragic loss of life. MBIA members grieve these losses with the rest of the County. Significantly, Howard County MBIA members are not only builders, developers, engineers and environmental, they are also residents of the County and hope to see Ellicott City continue to serve as a cultural, social and economic hub in the future. The MBIA and its members will their part to ensure Ellicott City's success whether through new flood mitigation infrastructure, donation of time, money and building expertise or support envisioning a new, creative future for Ellicott City. To do so, we cannot ignore lessons from the past and we cannot simply blame development. We must use the best science and data to make Ellicott City as strong, resilient and safe as possible.

Specific to this legislation, a building moratorium ignores the lessons from previous flood studies, catastrophic floods dating back to the late 1800s and the best science of the day to target only new development where older public and private developments, as well as largely uncontrollable natural forces and topography, are the real causes of flooding in Ellicott City. After the 2016 flood, Howard County hired McCormick Taylor to study the causes and solutions to the flooding. The study concluded even if Ellicott City were undeveloped, the flood would have occurred at nearly the same intensity and even that concluding the limited proposed development in the watershed will create no appreciable increase in risk. In fact, development and in particular, re-development of older properties with little or no stormwater protections, will actually reduce flood risks over time.

In addition to development and re-development adding stormwater protections, it is imperative the County make real changes to the landscape and infrastructure in and above Old Ellicott City based on the results of recent studies, designs developed by hydrologic experts and the best science available. This will have a measurable impact on flooding to save lives, re-energize the business district and improve the environment without punishing Howard County. The MBIA urges you to vote against this moratorium and to address the actual causes of flooding in Ellicott City without scapegoating new development.

Thank you for your attention to this vital issue and your continued support of the local home building industry. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at jgreenfeld@marylandbuilders.org or (443) 515-0025.

Best regards,

Josh Greenfeld, Vice President of Government Affairs

Cc: Councilman Jon Weinstein
Councilman Greg Fox
Councilman Calvin Ball
Councilmember Jen Terrassa
County Executive Allan Kittleman
Diane Wilson
Valdis Lazdins, Planning Director

Sayers, Margery

From: Anjel Scarborough <rector@stpetersec.org>
Sent: Monday, July 16, 2018 6:57 PM
To: CouncilMail
Subject: Testimony on CB56-2018
Attachments: Testimony - HoCo 7.16.2018.docx

Attached please find my testimony in favor of CB56-2018.

The Rev. Anjel Scarborough+
Priest in Charge
St. Peter's Episcopal Church
Ellicott City MD 21043
443-574-4131 (cell)
Weekly days off: Mondays & Fridays

To: Howard County Council

From: The Rev. Anjel Scarborough
St. Peter's Episcopal Church, Ellicott City

RE: CB56-2018 – Tiber Branch Watershed Safety Act

My name is Anjel Scarborough and I am the priest-in-charge of St. Peter's Episcopal Church. Since 1842, St. Peter's has been the parish church of Old Ellicott City and served the whole community, not just those who come to mass on Sundays. Our location puts us at the west end of the flood zone and we have opened our doors for Howard County's flood relief, continuing to support the clean-up efforts and feeding the community five days a week. Having arrived last November, it's been a crash course for me in getting to know the people of Old Ellicott City. I would have preferred to get to know this community in another way; however, breaking bread around the table in St. Joseph's hall has led me to testify in favor of this act and ask this council to consider expanding it.

We are faced with a moral issue here. In the past two floods, four people died: Jessica Watsula (age 35), Joseph Anthony Blevins (age 38, father of three small children), John Pacylowski (age 67, co-owner of Precious Gifts), Eddison Hermond (age 39, National Guardsman died in rescue efforts). Four deaths and way too many close calls have I heard recounted over dinners these past weeks. Dozens of businesses have lost everything (some for the second time): owners losing livelihoods and employees put out of work. The fabric of this community is ripped apart by those who are leaving to rebuild their lives on higher ground. The damage is beyond the dollar valuation of insurance adjuster's estimates in stress, anxiety, fear and PTSD: wounds which had not healed from the last flood before another one came. This is a moral issue.

The duty of government is to provide for the flourishing of humanity striking balances between the competing interests of businesses, residents, and visitors. Additionally, our capitalistic system largely derives wealth from extractive processes: carving up land for development, mining, drilling for oil and gas, and even the labor of humans. The profit motive always wants to extract at the lowest cost and sell at the highest price the market will bear. I speak not just as a priest but as a former business owner when I say profit making businesses are inherently amoral. They are not immoral or moral – they are neutral. Businesses are only moral to the extent their leadership is moral. This is why the role of government is to ensure businesses in our extractive economy do not immorally destroy the environment and the human flourishing which depends on it.

