

CB38-2019

Old Ellicott City has been flooded many times, but until recently, that flooding has been largely caused by a rising Patapsco River that has inundated the lower reaches of the town. The two most recent floods have been quite different – now the water has been coming down from the hills above and spreading destruction throughout the entire length of Main Street.

The cause is obvious – the once wooded slopes above the town that retained sudden stormwater have been stripped and filled with impermeable roads, driveways and rooftops. This would be less of a problem if suitable stormwater retention facilities had been required as a critical requirement for construction.

Unfortunately, developers have been able to dodge their responsibilities by paying in-lieu fees and thus allowing their floodwaters to rush down into Ellicott City unimpeded. This can no longer be allowed to continue. If a builder cannot find a way to contain the rainwater that falls on a property, construction should not be allowed. Period.

DPZ has been too accommodating. The impression is that they are more interested in coddling developers and enhancing the tax base than in protecting lives, property and our heritage. It is an ironic proposition – the added tax revenue does not begin to compensate for the havoc wrought and the cost to the county.

Furthermore, the two recent floods were not anomalies. Our warming climate guarantees that the future will only bring us more sudden downpours and resulting destruction unless we take corrective action.

I urge you to support CB38-2019.

Dick Boulton
4669 Hallowed Stream
Ellicott City, MD 21042
410-884-2964
ddboulton@verizon.net

Testimony for Howard County Council
Support for CB 38
Submitted by: Kerri Bentkowski Li, District 1

Good Evening.

Thank you for the opportunity to present my testimony before the County Council in support for CB-38.

My name is Kerri Bentkowski Li and my family has resided in Ellicott City for more than 30 years. I owned property within the Route 1 corridor for 16 years and currently reside in Ellicott City. In addition to being a constituent, I have worked in the field of environmental protection and restoration for nearly two decades. Most that time was focused on implementing programs designed to reduce stormwater and improve water quality using a series of innovative stormwater management techniques. From both of these perspectives, there is absolutely no question that the council must take strong action now and Approve Bill 38.

Howard County and its taxpayers are on the hook for a \$140 million plan to mitigate flood concerns in Old Ellicott City. This \$140 million plan is our best hope to treat existing development and impervious cover so that people, businesses, jobs, and tax base will return. This \$140 million plan does not address any new or proposed development within the watershed, and so allowing any development without fully addressing stormwater management needs on-site would be a direct contradiction the plan. Every new drop of untreated stormwater that is allowed to enter the watershed (whether through an ILF payment or variance) is in effect an additional drop of stormwater the \$140 million plan will need to manage. It contradicts and jeopardizes the success of the plan. Therefore, I am here today to request the County Council approve Bill 38.

By allowing developers to skirt environmental laws through waivers and inadequately control harmful stormwater runoff through fee-in-lieu, Howard County has allowed the building industry to *privatize its profits*, and *socialize its costs for too long*. Given soil conditions, steep slopes, history of flash flooding, and the \$140 MILLION plan, Howard County residents do not want Howard County Department of Planning and Zoning to allow the building industry to operate “**business as usual**” within this unique and vulnerable watershed.

I urge the council to listen to technical experts in the written testimony submitted by the Association of State Floodplain Managers. Resist developer pressure and say NO to the allowance of fee-in-lieu for stormwater and absolutely NO to waivers that weaken the resiliency of this watershed’s green infrastructure. Insist that developers maintain optimal riparian buffer width.

By approving Bill 38, the council will **safeguard** the Patapsco North Branch by making a meaningful change to the stormwater management within the watershed and improve the resiliency of communities of District 1. Bill 38 is a thorough and achievable series of meaningful measures that the county needs to implement if they are truly to move forward in the redevelopment of Old Ellicott City and revitalize Elkridge in the most cost effective way for taxpayers.

Please Approve CB 38. Thank you for your consideration.

September 16, 2019

County Council,

My name is Sherry Fackler-Berkowitz, up until February 2019. I owned a building and business at 8069 Main Street, the historic stucco building. Due to the 2016 and 2018 floods my building has been purchased by the county and is sited to be torn down.

