

# ELLICOTT CITY

## Sustainable Community Plan

AUGUST  
2022



Approved SGCC 10/12/2022





# SUSTAINABLE COMMUNITIES PROGRAM

## APPLICATION FOR DESIGNATION RENEWAL

### Eligible Applicants:

*Local Governments with a Sustainable Communities  
Designation*

*Local Government Consortiums with a Sustainable  
Communities Designation*

Application must be submitted  
on or before the expiration date of  
Sustainable Communities designation.

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
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Lt. Governor  
KENNETH C. HOLT  
Secretary  
OWEN McEVOY  
Deputy Secretary

**CHECKLIST AND TABLE OF CONTENTS**

**APPLICANT:** Howard County, Department of Planning and Zoning

**NAME OF SUSTAINABLE COMMUNITY:** Ellicott City

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application should be tabbed and organized as follows:

☐ **Section A - Sustainable Community Renewal Applicant Information**

- [Applicant Information](#)

☐ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**

- [Part 1: Qualitative Assessment](#)
- [Part 2: Comprehensive Assessment](#)
- [Competitive Funding](#)

☐ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**

- [Action Plan](#)

☐ **Section D – Sustainable Communities Workgroup Roster**

☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**

- [Disclosure Authorization](#)

☐ **Section F – Additional Files:** The following contents should be included:

- If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
- Photos (jpeg format) of your aforementioned accomplished projects of the last five years

**I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

<b>Name of Sustainable Community:</b>		<b>Ellicott City</b>	
<b>Name of Applicant:</b>		<b>Howard County Department of Planning and Zoning</b>	
<b>Applicant's Federal Identification Number:</b>		<b>52-6000965</b>	
<b>Applicant's Street Address:</b>		<b>3430 Court House Drive</b>	
<b>City: Ellicott City</b>	<b>County: Howard</b>	<b>State: MD</b>	<b>Zip Code: 21043</b>
<b>Phone Number:</b> [REDACTED]	<b>Fax Number:</b> [REDACTED]	<b>Web Address:</b> <a href="https://www.howardcountymd.gov/planningzoning/sustainable-communities">https://www.howardcountymd.gov/planningzoning/sustainable-communities</a>	

**Sustainable Community Application Local Contact:**

<b>Name: Victoria Olivier</b>		<b>Title: Planning Supervisor</b>	
<b>Address: 3430 Court House Dr.</b>	<b>City: Ellicott City</b>	<b>State: MD</b>	<b>Zip Code: 21043</b>
<b>Phone Number:</b> [REDACTED]	<b>Fax Number:</b> [REDACTED]	<b>E-mail Address:</b> [REDACTED]	

**Sustainable Community Contact for Application Status:**

<b>Name: Victoria Olivier</b>		<b>Title: Planning Supervisor</b>	
<b>Address: 3430 Court House Dr.</b>	<b>City: Ellicott City</b>	<b>State: MD</b>	<b>Zip Code: 21043</b>
<b>Phone Number:</b> [REDACTED]	<b>Fax Number:</b> [REDACTED]	<b>E-mail Address:</b> [REDACTED]	

**Other Sustainable Community Contacts:**

<b>Name: Mary Kendall</b>		<b>Title: Deputy Director, Department of Planning and Zoning</b>	
<b>Address: 3430 Court House Dr.</b>	<b>City: Ellicott City</b>	<b>State: MD</b>	<b>Zip Code: 21043</b>
<b>Phone Number:</b> [REDACTED]		<b>Fax Number:</b>	<b>E-mail Address:</b> [REDACTED]

<b>Name: Jeff DelMonico</b>		<b>Title: Planning Specialist</b>	
<b>Address: 3430 Court House Dr.</b>	<b>City: Ellicott City</b>	<b>State: MD</b>	<b>Zip Code: 21043</b>
<b>Phone Number:</b> [REDACTED]		<b>Fax Number:</b> [REDACTED]	<b>E-mail Address:</b> [REDACTED]

**II. SUSTAINABLE COMMUNITY – General Information**

**A. Sustainable Community Boundary and Description**

**(1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?**

The 2012 and 2017 Sustainable Community boundary combined the Ellicott City Historic District and the former ‘Designated Neighborhood’ associated with the Maryland DHCD BusinessWorks program. There are no boundary changes requested as the SC Area continues to be a location where private and public resources are directed toward addressing community conditions that have been identified in this 2022 renewal application. The SC Area generally extends to the Patapsco River on the east, Park Drive (along the Sucker Branch stream) and Court House Drive on the north, Papillon Drive (along Main Street/Frederick Road) on the west, and portions of Old Columbia Pike, New Cut Road, and College Avenue on the south.

The Ellicott City Watershed Master Plan (ECMP)-- which provides the foundation for this renewal -- addresses challenges and opportunities within the Tiber-Hudson Watershed, an area that covers 3.7 square miles in eastern Howard County. While the planning, assessment, and overall recommendations in the ECMP address the entire watershed area, Ellicott City’s “core,” which overlaps with the SC along Main Street and the West End, is a significant focus of the ECMP.

## Sustainable Communities Renewal Application - Section A

The ECMP and this renewal application focus on the core for a few reasons. First, business activity along Main Street is a significant economic driver for the broader Ellicott City area and Howard County. Main Street is also at the geographic center of Ellicott City - a census designated place.

Second, the core is located at the confluence of three tributaries—the Hudson, Tiber and New Cut Branches, which feed into the Patapsco River at the bottom of Main Street. This condition makes the area particularly vulnerable to the risk of flooding. The primary driver behind the ECMP was to enhance resiliency in the flood-impacted Ellicott City core.

Lastly, this area contains the Ellicott City Historic District, an important locally and nationally-recognized historic and cultural resource that shares part of the boundary of the Sustainable Community. The Sustainable Community area boundary completely encompasses the Ellicott City Historic District, with the Sustainable Community boundary extending to the West End and County government buildings along Court House Drive.

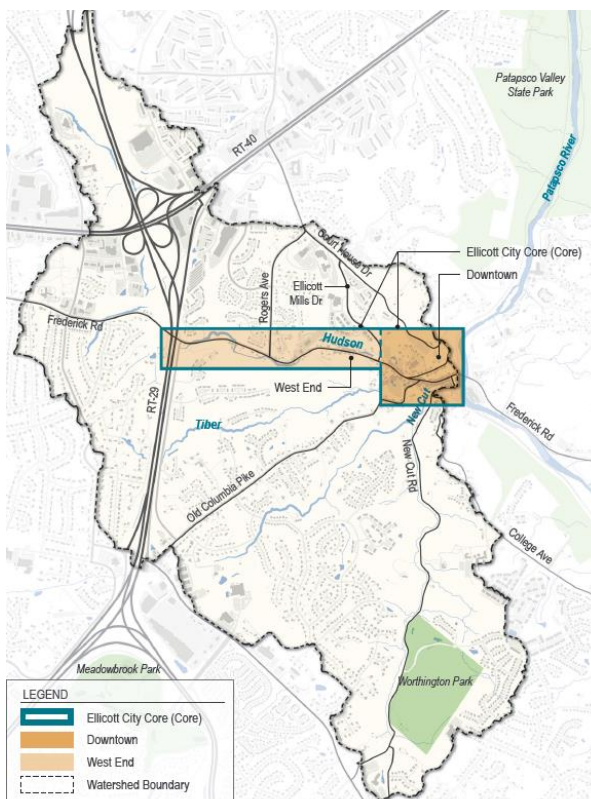


Figure 2: Tiber-Hudson Watershed Context Map

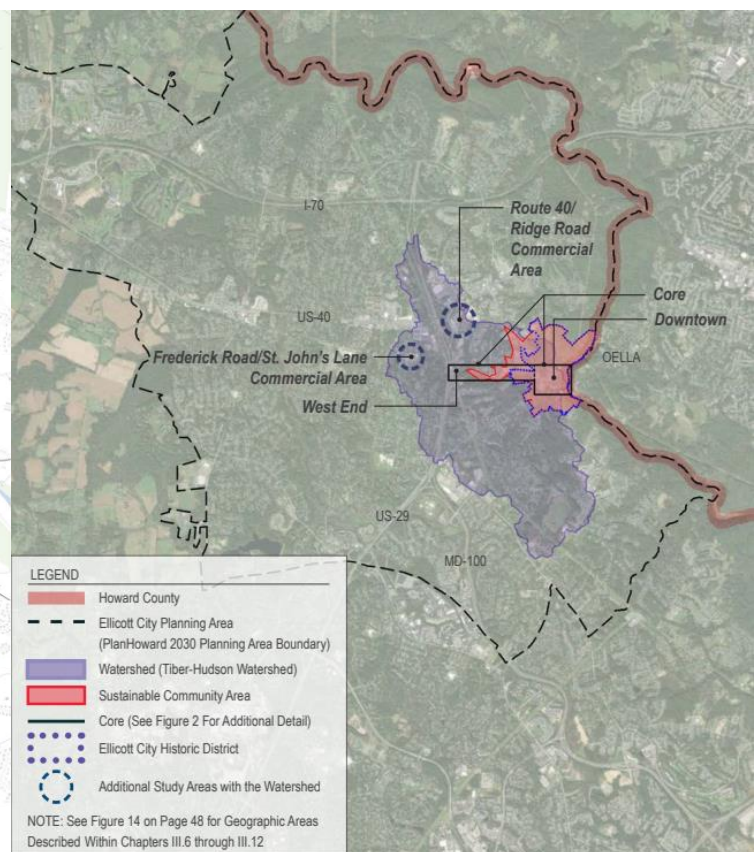


Image Source: Ellicott City Watershed Master Plan

### (2) If yes, Include the following in as an attachment:

- PDF or JPEG of modified Sustainable Communities boundary map,
- GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

### (3) Approximate number of acres of entire SC Area: **350 acres**

**(4) Existing federal, state or local designations:**

☒ Main Street ☐ Maple Street

☒ National Register Historic District ☒ Local Historic District ☐ Arts & Entertainment District

☐ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD

☒ Other(s): National Scenic Byway (Historic National Road), Maryland Heritage Area

**(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?**

This report uses the annual American Community Survey Census Tract data and 2020 Decennial Census from the US Census Bureau, which is conducted every 10 years. This data is used to answer the questions of how the Ellicott City Sustainable Community has evolved between 2017 and 2020. Due to COVID-19 pandemic-related delays in reporting updated data from the 2020 Census, we are restricted with the data range between these years and use this throughout the section.

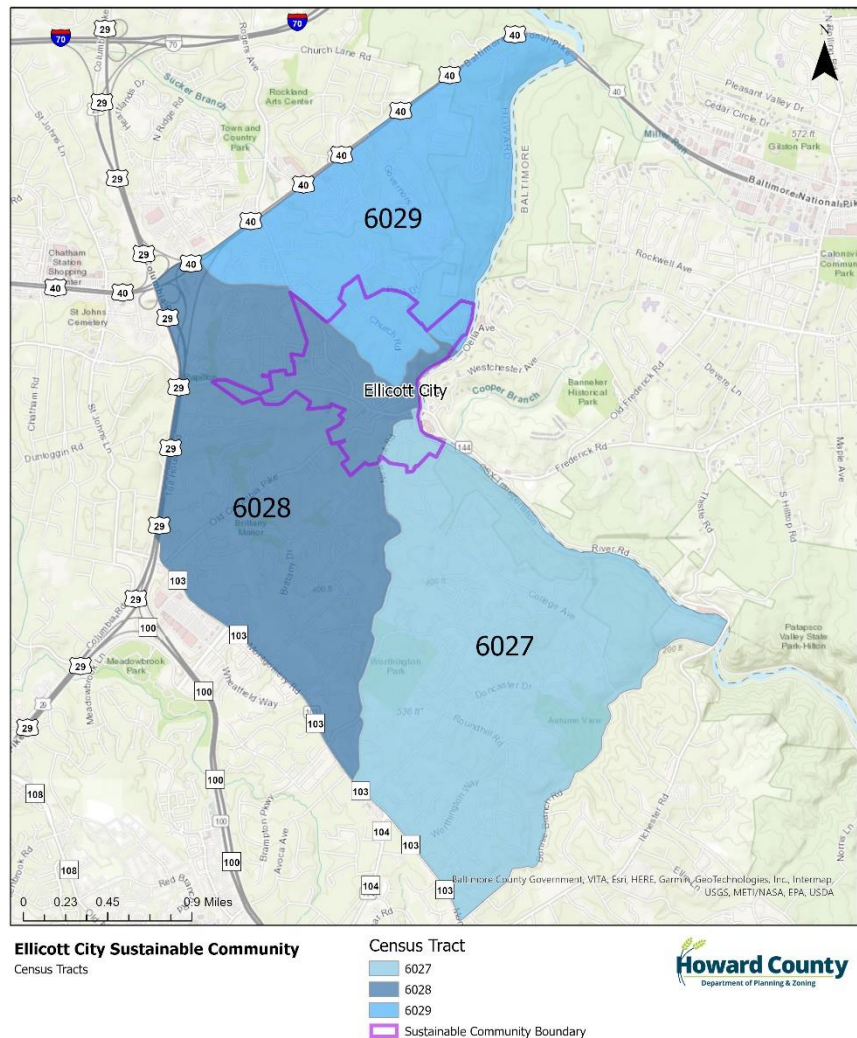
The demographic profile is divided into three categories:

- i. The biological makeup includes the population totals, median age, and racial identity.
- ii. The Socio-Economic section will discuss the Median Household income, educational attainment, and workforce participation.
- iii. A review of the housing characteristics of the community is provided at the end, which illuminates how owner or renter-occupied trends have manifested over the five (5) years since the initial Sustainable Communities application.

For reference, the map below shows the census tracts (in blue) within the Ellicott City Sustainable Community area (in purple). These are the census tracts that were used for the longitudinal demographic study of Ellicott City.



## Sustainable Communities Renewal Application - Section A



### Population:

Based on the estimates below, the Ellicott City Sustainable Community area grew slightly between 2017 and 2020. As a historic, established community, the area will continue to require investment to maintain or replace aging infrastructure.

- The Ellicott City area had a population of 16,631 people in 2017, which increased moderately by about 48 in 2020 to 16,679 people. This population within the SC boundary saw a slower growth rate than the County as a whole over the same period. The overall population in the County grew by 3.17%, while the Ellicott City Sustainable Community population grew by 0.29% indicating that Ellicott City grew at a pace 2.88% slower than the County.
- While there has been an overall increase in population over time for Ellicott City, not all of the census tracts grew. Census Tract 6028 & 6029 experienced a decline of about 69 and 387 people, respectively, while Census Tract 6027 was the only tract to gain residents at 504 additional people. The overall increase in Ellicott City is recorded as 48 people when accounting for both losses and gains. Note that margins of error in the data make these population changes difficult to pinpoint.



## Sustainable Communities Renewal Application - Section A

Population	2017	2020
Howard County	312,495	322,407
Census Tract 6027 (Ellicott City SC):	5,426 (+/-239)	5,930 (+/-534)
Census Tract 6028 (Ellicott City SC):	6,079 (+/-488)	6,010 (+/-780)
Census Tract 6029 (Ellicott City SC):	5,126 (+/-407)	4,739 (+/-715)
<b>Ellicott City SC Total :</b>	<b>16,631</b>	<b>16,679</b>

Source: ACS Demographic and Housing Estimates (2017-2020), TableID: DP05, U.S. Census Bureau

### Total Occupied Households:

Although they increased countywide, the estimated number of occupied households in the Ellicott City area remained consistent between 2017 and 2020.

- Household estimates indicate there were just over 6,000 households in the Ellicott City area in 2017, which increased by ~150 to 6,150 in 2020.
- From 2017 to 2020, the number of occupied households in the SC has remained relatively stable with less change (2.5%) compared to the County's estimated increase of 4.6%.

Total Occupied Households	2017	2020
Howard County	111,337 (+/-654)	116,457 (+/-558)
Census Tract 6027 (Ellicott City SC):	1,915 (+/-74)	2,058 (+/-202)
Census Tract 6028 (Ellicott City SC):	2,053 (+/-121)	2,048 (+/-221)
Census Tract 6029 (Ellicott City SC):	2,046 (+/-150)	2,059 (+/-297)
<b>Ellicott City SC Total</b>	<b>6,014</b>	<b>6,165</b>

Source: ACS Selected Housing Characteristics (2017-2020), TableID: DP04, U.S. Census Bureau

### Median Age (Years):

The age of the SC area's population tends to be slightly older than the County as a whole. However, the data suggests this population has skewed older over the last five years. Note again that margins of error make these demographic changes difficult to pinpoint.

- Median age estimates by census tract indicate a range from 34-43 in 2017, which increased slightly to 35-44 in 2020.
- Given the median age estimates between 2017 and 2020, there appears to be a higher proportion of aging residents remaining or moving into the SC area, or fewer births among residents of the community.

## Sustainable Communities Renewal Application - Section A

- It appears that from the 2020 estimates, the median age for Census Tract 6029 has increased the most compared to the rest of the SC area. Census Tract 6028 was the only area within the SC boundary to decrease in media age from 41.1 to 39.8 years old.

Median Age (Years)	2017	2020
Howard County	38.7 (+/-0.2)	38.7 (+/-0.2)
Census Tract 6027 (Ellicott City SC):	43.7 (+/-1.4)	44.4 (+/-2.7)
Census Tract 6028 (Ellicott City SC):	41.1 (+/-3.2)	39.8 (+/-4.0)
Census Tract 6029 (Ellicott City SC):	34.2 (+/-0.6)	35.4 (+/-1.7)

Source: ACS Demographic and Housing Estimates (2017-2020), TableID: DP05, U.S. Census Bureau

### Race:

The SC area continues to be as racially diverse a community as the County is at large.

- 2020 estimates indicate racial minority groups have increased within the Ellicott City SC boundary compared to the slight increase in the County overall. The White population increased by 1.9% in the SC area and Census Tract 6029 was the only area to record an increase in the White population over the five-year estimate.
- The Asian population in the Ellicott City area decreased between 2017 and 2020 while increasing slightly in the County as a whole. The SC area saw a 3% decrease in Asian population, yet the County overall saw a 1.3% increase.
- The Black/African American population over the five-year period increased in both the County and in Census Tracts 6027 and 6028. Although, there was a large decrease in Black/African American Population in Census Tract 6029, where it declined by almost 10%.
- The Hispanic/Latino population within the Ellicott City SC boundary increased a slightly higher3% by comparison to the County's overall growth of 0.5% over the time period.

Race	Race Alone or In Combination	2017 (Total) Estimate	2017 (%)	2020 (Total) Estimate	2020 (%)
Howard County	White	193,892 (+/- 1,236)	62.0%	191,771 (+/- 1901)	59.5%
	Black or African American	63,910 (+/-539)	20.5%	69,505 (+/-589)	21.6%
	American Indian and Alaska Native	3,007 (+/-444)	1.0%	3,274 (+/-582)	1.0%
	Asian	60,579 (+/-521)	19.4%	66,780 (+/-500)	20.7%

Sustainable Communities Renewal Application - Section A

	Native Hawaiian/Other Pacific Islander	262 (+/-131)	0.1%	280 (+/-134)	0.1%
	Some other race	4,892 (+/-786)	1.6%	9,829 (+/-1204)	3.0%
	Hispanic or Latino (of any race)	20,343 (N/A)	6.5%	22,713 (N/A)	7.0%
Census Tract 6027 (Ellicott City SC):					
	White	3,827 (+/-206)	70.5%	3,723 (+/-438)	62.8%
	Black or African American	521 (+/-136)	9.6%	610 (+/-223)	10.3%
	American Indian and Alaska Native	34 (+/-33)	0.6%	78 (+/-87)	1.3%
	Asian	1135 (+/-269)	20.9%	1,597 (+/-431)	26.9%
	Native Hawaiian/Other Pacific Islander	0 (+/-17)	0.0%	0 (+/-18)	0.0%
	Some other race	92 (+/-80)	1.7%	246 (+/-141)	4.1%
	Hispanic or Latino (of any race)	257 (+/-111)	4.7%	245 (+/-123)	4.1%
Census Tract 6028 (Ellicott City SC):					
	White	3,585 (+/-290)	59.0%	3,549 (+/-689)	59.1%
	Black or African American	430 (+/-141)	7.1%	962 (+/-301)	16.0%
	American Indian and Alaska Native	63 (+/-77)	1.0%	8 (+/-14)	0.1%
	Asian	2,225 (+/-510)	36.6%	1,644 (+/-298)	27.4%
	Native Hawaiian/Other Pacific Islander	17 (+/-27)	0.3%	0 (+/-18)	0.0%
	Some other race	1 (+/-2)	0.0%	7 (+/-11)	0.1%
	Hispanic or Latino (of any race)	26 (+/-41)	0.4%	46 (+/-76)	0.8%
Census Tract 6029 (Ellicott City SC):					
	White	1,980 (+/-214)	38.6%	2,110 (+/-498)	44.5%
	Black or African American	1,126 (+/-257)	22.0%	612 (+/-196)	12.9%

## Sustainable Communities Renewal Application - Section A

	American Indian and Alaska Native	13 (+/-17)	0.3%	107 (+/-112)	2.3%
	Asian	2,067 (+/-342)	40.3%	1,917 (+/-455)	40.5%
	Native Hawaiian/Other Pacific Islander	0 (+/-17)	0.0%	0 (+/-13)	0.0%
	Some other race	17 (+/-26)	0.3%	158 (+/-187)	3.3%
	Hispanic or Latino (of any race)	222 (+/-125)	4.3%	273 (+/-205)	5.8%

Source: ACS Demographic and Housing Estimates (2017-2020), TableID: DP05, U.S. Census Bureau

### Median Household Income:

Household income increased between 2017 and 2020 in the Ellicott City area and outpaced the County as a whole.

- Median household income estimates by census tract indicate a range from almost \$80,000 to \$148,000 in 2017 compared to a range of \$106,000 to \$167,000 in 2020 – a significant increase over time.
- Estimates indicate that the SC area has a higher median income when compared to the County as a whole in Census Tracts 6027 & 6028.
- The 2020 estimates show income for Census Tract 6029 was the lowest in the SC boundary. It is notable that in 2020, the percentage of population who identify as African American decreased by 10% in this tract, while all other racial categories increased, with the White population increasing by ~6%.

