



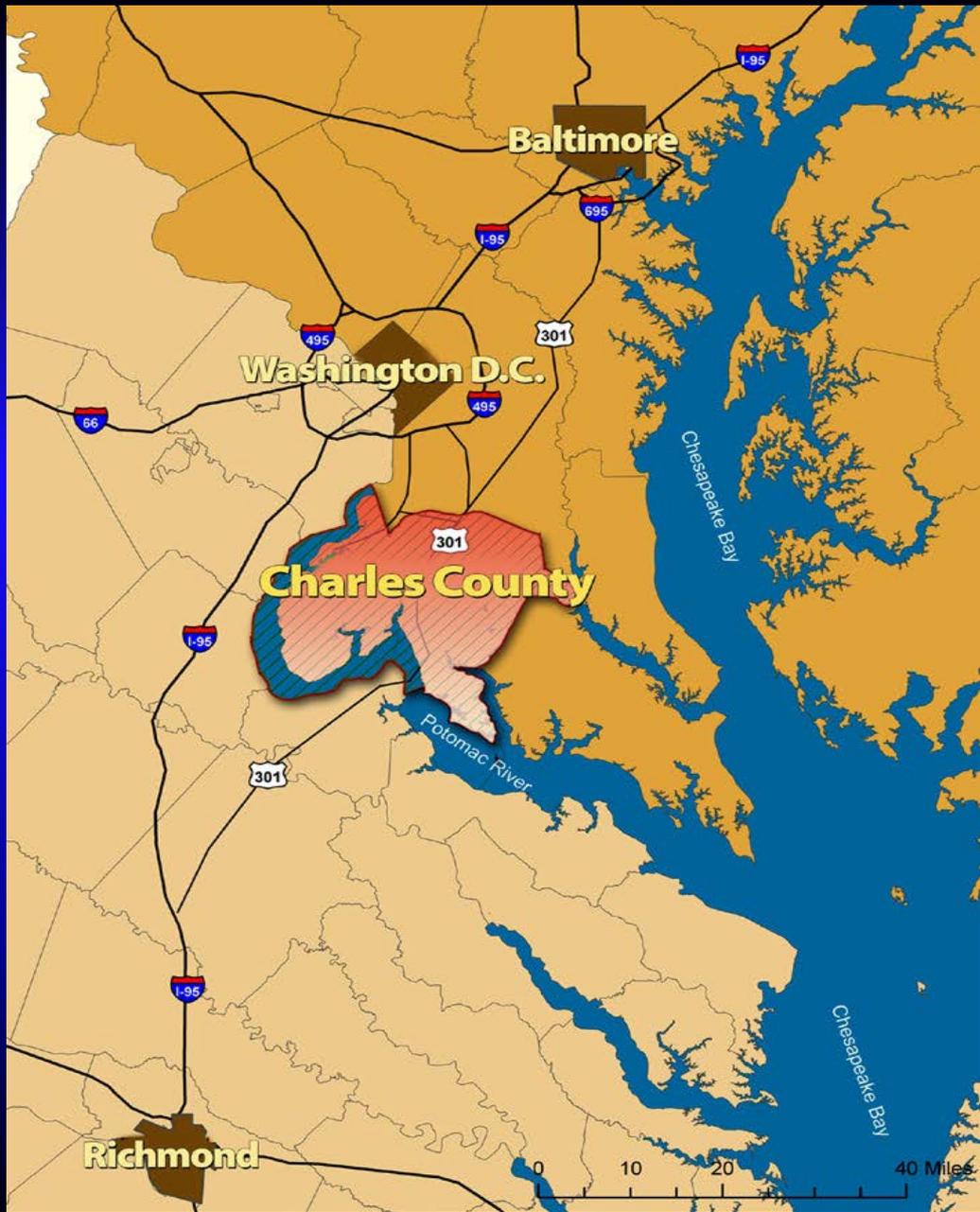
Planning & Development in Charles County, Maryland

**Sustainable Growth Commission Briefing
September 22, 2014**

Presented by:
Steven Ball, AICP, LEED AP
Planning Director

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

< \$ 29,999.	=	13%
\$ 30,000. - \$ 44,999.	=	6%
\$ 45,000. - \$ 59,999.	=	10%
\$ 60,000. - \$ 79,999.	=	14%
\$ 80,000. - \$109,999.	=	19%
\$ 110,000. - \$149,999.	=	20%
> \$ 150,000.	=	18%

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)



