

# CITY OF HAGERSTOWN, MARYLAND - PLANNING & ECONOMIC DEVELOPMENT ANNUAL REPORT

## Major New Developments (Over \$200,000 of Building Permit Value)

Sam's Club Addition	\$1,800,000
HBP Expansion	\$1,450,000
Younger Motorcars - Mercedes	\$900,000
Younger Motorcars - Mitsubishi	\$850,000
Ryan's Family Steak House	\$750,000
St. Mary's School Addition	\$689,000
Zion Baptist Church Addition	\$490,000
Brim Builders	\$401,000
Chick-fil-A	\$400,000
Norfolk-Southern (Fiber Optic Shelter)	\$350,000
JFS, LLC (Office Building)	\$300,000
Copy-Quik Printing Addition	\$243,000
allfirst	\$200,000
<b>TOTAL</b>	<b>\$8,823,000</b>

### Service Data

#### BZA CASES

1997	1998	1999	2000	2001
41	53	41	44	49

#### PDDC CASES

1997	1998	1999	2000	2001
37	39	31	38	51*

*\*Includes 10 sign and facade grants*

#### SITE PLANS

1997	1998	1999	2000	2001
32	32	49	41	33*

*\*Includes 10 staff-approved/23 full review*

#### SUBDIVISIONS

1997	1998	1999	2000	2001
32	24	34	27	25

#### REZONINGS

1997	1998	1999	2000	2001
2	11	5	6	3

## Year 2001 In Review

Major areas of focus for the Planning and Economic Development Department in the Year 2001 included working with the local business community on the University Systems of Maryland, the Art & Entertainment District and Community Legacy; and attracting quality businesses and industry to the City were all priorities.

## Performance Report For The Year 2001

- Worked with LDR and the A&E District Committee in preparing plan for the Performing and Visual Arts Center and a marketing brochure. The plan received an award from the Maryland Downtown Development Association.
- Completed negotiating an agreement with Antietam Cable Television for a 12 year renewal of their City franchise.
- Worked with URS (formerly Dames & Moore) and the Brownfields Community Stakeholders Committee on completing 4 Phase I studies and starting 2 follow-up Phase II studies on sites in the City.
- Worked to implement a plan for Fairgrounds Entrance Building and Keeper's Residence which resulted in acceptance of \$73,122 in grants for the stabilization of the buildings.
- Prepared an application and received funding to conduct a survey of the African American Heritage in Hagerstown.
- Prepared a Right of Way Management Ordinance for consideration by the Mayor and Council at a public hearing.
- Prepared detailed revisions to the text of the Zoning Ordinance for review by the Hagerstown Planning Commission.
- Worked with the Hagerstown-Washington County Economic Development Commission (EDC) and City staff in the location or expansion of 15 business with more than 162 jobs.
- Participated with 6 other entities in preparing an application for the Hagerstown-Washington County Foreign Trade Zone which includes one site for the proposed City Farm Business Park.
- Work with producers and directors of the movie *Gods and Generals* as the local contact for sites, facilities and assistance.
- Prepared a draft new Annexation Policy for consideration by the Mayor and Council. Processed three requests for annexation.
- Prepared and distributed new brochures soliciting new business for downtown and the remainder of City.
- Instigated monthly meetings with downtown merchants and business people for the purpose of improving the vitality and marketability of downtown.
- Prepared and received several significant grants from the State including the receipt of Community Legacy funding and designation as one of the first four state Smart Growth Arts and Entertainment Districts.

## **Challenges and Opportunities**

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- Completing the Brownfield Assessment Demonstration Pilot project. Beginning the Superfund Community Redevelopment Initiative for the Central Chemical site. Beginning the BrownFields Clean-up Revolving Loan Fund Pilot project.
- Developing new approaches to retaining existing businesses and recruiting new businesses to the City.
- Establishing the City Farm business park and Foreign Trade Zone within the City.
- Developing an annexation policy for Mayor and Council.
- Upgrading residential property in the downtown area.
- Attracting residential development to the City.
- Balancing the benefits of future economic development while minimizing the impact on existing infrastructure.
- Implementing the Hamilton Run and Marsh Run Greenway Recreation Trails.

## **Looking Ahead To The Year 2002**

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The Planning & Economic Development Department will be focusing on the following in 2002.

- Present to the Mayor and Council a proposed program of incentives to encourage businesses and property owners to invest in the City.
- Implement the Community Legacy grant which includes a program to convert multi-family residential properties back to single family. Staff will complete the comprehensive study of the zoning and subdivision ordinances and recommended changes, including design standards that are environmentally sensitive, for review with the Planning Commission and the Mayor and City Council.
- Staff will complete research and prepare a strategy for implementing the national recognized and successful Main Street Program for downtown. As part of this effort we will continue to work with the Hagerstown/Washington County Economic Development Commission and State of Maryland.
- Additional goals for 2002 will be the adoption of a City policy for development outside the City but which utilize City services and implementing plans for the development of a new business park within the City.
- Staff will implement strategic plan for retaining existing quality businesses and attracting new business in the downtown core.

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Richard L. Kautz, Manager  
Planning & Economic Development