
Growth Management and Land Use

Introduction

This element discusses growth and land use issues in and around the City of Hagerstown. This element, combined with data in the Introduction and Water Resources elements, is intended to meet the requirements of the Municipal Growth Element (pursuant to House Bill 1141). This element sets forth policies to guide future residential and non-residential development, annexation, and redevelopment of vacant and underutilized areas. This element contains the future land use plan for the city and its growth area.

Goals

1. Channel future growth in a way that strengthens the City's role as the provider of urban services to the Hagerstown Urban Growth Area, and as the economic, cultural, and institutional center of Washington County.
2. Enlarge the city's corporate boundaries in order to become a stronger city, increase economic development, deliver urban services in an efficient manner, and promote fiscal stability.
3. Physically integrate the proposed growth area with existing developed areas of the city.
4. Re-use and revitalize vacant and underutilized land, to support economic development and neighborhood enhancement goals.
5. Re-align the Medium-Range Growth Area (MRGA) to include areas where growth is more likely to occur and to de-emphasize areas where growth is not likely to happen within the next 20 years.

Issues Addressed by this Element

1. The City of Hagerstown and the Hagerstown region continues to grow slowly in the aftermath of the housing downturn and the 2007-2009 recession. Some of this growth is occurring outside of the city, further diminishing Hagerstown's role as the region's primary provider of urban services.
2. Hagerstown needs to expand its corporate boundaries in order to harness the fiscal benefits of regional growth. In pursuing such expansion, the City must consider a host of issues, including where and how much to grow, how to provide public services to these areas, how to physically integrate existing neighborhoods and commercial areas into the city, and how to coordinate annexation efforts with Washington County's plans and policies.
3. Undeveloped or underutilized industrial land accounts for more than 8 percent of the city's land area. Re-use and revitalization of these areas is an important goal for the city and as such is the Priority 1 area for the provision of City water and wastewater service.

Existing Land Uses

Like most established cities, Hagerstown is predominantly residential, with a distinct downtown, major commercial corridors, and large areas designated for industrial uses. Map 2-1 show existing zoning. Map 2-2 and Figure 2-1 show the general distribution of existing land uses in the city, including institutional and open space land uses which are not zoning districts.

Figure 2-1: Existing Land Use in the City

Land Use Type	Acres	Percent of City Land Area
Agricultural	552	8%
Commercial	1,078	15%
Industrial	540	8%
Institutional	946	13%
Residential, Low Density	8	0.5%
Residential, Medium Density	1,880	26%
Residential, High Density	547	8%
Forest	960	13%
Open/Vacant Land	581	8%
Water	41	0.5%
Total	7,133	100%

Source: City of Hagerstown, 2017

Hagerstown's older residential areas consist primarily of medium-density single-family detached housing, with some areas of duplexes and townhomes mixed in. Hagerstown has a distinct downtown that is characteristic of older urban cores. The "Downtown," as used in this plan, is defined by the boundaries shown on Map 2-6. Downtown Hagerstown is a mix of commercial, high-density residential, government, and other institutional uses in a compact street grid. Hagerstown's highest residential densities are in or near the Downtown, although areas of apartments are found further from the downtown.

Commercial areas tend to follow major roadways, including US Route 40 (Dual Highway), Sharpsburg Pike (MD Route 65), Downsville Pike (MD Route 632), Leitersburg Pike (MD Route 60), Eastern Boulevard, Wesel Boulevard, and Northern Avenue. Industrial areas radiate outward from the downtown, reflecting the city's history as a railroad hub. Large concentrations of industrial land uses are found in the southeast and southwest quadrants of the city, while smaller, older industrial areas are scattered throughout the city's urban core.

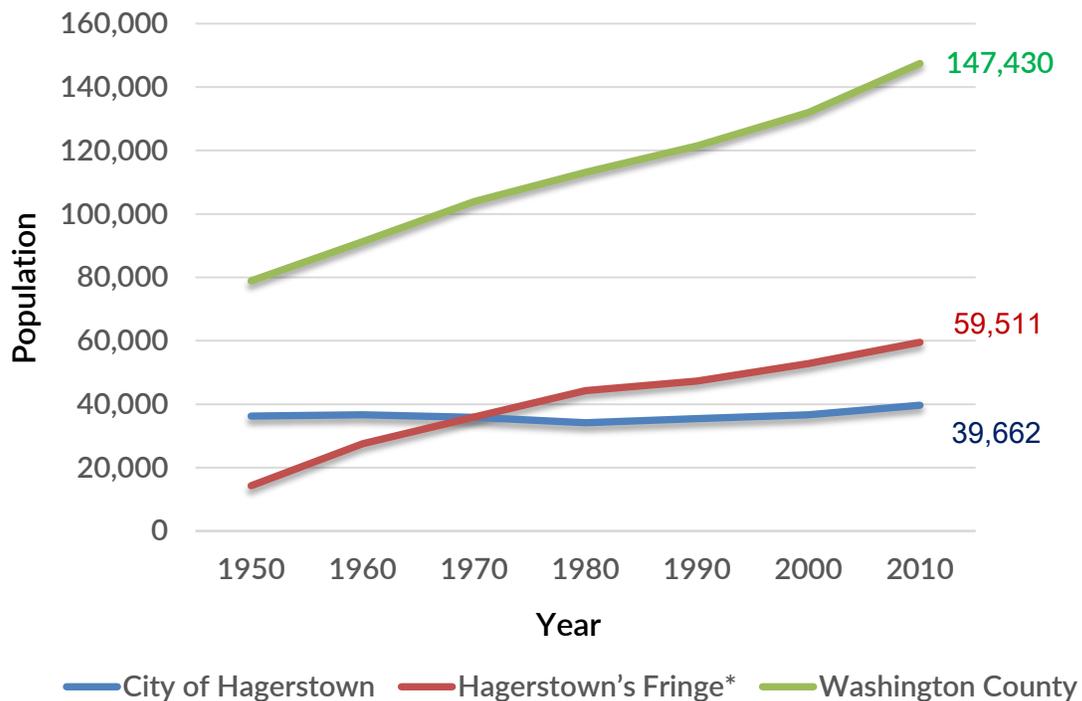
Large institutional uses, parks, and open space also occupy large amounts of land. Schools and health care facilities account for much of the institutional land use. Major open space uses include

Fairgrounds Park, City Park, and Rose Hill Cemetery (the Community Facilities Element discusses Hagerstown’s institutional and park and recreation resources in greater detail).

Growth Trends

Hagerstown and Washington County both nearly tripled in population during the 20th century. As shown on Figure 2-2, the city’s population bottomed out in 1980 and has been growing slowly since that time. By contrast, Washington County’s population grew by nearly 50 percent, and the population of Hagerstown’s Fringe¹ nearly quadrupled during that time. Between 2000 and 2008, a combination of factors spurred rapid growth in the County-designated Hagerstown Urban Growth Area (UGA). These factors included Maryland Smart Growth legislation, building moratoriums in Frederick County, historically low interest rates, a national housing boom in the mid-2000s, and the scarcity of affordable real estate in the Baltimore-Washington corridor.

Figure 2-2: City, Fringe, and County Population, 1950 - 2010



* Does not include city population
 Sources: 2008 Comprehensive Plan, U.S. Census Bureau

Within the city itself, growth has occurred on infill parcels but to a greater extent on land newly annexed into Hagerstown. Between 2000 and 2010, the city’s population increased by 8.1 percent, compared to just 3.5 percent in the prior decade. This growth slowed substantially during the late

¹ As defined in the Plan Introduction (Map 1-2), the Fringe represents Hagerstown’s suburbs, and is composed of County Subdivisions Hagerstown’s Fringe consists of County Subdivisions, as defined by the U.S. Census – Beaver Creek, Cedar Lawn, Chewsville, Fountainhead, Funkstown, Halfway, Leitersburg, Maugansville, and Williamsport.

2000s and early 2010s as a result of the impact of the 2007-2009 recession and housing downturn; however, as shown in Figure 2-4 a considerable number of residential units could be still developed in Hagerstown in the next 20 years and beyond, based on current plans and proposals.

Growth Projections

This element presents two projections for population growth in Hagerstown for the next 20 years. One growth projection is based on estimated household growth rates and is considered a modest growth scenario. The other growth project is land use/development build-out based and represents a more aggressive scenario for growth. Both are explained and shown more in detail in this element. While development and redevelopment in the city has been quicker in recent years than in previous decades, the pace of development embodied by the Rapid Growth Scenario would not be sustainable, and is not likely to occur, based on longer-term development trends in the city and the region. Accordingly, the Moderate Growth Scenario is the official population projection of this Plan.

Household Growth Scenario

The Hagerstown-Eastern Panhandle Metropolitan Planning Organization (HEPMPO) Long-Range Transportation Plan estimates that the City of Hagerstown will experience an annual household growth rate of 0.5% per year through 2040 while Hagerstown's fringe and Washington County will experience 1% population growth per year. Figure 2-3 shows this scenario and bases the projections and annual increases on the population estimate divided by the number of households from the 2011-2013 American Community Survey. Figure 2-3 also assumes a 2.44 person per household rate, which is the estimated average household size in 2013 for the city.

