

Request for Expansion of Target Investment Zone Boundaries in Hagerstown December 7, 2006

1. Hagerstown Target Investment Zone

Boundaries: The Target Investment Zone in Downtown Hagerstown, which is outlined in the Management Plan for the Heart of the Civil War Heritage Area, encompasses Public Square, the first block of N. Potomac Street, the first block of S. Potomac Street, and the first block of W. Washington Street. There are 58 buildings in the TIZ. (See map.)

Designations: This area is included within the Commercial Core National Register Historic District, the Downtown preservation design district (local zoning classification), the Hagerstown Revitalization Area, the Hagerstown Community Legacy Area, the Hagerstown Smart Growth A&E District, and an enterprise zone. The historic route of the National Pike, an All American Road, passes through the TIZ along S. Potomac Street and W. Washington Street. The area is located within the C3 zoning district which allows for a mixture of residential and commercial uses. All of the City of Hagerstown is a Priority Funding Area.

Character of the TIZ: This area is at the heart of the Commercial Core historic district and the Downtown central business district. It contains a high degree of historic integrity to the late 19th and early 20th century. Only 9 of the 58 buildings in the TIZ are non-contributing resources in the historic district. The TIZ includes significant anchor destinations in the downtown: the University System of Maryland Center at Hagerstown, University Plaza (a new public park beside USM), the Maryland Theatre, City Hall, the Washington County Courthouse, the Washington County Visitor Center, and the future home of the Barbara Ingram School for the Arts. The area contains two public parking decks and one public surface parking lot.

Development Activity:

§ The City built the downtown's first parking deck on N. Potomac Street in the mid-1980's and built an interior block surface parking lot to the east of N. Potomac Street in the late 1990's.

§ The City undertook a significant streetscape renovation project of Public Square in 1997.

§ The City acquired and closed two nuisance taverns on S. Potomac Street in the early 2000's.

§ The City acquired by friendly eminent domain three derelict buildings in the TIZ in the 1990's to jump start revitalization activities. One now houses the University System of Maryland facility and the other two are currently under renovation by private developers.

§ The State Highway Administration completed streetscape reconstruction and aesthetic improvements on Franklin and Washington Streets (routes of US 40

through downtown) between 1997-2002.

\$ The City created pedestrian enhancements to the corner of S. Potomac Street and Antietam Street in 2002, utilizing Community Legacy funding.

\$ The University System of Maryland and University Plaza were completed and open to the public in early 2005.

\$ A number of new restaurants and retail shops opened in the TIZ in 2005 and 2006, including a pilates and yoga studio, an antique shop, a dessertery, a women's shoe store, a gift shop, an urban clothing shop, an Italian restaurant, and a hot dog café. In addition, a popular downtown café relocated into the TIZ and the Washington County Arts Council gallery relocated within the TIZ.

\$ 28 S. Potomac Street and 66 W. Washington Street are currently being rehabilitated by private developers under the Maryland Heritage Tax Credit program. A new restaurant will open in 28 S. Potomac Street in mid- to late-December. Upper-floor offices are planned for both buildings.

\$ The City officially opens the new Arts and Entertainment District Parking Deck on S. Potomac Street in mid- to late-December.

\$ Renovations to 32 and 38 S. Potomac Street are underway by a private developer. These buildings will house a restaurant, offices, and a residence.

\$ The same developer has construction underway on a new building at 46 S. Potomac Street. This building will house overflow dining space for the restaurant at 38 S. Potomac Street, a coffee shop, and offices.

\$ Another developer plans to create residential condominiums at 15 S. Potomac Street and 43 S. Potomac Street. A restaurant opened earlier this year at 43 S. Potomac Street.

\$ Renovations are nearing completion at 41 N. Potomac Street by a private developer for a restaurant and upper floor residence (for the developer and restaurant owner). The restaurant opened in early December.

