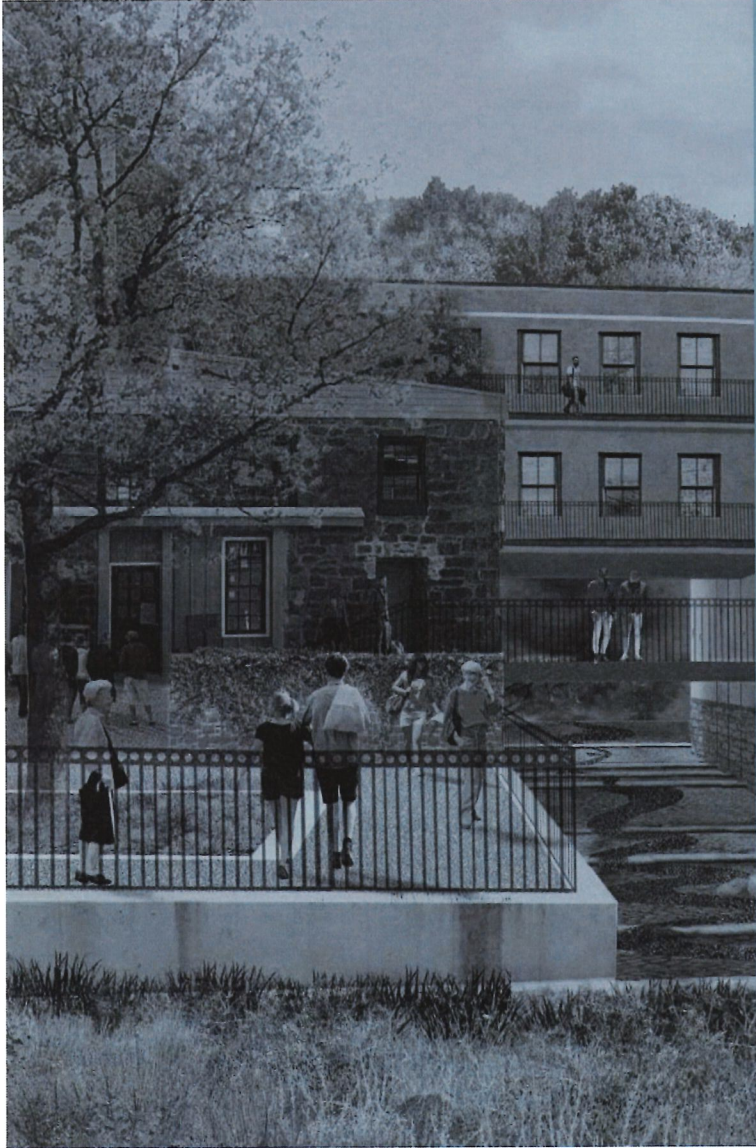




# Ellicott City Watershed Master Plan: Overview Presentation

Howard County Department of Planning and Zoning, November 16-20, 2020  
*County Council Member Briefings*

Mahan Rykiel | Arnett Muldrow | RK&K | Land Studies | SouthCoast Consulting | Preservation Consulting  
*In consultation with: McCormick Taylor*



- 
- 1) Background
  - 2) Public Input
  - 3) Plan Contents

- 
- 1) Background
  - 2) Public Input
  - 3) Plan Contents

# Why a Master Plan for Ellicott City?

- Rebuilding for the long-term = an opportunity to enhance, in addition to protect
- Community steeped in history, notable for connections to the National Road, B&O railroad, and rich mill town heritage

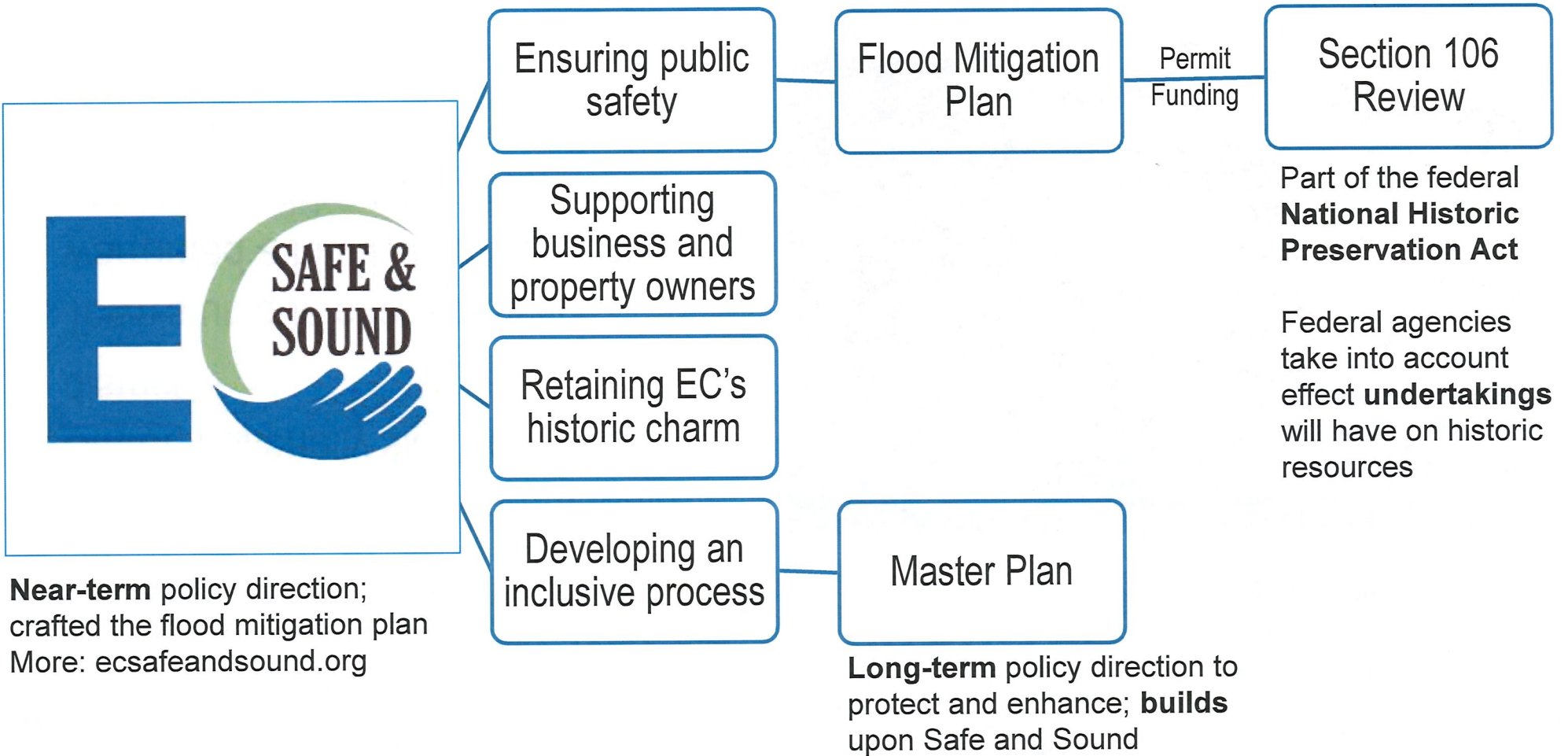


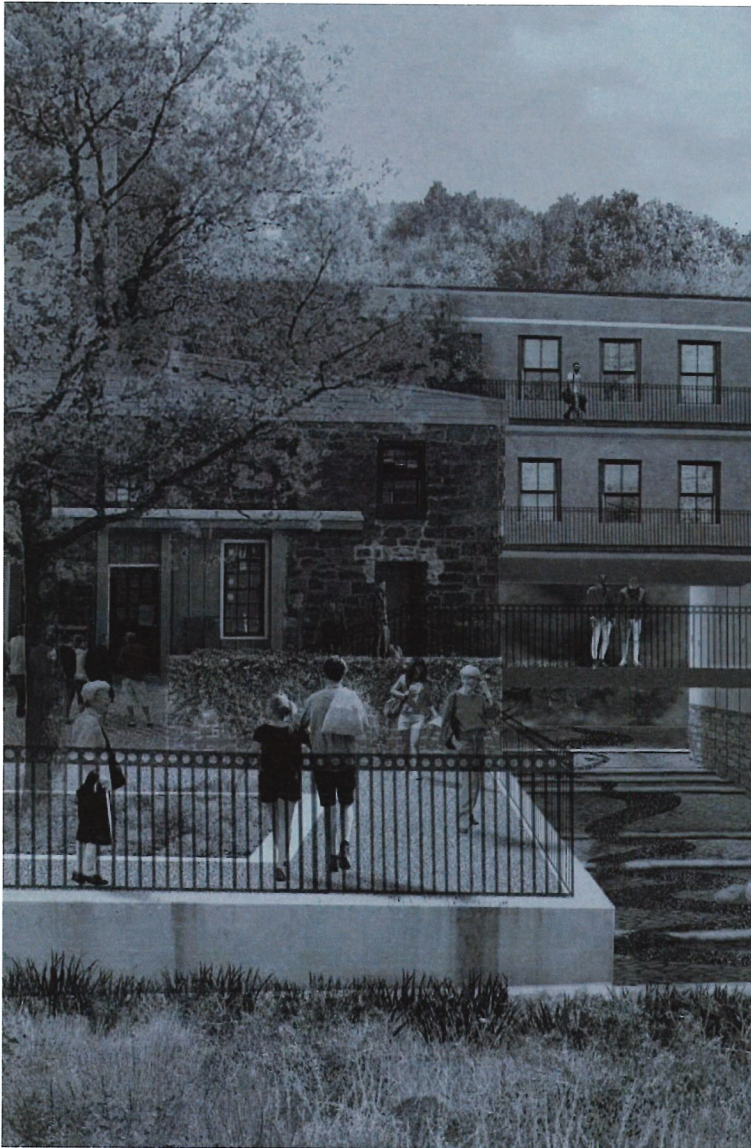
# Why a Master Plan for Ellicott City?

- Today regional draw, vibrant Main Street, nationally significant historic district
- Town's unique characteristics warranted a highly context-sensitive, community-driven approach to planning



# Master Plan Relationship to EC Safe and Sound Plan





- 
- 1) Background
  - 2) Public Input
  - 3) Plan Contents





# “rECovery” Community Meetings – Fall 2016

- Four ‘listen & learn’ sessions
- Professional facilitator
- 300+ project ideas



**rECovery Community Meeting #2  
Rebuilding and Economic Development  
Final Report**  
December 1, 2016

Participants listened to presentation on economic development efforts in Ellicott City.