Figure 2-3: Household/Population Growth Scenario (Moderate Growth Scenario)

Year	Number of Households	City Population
2010*	16,449*	39,662*
2013**	16,631**	40,563**
2020	17,222	42,021
2025	17,657	43,083
2030	18,103	44,170
2035	18,560	45,286

*U.S. Census Bureau, 2010

**2011-2013 American Community Survey estimates

Projections based on 2.44 persons/household and annual growth of households by 0.5% from 2013

Land Use/Development Build-Out Growth Scenario

As of August 2014, some 1,338 new residential units were either under construction or are in the development pipeline. This represents a potential population increase of more than 2,800 residents (7 percent of the current population) that could occur by approximately 2025. Other development classified in Figure 2-5 as Future Planned, Vacant/Underutilized, or Potential Annexation could add more than 10,000 additional residents (25 percent of the current population). Map 2-3 and Figure 2-5 depict and describe the different types of residential development scenarios that are listed in Figure 2-4. Pipeline, Planned Development, Underutilized property, and Vacant land in Map 2-3 and Figure 2-5 are all within the city. Potential annexations in Map 2-3 and Figure 2-5 are outside the city in the MRGA.

Figure 2-4 shows the total amount of development that *could* occur by 2035 if all available land were developed. In that sense, it differs from *visionHagerstown 2035's* official growth projections in Figure 1-6, which show the amount of development that is *projected* to occur by 2035.



Partially developed portions of Hager's Crossing (2012)
Sources: Google Earth & Hagerstown GIS Data

Figure 2-4: Future Development Potential in the City (Rapid Growth Scenario)

Development Category	New Residential Units ^a	New Residents ^c
Pipeline Development (Immediate: 0-10 years)		
New residential units under construction or those included in approved preliminary plats or plans. (Shown on Map 2-3 and Figure 2-4)	1,338	2,810
Future Planned Development (Medium-Range: 6-20 years)		
New residential units within corporate boundaries that have been discussed with the city, but where no plat or plan has been approved. (Shown on Map 2-3 and Figure 2-4)	1,007	2,115
Vacant/Underutilized Land (Medium-Range: 6-20 years)		
Potential residential units that could be constructed on land within the city, based on Future Land Use designations ^b (Shown on Map 2-3 and Figure 2-4)	955	2,005
Potential Annexation: (Medium-Range: 6-20 years)		
Planned units on undeveloped land likely to annex into the city, or where pre-annexation agreements exist. (Shown on Map 2-3 and Figure 2-4)	1,537	3,228
Total	4,837	10,158
2013 City Population Estimate	----	40,563
2035 City Population Projection	----	50,721

Source: Hagerstown Planning & Code Administration Department

a: The background information used to generate residential unit counts is included in the Chapter 12: Appendix.

b: Vacant and Underutilized land definitions and Future Land Use designations are discussed in more detail later in this element. Residential densities were assumed to be 3.5 du/ac for Moderate Density Residential, 5 dwelling units per acre (du/ac) for Medium Density Residential, 10 du/ac for Mixed Use areas, and 10.61 du/ac for High Density Residential areas.

c: Assumes 2.1 residents per unit.

Washington County's population is also projected to grow steadily. Using the 1% annual growth projection from the 2040 LTRP and the 2013 estimated population of 149,159, Washington County is expected to have a population of 185,661 by 2035 – this represents an increase in population of nearly 25%. Much of this new development could occur in the MRGA as well as in and around the towns of Smithsburg, Boonsboro, and Keedysville. There are more than 2,200 acres of vacant land zoned for residential uses in the MRGA². Assuming a moderate residential density of 3.5 units/acre, this land could yield as many as 7,700 new residential units, or 16,170 new residents (assuming 2.1 persons/unit). There are also more than 2,800 acres of vacant land zoned for business and industrial uses in the MRGA, creating the potential for a sizeable amount of non-residential development.

² This excludes the parcels that have expressed interest in annexing into Hagerstown—the “Potential Annexation” category in Figure 2-4.

Figure 2-5: Planned and Future Development
(Refer also to Map 2-3: Planned and Future Development)

Map ID	Development Type	Name	Acres
1	Pipeline	Fridinger Avenue Redevelopment	1.3
2	Pipeline	Potomac Manor Section H	26.1
3	Pipeline	Hillside Manor	27.7
4	Pipeline	Greenwich Park	36.7
5	Pipeline	Cortland Villas	16.8
6	Pipeline	Fairchild Heights	3.1
7	Pipeline	Hager's Crossing PUD	239.4
8	Pipeline	Collegiate Acres	81.1
9	Planned Development	Housing Authority Property (Southern Portion)	15.9
10	Planned Development	Harrison Tract east of Dual Hwy	72.0
11	Planned Development	Haven Road Annexation	50.3
12	Pipeline	Scarlett Hills Apartments	8.2
13	Planned Development	Washington Knolls	40.3
14	Potential Annexation	Mt. Aetna Farms	177.3
15	Potential Annexation	Younger Toyota	3.9
16	Potential Annexation	ACH LLC	20.3
17	Potential Annexation	Parkway Neuroscience	9.7
18	Potential Annexation	Eastern Blvd Extended	107.9
19	Underutilized Property	Former MELP	11.8
20	Underutilized Property	Pangborn Corporation	13.1
21	Underutilized Property	Physioc on Burhans	2.7
22	Underutilized Property	Old Fairchild Plant	9.9
23	Underutilized Property	Statton Furniture	4.0
24	Underutilized Property	First Urban Fiber	15.2
25	Underutilized Property	Longmeadow Shopping Center	21.7
26	Underutilized Property	Supreme Block Property	5.6
27	Underutilized Property	Moller Organ Works	3.4
28	Underutilized Property	Former Venice Motel Section	2.8
29	Underutilized Property	Former Hospital Properties	4.8
30	Vacant Land	Groh Tract on Salem Ave	68.1
31	Vacant Land	Lyles Tract	31.9
32	Vacant Land	Kenley	25.9
33	Vacant Land	Hoffman/Alter	19.3
34	Vacant Land	Roundhouse Tract	55.7
35	Vacant Land	End of Western Maryland Pkwy	23.7
36	Vacant Land	Harrison Tract on Edgewood Dr	31.4
37	Vacant Land	Central Chemical Site	17.5

Figure 2-5: Planned and Future Development
(Refer also to Map 2-3: Planned and Future Development)

Map ID	Development Type	Name	Acres
38	Vacant Land	Tract on Hager's Crossing Dr.	51.2
39	Vacant Land	Harrison Tract A, Howell Road	193.6
40	Vacant Land	Eastern Blvd/Leitersburg Pike	3.7
41	Vacant Land	Elmwood Extension	12.6
42	Vacant Land	Virginia Avenue	8.6
43	Vacant Land	East of Emmert	12.9
44	Planned Development	E/S South Potomac Street	13.6
45	Vacant Land	Bowman Ave & Willow Cir	7.1
46	Vacant Land	Former Deerfield Knolls	5.9
47	Vacant Land	Tract adjacent to Antietam Creek	4.9
48	Vacant Land	Norfolk Southern Tract	95.2
49	Vacant Land	Kensington Com. Park (Lots 6-7)	3.8
50	Vacant Land	Dahbura	4.0
51	Vacant Land	Light Business Park Remaining Lots	10.1
52	Vacant Land	CSX & Startzman Tracts	63.2
53	Vacant Land	Wesel Blvd	132.4
54	Vacant Land	Harrison Tract C	30.0
55	Vacant Land	Harrison Tract C	20.0
56	Vacant Land	Salem Avenue LLC	10.5
57	Vacant Land	Hollyhock/Garland Groh Blvd	9.6
58	Vacant Land	Bilrite Homes Tract	10.2
59	Vacant Land	Snook Property	22.0
60	Potential Annexation	Maryland Emissions Inspection Center	1.8
61	Vacant Land	All Star Court	16.4
62	Vacant Land	Shaool Property on Eastern Blvd	5.9
63	Vacant Land	Shaool Property on Sweeny Drive	5.8
64	Vacant Land	Doub Farm	112.4
65	Vacant Land	Former Hospital Site	6.7
66	Planned Development	Aschenbach - Garland Groh Blvd	14.6
67	Vacant Land	Harrison Tract, Day Road	20.6
68	Potential Annexation	Review & Herald Property	129.6
69	Potential Annexation	Brandenberg Farm	37
70	Potential Annexation	Pitzer Farm	118.3
71	Potential Annexation	Beltway Properties LLC	4.5
72	Vacant Land	Housing Authority Property (Northern Portion)	17.2
73	Potential Annexation	Bostetter Farm - Broadfording Road	81.0
74	Potential Annexation	316 E Oak Ridge Drive	20.7

Figure 2-5: Planned and Future Development
(Refer also to Map 2-3: Planned and Future Development)

Map ID	Development Type	Name	Acres
75	Potential Annexation	Roadway Express Facility	37.5
76	Potential Annexation	CSX Property NW of Exit 5 (Interstate 81)	17.5

Source: City of Hagerstown; 2016

Figure 2-6 shows the acreage totals for the land use type categories identified in Figure 2-5.

Figure 2-6: Planned and Future Development, from Figure 2-5

Land Use Type	Acres	Percent of Total
Pipeline Development in the City	440	16%
Planned Development in the City	207	8%
Under-utilized Land in the City	95	3%
Vacant Land in the City	1,170	44%
Potential Annexation	767	29%
Total	2,679	100%

Source: City of Hagerstown, 2016

City growth planning is complicated by decades of City water service outside our corporate boundaries and health concerns related to quality of groundwater in our karst geological area. The Washington County Water & Sewer Plan which is developed and adopted by the County established the UGA as an area planned for water and wastewater service. The Washington County Health Department has an expectation that new development along City water lines in the UGA will connect to that service to avoid possibility of contaminated wells. As a result, the City of Hagerstown provides drinking water and a large share of wastewater treatment services to existing development in the MRGA and UGA, regardless of whether that development is inside or outside of the city’s corporate boundaries. Accordingly, much new development in the MRGA will use the city’s infrastructure, especially water, wastewater, and roads.