Median Household Income	2017	2020
Howard County	\$115,576 (+/-1,799)	\$124,042 (+/-3,448)
Census Tract 6027 (Ellicott City SC):	\$147,781 (+/-14,872)	\$167,333 (+/-27,189)
Census Tract 6028 (Ellicott City SC):	\$120,764 (+/-16,831)	\$142,553 (+/-15,506)
Census Tract 6029 (Ellicott City SC):	\$79,904 (+/-11,453)	\$105,850 (+/-26,512)

Source: Median Income in the Past 12 Months (S1903) 2017-2020 American Community Survey 5-Year Estimates, U.S. Census Bureau

### Average Home-Owned Household Size:

Estimates between 2017 and 2020 indicate relatively consistent trends in home-owned household size within the SC and County.



## Sustainable Communities Renewal Application - Section A

- Estimates indicate an average household size ranged from 2.8 to 3.2 in 2017. The average household size increased in 2020 to a range of 2.5 to 3.5.

Average Home-Owned Household Size	2017	2020
Howard County	2.88 (+/-0.03)	2.89 (+/-0.02)
Census Tract 6027 (Ellicott City SC):	2.84 (+/-0.11)	2.82 (+/-0.16)
Census Tract 6028 (Ellicott City SC):	3.10 (+/-0.24)	3.08 (+/-0.30)
Census Tract 6029 (Ellicott City SC):	3.25 (+/-0.34)	3.52 (+/-0.44)

Source: ACS Selected Housing Characteristics (2017-2020), TableID: DP04, U.S. Census Bureau

### Total Housing Units:

The number of housing units in Ellicott City increased slightly between 2017 and 2020. Only Census Tract 6027 gained more than 100 units.

- Housing estimates indicate there were 6,321 units in 2017, which increased by approximately 190 to 6,511 in 2020.
- The data indicates a 3% increase in total housing units within the SC boundary between 2017 and 2020 – almost in line with the 3.7% growth in the County at large.
- Estimates over the five-year period indicate an inconsistent distribution of housing unit growth across the SC with a nominal overall increase. Census Tract 6027 being the only tract to report an increase of more than 100 units.

Total Housing Units	2017	2020
Howard County	116,493 (+/-149)	120,834 (+/-214)
Census Tract 6027 (Ellicott City SC):	1,946 (+/-72)	2,058 (+/-202)
Census Tract 6028 (Ellicott City SC):	2,141 (+/-112)	2,162 (+/-213)
Census Tract 6029 (Ellicott City SC):	2,234 (+/-53)	2,291 (+/-248)
<b>Ellicott City SC Total</b>	<b>6,321</b>	<b>6,511</b>

Source: ACS Demographic and Housing Estimates (2017-2020), TableID: DP05, U.S. Census Bureau

### **Educational Attainment (Percent bachelor's degree or higher):**

By comparison to the County overall, residents of the Ellicott City SC area generally possess increased higher education credentials. These differences can influence geographic approaches to workforce development and education as local programs may help to increase opportunities.

- In 2017, for individuals over the age of 16, 58% to 73% of the SC area population had earned a bachelor's degree or higher. This grew over time, with a range of 57% to 76% reported in 2020.
- On a more granular level, educational attainment for residents of Census Tract 6028 was the lowest in the SC area, while Census Tract 6027 rose to be the highest by 2020.
- Educational attainment for the residents of Ellicott City has followed the trend of the County's overall growth in post-secondary education historically. However, in the past five years, Ellicott City surged ahead of the County. Between 2017 and 2020, the County saw a 1.5% increase in residents with a bachelor's degree or higher. Meanwhile, Ellicott City experienced an average growth of 3.9% percent over the same time period.

<b>Educational Attainment (Percent bachelor's degree or higher)</b>	<b>2017</b>	<b>2020</b>
Howard County	61.2% (+/-0.8)	62.7% (+/-1.0)
Census Tract 6027 (Ellicott City SC):	72.7% (+/-4.2)	76.4% (+/-4.1)
Census Tract 6028 (Ellicott City SC):	59.3% (+/-5.9)	57.1% (+/-7.1)
Census Tract 6029 (Ellicott City SC):	58.3% (+/-5.8)	68.5% (+/-6.5)

*Source: ACS Educational Attainment (2017-2020), TableID: S1501, U.S. Census Bureau*

### **Workforce Participation (In Labor Force - Employed):**

Please note that the estimates provided below were produced prior to the COVID-19 pandemic. While the County is able to show the trends between 2017 and 2020, the full and lasting impact of the pandemic on employment in the Ellicott City SC area remains to be seen.

- Census Tract 6027 experienced a roughly 5% decline between 2017 and 2020 in those employed, the only tract in the Ellicott City SC to display such a trend.
- By comparison to the County as a whole, in 2017, all three (3) census tracts came in under the workforce participation rate as a percentage of the population. By 2020, though the County's rate declined slightly, Census Tract 6028 was the only area to surpass the County as a whole.
- Ellicott City's workforce participation estimates for the population over 16 years old indicates that there were 8,806 individuals that were employed in 2017. This number increased in 2020 to 8,872 individuals, with Census Tract 6028 experiencing the largest increase in participation over this timespan.

<b>Workforce Participation (In Labor Force - Employed)</b>	<b>2017 (Total) Estimate</b>	<b>2017 (%)</b>	<b>2020 (Total) Estimate</b>	<b>2020 (%)</b>
Howard County	167,493 (+/- 1,418)	68.4%	170,492 (+/-1,855)	67.4%
Census Tract 6027 (Ellicott City SC):	2,862 (+/-190)	67.9%	2,877 (+/-277)	62.7%
Census Tract 6028 (Ellicott City SC):	3,260 (+/-277)	68.0%	3,439 (+/-578)	73.2%
Census Tract 6029 (Ellicott City SC):	2,684 (+/-269)	66.1%	2,556 (+/-365)	66.7%
<b>Ellicott City SC Total</b>	<b>8,806</b>	<b>67.4%</b>	<b>8,872</b>	<b>67.6%</b>

Source: Selected Economic Characteristics (2017-2020), TableID: DP03, U.S. Census Bureau

### Mode of Transportation:

People in the SC area continue to prefer independent driving over other modes of transportation, which is similar to the County overall. Transportation investments will need to balance demands for improved infrastructure across all modes of transportation. Of note, there was a significant increase of 8.8% of residents who “worked at home” in 2020 compared to 2017. The estimates provided below were produced prior to the COVID-19 pandemic. While the County is able to show the trendlines over a five-year period, the full and lasting impact of the pandemic on employment and transportation in the SC area remains to be seen.

- Mode of transportation estimates in 2020 for the SC area indicate almost 7,000 people traveled independently by car compared to almost 1,600 people by all other modes in 2017. Over time, independent travel by car decreased by 52 people to over 6,965 people, while all other modes increased by 184 people to 1,848 people in 2020.
- The estimates indicate a declining preference for independent driving in both the SC and County as a whole. However, the overall number of independent drivers has remained consistent over time in the SC area compared to the slight decrease in the County.
- Travel preferences over time remained fairly consistent in the County for some, but not all, modes and in every census tract that makes up the SC area. Those who work at home increased for every Ellicott City census tract, but Census Tract 6028 increased almost 6% by 2020. Census Tract 6028 was also the only census tract to see a significant decrease in public transportation usage, dropping almost 3.0% by 2020.

## Sustainable Communities Renewal Application - Section A

Mode of Transportation:	Transportation Mode	2017 (Total) Estimate	2017 (%)	2020 (Total) Estimate	2020 (%)
Howard County	Car, truck, or van -- drove alone	134,958 (+/- 1,716)	81.2%	130,850 (+/-1,825)	77.2%
	Car, truck, or van -- carpooled	12,032 (+/- 835)	7.2%	11,064 (+/-887)	6.5%
	Public transportation (excluding taxicab)	6,322 (+/- 612)	3.8%	5,439 (+/- 590)	3.2%
	Walked	1,628 (+/- 314)	1.0%	1,628 (+/- 395)	1.0%
	Other means	1,876 (+/- 449)	1.1%	1,919 (+/- 359)	1.1%
	Worked at home	9,391 (+/- 599)	5.7%	18,556 (+/-1,137)	11.0%
Census Tract 6027 (Ellicott City SC):					
	Car, truck, or van -- drove alone	2,270 (+/- 169)	80.7%	2,136 (+/- 292)	75.6%
	Car, truck, or van -- carpooled	161 (+/-71)	5.7%	291 (+/- 150)	10.3%
	Public transportation (excluding taxicab)	26 (+/-28)	0.9%	38 (+/-33)	1.3%
	Walked	22 (+/-22)	0.8%	0 (+/-18)	0.0%
	Other means	0 (+/-17)	0.0%	10 (+/-16)	0.4%
	Worked at home	333 (+/-115)	11.8%	350 (+/- 133)	12.4%
Census Tract 6028 (Ellicott City SC):					
	Car, truck, or van -- drove alone	2,554 (+/- 327)	79.3%	2,624 (+/- 368)	76.3%
	Car, truck, or van -- carpooled	278 (+/-125)	8.6%	242 (+/- 109)	7.0%
	Public transportation (excluding taxicab)	120 (+/-64)	3.7%	27 (+/-33)	0.8%



## Sustainable Communities Renewal Application - Section A

	Walked	0 (+/-17)	0.0%	19 (+/-29)	0.6%
	Other means	34 (+/-37)	1.1%	75 (+/-74)	2.2%
	Worked at home	234 (+/-130)	7.3%	452 (+/-292)	13.1%
Census Tract 6029 (Ellicott City SC):					
	Car, truck, or van -- drove alone	2,141 (+/-248)	82.4%	2,153 (+/-285)	86.2%
	Car, truck, or van -- carpooled	261 (+/-106)	10.1%	145 (+/-81)	5.8%
	Public transportation (excluding taxicab)	41 (+/-32)	1.6%	53 (+/-62)	2.1%
	Walked	55 (+/-51)	2.1%	0 (+/-13)	0.0%
	Other means	0 (+/-17)	0.0%	7 (+/-11)	0.3%
	Worked at home	99 (+/-49)	3.8%	139 (+/-110)	5.6%
Ellicott City SC Total					
	Car, truck, or van -- drove alone	6,965	80.72%	6,913	78.91%
	Car, truck, or van -- carpooled	700	8.11%	678	7.74%
	Public transportation (excluding taxicab)	187	2.17%	118	1.35%
	Walked	77	0.89%	19	0.22%
	Other means	34	0.39%	92	1.05%
	Worked at home	666	7.72%	941	10.74

Source: Selected Economic Characteristics (2017-2020), TableID: DP03, U.S. Census Bureau

### B. Organizational Structure, Experience and Public Input:

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?**

The 2017 workgroup added the County's Office of Community Sustainability and Office of Transportation and the Ellicott City Partnership. The Howard County Arts Council, the artist community, Historic Preservation Commission, and Patapsco Heritage Greenway were also part of the 2017 workgroup.

Since the 2017 SC renewal, the workgroup members have all participated in varied capacities in the ‘Ellicott City Safe and Sound’ flood mitigation plan and the ‘Ellicott City Watershed Master Plan,’ which integrates strategies for community character and placemaking, flood mitigation, environmental sustainability, economic development, transportation, and parking over the next 20 years.

In 2022, DPZ continues to lead the application renewal efforts and has re-engaged County departments to ensure that the Ellicott City Watershed Master Plan is incorporated accurately into the 2022 SC Renewal’s five-year timeframe.

**(2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?**

**Strengths:**

The Ellicott City Safe and Sound plan was released in 2019 and is a multi-phase plan built around the need for public safety, supporting business and property owners, preparing the County for a changing climate, and creating a more inclusive, community-driven process for decisions regarding Ellicott City’s future. The implementation has occurred across several departments that participated in the 2017 renewal application with focused leadership from the County Executive’s office and DPW. This has resulted in numerous flood mitigation and safety projects that have significantly supported the advancement of the 2017 renewal plan.

Additionally, Ellicott City Partnership -- a key implementation partner -- has matured as an organization over the last five (5) years and has become a leader in business coordination, area beautification and local promotion.

**Challenges:**

The 2018 Ellicott City flood occurred less than a year after the 2017 SC renewal and was a major setback to revitalization efforts. Immediately after the flood there was an emergency response period, followed by short-term recovery efforts. The County, working closely with the community, then went on to establish the EC Safe and Sound plan in 2019 and adopt the Elliott City Watershed Master Plan in 2020. The flooding events have spurred enhanced coordination and further built the capacity of County departments since 2017 to meet the challenge of implementing these two key plans.

**(3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?**

As previously mentioned, the 2020 Ellicott City Watershed Master Plan serves as the foundation of the 2022 Ellicott City SC Renewal. At the beginning of the Ellicott City Watershed Master Plan process, Howard County established the Master Plan Advisory Team (MPAT) by Executive Order

2017-06, comprised of 11 appointed residents, business owners, property owners and non-profit representatives. MPAT's charge was to advise the ECMP process, provide input at key intervals during the process, and serve as a liaison to the community. These individuals provided a local understanding of the broader issues concerning the Ellicott City watershed, served as a sounding board for emerging ideas and concepts, and promoted public involvement during the development of the Plan. The ECMP consultant team met with MPAT prior to each public workshop. Prior to developing the draft plan, the County hosted four public meetings between May 2017 and March 2018 as part of the ECMP public engagement Process.

These meetings allowed the public the opportunity to:

- 1) stay informed on technical analysis, ideas and concepts throughout the planning process,
- 2) understand implications of concepts, and
- 3) provide feedback for consideration.

At each meeting, the County collected comments from the public.

#### *Workshops and Online Engagement*

##### May 31, 2017 — October 25, 2018

- Six public workshops with a total of over 700 attendees
- Online engagement with 290 participants

##### July 26, 2019 — October 15, 2019

- One public workshop with a total of 40 attendees
- Online engagement with 226 participants

##### Summer 2020

- Public online review of Draft Plan
- Public meeting 6/2

In August 2022 the 2022 Ellicott City Sustainable Communities renewal draft plan was released for public review. DPZ proactively engaged individuals on the contact list for Ellicott City Watershed Master Plan through email requesting their feedback and alerted residents through the County Executive's newsletter. All comments received were considered ahead of submission.

**(4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.**

We do not require technical assistance at this time. If the need arises in the future, the County will engage our DHCD Project Manager.

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART I: QUALITATIVE ASSESSMENT**

### **Purpose:**

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.



**Descriptive Narrative: Please list the most significant accomplishments that apply.**

**Accomplishment 1:**

**Outcome:** Enhanced economic competitiveness through improved branding and marketing.

**Projects:** Old Ellicott City Branding and website

The devastating floods in Ellicott City created a renewed spirit by business owners and residents to band together in order to preserve the historic town. The branding of Old Ellicott City and the creation of the Ellicott City Partnership (ECP) were pivotal for advertising businesses, cultivating a community identity, and advocating for local needs. ECP has been a fixture for the town to promote events, apply for grants, and increase awareness of Ellicott City. Since the floods, the organization has amassed a long list of accomplishments that have progressed the recovery efforts and attracted business opportunities.



*Image Source: Ellicott City Watershed Master Plan (2020)*

**Partners:** Ellicott City Partnership (ECP)

**Impact:** Ellicott City economic recovery and sense of community identity

## **Accomplishment 2:**

**Outcome:** Improve disaster preparedness

**Projects:** Safe and Sound Program

County Executive Calvin Ball's Ellicott City Safe and Sound program is a multi-phase plan built around ensuring public safety, supporting business and property owners, preparing the County for a changing climate, and creating a more inclusive, community driven process for decisions regarding Ellicott City's future. The plan was reviewed by a national team of experts assembled by the Army Corps of Engineers. In their report, the Army Corps affirmed that the County is following a sound process and that the projects included in the County's plan can significantly reduce flood risk to Historic Ellicott City.

Since the beginning of the Safe and Sound program, nearly 35 tons of debris have been removed from stream channels on 14 different occasions in and around Ellicott City. The enhanced stream debris removal program was designed to prevent downed limbs and other debris from blocking culverts and causing overflow. Under protocols established in December 2018, debris will be removed after any rain event of 2 inches or greater accumulation in a 24-hour period, or after an hour of sustained winds over 30 mph. Previously, waterways were only inspected on a quarterly or semi-annual basis.

In 2019, an outdoor tone-based alert system was implemented to complement existing alert and warning tools. There are four permanent towers located within the Downtown Ellicott City area. These towers are fixed in the ground with concrete bases. Each tower has a pole extending approximately 40-60 feet above with a speaker array on top. The units produce a very loud tone (technically rated at 120 decibels within a 100 ft radius) warning individuals in outdoor spaces of flood threats.

Additionally, Howard County has broken ground on two flood mitigation projects as part of the Ellicott City Safe and Sound plan: the H7 and Quaker Mill ponds. These projects are expected to be completed in 2023. In May 2022, County Executive Ball announced that the County secured a \$75 million loan through the Environmental Protection Agency's WIFIA program. This critical investment will largely support the Extended North Tunnel project that, once complete, will carry more than 26,000 gallons of water each second away from the homes and businesses in Ellicott City and into the Patapsco River.

Safe and Sound is not only a flood prevention program, but also includes initiatives that have provided resources and assistance to business owners and residents. The County Executive is continuing to work with state and federal partners to identify additional resources for the County to advance plan implementation, including \$42 million obtained through the State's capital budget since 2019.

## Sustainable Communities Renewal Application - Section B



**Calvin Ball  
County Executive**

**QUAKER MILL COURT  
FLOOD ATTENUATION FACILITY**





### TUNNEL BORING MACHINE

**Calvin Ball  
County Executive**





**Partners:** DPW, OEM, HCPD, DPZ

**Impact:** The public safety and economic vitality of Ellicott City residents and business owners.

### **Accomplishment 3:**

**Outcome:** Enhanced aesthetics, appearance, and preservation of historic buildings and infrastructure.

#### **Projects:**

Thomas Isaac Log Cabin: Since 2017, a number of historic preservation initiatives have contributed to the enrichment and character of Old Ellicott City. The County, in partnership with Maryland DHCD, successfully refurbished the Thomas Isaac Log Cabin (built around 1780 on nearby Merryman Street), which is a symbol of early European colonial development in the Patapsco River Valley and had been a prominent resource for the African American community in the 1870s, preceding the still-active St. Luke A.M.E. church as a meeting place. The cabin was moved after the 2018 flood from its location along Main Street while flood recovery efforts were underway but has since been restored and returned to its salient location on Main Street, providing a welcoming and historic entry feature for the town.

With financial support from DHCD Strategic Demolition and Community Legacy grants, the County has made improvements to buildings on Main Street to support small businesses, including significant façade upgrades and stabilization, cleaning out buildings, and filling in basements to increase structural stability. Future work planned for the County-owned structures along Main Street includes full demolition of four (4) buildings, and partial demolition, dry flood-proofing, and renovation of six (6) buildings.

B&O Railroad Museum: Built in 1831, the Baltimore & Ohio Ellicott City Station was at one point the oldest operational railroad station in the United States. Initially a freight depot, the Station was remodeled in 1857 to accommodate passengers and was later designated as a museum in 1972 after it ceased operations. The Department of Recreation & Parks took over management and operations of the Baltimore & Ohio Ellicott City Station Museum in 2017 and received two grants from the Maryland Heritage Areas Authority in 2018. Totaling more than \$80,000, the grants allowed for the restoration of the museum's C-2149 caboose and Freight Room diorama. The C-2149 caboose was restored using historically accurate materials and interpretive signage, while the restoration of the Freight House diorama involved a comprehensive update showing the first 13 miles of railroad in the United States.

The Maryland Department of Housing and Community Development awarded \$250,000 to Preservation Maryland to partner with Howard County on the revitalization of the historic Ellicott City Jail, a circa 1850 structure at 1 Emory Street. The grant will be used to assess feasibility for reuse of the Jail as well as architectural/engineering, stabilization or rehabilitation activities that support future reuse. The historic Jail will be revitalized to support the surrounding community while potential uses are explored.

A new garden at the Patapsco Female Institute (PFI) serves as a historic representation of the grounds when it was a school more than 170 years ago. The plants and flowers were chosen after a scrapbook of pressed flowers (known as an herbarium) from former student Mary Jerdone Coleman, which was uncovered at the Virginia Museum of History & Culture by a Howard County researcher. Though not an exact replica, this garden includes modern varieties of plants that were growing at the school when



Coleman created her herbarium. The garden is located near the front of PFI and will include a sign to tell the story behind its creation.

Additionally, the County has recently secured capital funding in Fiscal Year 2023 for the Bernard Fort House, Ellicott City Colored School, and the Chapel at PFI. The Bernard Fort House will receive funding to convert the structure into an office use. The Ellicott City Colored School will have lighting improvements made to the sidewalks for safety and access. The PFI chapel will also be renovated.



**Partners:** Maryland DHCD, ECP, Preservation Maryland

**Impact:** The cultural and historic preservation of Ellicott City contributes to its unique charm. Maintaining this character will continue to ensure Ellicott City is seen as a prominent tourist destination.

**Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.**

**Outcome:** Enhanced aesthetics, appearance and preservation of the community's housing stock.

**Narrative:**

While the housing stock in Ellicott City possesses many well-kept homes supported by historic tax credits, there are a number of structures that would benefit from additional attention or aesthetic enhancements. Over the last five years, several notable rehabilitation projects have occurred within the Ellicott City Sustainable Community. However, ongoing neglect has resulted in the deterioration of several other historic buildings within the Sustainable Community, which limits the pace of restorative housing progress. More work is necessary to preserve and enhance existing housing throughout the historic Ellicott City area.

Council Bill 88-2021, which took effect April 2022, may also encourage preservation of historic homes for generations to come. This legislation was written to prohibit demolition by neglect - the failure to maintain and repair certain historic structures. In accordance with CB88, DPZ and DILP are responsible for the investigation and enforcement of demolition by neglect cases, with repair and restoration direction provided to property owners by the Historic Preservation Commission.

**Outcome:** Ensure availability of affordable and safe housing.

**Narrative:**

Housing affordability remains a challenge in the sustainable community and across the region. Steep elevations and lack of available land for greenfield development limits future infill development opportunities. The County's Moderate Income Housing Unit (MIHU) program requires new development projects to allocate 10% of their built units as affordable. However, land constraints and environmental regulations put added pressure on the supply of affordable MIHUs within the SC due to the limited number of new development projects.