On December 1st, residents, community members, and stakeholders of the Greater Ellicott City area met at Roger Carter Community Center to engage in community dialogue, learn from a presentation by an expert from the City of Frederick, and share ideas for rebuilding a stronger and more resilient Ellicott City. This meeting was the third in a series of four. The meetings all focused on rebuilding with an emphasis on resilient infrastructure and flood mitigation. This meeting had a special additional focus on economic development.

Throughout the evening, participants were able to share their thoughts and feelings on the recovery process and learn about the County's response and the process moving forward. Participants engaged in facilitated group discussions and used keypad polling to provide instant feedback. This feedback will assist the County in identifying clear priorities for rebuilding a stronger, more resilient Ellicott City.

**Keypad used to record participants votes**

**What is your relationship to Ellicott City? (press all that apply)**

40%	1. Live there
39%	2. Work there
34%	3. Own a business there
49%	4. Shop there
34%	5. I worship there
42%	6. Live on property there
31%	7. Other

**How important is it to you to rebuild Old Ellicott City?**

82%	1. Very important
12%	2. Moderately important
3%	3. Slightly important
3%	4. Not at all important

**How long have you lived, worked or regularly visited (shopped, dined, worshipped) in Ellicott City?**

3%	1. I don't live, work, or regularly visit Ellicott City
36%	2. Less than 5 years
36%	3. 5-20 years
16%	4. 21-50 years
9%	5. More than 50 years

### rECovery Project Idea Themes

The following are the themes that have emerged from over 250 individual project ideas collected thus far from community members and stakeholders interested in the recovery process of Ellicott City. This growing list has been distilled into themes that were repeated by multiple individuals to create a general picture of the types of ideas already put forward. The feasibility of individual project ideas will be evaluated and projects will be considered both for implementation in the short term or as part of the Master Plan process. The full list of ideas will be published on the Ellicott City Flood Recovery website.

#### Rebuilding/Infrastructure

- **Parking areas:** Eliminate parking on Main St., establish loading and unloading areas and increase structured or improve existing surface parking with stormwater retention and green infrastructure.
- **Sidewalks:** Widen and improve sidewalks, add crosswalks and create a safe and attractive environment for pedestrians/tourists.
- **Utilities:** Increase water/sewer capacity, relocate power and communication lines underground.
- **Retention:** Construct retention areas on public and private property throughout the Tiber Hudson and Plum Tree Branch watershed.
- **Building floodproofing:** Implement best floodproofing practices in renovations and construction efforts, such as building elevation and use of flood resistant materials.
- **Public amenities:** Construct public amenities such as additional outdoor seating, river promenade and restroom facilities.
- **Channel improvements:** Increase/improve stormwater conveyance throughout Tiber Hudson and Valley Mede watersheds. Construct new storm drains as well as expand and maintain existing storm drains. Provide more access points to streams. Redirect waterways.
- **Transit:** Provide bus or trolley transit services on Main Street.
- **Streets:** Create a more pedestrian and bicycle-friendly environment and reduce vehicular traffic speeds.
- **Flood gate:** Construct a flood gate/dam/fence to protect Ellicott City from Patapsco River overflow.

#### Environment

- **Native planting:** Remove invasive plant species and replace with native plants and trees.
- **Adding and improving open space:** Reduce soil erosion, preserve natural floodplain and wetland functions, increase exposure of streams where possible.
- **Stormwater management:** Establish accurate baseline data in order to properly retrofit properties with stormwater management.
- **Environmental education:** Increase public awareness of flood mitigation tactics and flood preparedness.

# Outreach Activities – 2017 to 2019

- 8 Public Workshops
- 8 Master Plan Advisory Team Meetings
- Informal ‘pop up’ activities
- Stakeholder interviews



# Online Input – 2017 to 2019

- Interactive ESRI Story Maps
- Surveys
- Open-ended comment forms
- 600+ online responses



## Public Comment Window – July-August 2020

- Public draft available for comment for over 30 days (July 21 to Aug 28)
- Nearly 450 comments collected on the public draft, through:
  - An open-ended survey
  - A PDF commenting platform (Konveio)
  - At a virtual community meeting held on August 19
  - At a special virtual meeting for Baltimore County residents held on August 24
  - Via emails sent to DPZ
  - Via phone calls to DPZ
- Appointed groups provided input – Historic Preservation Commission (August 6<sup>th</sup>) and the Master Plan Advisory Team (August 26<sup>th</sup>)

# Broad Range of Comments Collected

EC Safe and Sound flood mitigation	97	Flood protection – private sector	10
Spelling, grammar, formatting	45	Economic development	9
Parking garages	34	Implementation	9
Streetscape	33	Lower Main	9
Riverfront	24	Plan scope	9
Alternative transportation modes	19	Planning process	8
Environmental stewardship	19	COVID	7
Recreational trails and experiences	18	Events	5
Historic preservation	17	West End	5
Public amenities and facilities	16	Vision statement and goals	4
Courthouse	13	Climate change	2
Regulations	13	Ellicott Mills Gateway	2
Support for the plan	12	Heritage area	2
		Affordable housing	1



- 
- 1) Background
  - 2) Public Input
  - 3) Plan Contents


# Vision Statement

*Ellicott City, and its watershed, is a model, resilient community that thrives by protecting its people, commerce, history, culture and natural environment; and by enhancing its vibrant and authentic character.*


# Goals – 1 of 6

**Area Prone to Flash Flooding**  
Ellicott City has a public outdoor emergency alert system. If you hear the alert tone:


- Do not walk or drive through moving water
- Do not go to your car
- Look for HIGH GROUND access signs to lead you out of the floodplain



- If necessary to remain in a building, go to higher floors



When Tone Sounds, Seek High Ground



## 1. Protect residents, employees and visitors

Safer buildings, advanced warnings of flood threat, clear access to high ground, greater preparedness, safer pedestrian and bicycle infrastructure



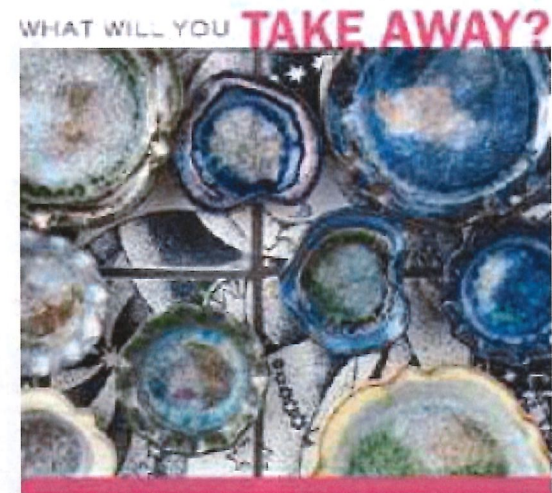
# Goals – 2 of 6



## 2. Manage water quantity and protect water quality

Broader awareness of the water's beauty and strength, national resiliency model, resilient infrastructure, reduced flood impacts, managed stream debris, healthy natural resources, increased green space

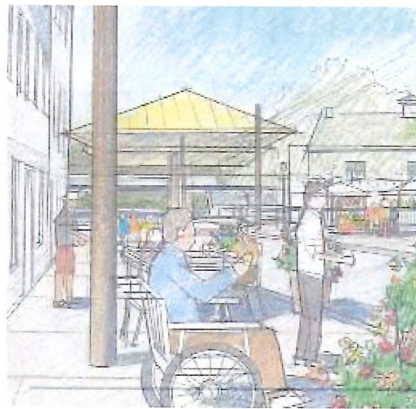
## Goals – 3 of 6



### 3. Plan for economic success

Variety of uses , diversity of businesses, new and existing business investment, thriving small businesses and entrepreneurs, opportunities for business expansion

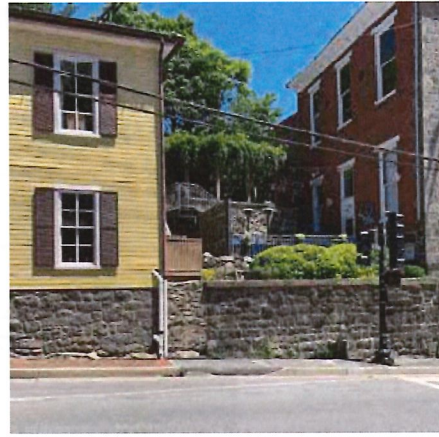
## Goals – 4 of 6



### 4. Enhance the experience

Welcoming and attractive downtown, walkable destination, more accessible physical design, improved public amenities, places for people

## Goals – 5 of 6



### 5. Preserve and promote the identity

Distinctive community, showcase for heritage, town setting, steep terrain and river valley, widespread appreciation for historic preservation, celebrated past, present and future

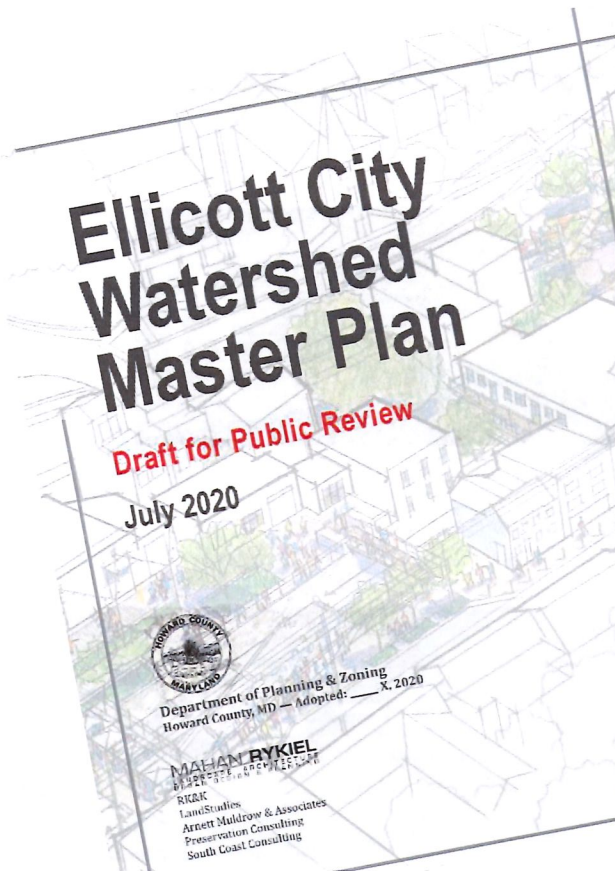
# Goals – 6 of 6



## 6. Organize for success

Sustained focus on Ellicott City, flexibility to adapt to the unforeseen, multi-objective mindset, new collaborations, regional partnerships, ongoing and multi-disciplinary partnerships

# What the Master Plan Contains



## Policies and Implementing Actions

### POLICY 7.4 ELLICOTT CITY RIVERFRONT PARK

Establish a riverfront park on the Ellicott City side of the river adjacent to Lot B to provide greater access to the Patuxent River. The park can be comprised of a boardwalk along the edge of Lot B and a re-designed lot B, as described below, to function as park space during certain events.