The City does not currently have the ability to control planning in the County Water & Sewer Plan nor control land use decisions that affect the amount and type of development that will occur in these areas outside the city. Without proper growth management policies, continued growth of unincorporated areas in the UGA limits the City’s ability to guide growth to make the most efficient use of the infrastructure and services that the City provides. The City also gains little direct fiscal or economic benefit from new development outside of corporate boundaries, despite the fact that these new residents and businesses use the City’s resources.

Expanding Hagerstown’s boundaries to include developed and undeveloped portions of the UGA is a necessary strategy to address this imbalance. By doing so, Hagerstown can strengthen

its fiscal base, broaden its spectrum of economic development opportunities, and strengthen its role as the center of the four-state Hagerstown region.

Growth Area Considerations

The question facing Hagerstown is not whether to grow, but how much to grow, and in what direction. The 2008 Comprehensive Plan identified a medium-range and long-range growth areas within the UGA. The Medium-Range Growth Area (MRGA) represented the City's desired boundary in the year 2028, based on assessment of capacity of water and wastewater resources and projected growth of vacant and underutilized lands. This analysis process and designation of the municipal growth boundary was mandated by State law for municipal comprehensive plans. The Long-Range Growth Area (LRGA) contains all other portions of the 2002 UGA, and represents the possible extent of city boundaries in 20 to 50 years. Map 2-4 also shows selected parcels for which pre-annexation agreements are in place, "potential annexation" parcels (from Figure 2-5), and the major economic development target areas in the UGA, as identified in 2002 Washington County Comprehensive Plan.

The Medium-Range Growth Area helps meet the City's growth management goals by:

- Including a large portion of the existing residences and businesses that receive municipal services from Hagerstown.
- Including or making contiguous many of the parcels for which the City holds pre-annexation agreements, as well as large parcels where annexation or pre-annexation has been discussed ("potential annexation" parcels). The largest concentrations of pre-annexation parcels are in two locations: north of Longmeadow Road and near Robinwood Drive.
- Creating a rational city boundary by following natural and human-made features such as highways and major roads (including MD Route 63, Interstates 70 and 81), waterways, and property lines.
- Balancing the City's growth needs with the expressed economic development plans of Washington County, such as the County's economic development target areas.

Additionally, the realignments of the Medium-Range Growth Area identified on Map 2-4 are designed to:

- To include areas that City utilities are obliged to serve through prior agreements (i.e. Friendship Technology Park)
- to capture areas that are more likely to develop within the next 20 years through existing pre-annexation agreements, such as areas along Sharpsburg Pike south of Interstate 70
- to remove areas not likely to develop within the next 20 years (i.e. agricultural tracts along Broadfording Road and Beaver Creek Road)

Several established neighborhoods, Washington County Regional Park, and the county-operated Black Rock Golf Course lie between Hagerstown’s current boundaries and the pre-annexation and potential annexation parcels shown in Map 2-4. This heightens the importance of including developed land in the Medium-Range Growth Area. For example, if the Fountain Head neighborhood (north of the city, east of US Route 11) were to annex into the city, Hagerstown’s boundaries would become contiguous with the pre-annexation areas north of Longmeadow Road, enabling those properties to annex into the city consistent with their pre-annexation agreements.

Incentives (financial or otherwise) would encourage existing neighborhoods and commercial areas to annex into Hagerstown. Figure 2-7 lists some of the incentives that are used in other Maryland municipalities, and could be used in the Medium-Range Growth Area. As the figure shows, the establishment of new annexation incentives is equally as important as efforts to promote and market existing incentives for annexation, such as net cost savings and the availability of a broader array of less costly public services. In incorporating these and other neighborhoods into Hagerstown, the City will need to pay special attention to urban design and transportation issues, especially in transition areas between the city and established neighborhoods.

Figure 2-7: Potential Annexation Incentives

Incentive	Description
Tax Incentives (Potential new incentive)	Hagerstown could offer temporary abatement of real estate taxes until properties are sold or developed.
Service Waiver (Potential new incentive)	In exchange for waiving the right to receive certain services, a home or business owner could receive a partial reduction in property taxes. In Hagerstown, this would not apply to water and wastewater service.
Broader Range of Services, Increased Level of Service (Existing incentive to be emphasized)	Compared to unincorporated parts of Washington County, Hagerstown provides higher levels of municipal services, including sidewalks, street lighting, professional fire protection, and refuse collection. The City’s service provision is more directly accountable to city residents.
Cost Savings from Annexation (Existing incentive to be emphasized)	As shown in the City publication Benefits of Living in the City, higher City property taxes are offset by the cost savings that city residents realize for, water service, wastewater service, and refuse collection. In addition, city residents pay lower fire insurance rates.

The City recognizes that any financial incentives utilized to encourage the annexation of existing neighborhoods and commercial areas must not and cannot create a burden upon the city’s present taxpayers. In exploring any program for annexation incentives, the City should carefully weigh costs as well as benefits, so that any such program will have a positive impact on present and future citizens. Cooperation with the County will be essential to the success of these initiatives.

Other municipalities have shown that it is possible to design and tailor annexation incentives that have a net positive impact on the City's own finances. One key factor is that residential ownership tends to turn over relatively quickly—in the Hagerstown area, five to seven years between new owners is typical. Consequently, when tax abatements or other incentives are limited to the current owners of the properties in the annexed area, the loss or limitation of revenue to the municipality is fairly short-lived, while the financial and other benefits of annexation for the municipality are permanent.

Land Use Changes

The Plan provides guidelines for the integration of newly added neighborhoods into the fabric of the city as a whole. Future Land Use definitions can ease that integration. The 2008 Plan established more Future Land Uses categories than the 1997 Plan, to recognize the different character of some developed land in the growth area, to respond to economic trends, and to provide a broader variety of development opportunities. These future land use changes included the following:

- A new Moderate Density residential land use category that recognizes the character of some existing neighborhoods in the city's Medium-Range Growth Area.
- A new Downtown category that recognizes the unique mixed use character of Hagerstown's existing downtown.
- A Business-Employment category that specifically encourages non-retail, non-manufacturing uses (e.g. office and research), reflecting the national shift to a service-based economy.
- A new Mixed Use category to encourage Traditional Neighborhood Design (TND) development on greenfield sites and maintain pockets of mixed-use in several areas across the city.
- Special Planning Areas that delineate portions of the city where more in-depth study is needed before determining the final land use. The Special Planning Areas were reviewed during 2008-2010 Comprehensive Rezonings and were also focus of the 2010 Small Areas Plan.

After the adoption of the Comprehensive Plan in 2008, the City began implementing the Future Land Use Plan. From 2008 through 2010, four phases of Comprehensive Rezonings were completed in order to update the 30 year-old zoning map using the recommendations of the Future Land Use Plan as a guide. The Pangborn Factory, Jefferson Street, and Roundhouse and Yards Special Planning Areas were addressed during the first three phases of the city-wide Comprehensive Rezoning Process in 2009-2010. Jonathan Street, Locust/Mulberry, and most of the East End Special Planning Areas were studied more closely in the 2010 Small Areas Plan. Also in 2012, the City adopted comprehensive changes to the Land Management Code, which includes the Zoning and Subdivision/Land Development Ordinances, which were consistent with the land use recommendations of the 2008 Comprehensive Plan. During the public review process, the Comprehensive Rezonings did not follow all of the Plan's recommendations; thus, leaving many

areas with inconsistent zoning classifications and future land use. In 2009, the State of Maryland passed and adopted the Smart and Sustainable Growth Act of 2009 which requires consistency between a municipality's comprehensive plan and zoning ordinance.

VisionHagerstown 2035 uses the future land use designations and recommendations that resulted by the 2008 Comprehensive Plan, the 2010 Small Areas Plan, and the 2008-2010 Comprehensive Rezonings.

The primary tools for guiding land use are the Future Land Use Map and its associated definitions. The Future Land Use map indicates graphically the overall Comprehensive Plan land use goals and policies guiding efforts to develop and redevelop the city and its growth area over the next 20 years.

The Future Land Use Map is a planning policy map that will serve as the basis for future planning, including updates and changes to the City's zoning ordinance and map and the zoning districts that will apply to new areas that annex into the city.

Vacant and Underutilized Land

While outward growth is necessary to enhance Hagerstown's fiscal and economic future, the City also needs to revitalize and re-use the vacant and underutilized land already within its borders. Map 2-5 shows vacant and underutilized land in Hagerstown, along with their existing zoning designations. Map 2-6 shows the vacant and underutilized properties in the downtown (CC-MU zoning district). Figure 2-8 shows the base zoning type for vacant/underutilized land. Nearly half of the vacant/underutilized land is zoned for industrial purposes, with large areas along Wesel Boulevard and Antietam Creek. The presence of so much vacant industrial land reflects the decline of heavy industry in the city.

VisionHagerstown 2035's approach to revitalizing vacant and underutilized areas is to establish new or revised future land uses for these areas, and to provide targeted economic development strategies for development or re-use. The Economic Development element describes the latter set of strategies, and the Business-Employment land use specifically recognizes the need for offices, office parks, and light industrial parks.