I am in support of CB-38. Climate change is real. We need to start working with the environment and not against it.

In my 40 years that I have been a business owner in Historic Ellicott City I have watched the county along with developers destroy New Cut Road, which was designated as a scenic byway. Look at New Cut now, we can never put back what has been destroyed.

20+ years ago, New Cut road was a beautiful way to come into the Historic District, with wild life all around, and then the development began. Since the 2018 flood the road has been closed and the beautiful scenic byway has suffered from the decisions the Howard County Government, along with developers have made over the years.

Flooding in the county is everywhere and the county never seems to find a solution to preventing the flooding or to fix the flooding problems that already exist. Rt 29 has major flooding when there are heavy storms. It wasn't always that way in the time I have lived and worked in Howard County.

Maybe Mother Earth is trying to tell us there are areas that should not be developed to help prevent them from flooding other areas.

The idea of charging developers (CR-122) more to develop in an area that should not be used for development seems ridiculous. Where has the previous money for storm water management gone?

As we speak here tonight there is a development taking place right above the Historic District.

Many of my friends and business owners have spent a great deal of time and money to get up and running. If this bill CB-38 passes, I hope it will halt the develop that is being planned for the future, in the watershed and surrounding areas.

Let's pass CB-38, it's for all of our future.

I also support Bill 40-2019

A handwritten signature in black ink, appearing to read 'S Fackler-Berkowitz', written in a cursive style.



Testimony of Carl Gutschick, PE
Howard County Council Bill 38-2019
September 16, 2019

Good evening

I am a professional engineer and a partner in an engineering firm that is very involved in Howard County. We help create a variety of projects in the county, including residential, commercial, industrial, and public. Many of these projects have floodplains, and all have stormwater facilities.

In college, I specialized in hydrology, floodplain analysis, and stormwater management, and have been involved in these fields ever since.

CB 38 appears to be about the Patapsco floodplain, and the so-called bottom-up flooding of lower Main Street in historic Ellicott City. As you must know, the 2016 and 2018 floods were of the top-down variety, and therefore not due to the backwater effect of the Patapsco.

I can assure you that the severe regulation of the Howard County half of the watershed will not make a material difference in the periodic flooding of the Patapsco. The remaining developable land, compared to the watershed size, is simply not enough to make a difference.

What CB 38 will do is render certain properties undevelopable, either in a practical sense, or in the case of properties defined as “Infill”, in an absolute sense. This extreme regulation will affect all types of development, and severely impact the shelter industry from providing much needed housing. The population is growing, and each person needs a roof over his or her head.

In addition to its unnecessary severity, CB 38 has flaws and unintended consequences. Please do not enact this Bill.

Testimony in Favor of CB38-2019
Dawn Popp, District 1

Good evening. I am here tonight to express my support for CB38-2019. Given the changes in weather patterns and the increase in severe weather we've experienced in recent years, and especially in light of the repeated catastrophic flooding in Old Ellicott City, it should be obvious to everyone that we need to be extra-vigilant about stormwater management and protecting our watershed.

From my perspective as a citizen, it appears that waivers and "fee in lieu" payments are now so freely granted by DPZ that these discretionary loopholes have overtaken the underlying Code requirements that were adopted by the Council in accordance with a public process. This bill would shift that balance so that the relevant Code provisions intended for general applicability are, in fact, generally applied and not subject to the discretion of unelected DPZ employees.

I do have one suggestion in terms of a potential amendment. I would like to see a narrowly tailored amendment that would allow additional flexibility, if necessary, to accommodate public projects such as planned improvements to Troy Park and, most importantly in my opinion, High School 14.

Thank you.



County Council of Howard County
3430 Court House Drive
Ellicott City, MD 21043

Re: CB38-2019, Protect This Watershed Act

Position: Favorable

Dear Chairwoman Mercer Rigby and Members of the Council,

Clean Water Action is a grassroots advocacy group with over 7,000 supporting members in Howard County. Our focus is on policies that protect drinking water quality by preventing pollution flows into surface waterways and groundwater. We support CB38-2019 for its changes that will improve safeguards of the Lower North Branch of the Patapsco River, an impaired waterway.

