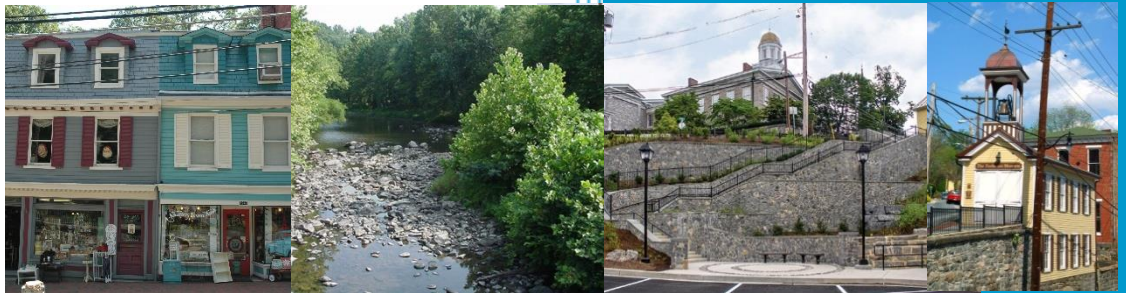


2017

Ellicott City Sustainable Community



Department of Planning and Zoning
Howard County Government
7/2/2017



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

- *Local Governments with a Sustainable Communities Designation*
- *Local Government Consortiums with a Sustainable Communities Designation*

Sustainable Communities Application Rounds

January 27, 2017

April 7, 2017

July 2, 2017

October 6, 2017

Maryland Department of Housing and Community Development

Division of Neighborhood Revitalization

2 N Charles Street, Suite 450

Baltimore, MD 21201

410-209-5800

<http://dhcd.maryland.gov/>

LARRY HOGAN, *Governor*

KENNETH C. HOLT, *Secretary*

BOYD K. RUTHERFORD, *Lt. Governor*

OVERVIEW OF SUSTAINABLE COMMUNITIES

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland’s existing communities creating a single, locally designated geographic focus area. Since that time the “Sustainable Communities” designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

PURPOSE OF RENEWAL AND STREAMLINED APPLICATION

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

APPLICATION ASSISTANCE

If a local government has limited capacity, staff from the Maryland Department of Housing and Community Development (DHCD) and Department of Planning (MDP) will be available to assist local government officials through the application process.

Please contact Mary Kendall at DHCD if you would like to request or learn more about this assistance (see page iii for contact information).

SUSTAINABLE COMMUNITIES BENEFITS

The benefits of a Sustainable Community designation are substantial. The SC designation is a threshold requirement for application to several State of Maryland revitalization programs (such as the Community Legacy Program and Strategic Demolition Fund listed below). Other programs offer additional points or preference in the application process. (See attachment “Sustainable Community Benefits”). The Sustainable Communities designation provides access to a suite of resources that can support housing and community development, local transportation enhancements, tax credit programs and programs to support a healthier environment. Taken together, these resources can promote safer, healthier and more attractive communities for families to live and put down roots.

Community Legacy Program is administered by the Maryland Department of Housing and Community Development and provides local governments and community development organizations with financial assistance to strengthen communities through such activities as business retention and attraction, encouraging homeownership and commercial revitalization. Community Legacy funds are restricted to Sustainable Community Areas.

Strategic Demolition Fund is administered by the Maryland Department of Housing and Community Development and provides grants and loans to local governments and community development organizations for predevelopment activities including demolition and land assembly for housing and revitalization projects.

The Strategic Demolition Fund catalyzes public and private investment in the reuse of vacant and underutilized sites. These funds are restricted to Sustainable Communities.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to convene their Sustainable Communities Workgroup to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy;
- 2) A local government resolution in support of the boundary designation and Plan should accompany the application or must be in process (all Sustainable Community Area designations will be contingent upon an executed local resolution);
- 3) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 4) The updated Plan must be consistent with other existing community or comprehensive plans;
- 5) A Sustainable Communities Workgroup is re-convened and a roster of members must be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

Application Evaluation

The Sustainable Community application for renewal will be evaluated based on the reporting of the accomplishments achieved and a thorough assessment of local strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

Priority Funding Areas

All Sustainable Communities must be located entirely within a Priority Funding Area. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:

<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>

Application Training

The Department will be hosting various webinars for communities planning to submit a renewal application. Attendance at a minimum of one application training session is strongly encouraged for all applicants. Contact Mary Kendall (contact information below) to schedule an application training.

Application Submission

Applications will be submitted both electronically/digitally and via postal mail. Each applicant must submit two hard copies (one original and one copy) of their application with all required attachments. DHCD reserves the right to not consider incomplete applications.

The first printed page of the electronic application is a Table of Contents (see page vi). This should also serve as a checklist and be used to provide corresponding tabs. In addition to the hard copies of an application, all pictures and maps are to be submitted on a CD-ROM or flash drive. Pictures should be burned to the CD in a JPEG format and maps should be burned to the CD in a pdf format. Please ALSO include GIS shapefiles of Sustainable Community boundaries and other GIS related data. Please label your files on the CD-ROM appropriately, i.e., “Proposed Sustainable Community Boundary,” “Current Sustainable Community Boundary,” etc.

No incomplete applications will be accepted.

Deliver Sustainable Community Applications to:
Sustainable Community Application
ATTN: Mary Kendall
Division of Neighborhood Revitalization
Department of Housing and Community Development
2 N Charles Street, Suite 450
Baltimore, MD 21201

Site Visits, Follow-up Discussion, Technical Assistance

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

In collaboration with the Maryland Department of Planning, the Department of Housing and Community Development is offering technical assistance to local governments with limited capacity to prepare their Sustainable Communities applications for renewal.

Approval

Approval of applications will be made by the Governor’s Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development.

All questions related to application content, please contact Mary Kendall at 410-209-5800 or by email at Mary.Kendall@maryland.gov.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

Ongoing designation as a Sustainable Community is contingent upon the continuation, expansion, and/or modification of a multi-year investment strategy that addresses the topic areas of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning. The table below provides a non-exhaustive list of ideas that can be incorporated into each element as they are addressed in the sections that follow in this application.

ENVIRONMENT: Environmental accomplishments and objectives may include improvement of quality of land, water, air or watersheds, increased tree canopy, mitigation or adaptation to issues related to sea level rise, reduction of carbon footprint, improved energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, construction of parks, trails and other recreation facilities, recycling, improved water and sewer capacity, etc.

ECONOMY: Economic accomplishments and objectives may include increased regional accessibility, business attraction/retention, improved health of the business district and decreased commercial vacancies, improved accessibility to employment opportunities and economic drivers, adopted local policies/regulations that encourage economic growth, enhanced marketing and tourism, improvements to cultural and historic assets, etc.

TRANSPORTATION: Transportation accomplishments and objectives may include increased access to transit corridors, improved pedestrian safety and increased accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, improved parking and road conditions, etc.

HOUSING: Housing accomplishments and objectives may include an increase in affordable, workforce or market rate housing, either for homeownership or rental, improved housing conditions and values, increase in housing programs, reduction in foreclosures and residential vacancies, increase in property values and home sale values, etc.

QUALITY OF LIFE: Quality of life accomplishments and objectives may include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc.

LAND USE/LOCAL PLANNING: Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has three sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years and discuss the strengths and weaknesses of their Sustainable Communities workgroup.

B. Qualitative and Quantitative Report on accomplishments over past five years:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes, implemented the strategies initially envisioned and identify what resources were used. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the six elements listed on the previous page (iv), including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan has been revised so that it less time consuming and focused on developing a strategic implementation plan. Renewal applicants are asked to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

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 notebook should be tabbed and organized as follows:

- Section A - Sustainable Community Renewal Applicant Information**
- Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
- Section D – Sustainable Communities Workgroup Roster**
- Section E – Signed Sustainable Community Application Disclosure Authorization and Certification (sample form on page 31)**
- Section F – CD-ROM:** The CD-ROM should include the following contents:
 - **Map in pdf format of the proposed Sustainable Community modification area**
 - **GIS shapefile of the modified Sustainable Community boundaries and other GIS related data**, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, Brad.Wolters@maryland.gov)
 - **Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)**

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:

Ellicott City

Name of Renewal Applicant:

Howard County Department of Planning and Zoning

Applicant's Federal Identification Number: 52-6000965

Applicant's Street Address: 3430 Court House Drive

City: Ellicott City

County: Howard

State: MD

Zip Code: 21043

Phone Number: (410) 313-2350

Fax Number: (410) 313-3467

Web Address: howardcountymd.gov

Sustainable Community Renewal Application Local Contact:

Name: Randy Clay

Title: Community Planner

Address: 3430 Court House Drive

City: Ellicott City

State: MD

Zip Code: 21043

Phone Number: (410) 313-4381

Fax Number: (410) 313-3467

E-mail Address: rclay@howardcountymd.gov

Other Sustainable Community Contacts:

Name: Karitsa Norman

Title: Community Planner

Address: 3430 Court House Drive

City: Ellicott City

State: MD

Zip Code: 21043

Phone Number: (410) 313-4381

Fax Number: (410) 313-3467

E-mail Address: knorman@howardcountymd.gov

I. SUSTAINABLE COMMUNITY – General Information

A. Please inform us if you want to propose any changes to the existing Sustainable Community Area(s)

- (1) Provide a description of SC Area boundary modification. How did you determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.
- (2) If you are not requesting any changes to your boundary, explain why.
The 2012 boundary combines the Ellicott City Historic District and the former Designated Neighborhood. The SC Area continues to be a location where private and public resources are directed toward addressing community conditions identified in this 2017 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.
- (3) Include the following in as an attachment (if requesting a modification to your current boundary):
 - a. PDF or JPEG of modified Sustainable Communities boundary map,
 - b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- (4) Approximate number of acres of entire SC Area: 350 acres
- (5) 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,
- (6) 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?
 - a. Population in the Ellicott City SC Area increased from 1,500 residents in 2012 to 1,900 residents in January 2017 (an increase of approximately 400). The population estimates are based on the number of units, the County’s vacancy rate, and household size by unit type¹.