#### Implementing Actions

- Boardwalk Overlook:** Explore opportunities to incorporate a boardwalk along the riverside edge of Parking Lot B above flood elevation and in a way that it could withstand flood events, working around existing trees. Utilize an ornamental fence and gates to allow river access via a nature path with stone steps and, if possible, an ADA accessible ramp.
  - River Access:** Incorporate access points for kayakers and fishing.
  - Site Amenities:** Incorporate site amenities such as seating, trash receptacles and lighting.
  - Trailheads:** Recognize that this space has the potential to be a trailhead for multiple trails and integrate that into the overall design with appropriate bicycle accommodations, wayfinding, visitor information and interpretation.
  - Public Arts:** Allow for permanent and temporary river and nature-focused public art.
- Phasing:** Coordinate the design and implementation of the park with the No. 1000 outfall construction while the outfall is closed at a nearby area.

### POLICY 7.5 LOT B

In conjunction with the development of a riverfront park, redesign Lot B as an expanded riverfront park.

#### OPTION 1

Design as a flexible use space that can function as an extension of the park for special events, while continuing to function as a parking resource most of the time.

This approach would be particularly important if Lot A remains surface parking and if the Wilkins Rogers mill site is not available for public parking.

#### Implementing Actions

- Paving Treatment:** Utilize special paving, including permeable paving, to delineate parking areas and define a zone that could be closed for events.
- Planting Islands:** Incorporate planting islands to allow for canopy trees.
  - Ornamental Lighting:** Provide lighting that is sensitive to the riverfront location and reinforces Lot B as a parking lot and park space.



Figure 125: Riverfront Park and Lot B Flexible Use Option. For Illustrative Purposes Only.

## Considerations (Non-Policy)

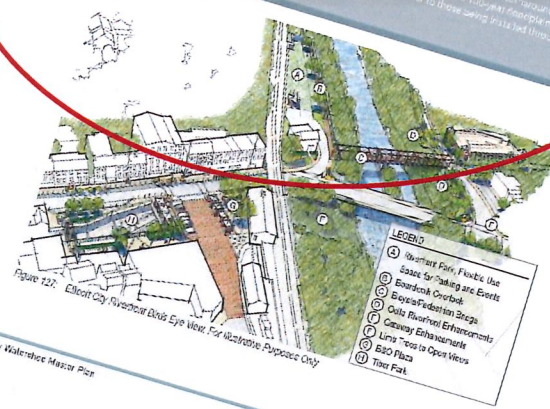
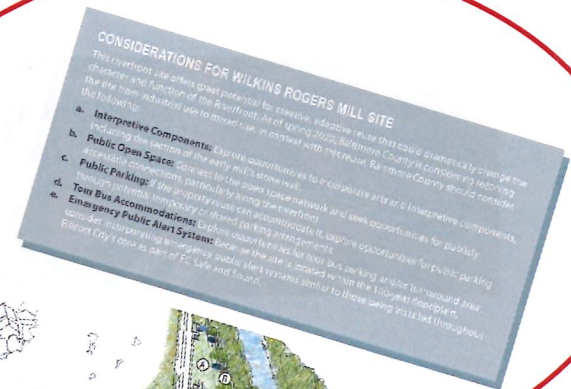


Figure 127: Ellicott City Riverfront Park Eye View. For Illustrative Purposes Only.

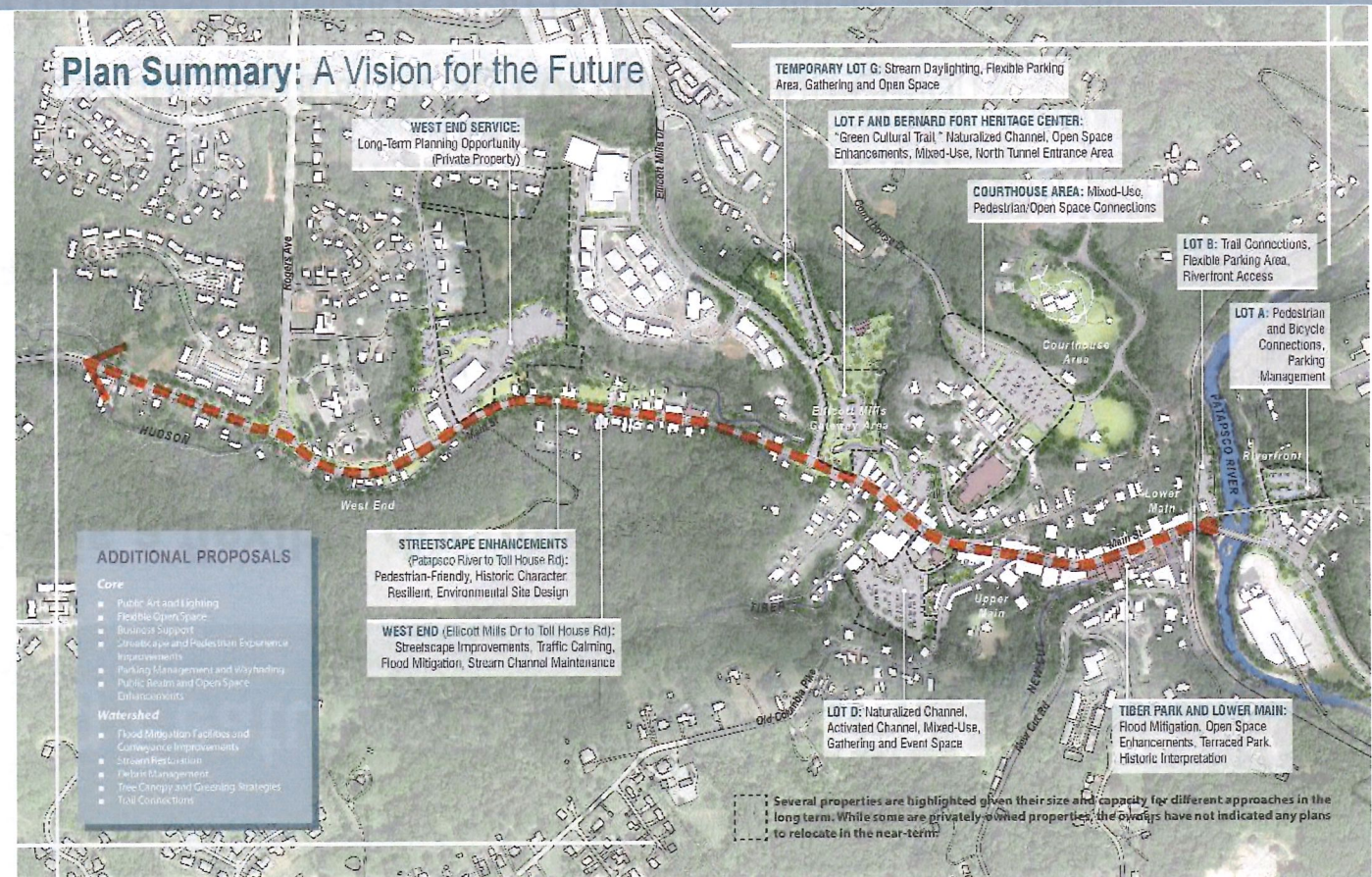


# Distinguishing Features of the Master Plan

- **The master plan is a flexible document:**
  - Menu of options
  - Policies and goals that are designed to be adaptable
- **The master plan offers early design guidance:**
  - Early guidance for projects such as the lower main channel
  - Not meant to represent the final design or only design option
  - As elements of the flood mitigation plan come to fruition, the overall comprehensive nature of the master plan—its goals, desired outcomes and policies—can be looked upon for guidance

# Summary Graphic

- Menu of options
- Domino effect of changes in one location
- Resulting opportunities elsewhere