To rent a Moderate Income Housing Unit (MIHU), a qualified applicant's household income may not exceed 60% of the Howard County median income (example: maximum \$50,887 for a one-person household and \$72,696 for a four-person household). MIHUs are rented on a first-come, first-served basis and are interspersed throughout each community. The Burgess Mill II, a Howard County Housing Commission development project, provided 6 MIHU rental units when the development completed construction in July of 2018. These units are successfully leased to income eligible MIHU tenants. Phase 1 of Burgess Mill was completed in 2013 and provided 20 MIHU's within the Ellicott City Sustainable Community, which continue to be leased to MIHU tenants.

Individuals and families with incomes as low as \$60,000 may qualify to also purchase a home within the MIHU program. Homeownership opportunities are currently offered at below-market sales prices in several communities in Howard County; however, according to the County's Department of Housing and Community Development, there have been no MIHU ownership units within the Ellicott City



Sustainable Community over the last five years. Previously-owned homes throughout the County are also for sale under the MIHU program as they become available, but none are currently available within the Sustainable Community.

The Housing Opportunities Trust Fund (HOTF) may also support this housing effort in Ellicott City over the next five years. With a \$5 million initial investment made in July of 2022, this fund, will underwrite efforts such as assisting first time home buyers, development and rehabilitation of affordable housing, and programs that increase affordability for low-income households. Administered by the County's Department of Housing and Community Development, the intent of the HOTF is to provide new housing opportunities for low-income families, which remains a challenge for Ellicott City.

The flood zone designation prohibits the County from using federal Community Development Block Grant (CDBG) or Home Investment Partnership (HOME) funds for new development or redevelopment in the EC Sustainable Community area. Funds can only be used to assist low- and moderate-income residents that rent or own in the area. This is a significant barrier to pursuing housing recommendations in the County's most recent Housing Opportunities Master Plan.

## **SUSTAINABLE COMMUNITY RENEWAL REPORT**

### **PART II: COMPREHENSIVE ASSESSMENT**

**Purpose:**

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

**Please answer the following questions to the best of your knowledge.**

Check “YES” if applicable to your community. If you answer “YES” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check “NO” if the question item did not have any impact on your community. If you answer “NO” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “N/A”, if the question item does not apply to your Sustainable Community.

ENVIRONMENT	YES	NO	N/A	<p>If YES, specify in quantifiable units and compare values from the last five years</p> <p>If NO, why not? What kept you from achieving your plan's desired outcomes?</p>
<p>1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.</p>	X			<p>The Quaker Mill Flood Mitigation Pond, a critical Safe and Sound project, will provide approximately 10-acre-feet of storage, which is the equivalent of nearly 3.3 million gallons of water. The Quaker Mill Pond is the second retention and conveyance project slated to mitigate flooding that is underway; four other projects are in the design phase. This facility will reduce peak flow rates from the site for the 100-year storm by approximately 30 percent. In addition to providing flood mitigation storage, the County is reconstructing the old eroding stream channel to be a more stable environmental feature within the pond while also replanting the pond with trees, shrubs, and wetland plants to enhance the natural environment.</p> <p>The County is actively enhancing water quality outside of the Safe and Sound program as well. In 2021, the County broke ground on 1,100 linear feet of stream restoration near Fels Lane in Ellicott City, building upon over 30 projects in design, construction, or completed since 2018, and totaling more than 10 miles of improvements to Howard County streams and tributaries. In addition to improving water quality, the stream restoration projects feature large tree plantings. On the Fels Lane project, more than 300 trees - a 12:1 replacement ratio for each tree removed. These stream restoration efforts will help to reduce the number of impervious surfaces in Howard County, leading to less runoff, and better stormwater management. This project was completed in early 2022.</p>

## Sustainable Communities Renewal Application - Section B

				Howard County is currently exploring emerging stormwater management techniques to retrofit existing stormwater facilities using smart technology to monitor the quantity and quality of the water that they treat. The County is also exploring soil amendments that have shown promise in filtering runoff and increasing the ability for the soils to retain water.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			<p>Howard County is committed to environmental sustainability. The County installed bioretention curb bump-outs along Patapsco's River Road to treat and slow stormwater flowing into the Tiber Hudson watershed. The bump-outs also feature native pollinator plantings to cultivate a healthy habitat.</p> <p>A new garden at the Patapsco Female Institute (PFI) serves as a historic representation of the grounds when it was a school more than 170 years ago. The plants and flowers were chosen after a scrapbook of pressed flowers (known as an herbarium) from former student Mary Jerdone Coleman, which was uncovered at the Virginia Museum of History &amp; Culture by a Howard County researcher. Though not an exact replica, this garden includes modern varieties of plants that were growing at the school when Coleman created her herbarium. The garden is located near the front of PFI and will include a sign to tell the story of its creation. The new garden is a partnership between Howard County Recreation &amp; Parks, the Garden Club of Howard County and EC250, a group formed to commemorate the 250th anniversary of historic Ellicott City. The garden club helped plan and plant the garden, which will now be maintained by County staff.</p> <p>Howard County passed an update to its Forest Conservation Act in 2019. The update is intended to enhance forest retention, increase replanting requirements, and ensure more successful forest plantings.</p>

Sustainable Communities Renewal Application - Section B

				Since 2018, Howard County has planted more than 60,000 trees and earned a designation as a Bee City. Howard County has also maintained its designation as a Tree City, USA for 31 years.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			<p>The steep wooded slopes, Patapsco River Valley, and expansive public and private properties -- including the Patapsco Female Institute, Bernard Fort House and Mt. Ida -- provide broad swaths of green space within the core. However, there is limited green space within downtown along Main Street where the landscape is comprised primarily of buildings, surface parking lots and hard-surfaced stream channels. The grounds surrounding the Welcome Center and the Thomas Isaac Log Cabin are two exceptions. The Ellicott City Watershed Master Plan details targeted recommendations for future public amenity spaces including installations of art, expansions to parks/trails, and development of public plazas. The ECMP includes policies that support the development of a newly designed plaza in front of the B&amp;O Museum and a park to replace Lot B. This would expand the amount of open space available for the community.</p> <p>Friends of the Patapsco Valley State Park is in the process of completing the OEC Connector trail, which is funded by the Maryland Department of Transportation's Recreational Trail Program (RTP). The natural trail is anticipated to be complete in 2022 and will connect Historic Ellicott City to areas north of Route 40 and the Patapsco Valley State Park Hollofield Campground Area. The new alignment also directs trail users over the CSX Union Tunnel to avoid train track crossings.</p>

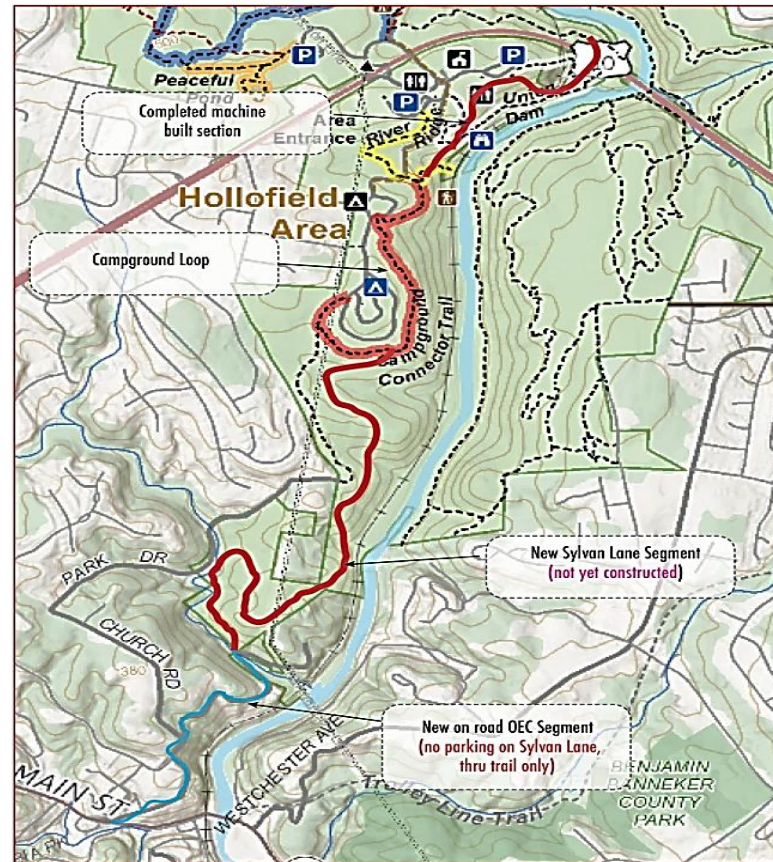


Image Source: Friends of Patapsco Valley State Park (<https://fpvsp.org/oec-connector/>)

4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain

X

Since the beginning of the Safe and Sound program, nearly 35 tons of debris have been removed from stream channels on 14 different occasions in and around Ellicott City. The enhanced stream debris removal program was designed to prevent downed limbs and other debris from blocking culverts. The Department of Public Works, in collaboration with Howard EcoWorks,

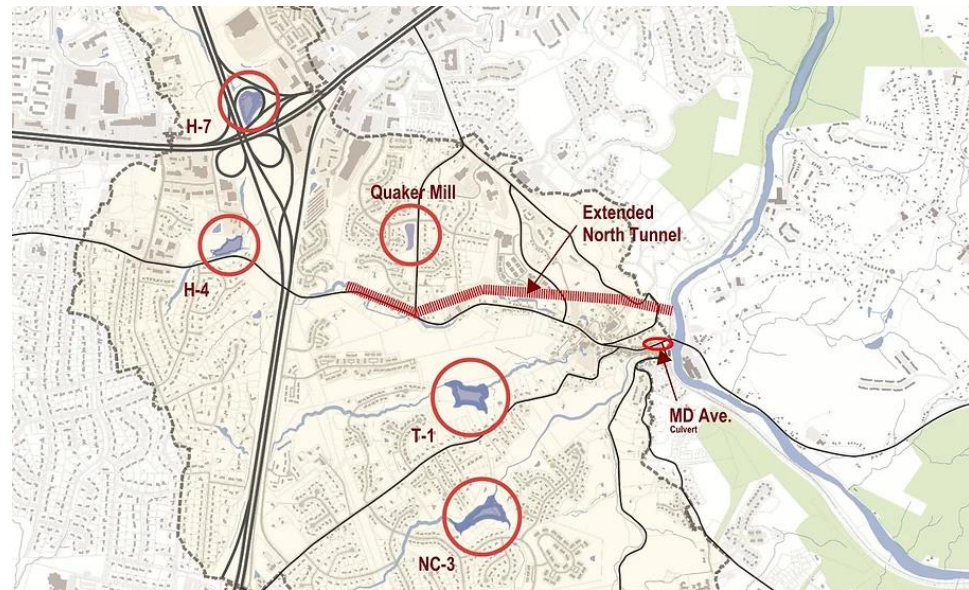


## Sustainable Communities Renewal Application - Section B

<p>barrels or rain gardens at residences, recycling, composting etc)</p>				<p>complete the waterway inspections with the aim of making Ellicott City more sustainable by removing any debris obstructing the watershed outflows.</p> <p>Sustainability projects that will be implemented in Ellicott City and throughout Howard County include:</p> <ul style="list-style-type: none"> <li>• Committing our community to meeting the protocols set forth in the Paris Agreement by signing the “We’re Still In” initiative.</li> <li>• Signing the “Natural &amp; Working Lands Challenge” committing Howard County to pursuing nature-based climate solutions.</li> <li>• Passing the strongest Forest Conservation law in Maryland, to protect existing trees and increase replanting requirements.</li> <li>• The largest Solar Power Purchasing Agreement in Maryland, this project will generate 44,000,000 kilowatt-hours (kWh) a year – enough to cover more than 75% of the County’s energy usage at the same price of current energy. This includes the George Howard Building which is located within the SC.</li> <li>• Expanding the food scrap collection program, so that more than 50% of households can participate and divert food waste from the landfill.</li> <li>• Converting 100% of streetlights to higher efficiency LEDs.</li> <li>• Implementing the County’s first policy to reach a 100% green fleet.</li> <li>• Planning for more than 100 publicly accessible EV charging stations on County property by 2023.</li> <li>• Distributing 12,146 (43% subsidized) Roving Radish Meal kits in 2021, the largest yearly amount in the program’s history, while expanding the program to include a Marketplace in Long Reach. Roving Radish has a sustainable delivery system which provides specialized recipes and fresh produce from local farmers with families that have limited food access.</li> </ul>
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In 2022, the County signed a \$75 million Water Infrastructure Finance and Innovation Act (WIFIA) Loan with the U.S. Environmental Protection Agency (EPA) to pay for the Extended North Tunnel. The tunnel is part of the largest and most impactful flood mitigation component of the Safe and Sound plan. When complete, the tunnel will be 5,000 feet in length and divert water away from Ellicott City's Main Street into the nearby Patapsco River.

Safe and Sound Flood Mitigation Projects Map:



*Image Source: ECSafeandSound.org*

Additionally, ECP has been active in the community by providing rain barrels to residents and businesses, and hosted two community clean-ups; one in the spring and another in the fall of 2021. ECP is in the final stages of becoming a Keep America Beautiful accredited organization which will help to encourage a more sustainable Ellicott City.

## Sustainable Communities Renewal Application - Section B

				<p>Burgess Mill Station II is a House Howard project that was developed in July 2018 with environmental site design standards and included four micro-bioretenion facilities that treat 5,822 cubic feet of stormwater, in excess of County regulatory requirements.</p> <p>The CleanScapes program, managed by the Office of Community Sustainability, provides financial incentives to homeowners for reducing stormwater pollution on residential properties by increasing the amount of surfaces that absorb stormwater runoff. The program was revamped in 2019 to allow for greater reimbursements that reflect actual costs of project implementation and allows for a 100% (less \$1) reimbursement for low-income residents, making the program more accessible and equitable. CleanScapes includes projects on residential properties such as rain gardens, rain barrels, as well as several other stormwater treatment practices. Program successes in the last 5 years include installation of over 200 stormwater practices treating over 3 acres of impervious surfaces.</p>
<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<p><b>If YES, specify in quantifiable units and compare values from the last five years</b></p> <p><b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b></p>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	X			<p>Since 2016, 56 new businesses have opened in the SC, according to a Move-Ins Costar report. DPZ's 2021 Development Monitoring System Report indicates that for non-residential development, about 6% of new construction County-wide was located within the Ellicott City area - a strong indicator that Ellicott City has attracted new businesses over the last five years.</p> <p>In October 2020, ECP launched the Here to Stay Project with business owners who have been in Ellicott City for over 3 years. The project concluded in February 2021 and helped to spotlight those businesses and their dedication to</p>

## Sustainable Communities Renewal Application - Section B

				being part of the historic district. Businesses highlighted in the series included Little Market Cafe, Georgia Grace Cafe, Su Casa, and more.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			<p>In 2021 ECP was awarded a \$50,000 Community Legacy Grant from the State of Maryland for the historic district to assist businesses with façade and interior improvements.</p> <p>ECP provided flood recovery grants to the small businesses in Old Ellicott City (OEC) worth over \$1.8 million. ECP also:</p> <ul style="list-style-type: none"> <li>• Allocated over \$200,000 for OEC Businesses from the Maryland Strong Economic Recovery Initiative (MD-SERI).</li> <li>• Launched the OEC Main Street Recovery Grant to disburse funds that directly helped the OEC business owners to cover overhead costs.</li> <li>• Distributed over \$29,000 in OEC Technology (\$15K) and Business Interruption Grants (\$14K).</li> <li>• Administered self-funded grant programs to retain OEC businesses through the initial impacts of the COVID-19 pandemic.</li> </ul> <p>As part of the COVID-19 pandemic relief, Howard County created the HoCo Rise program to support non-profits and for-profit businesses. This program was managed by Howard County’s Economic Development Agency which assisted a diverse array of business types in Ellicott City, from local shops to restaurants. By September 20, 2021, HoCo RISE had disbursed more than \$20.77 million through 2,251 grants.</p> <p>This funding consisted of:</p> <ul style="list-style-type: none"> <li>• \$1.38 million in Howard County Government grant funds;</li> </ul>

Sustainable Communities Renewal Application - Section B

				<ul style="list-style-type: none"><li>• \$8.35 million in State funding including Maryland Rainy Day and RELIEF Act funds; and,</li><li>• \$11.04 million in CARES Act funding designated by Howard County for HoCo RISE Business Grants.</li></ul> <p>HCEDA has completed the administration of five rounds of funding to eligible Howard County businesses in need, with each round focused on different sectors:</p> <ul style="list-style-type: none"><li>• Round 1: A total of \$2.3 million in grant funds were distributed to storefront retail and service, restaurants, farms, childcare providers, and hotels</li><li>• Round 2: A total of \$11.25 million in grant funds were distributed to storefront retail and service, restaurants, farms, childcare providers, and hotels</li><li>• Round 3: A total of \$4.48 million in grant funds were distributed to restaurants, hotels, and all other businesses including home-based businesses</li><li>• Round 4: A total of \$1.78 million in grant funds were distributed to restaurants and hotels</li><li>• Round 5: A total of \$982,500 in grant funds were awarded to 51 non-profit organizations</li></ul> <p>Eligible uses of the funds include reimbursement for expenses that have not already been reimbursed by State or federal funds received related to the COVID-19 pandemic for the period March 1, 2020 through December 31, 2021. These expenses included:</p>
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Sustainable Communities Renewal Application - Section B

				<ul style="list-style-type: none"> <li>• Working capital, operating costs (ie. Utilities, payroll/salaries, rent, program expenses, etc.)</li> <li>• Sanitization services, cleaning supplies, PPE, social distancing infrastructure</li> <li>• Program expenses</li> <li>• Other eligible COVID-19-related expenses</li> </ul> <p>In 2021, Ellicott City was also named the 10<sup>th</sup> Best Place to Live in the US by Money Magazine. The positive publicity boosts Ellicott City’s standing and increases public awareness of the community.</p>
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			<p>ECP, in partnership with Visit Howard County and the Patapsco Heritage Greenway, fundraised over \$5,000 in 2020 to re-launch and disburse “OEC Bucks”, a program originally created by County Executive Calvin Ball that provides spending vouchers redeemable at participating restaurants, shops and service providers within the Old Ellicott City historic district. This program was able to increase business and foot traffic after a challenging COVID-19 pandemic year.</p> <p>Over the last two years, ECP has actively promoted Old Ellicott City through a number of local events and partnerships to attract visitors. From 2020 through 2021 alone, ECP:</p> <ul style="list-style-type: none"> <li>• Hosted Purple Main, in partnership with Pam Long Photography. Purple Main is a community pep rally to support our home team, the Baltimore Ravens. Through Purple Main, Old Ellicott City received earned media from WMAR 2 News, WBAL 11 News, WJZ 13, FOX45, and additional publications and news outlets.</li> <li>• Returned some OEC events, including Girls Night Outs and Shop Small Saturday in 2020, 2021, and 2022</li> </ul>



## Sustainable Communities Renewal Application - Section B


				<ul style="list-style-type: none"> <li>• Restructured the 2020 Midnight Madness to include a virtual and in-person component</li> <li>• Held the 2019 and 2021 Main Street Music Festival -- an inclusive event for the entire Old Ellicott City community. A strong marketing campaign reaching over 30,000 people in days through marketing, and brought thousands of visitors. ECP funded temporary shuttles to transport patrons from all of the auxiliary lots into town, contracted bands at the Wine Bin stage, Main Stage, and at the B&amp;O Railroad.</li> <li>• Hosted two new Night Markets, with the strategy focused on Lower Main Street. Both Night Markets were successful and executed placemaking strategies onto Tiber Park &amp; Tiber Alley.</li> <li>• Sparked community engagement through the 2020 Window Decorating Contest, which highlighted the creativity the district has to offer, and the beautiful décor businesses presented. The 2021 Window Decorating contest took place from November 27th to December 12th.</li> <li>• Launched the Shop Here Shop Now campaign in lieu of Shop Late Shop Local, due to the pandemic challenges. Highlighted the importance of shopping in Historic Ellicott City and how it impacts the local economy.</li> <li>• Invested ECP operating funds to market the town in magazines, publications, and social media ads.</li> </ul> <p>Additionally, Ellicott City received national publicity when three Historic Ellicott City businesses received renovations and support from celebrity chef Gordon Ramsay's "24 Hours to Hell and Back: Save Our Town" production in 2020.</p>
4. Have the number of commercial vacancies decreased?	X			<p>According to an Aggregate Historical Vacancy Report provided by Costar, the number of commercial and office vacancies in Ellicott City has decreased between the third quarter of 2017 and the second quarter of 2022. In 2017, there were a total of 16,833 square feet of vacant retail and office space or 2.3% of</p>

## Sustainable Communities Renewal Application - Section B

				vacancy for the 118 commercial properties in Ellicott City. Today, there is 992 square feet of vacant office space and zero square feet of vacant retail. This equates to 0.1% of commercial square footage that is presently vacant.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?		X		Workforce participation in Ellicott City has been trending in a positive direction in recent years. According to the U.S. Census Bureau Selected Economic Characteristics table, Ellicott City's workforce participation estimates for those over 16 years old increased from 8,806 individuals employed in 2017 to 8,872 individuals in 2020. It is notable that the data period available at the time of this application was prior to the job market recovery experienced nationwide since the re-opening of businesses after the peak of COVID-19 pandemic restrictions.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?	X			Howard County believes a strong solution to the demand for talent is through apprenticeships. In 2017 the County hosted its first community apprenticeship event. Since 2018, the Office of Workforce Development (OWD) has hosted an apprenticeship week event each year to outreach to businesses on Main Street and potential employees. OWD has hosted roundtable events which included B2B discussion, apprentice testimonials, and sponsor conversations, as well as access to related training providers. Even through the pandemic, OWD hosted a virtual apprenticeship week event, and still program participation grew. The events started for the purpose of community awareness but quickly led to in-person events where the public was able to further explore how to grow their business and discover innovative ways to recruit, train, and retain highly skilled employees by becoming apprenticeship sponsors and developing the many benefits that apprenticeships offer. For businesses, information sessions were held to engage them in discussions on ways they could grow their business, discover innovative ways to recruit, train and retain highly skilled employees by becoming apprenticeship sponsors and develop their own workforce. OWD has found much success in this model and since 2017 have reached almost 300

## Sustainable Communities Renewal Application - Section B

				businesses and individuals who have expressed interest in learning more about apprenticeships. To support its belief in apprenticeships, Howard County Government created six apprenticeship slots throughout the County
<b>TRANSPORTATION</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b> <b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		The total amount of bicycle infrastructure, including trail and dedicated paths, has not increased for the SC area. Work toward this effort has progressed to the planning stage. There are existing sharrows on 0.46 miles of roadway, and an additional 2.66 miles of bicycle infrastructure planned within the sustainable community boundary, including bike lanes and additional sharrows. BikeHoward, Howard County's bicycle master plan for bicycle infrastructure, identifies Main Street as receiving sharrow installations in the near term.
2. Have there been improvements to the public transit infrastructure?		X		Ellicott City's public transit is mainly concentrated around the RTA Route 405, which has two stops in the SC area. The bus shelter on the southbound side of Ellicott Mills Drive between Courthouse Drive and Main Street was repainted/refurbished. There have not been additional expansions to the transit network other than some modest changes to service frequency.

