Planning & Development in Charles County, Maryland

Sustainable Growth Commission Briefing
September 22, 2014

Presented by:
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Charles County Sustainable Planning Initiatives

• Brief Slide Tour of Charles County
• Featuring:
  - General information, data
  - Planning Programs, Projects
  - Village Revitalization
  - Development & Redevelopment
General Information

• 20+ miles from Washington D.C.
• Population of 150,000, and growing
• 294,000 acres
• Variety of household income levels
• Towns of La Plata, Indian Head, Port Tobacco
• Indian Head Naval Support Facility
## Charles County Household Income

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $29,999</td>
<td>13%</td>
</tr>
<tr>
<td>$30,000 - $44,999</td>
<td>6%</td>
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<tr>
<td>$45,000 - $59,999</td>
<td>10%</td>
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<tr>
<td>$60,000 - $79,999</td>
<td>14%</td>
</tr>
<tr>
<td>$80,000 - $109,999</td>
<td>19%</td>
</tr>
<tr>
<td>$110,000 - $149,999</td>
<td>20%</td>
</tr>
<tr>
<td>&gt; $150,000</td>
<td>18%</td>
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</tbody>
</table>
Income-Housing

- Median household $91,801
- Average household $103,296
- Per capita $36,673
- Median Housing Cost $286,000
Land & Environment

• Suburban – Residential/Retail (north)
• Mixed Rural Residential (central & east) Town of La Plata
• Farm & Forest Lands (south & west)
• Rural & Historic Villages
• 6 Rivers, Major Creeks
• 2 Large Master Planned Communities
Major Employers

• Naval Support Facility (NSF) Indian Head = 3,404
• Univ. of Maryland Charles Regional Medical Center = 850
• College of Southern Md. = 730
Historic & Scenic Resources
Extensive Farmland Preservation Program

TDR, PDR
MALPF Conservation Easements
Rural Legacy (BPW allocated 1.2 Million)
Watershed Implementation Plan
(Stormwater Restoration)

Retrofit Improvements
Septic pump out program
Shoreline Restoration
Land Use Issues:
Tier Map – Adopted in April

Legend
- Tier 1 (29,909 Ac)
- Tier 2 (23,465 Ac)
- Tier 3 (61,558 Ac)
- Tier 4 (179,689 Ac)

NOTE:
1. Newburg-Clinton-AquaLand Sub Area Plan will provide recommendations for Sewer Service Area. (To be a TDR receiving area.)
Comprehensive Plan
Most Current Land Use Map
Rural Village Plans
Port Tobacco

- Kayak rentals
- Walking/Bicycle path
- Village green
- Courthouse
- Reconstructed buildings
- Events tent
- "Green" parking lot
- Path to one-room school house
- Burch House
- Quinsell Store
- Stagg Hall
- Formal garden
- Tobacco Barn
- Interpretive gardens
- Gateway entry feature at Commerce Street (bike/ped access only)
- Secondary entrance (Warehouse Landing Road)
- Bicycle path
- Primary vehicular entrance

Slide 16 Sustainable Growth Commission
Stagg Hall – historic house
Benedict

Historic Significance: War of 1812, Civil War
BENEDICT UNDERFOOT
HISTORICAL VILLAGE WALK
BY HOWARD POST

Sunday, Aug. 31 at 2 p.m.
St. Francis de Sales Church, Benedict

Walk and learn about the historical events in Benedict.

George Howard Post is a local historian who recently published "Benedict on the Patuxent: From Beginnings to its Tercentenary" in time for the commemoration of the 300th anniversary of the War of 1812 in Southern Maryland.

Based on his extensive research, Mr. Post will be providing visitors an in-depth tour of Benedict that will bring to life this historic village along the scenic Patuxent River. Through excellent story-telling, learn how the colonial village appeared when it was a bustling international seaport in the 1760s, and what events took shape here in 1814 that would alter the course of history and give rise to our National Anthem.

Finally, Post will also share previously unknown accounts from the Civil War when a Union African-American Recruitment Camp was established just outside the village. Copies of Mr. Post’s book will be available for purchase.