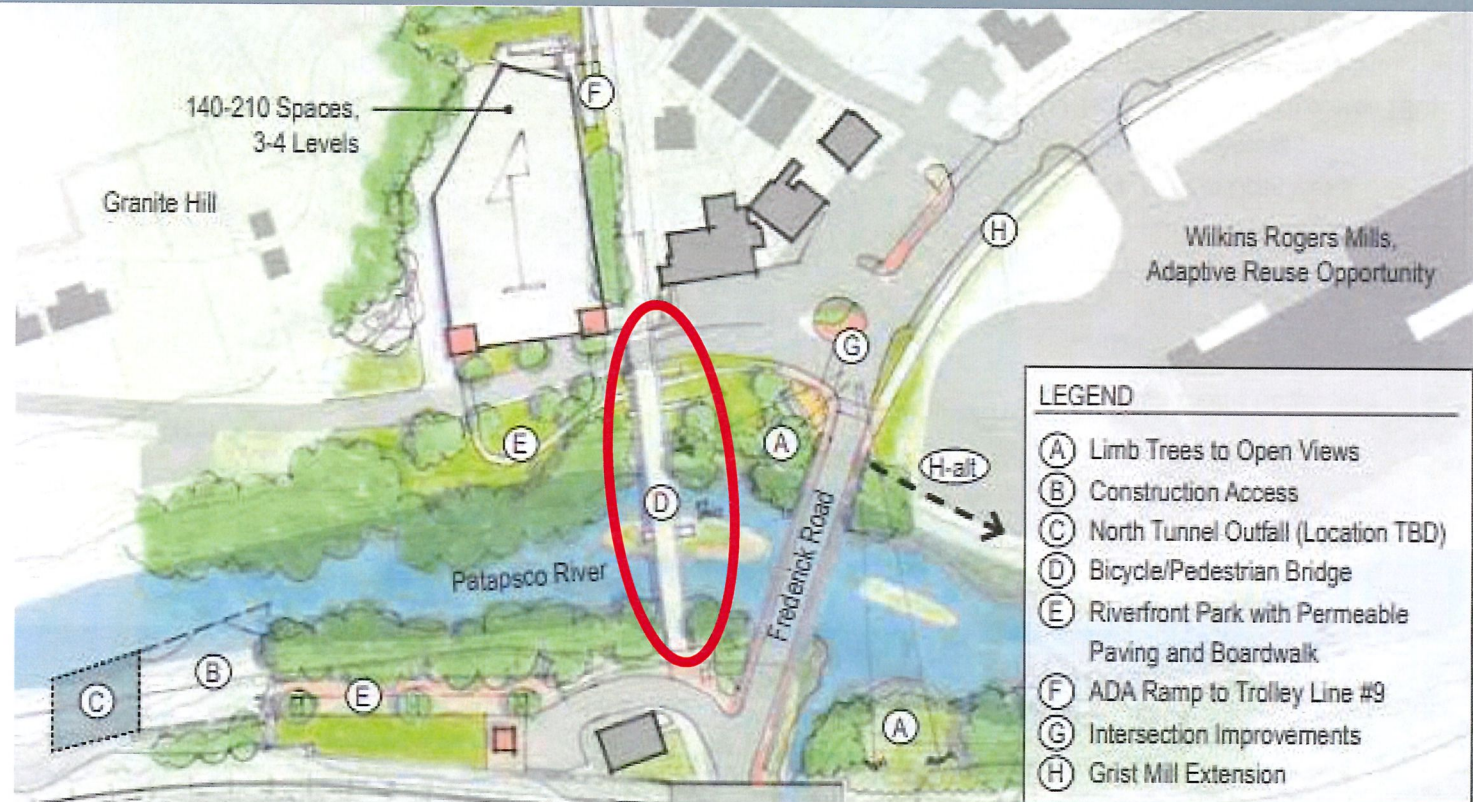


# Illustrative Example

## III.7 Riverfront

### OPTION:

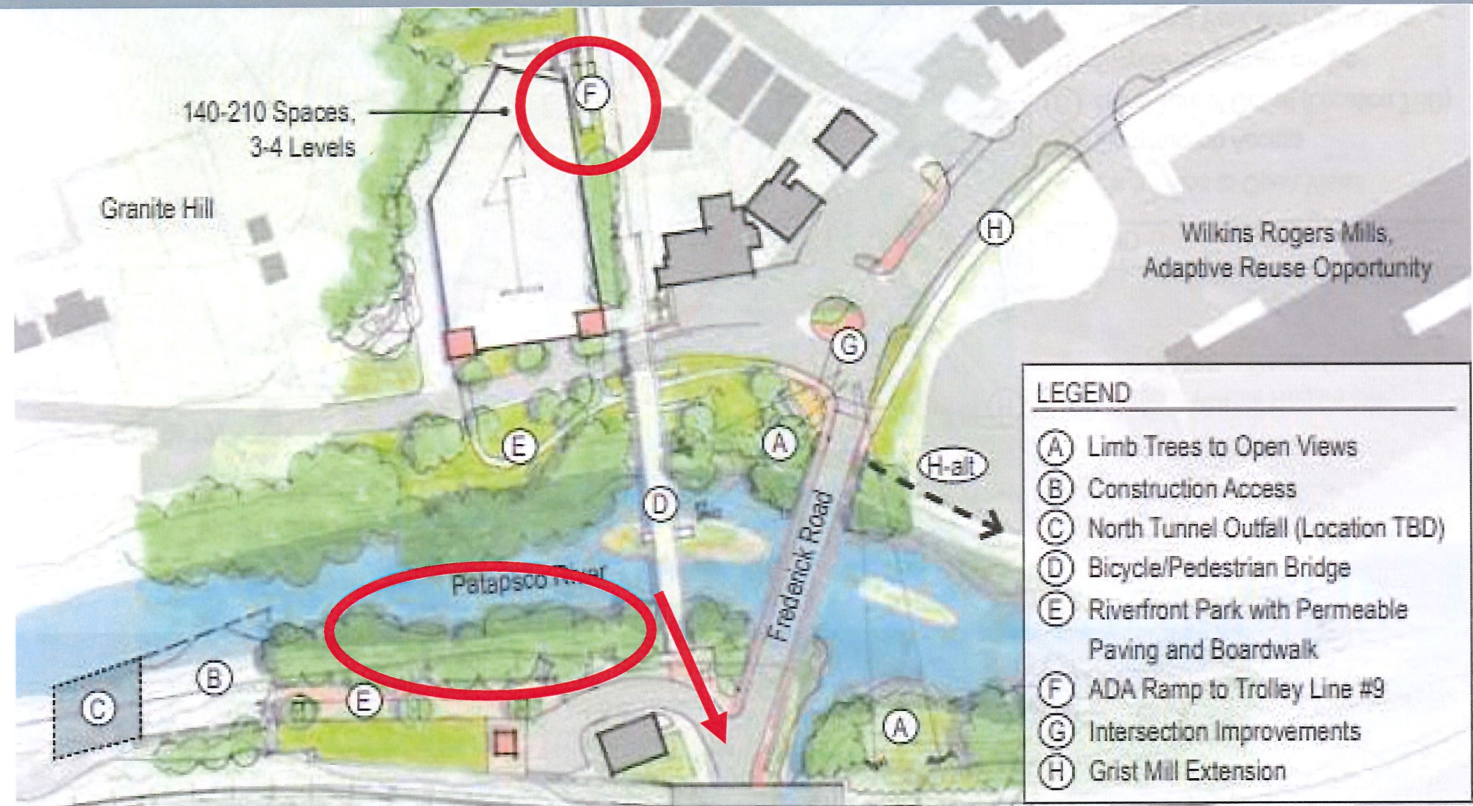
Construct a new bridge dedicated to pedestrians and cyclists where the trolley bridge once stood as a direct extension from the Trolley Line #9 Trail.



# Illustrative Example

## III.7 Riverfront

Integration of other concepts, considerations and recommendations...



# Master Plan Frameworks

1. Community Character + Placemaking
2. Flood Mitigation
3. Environmental Stewardship
4. Economic Development
5. Transportation + Parking
6. Streetscapes
7. Riverfront
8. Lower Main
9. Upper Main
10. Ellicott Mills Gateway
11. West End
12. Courthouse Area






# Community Character + Placemaking

1. Preservation Facilitation
2. Property Maintenance
3. Development Character and Zoning
4. Scenic Roads
5. Public Realm Design, Amenities and User Comforts
6. Public Art
7. **Green Cultural Trail**
8. Programming and Events

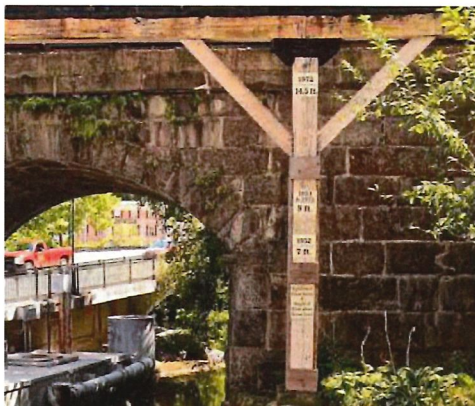


## LEGEND

-  Existing and Future Open Space Opportunities (Public and Private Properties to Consider in Overall Planning Context)
-  Urban "Main Street" Pedestrian Experience Along Streetscape
-  Alternative "Green" Pedestrian Experience Linking Open Spaces/"Green Cultural Trail"

# Flood Mitigation

1. EC Safe and Sound Implementation
2. SWM Facility Design
3. Channel Maintenance and Debris Management
4. Stream Restoration
5. Process for On-Going EC Safe and Sound Implementation
6. Patapsco River Evaluation
7. Non-Structural Floodproofing
8. Flood Elevation Certificates
9. **Public Education and Awareness Campaign**



## Area Prone to Flash Flooding

Ellicott City has a public outdoor emergency alert system. If you hear the alert tone:

- Do not walk or drive through moving water
- Do not go to your car
- Look for HIGH GROUND access signs to lead you out of the floodplain



- If necessary to remain in a building, go to higher floors

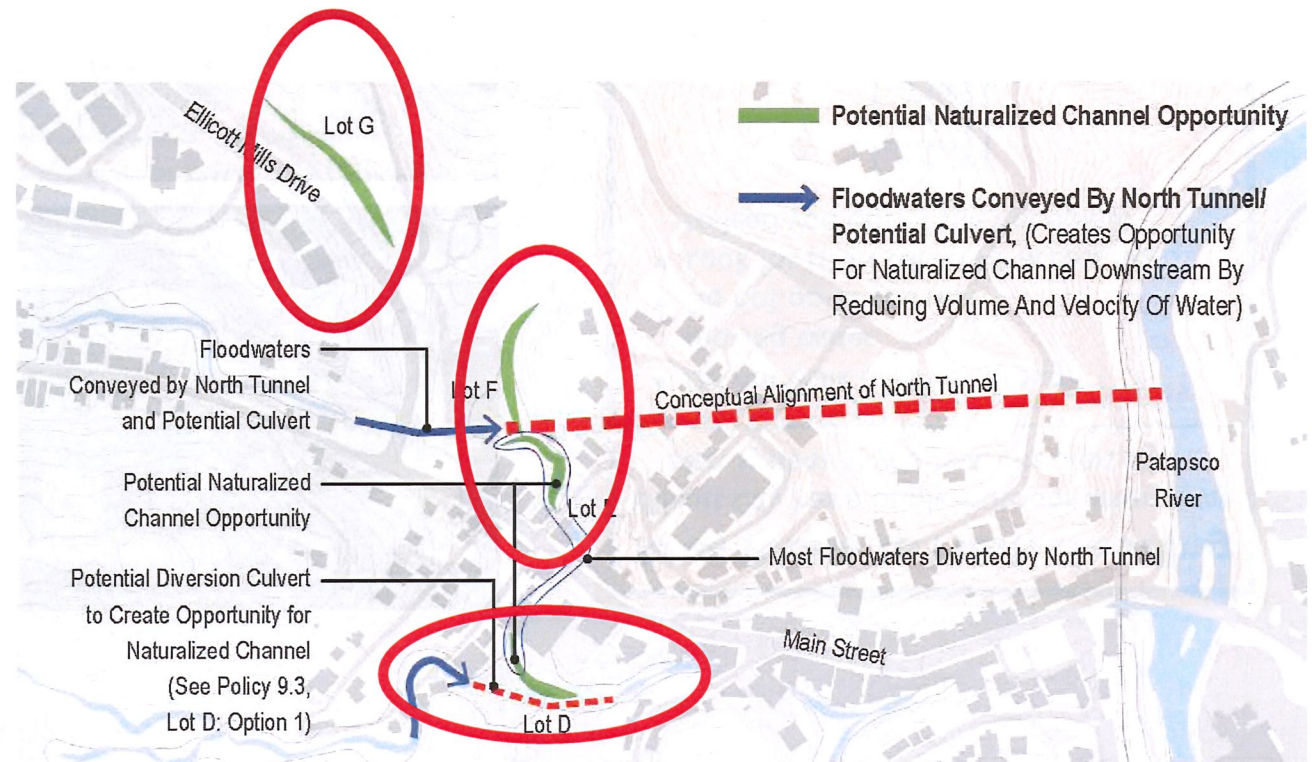


When Tone Sounds,  
Seek High Ground



# Environmental Stewardship

1. Strategic Watershed Program
2. Forest Management
3. Stream Restoration
4. Soil Amendments
5. **Stream Daylighting**
6. ESD Practices and Green Technologies
7. Dedicated Open Space and Conservation Easements