\$ Only four vacant buildings remain in the TIZ, all on W. Washington Street, that do not have re-use plans. These buildings hold the potential for future private investment for adaptive re-use projects.

\$ The Washington County School System has plans to renovate 7 S. Potomac Street for the Barbara Ingram School for the Arts, a magnet high school for performing and visual arts. The project has already received Community Legacy funding for the feasibility study and facade restoration and a State bond award. An easement has been granted to the Maryland Historical Trust. With funding in place, the school should open as soon as the fall of 2008.

\$ In the spring, the City will widen the sidewalks along S. Potomac Street, with the assistance of a grant from the Maryland Heritage Area Authority, to allow for outdoor dining in the heart of the A&E District. As funding permits, the City will also widen the sidewalks along N. Potomac Street.

\$ The City is about to go out to bid for the new street banners and pedestrian directory signs, which were made possible by a grant from the Maryland Heritage Area Authority. The interpretive plaques portion of this grant-funded project will go out to bid in early 2007.

\$ The Hagerstown/Washington County Convention & Visitors Bureau just

released a new downtown walking tour brochure which highlights Civil War and general local history. The tour traverses the TIZ as well as the proposed expanded TIZ area.

§ The Mayor has proposed a plan to make aesthetic upgrades to the street surface of the first block of S. Potomac Street and to close the block to traffic on the weekends. The vision is to allow for more street festival activities on the weekends in the heart of the A&E district.

2. **Proposed Boundary Expansion to the Hagerstown TIZ**

Boundaries: Expand to the second block of W. Washington Street, the first block of Summit Avenue, a portion of the first block of W. Antietam Street, and a portion of the second block of S. Potomac Street. This would add 46 more buildings to the TIZ. (See Map)

Designations: The expanded area is also included within the Commercial Core National Register Historic District, the Downtown preservation design district (local zoning classification), the Hagerstown Revitalization Area, the Hagerstown Community Legacy Area, and an enterprise zone. The expanded area includes more of the historic route of the National Pike through the downtown. The area is also located within the C3 zoning district which allows for a mixture of residential and commercial uses. All of the City of Hagerstown is a Priority Funding Area.

Character of the Area: The expanded area is on the outer edges of the Commercial Core historic district and the core area of the downtown central business district. It also contains a high degree of historic integrity to the late 19th and early 20th century. Only 6 of the 41 buildings are considered non-contributing to the historic district. A number of the infill buildings are under-utilized and in need of preservation work. This area includes six major anchor destinations: the central library of the Washington County Free Library and regional branch of the State library system, the Discovery Station (science learning center and aviation museum), the Miller House (museum), the Washington County Historical Society, the County Administration building, and the District Court. The Antietam Battlefield is located along the Sharpsburg Pike (MD 65), which is a continuation of S. Potomac Street.

Development Activity:

§ The new District Court was completed c. 2002.

§ The City widened the alleys around the District Court for two-way traffic and improved pedestrian connections in 2002, with State bond funding.

§ The Discovery Station renovated their space for the new science learning center and aviation museum in 2005.

§ The South Potomac Bead Company opened at 109 S. Potomac Street in 2005.

§ A private developer has plans to renovate 170 W. Washington Street into office condominiums.

\$ Another developer plans to renovate 101 S. Potomac Street into two restaurant/night clubs and residential condominiums.

\$ The Hagerstown Presbyterian Church is presently undergoing an extensive roof restoration project. This imposing c. 1874 church building is an architectural anchor at the west end of this block of W. Washington Street and a gateway feature for the S. Prospect Street historic district.

\$ The Washington County Free Library has plans for a \$16 million renovation and addition to the central library and regional branch of the State library system. The plan is to begin construction in FY 2010.

\$ The City has long range plans for a third downtown parking deck on W. Antietam Street (beside District Court) on the Hagerstown Trust parking lot.

\$ The interpretive plaques and pedestrian directory signs (MHAA grant funded projects) will extend into the proposed expanded area.