The Lower North Branch of the Patapsco River is an impaired waterway, which means that it is not meeting the water quality standards for its designated use (water contact recreation and protecting aquatic life). The watershed is largely suburban, meaning that most of the impairments are due to suburban land uses and development patterns. The watershed is largely paved, which is a significant contributor to impairments. Pavement prevents soils and vegetation from being able to slow and filter runoff. As impervious surfaces increase, water runs faster and with higher volumes, quickly scouring sediment and transporting pollutants.

There are many policies in place that are supposed to require practices that slow and filter stormwater runoff and protect the water quality of the waterways throughout Maryland and the Lower North Branch.

Forests: Forests are a gold standard land use for slowing and filtering stormwater runoff. Forests have tremendous capacity to absorb runoff, store it in vegetation, and filter pollutants out of the water before it overwhelms downstream infrastructure. Much like other central Maryland counties, Howard County is not adequately protecting its remaining contiguous forests and is not charging sufficient fees to replant the acres below the conservation threshold that developers are removing. In 2019, state law changed to place the burden of replanting on counties that accept fees-in-lieu for forest conservation. Howard County will be responsible for replanting the lost acreage for which they accept

fees-in-lieu.

Floodplain: Development in floodplains paves land that naturally serves as an overspill for large rain events. Floodplains are designed to capture, slow, and absorb high water levels in streams and rivers. By allowing development to encroach on floodplains in a sensitive area, the county enables the building of more vulnerable places while diminishing the ability of the floodplain to operate.

Wetlands and Streams: Wetlands are additional, natural features that capture, slow, and filter stormwater, improving water quality and addressing issues with water quantity. Buffers around wetlands and streams slow and filter stormwater runoff and help preserve these features as habitat for native species.

Especially concerning is when the county approves waivers for disturbing areas around streams, drastically reducing the space available to filter runoff and disturbing the forest around the stream which prevents erosion and cools temperatures. Temperature impairments are a growing problem in Maryland waterways and create an inhospitable environment for native species.

Steep Slopes: Steep slopes are features that are very sensitive to changing water flow patterns around them. When the county approves waivers for disturbing steep slopes, they are creating a situation where erosion can increase drastically, adding unnecessary vulnerabilities to increased sedimentation.

When these regulations were put into place, waivers and fees-in-lieu were allowed to enable added flexibility for compliance. Unfortunately, in Howard County waivers and fees-in-lieu have become too common and are undermining the protections that these regulations were supposed to afford.

A case in point was the waiver given to allow disturbances at Riverwatch in Elkridge, where a waiver was approved for a “necessary disturbance” to construct a gazebo. It is difficult to understand how a gazebo can be a necessary disturbance. Removing forested buffer, encroaching on steep slope, and building close to a waterway have water quality ramifications. The subsequent collapse of the steep slope and its resulting sediment to the Patapsco River is frustrating when existing environmental protections should have been sufficient to prevent this man-made problem.

As the county prepares massive investment for additional stormwater facilities for greater volume in Old Ellicott City and residents throughout the watershed experience increased flood events, property damage, and risk to human health, measures need to be put into place to require greater compliance with these regulations.

Floodwaters are dangerous, even when they are slow moving and seemingly innocuous. Howard County experiences regular sewer overflows into waterways, including those in the watershed of the Lower North Patapsco Branch. Flooded roads and backyards create public health problems where people can be exposed to fecal bacteria outside of catastrophic flooding in Ellicott City.

It is time to adhere to the existing environmental protections that should, and could already, be in place for a watershed besieged by stormwater problems.