Figure 2-8: Existing Zoning of Vacant/Underutilized Land in the City

Land Use Type	Zoning Districts	Acres
Downtown	CC-MU	21.8
Commercial	CG	138.2
Commercial	CR	181.4
Industrial	IG	387.2
Industrial	IR	56.6
Business Employment	POM	131.3
Business Employment	I-MU	193.6
Mixed Use	N-MU	72.0
Residential	RMOD	134.7
Residential	RMED	118.6
Residential	RH	136.6
Residential	RO	6.7
	Total	1,578.7

Source: City of Hagerstown, 2016

PlanMaryland Place Designations

In 2011 the State of Maryland adopted *PlanMaryland*, an executive policy document that looks to better coordinate smart growth efforts and programs within the State government. Some of the goals of *PlanMaryland* include, but are not limited to, stimulate economic development and revitalization in communities that have facilities to support growth, save 300,000+ acres of farmland and forest over the next 25 years, and help accommodate a projected 1 million additional residents, 500,000 new households, and 600,000 new jobs by the year 2035. While *PlanMaryland* is not a comprehensive plan that supersedes local planning authority, it does recommend that local jurisdictions participate and identify place designations for growth, revitalization, land preservation, and resource conservation that are consistent with local land use ordinances. Three place designations identified in *PlanMaryland* apply to the city and the MRGA:

- **Targeted Growth & Revitalization Area** – These are areas broadly defined to emphasize mixed-use, higher density residential and business development, historic residential neighborhoods, and employment opportunities, and to better connect residential and business populations to retail, transportation (including public transit), educational, recreational and employment opportunities.
- **Established Community Area** – These are locations within a jurisdiction’s Priority Funding Area that already provide many Marylanders places to live, work, and play, but for the most part are not intended for substantial growth or revitalization. It is important to note

that State and local government resources are intended to be directed to Established Community Planning Areas to maintain the existing high quality of life in those areas.

- **Future Growth Area** – A Future Growth Area is typically undeveloped land that is not ready to be developed, but that the local government has recognized as a logical place for community expansion within an existing Priority Funding Area or as an addition to it. Local and State resources are not usually allocated to advance development of these areas in the near term, but these areas are included in long-range planning efforts to ensure the continuity of public infrastructure and land-use compatibility.

Source: PlanMaryland

It is the intent of this Growth Management & Land Use Element to incorporate these three areas for the city and the MRGA into *visionHagerstown 2035* as recommended by the State of Maryland. The City of Hagerstown evaluated existing development patterns and growth areas of the city and county and identified place designations as shown on Map 2-9.

Growth Management and Land Use Policies

- Policy 2-1.** This Comprehensive Plan maintains the Medium-Range Growth Area (MRGA) and Long-Range Growth Area with several modifications, as shown in Map 2-4.

The Medium-Range Growth Area boundary represents the desired city boundary in the year 2035. The Long-Range Growth Area boundary contains all portions of the 2002 Hagerstown UGA not included in the Medium-Range Growth Area or within the corporate boundaries of other municipalities, and shows the city's desired longer-term (20 to 50 year) boundary. Land in this area will only be annexed into the city in the next 20 years if such action strongly supports other goals and policies in this Plan and/or the Medium-Range Growth Area boundary is amended

- Policy 2-2.** The net effect of annexation within the City's Medium-Range Growth Area will generate revenues and benefits sufficient to justify the overall expansion of city services. However, fiscal considerations will not be the sole basis upon which individual annexation decisions are made.

- Policy 2-3.** Taken as a whole, annexation for residential purposes within the City's Medium-Range Growth Area will support the City's goal of promoting a high-quality housing stock and generally increasing home ownership rates.

- Policy 2-4.** The City of Hagerstown will coordinate growth and annexation efforts with appropriate agencies, officials from Washington County, and other municipalities if affected.

- Policy 2-5.** New development will be timed to match the availability of public facilities, including roads, emergency services, and water and wastewater service. City Code requires developers to pay for any on-site or off-site infrastructure improvements (i.e., roads, sidewalks, SWM, water, wastewater) needed to serve their development.
- Policy 2-6.** Development and redevelopment of Hagerstown’s vacant and underutilized land will be an important part of the City’s overall growth management approach and as such is Priority 1 for City water and wastewater service.
- Policy 2-7.** Future Land Uses will be consistent with the designations in Figure 2-9, and Map 2-7.
- Policy 2-8.** The Hagerstown Zoning Map will be consistent with the Future Land Use designations established by Policy 2-7.
- Policy 2-9.** Growth management and the Future Land Use Plan for the City of Hagerstown and the Medium-Range Growth Area will be consistent with the goals of *PlanMaryland*, specifically within Place Designations established on Map 2-9.

Figure 2-9: Future Land Use Designations

Moderate Density Residential (RMOD)

Compatible Zoning Districts: RMOD

Average Residential Density: 3 - 5 units/acre

The Moderate Density Residential areas recognize existing lower-density residential development in the Medium Range Growth Area (entirely outside of Hagerstown’s corporate boundary) and encourage the development of similar residential uses in adjacent undeveloped land. Densities in RMOD areas, typically three to five units per gross acre, are lower than those found in many neighborhoods within the current corporate boundaries. However, such lower density areas are common within and at the fringes of otherwise dense cities such as Baltimore and Washington, D.C., as well as smaller cities such as Frederick. Including moderate density residential broadens the range of housing types and choices within the city.



Larger lot single-family home in the Paradise Heights Subdivision north of the city

PUDs will be permitted in the RMOD area if they demonstrate rigorous compatibility with surrounding areas. Apartments will likely not be allowed in RMOD PUDs.

RMOD areas include existing developed land to the north and east of the city, as well as developed and undeveloped land at or near the periphery of the growth area. The City will emphasize the design integration of new residential areas with existing development, through common design elements, including aligned street and open space networks, as well as compatible densities.

Medium Density Residential (RMED)

Compatible Zoning Districts: RMOD, RMED, RO

Average Residential Density: 5 - 10 units/acre

Medium Density Residential areas recognize already-developed areas, located within or immediately adjacent to the city, as well as areas likely to be developed at medium densities. The purpose of RMED areas is to encourage a broad range of housing types, including single-family detached, duplex, and townhouse units. Most of the developed residential area in the city is Medium Density. Within these areas, the city will emphasize neighborhood stabilization and enhancement efforts, including the Neighborhoods 1st, Community’s City Center Plan, and Comprehensive Neighborhood Revitalization initiatives (see those mentioned in the Housing and Neighborhoods Element).

The RMED area includes portions of the city currently zoned RMOD (Residential-Moderate Density, not to be confused with RMOD Future Land Use) and RMED (Residential - Medium Density). Residential densities in RMOD- and RMED- zoned areas will generally be between five (5) and ten (10) units per gross acre. Neighborhoods characterized by single-family detached units would typically have lower densities, while duplexes and townhouses would have densities at the higher end of the RMED.



Homes on East Irvin Avenue

RMED areas include some existing and potential future PUDs, where residential density may exceed ten (10) units per acre. PUDs are subject to careful design review to ensure compatibility with surrounding

Figure 2-9: Future Land Use Designations

neighborhoods. Apartment units may be permitted in RMED PUDs, but would not otherwise occur in RMED areas. Mansion-house apartments are also permitted in this land use category, and existing apartment buildings are likely to remain as such.

The RMED area also includes portions of the city currently zoned RO (Residential-Office). The RO district allows office uses in large houses, and serves as a buffer between residential and commercial areas. Locations with RO zoning typically have a mix of residential and non-residential uses in buildings that are residential in character. Although not strictly residential in use, the RO zoning district as currently defined is consistent with the RMED future land use.

High Density Residential (RH)

Compatible Zoning Districts: RH

Average Residential Density: 10 - 16 units/acre

This land use indicates the location of existing high-density residential development, typically garden apartments or apartment buildings, in the city and growth area. The RH area includes portions of the city currently zoned RH (Residential - High Density). These areas typically have densities of 12-16 units per gross acre. This Plan deviates from the 2008 Plan in that several undeveloped tracts of land previously designated as RH are changed to lower intensity residential or non-residential land uses. Future demand for this type of residential development will be met as part of new PUDs, as well as the Downtown (D) and Mixed Use (MXD) Future Land Use areas (see below).



Multi-Family Dwellings on Manor Drive

Downtown (D)

Compatible Zoning Districts: CC-MU

Average Residential Density: 10 - 22 units/acre

The Downtown Future Land Use area recognizes the unique combination of uses in Hagerstown's historic downtown. The Downtown Future Land Use area is generally bounded by Bethel Avenue and Church Street to the northeast, Cannon Avenue and Locust Street to the southeast, Baltimore Street and Antietam Street to the southwest, and Burhans Boulevard to the northwest.



Looking east on West Washington Street from USMH

The Downtown is characterized by medium- to high-density residential development mixed with commercial, office, and institutional uses. Specific land use policies for the Downtown are:

- Concentrate higher residential densities and non-residential land use intensities in the Downtown. The average density of the Downtown area will be between 10 and 22 units per gross acre, although individual sites have much higher densities, and some lots already exceed 50 units per acre. While densities of 50 units per acre will not be the norm, such densities could occur.
- Continue to encourage a mix of residential, commercial, and

employment uses.

Figure 2-9: Future Land Use Designations

- Encourage non-residential land uses that serve local needs, as well as citywide and regional needs.
- Encourage the continued presence of city, county, and state government offices.
- Facilitate new development with lot sizes, setbacks, building heights, architectural character, and other elements that match the character of existing development. These elements are discussed in detail in the Urban Design and Historic Preservation Element.

Mixed Use (MXD)

Compatible Zoning Districts: N-MU

Average Residential Density: 6 - 16 units/acre

Mixed Use designations apply to areas where the city envisions a seamless combination of residential, commercial, office, and institutional uses, resulting from a special study or master planning efforts. This future land use is necessary to promote the comprehensive redevelopment of areas where a mix of several land uses is desired and to facilitate retention of areas containing mixed residential and commercial. The Future Land Use map identifies four MXD areas: the 0 and 100 Blocks of East Baltimore Street (south side of street), and the Potomac Ave/Maple Ave neighborhood, and on one of the Harrison Farm tract east of Dual Highway (US 40). The Mixed Use future land use can be used to encourage new Traditional Neighborhood Design (TND) development on a greenfield site. Residential densities in MXD areas will be determined through the planning process, but will likely be in the range of 6 to 10 units per acre.