BRYANS ROAD
FEASIBILITY STUDY
CHARLES COUNTY MARYLAND
STORMWATER RETROFIT
TOWN CENTER CONCEPTS

Retrofit Improvements
Septic pump out program

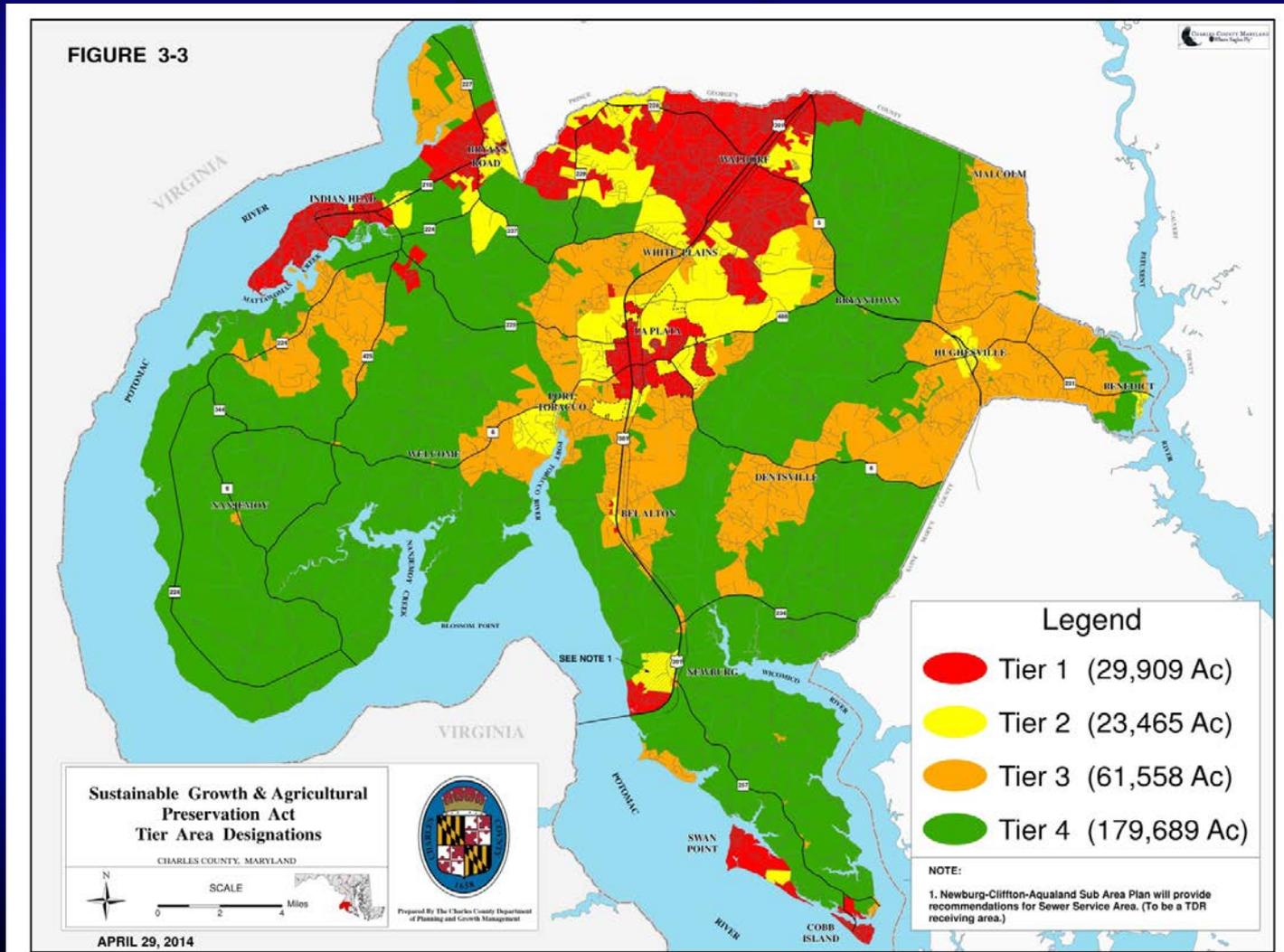


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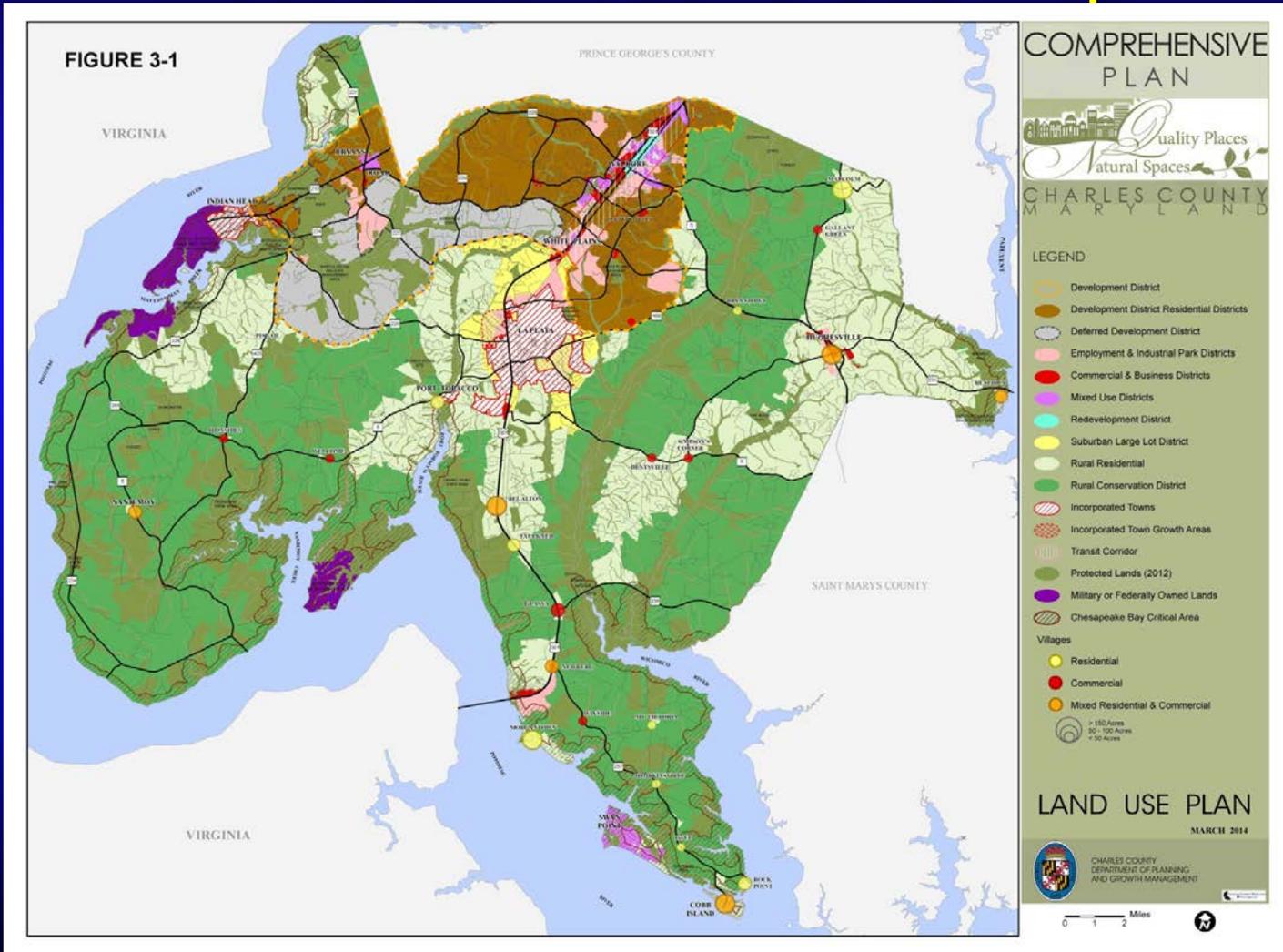
Shoreline Restoration



Land Use Issues: Tier Map – Adopted in April



Comprehensive Plan Most Current Land Use Map



Rural Village Plans Port Tobacco



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 200th 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.



Charles County Government
P.O. Box 2150 • 20686 Benedict, MD
301.461.0200 • www.charlescounty.org



Thank you to our event partners:

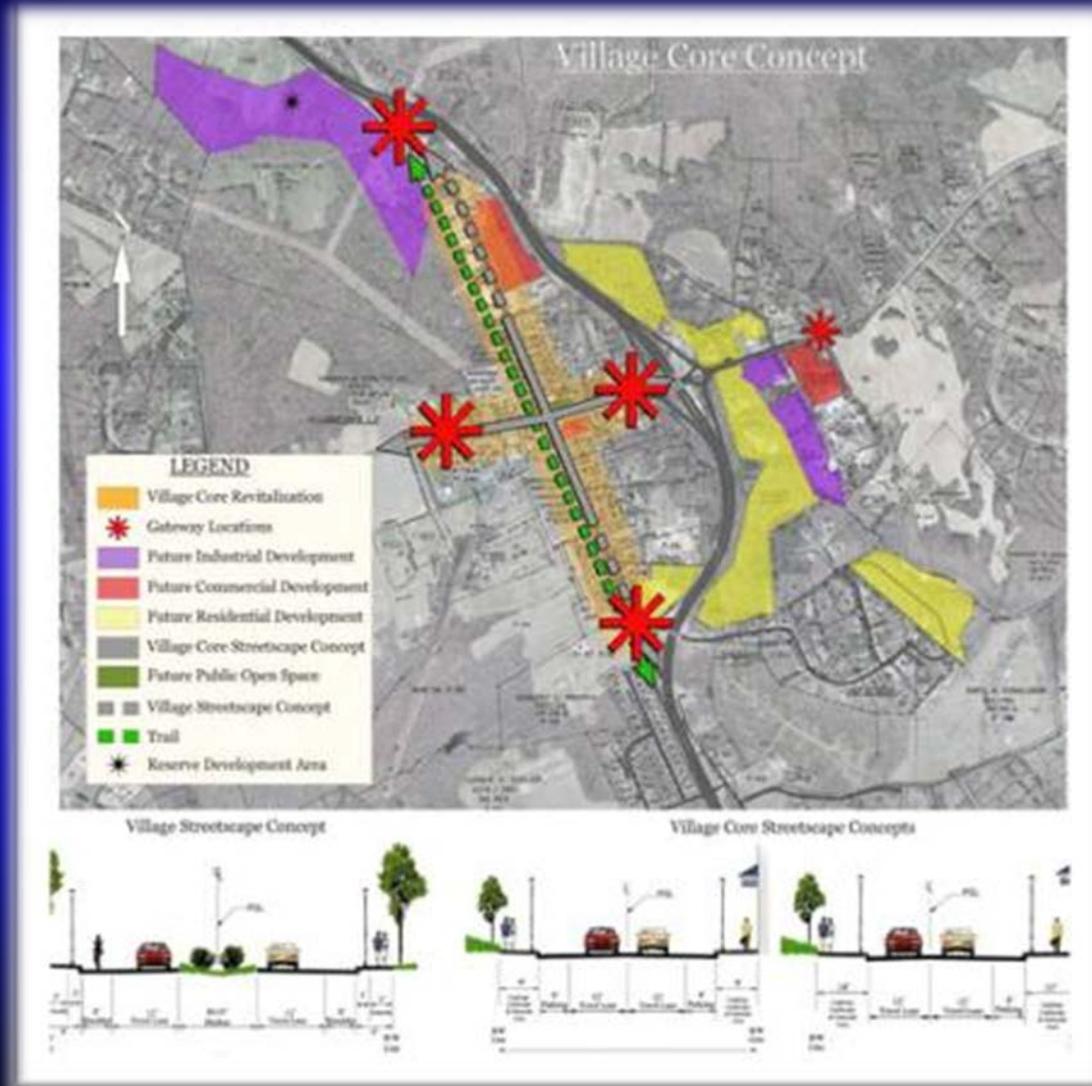
Charles County Historic
Preservation Commission



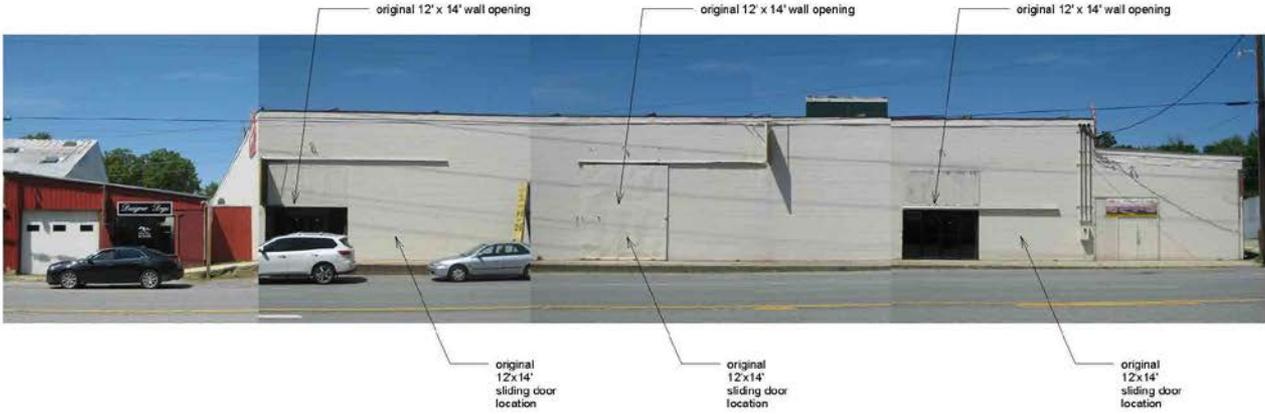
Waterfront Pedestrian Access



Hughesville Revitalization Plan



Hughesville – Tobacco Packing House Renovation (Community Legacy Grant Requested)