For too long, the balance in this county appears to have been tilted in favor of the extractive process of land development. Time and again I have heard stories from long-time residents about the change in flooding conditions and the increase of top-down flooding which has been confirmed by the video footage from Ron Peters' cameras. To be fair, some of this is bigger than Howard County. It is a result of global climate change, combined with 20th century overdevelopment and a 19th century infrastructure in Old Ellicott City creating the perfect

conditions for catastrophic flooding. All of this is the end result of an extractive economic system run amok. Extractive economies will, in the long run, collapse as they are not sustainable.

Do not call these floods “acts of God.” They are not acts of God – they are the results of over 100 years of human decisions. These are acts of chaos in opposition to God’s created order. I speak from my own Judeo-Christian faith when I say to blame God for this is blasphemy – not just against God, but against the creation and people God loves. The care of creation is a high priority in the Episcopal Church but it is not unique to our corner of Christianity. Our Jewish sisters and brothers speak of the obligation of humans under Torah for *tikkun olam* – to repair the world. It is our obligation to live in harmony with the earth and with each other and it is the role of government to provide the conditions under which this balance be achieved for the flourishing of all in our community not just for the wealth of a few.

It is the duty of this Council to consider the moral question: What is best for the flourishing of all who live and work within the watersheds of our county? It is clear we cannot do “business as usual” lest we shirk the moral responsibility to the common good. It is time for us to do “business as unusual” halting development while studies can be completed and infrastructure for flood mitigation implemented. It is this Council’s duty seek the common good to protect our fragile watersheds and the lives within them. Thank you.

Sayers, Margery

From: Beth D <exaa2011@gmail.com>
Sent: Monday, July 16, 2018 3:29 PM
To: CouncilMail; Fox, Greg
Subject: CB56-2018

Re: CB56-2018

Dear Honorable County Council members,

I generally support CB56, temporarily prohibiting issuance of certain permits and certain approvals of development plans and zoning changes for property that drains in whole or in part to the Tiber Branch Watershed in Howard County to study flooding events that threaten public health, safety, and welfare.

However, CB56 should be amended to include the Plumtree/Little Plumtree watershed. As a resident of Chatham/Valley Mede, I have personally witnessed the flooding here in 2011, 2014, 2016, and 2018. The neighborhood suffers some of the same issues as development in the Tiber watershed--the neighborhood was developed before modern stormwater management and drainage standards were implemented. Most of the stormwater drainage structures were built based on 10/15-year storms as defined decades ago. Therefore, the same approach of pausing development and developing recommendations on drainage and zoning, etc., is appropriate.

In 2016 and again in 2018, lives here were nearly lost--and these lives were saved thanks to rescues by neighbors (not first responders). In 2016, a passenger had to be rescued from a vehicle in the water at Longview Drive and Brookmede Road, and three passengers had to be rescued from two vehicles at North Chatham Road and Joey Drive. In 2018, a vehicle was swept into the ditch on North Chatham Road--and nearly into the culvert--and the two occupants were rescued by neighbors (emergency personnel arrived 30 minutes later). Flooding in the Plumtree/Little Plumtree watershed poses a substantial risk to people's lives--those needing to be rescued and the neighbors participating in the rescue. The main access/egress points into and out of Chatham and Valley Mede were flooded, rendering most of the neighborhood unescapable as the flooding ensued. This entrapment and probable delayed emergency response could put lives at risk if a medical or other emergency were to occur during flooding.

Another look at the Plumtree/Little Plumtree watershed is warranted because the hydraulic and hydrology study of Chatham/Valley Mede did not find solutions for flooding. Solutions are needed, especially since five people had to be rescued from this area in 2016 and 2018 combined. Stream restoration on Longview Drive and the work to improve the stream bed behind/between Michael's Way, Ramblewood Road, and Ramsey Drive failed to control/accept the storm water that ravaged the neighborhood in 2018.

Route 40 flooded in the 2018 flood as well. This area includes many businesses, economic activity, and jobs that are important to the community and the county.

For public safety and property security, I urge the Council to include the Plumtree watershed (including any impacts downstream) in CB56.

Thank you for your consideration.