Mixed-Use Building at the corner of Oak Hill Ave & Potomac Ave

Commercial General (CG)

Compatible Zoning Districts: CL, CG, CR

Average Residential Density: Not Applicable

Commercial General indicates land designed to accommodate a broad range of commercial purposes, especially retail uses and personal services, ranging from individual stores to shopping centers. Within existing corporate boundaries these areas include much of the Dual Highway corridor, Maryland Avenue, Leitersburg Pike, and Wesel Boulevard. It also includes a number of smaller commercial areas such as those along Eastern Boulevard, Northern Avenue, West Washington Street, Frederick Street, and Burhans Boulevard. In the growth area, major CG concentrations include Valley Mall, Prime Outlets, and Pennsylvania Avenue.



Centre at Hagerstown Shopping Center, Garland Groh Boulevard

Figure 2-9: Future Land Use Designations

Business Employment (BE)

Compatible Zoning Districts: POM, I-MU

Average Residential Density: Not Applicable

The purpose of the Business Employment land use is to provide land for non-retail, commercial businesses that generate significant amounts of employment. Offices, office parks, light industrial parks, research and development facilities, and communication and high-technology facilities are the target land use for BE areas. Land uses that generate noise, odors, or large volumes of truck traffic would not be desirable in BE areas in most areas within the existing corporate limits of the city. However trucking and distribution facilities and other high volume truck traffic activities would be appropriate in the Hopewell Valley area and other targeted areas with excellent road access and proximity to interstate interchanges. A limited amount of retail use and other commercial service uses will be permitted in these areas to support job centers.



Office buildings in Light Business Park

Business Employment areas are locations to which the City will devote special attention to attracting new businesses and providing appropriate space for existing city businesses that wish to expand. The BE land use within the existing corporate limits of the city will provide locations and lot sizes to attract smaller businesses—especially those with fewer than 200 employees.

Existing office and business parks—such as the MKS Business Park—fall under the BE definition, as do a number of currently undeveloped areas. Land along Oak Ridge Drive, Paul Smith Boulevard, Howell Road, Mount Aetna Farms, and Friendship Technology Park all into this category. The BE designation also indicates older vacant or underutilized industrial areas where the City wishes to stimulate redevelopment for non-retail

employment uses. Examples include parcels along Wilson Boulevard, Florida Avenue, the Central Chemical site, the former Pangborn Factory, and several of the former Hospital properties.

Industrial (IND)

Compatible Zoning Districts: IR, IG

Average Residential Density: Not Applicable



Industrial building on Frederick Street

These areas accommodate industrial uses, including manufacturing and assembly, warehouse and distribution centers, industrial parks, and similar uses. Like the BE areas, Industrial areas would generate significant amounts of employment. However, Industrial areas are more appropriate for businesses that also generate noise, odors, and large volumes of truck traffic—activities that are not desirable in any other land use area.

The Future Land Use map groups Hagerstown's industrial land uses in a few locations where industrial activity already exists, or where undeveloped land is available and appropriate for new industrial uses. These sites offer access to major roads that can accommodate

the heavy truck traffic typically associated with industrial uses. Major industrial areas inside the city include the east side of Frederick Street (South of Memorial Boulevard), Burhans Blvd S, Norfolk Southern tract west

Figure 2-9: Future Land Use Designations

of Maryland Ave, and the Wesel Boulevard corridor. In the Medium-Range Growth Area (MRGA), concentrations of industrial uses include the Mack/Volvo plant and nearby areas, as well as land along Oak Ridge Drive.

Institutional (INS)

Compatible Zoning Districts: Any

Average Residential Density: Not Applicable

These areas recognize land occupied by large public and quasi-public institutional uses, such as schools, hospitals, the YMCA property, and the Municipal Stadium, and include some large religious institutions. While existing schools are included in this land use, future school sites and other institutional uses may be located in areas with other land use designations – especially residential areas.



Central Library at S. Potomac St & W. Antietam St

Parks, Recreation, Open Space (PROS)

Compatible Zoning Districts: Any

Average Residential Density: Not Applicable

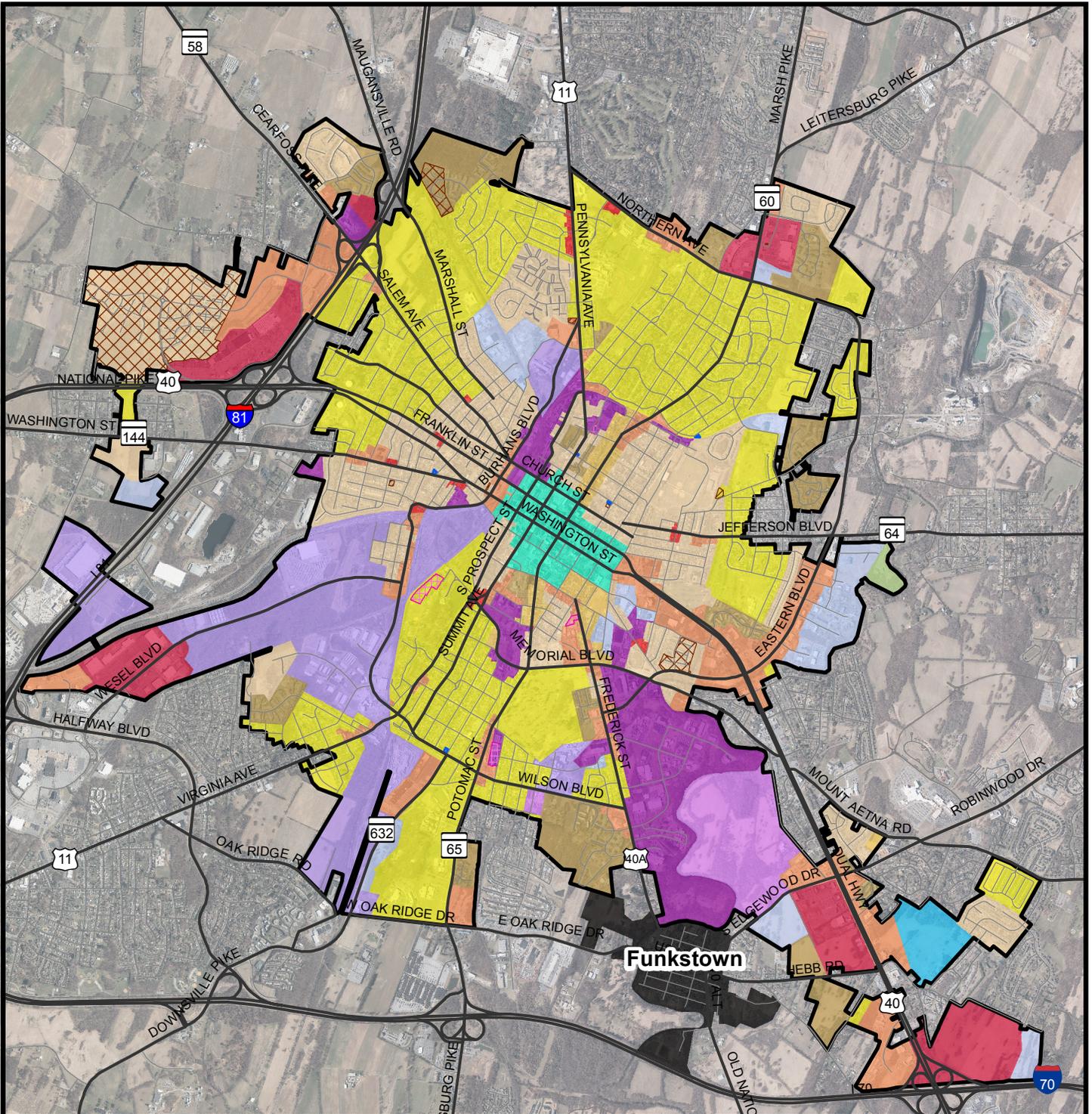


Fountain at Pangborn Park

These areas include public and private parks, recreation facilities, large cemeteries, and other large land areas specifically preserved as open space.

Growth Management and Land Use Implementation Actions

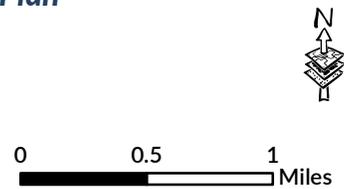
- Action 2-1.** As a means of reducing cost to the County for providing urban services, and to strengthen the city's tax base to support its role as the Urban Growth Area's primary urban service provider, work with Washington County to coordinate planning efforts and to develop a joint annexation policy.
- This policy would facilitate annexation of adjacent developed areas into the city, and would include potential annexation of Washington County Regional Park and Black Rock Golf Course, as well as annexation incentives, as described in Action 2-2.
- Action 2-2.** Develop annexation incentives (such as those in Figure 2-7) to encourage developed areas to annex into Hagerstown. Promote the benefits of annexation, such as net financial gain for the landowner, in all annexation discussions. In offering annexation incentives, focus on the areas shown in Map 2-8.
- Action 2-3.** To facilitate economic development, explore, with Washington County, cost-sharing strategies to provide revenue to the City in exchange for not requiring annexation in certain areas as a condition for the provision of municipal water and wastewater service.
- Action 2-4.** Monitor the status of vacant and underutilized land within corporate boundaries, and encourage its re-use and revitalization.
- Action 2-5.** Pursue comprehensive rezonings to make the Hagerstown Zoning Map consistent with Future Land Use categories and the Future Land Use Map established in Policy 2-7.
- Action 2-6.** Coordinate with Washington County to ensure that new development is timed to match the availability of public facilities, including schools, roads, emergency services, and water and wastewater service.
- Action 2-7.** Pursue land use-related actions listed in other elements of this Comprehensive Plan, especially the Downtown, Housing and Neighborhoods, and Urban Design and Historic Preservation elements.