1 3D View B03

CA
 Cowie Associates PC
 Architecture & Development

PROJECT:
 BARN AT HUGHESVILLE
 Hughesville, MD
 BUILDING 2

CLIENT:
 BARN AT HUGHESVILLE

DRAWING INFO

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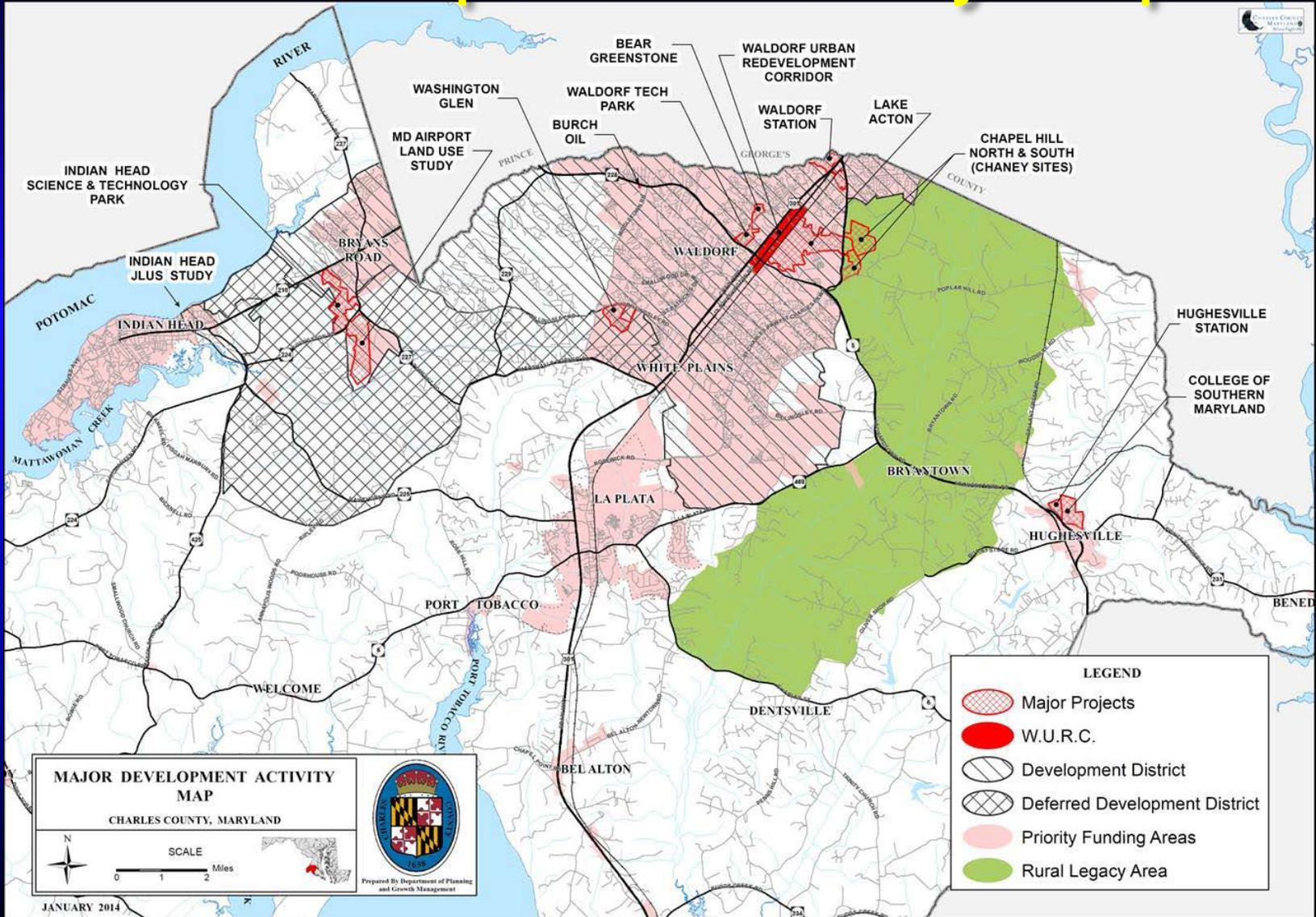
SHEET NAME