				 <p><b>Route 405</b></p> <p>Bus Route - Sunday and Evening Service          Bus Route          Bus Stop &amp; Timepoint          Bus Stop          401 - Transfer Routes</p> <p><b>WHERE IS MY BUS?</b></p> <p>Text 5-digit Stop ID (on bus stop sign) to 410-517-7977 for LIVE bus arrivals.          Track your bus, get LIVE arrival information, and plan trips on Transit App.</p> <p>For more information:          800-270-9553 @RTA_Alert</p> <p>RTA          MARYLAND REGIONAL TRANSPORTATION AGENCY          CENTRAL MARYLAND</p>
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased		X		<p>Image Source: Maryland Regional Transportation Agency</p> <p>Although no additional sidewalks have been built within the SC area boundary, efforts have been made towards improving the safety and pedestrians experience. The FY 2023 County Budget includes funding for the rehabilitation of historic structures, including accessibility elements for those connecting to the site without an automobile. Through this effort, new walkway lighting for the Ellicott City Colored School will be added to provide a safer pedestrian experience. Additionally, temporary sidewalks installed after the 2018 flood along Main Street were replaced with concrete to improve walkability and</p>

## Sustainable Communities Renewal Application - Section B

use of these walking places?				resilience. A new mid-block crossing was added in the 8100 Block of Main Street, including the addition of on-street ADA parking adjacent to the crossing. WalkHoward, Howard County's master plan for pedestrian access, recommends the installation of sidewalks on the south side of Court House Drive east of Ellicott Mills Drive as well as associated intersection improvements.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		X		<p>There have not been any roadway improvements that support complete streets implementation in the Ellicott City SC area. The ECMP addresses the need for better wayfinding that compliments the multimodal approach to complete streets. Additionally, the implementation of sidewalks along lower Court House Drive is recommended through structured project 38 in the WalkHoward Pedestrian Master Plan.</p> <p>The first Howard County Complete Streets Design Manual was approved by the County Council in 2022. The Manual is a technical document that guides County street design, including national best practices and complete streets design concepts that improve safety and accessibility for drivers, bicyclists, pedestrians, and transit riders. New development projects are now subject to these requirements. For this reason, as projects are submitted and the regulations are revised, more improvements will occur over time.</p>
5. Has traffic congestion along major roads decreased? (Amount in percent)	X			Traffic congestion on major roads in the SC area has decreased overall in 2021. Although, looking at the data in 2020 for all but Court House Drive, there was a more significant decrease compared to previous years. Congestion returned to pre-pandemic levels in 2021 but did not exceed 2019 traffic. It is unclear if the 2021 numbers are the "new normal," in light of the ongoing COVID-19 pandemic. Additionally, the Circuit Courthouse has been moved to a new location on Route 108 which has contributed to the reduced average daily traffic count for Court House Drive from 2020 to 2021.



**Court House Drive: Annual Average Daily Traffic**

2017	2018	2019	2020	2021	Change 2017 - 2021 (%)
11,102	11,003	11,004	9,195	5,990	-46.05%

**Ellicott Mills Drive: Annual Average Daily Traffic**

2017	2018	2019	2020	2021	Change 2017 - 2021 (%)
4,540	4,501	4,502	3,570	4,081	-10.11%

**Frederick Road (Main Street): Annual Average Daily Traffic**

2017	2018	2019	2020	2021	Change 2017 – 2021 (%)
16,645	16,960	16,961	14,162	16,203	-2.65%

**Old Columbia Pike: Annual Average Daily Traffic**

2017	2018	2019	2020	2021	Change 2017 – 2021 (%)
5,830	5,781	5,782	4,833	5,534	-5.08%

*Data Source: Maryland Department of Transportation and State Highway Administration - Annual Average Daily Traffic*

Sustainable Communities Renewal Application - Section B

HOUSING	YES	NO	N/A	<p>If YES, specify in quantifiable units and compare values from the last five years</p> <p>If NO, why not? What kept you from achieving your plan's desired outcomes?</p>
<p>1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?</p>	X			<p>Residential facades continue to be improved in the Ellicott City Sustainable Community. Between 2017 and 2020, approximately 20 facades were improved through the FY17 Façade Improvement Program Community Legacy Grant. Many of these buildings were located along Main Street, some of which contain upper floor apartments (although DPZ does not track which buildings contain apartments) and some were residences off of Main Street.</p> <p>Additionally, the Ellicott City Sustainable Community is located within the Ellicott City Historic District, and all exterior alterations in the district require approval through the HPC. However, the Commission does not regulate interiors, so DPZ does not have data on interior repairs. While DPZ does not maintain records of which buildings are only exclusively commercial versus residential, or commercial with upper floor apartments, the HPC processed 564 applications for alterations and repairs within the Ellicott City Historic District between 2017 and 2022. Of these applications, 124 were pre-approved for tax credits, which are only the repair of historic buildings. In 2020, the HPC approved a Tesla solar shingle roof on a historic residence in Ellicott City's West End, replacing an asphalt shingle roof. Another notable project in 2021 included the total restoration of a vacant and deteriorated residence on Old Columbia Pike.</p>
<p>2. Has the homeownership rate increased?</p>		X		<p>The homeownership rate in the SC decreased from 2017 to 2020. In 2017, the homeownership rate was 69.45% with 4,177 households reported as owner-occupied, while in 2020 it was slightly less at 65.03% with 4,009 reported as owner-occupied. These decreases can be attributed, in part to the fact that new housing construction is limited in the SC area due to the prevalence of sensitive environmental features, increased stormwater management requirements and</p>

Sustainable Communities Renewal Application - Section B

			<p>very little undeveloped land remaining, as compared to other areas of the County.</p> <p>Furthermore, the number of overall occupied households in the Ellicott City area have remained virtually the same despite increases countywide. Household estimates indicate there were just over 6,000 households which increased by ~150 to 6,150 in 2020. From 2017 to 2020, the number of occupied households in the SC, including both owner- and renter-occupied, remained relatively stable compared to the County's estimated increases.</p> <p>Estimates over the last four years indicate relatively consistent trends in home-owned household size within the SC and County. Estimates indicate an average household size ranging from 2.8 to 3.2 in 2017 and stayed consistent with a range of 2.5 to 3.5 in 2020.</p> <p>To note, Howard County Department of Housing and Community Development only tracks MIHU homeownership units and not more granular housing data, so most of this data is gathered from the U.S. Census Bureau. There are no MIHU homeownership units in the Ellicott City Sustainable Community boundary.</p>
<p>3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?</p>	X		<p>New housing construction, whether market-rate or affordable, is limited in the SC area due to the prevalence of sensitive environmental features, increased stormwater management requirements and very little undeveloped land remaining, as compared to other areas of the County. The County tracks the number and location of Moderate-Income Housing Units (MIHUs). Burgess Mill Station II, within the SC area, currently participates in the MIHU program. This second phase of the Burgess Mill project added 53 rental apartment units to the Ellicott City area and six (6) rental MIHU's in July of 2018.</p>

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4. Has there been demolition of blighted properties?		X		<p>Properties within the Ellicott City historic district are subject to regulations and oversight by the County's Historic Preservation Commission that make traditional demolition proposals a rare occurrence in the SC. With the exception of a few buildings, most properties within the SC are kept in satisfactory condition. In instances where the owner requests a demolition, the Historic Preservation Commission requires proof from the owner that restoration would not be a viable option.</p> <p>The Ellicott City Safe and Sound plan calls for the full demolition of four buildings and partial demolition of six buildings in lower Main Street of Ellicott City. With a focus on public safety, Howard County plans to remove the lower four buildings close to Maryland Avenue to allow for channel widening and the construction of the Maryland Avenue culvert. The next six buildings to the west of Tiber Alley will be altered with the removal of building segments that encroach on the channel to allow for improved flood conveyance along the Tiber. Purchased as public assets, Howard County intends to maintain these six Main Street properties until flood mitigation projects are complete. Once partial demolition of structures over the stream channel is complete, the buildings will be renovated, including facade improvements, stabilization, cleaning of interiors, and filling in some basements to increase stability. The County is required to satisfy the mandates of Section 106 of the National Historic Preservation Act (NHPA) in order to obtain the necessary federal permits to proceed with flood mitigation plans.</p>
5. Has the residential vacancy rate decreased?	X			<p>No. According to the US Census Bureau, the Ellicott City Sustainable Community area has a residential vacancy rate of 5.31% in 2020. The residential vacancy rate in 2017 was 4.85%, which is an increase of 0.46%.</p>

## Sustainable Communities Renewal Application - Section B

6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?	X			<p>House Howard, the Howard County Housing Commission, implements the Eviction Prevention Rental Assistance Program which will make rental assistance payments directly to the landlord/property manager to be applied to unpaid rents. Tenants residing in Burgess Mill Station Phase II are eligible for this program.</p> <p>In January of 2018, 2019, 2020 and 2022 Howard County hosted the annual ‘Point In Time Count’ that helps understand the needs and allocate resources in the area of homelessness. This effort includes a dedicated team for Ellicott City to collect data, connects clients with resources, and provides supplies. In January 2020, Howard County and the Coalition to End Homelessness published its 5-year strategic plan, “The Path Home”, that outlines strategies for making homelessness rare, brief and a one-time occurrence. The Plan includes expanded Street Outreach efforts to assist those experiencing homelessness by connecting them to housing and services including assistance with applying for mainstream benefits and community services (i.e.: Legal Aid, peer recovery programs, a medical clinic, food and clothing, employment services). Howard County also has a hotline available through Grassroots Crisis Intervention Center where Street Outreach can be dispatched to the location of homeless individuals.</p>						
7. Has there been an increase in homeownership counseling services or individuals accessing such services?	X			<p>For the last 5 years, DHCD has provided approximately \$300,000 in funding to consumer credit counseling agencies to provide first time homebuyer education and credit counseling services to Howard County residents. Data was not collected on whether class participants rent or buy a home, as such, it is not known how many are within the EC Sustainable Community boundary.</p> <table><tr><th>Year</th><th># of households that have completed classes or received counseling</th></tr><tr><td>2018</td><td>128 households</td></tr><tr><td>2019</td><td>199 households</td></tr></table>	Year	# of households that have completed classes or received counseling	2018	128 households	2019	199 households
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## Sustainable Communities Renewal Application - Section B

				<table border="1"> <tr> <td>2020</td><td>181 households</td></tr> <tr> <td>2021*</td><td>91 households</td></tr> </table> <p><i>* Participation decreased in 2020 – 2021 due to reduced class offerings during the COVID-19 pandemic.</i></p>	2020	181 households	2021*	91 households
2020	181 households							
2021*	91 households							
<b>COMMUNITY HEALTH &amp; QUALITY OF LIFE</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<p><b>If YES, specify in quantifiable units and compare values from the last five years</b></p> <p><b>If NO, why not? What kept you from achieving your plan’s desired outcomes?</b></p>				
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	X			<p>While the County does not maintain records of which buildings are only exclusively commercial versus residential, or commercial with upper floor apartments, the Historic Preservation Commission (HPC) processed 564 applications for alterations and repairs within the Ellicott City Historic District between 2017 and 2022. Of these applications, 124 were pre-approved for tax credits, which are only for the repair of historic buildings.</p> <p>In 2020, the HPC approved a Tesla solar shingle roof on a historic residence in Ellicott City’s West End, replacing an asphalt shingle roof. Other notable projects in 2021 included the total restoration of two vacant and deteriorated residences (one each on Old Columbia Pike &amp; Hill Street). Unless an applicant specifically requested tax credits to mitigate environmental hazard, the HPC may not be aware of the specific scope of work for some exterior repairs.</p>				
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community	X			<p>Thomas Isaac Log Cabin: The County, in partnership with Maryland DHCD, successfully refurbished the Thomas Isaac Log Cabin (built around 1780 on nearby Merryman Street), which is a symbol of early European colonial development in the Patapsco River Valley and had been a prominent resource for the African American community in the 1870s, preceding the still-active St. Luke A.M.E. church as a meeting place. The cabin was moved after the 2018 flood from its location along Main Street while flood recovery efforts were</p>				



## Sustainable Communities Renewal Application - Section B

<p>centers, public plazas, murals and public art.</p>			<p>underway but has since been restored and returned to its salient location on Main Street, providing a welcoming and historic entry feature for the town.</p> <p>B&amp;O Railroad Museum: Built in 1831, the Baltimore &amp; Ohio Ellicott City Station was at one point the oldest operational railroad station in the United States. Initially a freight depot, the Station was remodeled in 1857 to accommodate passengers and was later designated as a museum in 1972 after it ceased operations. The Department of Recreation &amp; Parks took over management and operations of the Baltimore &amp; Ohio Ellicott City Station Museum in 2017 and received two grants from the Maryland Heritage Areas Authority in 2018. Totalling more than \$80,000, the grants allowed for the restoration of the museum's C-2149 caboose and Freight Room diorama. The C-2149 caboose was restored using historically accurate materials and interpretive signage, while the restoration of the Freight House diorama involved a comprehensive update showing the first 13 miles of railroad in the United States.</p> <p>Maryland DHCD has awarded \$250,000 to Preservation Maryland to partner with Howard County on the revitalization of the historic Ellicott City Jail, a circa 1850 structure at 1 Emory Street. The grant will be used to assess feasibility for reuse of the Jail as well as architectural/engineering, stabilization or rehabilitation activities that support future reuse. The historic Jail will be revitalized to support the surrounding community while the County and non-profit explore potential uses.</p> <p>A new garden at the Patapsco Female Institute (PFI) serves as a historic representation of the grounds when it was a school more than 170 years ago. The plants and flowers were chosen after a scrapbook of pressed flowers (known as an herbarium) from former student Mary Jerdone Coleman, which was uncovered at the Virginia Museum of History &amp; Culture by a Howard County researcher. Though not an exact replica, this garden includes modern</p>
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## Sustainable Communities Renewal Application - Section B

			<p>varieties of plants that were growing at the school when Coleman created her herbarium. The garden opened in June 2022 near the front of PFI and will include a sign to tell the story of its creation.</p> <p>In 2018 and 2019 the Fund for Public Art applied for Advisory Comments by the Historic Preservation Commission and later installed a mural at 8289 Main Street and 8249 Main Street. A sculpture is contemplated for the corner of 8221-8225 Old Columbia Pike, replacing an older mural. There are murals at 8289 Main Street, 8249 Main Street, and at 8221-8225 Main Street which have added to the artistic landscape of Ellicott City. Additionally, celebrity chef Gordon Ramsay's show "24 Hours to Hell and Back: Save Our Town" production in 2020 painted a mural on the side of the new Phoenix Upper Main restaurant.</p>
3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.	X		<p>ECP and its partners celebrate the holiday season by filling the town's streets with seasonal décor. Additionally, ECP has promoted OEC by attracting visitors to special events such as Midnight Madness, Girls Night Out, SpringFest, and Main Street Music Fest. The organization also recently expanded its commitment to year-round events to promote economic activity following the 2018 flooding. The town hosted multiple consecutive years of Harry Potter-themed "Wizarding Weekend" and other events like the third annual Ellicott Silly Comedy Festival in 2021.</p> <p>Ellicott City is currently celebrating its 250<sup>th</sup> year anniversary. A non-profit organization called EC250 Inc. was created to assist with fundraising for ongoing events and has provided the community with varied initiatives that honor the legacy of the town throughout the year.</p>
4. Have there been any changes in access to health and wellness services? Examples include mobile	X		<p>Since the emergence of the COVID-19 pandemic in early 2020, Howard County has partnered with many private health care providers to ensure residents have access to the resources they need to stay healthy and safe during this rapidly-changing public health emergency. In January 2022, Howard</p>

## Sustainable Communities Renewal Application - Section B

clinics, hospitals, telehealth opportunities.				<p>County partnered with Ally Health to locate a COVID-19 testing site for government employees and their families at the Roger Carter Community Center in Ellicott City due to its strategic location near the County government seat and the building's available capacity options the facility provided.</p> <p>On Main Street, there are also small businesses that support the health and wellness for the people of Ellicott City. B-Side Hydration is a premiere client-centered company with the goal of empowering their clients towards increasing their optimal level of health. Additionally, Rest Now Wellness is another business in Ellicott City that provides a holistic focus on healthy living habits, including weight loss regimens, healthy meal plans, and nutritional guidance.</p>
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?	X			<p>Since the Roger Carter Community Center re-opened at its new site in 2013, it has provided affordable physical wellness opportunities for the community. The state-of-the-art recreational facility was constructed as part of and accessible to the mixed-income community of Burgess Mill Station I. The building features sustainable design and construction methods. Burgess Mill Station II, which also includes mixed-income housing, is directly across Ellicott Mills Drive. The Center's proximity to these two rental housing communities is an added benefit for nearby residents.</p>
6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?	X			<p>The Roving Radish program promotes farm to table healthy eating habits throughout Howard County by providing affordable meal kits. Roving Radish has a delivery location at the George Howard building within the Sustainable Community.</p> <p>In 2021, 12,146 (43% subsidized) Roving Radish Meal kits were distributed throughout the County -- the largest yearly amount in the program's history. The same year, the program expanded its operations to include a Marketplace and food delivery service to families with limited food access.</p>

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7. Has there been a decrease in crime rate?	X		<p>The following data is based on the Statistical Reporting Areas (SRA) from Howard County's Police Department that are most reflective of Ellicott City. According to the Police Department's reporting, criminal activity in Ellicott City trended downward precipitously in 2020 - the beginning of the COVID-19 pandemic.</p> <p>There was a slight decrease in overall criminal activity in 2019 from 2018. The crime rate in 2021 has not yet been reported for this SRA.</p> <table border="1"> <thead> <tr> <th>Crime</th><th>2018</th><th>2019</th><th>2020</th></tr> </thead> <tbody> <tr> <td>Aggravated Assault</td><td>8</td><td>3</td><td>0</td></tr> <tr> <td>Burglary</td><td>6</td><td>5</td><td>3</td></tr> <tr> <td>Disorderly Conduct</td><td>10</td><td>8</td><td>3</td></tr> <tr> <td>Drug Violations</td><td>132</td><td>121</td><td>61</td></tr> <tr> <td>Homicide</td><td>0</td><td>0</td><td>0</td></tr> <tr> <td>Rape</td><td>6</td><td>2</td><td>2</td></tr> <tr> <td>Robbery</td><td>0</td><td>2</td><td>0</td></tr> <tr> <td>Theft</td><td>83</td><td>46</td><td>26</td></tr> <tr> <td>Vandalism</td><td>21</td><td>23</td><td>5</td></tr> <tr> <td>Vehicle Theft</td><td>5</td><td>4</td><td>1</td></tr> <tr> <td>Weapons Violations</td><td>2</td><td>2</td><td>2</td></tr> <tr> <td><b>Total</b></td><td><b>273</b></td><td><b>216</b></td><td><b>103</b></td></tr> </tbody> </table> <p>Source: Howard County Police Department - <a href="https://data.howardcountymd.gov/GUCR/UCR_Web.aspx">https://data.howardcountymd.gov/GUCR/UCR_Web.aspx</a></p>	Crime	2018	2019	2020	Aggravated Assault	8	3	0	Burglary	6	5	3	Disorderly Conduct	10	8	3	Drug Violations	132	121	61	Homicide	0	0	0	Rape	6	2	2	Robbery	0	2	0	Theft	83	46	26	Vandalism	21	23	5	Vehicle Theft	5	4	1	Weapons Violations	2	2	2	<b>Total</b>	<b>273</b>	<b>216</b>	<b>103</b>
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8. Do all residents have access to the Internet and other basic utilities and services?	X		<p>The expansion of internet services to close the digital divide was one of the key recommendations made by the HoCo RISE Collaborative, which brought together 50 public and private sector stakeholders to guide pandemic recovery. In response, Howard County launched the Transform Howard initiative in May 2021, aiming to expand digital inclusion and increase community access to broadband. Free public wi-fi has been provided by the County in historic Ellicott City since 2015.</p>																																																				

## Sustainable Communities Renewal Application - Section B

				Development of a broadband strategic plan is underway to identify concrete action items that will increase digital equity by 2027. Transform Howard's next focus is on the skill and device gaps for low-income families and older adults. This plan will include recommendations for how to address internet access in Ellicott City if any challenges are identified.
<b>LOCAL PLANNING &amp; STAFFING CAPACITY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b> <b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Have there been any infill developments?	X			<p>Burgess Mill Station II is one of the largest infill developments in the SC area. The Burgess Mill project added a 53-home mixed-income apartment option for prospective residents on the south side of Ellicott Mills Drive and the Station II just around the corner off Fels Lane. A newly constructed Roger Carter Community Center was developed in sync with the first phase of the project in 2013. Ease of access to this important amenity increased demand for a second phase of the Burgess Mill project, which was completed more recently. Both projects adhered to sustainable design and construction practices.</p> <p>Beyond the Burgess Mill project, stormwater management requirements combined with Ellicott City's naturally steep elevation and lack of available land for greenfield development makes infill development challenging. Beyond a few limited sites, the historically tight development pattern of Ellicott City leaves little room for future infill growth inside the SC area boundary.</p>
2. Has there been an increase in the amount of preserved/protected land?	X			In July of 2022, the County embarked on a partnership with the Howard County Conservancy to start a new land conservation program that is the first of its kind in Maryland. Modeled after the County's Agricultural Preservation Program, the Purchased Conservation Easement pilot program will specifically