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Map 2-1: Existing Zoning

- | | | |
|---------------------------------------|---------------------------------|--------------------------------|
| Major Road | CC-MU (City Center - Mixed Use) | Overlay
Conversion District |
| Street | N-MU (Neighborhood - Mixed Use) | Landmark |
| Corporate Boundary | CL (Commercial Local) | Local Conversion District |
| Zoning District | CG (Commercial General) | Planned Unit Development |
| AT (Agricultural Transitional) | CR (Regional Shopping Center) | |
| RMOD (Residential - Moderate Density) | POM (Professional Office Mixed) | |
| RMED (Residential - Medium Density) | I-MU (Industrial-Mixed Use) | |
| RH (Residential - High Density) | IR (Industrial Restricted) | |
| RO (Residential - Office) | IG (Industrial General) | |



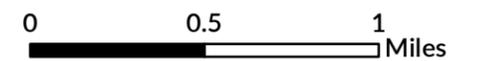
Map Projection: NAD83 State Plan Maryland FIPS (feet)
 Data Sources:
 City of Hagerstown, 2016; State of MD Imagery, 2014
 Washington County, 2016
 Prepared By:
 Hagerstown Planning & Code Admin Dept, 01/26/17



Map 2-2:
Generalized Existing
Land Use



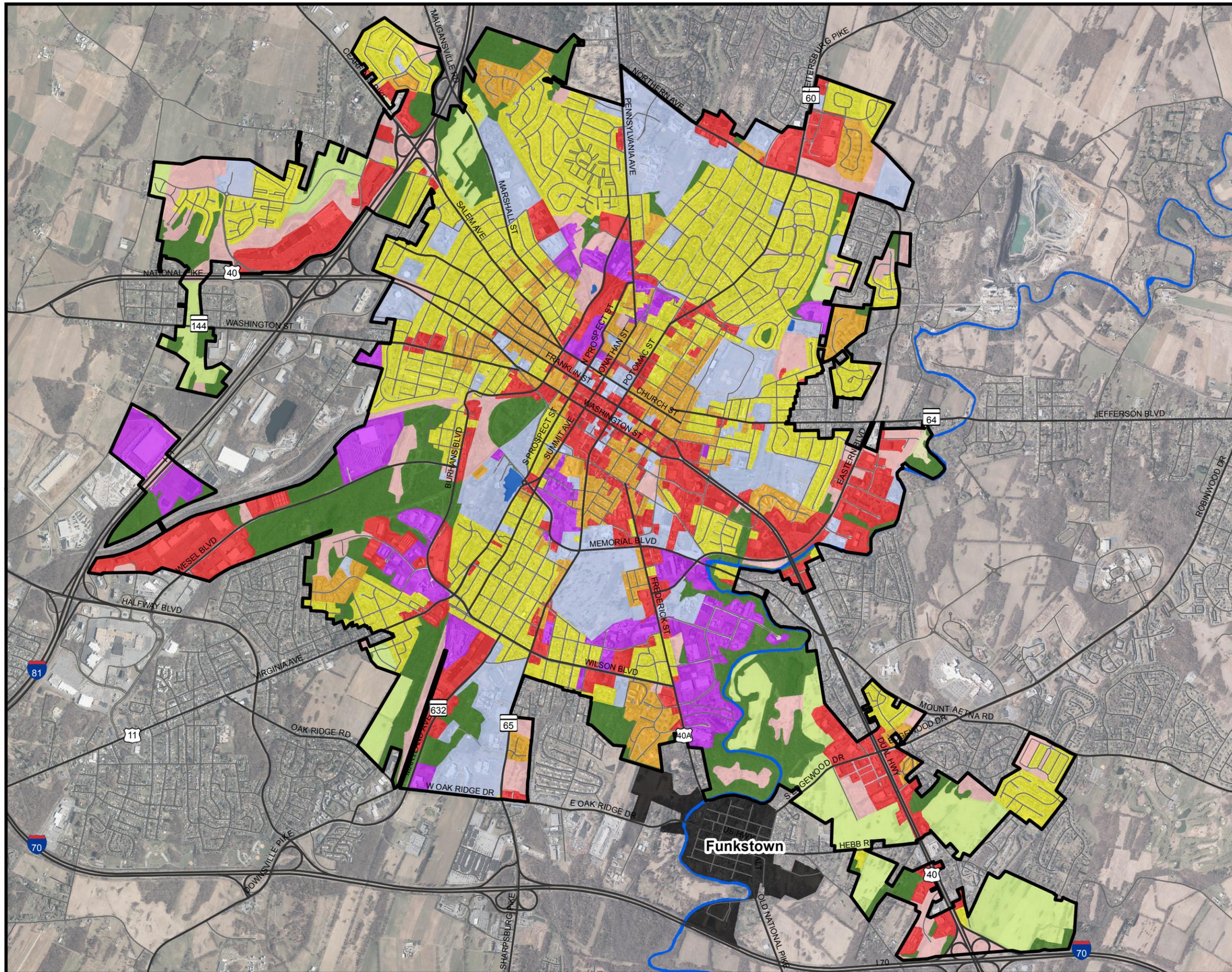
- Major Road
- Local Road
- Antietam Creek
- Corporate Boundary
- Existing Land Use**
- Agricultural
- Commercial
- Forest
- High Density Residential
- Industrial
- Institutional
- Low Density Residential
- Medium Density Residential
- Open/Vacant Land
- Water



Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2016; State of MD Imagery, 2014
Washington Co, 2016; Maryland Dept of Planning, 2011

Prepared By:
Hagerstown Planning & Code Admin Dept, 01/26/17



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Map 2-3: Planned and Future Development

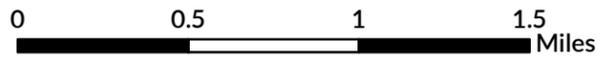


-  Major Road
-  Street
-  Corporate Boundary
-  Medium-Range Growth Area
-  Vacant Land
-  Underutilized Property
-  Pipeline: Approved Plat or Plan
-  Future Planned Development: No Approved Plat or Plan
-  Potential Annexation: Annexation Discussed

Vacant Land refers to parcels that have no development and are over 2.5 acres in size

Underutilized Land refers to parcels that are less than 50% occupied and are over 2.5 acres in size

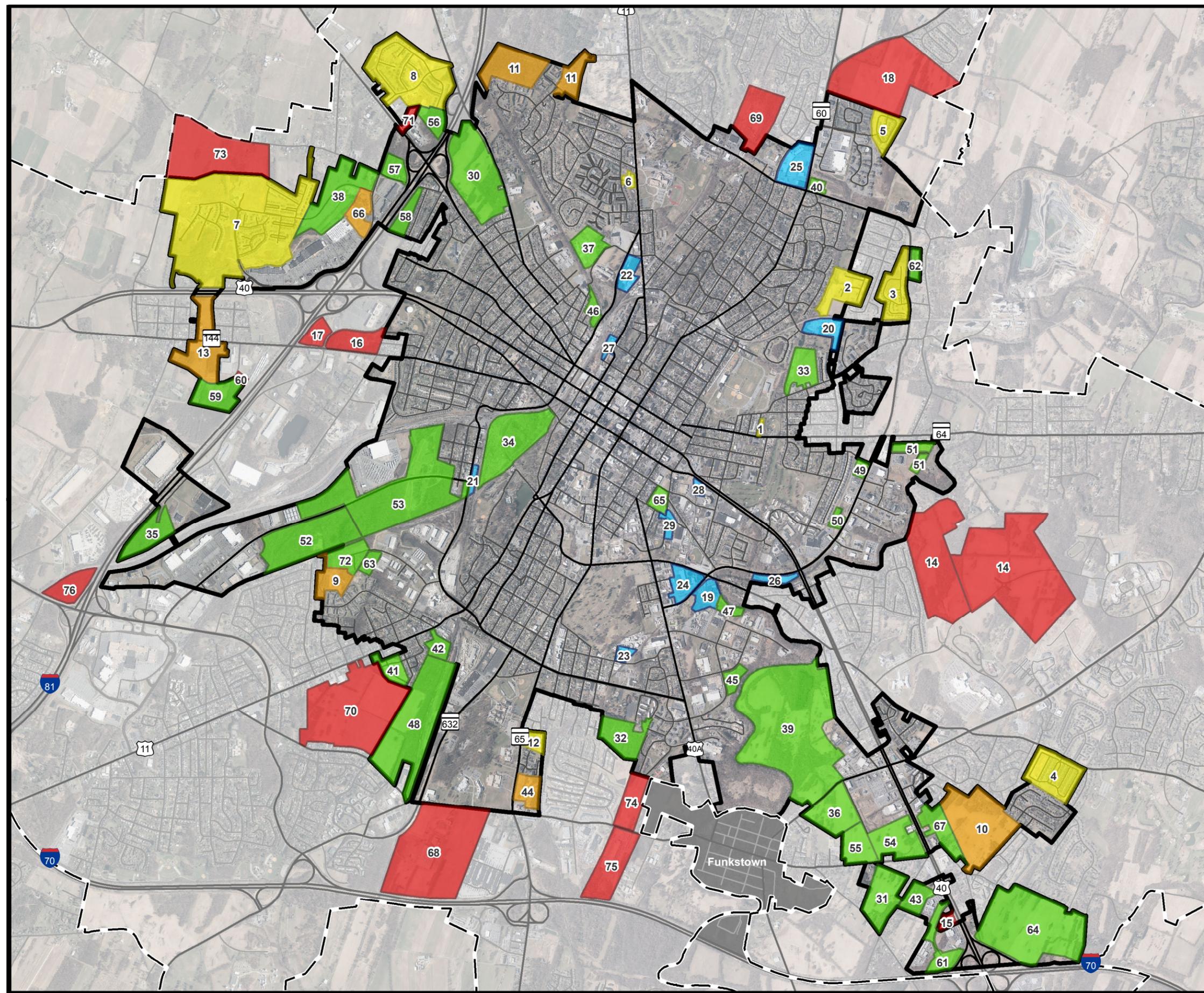
Map IDs are described in Figure 2-3: Planned & Future Development