This tour involves a fair amount of walking.
Please wear appropriate footwear and attire.

Thank you to our event partners:
Charles County Historical Preservation Commission

Sustainable Growth Commission
Waterfront Pedestrian Access
Hughesville – Tobacco Packing House Renovation (Community Legacy Grant Requested)
Development Activity Map
St. Charles
Waldorf Urban Redevelopment Corridor
Implementation Efforts

- “First phase” transit-oriented development plan for 26 acres of downtown Waldorf, to begin transformation of WURC
- Land Assemblage
- Committed $30 million investment (local funds)
- Initiated water, sewer stormwater and road improvements
- Hired Redevelopment Manager, office, budget
- Civic Campus Plan – Maryland Stadium Authority
- $5 million in LRT/BRT Project planning; Requested an additional $20 million
Recommended Phase One Development Site

**WALDORF CIVIC CAMPUS**
Includes: Present Waldorf, Ayapace Community Center and Old Waldorf School, Fire/Arts/Performing Arts/Civic Center and Waldorf Multi-Generational & Senior Center

**GATEWAY OFFICE BUILDING**
50,000 SF of class A office space in 4 stories

**GATEWAY HOTEL**
90,000 SF in 4-5 stories, 80-100 rooms

**FUTURE FINE ARTS/PERFORMING ARTS/CIVIC CENTER**
1,500 seat auditorium

**MIXED-USE DEVELOPMENT**
20,000 SF ground floor fitness center
24,400 SF ground floor retail/commercial
120 residential apartments on 4 upper floors

**PARKING STRUCTURE**
666 parking spaces on 6 levels with retail/commercial loading and services included on ground level

**MIXED-USE DEVELOPMENT**
25,000 SF ground floor grocery on 1-2 floors
28,000 SF ground floor retail/commercial with 156 residential apartments on 4 upper floors and 6 ground floor residential apartments

**PUBLIC SQUARE URBAN PARK**
1 acre park space for event space and biofiltration

**PARKING STRUCTURE**
390 spaces on 6 levels with retail/commercial loading and services included on ground level

**RESIDENTIAL BUILDING**
110 residential apartment units on 5 floors

**FUTURE LIGHT RAIL TRANSIT STATION**
300' platform for 3 passenger cars

**POTENTIAL PUBLIC MARKET HOUSE LOCATION**
12,000 - 15,000 SF facility

**PHASE 1 TRANSIT STOP**
MTA bus and VTA 50 stops

**AERIAL CROSSOVER FOR SIX TRACKS**

**PARK AND RIDE LOTS**
265 parking spaces in South lot
275 parking spaces in North lot
*Future sites for mixed-use development and parking structures

**FUTURE COMMUNITY PARK BUILDING SITES**

**FUTURE REDVINDICATION SITES**
Commercial/residential mix

**FUTURE NAYLOR AVENUE EXTENSION ACROSS RAUGUY**

**FUTURE RESIDENTIAL RECONSTRUCTION**
Along light rail alignment
Three residential building phases

**FUTURE PLANNED TRANSIT-ORIENTED REDEVELOPMENT SITES**

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**WALDORF CENTER - PHASE 1 AND PHASE 2 DEVELOPMENT PLAN**

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**PHASE 2 DEVELOPMENT PROGRAM**

**PHASE 2 MIXED-USE DEVELOPMENT**
Each additional north and south building is five stories with +30,000 - 35,000 SF of ground floor commercial space, +140 upper floor apartments and 14 to 16 additional ground floor residential units

**PHASE 2 PARKING STRUCTURES**
Each north and south parking structure has the potential for +500 spaces on six levels with commercial loading and service locations included within the ground level

**PHASE 2 RESIDENTIAL APARTMENTS**
Three-story garden apartments on the north side of Naylor Avenue extended
Summary

• Charles County supports, and is actively involved in sustainable growth projects
• Is well positioned to participate in regional, state and federal planning programs and partnerships
• Unique opportunities to preserve valuable natural and historic resources & develop new mixed use, TOD communities
Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

Vision Statement

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount, where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.