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				target non-profit property owners and provide financial incentives to preserve environmentally significant properties permanently.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.	X			For a variety of reasons, the Ellicott City SC has not seen significant development in recent years and the County has not encouraged such development in this historic area. Following the 2018 flood, the County Council voted unanimously to halt development in the Tiber Hudson Watershed where the SC is located. This moratorium was in place until October of 2019. This delayed construction projects in and around Ellicott City as plans were being developed to address stormwater management and conveyance. In 2019, County Executive Ball proposed two resolutions (CR 122 and CR 123) that require any new development within the Tiber or Plumtree watersheds to manage stormwater levels that were present during the floods and to make it more difficult to obtain waivers to onsite management requirements, which the Council subsequently adopted.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	X			<p>The Department of Public Works has petitioned the Zoning Board to rezone the now-vacant Historic Courthouse and associated properties from Historic Office (HO) to Historic Commercial (HC) to encourage a range of possible reuse opportunities. A future adaptive reuse of the Courthouse could stimulate redevelopment in the SC.</p> <p>The County is also updating the General Plan, which includes policy recommendations for context-sensitive infill redevelopment as well as enhanced stormwater management on redevelopment sites.</p> <p>The ECMP provides policy priorities and implementation actions for Ellicott City that address flooding, the environment, transportation, historic preservation, economic development, and community character. The ECMP features recommendations over the next decade that identify partners who have significant influence over the implementation of the various policies. Policies on zoning recommendations are included in the ECMP that support growth in</p>



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				targeted locations.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			<p>In coordination and collaboration with the robust public investment committed by the Ellicott City Safe and Sound initiative, Howard County has invested in the following capital projects over the last five years to mitigate the threat of flooding and improve municipal infrastructure.</p> <ul style="list-style-type: none"> <li>• <b>Ellicott Mills Water Main Loop</b> <ul style="list-style-type: none"> <li>○ Project: Install approximately 524 linear feet of eight-inch diameter PVC water main. Install fire hydrant. Restore road pavement and sidewalk.</li> </ul> </li> <li>• <b>Tiber Branch Sewer Improvement</b> <ul style="list-style-type: none"> <li>○ Project: Replace three sewer house connections.</li> </ul> </li> <li>• <b>Tiber Branch Sewer Improvement Phase II</b> <ul style="list-style-type: none"> <li>○ Project: Reline approximately 2,000 linear feet of sewer line. Rehabilitate manhole.</li> </ul> </li> <li>• <b>Rogers Avenue Storm Drain Improvements</b> <ul style="list-style-type: none"> <li>○ Project: Install larger inlets and new inlets along Rogers Avenue between Frederick Road and Rusty Rim.</li> </ul> </li> <li>• <b>Main Street Retaining Wall Repair</b> <ul style="list-style-type: none"> <li>○ Project: Replace failed retaining wall along Hudson Branch in vicinity of culvert.</li> </ul> </li> <li>• <b>Culvert and Storm Drain Enhancement Project Site Investigation</b> <ul style="list-style-type: none"> <li>○ Project: Conduct test pits and soil borings near 8600 Main Street to identify underground utilities for future culvert and storm drain replacement.</li> </ul> </li> <li>• <b>Watershed Protection</b> <ul style="list-style-type: none"> <li>○ Project: Restore and stabilized approximately 1,100 linear feet of stream.</li> </ul> </li> </ul>

				<ul style="list-style-type: none"> <li>• <b>Court House Drive Slope Stabilization</b> <ul style="list-style-type: none"> <li>○ Project: Stabilize slope. Restore eroded storm drain outfall channel.</li> </ul> </li> <li>• <b>Fels Lane Drainage Improvements</b> <ul style="list-style-type: none"> <li>○ Project: Repair storm drain systems damaged by 2016 flood. Restore roadway and sidewalk.</li> </ul> </li> <li>• <b>Ellicott Mills Drive Emergency Storm Drain Reconstruction</b> <ul style="list-style-type: none"> <li>○ Project: Repair of a 30-inch collapsed storm drain pipe and roadway.</li> </ul> </li> <li>• <b>Park Drive Stream Restoration</b> <ul style="list-style-type: none"> <li>○ Project: Restore and stabilized approximately 1,700 linear feet of stream.</li> </ul> </li> <li>• <b>Recreation and Parks: Patapsco Female Institute</b> <ul style="list-style-type: none"> <li>○ Project: Future plans include building upgrades: a meeting room, restrooms, and office space.</li> </ul> </li> <li>• <b>Park Avenue Sewer Extension</b> <ul style="list-style-type: none"> <li>○ Project: Provide public sewer service to residence.</li> </ul> </li> <li>• <b>Main Street Water Main Repair</b> <ul style="list-style-type: none"> <li>○ Project: Repair damaged 6-inch water main.</li> </ul> </li> <li>• <b>Retaining Wall Repair Behind Historic Circuit Court House</b> <ul style="list-style-type: none"> <li>○ Project: Repair retaining walls. Stabilize slopes.</li> </ul> </li> <li>• <b>St. Luke AME Church Retaining Wall Repair</b> <ul style="list-style-type: none"> <li>○ Project: Stabilize slope.</li> </ul> </li> <li>• <b>Retaining Wall Repair Behind Welcome Center</b> <ul style="list-style-type: none"> <li>○ Project: Repair and stabilize retaining wall.</li> </ul> </li> <li>• <b>Old Columbia Pike Wall Repair</b> <ul style="list-style-type: none"> <li>○ Project: Stabilization and shoring of steep slopes. Armoring of stream banks. Minor debris removal.</li> </ul> </li> <li>• <b>New Cut Road Slope Repair</b></li> </ul>
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				<ul style="list-style-type: none"> <li>○ Project: Repair slopes. Construct two retaining walls. Relocate and deepen water main.</li> <li>• <b>New Cut Road Slope Repair, Water and Sewer Relocation</b> <ul style="list-style-type: none"> <li>○ Project: Stabilize area between New Cut Road and New Cut Tributary. Relocate water and sewer main.</li> </ul> </li> <li>• <b>St. Paul Street Sewer Connection</b> <ul style="list-style-type: none"> <li>○ Project: Install approximately 20 linear feet of PVC pipe to provide sewer service to 3754 St. Paul Street.</li> </ul> </li> <li>• <b>St. Paul Street Sewer Connection</b> <ul style="list-style-type: none"> <li>○ Project: Install approximately 20 feet of 4-inch PVC pipe, paving, and sidewalk.</li> </ul> </li> <li>• <b>Tiber Alley Water Main Installation</b> <ul style="list-style-type: none"> <li>○ Project: Install water main to provide fire protection. Remove antiquated water services.</li> </ul> </li> <li>• <b>Main Street Repaving</b> <ul style="list-style-type: none"> <li>○ Project: Mill, repave, and repair utility trench cuts related to flood recovery effort.</li> </ul> </li> <li>• <b>Quaker Mill Pond</b> <ul style="list-style-type: none"> <li>○ Project: Retention project designed to mitigate flooding and provide 10-acre-feet of storage.</li> </ul> </li> <li>• <b>Mid-block Crossing</b> <ul style="list-style-type: none"> <li>○ Project: Construct mid-block pedestrian crossing at 8100 block of Main Street, including on street ADA Parking. Provide resilient sidewalks to replace temporary sidewalks installed on Main Street after the 2016 and 2018 floods.</li> </ul> </li> <li>• <b>Lot F Stream Stabilization:</b> <ul style="list-style-type: none"> <li>○ Project: Reduce erosion through slope stabilization, and improve water quality to stream adjacent to Parking Lot F.</li> </ul> </li> </ul>
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<p>6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?</p>	<p>X</p>			<p>Local capacity was significantly enhanced with the approval of the Ellicott City Watershed Master Plan (ECMP), adopted in December 2020. Mahan Rykiel Associates were hired as the lead consultant for this planning effort with additional sub-consultants. The ECMP provides policy priorities and implementation actions for Ellicott City that address flooding, the environment, transportation, historic preservation, economic development, and community character. The ECMP features recommendations over the next decade that identify partners who have significant influence over the implementation of the various policies. DPW has added additional project management staff and reassigned duties, including filling long-term vacant positions to better coordinate efforts internally and externally within the SC.</p> <p>The Department of Planning and Zoning has hired a former Maryland Department of Planning employee (Victoria Olivier) and a Maryland Department of Housing and Community Development (Mary Kendall) employee who are leading the effort to refine Howard County's capacity building efforts for the Sustainable Community program. James Wilkerson was hired in 2017, formerly with Maryland Department of Planning, and has contributed extensively towards the Department of Planning and Zoning's data analysis capacity, especially as it relates to working in tandem with State agencies. These three employees bring years of experience in community development, grant writing knowledge, and data extrapolation that are important attributes for constructing successful projects.</p>
<p>7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning,</p>	<p>X</p>			<p>The Ellicott City Watershed Master Plan (ECMP) was adopted in December 2020 to identify policies and implementing actions for protecting and enhancing flood-impacted Ellicott City and the surrounding Tiber-Hudson Watershed. To accomplish this protection and enhancement, the ECMP integrates strategies for community character and placemaking, flood mitigation, environmental sustainability, economic development, transportation and parking. Strategies are then illustrated through options for specific</p>

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small area planning, or planning studies?			<p>geographic areas. The ECMP is guided by and builds upon the EC Safe and Sound plan currently underway</p> <p>The County Executive’s Safe and Sound program is a multi-phase plan built around the need for public safety, supporting business and property owners, preparing the County for a changing climate, and creating a more inclusive, community driven process for decisions regarding Ellicott City’s future. The plan was reviewed by a national team of experts assembled by the Army Corps of Engineers. In their report, the Army Corps affirmed that the County is following a sound process and that the projects included in the County's plan can significantly reduce flood risk to Historic Ellicott City.</p> <p>The Housing Opportunities Master Plan was completed in April 2021. This document is a comprehensive framework that will be used to guide the County’s efforts to create different housing types at a variety of price points in areas throughout the County. The Plan recommends adding an MIHU requirement of at least 10% to all zoning districts to help achieve a more equitable distribution of affordable units throughout the County and to help de-concentrate areas of poverty and/or high Free and Reduced Meal (FARM) rates in certain schools.</p> <p>Howard County’s 2040 General Plan “HoCo By Design” is currently in process and will set the long-term vision for how the County will develop and grow as it adjusts to evolving economic, environmental, and social conditions over the next 20 years. Old Ellicott City is identified as a “Historic Community” in the Draft Plan with the intention to preserve its existing architectural character and environmental setting.</p> <p>The Ellicott Historic District is also fully encompassed by the SC. The Ellicott City Historic District Design Guidelines were adopted in 1998 and are in the process of being updated. The purpose of the update is to create a more user-</p>
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				friendly document that better address new technologies, the threat of flooding, and floodproofing methods. However, the Guidelines must maintain the intent of preserving the character of Ellicott City and its historical buildings, building materials, and streetscapes.
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<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.				
	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
<b>Community Legacy (CL):</b> <ul style="list-style-type: none"> <li>Old Ellicott City Façade and Building improvements</li> </ul>	MD DHCD	\$50,000		Improve building façades, interior areas, design planning, and support building fit-out in historic Old Ellicott City in support of new and current businesses.
<b>Community Legacy (CL):</b> <ul style="list-style-type: none"> <li>Ellicott City Safe and Sound: Flood Mitigation</li> </ul>	MD DHCD	\$485,000		Stabilization, site development, façade improvements and clean-up of buildings/areas on and surrounding Main Street in Historic Ellicott to support revitalization efforts.
<b>Strategic Demolition Fund (SDF):</b> <ul style="list-style-type: none"> <li>Old Ellicott City Jail House to Preservation Maryland (awarded to Preservation Maryland)</li> </ul>	MD DHCD	\$250,000		Pre-development activities for the reuse and redevelopment of the Old Ellicott City Jail to ensure



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				the preservation of the historic structure while simultaneously enhancing the aesthetics.
<b>Strategic Demolition Fund (SDF):</b> <ul style="list-style-type: none"> <li>Ellicott City Safe and Sound: Flood Mitigation</li> </ul>	MD DHCD	\$215,000		Infrastructure projects to mitigate the impact of flooding in the Tiber-Hudson watershed.
<b>Strategic Demolition Fund (SDF):</b> <ul style="list-style-type: none"> <li>Ellicott City Safe and Sound: Lower Main Street Buildings</li> </ul>	MD DHCD	\$5,000,000		Support architectural engineering, demolition, stabilization and other predevelopment. Demolition to include about four buildings and stabilization of about six buildings impacted by flash flooding and the downtown stream channel.

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<b>Community Safety &amp; Enhancement Program:</b>	MDOT			
<b>Maryland Bikeways Program:</b>	MDOT			
<b>Sidewalk Retrofit Program:</b>	MDOT			
<b>Water Quality Revolving Loan Fund:</b>	MDE			
<p><b>Other Funding Programs:</b> <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i></p> <p>*Please add more rows if necessary</p>				
<ul style="list-style-type: none"> <li>Maryland Strong Economic Recovery Initiative (MD-SERI)</li> </ul>	ECP	\$200,000		Over \$200,000 for OEC Businesses and the district from the Maryland Strong Economic Recovery Initiative (MD-SERI). ECP launched the OEC Main Street

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				Recovery Grant to disburse funds that directly helped the OEC business owners to cover overhead costs.
<ul style="list-style-type: none"> <li>OEC Technology and Business Interruption Grants</li> </ul>	ECP	\$29,000		Two separate grant programs that were tied directly through ECP Operating funds and fundraising at large. The funds were the initial step to ensuring the retention of OEC businesses through the initial impacts of the COVID-19 pandemic.
<ul style="list-style-type: none"> <li>Maryland Heritage Area Authority Grant</li> </ul>	ECP	\$0		ECP wrote and requested a \$7,000.00 Maryland Heritage Area Authority Grant to fund a directory board project. (Not Approved)

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<ul style="list-style-type: none"><li>Water Infrastructure Finance and Innovation Act Loan</li></ul>	EPA	\$75,000,000		A \$75 million loan from the Water Infrastructure Finance and Innovation Act of the Environmental Protection Agency (EPA) for Safe and Sound’s North Tunnel.
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**COMPETITIVE FUNDING:** Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

The County continues to prioritize flood mitigation and related public safety programs; and continues to pursue alternative funds to implement priority projects identified in the Ellicott City Watershed Master Plan.

# Sustainable Community Action Plan

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## Ellicott City

### Action Plan Methodology:

The outcomes presented within this Action Plan are based on policy statements from the Ellicott City Watershed Master Plan (ECMP). Only policies which have a short to mid implementing timeframe were included into the SC Action Plan. Some ECMP policies have been revised to reflect current implementation conditions and realities.

### ***KEY OF FREQUENTLY CITED IMPLEMENTATION PARTNERS:***

Throughout the action plan, acronyms are provided for implementation partners where appropriate:

- DHCD = Howard County Department of Housing and Community Development
- DILP = Howard County Department of Inspections, Licenses and Permits
- DPW = Howard County Department of Public Works
- DPZ = Howard County Department of Planning and Zoning
- DRP = Howard County Department of Recreation and Parks
- ECP = Ellicott City Partnership
- HCEDA = Howard County Economic Development Authority
- OCS = Office of Community Sustainability
- OoT = Office of Transportation

## Ellicott City Sustainable Communities Action Plan

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## Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding,; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● Located within the Patapsco Valley Heritage Greenway. Proximity to the Patapsco State Park provides visitors and residents with access to trails and recreation.</li> <li>● Ellicott City has unique connections to the natural environment through buildings that feature the local quarried granite, or that are built into the natural rock formations.</li> <li>● The County has undertaken its Safe and Sound initiative to address public safety, supporting business and property owners, preparing the county for a changing climate, and creating a more inclusive, community driven process for decisions regarding Ellicott City's future.</li> <li>● Traffic lights are LED for energy efficiency.</li> <li>● County recycling program uses convenient single-stream process.</li> <li>● County office complex and Roger Carter Community Center in SC Area are LEED Silver.</li> </ul>	<ul style="list-style-type: none"> <li>● Due to topography and the lack of undeveloped land, there are few public spaces and park lands for community use in Ellicott City.</li> <li>● Ellicott City is at the confluence of the Tiber, Hudson, and Patapsco Rivers, which presents a significant flood risk. Damaging floods were caused by Tropical Storm/Hurricane Agnes, Irene and Lee. Two of the most devastating flooding events in Ellicott City's history occurred on July 30, 2016 and May 27, 2018, damaging many businesses, homes, and buildings while also tragically claiming two lives in 2016 and one life in 2018.</li> <li>● There is little direct access to the Patapsco River, state park, or nearby trails.</li> <li>● Channelization of small waterways erodes natural instream habitats and exacerbates flooding by cutting the stream off from its floodplain.</li> </ul>

<ul style="list-style-type: none"><li>● Planning following the July 30, 2016 flood prioritized short-term projects to enhance Ellicott City’s sustainability and resilience as a community.</li><li>● The Patapsco Valley became one of Maryland’s 13 Heritage Areas. Patapsco Heritage Greenway, Inc., the managing entity of the Patapsco Valley Heritage Area, holds regular channel cleanups and invasive species removal.</li><li>● Stream condition monitoring through the HoCo Stream app allows citizens to report environmental hazards and trained Stream Watchers to scout two to four times annually and report dumping, debris, and/or sewer leaks.</li><li>● DRP manages the following open areas and parks in Ellicott City:<ul style="list-style-type: none"><li>○ Tiber Park</li><li>○ Planter at the corner of Main Street and Old Columbia Pike</li><li>○ Landscaping responsibilities in all parking lots</li><li>○ Staff assist with landscaping materials for flower bed on the Oella side of the river</li></ul></li></ul>	<ul style="list-style-type: none"><li>● Aging retaining walls need fortification.</li><li>● Aging sewer infrastructure poses an environmental risk.</li><li>● Lack of regional standards for cross-jurisdictional water testing or reports that are easily accessible to residents.</li></ul>	
<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Outcome 1:</b> Provide thoughtful aesthetic design for public and private stormwater management (SWM) facilities throughout the watershed, taking into consideration the context of their location, particularly within highly-visible public areas and the historic district. (Policy 2.2)</p> <p><i>Progress Measures: Planning, funding, and implementation</i></p>	<p>Strategy A: <b>Design:</b> Integrate SWM facilities into the overall site design.</p> <p>Strategy B: <b>Interpretation:</b> Provide interpretation in the form of signage and/or public art to bring greater exposure to SWM facilities and demonstrate the role they play in improving flood mitigation and water quality.</p>	DPW, Property Owners

<p><b>Outcome 2:</b> Continue to strengthen and expand current methods of routine channel maintenance throughout the watershed and provide ongoing expansion of debris management. (Policy 2.3)</p> <p><i>Progress Measures: Clearance reports and total weight of debris removal</i></p>	<p>Strategy A: <b>Debris Management Plan:</b> Develop a debris management plan that includes a description of the situation, assumptions (what kind of debris is expected), and definitions of roles and responsibilities.</p> <p>Strategy B: <b>Tributary Assessments:</b> Conduct high-level assessments of the Tiber-Hudson watershed tributaries with water resource professionals and geomorphologists. Use the assessment to assemble existing data and identify additional data related to areas where stream restoration, stream bank repair, stream access and removal (and replacement) of vulnerable trees are most needed as part of a preventative debris management strategy</p> <p>Strategy C: <b>Stream Channel Maintenance/Restoration Training:</b> Establish stream channel maintenance/ restoration training for public staff and volunteers to develop skills in understanding stream dynamics, noting issues that need to be addressed and identifying problem areas before becoming too severe.</p> <p>Strategy D: <b>Vulnerable Tree Replacement:</b> Inventory and develop a management plan for the proactive removal and appropriate replacement of vulnerable large trees that are being undercut and likely to fall to prevent woody debris buildup within the floodways.</p> <p>Strategy E: <b>Bedload Resource Yard:</b> Evaluate bedload and work with appropriate state and federal regulatory agencies to manage the deposits in potential bedload resource yards located within the watershed or nearby.</p> <p>Strategy F: <b>Tiber and New Cut Debris Snag:</b> Install debris snags at the confluence of the New Cut and Tiber Branches to capture debris and bedload before reaching Lower Main. Debris snags are</p>	<p>DPW, DRP, OCS, Highways, Nonprofit Sector, Advocacy</p>
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	<p>vertical posts (natural or built) used to catch large woody debris before it can reach a point where it could create a blockage.</p> <p>Strategy G: <b>Watershed-Wide Debris Snags:</b> In addition to the snag at the junction of the Tiber and New Cut Branches, install debris snags throughout the watershed. In the lower tributary reaches, the snags will likely need to be steel to withstand shear forces and velocities. In highly-visible locations, consider how snags can be developed as public art or to serve as an amenity such as a structure that can support a platform or overlook.</p> <p>Strategy H: <b>Advanced Technologies:</b> Continue the use and development of advanced technologies (e.g., Geographic Information Systems (GIS)-based data collection and monitoring program) to improve culvert monitoring for debris jams, failures and constrictions.</p> <p>Strategy I: <b>Solid Waste Management and Site Storage:</b> Continue to relocate dumpsters, storage containers and any outdoor storage sheds outside of the floodplains and floodways to avoid potential obstructions during flood events. Incorporate dumpster and storage into parking structures if they are developed.</p> <p>Strategy J: <b>Additional Partnerships:</b> Explore potential partnerships with and support for Patapsco Heritage Greenway's Stream Watchers Program to help monitor and identify debris or blockage concerns within the Tiber-Hudson watershed that could then be addressed by Howard County and Howard EcoWorks.</p>	
<b>Outcome 3:</b> Establish a regular evaluation and monitoring process to confirm the effectiveness of the EC Safe and Sound flood mitigation during and following major	<p>Strategy A: <b>Hydraulic and Hydrology Model Updates:</b> Continue to update the 2D Hydraulic and Hydrology model with post-construction as-built surveys of the flood mitigation projects and evaluate if additional flood mitigation facilities are needed in the long-term.</p>	DPW