Sincerely,

Beth Daniel
3247 Old Fence Court

Sayers, Margery

From: Katherine Adams <klazrab@yahoo.com>
Sent: Monday, July 16, 2018 2:29 PM
To: CouncilMail; Kittleman, Allan
Subject: CB 56 Written Testimony

Dear Councilman,

I'm writing this email as a written testimony on CB56. While I do understand the good intentions of Council Bill 56, this bill doesn't seem to be the answer. We already know old development contributes only a small part to the problems of a large watershed. Previously unheard of rainfalls, limited and crumbling infrastructure to handle the rains are the real problems. New development will have modern stormwater management while most of the old, existing developments have little to none. To me, it seems new projects are a better solution for the infrastructure. Please do not delay them with this bill. Ellicott City is such a great place to go to shop and dine, I look forward to going back there soon.

Thank you,

Kathy Temple
1173 Ridge Drive
Pasadena, MD 21122

Sayers, Margery

From: Charles Sanders <cs6pakid@yahoo.com>
Sent: Monday, July 16, 2018 2:27 PM
To: Kittleman, Allan; CouncilMail
Subject: Bill CB 56

Dear Executive Kittleman and Council Members:

I am writing this as testimony against CB 56 as written to the Council and County Executive Kittleman. Please do not pass this bill as it is. Doing so will hurt Ellicott City. I understand its good intentions, but we need actions and infrastructure projects not delays to help prevent Ellicott City flooding. The two floods and the studies already done tell us what we need: stronger and better infrastructure to deal with crazy rainfalls. New developments will have some of that infrastructure needed, and won't cost the county a penny. But the county must do its part too. I work in the Ellicott City on College Ave. This bill will affect our work in the area as well as others living and working here.

Thanks for your consideration,

Charles Sanders
14 S. Orchard View Dr.
Hanover, PA 17331

Sayers, Margery

From: Phil Gugliotti <pjgugliotti@gmail.com>
Sent: Monday, July 16, 2018 1:21 PM
To: CouncilMail; Kittleman, Allan
Subject: Written Testimony: Council Bill 56

Dear Executive Kittleman and Council Members:

I am writing this as my personal testimony against CB 56 as written to the Howard County Council and County Executive Kittleman.

Please do not pass this bill as it is. Doing so will hurt Ellicott City. I understand and appreciate its good intentions, but we need actions and infrastructure projects not delays to help prevent Ellicott City flooding. The two floods and the studies already done tell us what we need: stronger and better infrastructure to deal with extraordinarily heavy rainfalls.

New developments will provide some of that necessary infrastructure and won't cost the County a penny, but the County must do its part too. This is the spirit of a true public/private partnership in which all interests are aligned, making best use of all dollars, both taxpayer and private funding, in order to properly address an issue of this scope and size.

Thank you all for your thoughtful consideration.

Phillip Gugliotti
3813 Graceland Court
Ellicott City, MD 21042

Sayers, Margery

From: Melissa Metz <melissametz725@gmail.com>
Sent: Monday, July 16, 2018 1:08 PM
To: CouncilMail
Cc: Carlton Ross; monica.cortada@gmail.com; jpb27nyy@verizon.net
Subject: Supporting document (video) regarding CB 56-2018

Dear members of the County Council,

In preparation for the public hearing tonight at which testimony on Council Bill 56-2018 (Tiber Watershed Safety Act) will be heard, the residents of Valley Mede and Chatham would like to share with you the video in the link below. This video includes pictures and video from the 2018 flood in our neighborhood. The impact of this flood in our area was not well covered by press or widely on social media. Therefore, we hope that this helps you better understand flooding issues in the Plumtree/Little Plumtree watershed.

The video is here: <https://youtu.be/nABzm2wv4vY>

Kind regards,
Melissa

Melissa Metz
3101 Chatham Rd.
Ellicott City

Sent from my iPhone

Sayers, Margery

From: Ed Ladwig <edl@bctarchitects.com>
Sent: Friday, July 13, 2018 4:53 PM
To: Kittleman, Allan
Cc: CouncilMail; Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg
Subject: Ellicott City Flooding and Amendments for Council Bill 56

Dear County Council Members and County Executive Kittleman,

Please accept this email as written testimony in favor of amending CB56 to help prevent flooding in Ellicott City. Please amend CB56 to allow development in the watershed with building and grading permits where the plans provide at least 100 year flood storm water management as this will reduce the water which reaches Ellicott City now to help prevent flooding as soon as possible. Please also amend CB56 to include \$25 million per year in funding to complete the necessary infrastructure improvements and to further study and implementation of additional plans and measures such as the Alexander Concept Plan so that Ellicott City can be revitalized at the same time as our heritage is protected from flooding. I have visited Old Ellicott City many times and even bought my wedding rings at a Main Street Shop nearly 30 years ago. I support the amendments and improvements to OEC to help prevent future flooding in the Historic Town.