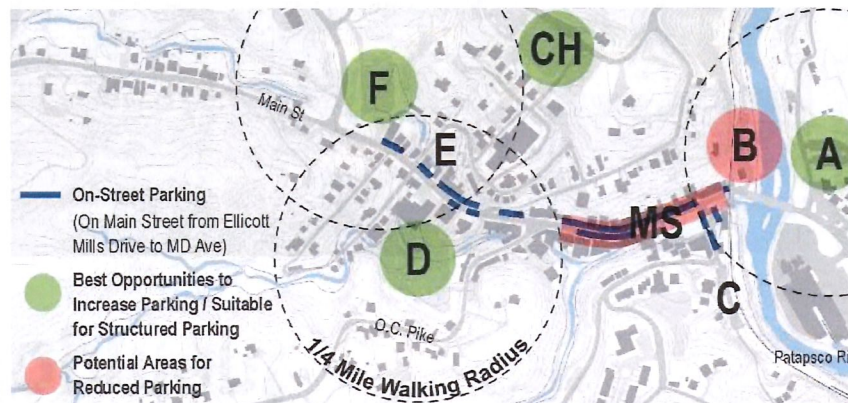
# Economic Development

1. Existing Business Support
2. Business Attraction and Recruitment
- 3. Creative Spaces Initiative**
4. Mixed-Use New Construction and Redevelopment
5. Community Brand Extension
6. Community Tourism and Marketing Campaign



# Transportation + Parking

1. Pedestrian Accessibility and Safety
2. Sidewalk and Trail Connectivity
3. Bicycle Accommodations
4. Transit
5. **Parking Management**
6. **Wayfinding System**
7. Adaptability for the Future



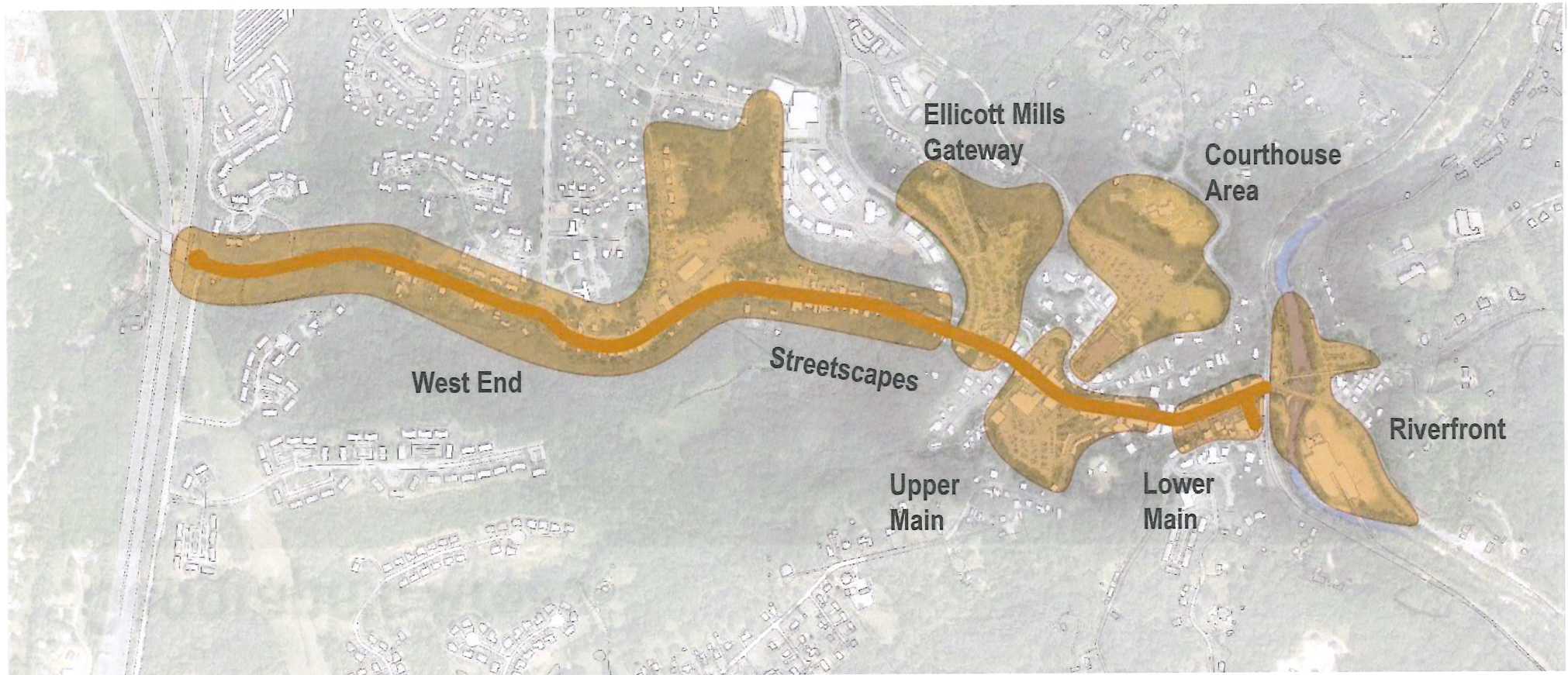
Parking Resource	Existing Spaces (Total)
Main Street (Between Ellicott Mills Drive and Maryland Ave)	85
Maryland Avenue	18
Lot A	76
Lot B	24
Lot C	21
Lot D	238
Lot E	28
Lot F	61
Temporary Lot G	70
Courthouse Lot	269
<b>Total</b>	<b>890*</b>
*820 If Excluding the 70 Spaces in Lot G	



# Geographic Areas



# Geographic Areas

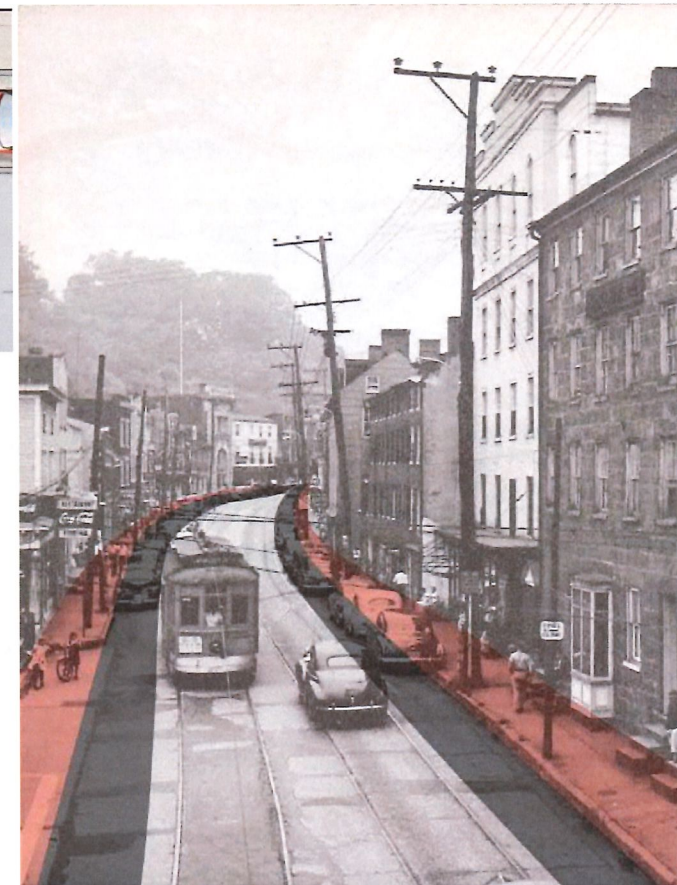
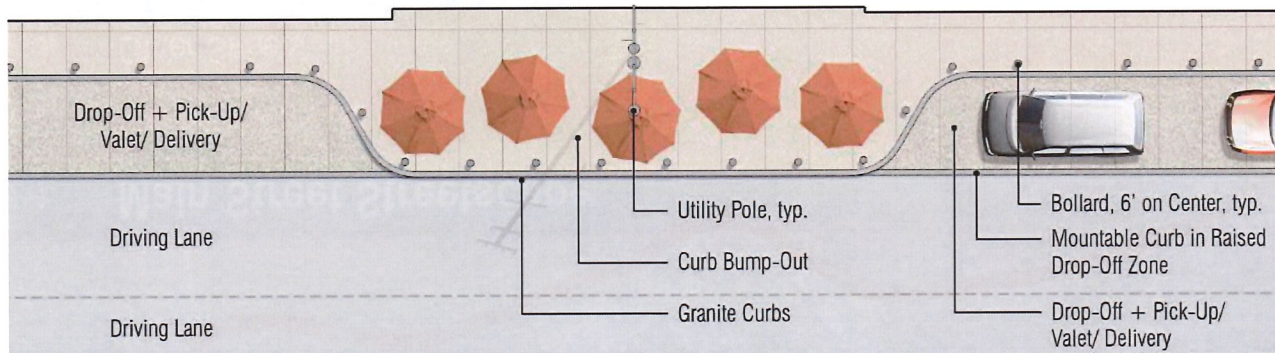


# Streetscape

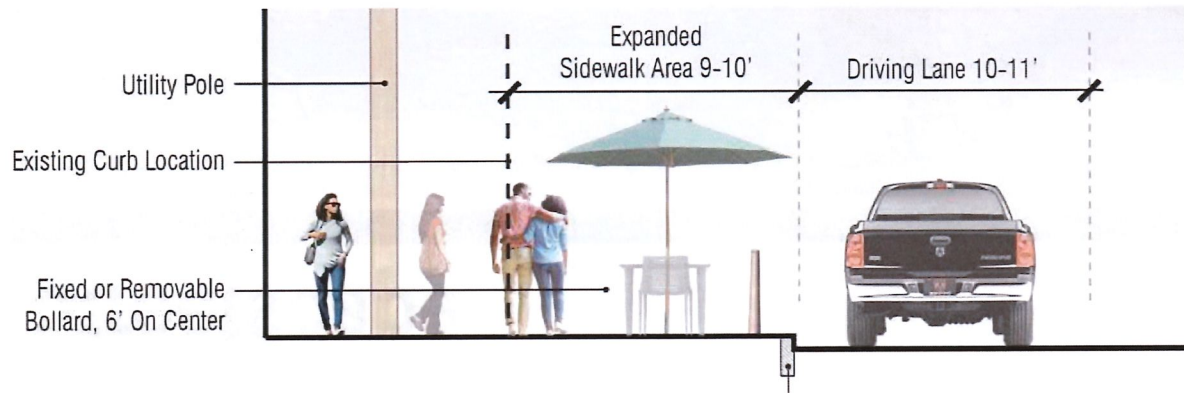


1. **Main Street Streetscape**
2. Maryland Avenue
3. Other Streets
4. Construction Phasing
5. Construction Management Mitigation Plan

