

The Community's City Center Plan

Take a look at the future of our downtown... This is a 10-year roadmap for eight catalyst projects that will spur development in our City Center. The Community's City Center Plan includes detailed annual steps for making these concepts a reality. It creates at least 875 new permanent jobs, bringing \$125 million in new investment downtown.

This is a public-private partnership, where private developers invest 75% of the cost while funding from all levels of government will cover the rest. The City's consultants, Urban Partners, conclude that all of these projects are feasible based on their economic analysis.

This roadmap is the result of broad community input, with the consultants spending over 130 hours collecting feedback from the community. We appreciate your participation in this project to help move our downtown forward!

HAGERSTOWN



CITY CENTER

1. Office Development and Recruitment:



- Position downtown to compete for new office development using portions of Central Parking Lot
- City partners with a selected, experienced developer through a competitive process
- Estimated 154,000 square-foot new office development across three buildings
- Current parking accommodates first 70,000 square feet; additional office will require new parking deck

2. Maryland Theatre Expansion Project:



- Expand draw of downtown's largest attraction
- Grow from 150 to 225 performance days per year, increasing the audience by 60,000 annually
- Continue necessary improvements to seating and "back of house"
- Create new entrance, offices and performance space

3. USMH Expansion Support:



- Support USMH growth from 500 to 750 students
- Add facilities for culinary arts, tourism and hospitality programs
- Capture student housing opportunities downtown:
 - Three upper-floor renovation projects
 - 12 units to house 24 students

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4. Hotel/Conference Center and Heritage Center/Commemorative Park:



- Construct 200-room "Upper Upscale" hotel (i.e. Sheraton, Wyndham, Hilton)
- Programmed with adjacent 20,000 square-foot conference center
- Establish Civil War Heritage Center and Commemorative Park

5. Linking City Park/WCMFA and A&E District with Trail & New Housing:



- Construct multi-use trail linking City Park with Public Square
- Add 31 new townhomes along trail in first 10 years (more later)
- Rehabilitate Dagmar Hotel and three other W. Antietam buildings as 85 loft apartments

6. Expanded Downtown Arts/Events Programming:



- Build upon positive atmosphere created by events in downtown Hagerstown
- Coordinate with Maryland Theatre programming
- Utilize Main Street and other new funding sources to expand events
- Establish consolidated events calendar