Sincerely,
Ed Ladwig, Architect
817 St. Paul Street
Baltimore, MD 21201

Sayers, Margery

From: Bruce Taylor <btaylor@taylorservice.com>
Sent: Friday, July 13, 2018 4:00 PM
To: Holmes, Samantha
Cc: Robb Lucas; CouncilMail; Kittleman, Allan; Don Reuwer (dreuwer@ldandd.com); Charles Alexander (CAlex@brokenboxes.com); Jesse Krauch
Subject: RE: Ellicott City Master Plan & testimony on CB56
Attachments: Main Street opt 062818.pdf; Op Ed- Revitalization of Old Ellicott City 070918.docx

I ask that this email and the attachments be included in the public testimony regarding CB56

Samantha – not sure if you have seen this yet, so I wanted to share the full Flood and Revitalization for Ellicott City concept plan of Charles Alexander with you. The plan was developed on concert with Don Reuwer and myself. This plan and the attached Op-Ed were printed in the Daily Record today, although the picture of the plan is only available on the Daily Record online site, likely as just the first page of the attached PDF.

I hope your study group will evaluate this plan closely with Charles Alexander, McCormick Taylor and others. I'd be happy to participate in any way that would be helpful.

We are grateful for and appreciate the County's assistance in repairing the stream banks along New Cut that were damaged in the May 27, 2018 flood and the ensuing water main break. It would be helpful to be kept in the loop by someone in the County with regard to repairs being made on our Historic Ellicott Property, Inc. lands. We previously gave permission for a flood gauge to be located on our property.

Many of the changes recommended by the Alexander Concept Plan occur on properties which I own as Historic Ellicott Properties or Green Cross Garage. I am supportive of and an advocate for implementing this plan. The sooner we as a community can get behind and get funding for plans which will make substantive differences, the better.

Others on this email already know that I support CB56 only with an amendment to allow and not delay development and re-development of properties in the area draining to Main Street, as these modern developments will all include 100 year or better storm water management of 8.5 inches in 24 hours of rain, which is way better than the almost zero retention that exists on these properties now. To allow plans to proceed with storm water management only is nice but unrealistic as there will be little means to finance them, yet the full development or redevelopment of existing sites will provide the same reductions in runoff benefits while contributing to the tax base to help defray yet additional improvements.

Thanks,

Bruce T. Taylor, M.D.
Taylor Property Group
8 Park Center Court, Suite 200
Owings Mills, MD 21117-5616

Office: 410-465-3674

From: Robb Lucas
Sent: Friday, July 13, 2018 3:24 PM
To: Bruce Taylor <btaylor@taylorservice.com>

Cc: Phillip Gugliotti <pgugliotti@taylorservice.com>; Mary Weaver <mweaver@taylorservice.com>
Subject: FW: Ellicott City Master Plan

Dr. Taylor,

You may already know all this, but just in case I'm sending it anyway. Below is Samantha Holmes' response to my question regarding a new Ellicott City watershed master plan, one that reflects the second flood. It sounds like they've put the plan on hold and are modifying it based on the new flood. I put myself on the email list so I can receive updates as they happen and can prepare to attend any future public review meetings.

Robb.

From: Holmes, Samantha [<mailto:sholmes@howardcountymd.gov>]
Sent: Friday, July 13, 2018 1:27 PM
To: Robb Lucas <rlucas@taylorservice.com>
Subject: RE: Ellicott City Master Plan

Mr. Lucas,

I checked with my colleagues working on this effort and they provided the following response:

Thank you for your interest in the master plan. Please note for a bit of background, prior to the 2018 flood we were working with our consultants toward a draft plan to be reviewed with the community. Then the flood hit, and we put the planning effort on pause to address immediate recovery needs. So, while our consultants had presented [master plan concepts](#), a draft plan was not available at the time of the May flood. We have kept all the prior materials and presentations on our [master plan website](#).

During this flood recovery and response period, some of the prior master plan concepts are informing repair work, an example being sizing the replacement culvert at Ellicott Mills Drive.