¹ Vacancy rate, and household size are calculated annually by the Department of Planning and Zoning, Research Division. Property data extracted from 2017 County land-use GIS data to approximate number of units.

Sustainable Communities Renewal Application - Section B

b. Since 2012 the number of housing units in the SC Area has increased by 197 units² or 36%. The unit mix is as follows:

Unit Type	7/1/2012	1/1/2017	Difference
Single-family detached	369	345	-24 ³
Single-family attached	38	68	30
Apartments	141	332	191
Total	548	745	197

c. The census tracts intersecting the SC Area have become slightly more racially diverse and have a greater percentage of residents over age 25 with a graduate or professional degree.⁴

Educational attainment for population 25 years and over:	2010	2015
Less than 9th grade	3%	1%
9th to 12th grade, no diploma	3%	2%
High school graduate (includes equivalency)	15%	16%
Some college, no degree	16%	15%
Associate's degree	4%	6%
Bachelor's degree	31%	32%
Graduate or professional degree	28%	28%

Race:	2010	2015
White alone	59.0%	54.6%
Black or African American alone	9.9%	11.2%
American Indian and Alaska Native alone	0.4%	0.8%
Asian alone	23.8%	27.1%
Some other race alone	0.2%	0.4%
Two or more races:	1.5%	1.9%
Hispanic or Latino:	5.2%	3.9%

² Property data extracted from 2017 County land-use GIS data to approximate number of units.

³ The decrease of single-family detached units can be attributed to reclassification of property, rather than any loss of housing.

⁴ ACS 2010 5-year estimate, ACS 2015 5-year estimate.

Sustainable Communities Renewal Application - Section B

- d. From 2010 to 2015 average household income increased by approximately \$4,000 to \$119,729. This is less than the county average, where incomes increased by approximately \$9,500 to \$132,751 for that same period.⁵
- e. Within the smaller SC boundary renter occupied units increased to 427 and made up most of the units (745⁶). According to the number of rental licenses issued within the SC Area⁷, 58 percent of units are renter occupied. Therefore, Ellicott City remains mainly a rental community, with no new single family detached units having been built.

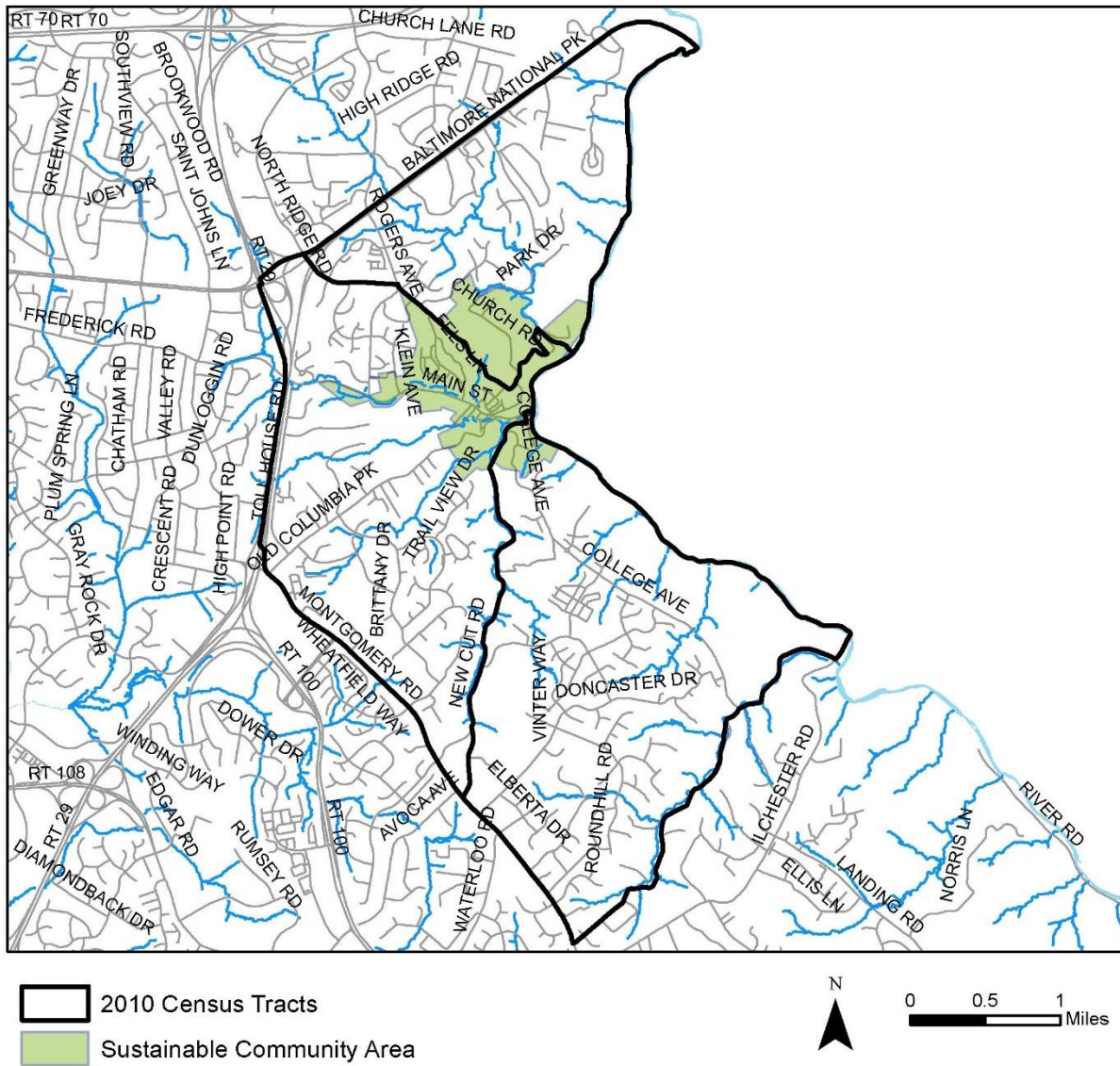


Figure 1: Ellicott City Sustainable Community Area and Census Tracts Analyzed

⁵ ACS 2010 5-year estimate, ACS 2015 5-year estimate.

⁶ Property data extracted from 2017 County land-use GIS data.

⁷ 2017 rental permits in SC Area from Howard County Department of Inspections, Licensing, and Permits.

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 2012 workgroup primarily included county staffs and was led by the Department of Planning and Zoning (DPZ). Other agencies included Public Works, Recreation and Parks, the Economic Development Authority, Housing and Community Development, and the Howard County Tourism Council. Property owners, residents, and community organizations, including the Ellicott City Business Association, Ellicott City Restoration Foundation, Historic Ellicott City, and Patapsco Heritage Greenway were also represented. The 2017 workgroup added the County’s Offices of Community Sustainability and Transportation. Community organizations that were added to the 2017 workgroup reflected the merger of the business and restoration organizations into 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.

DPZ continues to lead efforts, working with other county departments and community non-profit groups. From 2012 to 2015 the county’s implementation process was led by DPZ’s Director of Special Projects, who provided inter-agency coordination on legislative policies, the administration of the property enhancement program, and capital projects. While the position was reallocated in 2015 its role continues to be jointly performed across agencies.

- (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:

- Diversity of the group
- Depth of knowledge and experience working in Ellicott City
- Ability of the group to support flood related community-building initiatives
- Stability of SC Area (relatively little has changed), which has allowed a sustained focus on community initiatives

Challenges:

- Low capacity to implement change
 - o Implementation partners are at an early stage of organizational development
- Ability to sustain coordination efforts following the SC designation
- Ability to balance small scale interventions that can lead to a more sustainable community with the urgent needs and responses to reoccurring floods
- Lack of overarching planning goals and an area plan

- (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?

