

Ellicott City Courthouse Properties – Proposed Zoning Map Amendment

An aerial photograph of the Ellicott City Courthouse and surrounding properties. The courthouse is a large, multi-story stone building with a prominent dome on its roof. It is surrounded by various other buildings, including residential houses and commercial structures. There are trees and green spaces interspersed among the buildings. A parking lot is visible in the upper left corner. The text "Presubmission Community Meeting" and "March 31, 2021" is overlaid in white on the image.

Presubmission Community Meeting
March 31, 2021

Meeting will begin shortly...

Ellicott City Courthouse Properties – Proposed Zoning Map Amendment

Presubmission Community Meeting
March 31, 2021

Welcome



Virtual Meeting Communication Options

Connected via WebEx App

Viewing Kate Bolinger's screen

s of Comments

od mitigation plan – 97 comments
mitigation projects, the proposed removal
n, and the Section 106 review process.

natting, references – 45 comments
s to text, captions, etc.

omments provided feedback on garages
arious locations.

ents offered input on sidewalk materials,
etc.

16

MK Mary Ken...
Me

LK Lisa Kenney
Host

KB Kate Bolinger

Chat

any technical issues. Thank You.
from Lisa Kenney (privately): 7:17 PM

My sound is gone again. I might have to get out. If so
you will be host until I pop back in.
from Mary Kendall to Lisa Kenney (privately): 7:22 PM

yes

To: Lisa Kenney

Enter chat message here

Q&A

Unmute Start video Share Participant Chat

Connected via WebEx Browser

- An open-ended survey
- A PDF commenting platform (Konveio)
- At a virtual community meeting held on August 10
- At a special virtual meeting for Ba
- Via emails sent to DPZ
- Via phone calls to DPZ
- Appointed groups provided input (August 6th) and the Master Plan
- Commission (26th)

14

Raise Hand

Feedback

Audio connection

Speaker and microphone

Switch to desktop app

CHAT

Meeting Agenda

- Introduce Speakers and Panelists
- Description and History of Properties
- Ellicott City Master Plan
- Proposed Zoning Map Amendment
- Zoning Map Amendment Process
- RFI/RFP
- Next Steps
- Questions and Answers

Speakers

Shaina Hernandez - Senior Policy Advisor

Amy Gowan - DPZ Director

Mary Kendall - DPZ Deputy Director

Mark Stromdahl - Chief, Bureau of Facilities - DPW

Geoff Goins - Chief Zoning and Public Service Division

Peter Conrad - Planning Supervisor

Carl Katenkamp – Real Estate Services

Patti Restrepo – Chartwell Enterprises

Ellicott City Courthouse Properties (“Properties”)

County Courthouse: 1.63 acres

Building SF/stories - 69,660/3 stories

Zoning - Historic Office (HO)

Former Detention Center: 0.23 acres

Building SF/stories- 4,400/2 stories

Zoning - Historic Office (HO)

Office Building: 0.19 acres

Building SF/stories- 6,000/4 stories

Zoning - Historic Office (HO)

Parking Lot: 4.14 acres

269 Parking Spaces

Zoning - Historic Office (HO)



Ellicott City Courthouse Properties History

History

- **1843** - Original Courthouse opens
- **1851** - Old Jail was completed
- **1950's** - Newer addition was added to the courthouse building
- **1982** – New Zoning districts created including HO (Historic Office)
- **2018** - Planning and Design for new Circuit Courthouse
- **2020** - Ellicott City Master Plan adopted
- **2021** - County will vacate courthouse

Ellicott City Watershed Master Plan

- Adopted by County Council December 2020
- Concept for the courthouse complex calls for a mixed-use development
- Emphasis on pedestrian and open space connections
- Recommends that new uses should complement rather than compete with existing businesses along Main Street

ELLICOTT CITY TOMORROW: PLAN POLICIES AND ACTIONS

POLICY 12.1 COURTHOUSE PROPERTY REUSE

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.

Implementing Actions

- Request for Information:** Consider developing and issuing a Request for Information (RFI) to generate the widest level of engagement and range of creative ideas for the reuse of the property.
- Request for Proposal:** Alternatively, consider issuing a Request for Proposals (RFP). The RFP process may generate fewer responses but they will be more detailed.
- Key Considerations:** Regardless of the process used, the RFI or RFP should encourage creativity, outline key considerations for the reuse of the 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.
- Street/Pedestrian Network:** 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.
- Mixed-Use New Construction:** 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.



Figure 213: Context-Sensitive Infill Development, Credit: City of Fredericksburg, VA (Top), Pearce Brinkley Cease + Lee/JWest Productions (Middle)



Figure 212: Mixed-use Wrapped Parking Deck, Credit: City of Boulder, CO

Proposed Zoning Map Amendment

Current Zoning - Historic Office (HO)

“Established to permit a mix of offices and residences with supporting cultural and commercial uses which will encourage new development and reuse of existing structures consistent with the existing character of the area.”

Proposed Zoning - Historic Commercial (HC)

“Established to permit and encourage a diverse but compatible and complementary mix of commercial, office, cultural and residential activities.”