The County will be restarting the watershed master plan process, and the master plan consultant team will be developing new concepts for discussion with the community. These new concepts will directly relate to new information and new opportunities following the second flood.

Right now, we are still mapping out when community meetings can take place (in the late summer/early fall time horizon). We don't have specific dates yet, but when we do, we will advertise and send out notices – first and foremost with a Save the Date email blast. Please take a moment to join our Ellicott City Watershed Master Plan [email list through this link](#) to make sure you are among the first to hear when our meetings are announced.

Thanks,
Samantha

Samantha Holmes

Historic Preservation Planner
Howard County Department of Planning and Zoning
3430 Court House Drive, Ellicott City, MD 21043
410.313.4428 (phone)
410.313.3042 (fax)
sholmes@howardcountymd.gov

Visit [Historic Preservation on the County's website:](http://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic)

www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic

From: Robb Lucas <rlucas@taylorservice.com>

Sent: Thursday, July 12, 2018 11:13 AM

To: Holmes, Samantha <sholmes@howardcountymd.gov>

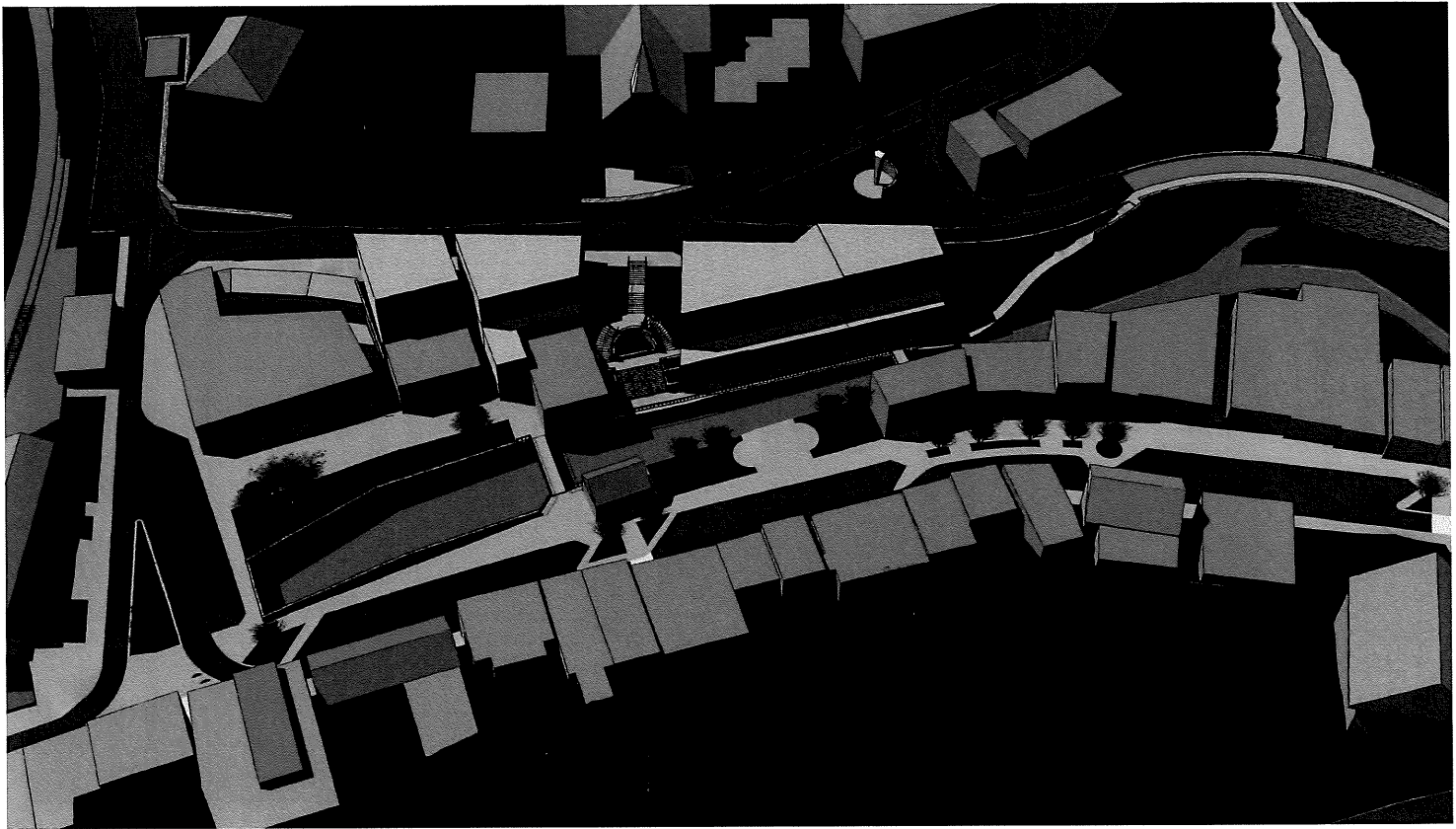
Subject: Ellicott City Master Plan

Ms. Holmes,

I enjoyed the meeting last night. I was especially interested in hearing Mr. DeLuca's presentation of the repairs along New Cut Rd., which may impact our properties and tenants. I have a question though. Mr. DeLuca referred several times to a master plan for Ellicott City. I know of the old watershed master plan, but this was prior to the 2nd Ellicott City flood. I have been unable to find any current information about a master plan. Do you know if there's any current information on the master plan, how it may have changed since the 2nd flood and if it's available to public review? Thanks.

Robb.

Robert T. Lucas
Accountant
Historic Ellicott Properties, Inc.
8 Park Center Ct., Ste. 200
Owings Mills, MD 21117
410-465-3500 x393
410-465-1950 fax