Sustainable Communities Renewal Application - Section B

The recovery effort following the July 30, 2016, flood prompted a community dialogue and facilitated feedback from the public and various community groups. This input helped the County prioritize responses to initial post-flood needs, but it also helped identify long-term goals for Ellicott City (including the Sustainable Community Area). A post-flood Community Advisory Group was formed and they prioritized ideas compiled from four public meetings, held to address different pillars of the recovery effort.

The Action Plan for the SC Area is consistent with the following policies Howard County General Plan, *PlanHoward 2030*:

Public Participation

Policy 2.1 – Promote dialogue throughout development and implementation of PlanHoward 2030 with a broad range of community participants including those groups who are underrepresented or are part of a special population.

Policy 3.5 – Promote individual environmental stewardship.

Policy 3.9 – Increase collaboration between residents, businesses, nonprofit groups, and the County on implementing state-of-the art sustainability practices and techniques.

Policy 4.10 – Expand on existing programs to enhance historic preservation and create an historic preservation plan.

Policy 5.1 – Identify, develop, implement and refine a comprehensive program to foster a diversified economy and encourage innovation and entrepreneurship.

Policy 6.4 – Ensure that the County continues to capture future job and business growth opportunities.

Policy 8.13 – Enhance community recreational opportunities.

Policy 9.2 – Expand full spectrum housing for residents at diverse income levels and life stages, and for individuals with disabilities, by encouraging high quality, mixed income, multigenerational, well designed, and sustainable communities.

Policy 10.1 – Protect and enhance established communities through compatible infill, sustainability improvements, and strategic public infrastructure investments.

Policy 10.3 – Enhance the County’s existing high quality of life and sustainability through community-based planning and design for both Existing Communities and areas designated for Growth and Revitalization.

Policy 10.5 – Adjust County funding programs to reflect community investment needs and partnership opportunities.

The County has begun a process for an Ellicott City watershed master plan. The plan will be reviewed against the Sustainable Communities action plan for consistency.

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan?

No

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 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) **Pictures:** Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town’s stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:

Chesapeake Bay Trust – provided technical assistance

MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

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

Accomplishment 1:

Outcome: Increase applications and positive impacts of historic preservation tax credits

Project 1: In 2017 Council Bill 6-2017 clarified the process for receiving the historic tax credit provided for in County Code 20.113, including clarifying definitions of eligible properties and certain qualified expenses, and removing certain obsolete provisions, as related to the credit.

Project 2: In 2016 Council Bill 67-2016 added certain historic landscape features as eligible work for historic property tax credits.

Project 3: In 2013 Council Bill 7-2013 added historic outbuildings located in historic districts as eligible properties for historic property tax credits and money paid to a licensed architect or historic preservation consultant qualifies as an eligible expense.

Project 4: In 2013 Council Bill 36-2013 increased the tax credit from 10% to 25% and increased the time a credit can carry over from 4 to 5 years.

Partners: County Administration, County Council, DPZ, Historic Preservation Commission, Historic Preservation Advocates group

Impact: Owners of historic properties have greater incentives to repair properties and more eligible expenses to qualify for historic tax credits. The process to receive tax credits has also become clearer to property owners. This is especially beneficial since many buildings needed repairs following the July 30, 2016, flood.

Accomplishment 2:

Outcome: Enhanced building facades and pedestrian experience

Project 1: Crosswalk construction at Main Street and Forrest Avenue.

Project 2: DPZ's Façade Improvement Program, funded by Community Legacy grant funds and Benjamin Moore 'Paint What Matters' campaign.

Project 3: DPZ's Streetscape Grant for trash and recycling receptacles on Main Street.

Partners: County Administration, County Council, DPW, Office of Transportation, DPZ, MD DHCD

Impact: Pedestrians now have a key, safe, street crossing. The Façade Improvement Program has enabled 42 businesses to repair and improve their front building facades; creating a brighter and more appealing experience for visitors and residents. The Benjamin Moore 'Paint What Matters' campaign resulted in painting 44 buildings along Main Street. The County Executive expanded the program to the rest of Main Street through a grant to the Ellicott City Partnership (ECP). The addition of trashcans and recycling receptacles has helped decrease litter.

Accomplishment 3:

Outcome: Increased organizational capacity

Project 1: Formation of Patapsco Heritage Area designation in 2015.

Project 2: Formation of the Ellicott City Partnership (ECP) in 2013 and Main Street Maryland designation in 2014.

Partners: County Council, HCEDA, DPZ, ECP, Patapsco Heritage Greenway

Impact: The ECP has been awarded several Main Street project grants and continues to evaluate opportunities for an expanded role in Ellicott City. Grants have been awarded from programs available through the Sustainable Communities initiative and the Heritage Areas program. In the aftermath of the July 30, 2016, flood, the ECP established a recovery donation fund, which raised \$1.85 million. Funds were distributed via grants to property and business owners for repairs and rebuilding costs.

Since receiving the Main Street designation, the ECP has held monthly workshops and information sessions to educate and inform business and property owners and the community about available services. The ECP has also retained a small business development consultant to advise and assist business owners. The ECP has made great strides in building relationships with some difficult to reach property owners.

Since certification in 2015, the Patapsco Heritage Greenway, the managing entity of the Patapsco Valley Heritage Area, leads an average of 1200 volunteers per year in stream cleanups and other stewardship activities, has granted \$30,000 in small community grants and has received over \$350,000 in state funding to administer its mission to preserve and protect the history and environment of the Patapsco River Valley. Through the 2015 Heritage Area designation, non-profits and local government are now eligible to receive up to \$50,000 in project grants and \$100,000 in capitol grants in support of the mission. In FY17 \$50,000 was granted to evaluate the Tiber/Hudson from a stormwater management perspective. In FY18 over \$100,000 in project grants were submitted via the Heritage Area program specifically benefitting Ellicott City.

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 built environment; including historic buildings, housing, public spaces, and infrastructure.

Narrative: Although progress has been made on many initiatives and programs noted elsewhere in this application, the 2016 flood caused infrastructure and property damage, which have required extensive repairs that are still underway.

In 2013 DPZ held a series of community workshops. The meetings identified multiple improvements; including street intersections and crosswalks. While the workshops primarily focused on design they did not consider a broad comprehensive view nor did they plan for project implementation, together with funding sources.

A comprehensive approach to planning with an eye toward implementation is currently underway with the Ellicott City Watershed Master Plan. This plan will be completed in Spring 2018 and offer an integrated approach to building resiliency and reducing risk. The master plan will address: 1) physical planning, urban design, and placemaking; 2) transportation and parking; 3) infrastructure improvements; 4) economic development and community marketing; and 5) funding strategies and implementation.

Sustainable Communities Renewal Application - Section B

Outcome: Integrating stormwater management solutions to mitigate and reduce the negative impacts of flooding

Narrative: Ellicott City faces a unique challenge in addressing the environmental impacts of stormwater and flooding due to its location. Main Street is situated at the lowest point in a steep watershed, at the confluence of several rivers and creeks. Historically, the Ellicott brothers took advantage of this location and built water channels throughout the watershed to power their mills.

Although flooding has historically been an issue for the SC Area, state-mandated stormwater management requirements were not in place until 2010. As a result, many existing buildings and developments in the SC Area have not benefited from modern stormwater management systems. The SC Area is also largely built out and historic in nature (most of the SC Area consists of the Historic District) which limits space for new stormwater management solutions. However, there have been recent projects to address stormwater management (detailed in the Environment section of the Action Plan), such as the Ellicott City staircase, which won an award from the Chesapeake Stormwater Network.

A comprehensive study of the watershed has also just been recently completed - the Hydrology and Hydraulic Study; an unprecedented, comprehensive analysis of the Tiber Hudson Watershed. This analysis models how certain storm water controls and channel enhancements could reduce flooding on Main Street under various storm conditions. The Ellicott City Watershed Master Plan will incorporate this analysis and consider the watershed in a way most traditional master plans do not. It will take into account Ellicott City's unique topography, hydrology, road network, and mill town heritage and result in a tailored, well-planned, roadmap for long-term rebuilding and implementation.

Council Bills 79-2016 and 80-2016 were passed to clarify stormwater management requirements in the Tiber Branch watershed, which surrounds the SC Area.

Outcome: Increased parking efficiency and access through a parking plan that comprehensively addresses parking management.

Narrative: Implementing new parking strategies is often contentious and previous parking plans did not achieve this outcome. The Ellicott City Watershed Master Plan will address parking as one element in a comprehensive and implementation-focused approach. The process to prepare a plan provides many opportunities for the community to discuss, shape, and identify a long-term parking strategy for Ellicott City.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: QUANTITATIVE ASSESSMENT

Purpose:

The purpose of the quantitative 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). In your answer, be sure to only share the quantifiable changes that have occurred since your Sustainable Communities designation was approved. 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.