<p>storm events, once implemented. (Policy 2.5)</p> <p><i>Progress Measures: Evaluation process implemented</i></p>	<p>Strategy B: <b>Bed Aggradation Monitoring:</b> Evaluate bedload to determine if the channels are maintaining capacity, especially between Lot D and the Patapsco River and along Main Street upstream of Ellicott Mills Drive. Work with appropriate state and federal regulatory agencies to manage the deposits</p>	
<p><b>Outcome 4:</b> Work with Baltimore County and other governmental partners to conduct a sensitivity analysis of the riverfront area and the Main Street bridge. Explore opportunities to expand the Patapsco River floodplain within the riverfront area and determine the potential to reduce the flood elevation for Ellicott City and Main Street. (Policy 2.6)</p> <p><i>Progress Measures: Sensitivity analysis completed</i></p>	<p>Strategy A: <b>Main Street Bridge Changes:</b> Examine whether or not changes to the Main Street bridge (for example, increasing its span length) would improve conveyance and reduce backwater effects and flooding.</p>	<p>DPW, Baltimore County, Property Owners</p>
<p><b>Outcome 5:</b> Increase public awareness of Ellicott City’s close relationship with the water and flood vulnerabilities to promote stewardship and respect for the watershed’s natural systems. (Policy 2.9)</p> <p><i>Progress Measures: Educational activities and signage installations initiated</i></p>	<p>Strategy A: <b>Visibility of Tributaries and Flood Mitigation Projects:</b> Make the water more visible as part of building renovation and site improvement projects, particularly for properties immediately adjacent to a channel.</p> <p>Strategy B: <b>Interpretation:</b> Incorporate interpretive signs throughout the core and watershed. Utilize art to mark high water levels during past floods, or to mark the location of a stream channel that is covered by a structure or roadway.</p> <p>Strategy C: <b>Watershed Signage:</b> Post “Entering the TiberHudson Watershed” signs at key locations along roadways and trails entering the watershed boundary.</p> <p>Strategy D: <b>Flood Insurance:</b> Provide ongoing assistance to the public to share information about flood insurance, the National</p>	<p>DPW, DPZ, Nonprofit Sector</p>

	<p>Flood Insurance Program (NFIP), and Howard County’s participation in the Community Rating System (CRS).</p> <p>Strategy E: <b>Environmental Stewardship Education:</b> Make a consistent effort to educate existing and new property owners in the watershed regarding stormwater and environmental stewardship. Property owners should understand the role they can play in improving water quality and detaining stormwater, and be familiar with the programs available to assist them in being environmental stewards. (Policy 3.8)</p>	
<p><b>Outcome 6:</b> Consider a comprehensive forest management program within the watershed to inventory and assess existing tree canopy, identify vulnerable trees and provide guidance for future tree planting that considers water quality and flood resiliency goals. Build upon and reinforce current planting programs to establish beneficial and functional landscapes that produce food, support habitat, prevent erosion and increase canopy coverage. (Policy 3.2)</p> <p><i>Progress Measures: Implementation of a forest management plan, creation of lawn conversion guidelines, number of native plantings</i></p>	<p>Strategy A: <b>Urban Forestry Services:</b> Engage the services of an Urban Forester or Board-Certified Arborist to assist the County and community partners with long-term goals and strategies to preserve and enhance existing tree cover.</p> <p>Strategy B: <b>Inventory Platforms:</b> Utilize digital mapping and inventory platforms (such as GIS and Autocad) to map and record existing conditions and long-term maintenance.</p> <p>Strategy C: <b>Tree Canopy Management:</b> Manage the tree canopy for long term sustainability, managing invasive species, predatory insects and diseases that threaten the health of the urban forest. Proactively inventory and remove trees that are vulnerable to falling into stream channels and becoming damaging debris.</p> <p>Strategy D: <b>Invasive Plant Management:</b> Manage invasive plants as the best first step toward improving biodiversity and creating more resilient landscapes.</p> <p>Strategy E: <b>Urban Wildlife Management:</b> Consult an urban wildlife specialist to determine the threat of pest wildlife and most effective approaches for the unique needs of the community.</p>	<p>OCS, DRP, Nonprofit Sector, Advocacy, Property Owners</p>

	<p>Strategy F: <b>Lawn Conversion:</b> Encourage the conversion of lawn to sustainable natural systems such as meadow or tree plantings when appropriate within the surrounding context.</p> <p>Strategy G: <b>Private Landowner Incentives:</b> Explore options to encourage forest management on private land.</p> <p>Strategy H: <b>Guidelines:</b> Provide guidelines for sustainable landscapes that residents and property owners can reference when converting lawn to successional, native plant communities and functional landscapes</p> <p>Strategy I: <b>Native Plants:</b> Encourage the predominant use of native plants by residents and property owners and educate local landscape contractors and garden centers about the benefits of using native plants. Discourage the planting of non-native invasives, many of which are readily available at local nurseries (Periwinkle, English Ivy, Japanese Barberry, etc.).</p>	
<p><b>Outcome 7:</b> Evaluate opportunities to incorporate Environmental Site Design (ESD) practices and green technologies into new site design and building projects within the core and broader watershed where it would be effective in: improving water quality, providing increased awareness of the benefits of green practices, and offering aesthetic benefits. (Policy 3.6)</p> <p><i>Progress Measures: TMDL reports, land use regulation amendments for ESD</i></p>	<p>Strategy A: <b>Partners:</b> Continue to work with individual citizens to implement ESD practices on their own properties, should they be interested and have the resources to spend, and work with the development community to explore new incentives as part of the Green Neighborhood program.</p> <p>Strategy B: <b>Options:</b> Pursue options for ESD practices and green technologies that include:</p> <ul style="list-style-type: none"> <li>• Rainwater collection integrated into the overall design of the architecture and site design;</li> <li>• Permeable paving within surface parking lots and pedestrian gathering areas (the limited areas where it might be feasible); and</li> <li>• Micro-bioretenion and flow-through planters integrated into the overall site design. Refer to Ellicott City</li> </ul>	DPW, DPZ, OCS, Private Sector

	<p>Watershed Master Plan Chapters III.6-12 for opportunities that exist within specific geographic areas.</p> <p>Strategy C: <b>Demonstration Project:</b> Consider integrating environmental site design, native plants and public art as part of demonstration gardens within the public realm that contribute to outdoor education and help the public visualize how everyone can contribute to water quality improvements and water management.</p>	
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# Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"><li>● There is a strong market for businesses in Ellicott City. Howard County has a large population (322,407) and a high median income (\$124,042).</li><li>● The devastating floods of 2016 and 2018 have not deterred all of the existing or new businesses from remaining on Main Street as every on-the-market leasable space has been leased.</li><li>● Ellicott City's central location affords access to a large regional customer base (residents of Baltimore, Annapolis, DC, etc.) beyond county residents. Access to major highways and proximity to Baltimore/Washington International Thurgood Marshall Airport, business parks, and the Fort Meade complex strengthens the SC Area's economic competitiveness. Education and research opportunities are available at nearby University of Maryland Baltimore County, Loyola University's satellite campus, and Howard Community College. The SC Area is increasingly attractive as a business location.</li></ul>	<ul style="list-style-type: none"><li>● The number of jobs in the area and the area's potential for job growth, is limited, since most of the local businesses are small establishments without a large number of employees.</li><li>● Many individual businesses lack coordinated operating times, and early closings can dissuade shoppers.</li><li>● There is a relatively small commercial footprint in Ellicott City.</li><li>● Access, parking, and circulation are perceived challenges and may create a competitive disadvantage.</li><li>● Because cross-county through traffic relies on Main Street, it cannot be temporarily closed for events. Temporary street closures and/or wider sidewalks would create a more pedestrian-friendly environment for festivals and other programs and encourage more local businesses to be</li></ul>

<ul style="list-style-type: none"> <li>● As an historic community, Ellicott City is very attractive to tourists and boasts a significant amount of tourism activity. This includes the B&amp;O Railroad Museum, multiple historic sites owned and operated by the County’s Department of Recreation and Parks, special events, cultural arts events, and regular “Ghost Tours” sponsored by Howard County Tourism. The County purchased and renovated a closed post office, converting it to a Visitors’ Center on Main Street.</li> <li>● Ellicott City offers a wide range of businesses that, along with its heritage, contributes to an authentic, historic Main Street experience that is distinct from generic retail centers. Business types include law offices, retail, and other service providers. The largest portion of the retail sector is niche establishments (antiques and boutique businesses) and popular restaurants that attract customers from varying distances. The retail product mix also appeals to a broad demographic spectrum.</li> <li>● As testament to its economic resurgence after the floods, there are no vacancies in the business district and several new businesses have recently opened.</li> <li>● Free broadband is available in the Main Street area.</li> <li>● Ellicott City Partnership (ECP) promotes local businesses and markets events throughout the year.</li> <li>● The merchant community is a real asset, with a mix of long-time businesses. Over the past 10 years a group of new merchants have located in Ellicott City, adding new energy, vitality, and vision. Since the flood, several new merchants have located on Main Street. ECP has been awarded grants of various amounts to implement programs.</li> </ul>	<p>patronized. The two floods closed Main Street for months, significantly impacting businesses.</p>
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<ul style="list-style-type: none"> <li>● High level of demand for commercial space rentals and properties on the market.</li> <li>● DRP manages the contract between the County and CSX to place banners on the railroad bridge to advertise special events on Main Street.</li> <li>● In 2020, Ellicott City was featured in Gordon Ramsay’s “24 Hours to Hell and Back: Save Our Town” episode which renovated three businesses and provided national publicity.</li> </ul>		
<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Outcome 1:</b> Continue to support existing property and business owners (Policy 4.1)</p> <p><i>Progress Measures: Number of business consultations and amount of assistance provided; increased online presence</i></p>	<p>Strategy A: <b>Business Consultations:</b> Coordinate business resources available to Ellicott City merchants through the HCEDA and continue business consultations with SBDC through ECP.</p> <p>Strategy B: <b>Foster Partnerships with Colleges:</b> Explore the potential for increased and ongoing collaboration with Howard Community College (HCC) beyond the assistance provided post floods.</p> <p>Strategy C: <b>Online Presence:</b> Assist businesses in developing an online presence in addition to brick and mortar to help them become more resilient to future business disruptions.</p>	HCEDA, SBDC, ECP

<p><b>Outcome 2:</b> Expand the variety of uses and businesses in the Sustainable Community, based upon market research (Policy 4.2)</p> <p><i>Progress Measures: Completed inventory</i></p>	<p>Strategy A: <b>Commercial Space Inventory:</b> Examine available space for large- and small-scale commercial inventory within downtown.</p> <p>Strategy B: <b>Adaptive Reuse and Redevelopment Potential:</b> Explore the potential for and preserve opportunities for adaptive reuse and redevelopment (where permitted) that provides a variety of space sizes for retail, restaurant, and service uses while strengthening existing businesses and amenities.</p>	<p>EDA, Nonprofit Sector</p>
<p><b>Outcome 3:</b> Promote creative spaces for entrepreneurs and start-up businesses (Policy 4.3)</p> <p><i>Progress Measures: A&amp;E District Designation and new makerspace/Coworking space/food establishments</i></p>	<p>Strategy A: <b>Arts and Entertainment District Designation:</b> Re-explore establishing an Arts and Entertainment (A&amp;E) District Designation for Main Street as part of a creative places initiative.</p> <p>Strategy B: <b>Coworking Space:</b> Examine regional and national models for coworking space to accommodate professionals looking for creative places to work and share resources.</p> <p>Strategy C: <b>Makerspace:</b> Explore the potential for a “makerspace” in downtown or the West End.</p> <p>Strategy D: <b>Food Hall/Creative Food Establishment:</b> Explore the opportunity for a food hall or creative food establishment within the core, as the market study indicates that opportunities for food-related retail is significant.</p> <p>Strategy E: <b>Technical Assistance:</b> Strive to make this initiative sustainable and equitable by helping build the capacity of all entrepreneurs involved in creative spaces by coordinating with business consultations.</p>	<p>Private Sector, EDA, Nonprofit Sector</p>

<p><b>Outcome 4:</b> Continue to deploy and expand the “Old Ellicott City” community brand (Policy 4.5)</p> <p>(Further supported by Transportation Outcome 10: D; Community Health and Quality of Life 10: A &amp; 4: G; Local Planning and Staffing Capacity 10: M)</p> <p><i>Progress Measures: Increase in visitors and awareness</i></p>	<p>Strategy A: <b>Brand Extension Partnerships:</b> Support the cooperation of the many partners of ECP, which currently serves as the prime steward of the brand, to allow for successful continued implementation of the brand.</p> <p>Strategy B: <b>Character Narrative:</b> Adopt a narrative that frames the community brand based upon input from stakeholders throughout the planning process and conveys the environment, history, and discoveries associated with Old Ellicott City.</p> <p>Strategy C: <b>Brand Roundtable:</b> Work with ECP partners to convene a kick-off brand roundtable to share the brand style guide, brainstorm ways for the brand to be launched in a variety of formats and share additional brand concepts developed through the master plan process.</p> <p>Strategy D: <b>Brand Extension for Districts and Attractions:</b> Expand the brand for Old Ellicott City and deploy it to cover geographic areas within the core and attraction and attractions in the community.</p> <p>Strategy E: <b>Brand Extension for Events:</b> Utilize the style guide provided by the original designers of the graphic and the additional brand elements as guidance for expanded brand uses for specific events.</p> <p>Strategy F: <b>Brand Extension for Awareness Campaigns:</b> Facilitate a partnership among ECP, Howard County, HCEDA and other entities to share project information, track investment and share information in a quick and concise way.</p>	<p>Nonprofit Sector, EDA, Tourism</p>
<p><b>Outcome 5:</b> Continue to support business owners and property owners in mitigating</p>	<p>Strategy A: <b>Flood Proofing Strategic Planning:</b> In addition to the buildings acquired by Howard County, prioritize flood</p>	<p>DPW, DPZ, DILP, Property Owners</p>

<p>the impacts of flooding with nonstructural flood proofing. (Policy 2.7)</p> <p>(Further supported by Housing Outcome 3: A &amp; B)</p> <p><i>Progress Measures: Number of additional businesses supported with flood prevention funding</i></p>	<p>proofing assistance to the most vulnerable properties as part of an overall strategy to reduce the impacts of flooding where full conveyance improvements are not feasible (i.e., the Lower Main and West End).</p> <p>Strategy B: <b>Resources:</b> Encourage ECP to connect property owners with professional Architectural Engineering (AE) firms to further investigate the structural feasibility and costs of implementing nonstructural flood proofing measures as they relate to a specific property. Facilitate coordination with the Howard County Historic Preservation Commission, and if needed, the Maryland Historical Trust.</p> <p>Strategy C: <b>Database:</b> Develop a tracking system and database of properties that have implemented nonstructural flood proofing measures.</p> <p>Strategy D: <b>Historically-Appropriate Materials:</b> Encourage ECP to work with manufacturers of flood proofing supplies and building materials to promote the development of more historically appropriate materials for use in highly-visible locations within historic districts. Consider joining forces with other historic communities that are vulnerable to flooding.</p>	
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# Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● The tight spaces throughout the core distinguish Ellicott City's scale from other places in the region.</li> <li>● Main Street's narrow width, on-street parking, curbside activity (drop-off, parking, etc.) and traffic signals combine to help maintain the lower travel speeds that are compatible with a pedestrian-friendly environment, east of Ellicott Mills Drive.</li> <li>● The former #9 streetcar line has been converted to a popular multi-use trail that connects Catonsville with Oella and downtown, providing diverse transportation options to get to the downtown core.</li> <li>● Large, County-owned parking lots offer the future potential for redevelopment to support economic development efforts and/or to be reconfigured to serve multiple uses. The ECMP chapters include options for the reconfiguration of selected large parking lots to provide flood conveyance, restored streams, pedestrian connections, and amenities. Several of the lots are large enough to accommodate a parking garage, should one be needed in the future.</li> </ul>	<ul style="list-style-type: none"> <li>● Pedestrian facilities are limited throughout the watershed. Sidewalks are narrow or disconnected, crosswalks are few but growing, and many facilities were built prior to the Americans with Disabilities Act (ADA).</li> <li>● High traffic speeds, in combination with on-street parking and narrow or absent sidewalks at West End impact pedestrian safety.</li> <li>● Bicycle facilities are otherwise limited in terms of bike parking and separated bike lanes.</li> <li>● The core lacks designated areas to accommodate valet and rideshare services such as Uber and Lyft for vehicle drop-off and pick-up.</li> <li>● Fast moving flood waters, even at low depths, have the potential to lift and carry away vehicles, causing the vehicles to become dangerous debris during major storm events.</li> <li>● Traffic on Main Street can be heavy and truck deliveries may occasionally double-park causing additional congestion.</li> <li>● Parking is free throughout the district, leaving no incentive to park in remote or less desirable locations.</li> </ul>

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| <ul style="list-style-type: none"> <li>● Additional parking resources exist outside of the core at the George Howard Building complex lot and, potentially, in Baltimore County with the planned redevelopment of the Wilkins Rogers mills.</li> <li>● Easy access to BWI airport.</li> <li>● Most roads in and out of Ellicott City are scenic roadways.</li> <li>● County bike and pedestrian master plans will provide further guidance on sidewalk, trail, bike lane, and sharrow improvements.</li> <li>● County bikeshare to include station locations in Ellicott City that connect with Downtown Columbia.</li> <li>● The County has developed Complete Streets design standards.</li> </ul> | <ul style="list-style-type: none"> <li>● Main Street is used by both commuters traveling between Howard and Baltimore Counties, and visitors to the core. As the only through street, this creates considerable demand on this minor arterial, particularly during peak periods. Residents report routine delays on Friday evenings and on weekends. Drivers looking for on-street parking or spaces within lots accessible from Main Street (i.e. Lots E, D and B) can contribute to Main Street traffic.</li> <li>● Transit servicing Main Street business community is limited to the Regional Transportation Agency (RTA) bus service, which offers a bus stop at Ellicott Mills Drive and Main Street. Bus service is unlikely to expand in the Lower Main Street area due to Main Street vehicular traffic, lack of bus turnaround areas and cost.</li> <li>● There is currently an adequate number of total parking spaces; however, they are not well distributed. With a parking surplus in some areas and a deficit in others during peak periods, there is a perception that the amount of parking is insufficient.</li> <li>● The naming of parking lot facilities by letters (“Lot D”, “Lot F”, etc.) is not memorable to visitors, further impacting the perception of few parking options.</li> <li>● Residents, business owners and/or staff frequently occupy premium on-street parking spaces and centrally located surface lot spaces when these spaces ideally would be available to visitors or customers.</li> <li>● Some parking areas are remote to core activity areas and involve difficult pedestrian access because of topography.</li> </ul> |
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Outcome 1:</b> Within the core, prioritize people on foot over automobiles. (Policy 5.1)</p> <p><i>Progress Measures: Pedestrian infrastructure improvements such as raised, mid-block crosswalks on Main Street and new sidewalks</i></p>	<p>Strategy A: <b>Pedestrian Crossings:</b> Provide additional well-marked pedestrian crossings, including mid-block crossings, throughout the length of Main Street. (Further supported by Transportation Outcome 7: C)</p> <p>Strategy B: <b>Improved Accessibility:</b> Provide improved accessibility for pedestrians, particularly those with disabilities.</p>	<p>DPW, DPZ, OOT</p>
<p><b>Outcome 2:</b> Better connect destinations and neighborhoods to the core. (Policy 5.2)</p> <p><i>Progress Measures: Pedestrian infrastructure improvement project planning, funding, and implementation</i></p>	<p>Strategy A: <b>Multi-Experience Network:</b> Build upon and expand the existing pedestrian network within the watershed, with new and improved sidewalks, natural surface trails, hard surface trails, hard surface shared-use pathways, and bridges connecting to the downtown core.</p> <p>Strategy B: <b>Capital Project Coordination:</b> Use capital projects—such as flood mitigation projects, park improvements, or other changes to county owned-land—to provide missing links in the pedestrian network.</p> <p>Strategy C: <b>New and Extended Sidewalks:</b> Extend sidewalks throughout the watershed to improve overall walkability of the area. Projects include sidewalks on the following roads: Old Columbia Pike, Main Street/Frederick Road, College Avenue, Court House Drive, Rogers Avenue.</p> <p>Strategy D: <b>Trails:</b> Establish a variety of trails to create unique experiences and alternative ways to experience the Ellicott City Watershed. Trail projects include the following: “Green Cultural Trail,” New Cut Trail, Grist Mill Trail, Patapsco Natural Surface Trail.</p>	<p>DPW, OOT, DRP, DPZ, Property Owners</p>

	Strategy E: <b>Attractions:</b> Seek opportunities to make some pathway linkages attractions in and of themselves (for example, a pedestrian-bicycle bridge over the Patapsco River, if pursued, should be designed as an attraction).	
<p><b>Outcome 3:</b> Provide additional bicycle facilities throughout Main Street and the core to accommodate visitors who arrive by bike. (Policy 5.3)</p> <p><i>Progress Measures: Bicycle facilities project planning, funding, and implementation; Miles of bike infrastructure (sharrows).</i></p>	<p>Strategy A: <b>Sharrows:</b> Continue to utilize sharrows (shared lane markings) along Main Street and Frederick Road. (Further supported by Transportation Outcome 7: J)</p> <p>Strategy B: <b>Bike Parking:</b> Provide bike parking that incentivizes this mode of transportation to get to Ellicott City. Include larger scale and covered facilities located in parking lots and parking decks and smaller scale bike racks in various locations – avoiding locations where sidewalk width is limited. (Further supported by Transportation Outcome 3: A &amp; 7: J &amp; 9: B &amp; 10: C)</p>	OOT, DPW, DRP, Property Owners
<p><b>Outcome 4:</b> Provide improved transit service to numerous attractions and retail establishments along Main Street. (Policy 5.4)</p> <p><i>Progress Measures: Planning and implementation of transit service including RTA service on Rt. 40 between the Walmart in Ellicott City and Rolling Road/Catonsville.</i></p>	<p>Strategy A: <b>Transit Master Plan Updates:</b> Coordinate with the Maryland Transit Administration (MTA) and Baltimore County to explore direct connections between the core of Ellicott City, the Catonsville Business District and strategic locations in Baltimore City.</p> <p>Strategy B: <b>Tour Bus Accommodations:</b> Explore opportunities for designated tour bus accommodations including pull-offs and turnarounds as part of the site planning for the various geographic areas.</p> <p>Strategy C: <b>Shuttle Service:</b> Consider running a small, user-friendly shuttle to Lower Main Street from the Courthouse Lot and George Howard government complex lots. Evaluate expansion of current special event shuttle services.</p>	OOT, Nonprofit Sector

