



Ellicott City Watershed Master Plan

8/26/2020 Master Plan Advisory Team Meeting Summary

Wednesday, August 26, 2020; 5:30 pm

The final meeting of the Ellicott City Master Plan Advisory Team (MPAT) created by Executive Order 2019-06 was held Wednesday, August 26, 2020 via videoconference and livestreamed. A video recording of the meeting is available at <https://youtu.be/pBVMAZOyH9w>.

Consultants present: Tom McGilloway, Matt Thomasson

Staff present: Amy Gown, Peter Conrad, Kate Bolinger, Jeff DelMonico

MPAT present: Ben Barlow, Rob Brennan, Lori Lilly, Ed Lilley, Gary Maule, Beth Woodruff and Alison Burkowske (substituting for Alicia Jones-McLeod, on behalf of Ellicott City Partnership)

MPAT Absent: Tom Coale, Simon Cortes, Barry Gibson, and Debbie Slack Katz

Peter Conrad, Howard County Department of Planning and Zoning (DPZ), opened the meeting at 5:35 pm and thanked MPAT for their service to the effort, noting the importance of their perspectives in developing the draft plan.

Tom McGilloway, Mahan Rykiel Associates, facilitated a discussion with MPAT members regarding the draft plan. In discussing the draft plan, MPAT members offered the following:

- In the West End, if buildings are removed for flood mitigation, consider adding parking spaces on those lots as well as wider sidewalks.
 - P. Conrad noted funding sources and floodplain regulations could constrain the reuse of lots for parking.
 - T. McGilloway indicated these items could be noted for consideration in the plan.
- Regarding the Lower Main channel and Tiber Park, make the area inviting to people and explore opportunities to gain as much space for people as possible (wider sidewalk, plaza area, pedestrian bridge, glass to view water below).
 - T. McGilloway noted the plan includes a railing to keep people out of the channel for safety. He described Lot D as offering a future opportunity for stream daylighting where

people could interact with the water. He added that upper story balconies shown in the plan represent an opportunity to view the water.

- Make the Lower Main channel visually enticing (a set of stone steps from Maryland Avenue to the channel, a softened view with terracing, a more visually open channel).
 - T. McGilloway said a separate design team would develop the detailed design for the channel that would take hydraulic dynamics into account. He said the terrace shown in the master plan is meant to visually break up the design.
- Provide water features to draw people (an impoundment, a pump feature, active water sounds, water fountains, an interactive water feature in front of the B&O).
 - T. McGilloway noted the plan recommends riffles and pools be considered as part of the channel design.
- Regarding a parking garage option for Lot A, ensure the parking garage design would respect the historic context and consider nearby residential uses, potentially softening the design with a green roof or rooftop park.
 - T. McGilloway noted a parking garage in Lot A could allow Oella businesses to expand outdoor dining in place of existing parking. He noted the reuse of the Wilkins Rogers mill could change the dynamic of the area. He further described that the intent of the plan was not to add a parking garage in every lot, but to illustrate a menu of options should a garage be needed in the future.
- Community members question how the master plan will remain relevant if elements of the EC Safe and Sound flood mitigation plan are not implemented.
 - T. McGilloway noted that the master plan builds upon the EC Safe and Sound flood mitigation plan.
 - Kate Bolinger (DPZ) noted that the master plan is meant to be flexible with its menu of options, policies and goals that may be carried forward to adaptively manage implementation.
- The master plan implementation strategy with near, mid and long-term items offers the ability to revisit topics in the future, while not losing today's discussion.
 - T. McGilloway said the plan includes an annual forum and a bi-county forum.
 - P. Conrad noted that bi-county collaboration has begun, as DPZ met with Baltimore County staff and held a special jointly hosted meeting for Baltimore County residents.
- With respect to environmental stewardship, provide greater incentives for stormwater improvements by property owners in the watershed – such as increasing reimbursable amount, expanding eligible items for reimbursement – under the County's CleanScapes program. Emphasize forest management as an important effort to make the entire watershed more resilient and provide incentives for forest management such as removal of invasive vines that shorten the lifespans of existing trees on private land - recognize the importance, through programs and incentives, of stewarding our existing natural infrastructure in addition to protection and new restoration activities. Finally, make a consistent effort to educate watershed property owners including new property owners and include education as a priority throughout the Master Plan.

P. Conrad asked MPAT members to approve the July 31, 2019 and October 24, 2019 meeting minutes. Beth Woodruff motioned to approve the minutes and Rob Brennan seconded. The motion carried (7 in favor, 0 opposed). The meeting adjourned at 6:35 pm.