If there is an issue with which you would like assistance in addressing, please check “**interested in technical assistance**”. State agencies would like to provide assistance to communities in helping them achieve their goals identified in their Sustainable Community Action Plans.

Sustainable Communities Renewal Application - Section B

ENVIRONMENT	YES	If YES, specify in quantifiable units and compare values from the last five years	NO	If NO, why not? What kept you from achieving your plan's desired outcomes?	N/A	Interested in technical assistance
<p>1. Has there been an improvement in water quality? If so, explain (1-2 sentences):</p> <p>Historic Ellicott City's Lot E Staircase and Water Quality Improvement Project was recently named the Best Urban Best Management Practice (BMP) in the Bay, by the Chesapeake Stormwater Network. This multi-faceted project connects Main Street with a staircase to the courthouse complex located above. More importantly it serves an important role in managing stormwater and treating runoff from impervious surfaces through a two-tiered system of bioretention cells. These are densely planted with native plant species that benefit from the stormwater, while enhancing aesthetics and the environment.</p> <p>Patapsco Heritage Greenway's Stream Watch program engages and trains citizen volunteers to monitor sections of the watershed and report issues such as sewer leaks, erosion, and dumping. Stream Watchers were activated immediately following the flood and identified and reported two upstream sewer breaks in remote locations that were dumping millions of gallons of sewage into the streams and river. This early identification led to faster resolution.</p>	Yes	<p>Burgess Mill Station I includes a rain garden, sand filters, and permeable surfaces, adding 32,111 cubic feet of water quality treatment. Burgess Mill II will be developed with environmental site design and include four micro-bioretention facilities that treat 5,822 cubic feet of stormwater; more than required.</p> <p>Two stormwater retention ponds are being retrofitted with state-of-the-art technologies.</p> <p>Lot E Staircase treats runoff from 2 acres of impervious surfaces.</p>				
<p>2. Has the amount of impervious surface in your Community been reduced? (Amount in SF) If so, explain (1-2 sentences):</p> <p>Burgess Mill I redeveloped a site that had been developed prior to the enactment of the State's new stormwater management requirements. While the redevelopment and construction of Burgess Mill I increased impervious surfaces, the site now complies with all of the new state mandated stormwater obligations and manages for a 100 year storm. Other BMPs include pervious paving for parking lot B,</p>	Yes	<p>Lot B was repaved and part of the asphalt was replaced with pervious paving.</p>				

Sustainable Communities Renewal Application - Section B

<p>located in the SC Area; which replaces impervious surfaces. Treatment is accomplished by pervious pavement paralleling the curb line, with a stone filled below-ground reservoir that treats a majority of parking lot runoff.</p> <p>Council Bills 79-2016 and 80-2016 better articulated stormwater management requirements for future developments.</p>						
<p>3. Have there been improvements and/ or additions to your park and/ or recreational green space? If so, explain (1-2 sentences):</p> <p>While Ellicott City is largely built out, with limited opportunities to expand park land; nevertheless, the aesthetics of existing parks and green spaces have been improved. Dead trees and non-native shrubs have been removed and replaced with native plants. In addition, benches have been added to the Lot F park area and benches and picnic tables have been added to the grounds of the historic courthouse. A pocket park has also been created in parking lot E, in association with the new staircase that connects lower Main Street to the historic courthouse above.</p>	Yes	A pocket park has been added and there are currently 17 acres of parks and/or recreational green spaces.	No			
<p>4. Did the Sustainable Community implement any recycling or waste reduction programs? If so, explain (1-2 sentences):</p> <p>The Streetscape Improvement grant funded the purchase of dual-stream recycling/trash containers. Ellicott City Partnership’s Safe, Clean and Green Committee is also launching a “Don’t Flick It” campaign; with a \$5,000 grant from the Maryland Environmental Trust for a dozen ashtrays that will be attached to trashcans.</p>	Yes	22 curbside dual stream recycling/trash containers for the Main Street area and 12 ashtrays.				

Sustainable Communities Renewal Application - Section B

<p>5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers' markets etc.) within the Sustainable Community? If so, explain (1-2 sentences):</p> <p>Roving Radish is a County program that works with local farmers to provide meal kits to county families. Each kit provides 2 meals for a family of 4 and costs \$28 (\$12 with a subsidy). In 2013 Ellicott City Old Town Market was started as a weekly farmers market, running April through November, which took the place of a monthly market.</p>	<p>Yes</p>	<p>A weekly farmers market, which has grown from three to 15 vendors since 2013.</p> <p>Roving Radish program started in 2014 and in 2016 the pickup location within the SC Area sold 501 full price meal kits and 243 subsidized ones.</p>				
<p>OTHER:</p> <p>Patapsco Heritage Greenway annual events:</p> <ul style="list-style-type: none"> • 30 Waterway Cleanups, 25 tons of trash removed • 2 tree plantings (50-100 trees) • 2 tree maintenance events • 2 invasive species removals • 30 educational lectures/workshops <p>READY Program</p> <ul style="list-style-type: none"> • Cleanup events in 2015 and 2016 totaling 96 labor hours • 6 days of preventative channel maintenance in 2015 • 3 days of preventative channel maintenance and 10 days of debris clearing in 2016 • Removed English Ivy along .25 miles of Ellicott Mills in 2016 and partnered with ECP for same event in 2017 <p>Burgess Mill Station I was designed based on environmental site design and Burgess Mill Station II will use a similar approach.</p>						

Sustainable Communities Renewal Application - Section B

ECONOMY	YES	If YES, specify in quantifiable units and compare values from the last five years	NO	If NO, why not? What kept you from achieving your plan's desired outcomes?	N/A	Interested in technical assistance
<p>1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District? If so, explain (1-2 sentences):</p> <p>Before the 2016 flood, the HCEDA (Economic Impact of the Ellicott City Flood) identified 141 Ellicott City businesses. Of those, the ECP identified 110 in the downtown area. Although 17 businesses have not reopened in the SC Area due to the flood, others have quickly taken their place. There has been a 91% return rate of businesses reopening along Main St since the flood, which has surpassed the FEMA SBA average of only 25% after being closed for a period time due to a disaster.</p>	Yes	Post 2016 flood: Fourteen new businesses have opened and 8 have indicated they will be opening soon - pending remodeling their leased space.				
<p>2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development? If so, explain (1-2 sentences):</p> <p>In 2014 Ellicott City became a Maryland Main Street and in August 2016, following the flood, the US Small Business Administration (SBA) declared Howard County a Disaster Area. This declaration was necessary to help ensure that small business owners could get physical disaster loan assistance and economic injury disaster loan assistance. More than 60 homeowners, renters and small-business owners experienced property damage or destruction, with more than 82 structures sustaining damage.</p> <p>The Federal Disaster designation was approved in September 2016 and allowed local officials and business owners to receive federal assistance to help pay for the costs associated with flood damage.</p>	YES	Maintained 3 prior designations and secured 3 new designations.				

Sustainable Communities Renewal Application - Section B

<p>3. Has there been an increase in foot traffic in the Main Street/commercial district? If so, explain (1-2 sentences) – what contributed to the increase:</p> <p>Since its founding the ECP has helped promote retailing and events in the SC Area. The recent increase in foot traffic can be attributed partly to media awareness and post-flood publicity.</p>	<p>YES</p>	<p>From FY15 to FY16 the Howard County Tourism Welcome Center has seen a 22% increase in foot traffic (35,368 visitors in FY16).</p>				
<p>4. Have the number of commercial vacancies decreased? If so, explain (1-2 sentences):</p> <p>Following the 2016 flood vacancy rates increased; however, they are now steadily decreasing.</p>	<p>YES</p>	<p>The business vacancy rate is estimated to be 9% and has been decreasing as of 2017. New businesses plan to open when available space has been made ready.</p>				
<p>5. Has there been an increase in local jobs within the Sustainable Community for its residents? If so, explain (1-2 sentences):</p> <p>In 2011, according to Longitudinal Employer-Household Dynamics (LEHD) data, there were 837 jobs in the SC Area. In 2014, the most current year recorded, there were 773. Prior to the flood in 2016 there were 955 jobs in Downtown Ellicott City/Main Street Corridor (Economic Impact of the Ellicott City Flood).</p> <p>Recently opened businesses have more employees than previous tenants/businesses (Manor Hill Tavern: 72 employees. EC Pops: 11, Main Street Yoga: 18, Patapsco Heritage Greenway Org: 5)⁸</p>	<p>YES</p>	<p>Comparing the 2016 estimate by HCEDA to the 2011 LEHD data, approximately 118 jobs were added.</p>				
<p>OTHER:</p>						

⁸ These numbers are from the ECP’s April 2017 quarterly report to the Maryland Main Street Office.