<p><b>Outcome 5:</b> Develop a variety of tools and strategies to manage parking resources while maximizing their function, efficiency, user-friendliness, and safety. (Policy 5.5)</p> <p>(Further supported by Transportation Outcome 11: B)</p> <p><i>Progress Measures: Parking study update initiated</i></p>	<p>Strategy A: <b>Street Parking:</b> Along Main Street, plan for a mix of on-street spaces, drop-off/pick-up zones, and expanded pedestrian areas. Restrict on-street parking where flood risk is greatest; in these restricted areas, accommodate short-term needs (drop-off/pick-up, loading, and deliveries). (Further supported by Transportation Outcome 7: E)</p> <p>Strategy B: <b>ADA Accessible Parking:</b> Provide ADA-accessible parking throughout the watershed.</p> <p>Strategy C: <b>Valet Parking:</b> Under the lead of the private sector, explore valet parking as part of an overall parking management strategy, particularly during major construction projects.</p> <p>Strategy D: <b>Updated Parking Study:</b> Develop an updated parking study that considers the parking supply and demand across Ellicott City if/when an investment in a parking garage is identified for the near-term.</p>	<p>Finance, DPW, DPZ, Nonprofit Sector</p>
<p><b>Outcome 6:</b> Design and execute a cohesive wayfinding system to help visitors navigate Ellicott City by foot and by vehicle. (Policy 5.6)</p> <p>(Further supported by Transportation Outcome 8: B &amp; 10: A; Local Planning and Staffing Capacity 7: M &amp; 8: E; Community Health and Quality of Life 6: B)</p> <p><i>Progress Measures: Complete design and implementation</i></p>	<p>Strategy A: <b>Variety of Sign Types:</b> Comprehensively plan, design and install a full suite of wayfinding signs, including: banners, parking directional signs, low and high-speed vehicular trailblazers, pedestrian trailblazers, gateway signs and destination markers.</p> <p>Strategy B: <b>Parking Facility Naming:</b> Rename the parking lots with names that are more memorable to users, reflecting the location, adjoining street name, or nearby landmark in the name.</p> <p>Strategy C: <b>Parking Education and Marketing:</b> Create a variety of educational tools and programs intended to educate visitors of their parking options.</p>	<p>DPW, DPZ, Nonprofit Sector, MDOT, SHA</p>

	Strategy D: <b>Main Street Name Extension:</b> Extend the “Main Street” name along Frederick Road from Rogers Avenue to Toll House Road to include the West End and help reinforce the entire core as a unified district.	
<p><b>Outcome 7:</b> Design and implement phased streetscape improvements for Main Street from Rogers Avenue to Oella Avenue, with an emphasis on balancing resiliency, pedestrian safety, aesthetics, historic district compatibility and flexibility. Reinforce Main Street as a pedestrian-friendly destination rather than a thoroughfare. (Policy 6.1)</p> <p><i>Progress Measures: Evaluation of street improvements is initiated, linear feet of bike lanes installed</i></p>	<p>Strategy A: <b>Rogers Avenue Gateway Improvements:</b> Construct intersection improvements and gateway signage at the intersection of Main Street and Rogers Avenue to serve as a gateway and transition to a more pedestrian-friendly neighborhood and downtown environment while helping to slow traffic speeds.</p> <p>Strategy B: <b>Crosswalks/Mid-Block Crossings:</b> Evaluate mid-block crosswalks along Main Street where sight distances permit, including the use of design elements like raised crossings to further slow traffic and place a greater emphasis on pedestrian movement. (Further supported by Transportation Outcome 1: A &amp; 11: A)</p> <p>Strategy C: <b>Travel Lane Markings:</b> Where not already 11 feet in width, modify travel lane markings to reduce lane widths to 11 feet (or further narrow to 10 feet where determined as appropriate as part of the streetscape design phase) between Rogers Avenue and the Patapsco River.</p> <p>Strategy D: <b>Parking/Service Lane Delineation:</b> In conjunction with travel lane modifications, better delineate parking and service lanes to reinforce slower travel speeds. (Further supported by Transportation Outcome 5: A)</p> <p>Strategy E: <b>Gateways:</b> In addition to the gateway features at Rogers Avenue, incorporate pedestrian improvements, signage and aesthetic treatments at Ellicott Mills Drive</p> <p>Strategy F: <b>Street Geometry:</b> Match paving color and/or material of the bumpout areas to that of the parking/drop-off lane to</p>	DPW, OOT, DPZ, OEM, Property Owners

	<p>minimize the visual disruption of the shifting curb line and maintain the visual simplicity of the road geometry.</p> <p>Strategy G: <b>Flexible Use Zone:</b> Along lower Main Street, where buildings are planned to be removed and where it will be possible to shift the curb line, consider a raised drop-off/short-term parking/service zone flush with the sidewalk and separated from the travel lane by a mountable curb.</p> <p>Strategy H: <b>Bicycle Facilities:</b> In addition to the “sharrow” markings on the travel lanes, provide bicycle parking in areas just off of Main Street where space allows as described for specific geographic areas in the following sections of this report. Bicycle parking should be located in highly visible locations, ideally with overhead shelter, to encourage use. (Further supported by Transportation Outcome 3 &amp; 9: B &amp; 10: C)</p>	
<p><b>Outcome 8:</b> Design and implement streetscape improvements for Maryland Avenue, from Main Street to St. Paul Street, in conjunction with the implementation of the Tiber Branch channel improvements as part of Safe and Sound. (Policy 6.2)</p> <p><i>Progress Measures: Wayfinding implementation</i></p>	<p>Strategy A: <b>Wayfinding Signage:</b> Incorporate wayfinding signage into the streetscape design with careful consideration to minimizing additional sidewalk obstructions. (Further supported by Transportation Outcome 6 &amp; 10: A; Community Health and Quality of Life 6: B; Local Planning and Staffing Capacity 7: M &amp; 8: E)</p>	<p>DPW, OOT, DPZ, OEM, Baltimore Metropolitan Council</p>
<p><b>Outcome 9:</b> Consider enhancements to the former Post Office grounds to improve the functionality and aesthetics of this Main Street open space. (Policy 9.4)</p>	<p>Strategy A: <b>Lot D Ingress:</b> Redesign the parking area to accommodate the Lot D ingress street in place of Hamilton Street as described above. If necessary, ensure that the memorial cherry trees are relocated or replaced to accommodate this change.</p>	<p>DPW, DPZ, DRP, EDA, Nonprofit Sector</p>

<p><i>Progress Measures: When a redesign of Lot D's egress is initiated, number of bike racks installed</i></p>	<p>Strategy B: <b>Bike Facilities:</b> Consider installing bike racks in this location to accommodate bicyclists visiting Upper Main. (Further supported by Transportation Outcome 3: B &amp; 7: J &amp; 10: C)</p>	
<p><b>Outcome 10:</b> Explore different options to maintain Lot F as a significant parking resource on the perimeter of the core where visitors can park before reaching Main Street. (Policy 10.6)</p> <p><i>Progress Measures: Lot F parking plan initiated</i></p>	<p>Strategy A: <b>Signage and Information Systems:</b> Incorporate wayfinding signage and dynamic parking information system technologies. (Further supported by Transportation Outcome 8: B &amp; 10: A; Community Health and Quality of Life 6: B; Local Planning and Staffing Capacity 7: M &amp; 8: E)</p> <p>Strategy B: <b>Open Space and Pedestrian Connections:</b> Enhance the eastern perimeter of Lot F as an open space and pedestrian link between Main Street, the Bernard Fort Heritage Center, Lot G and the Roger Carter Center, as part of the proposed “green cultural trail.” Provide additional pedestrian connections that direct visitors past the Thomas Isaac Log Cabin to increase its exposure.</p> <p>Strategy C: <b>Bicycle Accommodations:</b> Include bicycle parking for visitors located towards Main Street for visibility. (Further supported by Transportation Outcome 3: B &amp; 7: J &amp; 9: B)</p> <p>Strategy D: <b>Branding:</b> Brand and rename the lot as part of a comprehensive and more user-friendly parking lot branding strategy. (Further supported by Economy Outcome 4; Community Health and Quality of Life 4: G &amp; 10: A; Local Planning and Staffing Capacity 10: M)</p> <p>Strategy E: <b>Future Adaptability:</b> Plan for the potential future adaptability for autonomous vehicle (AV) parking with drop-off along Ellicott Mills Drive. AV parking holds promise to be more efficient and consume less land, allowing the potential to expand environmental site design (ESD) practices and open space amenities.</p>	<p>DPW, DPZ, OCS, DRP, Private Sector</p>

<p><b>Outcome 11:</b> Explore different options to dispose of the courthouse property with creative solutions for redevelopment that complements and enhances Ellicott City’s downtown and reinforces—rather than competes with—the economic importance of Main Street. (Policy 12.1)</p> <p><i>Progress Measures: Courthouse redevelopment initiated with parking and walkability concerns addressed</i></p>	<p>Strategy A: <b>Street/Pedestrian Network:</b> Respect the existing street network around the courthouse building and draw upon this network as an organizing element of the area, should the courthouse parking lot redevelop. Emphasize clear visual and physical connections to Main Street, the Patapsco Female Institute (PFI) and Mt. Ida. (Further supported by Transportation Outcomes 1: A &amp; 7: C)</p> <p>Strategy B: <b>Parking Areas:</b> In addition to parking that serves the reuse, include public parking to serve events at the PFI and Main Street businesses. If a parking garage is considered, conceal much of it by wrapping with active uses. Incorporate landscape, particularly tree canopy and Environmental Site Design (ESD) practices within surface parking lots. (Further supported by Transportation Outcome 5)</p>	<p>DPW, DPZ, DEA, DRP, Private Sector</p>
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# Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● Strong housing market.</li> <li>● Moderate Income Housing Units required for all new residential developments.</li> <li>● 73% owner to 27% renter in County, though majority of units (58%) in SC Area are rentals.</li> <li>● Few foreclosures.</li> <li>● Unique and charming concentration of historic architecture</li> <li>● Ellicott City's core has long been a place of residents and there is the potential for additional creative places for people to live—above retail, in mixed use buildings and in repurposed buildings—to expand the variety of options available.</li> </ul>	<ul style="list-style-type: none"> <li>● Housing affordability in the County is a challenge:               <ul style="list-style-type: none"> <li>○ Housing affordability is an issue for households earning less than 120% AMI.</li> <li>○ Rental rates are not affordable for those earning less than 80% AMI.</li> </ul> </li> <li>● Ellicott City is primarily built out and generally lacks additional housing opportunities.</li> </ul>



<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Outcome 1:</b> Provide for long-term opportunities for a complementary mix of uses within downtown and within other commercial areas offering the potential for redevelopment supportive of a vibrant core. (Policy 4.4)</p> <p><i>Progress Measures: Zoning code amendments to better provide for a healthy mix of uses in the core</i></p>	<p>Strategy A: <b>In-Town Residential:</b> Explore opportunities for in-town residential uses within the walkable core. Residential use is essential for an authentic and vibrant walkable community.</p> <p>Strategy B: <b>Core and Watershed Redevelopment Opportunities:</b> Plan for the potential long-term redevelopment of key sites within the core and watershed in a sensitive and strategic manner and explore how each could accommodate some of the market demand to provide for a healthy mix of uses.</p>	<p>DPZ, EDA, Nonprofit Sector</p>
<p><b>Outcome 2:</b> Build upon existing tools that encourage maintenance—including rehabilitation tax credits, guidelines, and technical assistance—with potential maintenance codes. (Policy 1.2)</p> <p><i>Progress Measures: Property maintenance policy research completed</i></p>	<p>Strategy A: <b>Maintenance Policy Precedents:</b> Research property maintenance policies in other historic district communities and evaluate options to prevent severe deterioration of properties, given the challenges previously identified and expand beyond the Ellicott City Historic District to address the full Sustainable Community boundary, especially the West End.</p>	<p>DPZ, DILP, Property Owners</p>
<p><b>Outcome 3:</b> Continue to support residents, and property owners in mitigating the impacts of flooding with nonstructural flood proofing. (Policy 2.7)</p> <p>(Further supported by Economy Outcome 5)</p>	<p>Strategy A: <b>Flood Proofing Strategic Planning:</b> In addition to the buildings acquired by Howard County, prioritize flood proofing assistance to the most vulnerable properties as part of an overall strategy to reduce the impacts of flooding where full conveyance improvements are not feasible (i.e., the Lower Main and West End). Strategy B: <b>Resources:</b> Work with ECP to connect property owners with professional Architectural Engineering (AE) firms to further investigate the structural feasibility and costs of implementing nonstructural flood proofing measures as they relate to a specific property. Facilitate coordination with the Howard</p>	<p>DPZ, DILP, DPW, ECP, Property Owners</p>

<p><i>Progress Measures: Number of additional homes supported with flood prevention funding</i></p>	<p>County Historic Preservation Commission, and if needed, the Maryland Historical Trust.</p> <p>Strategy C: <b>Historically-Appropriate Materials:</b> Encourage outreach to manufacturers of flood proofing supplies and building materials to promote the development of more historically appropriate materials for use in highly-visible locations within historic districts. Consider joining forces with other historic communities that are vulnerable to flooding.</p>	
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# Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"><li>● Rich historic infrastructure and character.</li><li>● Access to Howard County’s Roger Carter Recreational Facility with communal pool.</li><li>● Nationally leading educational system.</li><li>● Minimal crime.</li><li>● Diverse, highly educated, and relatively affluent community.</li><li>● Heritage Area designation provides access to state funding up to \$100,000 in capital and \$50,000 in project grants and access to mini grants and emergency grants for governments and nonprofits.</li><li>● Access to the award-winning Miller Branch Library &amp; Historical Center provides community classes, seminars, and events. Located west of the SC area on Frederick Road, it includes an innovative Enchanted Garden that focuses on health, nutrition, and</li></ul>	<ul style="list-style-type: none"><li>● Extensive overhead wires obstruct scenic views.</li><li>● Railroad noise disrupts tranquility of the community.</li><li>● Gateways, signage, and wayfinding lacking.</li><li>● Excessive trash on streets at times.</li><li>● Few public gathering spaces.</li><li>● Historic nature of buildings is a barrier to some (depending on accessibility requirements, knowledge/ability/experience dealing with historic property maintenance/needs, etc.).</li><li>● Lack of public restrooms.</li><li>● CSX restrictions impact the usability of public space along the Patapsco River.</li><li>● Lack of safe trail connections.</li></ul>

environmental education. This outdoor teaching garden is intended to “grow healthy habits” through wondrous experiences, including wildlife statues, water features, and themed planting beds, such as the Peter Rabbit patch. These provide children and families with an opportunity to learn about garden cultivation and nutrition.

- The Miller Branch hosts the Howard County Farmers’ Market on Wednesday afternoons, May through November.
- The Wine Bin on Main Street hosts community events.
- The Chesapeake Shakespeare Company is beginning its 20th year at the Patapsco Female Institute.
- Designated LEED Gold by the United States Green Building Council, the energy efficient Miller Library Branch includes 72 solar panels, an abundance of controlled natural daylight, approximately 9,000 sq. ft. of vegetative roof, and many other sustainable, energy efficient features.
- Historic sites in Ellicott City managed by the Department of Recreation & Parks:
  - Patapsco Female Institute and Historic Park
  - Ellicott City Firehouse Museum
  - B&O Railroad Museum
  - Ellicott City Colored School, Restored
  - Isaac Thomas Log Cabin
  - Bernard Fort House
- Museum of Howard County History and the Ellicott Mills Children’s Museum recently opened and are managed by the non-profit, Howard County Historical Society
- A private effort for mural paintings called ‘Fund for Art in Ellicott City’ initiated three large scale projects with a fourth planned.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Outcome 1:</b> Continue and build upon efforts to facilitate historic preservation and communicate its importance. (Policy 1.1)</p> <p><i>Progress Measures: Number of additions to the Historic Sites Inventory, number of signage or art installations.</i></p>	<p>Strategy A: <b>Historic Sites Inventory Updates:</b> As the existing county-wide Historic Sites Inventory is updated, include information and/or a link to promote information that DPW maintains as it relates to flood reduction.</p> <p>Strategy B: <b>Stakeholder Education:</b> Prepare concise messaging for use when conveying the importance and value of historic preservation, the importance of the historic district itself, opportunities for the historic district, description of best practices and ongoing threats.</p> <p>Strategy C: <b>Public Interpretation:</b> Incorporate interpretive signage, markers and displays and explore ways to highlight historic features to increase the awareness of Ellicott City’s heritage.</p>	<p>DPZ, DPW, Nonprofit Sector</p>
<p><b>Outcome 2:</b> Design public spaces and park enhancements with a sensitivity to their context, potential for activation by a broad range of people, flexibility, durability, user comforts, and potential for interpretation and education on a variety of topics. (Policy 1.5)</p> <p><i>Progress Measures: Engagement activities records, park planning efforts are initiated</i></p>	<p>Strategy A: <b>Community Engagement:</b> Engage relevant stakeholders and user groups in the design of public spaces.</p> <p>Strategy B: <b>Adjacent Uses:</b> Consider the potential for adjacent uses or future uses that could front onto the spaces, activate them, leverage value from them and provide potential revenue sources to help fund their implementation.</p> <p>Strategy C: <b>Visibility:</b> Plan for visibility into and out of the public space.</p> <p>Strategy D: <b>Resiliency:</b> Utilize resilient materials and design approaches and seek opportunities to make these visible and educational.</p>	<p>DPZ, DRP, Nonprofit Sector, Private Sector, Property Owners</p>

	<p>Strategy E: <b>Open Space Network:</b> Consider the role of the public spaces in and potential connections to an overall open space network that includes a series of interconnected public outdoor spaces, parks and open areas with a hierarchy of sidewalks and paths.</p> <p>Strategy F: <b>Accessibility:</b> Ensure that parks and open spaces include amenities that are appealing and accessible to all ages and abilities and are ADA-compliant.</p> <p>Strategy G: <b>Public Amenities:</b> Incorporate public amenities and user comforts into or near existing and new park spaces to make the spaces attractive and functional to a wide group of users. Consider seating, particularly movable chairs and tables, bicycle accommodations, wayfinding signage, water features, shade (trees and shade structures) and public restrooms.</p> <p>Strategy H: <b>Restaurant Partnerships:</b> Explore partnerships with nearby restaurants to provide opportunities for outdoor dining and the provision of food and drink, an important component of successful urban open spaces.</p> <p>Strategy I: <b>Pop-Up Spaces /Multi-Use Design:</b> Utilize “pop-up” or temporary public spaces to activate an area during a specific time of day, days of the week or seasonally. These could occur in place of a parking space, multiple spaces or an entire parking area. Explore how new or reorganized parking lots can be designed to function as parking resources most of the time and public gathering spaces some of the time.</p> <p>Strategy J: <b>Demonstration Projects:</b> Consider opportunities to incorporate demonstration projects as part of the public realm design, such as that described in Policy 3.6</p>	
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	Strategy K: <b>Naming:</b> Elevate the importance of public spaces by naming those not yet named and including them on wayfinding maps and directories, regardless of how small they are.	
<p><b>Outcome 3:</b> Incorporate public art into a wide range of improvement projects to highlight and increase awareness of historic resources, natural and geologic features, flood risk, and prominent citizens, and to create attractions in and of themselves. (Policy 1.6)</p> <p><i>Progress Measures: Number of art installations, development of art and lighting plan</i></p>	<p>Strategy A: <b>Permanent and Temporary Installations:</b> Consider temporary and permanent installations.</p> <p>Strategy B: <b>Context:</b> Integrate public art thoughtfully and sensitively to the context of Ellicott City and the historic district.</p> <p>Strategy C: <b>Quality:</b> Public art should demonstrate artistic excellence and technical competence.</p> <p>Strategy D: <b>Arts District:</b> Explore pursuing a Maryland State Arts Council, Arts and Entertainment District designation for the downtown core that includes Main Street and the West End, once additional arts and entertainment uses open</p> <p>Strategy E: <b>ARTsites Program:</b> Continue to participate in the Howard County Arts Council’s ARTsites program which provides outdoor sculpture exhibits at locations throughout Howard County.</p> <p>Strategy F: <b>Public Arts Plan:</b> Consider developing a community-engaged Public Arts Plan for the core. This plan would allow the community to methodically consider permanent and temporary art in the public domain, targeting existing and new spaces, infrastructure and development within the core or future arts district and, possibly, the entire community. The purpose, goals and elements of the plan would need to be established by art district promoters and partners.</p> <p>Strategy G: <b>Lighting Program:</b> As part of the Public Arts Plan or as a separate initiative, develop a plan for using limited lighting to enliven the core and highlight natural and architectural resources. It</p>	DPZ, Nonprofit Sector, Private Sector

	<p>will be important to utilize lighting methods, such as downlighting and new technologies to minimize light pollution.</p> <p>Strategy H: <b>Interpretation:</b> Incorporate interpretive signs, displays and features throughout the core and watershed to increase public awareness of Ellicott City’s flood risk.</p> <p>Strategy I: <b>Attracting Arts and Entertainment Uses:</b> Promote attraction of artist housing or arts-based businesses.</p>	
<p><b>Outcome 4:</b> Phase-in the establishment of an inter-connected “green cultural trail” for residents and visitors to experience Ellicott City through a connected trail network extending from the Patapsco River to the tributaries’ headwaters. (Policy 1.7)</p> <p><i>Progress Measures: Trail expansion in linear feet</i></p>	<p>Strategy A: <b>Historic and Cultural Resources:</b> Connect historic and cultural resources (physically and programmatically) to allow for a broader understanding.</p> <p>Strategy B: <b>Main Street Connections:</b> Consider appropriate design treatments and signage for areas where the trail intersects with and crosses Main Street and for areas where it coincides with Main Street when it is not possible to create a separate trail.</p> <p>Strategy C: <b>Open Spaces:</b> Link existing and potential open spaces, both active and passive.</p> <p>Strategy D: <b>Natural Areas:</b> Incorporate daylighted channels, naturalized channels, rock outcrops and associated open spaces.</p> <p>Strategy E: <b>Stewardship and Interpretation:</b> Highlight environmental demonstration projects and provide interpretive displays to provide educational opportunities on flood mitigation and cultural, historic and environmental elements.</p> <p>Strategy F: <b>Branding:</b> Consider an extension of the branding developed by ECP to brand and name the trail. (Further supported by Economy Outcome 4; Transportation 10: D; Community Health and Quality of Life 10: A; Local Planning and Staffing Capacity 10: M)</p>	DRP, OOT, OCS, DPZ