Thank you,

Emily Ranson
Maryland Program Coordinator
Clean Water Action
eranson@cleanwater.org



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

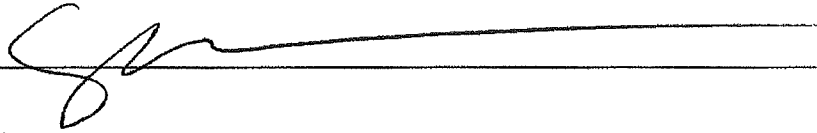
I, Emily Ranson, have been duly authorized by
(name of individual)

Clean Water Action to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB38-2019 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Emily Ranson

Signature: 

Date: 9/12/19

Organization: Clean Water Action

Organization Address: Baltimore, MD 21202

Baltimore, MD 21202

Number of Members: 7000 (Howard County)

Name of Chair/President: Bob Wendelgass

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



Position Statement

OPPOSE

Howard County Council

September 16, 2019

CB-38-2019

An ACT to prohibit certain waivers in the Patapsco Lower North Branch Watershed; to prohibit certain disturbance of land in the Ellicott City Floodplain; to prohibit specified activities in certain buffers; to provide certain open space requirements in the Patapsco Lower North Branch Watershed; to eliminate certain fees-in-lieu; to prohibit residential infill under specified circumstances; to prohibit the issuance of certain variances in the Patapsco Lower North Branch Watershed; adding certain requirements related to forest conservation plans; to limit forest cover clearing in the Patapsco Lower North Branch Watershed; to specify the afforestation level in certain cases; to alter requirements and procedures to control the adverse impacts associated with stormwater; and generally relating to subdivision and land development regulations.

Baltimore Gas and Electric Company (BGE) opposes County Bill 38-19 as introduced because the legislation has the potential to negatively impact BGE efforts to supply future and maintain existing gas and electric infrastructure and service to our customers.

As proposed CB-38 has the potential to negatively impact vegetation clearance activity on BGE transmission, gas and distribution facilities. As well, it may have a significant impact on BGE's transmission rights of way infrastructure maintenance and the repair of roads, bridges, culverts, etc.

In addition, CB-38-19 may also conflict with the *Maryland Electricity Service Quality and Reliability Act of 2011* and the regulations adopted by the Public Service Commission. Trees growing into or near electric power lines often cause hazards and risk to the reliability of the electricity system. Limiting tree removal would hinder BGE's ability to meet the electric service and reliability standards set in state law. Maryland Code provides that a county or municipal corporation may not adopt or enforce a local law, rule, or regulation or take any other action that interferes with, or materially increases the cost of the work of an electric company toward, compliance with the vegetation management standards adopted by the Public Service Commission (See, Public Utilities Article §7-213(e)(4)).

BGE appreciates the Sponsor's and this Council's recognition of the importance of electric and natural gas system reliability; and for the reasons outlined above, BGE encourages the Council to vote unfavorable on CB 38-19. BGE would recommend that a better approach to addressing the objectives of this legislation is for the County Council to work with professionals and stakeholders knowledgeable of watershed management to develop a plan to meet its goals of protecting Ellicott City to the extent practicable. BGE would welcome an opportunity to be part of such an effort.

BGE, headquartered in Baltimore, is Maryland's largest gas and electric utility, delivering power to more than 1.2 million electric customers and more than 655,000 natural gas customers in central Maryland. The company's approximately 3,400 employees are committed to the safe and reliable delivery of gas and electricity, as well as enhanced energy management, conservation, environmental stewardship and community assistance. BGE is a subsidiary of Exelon Corporation (NYSE: EXC), the nation's leading competitive energy provider.

Megan M. Eaves
410-470-2575



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, MEGAN M. EAVES, have been duly authorized by
(name of individual)

BALTIMORE GAS & ELECTRIC CO to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-38-19 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: MEGAN M. EAVES

Signature: Megan M Eaves

Date: 9/13/19

Organization: BALTIMORE GAS + ELECTRIC CO

Organization Address: 2 CENTER PLAZA 110 W. FAYETTE ST

BALTIMORE, MD

Number of Members: N/A

Name of Chair/President: CALVIN BUTLER

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



Sheppard Pratt

HEALTH SYSTEM

Sheppard Pratt Health System Written Testimony

Bill No. 38 -2019

The Patapsco Lower North Branch Bill

Position: Opposed

Executive Summary

In 2017, there were 1,985 overdose deaths involving opioids in Maryland—a rate of 32.2 deaths per 100,000 persons, which is twofold greater than the national rate of 14.6 deaths per 100,000 persons. The State ranks in the top 5 for opioid-related overdose death rates with the largest increase attributed to cases involving synthetic opioids (mainly fentanyl).