Sustainable Communities Renewal Application - Section B

<p>TRANSPORTATION</p>	<p>YES</p>	<p>If YES, specify in quantifiable units and compare values from the last five years</p>	<p>NO</p>	<p>If NO, why not? What kept you from achieving your plan's desired outcomes?</p>	<p>N/A</p>	<p>Interested in technical assistance</p>
<p>1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover? If so, explain (1-2 sentences):</p> <p>The County's bicycle master plan recommends a climbing lane on Ellicott Mills Drive in the mid-term and one on Court House Drive in the long term. Another long-term project is a shared-use path along the Patapsco River. The plan also recommends sharrows throughout the SC Area. <i>WalkHoward</i>, the County's pedestrian master plan, recommends a sidewalk and associated intersection improvements along the south side of Court House Drive, east of Ellicott Mills.</p> <p>The final report for the Baltimore Metropolitan Patapsco Greenway Trail will be released later this year. Fully constructed, the trail will connect Sykesville to Baltimore City. The final report includes the goal of creating the first link between Ellicott City and Baltimore City via mostly paved trails and right of ways.</p>	<p>Yes</p>	<p>Bike sharrows were added along Main St in 2016.</p>				

Sustainable Communities Renewal Application - Section B

<p>2. Have there been improvements to the public transit infrastructure? If so, explain (1-2 sentences):</p> <p>Bike racks have been added to locations along Main Street through funding from a Streetscape Improvement grant.</p>	Yes	<p>7 new bike racks 2 bike share stations will be placed within the SC Area and provide connections to stations in Columbia.</p>				
<p>3. Has there been an increase in sidewalks? (Amount in linear feet) If so, explain (1-2 sentences):</p>	Yes	<p>A 5,349 linear foot net increase, largely due to the development of Burgess Mill Station I, which provides 5,000 linear feet of sidewalk. The remainder was added at Fels Lane and Ellicott Mills Drive.</p>				
<p>4. Have there been any roadway improvements that support “Complete” or “Green” streets? If so, explain (1-2 sentences):</p>	Yes	<p>Burgess Mill Station I accommodates sidewalks, roads, and pedestrian paths (3,000 linear feet). In the center of Ellicott City, two crosswalks have been added and 13 sharrows that cover 0.2 miles. In addition, three crosswalks have been added around the courthouse complex and sidewalks have been repaved.</p>				
<p>5. Has traffic congestion along major roads decreased? (Amount in percent) If so, explain (1-2 sentences):</p>			No	<p>Due to existing infrastructure, development, and topography, changes to roads are difficult to implement.</p>		
<p>OTHER:</p>		<p>A staircase connecting the Howard County Circuit Court and associated parking to lower Main Street. It also serves an important role in managing stormwater and treating runoff from two acres of impervious surfaces at the courthouse site. The award-winning Lot E Staircase provides pedestrian access to nearly 200 courthouse parking spaces.</p>				
<p style="text-align: center;">HOUSING</p>	<p style="text-align: center;">YES</p>	<p style="text-align: center;">If YES, specify in quantifiable units and compare values from the last five years</p>	<p style="text-align: center;">NO</p>	<p style="text-align: center;">If NO, why not? What kept you from achieving your plan’s</p>	<p style="text-align: center;">N/A</p>	<p style="text-align: center;">Interested in technical assistance</p>

Sustainable Communities Renewal Application - Section B

				desired outcomes?		
<p>1. Have any residential facades been improved? If so, explain (1-2 sentences):</p> <p>The Façade Improvement Program, administered by DPZ and funded through Community Legacy grants, has had 3 rounds of funding (2013-2015). The program applies to the SC Area, which includes the Ellicott City Historic District.</p>	Yes	Between 2013-2015 five single-family residential facades have been improved.				
<p>2. Has the home ownership rate increased? If so, explain (1-2 sentences):</p> <p>New single family detached units have not been built, however, 30 single family attached units have been constructed since the initial designation.</p>	Yes	In 2013 out of 280 residential properties 74 (26%) were owner-occupied. By 2017 this increased to 93 (30%) owner-occupied properties out of a total 303. ⁹				
<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? If so, explain (1-2 sentences):</p> <p>Most of the growth during this period is associated with Burgess Mill Station I, a mixed-income community that improved upon the quality and type of Moderate Income House Units (MIHUs) in the county. Burgess Mill Station II will have 53 units (42 market-rate and 11 MIHU units).</p>	YES	<p>On July 1, 2012, there were 548 housing units, which increased to 745 by January 1, 2017. Of the 198 units developed at Burgess Mill Station I, 20 were MIHU units, 9 HOME Program Assisted units, and 11 were other affordable units.</p> <p>Average monthly rent in the census tracts that include the SC Area is \$163.91 less than the County as a whole.¹¹</p>				

⁹ This figure represents properties, not units. Properties that were categorized as having land uses of residential, condominium, or townhome were included.

¹¹ ACS 5-year 2015

Sustainable Communities Renewal Application - Section B

<p>One vacant unit was purchased by the Housing Commission using Federal Funds. It will be rehabilitated and house three young adults who are aging out of Foster Care.</p> <p>Housing is more affordable in the SC Area than the County as a whole. The average monthly rent in the census tracts that include the SC Area is \$1,397, compared to \$1,561 in the County.¹⁰</p>						
<p>4. Has there been demolition of blighted properties? If so, explain (1-2 sentences):</p> <p>One property (8505-8507 Main Street) was demolished in 2013.</p> <p>The Ellicott Terrace apartment complex will be demolished in summer 2017, but redeveloped as Burgess Mill Station II.</p>	Yes	One single-family residential property and one multi-family property is scheduled for demolition.				
<p>5. Has the residential vacancy rate decreased? If so, explain (1-2 sentences):</p>	Yes	Burgess Mill Station I is 100% occupied. Since several families chose to remain in the project following its redevelopment, the vacancy rate has remained low - even at the outset.				
<p>OTHER:</p>						

¹⁰ ACS 2010 5-year survey and 2015 5-year survey

Sustainable Communities Renewal Application - Section B

QUALITY OF LIFE	YES	If YES, specify in quantifiable units and compare values from the last five years	NO	If NO, why not? What kept you from achieving your plan's desired outcomes?	N/A	Interested in technical assistance
<p>1. Has there been a decrease in crime rate? If so, explain (1-2 sentences):</p> <p>The Howard County Police reporting areas 141, 142 and 151 cover the SC Area. The most recent data available at the level of the reporting area is 2014. They show a decrease in the rate of two types of crime. Theft, disorderly conduct, and vandalism rose slightly and across all categories, crime rose 5% in the SC Area.</p>	YES	<p>Drug violations decreased 31% from 110 incidents in 2012 to 76 in 2014.</p> <p>Weapons violations decreased 55% from 11 incidents in 2012 to 5 in 2014.</p>				
<p>2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)? If so, explain (1-2 sentences):</p> <p>A Design Committee, headed by an architect, was formed as part of the Maryland Main Street designation and provides input on projects in Ellicott City.</p> <p>Three years ago, the Howard County Police Museum, operated by the Howard County Police Foundation, opened on Main Street.</p> <p>The Roger Carter Community Center re-opened on a new site in 2013. This new 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.</p>	YES	<p>One museum opened (13,916 SF).</p> <p>One community center opened (45,000 SF).</p>				

Sustainable Communities Renewal Application - Section B

<p>Programming expands and diversifies year-round leisure opportunities.</p> <p>The Department of Recreation & Parks (DRP) will take over operations of the B&O Railroad Museum this fall with free admission to the public.</p> <p>Landscaping at the Patapsco Female Institute has been improved significantly, including a new fence around the property.</p> <p>The Office of Emergency Management is working with CSX to re-paint the bridge over Main Street.</p>					
<p>3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)? If so, explain (1-2 sentences):</p> <p>The ECP has increased the number, promotion, and marketing of downtown events.</p> <p>By participating in Howard County Art’s Council’s ArtSites, Visit Howard County has brought public art to Main Street. This is a year-long sculpture exhibit. Over the last five years the Howard County Historical Society has increased event programming; especially concerts, which are held at the Howard County Historical Society Museum in Old Ellicott City.</p> <p>Volunteers raised funds for restoring and protecting murals in the Old Post Office.</p>	<p>YES</p>	<p>ECP held ten annual events in 2013 and 18 events as of 2016.</p> <p>One mural is in progress.</p> <p>2 murals inside the Old Post Office were restored and protected.</p> <p>ArtSites program: Howard County Welcome Center displayed the Aubergine sculpture during 2015-16; the first time the Welcome Center participated.</p> <p>Roger Carter Community Center displayed Granit Gator during 2016-17.</p> <p>Expansion of Paint It! Ellicott City’s Plein Aire arts program in 2015.</p>			
<p>4. How many historic properties were renovated/improved? If so, explain (1-2 sentences):</p>	<p>Yes</p>	<p>Two historic building/museums renovated (old Court House, 8334 Main St. and Bernard Fort House).</p>			