<p><b>Outcome 5:</b> Work with all entities responsible for special events within Ellicott City and evaluate existing events and their benefit to the businesses, downtown, West End and the community as a whole. (Policy 1.8)</p> <p><i>Progress Measures: Creation of events assessment, number of event attendees</i></p>	<p>Strategy A: <b>Events Assessment:</b> Work with ECP to conduct a full assessment of each event including costs, logistics (access, parking, event location, etc.), attendance from outside visitors and benefits to the businesses and community.</p> <p>Strategy B: <b>Annual Events Calendar:</b> Following the completion of the assessment, create and maintain an annual events calendar, keeping in mind that there are differences in special events, retail events and community events.</p> <p>Strategy C: <b>New Events:</b> Following completion of an events calendar, discuss the need for any additional events, changes in events, restructuring of previous events, etc.</p> <p>Strategy D: <b>Excursion Train Service:</b> Explore the possibility of special event tourist train service linking the B&amp;O Station Museum in Ellicott City and the B&amp;O Railroad Museum in Baltimore to highlight the Patapsco Valley’s significance in the development of U.S. railroads.</p> <p>Strategy E: <b>Shuttle Service:</b> Explore the feasibility of providing shuttle service to major community events.</p>	<p>Nonprofit Sector, Tourism, EDA, Private Sector</p>
<p><b>Outcome 6:</b> Enhance visual and physical connections to Bernard Fort House, allowing the future Bernard Fort Heritage Center to flourish as a centrally located point of orientation for heritage tourists. (Policy 10.1)</p> <p><i>Progress Measures: Number of added trail connections to the Bernard Fort House, implementation of wayfinding</i></p>	<p>Strategy A: <b>Open Space Connections:</b> Connect the Bernard Fort Heritage Center to the proposed “Green Cultural Trail” and open space network with nature trail connections to the Courthouse Area and the Patapsco Female Institute. (See Local Staffing and Planning Capacity Outcome 2)</p> <p>Strategy B: <b>Wayfinding:</b> Utilize wayfinding to connect the Bernard Fort House to other historic sites within the core along the “Green Cultural Trail.” (Further supported by Transportation Outcome 6 &amp; 8: B &amp; 10: A; Local Staffing and Planning Capacity Outcome 7: M &amp; 8: E)</p>	<p>DRP, DPW, DPZ</p>

	<p>Strategy C: <b>Canopy Tree Planting:</b> Plant canopy trees to frame views of Main Street while buffering views of parking lots.</p> <p>.</p>	
<p><b>Outcome 7:</b> Enhance the setting around the log cabin for educational interpretation, pedestrian comfort, and gateway experience. (Policy 10.2)</p> <p><i>Progress Measures: Signage installations completed, pedestrian gathering locations expanded near the log cabin</i></p>	<p>Strategy A: <b>Canopy Tree Planting:</b> Add canopy trees in a natural grove to provide a backdrop and shade without impeding flood management or views to the Bernard Fort Heritage Center from Main Street</p> <p>Strategy B: <b>Landscape Buffers:</b> Use low landscape treatments along the channel retaining wall to buffer views of the channel and North Tunnel entrance.</p> <p>Strategy C: <b>Signage:</b> Incorporate wayfinding and interpretive signage.</p> <p>Strategy D: <b>Pedestrian Connections:</b> Create a gathering opportunity at the corner of Ellicott Mills Drive and Main Street near the log cabin by expanding paved area at the intersection.</p>	DRP, DPW, DPZ
<p><b>Outcome 8:</b> As the North Tunnel design is developed, plan for its sensitive integration into the site context. (Policy 10.5)</p> <p><i>Progress Measures: North Tunnel's design includes interpretative signage, additional open space is provided with tunnel's installation, landscaping is used for concealing tunnel's entry and exit points</i></p>	<p>Strategy A: <b>Open Space Connections:</b> Create an inviting pedestrian open space and experience between Court Avenue and the Bernard Fort Heritage Center as part of the proposed "green cultural trail" and overall open space network.</p> <p>Strategy B: <b>Functional Space:</b> Explore the feasibility of creating parking and/or usable gathering space atop the tunnel entrance area, integrated into the surrounding pedestrian and open space network.</p> <p>Strategy C: <b>Concealed North Tunnel Entrance:</b> Integrate the tunnel entrance design into site walls, natural landscape, and/or the architecture of any parking structure developed in Lot F.</p>	DPW, DPZ, DRP, OEM

	<p>Strategy D: <b>Interpretation:</b> Incorporate signage and/or public art into the overall design to interpret the significant investment in and technologies associated with this flood mitigation solution.</p> <p>Strategy E: <b>Low-Stress Bedload Maintenance Area:</b> Incorporate a management area on the upstream side of the Elliott Mills Drive culvert to trap large materials, preventing them from moving further downstream where they could constrict the channel and tunnel entrance.</p> <p>Strategy F: <b>Maintenance Access:</b> Incorporate vehicular access from adjacent parking areas/roadways for maintenance and debris management.</p>	
<p><b>Outcome 9:</b> Extend the Old Ellicott City brand to reinforce the unique identity of the West End while strengthening it as an extension to the core. (Policy 11.3)</p> <p><i>Progress Measures: Branding is designed and implemented</i></p>	<p>Strategy A: <b>Branding:</b> Use the current OEC branding to inform the West End signage on. (Further supported by Economy Outcome 4; Transportation 10: D; Community Health and Quality of Life 4: G; Local Planning and Staffing Capacity 10: M)</p>	<p>Nonprofit Sector, EDA, Tourism</p>

## Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"><li>● Main Street designation obtained in November 2014.</li><li>● Merger between Ellicott City Restoration Foundation (ECRF) and Ellicott City Business Association (ECBA) to create Ellicott City Partnership (ECP).</li><li>● Passed legislation to expand current historic district [local] tax credit from 20% to 25% in 2013.</li><li>● Passed legislation to include site improvements to historic landscape features as work eligible for historic preservation tax credits.</li><li>● Patapsco Heritage Greenway, implementing body for the Management Plan for the Patapsco Valley Heritage Area, which was created through a cooperative public process and unanimously approved by Howard County and Baltimore County government, as well as by the Maryland Heritage Authority Areas.</li><li>● Share vision potential with neighboring SC Area, and Catonsville/Patapsco.</li><li>● Courthouse relocation provides opportunity for adaptive reuse and land planning.</li></ul>	<ul style="list-style-type: none"><li>● Topographic and geographic challenges to development and pedestrian activity.</li><li>● Limited framework for preservation enforcement.</li><li>● Between preservation of Ellicott City's historic character and vertical topology, much of the SC is built-out with limited opportunity for new in-fill development.</li><li>● Lack of planning for adaptive reuse.</li><li>● Lack of policies ensuring first-floor retail on Main Street.</li><li>● Lack of regional coordination.</li></ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p><b>Outcome 1:</b> Further assess community character countywide and identify applicable next steps for the subsequent zoning code rewrite. (Policy 1.3)</p> <p><i>Progress Measures: Implementation of character assessment, inclusion of character-based codes in Zoning Code Rewrite</i></p>	<p>Strategy A: <b>Assessment of Community Character:</b> Conduct a qualitative or quantitative assessment of the elements of community character. The assessment may include evaluation of: topography; street and block patterns; open space, tree canopy and natural resources; lot size and building placement; building scale and massing; private frontages; historic preservation; and gateways.</p> <p>Strategy B: <b>Character-Based Codes:</b> Explore the potential applicability of character-based codes through the subsequent zoning code rewrite.</p>	<p>DPZ</p>
<p><b>Outcome 2:</b> Continue efforts to coordinate with regional partners, Baltimore County, CSX and private property owners to plan for and accommodate the long-term implementation of the recommendations of the Patapsco Regional Greenway Plan to extend the regional trail network into Ellicott City. (Policy 7.2)</p> <p><i>Progress Measures: Linear feet of trail expansions</i></p>	<p>Strategy A: <b>Secondary Trail:</b> Explore opportunities for a future secondary trail on the west side of the Patapsco River, between Ellicott City and Ilchester to provide a short “loop” between Ellicott City and Ilchester.</p> <p>Strategy B: <b>“Nature Trail” (Howard County):</b> Plan for the long-term implementation of a nature trail connection to the north from Lot B, along the west side of the Patapsco River.</p> <p>Strategy C: <b>Trolley Line #9 Trail Extension:</b> Incorporate a trailhead for the Trolley Line #9 Trail in Lot A in coordination with the improved pedestrian and bicycle connection across the Patapsco River</p> <p>Strategy D: <b>“Green Cultural Trail”:</b> Connect the proposed “green cultural trail” in Ellicott City to the riverfront trail network. (Further supported by Community Health and Quality of Life Outcome 6: A &amp; 6: B)</p>	<p>OOT, OCS, MDE, DPW</p>

	Strategy E: <b>Grist Mill Trail Extension:</b> Work with Baltimore County and other partners as they coordinate and accommodate the extension of the Grist Mill Trail along River and Frederick Roads.	
<p><b>Outcome 3:</b> As the North Tunnel planning proceeds as part of the EC Safe and Sound flood mitigation, coordinate with the North Tunnel design team for a design of the tunnel outfall that is sensitive to its surroundings, keeping in mind that it will be visible from lower Oella. (Policy 7.3)</p> <p><i>Progress Measures: North Tunnel design includes functional energy dissipation devices, land reserved for future trail, natural outfall designs, and appropriate signage</i></p>	<p>Strategy A: <b>Functionality:</b> Incorporate energy dissipation devices to slow the water flow, armor the outfall to resist scour and erosion, and maintain an open outfall to allow debris to pass through while not restricting flow.</p> <p>Strategy B: <b>Design and Materials:</b> Utilize stone and construction materials that visually blend with the natural stone of the river channel. Incorporate natural rock outcrops into the overall design.</p> <p>Strategy C: <b>Messaging and Interpretation:</b> Provide appropriate signage, integrated into the overall design, for safety messaging and interpretation of the flood mitigation.</p>	DPW, OCS, MDE, Private Sector
<p><b>Outcome 4:</b> Design the expanded channel to be an aesthetic feature of Lower Main. It will be important that the materials are appropriate for and compatible with the historic district. (Policy 8.2)</p> <p><i>Progress Measures: Lower Main development includes considerations for interpretive designs, fencing, lighting, and material usage for the channel walls</i></p>	<p>Strategy A: <b>Stone Channel Walls and Terraces:</b> As the channel depth is 12-14 feet, explore visual impacts of straight walls versus steps and terraces, balanced against hydraulic requirements. As much as feasible, retain segments of original stone channel walls and/ or reuse original stone (to the extent they will be protected from damage)</p> <p>Strategy B: <b>Channel Surface:</b> Maintain a naturalized channel bottom.</p> <p>Strategy C: <b>Interpretation:</b> Interpret building spans no longer remaining, either through representations of former building/foundation walls, or by incorporating building remnants</p>	DPW, DPZ

	<p>or materials (to the extent practical and to the extent they will be protected from damage).</p> <p>Strategy D: <b>Maintenance Access:</b> Plan for small crane truck access to remove bedload and debris removal.</p> <p>Strategy E: <b>Fencing:</b> Restrict public access to the channel with fencing to minimize risks to people while still inviting them to view the Tiber. Use simple railings that blend unobtrusively with the area</p> <p>Strategy F: <b>Lighting:</b> Include subtle lighting to highlight stone walls, bedrock, and design elements, etc.</p>	
<p><b>Outcome 5:</b> Leverage the channel widening and Maryland Avenue culvert projects as an opportunity to create a new and expanded Tiber Park public space amenity encompassing the area surrounding the channel and incorporating Tiber Alley (Policy 8.3)</p> <p><i>Progress Measures: Channel widening includes considerations for pedestrian/bike access, spatial definition, resilient material usage, tree plantings, lighting, water features, and interpretive designs</i></p>	<p>Strategy A: <b>Street-Level Gathering Areas:</b> Expand the sidewalk area at street level along Main Street, coordinated with the Main Street streetscape design.</p> <p>Strategy B: <b>Tiber Alley Spatial Definition:</b> Utilize pavement markers, planters, public art and/or architectural features to recall Tiber Alley’s current—and historic—edges and spatial definition.</p> <p>Strategy C: <b>Site and Bicycle Amenities:</b> Provide flexibility to accommodate outdoor dining, seating, event tents and gathering in Tiber Alley related to buildings newly visible from Main Street. Explore feasibility of using a combination of movable and fixed seating elements in conjunction with flood mitigation planning.</p> <p>Strategy D: <b>Materials:</b> Choose resilient paving materials using shear stress evaluation to guide selection at time of installation. Materials may include cobblestone previously used in Tiber Alley, scored concrete and/ or brick depending upon timing of installation relative to flood mitigation and anticipated shear stress levels</p>	<p>DPW, DRP, DPZ, OEM, Property Owners</p>

	<p>Strategy E: <b>Trees and Planting:</b> Based upon flood modeling, incorporate appropriate planting to enliven the space and provide color with low shrubs and seasonal plantings. Evaluate opportunities to incorporate high canopy trees to provide shade and “green” relief while allowing clear sightlines throughout Tiber Park and to the B&amp;O Station Museum, beneath the canopies.</p> <p>Strategy F: <b>Shade Structures:</b> In addition to trees, consider the use of shade sails and/or structures, carefully integrated into the overall design and interpretation of the space.</p> <p>Strategy G: <b>Lighting:</b> Incorporate pedestrian-scale street lighting and explore opportunities for overhead string lights in Tiber Alley. Give care to using light levels appropriate for the historic district, avoiding light pollution. Additionally, carefully place lighting to avoid creating obstacles for emergency vehicles and first responders.</p> <p>Strategy H: <b>Water Features:</b> Consider incorporating water features to highlight the presence of the Tiber Branch. Water features could provide visual and audible interest and, if appropriate, opportunities to engage and touch.</p> <p>Strategy I: <b>Environmental Site Design (ESD) Practices:</b> Explore opportunities to incorporate small “demonstration ESD practices,” potentially in the form of a flow-through planter in the expanded Main Street sidewalk area, if feasible.</p> <p>Strategy J: <b>Interpretation:</b> Provide interpretation of buildings slated for removal in a thoughtful manner, integrated into the overall design context. Interpretation might include signage, use of frame outline structures and/or special lighting.</p> <p>Strategy K: <b>Archaeological Resources:</b> As building and partial building demolition occurs, protect and preserve archaeological</p>	
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	<p>resources uncovered during the construction process and explore ways to incorporate them into Tiber Park as appropriate.</p> <p>Strategy L: <b>Wayfinding:</b> Coordinate with the B&amp;O Plaza design and incorporate wayfinding signage, especially a visitor orientation sign with visitor map, directory and high ground access points. (Further supported by Transportation Outcome 6 &amp; 8: B &amp; 10: A: Local Planning and Staffing Capacity &amp; 8: D; Community Health and Quality of Life 6: B)</p> <p>Strategy M: <b>Emergency Alert System:</b> Incorporate into the overall design visible and audible flood warning systems and high ground access signs as part of the overall emergency alert system.</p>	
<p><b>Outcome 6:</b> Enhance the existing B&amp;O Plaza in conjunction with Tiber Park and Maryland Avenue upgrades to expand upon the network of usable open space in Lower Main. (Policy 8.4)</p> <p><i>Progress Measures: B&amp;O Plaza development is initiated with considerations for materials, interpretative designs, pedestrian/bike amenities, lighting, and water features</i></p>	<p>Strategy A: <b>Materials:</b> In coordination with the Maryland Avenue streetscape design, if on-street parking is raised to sidewalk level, incorporate bollards to demarcate the sidewalk and raised parking area. Any bollards should be designed to withstand anticipated flood depths and velocities.</p> <p>Strategy B: <b>Interpretation:</b> Utilize public art in the pavement to highlight where the channel passes beneath the plaza and roadway and to increase awareness of Ellicott City's close relationship to the water. Historically, the channel was open at this location (as shown in the 1887 Sanborn fire insurance map); public art can raise awareness of this heritage.</p> <p>Strategy C: <b>Site and Bicycle Amenities:</b> Incorporate a combination of fixed and movable site furnishings, including ornamental accent lighting, movable cafe tables and chairs, and bicycle parking. Consider a bike parking facility located within high visibility of pedestrian activity within Tiber Park and the B&amp;O plaza. (Further supported by Transportation Outcome 3 &amp; 9: B &amp; 10: C)</p>	<p>DPW, DRP, DPZ, OEM, Tourism</p>

	<p>Strategy D: <b>Wayfinding:</b> Coordinate with the Tiber Park design and provide a wayfinding signage/visitor orientation map. (Further supported by Transportation Outcome 6 &amp; 8: B &amp; 10: A; Local Planning and Staffing Capacity 5: L; Community Health and Quality of Life 6: B)</p> <p>Strategy E: <b>Shade:</b> Maintain the existing canopy shade trees or replace with new canopy trees that provide shade relief and an overhead plane while allowing for views of the museum beneath the canopy.</p> <p>Strategy F: <b>Façade Lighting:</b> Coordinate the pedestrian lighting in the plaza with the façade lighting of the B&amp;O Station Museum to avoid the excessive glare that currently exists.</p> <p>Strategy G: <b>Water Features:</b> Consider incorporating a water feature/fountain to highlight the presence of the Tiber Branch. The water features could provide visual and audible interest and, if appropriate, opportunities to engage and touch.</p>	
<p><b>Outcome 7:</b> As the publicly owned Main Street properties are adapted to improve flood conveyance, enhance the functionality of the buildings and their appearance. (Policy 8.5)</p> <p><i>Progress Measures: Publicly owned Main Street properties are developed with considerations for interpretative designs, amenity spaces, historic sensitivity of façades, and lighting</i></p>	<p>Strategy A: <b>Amenity Spaces:</b> Construct balconies along upper floors to serve a dual function: provide emergency access and support future businesses with outdoor amenity areas overlooking the Tiber.</p> <p>Strategy B: <b>Interpretation:</b> Where feasible, retain building elements to recall that buildings once spanned the channel, such as the existing steel beams and support wall associated with the portion of Caplan's/8125 Main St that currently spans the channel.</p> <p>Strategy C: <b>Rear and Side Façades:</b> Improve rear (south) and side facades that will be visible when additions over the channel and other buildings are removed, including the upper floor east façade of the Shoemaker Building/8101 Main Street which will be highly visible. Care should be given to avoid creating a false sense of</p>	DPW

	<p>historical development. The newly visible side and rear facades should read as side and rear facades.</p> <p>Strategy D: <b>Lighting:</b> Consider subtle accent lighting to highlight unique architectural features in the rear, such as the steel beams that may remain crossing the channel behind Caplan’s/8125 Main Street.</p>	
<p><b>Outcome 8:</b> Explore different options to dispose of the courthouse property with creative solutions for redevelopment that complements and enhances Ellicott City’s downtown and reinforces—rather than competes with—the economic importance of Main Street. (Policy 12.1)</p> <p><i>Progress Measures: The Courthouse’s redevelopment is comprehensively planned for with considerations of pedestrian/bike networks, mixed usage, amenity spaces, sensitivity to surrounding sites, ESD practices, art installations, public parking spaces, and branding implementation</i></p>	<p>Strategy A: <b>Request for Proposal:</b> Utilize a Request for Proposals for the reuse of the courthouse property, emphasize the importance of a sensitive interface with adjacent properties and require a holistic master-planned approach to the reuse of the property. Specific key considerations are outlined in the implementing actions that follow.</p> <p>Strategy B: <b>Street/Pedestrian Network:</b> Respect the existing street network around the courthouse building and draw upon this network as an organizing element of the area, should the courthouse parking lot redevelop. Emphasize clear visual and physical connections to Main Street, the Patapsco Female Institute and Mt. Ida.</p> <p>Strategy C: <b>Mixed-Use New Construction:</b> While a variety of uses could be considered for the property, they should be determined as part of the disposition process, based upon market conditions and feasibility. Proposed uses should be complementary to the Main Street business community, and the form of new structures should be sensitive to the historic district. The process to create the ECMP included unique hotel/accommodations, apartments, office space and/or business incubator space.</p> <p>Strategy D: <b>Open Space Network and Amenity Areas:</b> Include a clear, organized open space network within the overall site to include pedestrian amenity areas and clear connections to the open</p>	<p>DPW, DPZ, DEA, DRP, Private Sector</p>

	<p>spaces associated with PFI, Mt. Ida (private open space) and the Bernard Fort Heritage Center.</p> <p>Strategy E: <b>Patapsco Female Institute Interface:</b> Consider stronger connections to the PFI site which could include an upper-level pedestrian bridge over Court House Drive, should a multi-level use be located nearby. Consider viewsheds to and from PFI with new infill on the Courthouse Lot.</p> <p>Strategy F: <b>Mt. Ida Interface:</b> Protect and be sensitive to viewsheds to and from Mt. Ida with site redevelopment. Consider a landscaped multifunction surface parking area closest to the Mt. Ida property that can be designed to be flexible and serve as an occasional event space/open space amenity when not being utilized for parking.</p> <p>Strategy G: <b>Other Adjacent Properties Interface:</b> Coordinate with adjacent property owners as concepts are developed.</p> <p>Strategy H: <b>Environmental Site Design (ESD) Practices and Green Technologies:</b> Encourage creative ESD practices and green technologies that can be incorporated as an amenity into the overall site design, along the southern and eastern boundaries of the site. Consider the use of green roofs, green walls and the use of solar panels in building construction.</p> <p>Strategy I: <b>Public Art/Interpretation:</b> Incorporate public art into the overall master plan. Consider creative ways to increase awareness of Ellicott City's flood vulnerability by interpreting the flood mitigation efforts associated with the EC Safe and Sound North Tunnel that will pass beneath the courthouse area.</p> <p>Strategy J: <b>Parking Areas:</b> In addition to parking that serves the reuse, include public parking to serve events at the PFI and Main Street businesses. If a parking garage is considered, conceal much</p>	
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	<p>of it by wrapping with active uses. Incorporate landscape, particularly tree canopy and ESD practices within surface parking lots.</p> <p>Strategy K: <b>Branding:</b> Create a brand identity for the area to promote it as a distinct district within the downtown. It is important that the brand respect the site's history and is authentic to Ellicott City. (Further supported by Economy Outcome 4; Transportation 10: D; Community Health and Quality of Life 10: A &amp; 4: G)</p> <p>Strategy L: <b>Interim Use:</b> While the disposition process is underway, continue to maintain the existing Courthouse Lot in its current condition to maximize available parking during the implementation of EC Safe and Sound.</p>	
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