Permitted Uses in HO

C= Conditional X= Permitted By Right	
Uses	HO
Apartment units	X
Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions	X
Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.	X
Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations	X
Cemeteries and Mausoleums	C
Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities	C
Conference centers and bed and breakfast inns	X
Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses	X
Convents and monasteries used for residential purposes	X
Funeral Homes and Mortuaries	X
Government structures, facilities and uses, including public schools and colleges	X
Museums and Libraries	X
Nonprofit clubs, lodges and community halls	X
Offices, professional and business	X
Religious Facilities, Structures and Land Used Primarily for Religious Activities	X
Schools, commercial	X
Seasonal sales of Christmas trees or other decorative plant materials	X
Service agencies	X
Single-family attached dwelling units	X
Single-family detached dwellings	X
Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use	X
Utility Uses, Public	C
Volunteer fire departments	X

Changes in Permitted Uses

Uses	HO	HC
Antique Shops, Art Galleries and Craft Shops		X
Bakeries		X
Building cleaning, painting, roofing, exterminating and similar establishments		X
Carpet and floor covering stores		X
Catering establishments and banquet facilities		X
Clothing and apparel stores with goods for sale or rent		X
Conference centers and bed and breakfast inns	X	
Convenience stores		X
Convents and monasteries used for residential purposes	X	
Department stores, appliance stores		X
Drug and cosmetic stores		X
Food stores		X
Funeral homes	X	
Furniture stores		X
Furniture, appliance and business machine repair, furniture upholstery, and similar services		X
Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies related to home improvements		X
Hotels, motels, country inns and conference centers		X
Laundry and dry cleaning establishments, except that pickup and delivery services shall not be provided.		X
Liquor stores		X
Movie Theaters, Legitimate Theaters, Dinner Theaters		X
Personal service establishments		X
Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items		X
Restaurants, carryout, including incidental delivery services		X
Restaurants, fast food		X
Restaurants, standard, and beverage establishments, including those selling beer, wine and liquor		X
Single-family detached dwellings	X	
Specialty stores		X
Taxidermy		X

Zoning Map Amendment Process



Request for Information (RFI) - Overview

The County's objectives for the Request for Information (RFI) include the following:

- Identify **market interest and opportunities** in the reuse of the Properties,
- Inform the **rezoning process** underway by the County for the Properties,
- Explore **ownership structures** (e.g., retention, sale, ground lease, etc.),
- Determine if the Properties shall be addressed **collectively or individually**

Request for Information (RFI) and Request for Proposal (RFP) Process



**Assumes County determines to move forward with RFP process*

RFI – Timeline and Possible Next Steps

- Responses are due April 13
- The County's assessment team will review the submitted information
- Possible follow-up steps could include:
 - A release of a formal Request for Proposal (RFP) for the sale and redevelopment of the Properties,
 - A release of a formal RFP for the ground lease and redevelopment of the Properties,
 - Additional questions seeking further input or clarification,
 - Other steps or no further action.

Ellicott City Courthouse Redevelopment Website

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Ellicott-City-Courthouse>

Ellicott City Courthouse

Introduction

Howard County will be vacating the historic Circuit Courthouse located at 8360 Court Avenue in Ellicott City, MD, this summer and will be relocating to a newly developed state-of-the-art Circuit Courthouse. This relocation will create a unique reuse opportunity of the County-owned historic courthouse and adjacent properties.

Request for Information

To begin the process for reusing and repurposing the courthouse and its adjacent properties, the county has issued a Request for Information (RFI).

The County's objectives for the RFI include the following:

- Identify market interest and opportunities in the reuse of the Properties,
- Inform the rezoning process underway by the County for the Properties,
- Explore ownership structures (e.g., retention, sale, ground lease, etc.),
- Determine if the Properties shall be addressed collectively or individually

This RFI has been issued solely for information and planning purposes. The County is not at this time seeking proposals and will not accept unsolicited proposals.

- The [Request for Information](#) (RFI) has been posted and responses are due by April 13.

Zoning Map Amendment

To expand opportunities for the reuse of these properties, the County is pursuing a zoning map amendment to change the zoning from Historic Office (HO) to Historic Commercial (HC). This proposed zoning map amendment will require Zoning Board Approval. Opportunities for public input will include the pre-submission meeting on March 31, Planning Board and Zoning Board hearings.

- Pre-submission Community Meeting, Wednesday, March 31st at 6pm – [Click here to Register](#) to attend the virtual pre-submission community. Registration is required.
- [View the pre-submission community meeting notice.](#)



Pre-Submission Meeting Followup

- A video recording of the meeting, the meeting minutes, and responses to questions submitted after the meeting will be posted to the website.
- Additional questions can be submitted during the two week period immediately following the meeting.
- Minutes will be sent to meeting attendees via email within 30 days of the meeting.
- Meeting attendees will be notified of petition submittal within 7 days.

Ellicott City Courthouse Properties – Proposed Zoning Map Amendment



Ellicott City Courthouse Properties – Proposed Zoning Map Amendment

An aerial photograph of the Ellicott City Courthouse and surrounding properties. The courthouse is a large, multi-story stone building with a prominent dome. It is surrounded by other buildings, including a large brick building and several smaller houses. There are trees and a parking lot visible. The text is overlaid on the image in white, bold, sans-serif font.

**Presubmission Community Informational
Meeting
March 31, 2021
THANK YOU.....**