# Streetscape

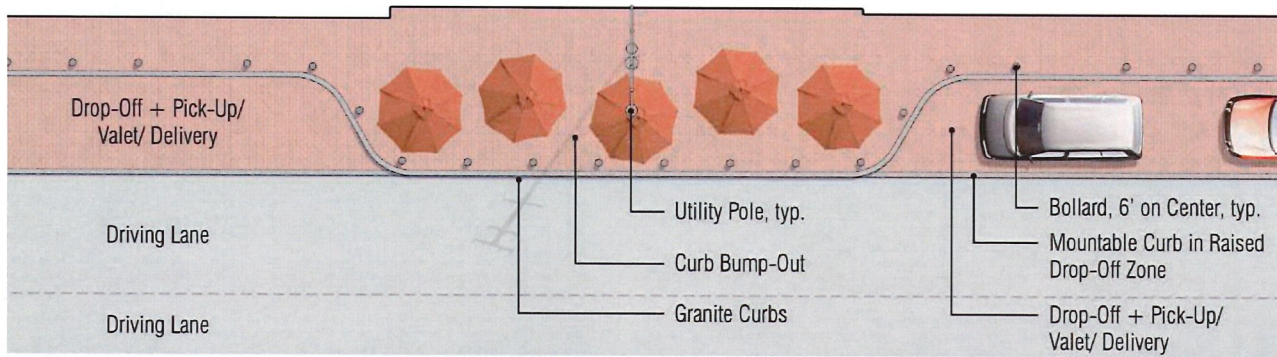


## Implementation BEFORE Safe and Sound Flood Mitigation

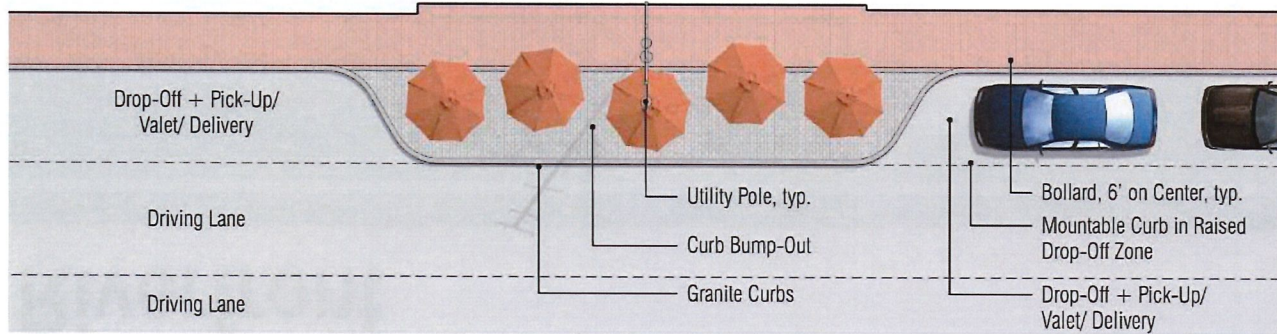


## Expanded North Side Sidewalk at Extended "Bumpouts"

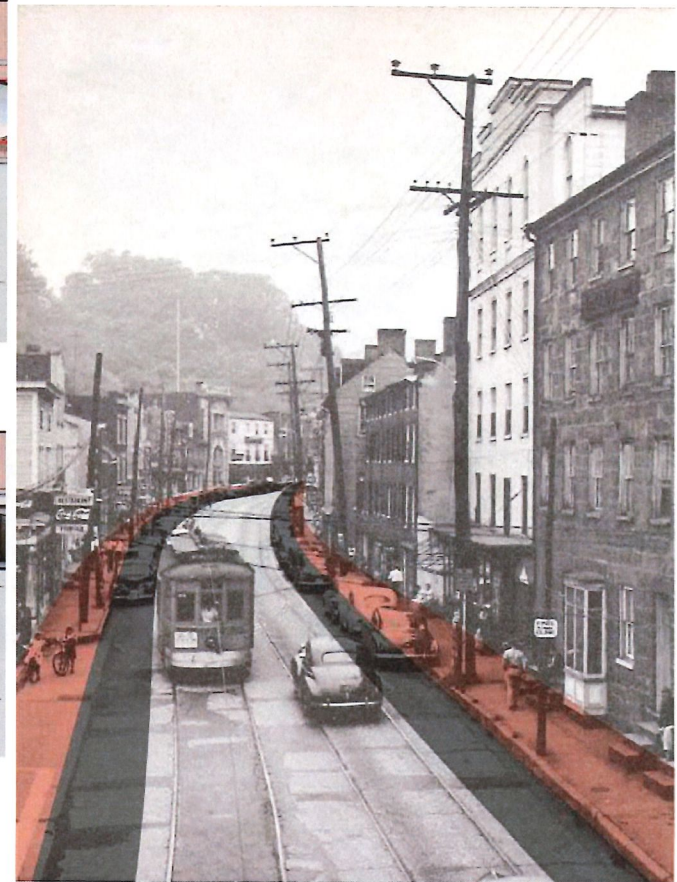
# Streetscape



Implementation AFTER Safe and Sound Flood Mitigation

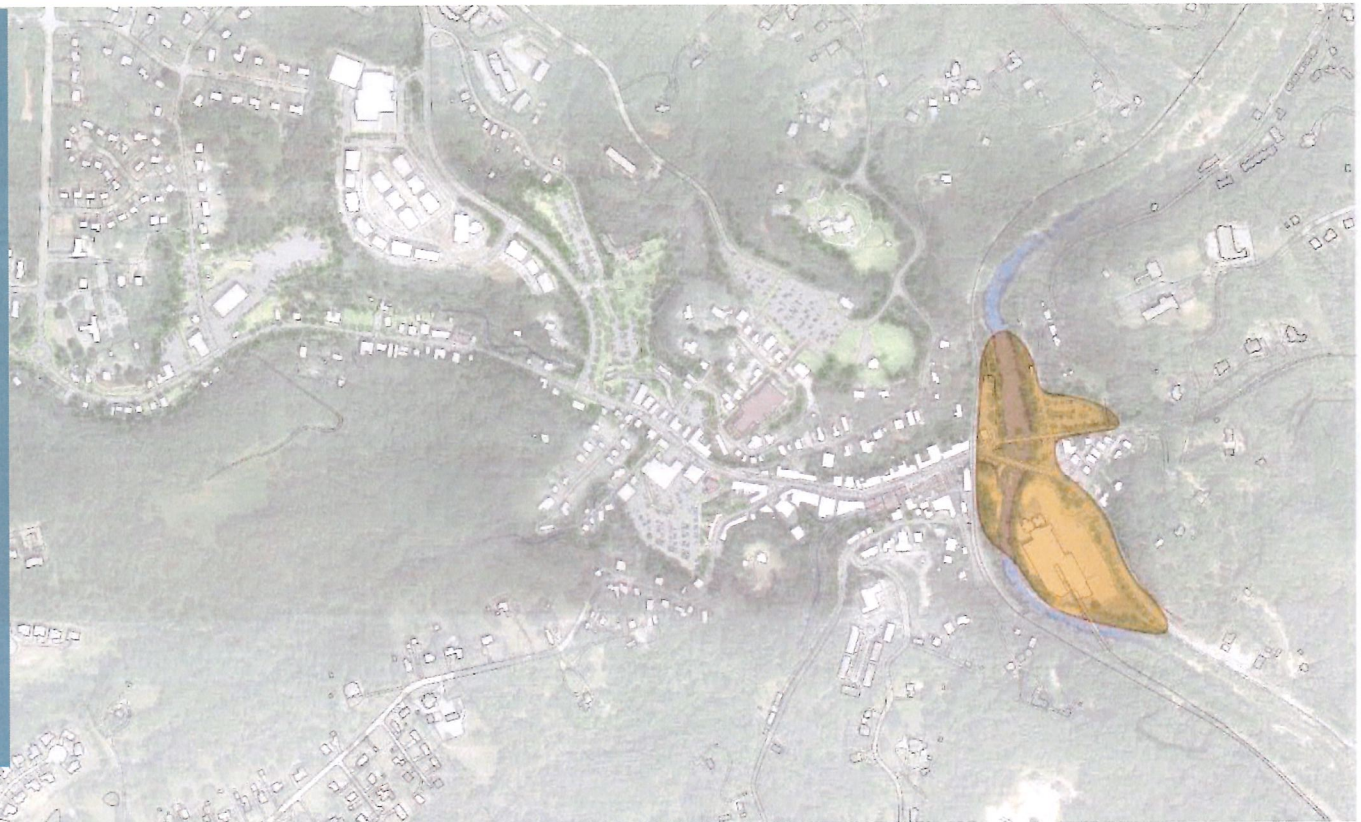


Implementation AFTER Safe and Sound Flood Mitigation (Alternate)