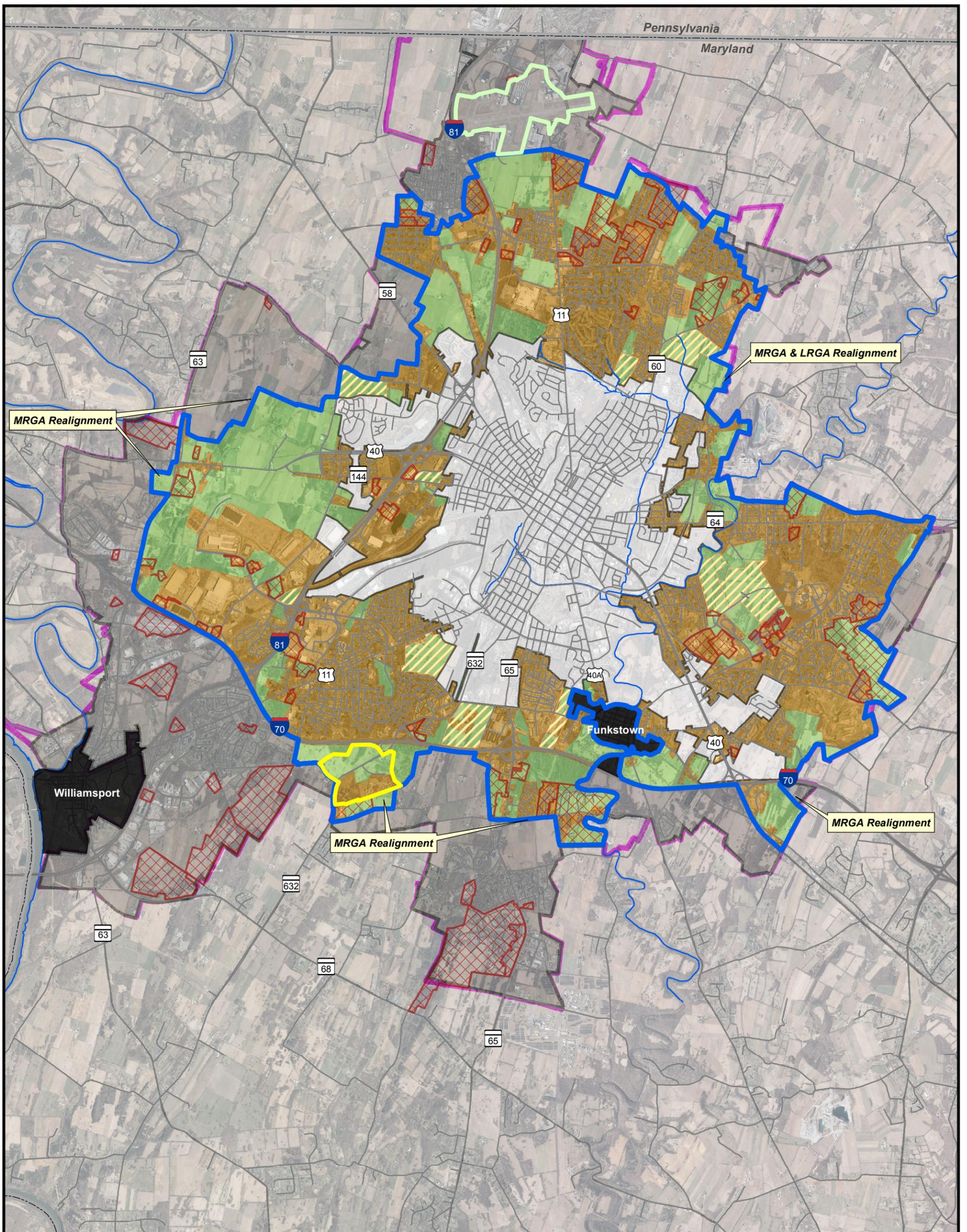


Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2017; State of MD Imagery, 2014
Washington County, 2016

Prepared By: Hagerstown Planning & Code Admin Dept, 01/27/17





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Map 2-4: Hagerstown Growth Boundaries

-  Road
-  Corporate Boundary
-  Medium-Range Growth Area (MRGA)
-  Long-Range Growth Area (LRGA)
-  County Urban Growth Area
-  State Boundary
-  Airport (Preexisting Water Agreement)
-  Friendship Park (Preexisting Water Agreement)
-  Pre-Annexation Agreement*
-  Potential Annexations
-  Developed Land in Medium Range Growth Area
-  Undeveloped Land in Medium Range Growth Area



* These areas represent only those pre-annexation agreements that are 3 acres or larger.

Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2017; State of MD Imagery, 2014
Washington County, 2016

Prepared By:
Hagerstown Planning & Code Admin Dept, 01/27/17 (rev. 10/27/17)



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Map 2-5: Vacant and Underutilized Land



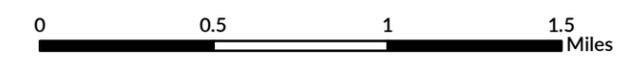
City Street
 Downtown (see Map 2-6)
 Corporate Boundary

Status
 Vacant
 Underutilized

Name	Status	Future Land Use	Acres
1 New Haven	Vacant	High Density Residential	50.3
2 Longmeadow Shopping Center	Underutilized	Commercial General	21.7
3 Eastern Blvd/ Leitersburg Pike	Vacant	Business Employment	3.7
4 North Market Plaza	Vacant	Commercial General	2.5
5 Salem Avenue LLC	Vacant	Commercial General	10.5
6 Groh Tract on Salem Ave	Vacant	Medium Density Residential	68.1
7 Central Chemical Site	Vacant	Business Employment	17.5
8 Old Fairchild Plant	Underutilized	Business Employment	9.9
9 Pangborn Corporation	Underutilized	Business Employment	13.1
10 Shaool Property on Eastern Blvd	Vacant	Medium Density Residential	5.9
11 Hager's Crossing, Section B	Vacant	Medium Density Residential	36.1
12 Hager's Crossing, Section B	Vacant	Medium Density Residential	16.6
13 Tract on Hager's Crossing Dr.	Vacant	Commercial General	56.4
14 Aschenbach - Garland Groh Blvd	Vacant	Commercial General	9.4
15 Biltrite Homes Tract	Vacant	Medium Density Residential	10.2
16 Deerfield Knolls	Vacant	Medium Density Residential	5.9
17 Moller Organ Works	Underutilized	Industrial	3.4
18 Hoffman/Alter	Vacant	Medium Density Residential	19.3
19 Kensington Com. Park (Lots 6-7)	Vacant	Commercial General	3.8
20 Dahbura	Vacant	Commercial General	4.0
21 Light Business Park	Vacant	Business Employment	14.9
22 Washington Knolls North	Vacant	Medium Density Residential	12.8
23 Washington Knolls South	Vacant	Medium Density Residential	26.9
24 Snook Property	Vacant	Business Employment	22.0
25 End of Western Maryland Parkway	Vacant	Industrial	23.7
26 CSX & Startzman Tracts	Vacant	Industrial	63.2
27 Wesel Blvd	Vacant	Industrial	132.4
28 Physioc on Burhans	Underutilized	Commercial General	2.7
29 Roundhouse Tract	Vacant	Industrial	55.7
30 Former Hospital Site	Vacant	Parks Recreation Open Space	6.7
31 Former Hospital Properties	Underutilized	Business Employment	4.8
32 Motel Section of the Venice	Underutilized	Commercial General	2.8
33 First Urban Fiber	Underutilized	Industrial	15.2
34 Former MELP	Underutilized	Parks Recreation Open Space	11.8
35 Tract adjacent to Antietam Creek	Vacant	Industrial	4.9
36 Supreme Block Property	Underutilized	Commercial General	5.6
37 Housing Authority Lands	Vacant	Medium Density Residential, Industrial	33.2
38 Shaool Property on Sweeny Drive	Vacant	Business Employment	5.8
39 Elmwood Extension	Vacant	Business Employment	12.6
40 Virginia Avenue	Vacant	Business Employment, Medium-Density Residential	8.6
41 Norfolk Southern Tract	Vacant	Industrial	95.2
42 E/S South Potomac Street	Vacant	Commercial General	13.6
43 Scarlett Hills	Vacant	High Density Residential	8.0
44 Statton Furniture	Underutilized	Industrial	4.0
45 Kenley	Vacant	High Density Residential	25.9
46 Bowman Ave & Willow Cir	Vacant	Industrial	7.1
47 Harrison Tract A, Howell Road	Vacant	Business Employment	193.6
48 Callas Lands	Vacant	Commercial General	6.1
49 Harrison Tract of Edgewood	Vacant	Business Employment	31.4
50 Harrison Tract C	Vacant	Business Employment	20.0
51 Harrison Tract C	Vacant	Commercial General	30.0
52 Harrison Tract, Day Road	Vacant	Mixed Use, Commercial General	92.4
53 Lyles Tract	Vacant	Medium Density Residential	31.9
54 East of Emmert	Vacant	Medium Density Residential, Commercial General	12.9
55 All Star Court	Vacant	Commercial General	16.4
56 Doub Farm	Vacant	Commercial General, Business Employment	112.4
57 South Market Plaza	Vacant	Commercial General	9.6
58 Former Lumber Yard Site	Underutilized	Industrial	8.0
59 MKS Business Park Lots	Vacant	Business Employment	11.5
60 Old Coke Building	Underutilized	High Density Residential	0.5
61 Old Meadowlark Site	Underutilized	Commercial General	0.5
62 Former McDonald's	Underutilized	Commercial General	0.8
63 South Cleveland Plaza Office Building	Underutilized	Business Employment	1.5
64 Former Herald-Mail Distribution Center	Underutilized	Industrial	0.6
65 Former El Paso Restaurant	Underutilized	Commercial General	1.6
66 Former Columbia Gas Property	Underutilized	Industrial, Medium Density Residential	5.2

