

**CDC Formation Exploratory Committee  
March 20, 2019 Meeting**

- 1. Discuss/Accept Minutes from 3/6/19 Meeting**
  
- 2. Tonight's Agenda:**
  - a. Presentation by The Ellicott City Partnership**
  - b. Presentation by Howard County Economic Development Authority**
  - c. Opportunities and Resources of Ellicott City Watershed/District Boundary**
  - d. Challenges of Current Oversight and Opportunities and Resources in the EC Watershed Area**
  - e. What Recommendations Have Been Made Before?**
  
- 3. Proposed work plan going forward:**
  - **3/27/19:**
    - **Agenda items not addressed in the 3/20/19 hearing**
    - **Presentations by Community Groups**
  
  - **4/3/19: Potential Presentation by State Department of Housing and Community Development**
  
  - **4/10/19:**
    - **How did City of Frederick address its revitalization needs and how has it worked out?**
    - **Richard Griffin, Director of Economic Development, Frederick, MD**
  
  - **4/17/19: Discussion of Organizational Structure and Financing**
  
  - **4/24/19: Recommendations to the County Executive**
  
  - **5/1/19: Public Meeting**
  
  - **5/2/19 – 5/15/19: Draft, Circulate, Comment, Approve and Deliver the Recommendation to the County Executive**
  
- 4. Next Meeting: March 27, 2019**

## **Opportunities and Resources of Ellicott City Watershed Area / District Boundary**

*The challenge faced by our business district extends well beyond downtown and needs to include the Tiber, Hudson and New Cut water shed as well as the watersheds in the Baltimore County area abutting the Patapsco River and Frederick Road.*

- The Watershed forms a natural boundary delineator for the district.
- The Watershed is a strong real-estate location with easy access to the Baltimore Washington region via the I-95 corridor, Rt. 29, Rt. 100 and the Baltimore Washington Parkway.
- There are multiple, large private and public properties in the watershed including Wilkins Rodgers Flour Mill, Court House property, County parking lots and other assets that should contribute toward the revitalization of downtown.
- The District has strong regional brand recognition.
- This is an historically intact urban town with a dramatic geographic setting, providing visitors and residents with a memorable pedestrian scaled “sense of place”.
- New Cut Road could become Ellicott City’s “Rock Creek Park”.
- Old Ellicott City is also about jobs, revenue and a robust tax base.
- In 2027, the railroad will celebrate its 200-year anniversary, a milestone this process should embraced.
- An active arts community.
- Patapsco and its tributaries are waterway attractions that need to be better integrated.

## **Challenges of Current Oversight of Ellicott City Watershed**

*95% of all Howard County, including Columbia, has been developed on a suburban development model. Howard County Agencies and policy makers understandably are most experienced in planning for and meeting the needs of single use, low density, suburban real-estate communities. The Ellicott City watershed defies these conventions.*

*Ellicott City is atypical within Howard County; policy makers, departments and staff do not have the experience and are not equipped to oversee the complex regeneration and management of historic Ellicott City.*

*Local property owners and developer / builders lack the patience, experience and financial resources to address Ellicott City's unique urban, historic, and physical challenges.*

*Downtown Ellicott City is an urban, pre-building code, mixed-use, historic community, experiencing challenges that threaten its survival. Sustainable regeneration requires focused stewardship coupled with robust planning, place making and implementation skills predicated on financially viable strategies in close coordination with State, County, business and community organizations.*

The District needs:

- A new multi-disciplinary, comprehensive approach, what we are trying to address is too challenging for existing resources,
- An organization that puts its full and undivided attention on the watershed district, not on other responsibilities,
- An experienced staff that is consultative, pro-active, embraces this challenge, promotes technology, champions infrastructure solutions, coordinates County Agencies, neighborhood and business organizations, resolves disputes and brings proven examples from elsewhere here,
- A business plan that is responsive, multi-disciplinary, comprehensive, cooperative, long-term and fiscally sound, and
- An organization that anticipates challenges and is adept at addressing them.
- A champion who can successfully rally and sustain the community's focus and hit the ground running.

## **What Recommendations Have Been Made Before?**

*The Ellicott City Watershed Master Plan (ECWMP) recommended creating a new organization to oversee implementation of the Master Plan and management of Ellicott City. Do we agree to follow these recommendations?*

*Many urban centers have created non-profit redevelopment agencies populated with a diversity of skills, managed by seasoned urban development professionals. An excellent local example is found in Frederick County which addressed downtown flooding issues that led to an economic renaissance in their historic district.*

- Overview of the ECWMP Recommendations:
  - Create a new organization charged with overseeing the revitalization of Ellicott City and implementation of the Ellicott City Watershed Master Plan,
  - Boundary – Tiber, Hudson and New Cut watersheds as well as the watersheds in the Baltimore County area abutting the Patapsco River and Frederick Road.

Overview of Frederick Maryland's experience (let's identify a representative of that group to speak with us)