According to the National Institutes of Mental Health, nearly one in five adults in the United States experienced a mental or behavioral health problem. In addition, data indicate approximately 21 percent of youth aged 13-18 experiences a severe mental disorder at some point in their life; for children aged 8-15, the estimate is 13 percent. Children throughout Maryland face many mental health challenges in school, at home and in their community, no matter their demographic group, education, income level, race or culture.

Roughly 1.2 million Maryland residents experience mental illness every year. The overwhelming majority do not receive treatment, with 6 in 10 who need a mental health service not getting it, and 9 in 10 who need substance use treatment, not receiving it. Untreated mental health disorders can lead to a host of adverse consequences, including homelessness, academic failure, unemployment, contact with the criminal or juvenile justice system, and suicide

To address the unmet need for mental health and substance use services, the Sheppard Pratt Health System (Sheppard Pratt) is committed to and investing in much needed outpatient and community-based services to allow residents of Howard County to live, work and thrive closer to home. This bill will harm access to life-saving care at a time when we have a behavioral health crisis and opioid epidemic.

Background

Among its continuum of services, Sheppard Pratt operates two freestanding psychiatric hospitals, one in Towson and a second in the Ellicott City community of Howard County. Between the two hospitals, there are nearly 10,000 admissions a year. After more than 16 years as tenants in the Sheppard Pratt at Ellicott City facility, the organization has moved forward and begun construction of a state-of-the-art replacement hospital facility. The new hospital, Sheppard Pratt at Elkridge, is being built on a 39 acre



Sheppard Pratt HEALTH SYSTEM

parcel of land at the intersection of Route 1 and Meadowridge Road in the ElkrIDGE community of Howard County.

The location was chosen based on accessibility to 1-95, the Baltimore Washington Parkway, Route 100 and the ICC – allowing easy access to Howard County residents as well as those from neighboring counties and D.C. Many jurisdictions that are seriously under resourced for psychiatric inpatient services.

The new hospital and medical office building will bring 300 new jobs to Howard County.

Current Hospital Project

Sheppard Pratt is currently in the process of constructing a new hospital in Howard County. This will be an 85-bed, 156,000 square foot hospital to include inpatient, day hospital, and crisis services. The current plan for the hospital will include the following:

- 5 inpatient units: Adolescent, Young Adult, Adult, Co-Occurring Disorders, and Psychotic Disorders;
- 4 day hospitals: Adolescent, Adult (with a Co-Occurring Disorders track), Psychotic Disorders, and Eating Disorders; and
- A Crisis Walk-In Clinic for urgent assessments

The new building allows us to go from 78 to 85 licensed beds. Although the number does not appear to be a big increase, we are moving from all doubles (and even some triples) to all private rooms. This is not only a patient satisfier but also allows us to use the beds to full capacity because none would need to be closed due to gender occupancy or patient needs, among other regulatory restrictions.

The facility is being constructed and equipped at a capital cost of approximately \$96.5 million – this includes both State and County investment in the project. In addition to the broader array of inpatient and day hospital services, there will be an extension of some of the specialty, tertiary services now offered exclusively on the Towson campus to the ElkrIDGE location.

Impact of Bill No. 38-2019

Specifically, Bill No. 38-2019 will impact any additional construction on this nearly 40 acre property. In addition to the new hospital, this campus is intended to include a small expansion to the hospital under construction and to house a new medical office building.