Design Scope Elevation

SHEET NUMBER

D 26

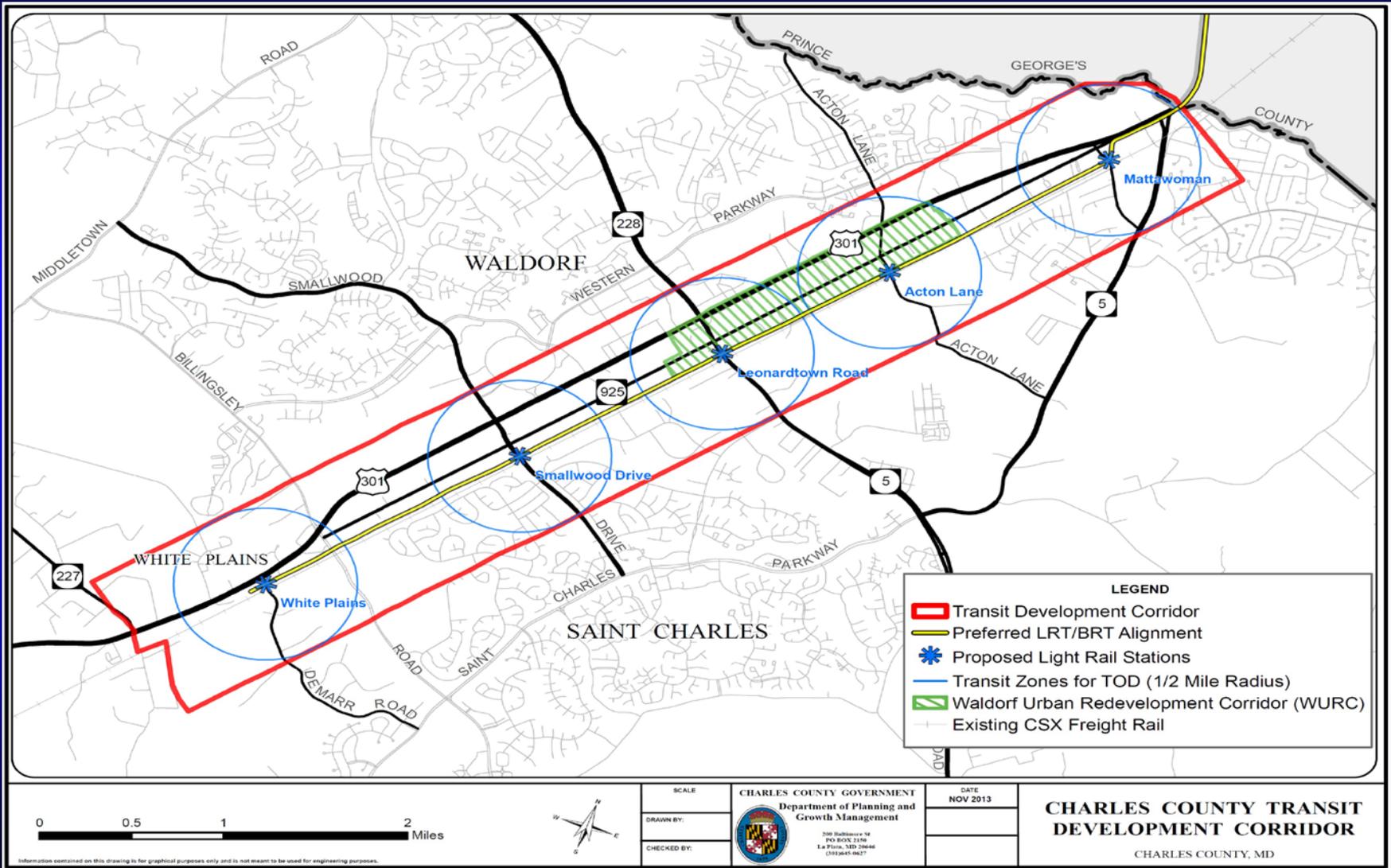
Development Activity Map



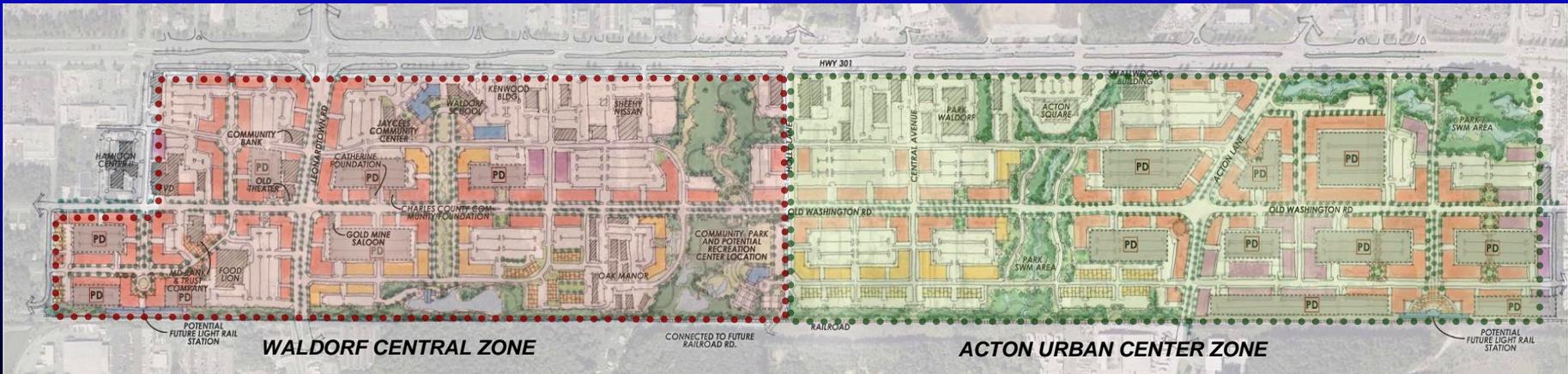
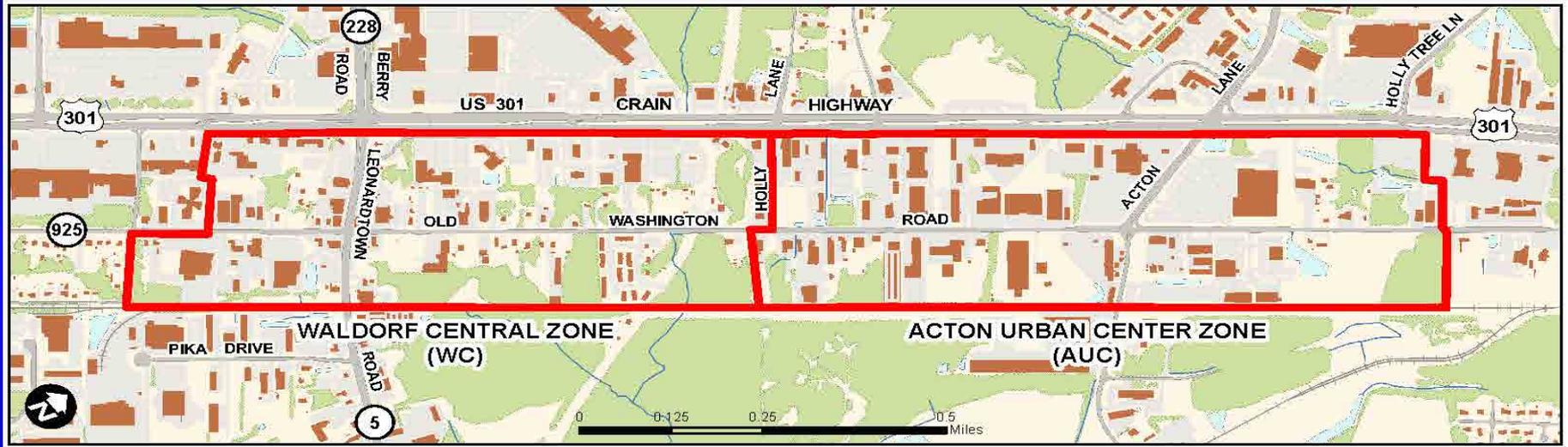
St. Charles



Transit Corridor



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

A WALDORF CIVIC CAMPUS
Includes: Present Waldorf Jaycees Community Center and Old Waldorf School, Fine Arts/Performing Arts/Civic Center and Waldorf Multi-Generational & Senior Center

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

C GATEWAY HOTEL
40,000 SF in 4-5 stories, 80-100 rooms

D FUTURE FINE ARTS/PERFORMING ARTS/ CIVIC CENTER
1500 seat auditorium

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

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

G MIXED-USE DEVELOPMENT
60,000 SF ground floor grocery on 1-2 floors
25,200 SF ground floor retail/commercial with 156 residential apartments on 4 upper floors and 8 ground floor residential apartments