7. Expanded Operations of the City Farmers Market:



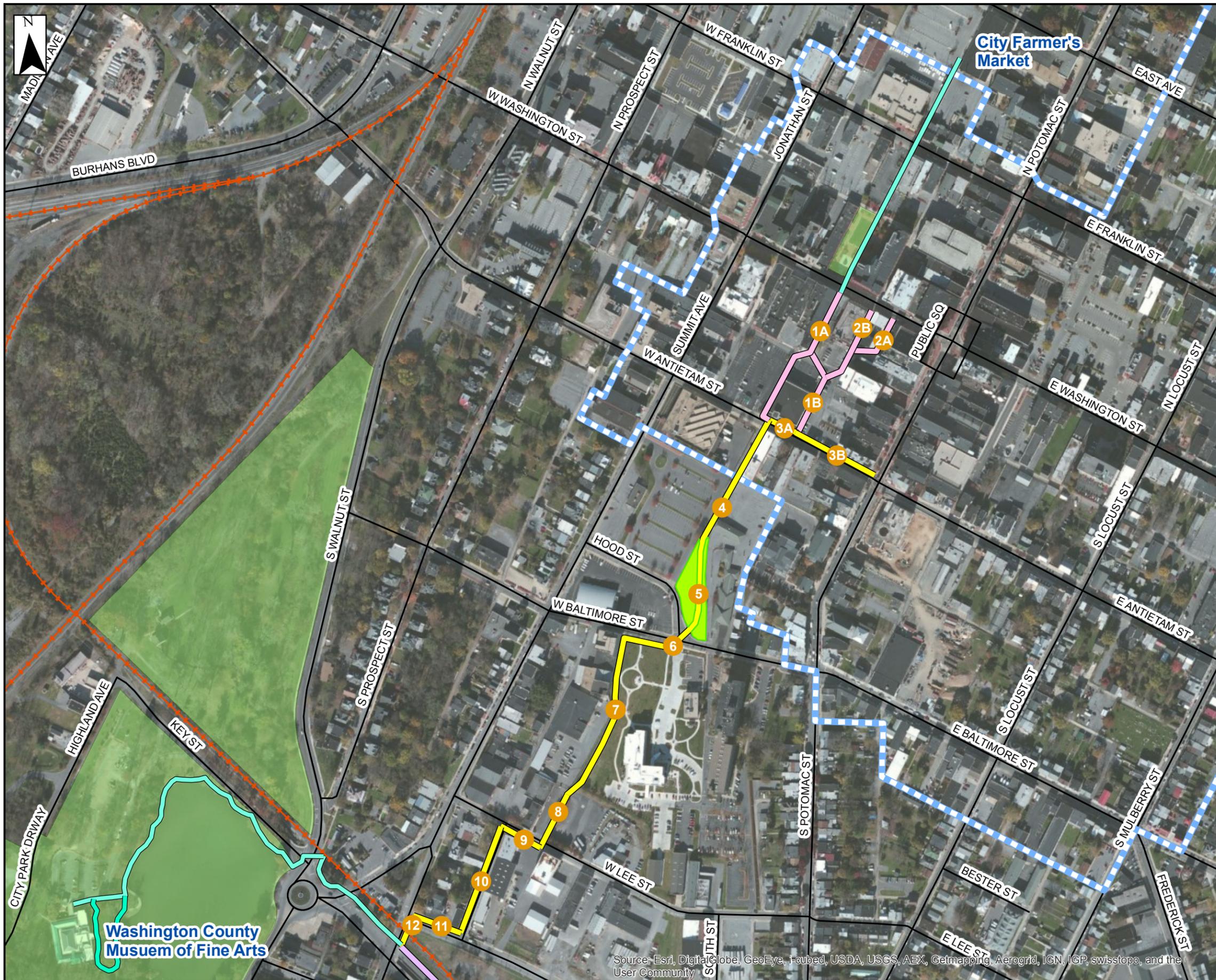
- Expand from 7 to 35 hours per week operation
- Implement private management approach
- Coordinate with existing tenants; recruit needed additional tenants
- Make necessary capital improvements
- Re-brand & promote to capture portion of estimated \$13 million in unmet demand for specialty foods

8. Expanded and Targeted Home Ownership Support:



- Aggressively market downpayment assistance
- Target Neighborhoods 1st support programs
- Target Neighborhoods 1st infrastructure and amenity improvements
- Continue acquisition, rehab and resale program
- Establish annual rental licensing inspections
- Continue excessive nuisance enforcement programs





Arts & Entertainment District to City Park Trail City of Hagerstown

- City Street
- Railroad
- Proposed Phase I Trail
- Existing Trail/Path
- Future Trail
- City Park
- Arts & Entertainment District

1A	Construct path up to and through City-owned 43-53 W Washington St to connect to existing Market Walk
1B	Alternate Route - Install crosswalk behind Maryland Theatre and utilize brick sidewalk on west side of street
2A	Possible spur through privately-owned courtyard at 17 W Washington St
2B	Alternate Route - Install gateway art and improve Rochester Alley to be more pedestrian friendly
3A	W Antietam Street - minor streetscape work, walkway on north side and possible mid-block crosswalk
3B	Spur to connect trail directly to S Potomac Street destinations
4	10 foot paved trail with lights through Herald-Mail property
5	Possible parklet area with art, features TBD
6	Reconstruct Hood Street/W Baltimore Street intersection for pedestrian and bicycle safety
7	10 foot paved trail with lights through Housing Authority property
8	10 foot paved trail with lights through Ellsworth property - Include landscaping and bollards as needed
9	W Lee Street - minor streetscape work and possible mid block crosswalk
10	Convert Hood Street to one way northbound. Street remains on east side of right-of-way while trail is on the west side
11	Narrow Sycamore Street to south side of right-of-way and install trail on the north side
12	Widen sidewalk on east side of Summit Avenue. Widen CSX rail crossing. Connect to existing multi-use path



Map Projection: NAD83 State Plane Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2014; ESRI, 2011

Prepared By: Hagerstown Planning & Code Admin. Div. 7/18/14 (rev. 10/13/14)

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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the User Community