Sheppard Pratt HEALTH SYSTEM

The medical office building will include community-based and addiction services to meet the needs of the residents of Howard County including those without insurance and Medicaid. Although we have not begun leasing the space, we envision the building to include the following:

- Primary care
- Mental health
- Addiction treatment services including medication assisted treatment
- Walk-in clinic
- Eating disorders – inpatient, outpatient and partial hospitalization
- Autism diagnosis and treatment
- Linkages to Care, Chronic Care Management, Care Coordination, In-home Support
- Center of Excellence for Treatment Resistant Disorders, Second Opinions
- Anxiety Disorders
- Technology and innovation center (e.g., telepsych hub for our services to be available across the State)
- Social service linkages and social service access points to meet community need

Community Impact

Sheppard Pratt provides an extensive and comprehensive array of behavioral health services in Maryland serving over 70,000 Marylanders. Nearly 50,000 of those people we serve, receive community-based services. This bill has the potential to impact the amount of services we can provide in Howard County.

Specifically, this bill will impact our expansion into additional community-based care in Howard County. The services listed for our planned medical office building include services that will not only impact the community but are based on community needs. For example, there is a tremendous need at this time for addiction treatment services. At the same time, the patients we see are some of the most vulnerable in the State, linking these patients with primary care services is a much needed effort – especially considering they have a much higher percentage of not seeing a primary care physician.

Social service linkages will allow us to work with the County to determine community needs. Be it employment services or veterans services, Sheppard Pratt stands ready to assist the County with the pressing needs of the day. Working with the County, we can be nimble enough to pivot to the needs of the community as they arise.



Sheppard Pratt

HEALTH SYSTEM

Conclusion: The Legislation Under Consideration

While well intentioned, the bill under consideration will have negative effects on the behavioral and mental health facilities and options in Howard County. In addition to the health care effects, the bill will cut job growth in the County. Sheppard Pratt would support legislation that is more finely tailored to meet specific needs of the community while allowing smart growth to meet the growing needs (particularly the health needs) of the community, County and State.

About Sheppard Pratt

Sheppard Pratt Health System is the largest nonprofit provider of mental health, substance use, special education, developmental disability, and social services in the country. As a nationwide resource, Sheppard Pratt provides 2.3 million services each year across a comprehensive continuum of care, spanning both hospital- and community-based services. Since its founding in 1853, Sheppard Pratt has been an innovator in the fields of research and best practice implementation, with a focus on improving the quality of mental health care on a global level. We have been consistently ranked as a top national psychiatric hospital by *U.S. News & World Report* for nearly 30 years.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Jeffrey Grossi, have been duly authorized by
(name of individual)

Sheppard Pratt Health System to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding bill 38-2019 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Jeffrey Grossi

Signature: Jeffrey Grossi

Date: 9/13/2019

Organization: Sheppard Pratt Health System

Organization Address: 6501 North Charles Street
Baltimore, Maryland 21204

Number of Members: _____

Name of Chair/President: Harsh Trivedi

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Testimony against CB38

Bruce T. Taylor, M.D., Taylor Service Company, Taylor Properties Community Association

Village Crest Neighborhood Association, 4100 College Ave., Ellicott City, MD 21043

CB38 is a bad bill, flawed at its core, and should not be passed or even amended. It overreaches on all fronts. It includes watershed areas that do not impact Old Ellicott City (OEC). It will have a negative effect on OEC, Howard County and its citizens. It will make development in its designated areas nearly impossible and unaffordable, raising the cost of new housing, eliminating projects that would provide Moderate Income Housing Units (MIHUs) and thereby reduce needed housing for workers in the County. It makes one wonder if the goal of the bill isn't to enforce xenophobic fears. Howard County and the OEC area should be inclusive, not exclusive to the well to do.