Sustainable Communities Renewal Application - Section B

<p>In 2017 DRP finished remodeling the “Old Court House” and new exhibits have been installed. The front porch of the Bernard Fort House above Lot F was repaired and stabilized.</p> <p>The façade improvement program provided funding for repairs to historic properties in the SC Area.</p>		<p>Forty-two historic facades in the Historic District have been renovated through the Façade Improvement program.</p> <p>Fifty-three final historic tax credit applications, totaling \$124,000, were approved for the Ellicott City Historic District. Over 100 applications for tax credit pre-approval have been approved.</p>				
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)? If so, explain (1-2 sentences):</p>	Yes	<p>Construction of Roger Carter Community Center was completed in 2013. The 45,000-square foot facility includes a pool, indoor basketball court, exercise room, and program space.</p>				
<p>OTHER:</p>						
<p>LAND USE/LOCAL PLANNING</p>	<p>YES</p>	<p>If YES, specify in quantifiable units and compare values from the last five years</p>	<p>NO</p>	<p>If NO, why not? What kept you from achieving your plan’s desired outcomes?</p>	<p>N/A</p>	<p>Interested in technical assistance</p>
<p>1. Have there been any infill developments? If so, explain (1-2 sentences):</p>	Yes	<p>Two properties have been developed since 2012¹²:</p> <ul style="list-style-type: none"> • Cahill Overlook, Ross Road: two single family dwellings • Linwood Center (educational center) <p>This list does not include Burgess Mill Station I since it replaced another development</p>				

¹² These are properties with Site Development Plans approved between 2010 and 2015 that did not replace another existing development

Sustainable Communities Renewal Application - Section B

<p>2. Has there been an increase in the amount of preserved/protected land? If so, explain (1-2 sentences):</p>	<p>Yes</p>	<p>In 2011 forest conservation easements totaled 12.8 acres and reached 17.1 acres in 2017, a 4.3 acre increase. The increase was due to easements associated with the Linwood Center and Burgess Mill Station I developments.</p>				
<p>3. Have there been any developments hindered by growth constraints? If so, explain (1-2 sentences):</p> <p>Ellicott Terrace, 60 units, is being redeveloped as a multifamily community Burgess Mill Station II with 53 units. The unit reduction is to accommodate new stormwater management requirements.</p>	<p>Yes</p>	<p>Limited growth can be attributed to geographic conditions and floodplain requirements. Properties built by year: 2016: 0 2015: 0 2014: 1 2013: 0 2012: 2 2011: 1 2010: 0</p>				
<p>4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community? If so, explain (1-2 sentences):</p>			<p>No</p>	<p>County's Comprehensive Zoning process was completed in 2013 with no changes in the SC Area. The upcoming Ellicott City Master Plan will contain recommendations for future growth policies.</p>		
<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)? If so, explain (1-2 sentences):</p>	<p>Yes</p>	<p>17 capital improvement projects.</p>				

Sustainable Communities Renewal Application - Section B

<p>Added a crosswalk at La Palapa (corner of Forrest Street and Main Street). Replaced a retaining wall at Hamilton Street. Replaced all the wiring for the existing signals on Main Street. Replaced the water main between 8249 and 8225 Main Street. Replaced all the water and sewer services between 8249 and 8225 Main Street. Installed a new sewer main in the Tiber Alley. BGE installed a new gas main from Ellicott Mill Drive to the river crossing on Main Street. Added three stormwater inlets and three access manholes to the stormwater system on Main Street. Constructed 350 lineal feet of 8-inch sewer to serve three properties on Park Avenue in Ellicott City. Repaired walls at Court Ave and Tonge Row. Parking Lot E Staircase: a new storm water management system within a staircase that leads from Main Street to Court Ave. This project won the Best Urban BMP in the Bay Award (BUBBA) award from the Chesapeake Stormwater Network.</p>						
<p>OTHER: Council bill 35-2013 added an MIHU requirement to all residential zone districts and permitted a fee in lieu payment. This fee payment option allows affordable housing to be built elsewhere in the county, including Ellicott City.</p>						

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: 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
Funding Program: Community Legacy	State	FY 13: \$50,000 FY 14: \$100,000 FY 15: \$50,000 FY 17: \$100,000		Recipient: Howard County
Funding Program: Paint What Matters and continuation program	Benjamin Moore, Local	FY13: \$22,500 (local), \$100,000 (Benjamin Moore: work and paint)		Recipient: ECP
Funding Program: Howard County Economic Development Authority Grant	Local	FY 13: \$100,000		Recipient: ECP
Funding Program: Neighborhood BusinessWorks	State	FY16: \$25,000		Recipient: Hi Pro Production and Media, LLC
Funding Program: Howard County Community Foundation Grant	Foundation	FY 13: \$4,000 FY 14: \$750 FY 16: \$10,000		Recipient: ECP
Funding Program: Strategic Demolition Fund	State	FY 17: \$500,000		Recipient: Howard County
Funding Program: Besson’s Landing Foundation	Foundation	FY 14: \$25,000 FY 16: \$25,000		Recipient: ECP

Sustainable Communities Renewal Application - Section B

Funding Program: Baltimore Gas & Electric	Foundation	FY14: \$2,000 FY16: \$7,000		Recipient: ECP
Funding Program: Howard County Grant	Local	FY17: \$25,000 FY18: \$50,000		Recipient: ECP
Funding Program: Howard County Tourism Grant	Local	FY16: \$25,000		Recipient: ECP
Funding Program: Chuck and Mary Langmead Foundation	Foundation	FY16: \$25,000		Recipient: ECP
Funding Program: Main Street Maryland (DHCD)	State	FY16: \$50,000		Recipient: ECP
Funding Program: Chesapeake Bay Trust	Foundation	FY16: \$4,500		Recipient: ECP
Funding Program: Maryland Heritage Area	State	FY16: \$25,000		Recipient: ECP
Funding Program: Maryland Environmental Trust	Foundation	FY16: \$5,000		Recipient: ECP

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places – residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may be due to changes in external factors affecting the community or changes in the priorities of the applicant.

Guidance for completing the Action Plan can be found on the next page.

Action Plan Guidance

The document has been broken down into the same six categories as the Quantitative Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community.**
Example Transportation: Strength – Good sidewalk connectivity. Weakness – Insufficient amount of downtown parking.
- 2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.**
Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure – Linear measurement of fiber laid and number of residential and business connections.
- 3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy – Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.
- 4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

Sustainable Community Action Plan

Ellicott City

Submitted by Howard County

7/2/2017

Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • Located within the Patapsco Valley Heritage Greenway. Proximity to the Patapsco State Park provides visitors and residents with access to trails and recreation. • 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. • The County has undertaken a hydrologic and hydraulic study to determine how to address stormwater management and flood control issues. • Traffic lights are LED. • County recycling program uses convenient single-stream process. • County office complex and Roger Carter Community Center in SC Area are LEED Silver • Planning following the July 30, 2016, flood helped prioritize short-term projects to help make Ellicott City a sustainable, resilient community. • The Patapsco Valley became one of Maryland’s 13 Heritage Areas. Patapsco Heritage Greenway, Inc. is the managing entity of the Patapsco Valley Heritage Area and is charged with implementing the 2015 Patapsco Heritage Area Management Plan. The organization holds regular channel cleanups and invasive species removal. • Stream condition monitoring through 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. • DRP manages the following open areas and parks in Ellicott City: <ul style="list-style-type: none"> ○ Tiber Park ○ Planter at the corner of Main Street and Old Columbia Pike ○ Landscaping responsibilities in Lots D & F ○ Staff assist with landscaping materials for flower bed on the Oella side of the river 	<ul style="list-style-type: none"> • Due to topography and the lack of undeveloped land there are few public spaces and park land for community use in Ellicott City. • 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. On July 30, 2016, the most devastating flood in recent history occurred, damaging many businesses, homes, and buildings and claiming two lives. • Severe flooding increases the risk of SWM infrastructure failures; most recently the Burgess Mills Station I stormwater pond during the July 30, 2016 flood. • There is little direct access to the Patapsco River, state park, or nearby trails. • Channelization of small waterways. • Aging retaining walls need fortification. • Development requirements need to be reviewed to support green building and alternative energy use. • Limited space/opportunities to control flood waters and to install SWM BMP. • Aging sewer infrastructure poses an environmental risk. • Lack of regional standards for cross-jurisdictional water testing or reports that are easily accessible to residents.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u> Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy	<u>Implementation Partners</u> Which community stakeholders need to be involved to realize each action step and strategy?