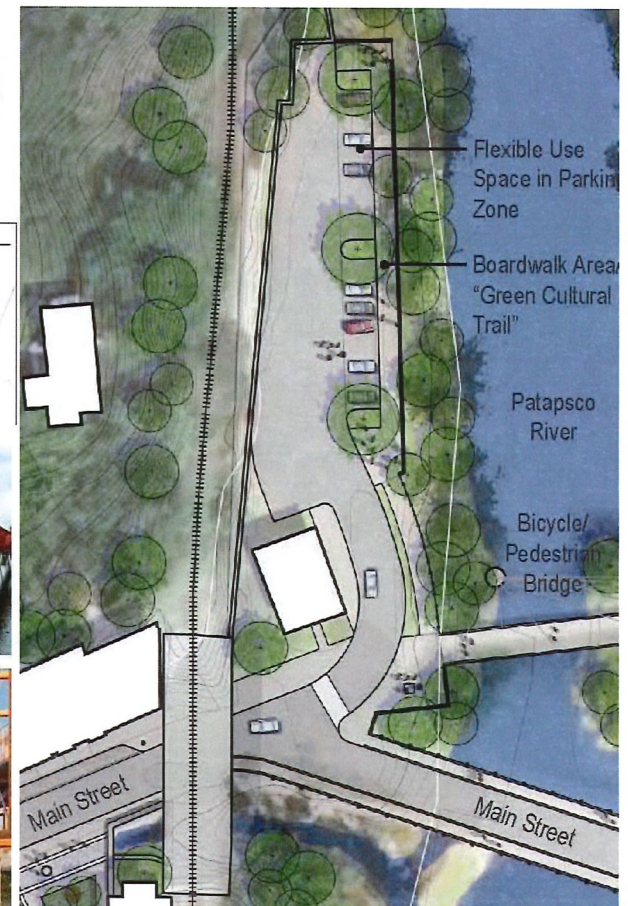
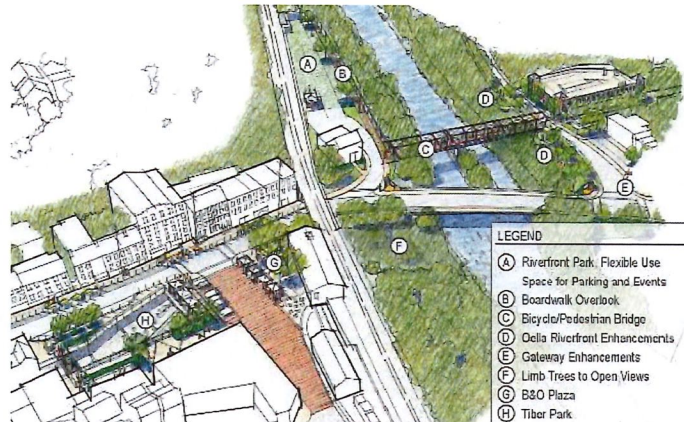
# Riverfront

1. Patapsco River Pedestrian and Bicycle Crossing
2. Regional Trail Network
3. North Tunnel Outfall
4. Ellicott City Riverfront Park
5. Lot B
6. Lot A
7. B&O Station Museum Hillside



# Riverfront

1. Patapsco River Pedestrian and Bicycle Crossing
2. Regional Trail Network
3. North Tunnel Outfall
4. Ellicott City Riverfront Park
5. Lot B
6. Lot A
7. B&O Station Museum Hillside



# Lower Main

1. Nonstructural Floodproofing
2. Channel Design
3. Tiber Park
4. B&O Plaza
5. County-Owned Lower Main Street Buildings
6. Access to St. Paul Street
7. St. Paul Placemaking
8. Lot C





# Lower Main

1. Nonstructural Floodproofing
2. Channel Design
3. Tiber Park
4. B&O Plaza
5. County-Owned Lower Main Street Buildings
6. Access to St. Paul Street
7. St. Paul Placemaking
8. Lot C



Figure 141: View of Tiber Park with Exposed Views Toward the B&O Station Museum. For Illustrative Purposes Only

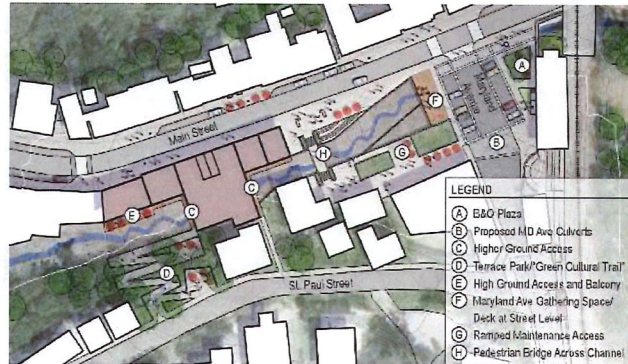


Figure 142: Lower Main Riverfront. For Illustrative Purposes Only

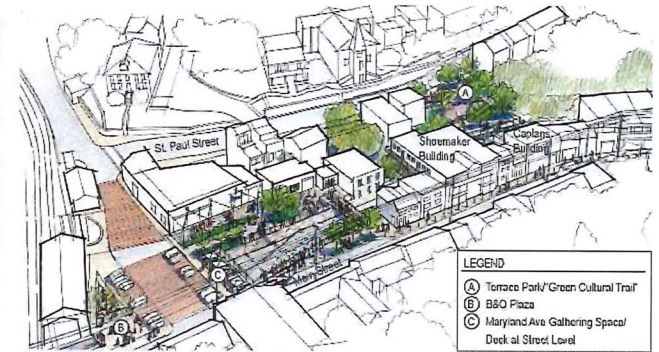


Figure 146: Ellicott City Bird's Eye View. For Illustrative Purposes Only

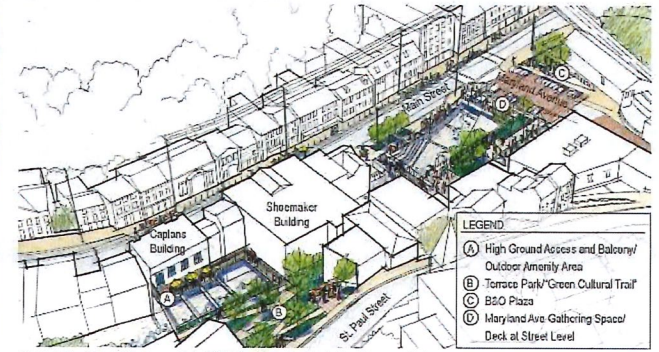


Figure 147: Ellicott City Lower Main Bird's Eye View. For Illustrative Purposes Only

# Upper Main

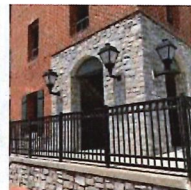
1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



# Upper Main



1. Lot E Enhancement
2. Tiber Branch Channel Armoring
3. Lot D Enhancement Options
4. Former Post Office Signature Use



# Ellicott Mills Gateway Area

1. Bernard Fort Heritage Center
2. Thomas Isaac Log Cabin Site
3. St. Luke AME Church Slope
4. Ellicott Mills Drop-Off Zone
5. North Tunnel Entrance Area
6. Lot F Options
7. Lot G Options
8. Naturalized Stream Channels



# Ellicott Mills Gateway Area

1. Bernard Fort Heritage Center
2. Thomas Isaac Log Cabin Site
3. St. Luke AME Church Slope
4. Ellicott Mills Drop-Off Zone
5. North Tunnel Entrance Area
6. Lot F Options
7. Lot G Options
8. Naturalized Stream Channels



Figure 186. Lot F Option 1 + Existing Lot G

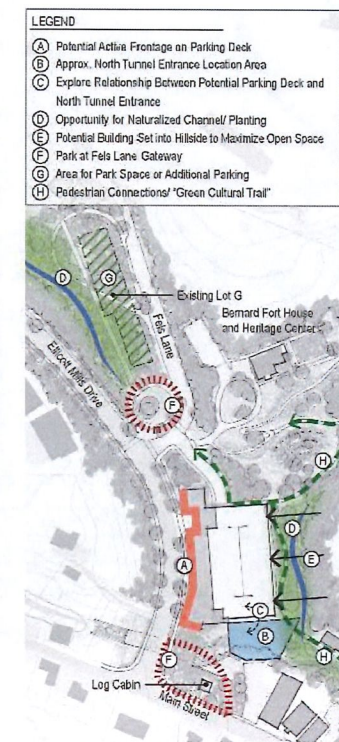


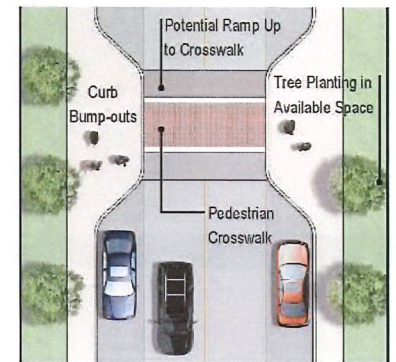
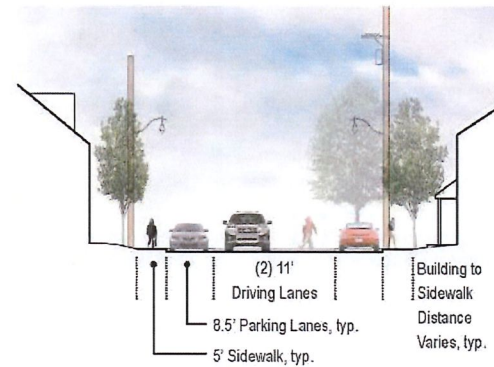
Figure 187. Lot F and G Conceptual Redevelopment Framework

# West End



# West End

1. Frederick Road/Main Street Streetscape
2. Property Maintenance
3. West End Community Branding



# Courthouse Area

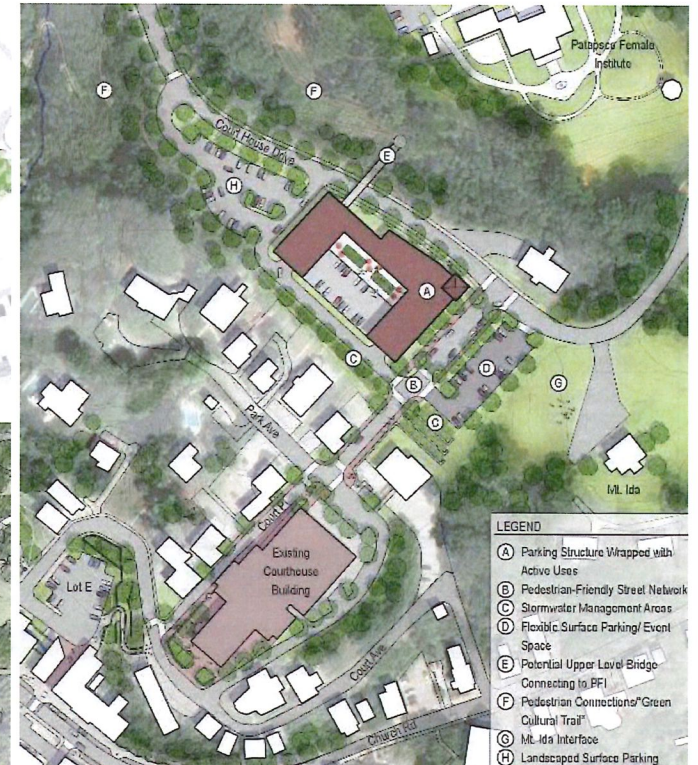
1. Courthouse Property Reuse Options
2. Patapsco female Institute