\$ Four of the buildings on W. Antietam Street recently changed hands with the potential for new private investment projects.

\$ There are four vacant buildings in the second block of W. Washington Street and two vacant buildings on Summit Avenue which hold the potential for future economic development projects.

Potential Grant-Assisted Projects:

\$ **Library Expansion:** The Library expansion plan includes an addition on the rear parking lot (to double the size of the library), complete renovation of the interior, and a replacement parking lot on the two adjoining properties on E. Antietam Street. The City has been requested to acquire the necessary properties, either by standard purchase or eminent domain if necessary. The City Council has identified the library expansion project as a priority for the downtown and expressed a willingness to assist where possible. Funding assistance would make such participation much more feasible for the City Council.

\$ **Western Maryland Room Expansion:** The Library contains the Western Maryland Room – a collection which is a major draw for individuals conducting research on family genealogy and local and regional heritage. The Washington County Free Library would like to expand their Western Maryland Room to allow for the full display of this expansive and growing collection and to provide more room for patrons to review the collection materials.

\$ **Washington County Historical Lecture Series:** The Washington County Free Library hosts historical lectures on an annual basis. Funding assistance could allow for additional Civil War related programs.

\$ **Miller House:** This house museum is interpreted to the Civil War era and run by the Washington County Historical Society. Funding assistance could help with a project to make the upper floors handicap accessible.

\$ **Washington County Historical Society:** The offices and archives of the Washington County Historical Society are located in the basement of the Miller House. Some local heritage exhibits are displayed in the upper floor rear additions to the house. Funding assistance could help with acquisition of adjoining or nearby property to allow for the expansion of the reference library,

creation of much larger exhibit areas for local heritage displays, creation of conservation and preservation facilities for donated exhibits and archival material, creation of conference rooms for lectures, and creation of new exhibits related to local Civil War heritage.

\$

Discovery Station: This new science learning center and aviation museum has plans for projects that could benefit from funding assistance, including making the second floor fully handicap accessible, building new display cabinets to allow for display of loaned heritage collections from the Washington County Historical Society, and construction of a flight simulator room for the aviation museum.

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Doleman Collection: The Doleman family's collection of African-American artifacts are in need of a permanent home where they can be displayed more readily to the public. Grant funding could assist with cataloguing the collection and/or studying the feasibility of property acquisition for a museum.

