



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott City Historic District ■ LAWYERS HILL Historic District
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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September 3, 2020

Peter Conrad, Deputy Director
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

RE: HPC-20-62; Ellicott City Watershed Master Plan

Dear Mr. Conrad:

I am writing to confirm that your application for Advisory Comments on The Ellicott City Watershed Master Plan was heard on August 6, 2020. The Commission discussed the plan at length and provided many comments, which are documented in the attached minutes. Some of the key points include:

- Many of the visions are very large scale, and the Commission will be very interested in the details, especially those concerning new development. The Commission will need to update their Guidelines to take into account many of the items planned, to make sure they have a legal basis for which to review a future application and ensure protection of the Main Street experience.
- It is important that redevelopment of areas, such as the Courthouse, do not make Main Street economically irrelevant and overpowered by other development in the area.
- The Watershed Master Plan assumes removal of the lower Main Street buildings. The Commission reminded the Applicant of the Commission's Rules of Procedure and Design Guidelines, which outline a process the Commission must utilize when reviewing requests for demolition in the Ellicott City Historic District. More information on this is detailed in the minutes on page 35. The Commission urged the Applicant to remember that the County must show they have explored all other options before deciding on demolition.
- The Commission suggested more exploration take place into whether the degree of flooding can be reduced by creating more impervious surfaces in the watershed.
- The Commission noted the McCormick Taylor assessment that stated the depth of the flood would be the same in a woods in good condition model compared to current conditions cannot be found in the McCormick Taylor study and urged the Applicant to look at that information again.
- The Commission expressed concern that small elements in the plans, such as wayfinding, received as much attention in the plan as projects that could affect more visual change on Main Street.

Please see the enclosed minutes for more information regarding the Commission's comments on your application. Please contact Samantha Holmes at 410-313-4428 or sholmes@howardcountymd.gov if you have any questions.

Sincerely,

Beth Burgess
Executive Secretary, Historic Preservation Commission