CONCEPT PLAN

① Aerial of Lower Main From East

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

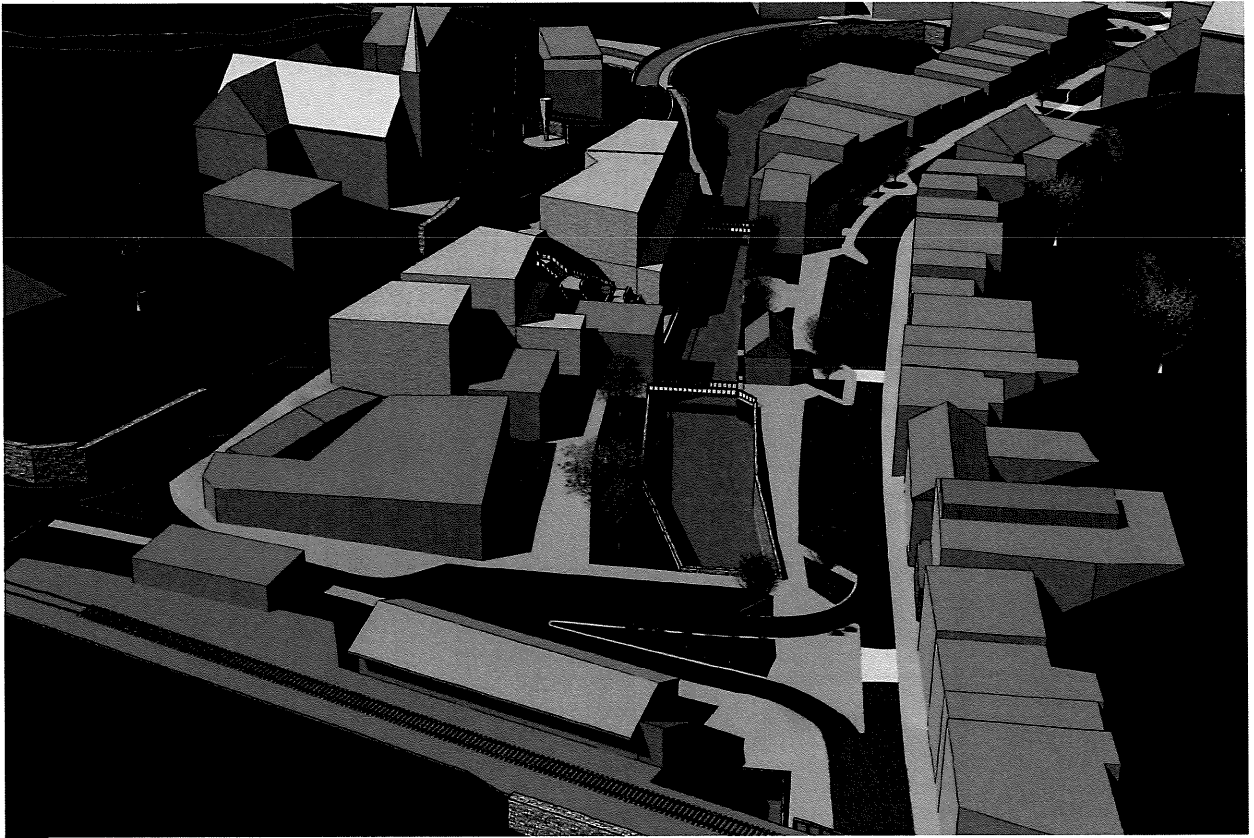


CONCEPT PLAN

① View Up Tiber

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

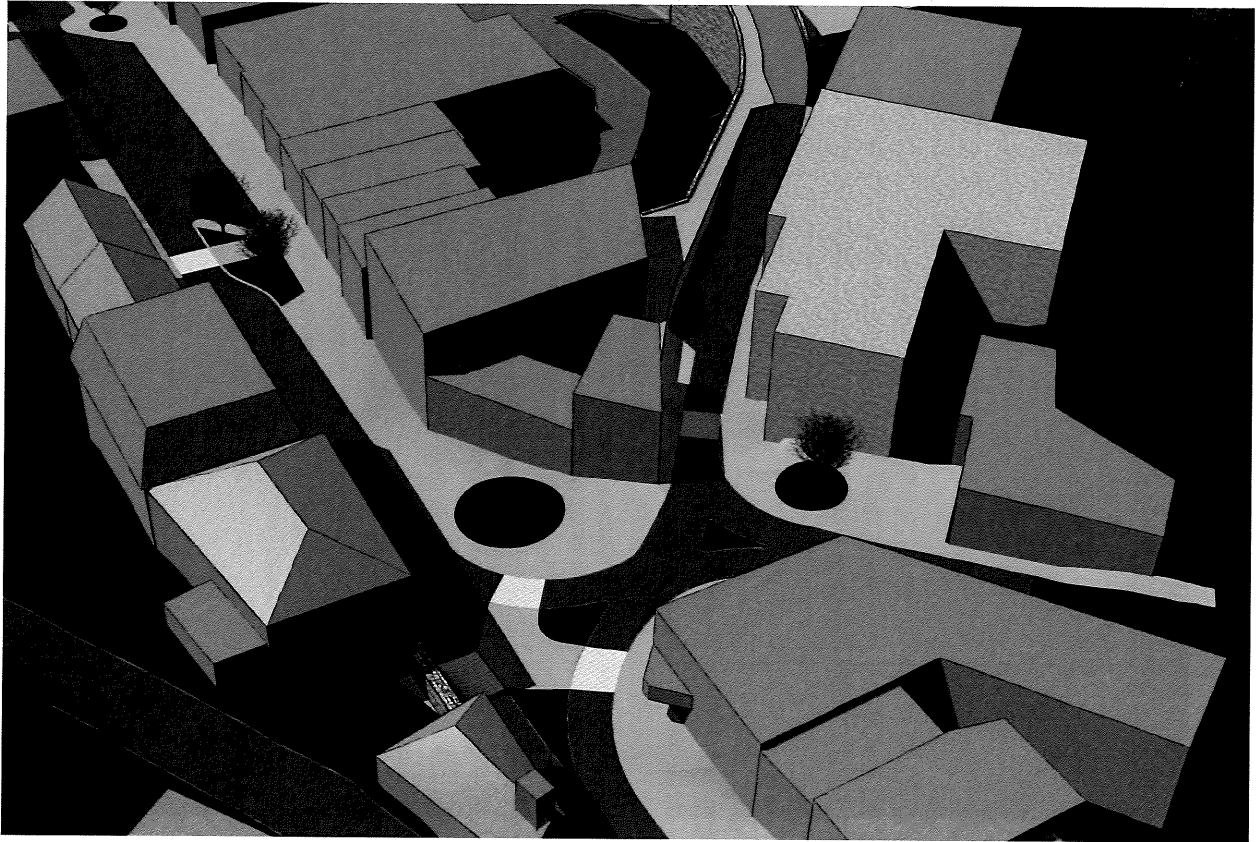


CONCEPT PLAN

Alexander Design Studio

① Aerial of Lower Main

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207



CONCEPT PLAN

Alexander Design Studio

① Aerial of Columbia Pike Intersection

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

Rebuilding Old Ellicott City – an Insider's View

The two recent floods of Old Ellicott City (OEC) have caused significant damage, business and financial losses, disruptions and tragic deaths. Careful analysis indicates that to prevent or reduce future problems we cannot simply keep putting the town back together the way it was and expect a different result the next time; after all, it is in a flood zone, collecting water from over 2,000 acres. Flooding will happen again, most likely sooner than later due to more dramatic weather events brought on by climate change. Is development the problem? Surprisingly, not much: McCormick Taylor, engineers hired by Howard County found that had the same rains occurred before the development in the OEC watershed, the resulting floods would have been only about 20% less and that completing the development of the watershed will also make little difference. So stopping development is not the answer based on scientific data. In fact, stopping development projects will make things worse for OEC. New communities and re-development of old sites under our current regulations will improve the situation by providing quality, quantity and 100-year flood controls to reduce runoff to OEC from places where there is little to no storm water control now. To help reduce flooding in OEC these new projects need to be fast tracked, not slowed down. These projects alone will help, but not stop the flooding. To mitigate the flooding we need to make infrastructure changes above and in OEC, as recommended by McCormick Taylor, and changes to Main Street itself.