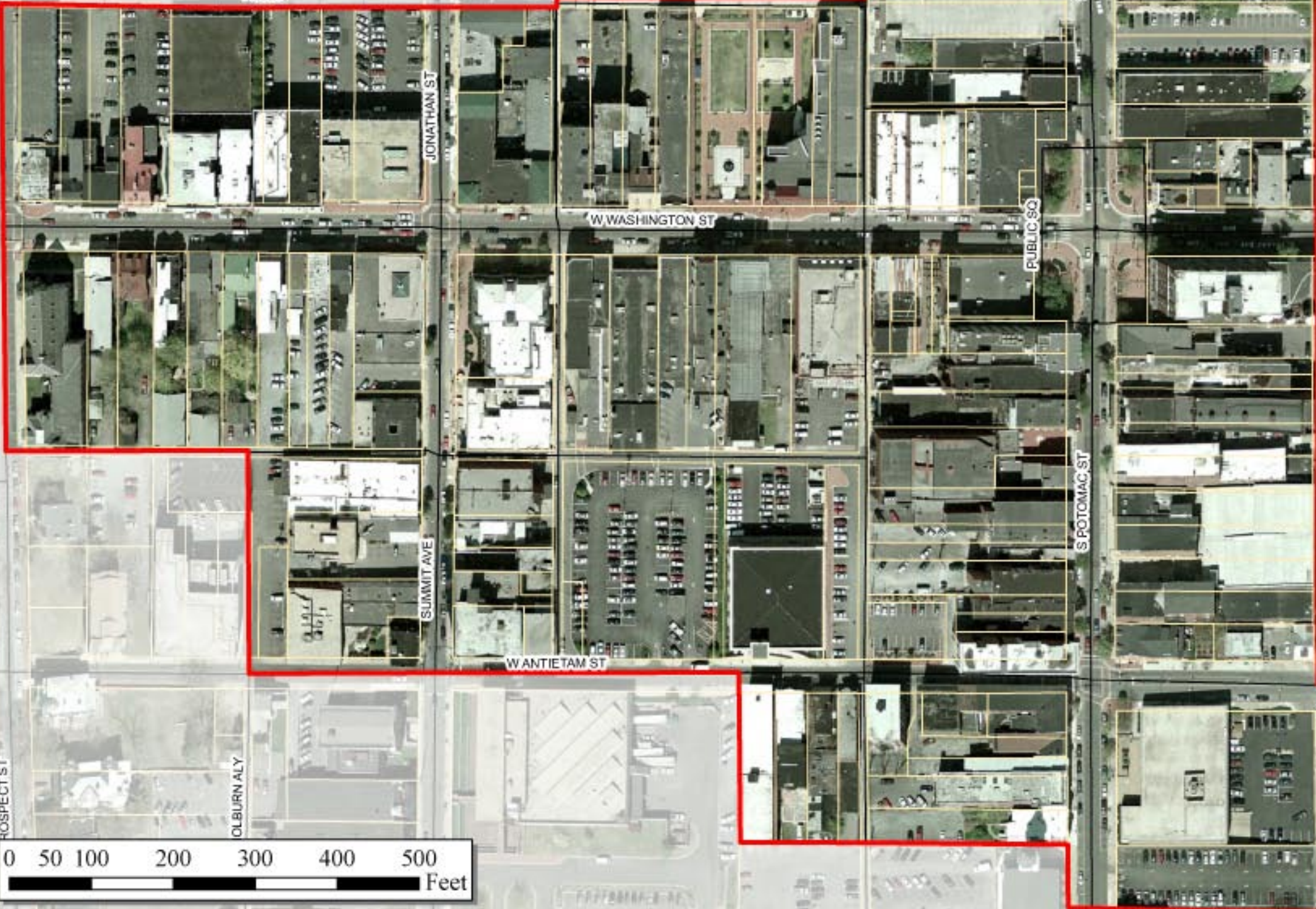
\$

New Parking Deck: The City has nearly completed construction of the downtown's second parking deck on S. Potomac Street and we have permit commitments which could nearly fill the deck when it opens. Funding assistance would help the City with planning for the third parking deck which is proposed for W. Antietam Street on the Hagerstown Trust parking lot. This third parking structure would help to make adaptive re-use of the many under-utilized buildings on W. Antietam Street, Summit Avenue, and the second block of W. Washington Street more feasible for the private sector.

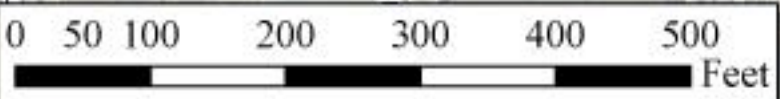
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Restaurants and Nightclubs: The developer who has acquired a number of the buildings within the TIZ and the expanded area is attempting to intensify the entertainment portion of the A&E district, but locating a number of restaurants and nightclubs in the buildings he has acquired around the heart of the TIZ. Three of these buildings are within the expanded area (7 are within the existing TIZ) on W. Antietam Street. Funding assistance would help to move the schedule up for these projects.

Target Investment Zone (TIZ) City of Hagerstown



-  Target Investment Zone (TIZ)
-  Tax Map Parcel Line
-  City Street



Map Project:
MAD03 State Plan Maryland (200)

Data Source:
City of Hagerstown, 2008
Washington Co, 2007

Prepared By:
Hagerstown Planning Department, 6/7/09

Map File:
New/Services/PLANNING/DEPT/020/Map
Project/ANMAP212.mxd