Five generations of my family have been working to improve OEC for over 120 years. Our Main Street, New Cut Road and St. Paul St. properties are still recovering from the last two major floods. With this heavy investment in OEC we, as much or more than anyone, want to continue to improve OEC and Howard County as much as possible. CB38 will do the opposite even though it is supposed to be protective. The County water or hydrology study published in June 2017 recognized development as only a minor contributor to flooding of OEC, pointing out that even if all the 3.7 square miles of the OEC watershed were undeveloped forest, about 80% of the floodwaters would still have occurred in 2016. This small contribution of existing development is because of two factors: 1) soaking rains for days before the flood saturate most surfaces, even in woodlands, so that they cannot accept more water; and 2) old development, predating new Storm Water Management (SWM) regulations in the 1980's, accounts for most of the developed area in the watershed. The fact is that development by today's standards, and even more so if CR122 & CR123 pass, will help OEC by providing SWM that retains many acre-feet of water. Each new development will provide quality and quantity controls which do not exist today; many of these SWM benefits will be on line at no cost to the County before all the features of the excellent flood mitigation plan of County Executive Ball can be completed. The more area that is developed or re-developed the more SWM that will be provided. CB38 if passed will stop or greatly reduce development which will, therefore, mean there will be no change from current conditions which have contributed to flooding. Development and re-development is exactly what OEC needs to help keep acre feet of water from reaching Main Street. *Along with the County Flood Mitigation plan,*

In general, the more development there is the more the tax base and revenues increase in addition to adding to housing stock and needed workforce housing. If we make development too costly, new projects will not proceed, revenues will decline and diversity will suffer. *Currently planned projects* will add over \$200 Million to the County tax base *if allowed to proceed*.

In addition, life for existing homeowners is going to be worse. Property values will drop since properties will be less valuable since less can be done with them. The ability and cost to do simple deck additions or other home improvements will be prohibitive with the open space requirements. Revenues will drop as home values drop. The County might be faced with multiple lawsuits from owners who feel their property has effectively been taken by this bill and the County. With no grandfathering, property owners with projects in line for years will need to abandon or completely re-design their projects.

The bill also restricts all sorts of waivers to SWM projects only, yet the County itself needs waivers to install and maintain needed infrastructure well beyond SWM. We cannot cripple our ability to put these vital projects and schools in place.

As the President of the Taylor Properties Community Association and of the Village Crest Neighborhood Association, we also oppose CB38. These associations represent the over 1000 residents who live in Taylor Village at the top of College Avenue. Portions of these developments fall outside the OEC watershed yet are included in CB38. Each week the architectural review process considers multiple applications for simple homeowner property improvements; many of these will be impossible or unaffordable if CB38 passes. Residents are rightly concerned that their ability to use and enjoy their property and their values will drop as a result.

In summary, we urge you to vote against CB38 which will have a negative impact on OEC, the County and its residents.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

✓ I, Bruce T. Taylor, have been duly authorized by
(name of individual)
Taylor Properties Community Association, Inc.
Village Crest Neighborhood Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)
County Council regarding CB 38 / CB 40 to express the organization's
(bill or resolution number)

~~support for~~ / opposition to / ~~request to amend~~ this legislation.
(Please circle one.)

Printed Name: Bruce T. Taylor

Signature: [Handwritten Signature]

Date: 9/16/19

Organization: Taylor Properties Community Association, Inc
Village Crest Neighborhood Association

Organization Address: 5304 Dorsey Hall Dr.
Ellicott City md 21042

Number of Members: over 1000 homeowners in Taylor Village

Name of Chair/President: Bruce T. Taylor (for both)

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Amy Lynne

3000 Westchester Ave

Ellicott City, MD 21043

Bill CB-38

I live just over the bridge from Historic Ellicott City. I am technically in Baltimore County but I call Ellicott City my home and my community. I have watched in horror as my community has been destroyed twice by devastating flash floods in 2016 and 2018. It is my belief that a combination of climate change and uncontrolled development has been the cause of these floods.

My wish, my hope is that all development affecting these watersheds cease, permanently. No more green space removed, not another tree cut down, no more apartments, no more townhouses, no more parking lots. The fact that there are still development projects proceeding forward after two devastating and deadly floods sickens me.

I support bill CB-38 because it is a monumental step in the right direction. It is simply outright corruption to allow developers to pay their way out of environmental regulations. Howard County government must do a much better job protecting its citizens and historic communities.