<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? →</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>	<p>into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p> <p style="text-align: right;">→</p>	<p>Name specific public and/or private sector partners.</p>
<p>Outcome 1: Integrate stormwater management solutions to either prevent or reduce the environmental and other impacts associated with flooding.</p> <p>Progress Measures: Cubic feet of stormwater managed by new facilities; linear feet of improved channels and retaining walls; area acquired for easements.</p>	<p>Strategy A: Implement SWM solutions within the SC Area informed by studies of the Tiber Hudson watershed.</p> <p>Strategy B: Comply with TMDL requirements.</p> <p>Strategy C: Advocate Low Impact Design stormwater solutions.</p> <p>Strategy D: Pursue easements to allow easier access to the Tiber Hudson channel for routine maintenance.</p> <p>Strategy E: Install SWM retrofit projects to reduce impervious surfaces.</p> <p>Strategy F: Evaluate stream banks, riparian buffers, culverts, and channel walls for restoration and retrofits.</p>	<p>DPZ, DPW, OCS, Business/Property owners</p>
<p>Outcome 2: Improved access to and integration of the Patapsco River into the SC Area.</p> <p>Progress Measures: Linear feet of trail/path improvements; number of signage improvements.</p>	<p>Strategy A: Allow direct access to recreational opportunities via trails, pathways, or boat entries.</p> <p>Strategy B: Improve signage or markers that indicate the relationship of Ellicott City to the local streams, rivers, and river valley.</p>	<p>Patapsco Heritage Greenway, DPW, DPZ, Tourism</p>
<p>Outcome 3: Reduced carbon footprint</p> <p>Progress Measures: Materials diverted through recycling programs; number of tree planted.</p>	<p>Strategy A: Improve participation in recycling and examine garbage and recycling collection schedules to reduce recyclable material entering the waste stream.</p> <p>Strategy B: Encourage tree planting and expand the tree canopy.</p> <p>Strategy C: Advocate for LEED and other green building strategies.</p> <p>Strategy D: Expand the County's composting program.</p>	<p>DPW, OCS, Patapsco Heritage Greenway, ECP</p>

<p>Outcome 4: Better water quality</p> <p>Progress measures: Create a water quality report card.</p>	<p>Strategy A: Build capacity to do water quality testing to meet certified state standards.</p>	<p>Patapsco Heritage Greenway</p>
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Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • There is a strong market for businesses in Ellicott City. Howard County has a large population (304,115) and a high median income (\$110,238). • Ellicott City’s central location affords access to a large regional customer base (residents of Baltimore, Annapolis, DC, etc.) beyond just 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. • As an historic community, Ellicott City is very attractive to tourists and boasts a significant amount of tourism activity. This includes the B&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. • 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 retail 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. • Ellicott City’s local customer base has grown with the recent development of Burgess Mill Station I, a 198-unit residential community, which opened fall 2012. This multi-family, mixed-income project is just a three-minute walk from historic downtown Ellicott City. • As testament to its economic success, there were few vacancies in the business district before the 2016 flood and several new businesses have recently opened. 	<ul style="list-style-type: none"> • Many individual businesses lack coordinated operating times, and early closings can dissuade shoppers. • 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. • There is a relatively small commercial footprint in Ellicott City. • Access, parking, and circulation are significant challenges and may create a competitive disadvantage. • Ellicott City’s rent structure may make it less competitive than other Main Street communities. Low rent allows businesses to start with very little capital. This could encourage business owners who view their enterprise as more of a hobby or side-project than a business that needs to be successful. • 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 patronized. • Lacking is a cohesive business community mindset and standard business practices, including operating hours and maintenance.

<ul style="list-style-type: none"> • Retail and restaurant establishments offer jobs suited to younger workers, allowing younger people to develop employment experience. • Free broadband is available in the Main Street area. • The merger of two organizations to create the Ellicott City Partnership (ECP), which promotes local businesses and markets events. Events are promoted throughout the year through their marketing efforts and website. • The merchant community, led by ECP, 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. The ECP has been awarded grants of various amounts to implement programs • High level of demand for commercial space rentals and properties on the market. • DRP manages the contract between the County and CSX to place banners on the railroad bridge to advertise special events on Main Street. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Enhanced economic competitiveness through improved branding and marketing.</p> <p>Progress Measures: Annual number of events and activities hosted; increased revenues from events; fewer business vacancies; number of building improvements, public spaces, and grant awards.</p>	<p>Strategy A: Promote opportunities for events and use available spaces to host outdoor activities and entertainment</p> <p>Strategy B: Fill commercial vacancies and assist in business retention</p> <p>Strategy C: Improved signage at SC Area gateways to define the boundaries, promote its stature as an historic community, and increase visitation by area residents and tourists. Complete a comprehensive wayfinding signage system to help visitors navigate to parking areas and landmarks. It should build on SC Area’s history and natural setting.</p> <p>Strategy D: Support a buy-local campaign.</p> <p>Strategy E: Adopt Main Street M5-point preservation based economic development approach.</p> <p>Strategy F: Explore opportunities to integrate arts and entertainment events in existing buildings and promote arts community; including artists in the West End.</p> <p>Strategy G: Continue to administer façade improvement programs.</p> <p>Strategy H: Consider the formation of a Business Improvement District in the next 2-3 years.</p> <p>Strategy I: Use parking lots to host events.</p>	<p>ECP, Property/Business owners, Tourism, EDA, DPZ, Patapsco Heritage Greenway</p>

	<p>Strategy J: Expand hours of existing businesses and historic facilities.</p> <p>Strategy K: Explore creating new public outdoor areas to connect businesses with environmental assets.</p> <p>Strategy L: Apply for grant funding to create a business directory and map in electronic and print format.</p>	
<p>Outcome 2: Promote business best practices and emergency preparedness.</p> <p>Progress Measures: Number of ER plans, maintenance programs.</p>	<p>Strategy A: Provide education and assistance to prepare business emergency response plans.</p> <p>Strategy B: Encourage businesses to purchase and update flood insurance policies.</p> <p>Strategy C: Impress on businesses the importance of sanitation and safety through small-scale measures.</p>	OEM, EDA, ECP

Transportation

(Transportation strengths and weaknesses can include 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, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Easy access to BWI airport. • Most roads in and out of Ellicott City are scenic roadways. • Courthouse Steps project connects lower and upper Ellicott City and provides access to additional parking. • County bike and pedestrian master plans will provide further guidance on sidewalk, trail, bike lane, and sharrow improvements. • County bikeshare to include station locations in Ellicott City that connect with Downtown Columbia. • County is in the process of developing Complete Streets design standards. 	<ul style="list-style-type: none"> • Pedestrian access and connectivity exists, but is hampered by difficult topography and narrow sidewalks. • The condition of sidewalks could be enhanced to improve accessibility and include more frequent street crossings. • The road system is constrained and cannot be expanded. • There is a perception that Ellicott City lacks adequate parking; on-street parking is seen as being needed, but also acts as a barrier to expanding sidewalks. • Lack of comprehensive signage and wayfinding system for the community to both welcome visitors to the community and aid in navigation. • Significant distance between parking and downtown businesses. • Traffic on Main Street is heavy and is worsened by truck deliveries. • Limited bicycle activity. • Narrow streets and space limits accessibility to transit vehicles. • Lack of transit connection to nearby attractions and institutions; transit is interested in increased service to Main Street yet constrained in providing efficient headways, routing and stop locations.

- Severe flooding increases the risk of damage to transportation infrastructure, including roads, sidewalks, crosswalks and sharrows.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improved and expanded transportation services for transit riders, pedestrians, and bicyclists.</p> <p>Progress Measures: Linear feet of trail/path/sidewalk/bike improvements; level of service counts; number of transit facility improvements; ridership counts; capital project spending/grant awards.</p>	<p>Strategy A: Examine solutions to improve pedestrian access and safety.</p> <ul style="list-style-type: none"> • Patapsco River bridge crossing to Oella <p>Strategy B: Analyze ways to promote and enhance the built environment to support cycling.</p> <p>Strategy C: Improve sidewalks, crosswalks, and bus shelters and stops.</p> <p>Strategy D: Increase trail connections from residential neighborhoods to Main Street and establish a regional trail system.</p> <ul style="list-style-type: none"> • Trolley Trail connection to Oella • Patapsco Greenway Grist Mill Trail • Baltimore Metropolitan Patapsco Greenway Trail <p>Strategy E: Increase transit access to nearby communities and institutions.</p> <p>Strategy F: Address transportation improvements as part of the Ellicott City Watershed Master Plan.</p> <p>Strategy G: Coordinate with Baltimore County on implementing improvements.</p> <p>Strategy H: Provide a shuttle service to and from Main Street.</p>	<p>OoT, DPW, DPZ, Baltimore County, Patapsco Heritage Greenway</p>
<p>Outcome 2: Increased parking efficiency and access through a parking plan that addresses parking management comprehensively.</p> <p>Progress Measures: Number of parking spaces; capital project spending; and event participation/attendance counts.</p>	<p>Strategy A: Evaluate strategies to increase connections between parking lots and Main Street businesses to make efficient use of the existing parking supply.</p> <p>Strategy B: Increase public awareness of trade-offs between parking and public space, potentially through Park(ing) Day and other public space events with pilot/temporary installations.</p> <p>Strategy C: Provide shuttle services for events.</p>	<p>DPW, OoT, ECP</p>

Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Strong housing market. • New 198-unit development at Burgess Mill Station I. • Moderate Income Housing Units required for all new residential developments. • 73% owner to 27% renter in County, though majority of units (58%¹³) in SC Area are rentals. • Few foreclosures. • Rental rates are lower than the County as a whole - an indicator of Ellicott City's affordability. • Burgess Mill Station II will be developed as a mixed-income housing development. 	<ul style="list-style-type: none"> • Housing affordability in the county is a challenge: <ul style="list-style-type: none"> ○ Housing affordability is an issue for households earning less than 120% AMI. ○ Rental rates are not affordable for those earning less than 80% AMI. • Ellicott City is primarily built out and generally lacks additional housing opportunities. • Residential development in West End is flood prone and in need of revitalization.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Enhanced aesthetics and appearance and preservation of the community's housing stock.</p> <p>Progress Measures: Number of improved residential properties; and historic district preservation applications.</p>	<p>Strategy A: Explore redevelopment potential of older apartment complexes.</p> <p>Strategy B: Ensure that residents are aware of the financial resources and programs available for residential historic preservation and older homes, such as RENEW Howard.</p> <p>Strategy D: Avoid demolition by neglect and find solutions for problem vacant properties.</p> <p>Strategy E: Evaluate residential land uses as part of the Ellicott City Watershed Master Plan.</p>	<p>DPZ, DHCD</p>
<p>Outcome 2: Ensure availability of affordable and safe housing.</p> <p>Progress Measures: Number of MIHUs; legislative actions.</p>	<p>Strategy A: Support MIHU program.</p> <p>Strategy B: Maintain existing apartments and remove barriers (square footage, accessibility, etc.) to renting apartments above retail on Main Street.</p> <p>Strategy C: Sustain rental/owner mixture.</p> <p>Strategy D: Promote rental insurance.</p>	<p>DHCD, DPZ</p>

¹³ Property data extracted from 2017 County land-use GIS data and 2017 rental permits in SC Area from Department of Inspections, Licensing, and Permits.

Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Rich historic infrastructure and character. • Nationally leading educational system. • Minimal crime. • Diverse, highly educated, and relatively affluent community. • 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. • Access to the award-winning Miller Branch Library & 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 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 weekly Ellicott City Old Town Market. • The Chesapeake Shakespeare Company is beginning its 15th 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: <ul style="list-style-type: none"> ○ Patapsco Female Institute and Historic Park ○ Ellicott City Firehouse Museum ○ B&O Railroad Museum ○ Ellicott City Colored School, Restored ○ Isaac Thomas Log Cabin ○ Old Ellicott City Court House ○ Bernard Fort House 	<ul style="list-style-type: none"> • Extensive overhead wires mar views. • Railroad noise. • Gateways, signage, and wayfinding lacking. • Excessive trash on streets at times. • Few public gathering spaces. • Historic nature of buildings is a barrier to some (depending on accessibility requirements, knowledge/ability/experience dealing with historic property maintenance/needs, etc.). • Lack of public bathrooms. • Lack of public art. • CSX restrictions impact the usability of public space along the Patapsco River. • Lack of safe trail connections.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Enhanced supply, aesthetics, appearance, and preservation of public spaces.</p> <p>Progress Measures: Number of signage improvements; amount of public space; number of maintenance programs; and capital project spending.</p>	<p>Strategy A: Improve interpretive, educational, and wayfinding signage for community assets (cultural, historic, recreational, environmental).</p> <p>Strategy B: Increase maintenance of public spaces– through partnerships with local merchants and residents.</p> <p>Strategy C: Evaluate trash receptacle locations to reduce litter.</p> <p>Strategy D: Evaluate strategies to reduce visual clutter caused by overhead wires.</p> <p>Strategy E: Evaluate providing public bathrooms to make events more comfortable.</p> <p>Strategy F: Explore the potential for outdoor stage/theater.</p> <p>Strategy G: Provide opportunities for public art.</p> <p>Strategy H: Address public space and land planning as part of the Ellicott City Watershed Master Plan.</p> <p>Strategy I: Educate and encourage property owners to work with BGE to remove unnecessary or obsolete wires and equipment.</p>	<p>Tourism, DPW, ECP, BGE</p>
<p>Outcome 2: Enhanced aesthetics, appearance, and preservation of historic buildings and infrastructure.</p> <p>Progress Measures: Increased investment in private property (façade program); legislative actions; historic district preservation applications; and the number of maintenance programs.</p>	<p>Strategy A: Façade improvements (or improvement assistance program).</p> <p>Strategy B: Improved coordination with Historic Preservation Commission to ensure improvements meet local guidelines and balance the needs of merchants and residents with historic preservation goals.</p> <p>Strategy C: Provide continuing education and updates on resiliency planning efforts; including the upcoming Army Corps of Engineers recommendations for flood proofing buildings and other flood recovery recommendations.</p> <p>Strategy D: Provide education about the options for and benefits of historic preservation.</p> <p>Strategy E: Assist business and property owners with cleaning programs to promote clean and appealing facades and streetscapes.</p>	<p>ECP, DPZ, Property/Business owners, Historic Preservation Commission</p>

<p>Outcome 3: Improve disaster preparedness</p> <p>Progress Measures: Capital project spending and amount of property damage.</p>	<p>Strategy A: Evaluate additional communication lines for the local emergency monitor and alert system.</p> <p>Strategy B: Educate building owners and tenants about pre-disaster planning and building evacuation strategies.</p>	<p>OEM, DPW</p>
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Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Main Street designation in November 2014. • Merger between Ellicott City Restoration Foundation (ECRF) and Ellicott City Business Association (ECBA) to create Ellicott City Partnership (ECP). • Passed legislation to expand current historic district [local] tax credit from 20% to 25% in 2013. • Passed legislation to include site improvements to historic landscape features as work eligible for historic preservation tax credits. • 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. • Share vision potential with neighboring SC Area, and Catonsville/Patapsco. • Courthouse relocation provides opportunity for adaptive reuse and land planning. 	<ul style="list-style-type: none"> • Topographic and geographic challenges to development and pedestrian activity. • Limited framework for preservation enforcement. • Largely built-out. • Lack of planning for adaptive reuse. • Lack of zoning or policies to address incompatible uses in flood risk areas and incentives for sustainable building design with flood best practices. • No comprehensive planning framework guiding land use and transportation policies. • Lack of policies ensuring first-floor retail on Main Street. • Lack of regional coordination

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Effective and suitable regulations and programs that take advantage of resources, guide development and preserve existing assets.</p> <p>Progress Measures: Total tax credits; capital project spending/grant awards; and legislative actions.</p>	<p>Strategy A: Expand Historic Tax Credit use.</p> <p>Strategy B: Ensure current Historic District boundaries meet the needs of residents, institutions, and businesses, as well as the goals of historic preservation.</p> <p>Strategy C: Work with neighboring jurisdictions to share resources and add value through coordinated implementation efforts.</p> <p>Strategy D: Address land use planning as part of the Ellicott City Watershed Master Plan.</p>	<p>DPZ, Historic Preservation Commission</p>

<p>Outcome 2: Expanded local organizational capacity.</p> <p>Progress Measures: Grant programs/awards; and organization membership.</p>	<p>Strategy A: Continue coordination with local non-governmental organizations to promote revitalization and assess community needs.</p> <p>Strategy B: Support local non-governmental organizations to promote revitalization within the SC Area.</p> <p>Strategy C: Promote revitalization within the SC Area by funding improvements, providing information, and directly working with merchants and property owners.</p>	<p>ECP, DPZ, Property/Business owners, Patapsco Heritage Greenway</p>
<p>Outcome 3: Evaluate and draft a new set of codes for the SC Area to implement Master Plan recommendations.</p> <p>Progress Measures: Comprehensive zoning approvals, and zoning/development pattern improvements.</p>	<p>Strategy A: Coordinate with Clarion Associates to evaluate the strengths and weaknesses of current development regulations in the SC Area.</p> <p>Strategy B: Work with community stakeholders to draft a new unified development code or sets of codes for the SC Area.</p> <p>Strategy C: Implement zoning during a Comprehensive Zoning process.</p>	<p>DPZ, Business owners</p>
<p>Outcome 4: Increased regional coordination.</p> <p>Progress Measures: Complementary planning efforts; and cross-jurisdictional projects.</p>	<p>Strategy A: Coordinate with Baltimore County to align planning efforts.</p> <p>Strategy B: Implement projects that allow for connections between jurisdictions and create shared resources.</p>	<p>DPZ, Baltimore County, Patapsco Heritage Greenway</p>