A concept to revitalize OEC and significantly reduce flooding for lower Main Street has been put forward privately by an architectural and planning team from OEC experienced in flood measures for historic structures in the similarly flood prone Jones Falls Valley. The concept plan shown here should provide significant flood relief for lower Main Street while also improving vehicular and pedestrian flow. Further study and development of this plan along with the implementation of the flood warning system and suggestions from the McCormick Taylor study should make a significant difference. In summary this plan would divert most or all of the water from the New Cut streams that normally flow into the Tiber River midway down Main Street. A diversion structure with a new road on top would send the water under Saint Paul Street to carry it safely to the Patapsco without impacting Main Street. This would prevent perhaps as much as 41% of the water during a flood event from reaching Main Street. As proposed in previous concepts, this plan would remove the buildings which bridge and constrict the Tiber at the bottom of Main Street allowing the Tiber to be daylighted and appropriately dredged, giving its channel greater carrying capacity. A park setting will be created that makes the river an attractive asset to OEC instead of being its enemy. After all, it is because of the confluence of rivers here that the town was built in the first place. To preserve most of the town we need to sacrifice a few of its buildings, or at least the parts that restrict flow and access to the river. In addition, the plan would connect Saint Paul Street to Old Columbia Pike by creating a new link, connecting across the diversion structure to Saint Paul Street. Some of the buildings proposed to be removed are owned by my family and associates. With fair compensation to owners this plan can be a key part of the solution. This concept has the added benefit of allowing Main Street to be one way going west to Old Columbia with the St. Paul extension going one way east, creating a giant traffic circle. The traffic lights at Maryland Avenue and Old Columbia could be removed, the sidewalks widened and angle parking instituted. Re-zoning parts of OEC will provide an opportunity for new businesses and buildings on higher ground to maintain a critical mass of shops and restaurants, reinforcing the vibrancy of lower Main Street.