H PUBLIC SQUARE URBAN PARK
1 acre park space for event use and bio-filtration

I PARKING STRUCTURE
756 spaces on 6 levels with retail/commercial loading and service included on ground level

J RESIDENTIAL BUILDING
110 residential apartment units on 5 floors

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

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

M PHASE 1 TRANSIT STOP
MTA bus and VAN GO stations

N AERIAL CROSSOVER FOR CSX TRACKS

O 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

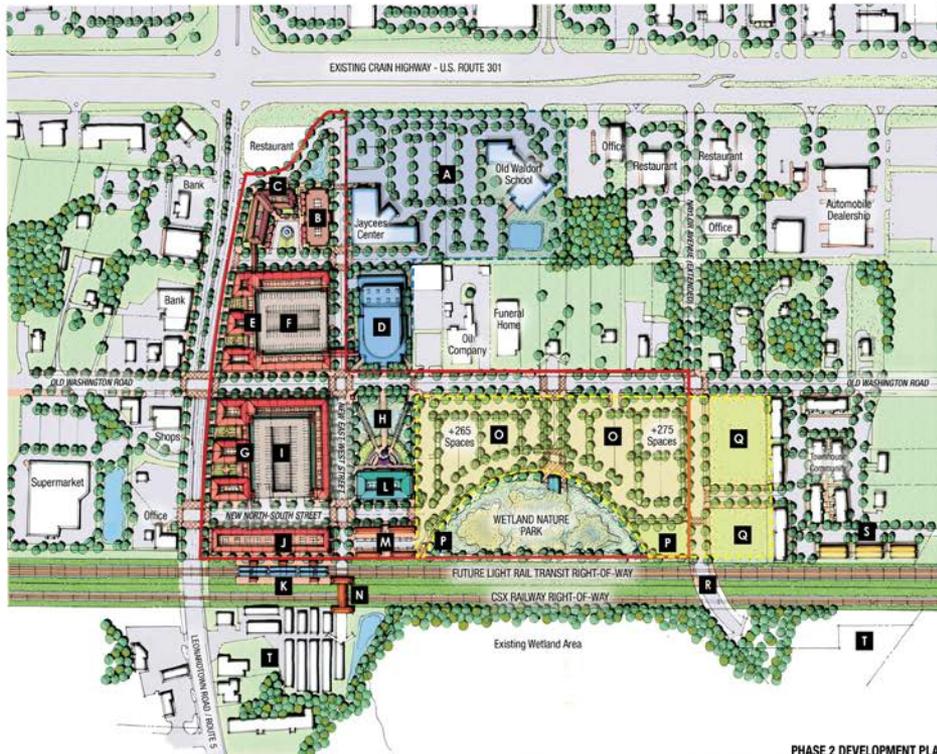
P FUTURE COMMUNITY PARK BUILDING SITES

Q FUTURE REDEVELOPMENT SITES
Commercial/residential mix

R FUTURE NAYLOR AVENUE EXTENSION ACROSS RAILWAY

S FUTURE RESIDENTIAL RECONSTRUCTION ALONG LIGHT RAIL ALIGNMENT
Three townhome building clusters

T FUTURE PLANNED TRANSIT-ORIENTED REDEVELOPMENT SITES



WALDORF URBAN REDEVELOPMENT CORRIDOR

PHASE 1 DEVELOPMENT PROGRAM

60,000 sf	ANCHOR (SPECIALTY GROCERY)
15,000 sf	FULL SERVICE RESTAURANTS
7,000 sf	BAR/PUB
4,000 sf	LIMITED SERVICE RESTAURANTS
20,000 sf	PERSONAL SERVICE / RETAIL
20,000 sf	FITNESS CENTER / RECREATION
50,000 sf	OFFICE
440,000 sf	RESIDENTIAL
40,000 sf	HOTEL
659,000 sf	TOTAL DEVELOPMENT SPACE

- RECOMMENDED PHASE 1 DEVELOPMENT AREA
- POTENTIAL FUTURE PHASE 2 DEVELOPMENT AREA
- POTENTIAL CIVIC CAMPUS AREA

PHASE 2 DEVELOPMENT PROGRAM

U 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

V 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

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



WALDORF CENTER - PHASE 1 AND PHASE 2 DEVELOPMENT PLAN



JANUARY 29, 2013





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

Sustainable Growth Commission



Presented by:
Charles County Government
**Dept. of Planning & Growth
Management**

P.O. Box 2150
La Plata, MD 20646
Phone (301) 645-0540
www.charlescounty.org

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.