# Courthouse Area

1. Courthouse Property Reuse Options
2. Patapsco female Institute



# Implementation Plan

1. Framework
2. Policy Number
3. Plan Policy/Implementing Action
4. Primary Responsibility
5. Partners

FRAMEWORK	POLICY #	PLAN ELEMENT/ACTION	TIMEFRAME	PRIMARY RESPONSIBILITY	PARTNERS	REFERENCE IN REPORT
1. COMMUNITY CHARACTER + PLACEMAKING	1.1	Preservation Facilitation	Ongoing	DPZ	Nonprofit Sector	"Policy 1.1" on page 62
	1.2	Property Maintenance	Short—Long	DPZ	DILP, Property Owners	"Policy 1.2" on page 63
	1.3	Development Character and Zoning	Short	DPZ		"Policy 1.3" on page 64
	1.4	Scenic Roads	Short—Mid	DPZ		"Policy 1.4" on page 64
	1.5	Public Realm Design, Amenities and User Comforts	Ongoing	DPZ, DRP	Nonprofit Sector, Private Sector, Property Owners	"Policy 1.5" on page 64
	1.6	Public Art	Ongoing	DPZ	Nonprofit Sector, Private Sector	"Policy 1.6" on page 66
	1.7	"Green Cultural Trail"	Short—Long	DRP	OOT, OCS, DPZ	"Policy 1.7" on page 68
	1.8	Programming and Events	Ongoing	Nonprofit Sector	Tourism, EDA, Private Sector	"Policy 1.8" on page 68
2. FLOOD MITIGATION	2.1	EC Safe And Sound Implementation	Ongoing—Short	DPW	OCS	"Policy 2.1" on page 82
	2.2	Stormwater Management Facility Design	Short—Long	DPW	Property Owners	"Policy 2.2" on page 83
	2.3	Channel Maintenance and Debris Management	Ongoing	DPW	DRP, OCS, Highways, Nonprofit Sector, Advocacy	"Policy 2.3" on page 83
	2.4	Stream Restoration	Mid—Long	DPW	Nonprofit Sector, Property Owners, Advocacy	"Policy 2.4" on page 84
	2.5	Process for On-Going Evaluation after EC Safe and Sound Implementation	Ongoing	DPW		"Policy 2.5" on page 85
	2.6	Palapso River Evaluation	Mid	DPW	Ball More County, Property Owners	"Policy 2.6" on page 85
	2.7	Nonstructural Flood Proofing	Ongoing	DPW	DPZ, DILP, Property Owners	"Policy 2.7" on page 86
	2.8	Flood Elevation Certificates	Ongoing	DPW	Property Owners	"Policy 2.8" on page 87
	2.9	Public Education and Awareness Campaign	Short	DPW	DPZ, Nonprofit Sector	"Policy 2.9" on page 87
3. ENVIRONMENTAL STEWARDSHIP	3.1	Strategic Watershed Program	Mid	DPW	OCS, Nonprofit Sector, Advocacy	"Policy 3.1" on page 95
	3.2	Forest Management	Short—Long	OCS	DAB, Nonprofit Sector, Advocacy, Property Owners	"Policy 3.2" on page 97
	3.3	Streams Restoration	Mid—Long	DPW	Nonprofit Sector, Property Owners	"Policy 3.3" on page 97
	3.4	Soil Amendments	Ongoing	OCS	DPW, DRP, Nonprofit Sector, Property Owners	"Policy 3.4" on page 97
	3.5	Stream Daylighting	Long	DPW	DPZ, OCS, Nonprofit Sector, Property Owners	"Policy 3.5" on page 98
	3.6	Environmental Site Design (ESD) Practices and Green Technologies	Short—Long	DPW	DPZ, OCS, Private Sector	"Policy 3.6" on page 98
	3.7	Dedicated Open Space and Conservation Easements	Mid—Long	DPZ, DRP	OCS, Property Owners, Advocacy	"Policy 3.7" on page 99

## KEY

- » Baltimore County, Maryland (Baltimore County)
- » Dep. of Inspections, Licenses and Permits (DILP)
- » Department of Public Works (DPW)
- » Department of Planning and Zoning (DPZ)

- » Department of Recreation and Parks (DRP)
- » Economic Development Authority (EDA)
- » Historic Preservation Commission (HPC)
- » Howard County Tourism Council (Tourism)

- » Maryland State Highway Administration (SHA)
- » Office of Community Sustainability (OCS)
- » Office of Emergency Management (OEM)
- » Office of Transportation (OOT)
- » Other Advocacy Groups (Advocacy)

Ongoing: No Completion Timeframe; Short: 0–5 Years; Medium (Mid): 6–10 Years; Long: 11+ Years

# Implementation Plan

1. **Howard County-Primary Responsibility for Implementation**
2. **Public and Private Sector Implementation Partners**
3. **20+-Year Plan**
4. **Timeframes: Short, Mid, Long, Ongoing**



ver Main



Upper Main

Thank You

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Hello/Good evening. I'm Dr. Tara Simpson, and I live in Ellicott City, but I'm speaking to you this evening as the newly-elected President of Preservation Howard County, a two-decades old non-profit committed to actively pursuing the protection and preservation of Howard County's historical and cultural heritage, and increasing public awareness of the value of our non-renewable resources such as heritage architecture and landscapes. (As I am new to this office with PHC, I have included my contact information and that of PHC in the written submitted version of this testimony.)

Preservation Howard County (PHC) **supports** passage of CB61-2020, recognizing that the Ellicott City Watershed Master Plan represents a long-range effort created over a period of years through a community-driven vision for Historic Ellicott City and the Tiber Branch Watershed. It is appropriate that the Master Plan to be incorporated into PlanHoward2030, as doing so will help assure that, with proper County oversight, the plan is actually implemented in the coming years. PHC applauds the fact that "character and placemaking" has been a cornerstone principle of the Plan from its inception, helping to anchor its objectives of securing public safety, protecting the unique built and natural environments of Old Ellicott City, and furthering economic prosperity.

Our support for the bill, however, is notwithstanding a number of serious concerns regarding the Ellicott City Watershed Master Plan, and some serious questions we hope the Council will examine as it takes up this legislation. I wish to mention three of these here.

(1) We believe that the Council should acknowledge that the Plan, while thoughtfully elaborate and wide-ranging as a set of guiding principles, is **not** comprehensive in any granular way, and the overall lack of specifics that has been cited by the Historic Preservation Commission as a point of ongoing concern means that close oversight of the Plan will be continuously needed. Incorporation of the MP into PH2030 should **not** be seen by anyone as rubberstamp approval of every element presently envisioned in The Plan. This is particularly important in that the Plan is a largescale watershed development document placing a great deal of focus on matters adjacent to, but not always clearly in support of historic preservation. For example, we are concerned that focus on development at the Courthouse could potentially impinge upon and eclipse vital preservation of the intimate scale that is essential to the Main Street experience, an experience that could also be critically damaged by the pursuit of unnecessary demolition.

(2) We also wish to call the Council's attention to the fact that the Plan is envisioned to have a 20 year horizon, and to the extent that Plan Howard is projected to 2030, provision for the continuance of the Master Plan beyond 2030 into whatever County plan succeeds PlanHoward must be secured.

(3) Perhaps most important is this. A key element of the success of the plan is that is an **adaptive** and **dynamic** one—it provides guidance for changes or opportunities that might arise, whether due to engineering decisions, ongoing innovations in approach, or further public input related to issues such as historic preservation. The Plan does **not** provide a fixed blueprint, nor should it. PHC urges the council to recognize that incorporation of the Plan into Plan Howard should in no way impair the vital flexibility that has made the Plan useful as a tool for guidance. It must not become a static roadmap dictating every aspect of future development and enhancement of OEC.

As you know, some aspects of the Plan are still subject to certification by the HPC; whereas the plan presently assumes that the demolition of buildings will take place, the HPC will not issue Certificates of Approval for demolition of buildings of Unusual Importance until such time as it is demonstrated that all alternatives have been examined and exhausted. Just recently buildings in the West End originally slated for demolition under the Plan have been removed from the chopping block. Preservation Howard County supports every effort to carry out the Plan with the **minimum** amount of demolition deemed absolutely necessary. Proposals to demolish structures throughout the watershed, particularly on Lower Main and in the West End should *only* be considered after all possible alternatives to preserve the structures--or parts of them--have been exhausted.

Preservation Howard County holds that only with these caveats firmly in mind should the Council move forward to pass CB61.

Thank you.

Patapsco Heritage Greenway  
Testimony to Howard County Council  
Re: EC Watershed Master Plan 2020

November 16, 2020

My name is Kathy Younkin and I am representing Patapsco Heritage Greenway. We support the Ellicott City Watershed Master Plan becoming part of Plan Howard 2030.

**Various aspects of the plan align directly with PHG's goals such as:**

- 1. Communicating the importance of historic preservation and Increasing awareness of the existing aids such as rehabilitative tax credits, guidelines and technical assistance. And we agree with the new **Conservation District Guidelines** for the West End to provide protections to retain the overall character of the area while allowing flexibility and growth.
- 2. We support the incorporation of public art into improvement projects. Art could be designed to be instructional and increase awareness of historic resources, natural features, and flood risks
- 3. Connectivity of trails. We endorse the collaborative effort to make missing trail connections happen. We support the concept of connecting old Ellicott City via pedestrian trails to surrounding parkland.
- 4. Stream monitoring. We applaud Howard EcoWork's successful and continuing partnership with Howard County in the ongoing task of removing debris from streams following storm damage. We appreciate the mention of PHG's StreamWatch program, inviting and training citizens to monitor nearby streams.
- 5. We certainly agree to Publicizing that the community is an important part of the "Patapsco Valley Heritage Area." PHG makes available MHAA resources for businesses and organizations in our area in order to support their goals for the community.
- 6. We like the idea of the Green Cultural Trail, that would enhance historic and cultural interpretation of the area.

We also agree with slowing Vehicle speeds, especially on the West End, and making the town more walkable. The plan noted several dangerous, extra wide crossings that need to be reconfigured, including the crossing at Oella Ave. and Main Street.

Trees. We approve the desire for additional trees where feasible in the entire area.

Finally, regarding the EC Safe and Sound flood mitigation plan, PHG is a consulting member of the Section 106 process and we have submitted an 8-page report of written comments and supporting photos. We thereby proposed creative incorporation of some remnants of the four buildings' physical features to remind the public of those buildings' purposes and resilience through so many years.

Many thanks to the County Council for hearing my comments.

Kathy Younkin  
Columbia MD