Additional projects which would help prevent flooding damages include: substantial steel fences around the parking lots and dumpster enclosures to prevent clogging the rivers; stabilizing and cleaning stream embankments; re-building our sidewalks out of concrete to protect infrastructure and foundations; and creating public private partnerships to build new retail, offices and apartments with storm water management and structured, free public parking.

Contact your elected officials and let them know that a re-vitalized Ellicott City which embraces its river heritage is possible now, that new development with modern storm water management must be permitted to proceed to help protect OEC and that the projects recommended by these studies should be funded as soon as possible to preserve the history, charm and beauty of OEC.

Bruce T. Taylor, M.D.

btaylor@taylorservice.com The Taylor Family came to OEC over a century ago and owns properties above and in OEC.

There is no relation between Bruce Taylor and McCormick Taylor.

Sayers, Margery

From: Zack Vacovsky <zvacovsky@gmail.com>
Sent: Friday, July 13, 2018 11:29 AM
To: Kittleman, Allan; CouncilMail; Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Sigaty, Mary Kay; Fox, Greg
Subject: Ellicott City Flooding and Amendments for Council Bill 56

Dear County Council Members and County Executive Kittleman,

Please accept this email as written testimony in favor of amending CB56 to help prevent flooding in Ellicott City. Please amend CB56 to allow development in the watershed with building and grading permits where the plans provide at least 100 year flood storm water management as this will reduce the water which reaches Ellicott City now to help prevent flooding as soon as possible. Please also amend CB56 to include \$25 million per year in funding to complete the necessary infrastructure improvements and to further study and implementation of additional plans and measures such as the Alexander Concept Plan so that Ellicott City can be revitalized at the same time as our heritage is protected from flooding.

Sincerely,
Zack Vacovsky