Vacant Land refers to parcels that have no development and are over 2.5 acres in size

Underutilized Land refers to parcels that are less than 50% occupied



Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
 City of Hagerstown, 2016; State of MD Imagery, 2014
 Washington County, 2016

Prepared By: Hagerstown Planning & Code Admin Dept, 01/27/17



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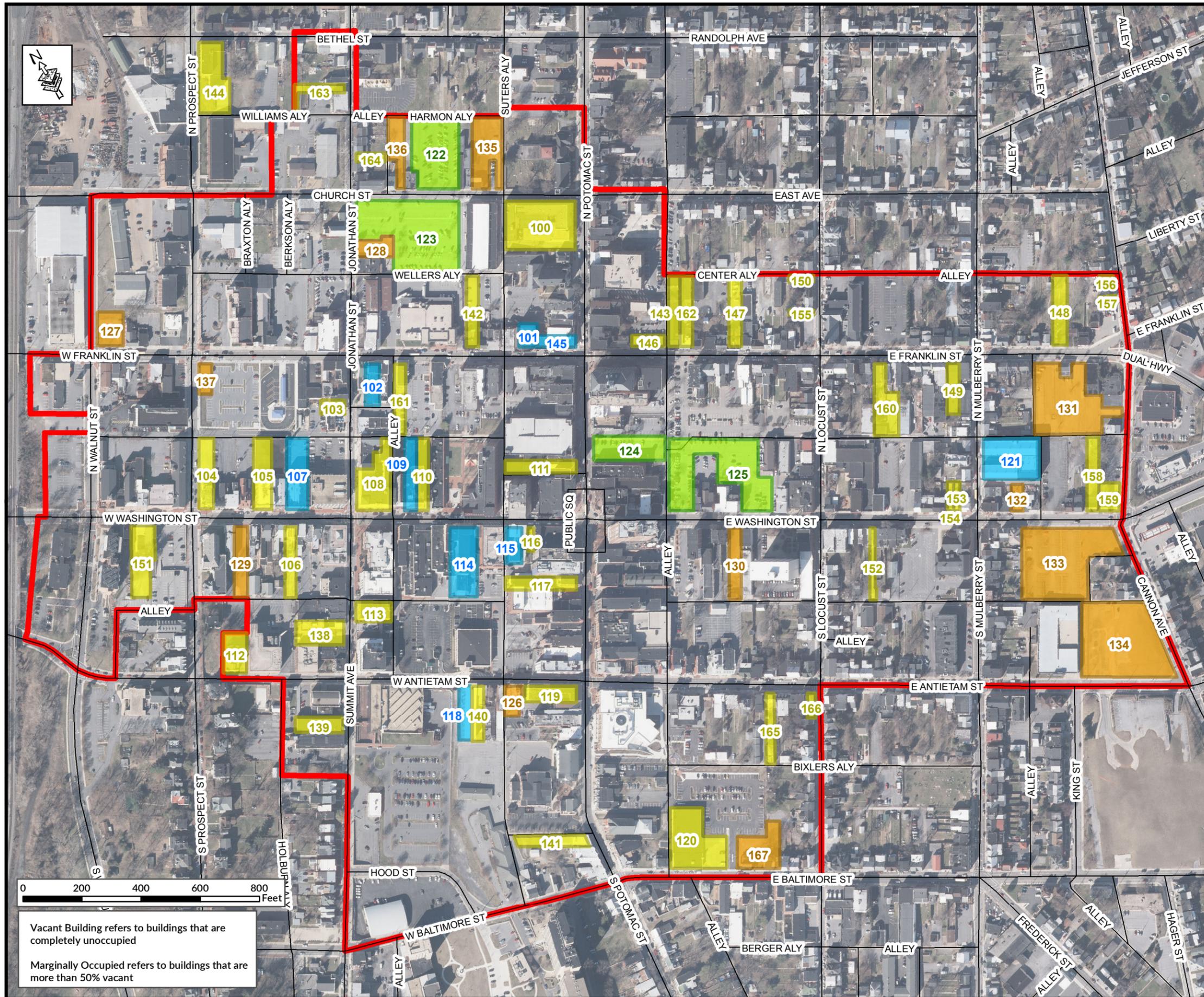
Comprehensive Plan

Map 2-6: Vacant and Underutilized Land (Downtown)

City Street Status

- Downtown
- Vacant Building
- Marginally Occupied Building
- Parking
- Vacant Lot

Name	Status	Zoning	Building Size (Sq Ft)	Lot Size (Ac)
100 Old YMCA - 135 N Potomac	Vacant Building	CCMU	55,239	0.89
101 Pythias Castle - 16-18 W Franklin	Marginally Occupied	CCMU	12,792	0.11
102 65-71 W Franklin	Marginally Occupied	CCMU	11,616	0.15
103 Thomas Building - 51 Jonathan	Vacant Building	CCMU	6,723	0.09
104 Renaissance Center - 170 W Washington	Vacant Building	CCMU	7,400	0.27
105 Wareham Building - 138 W Washington	Vacant Building	CCMU	20,756	0.33
106 Murray Building - 125-129 W Washington	Vacant Building	CCMU	7,887	0.21
107 Old Home Federal Building	Marginally Occupied	CCMU	24,190	0.39
108 Hamilton Hotel - 90-96 W Washington	Vacant Building	CCMU	55,364	0.47
109 Manny's Building - 72 W Washington	Marginally Occupied	CCMU	34,720	0.22
110 Delta Building - 66-70 W Washington	Vacant Building	CCMU	6,868	0.22
111 Bikle's Building - 7 N Potomac	Vacant Building	CCMU	12,996	0.23
112 140 W Antietam	Vacant Building	CCMU	12,096	0.25
113 Shockey's building - 26-30 Summit Ave	Vacant Building	CCMU	24,535	0.19
114 Updegraff Buildings - 43-53 W Washington	Marginally Occupied	CCMU	40,108	0.49
115 The Plum - 21-27 W Washington	Marginally Occupied	CCMU	16,851	0.15
116 15 W Washington	Vacant Building	CCMU	4,158	0.04
117 Edison Building - 13-17 S Potomac	Vacant Building	CCMU	16,052	0.24
118 Antietam Paper Building - 37 W Antietam	Marginally Occupied	CCMU	20,535	0.18
119 101 S Potomac St	Vacant Building	CCMU	27,024	0.22
120 Massey Building - 28 E Baltimore	Vacant Building	CCMU	20,000	0.71
121 Action Products - 22 N Mulberry	Marginally Occupied	CCMU	24,480	0.59
122 City's Church Street Lot	Parking	CCMU	0	0.86
123 City's Market Lot	Parking	CCMU	0	1.59
124 City's N Potomac Lot	Parking	CCMU	0	0.44
125 City's E Washington Lot	Parking	CCMU	0	1.26
126 19-23 W Antietam St	Vacant Lot	CCMU	0	0.12
127 101 N Walnut St	Vacant Lot	CCMU	0	0.23
128 142 Jonathan St	Vacant Lot	CCMU	0	0.18
129 149-153 W Washington St	Vacant Lot	CCMU	0	0.24
130 43 E. Washington St.	Vacant Lot	CCMU	0	0.22
131 Delphay Parking Lots	Vacant Lot	CCMU	0	1.12
132 210-212 E. Washington St.	Vacant Lot	CCMU	0	0.08
133 215-227 E. Washington St.	Vacant Lot	CCMU	0	1.43
134 234, 250 E. Antietam St.	Vacant Lot	CCMU	0	1.55
135 26, 32 Church St.	Vacant Lot	CCMU	0	0.50
136 56 Church St.	Vacant Lot	CCMU	0	0.24
137 147-151 W Franklin St	Vacant Lot	CCMU	0	0.10
138 33 Summit Ave	Vacant Building	CCMU	14,038	0.30
139 113 Summit Ave (Old Firehouse)	Vacant Building	CCMU	13,870	0.19
140 31 W Antietam St	Vacant Building	CCMU	9,015	0.17
141 151-153 S Potomac St	Vacant Building	CCMU	4,978	0.21
142 34 W Franklin St	Vacant Building	CCMU	5,660	0.22
143 24-26 E Franklin St	Vacant Building	CCMU	16,942	0.22
144 Reisner Building - 240 N Prospect	Vacant Building	IR	18,014	0.51
145 101 N Potomac St	Marginally Occupied	CCMU	10,400	0.12
146 4 E Franklin St	Vacant Building	CCMU	2,050	0.10
147 44 E Franklin St	Vacant Building	CCMU	5,946	0.23
148 226 E Franklin St	Vacant Building	CCMU	1,728	0.27
149 141 E Franklin St	Vacant Building	CCMU	2,378	0.16
150 123 N Locust St	Vacant Building	CCMU	1,852	0.05
151 217 W Washington St	Vacant Building	CCMU	12,672	0.40
152 115 E Washington St	Vacant Building	CCMU	1,872	0.10
153 144 E Washington St	Vacant Building	CCMU	1,398	0.05
154 142 E Washington St	Vacant Building	CCMU	1,398	0.05
155 111 N Locust St	Vacant Building	CCMU	1,152	0.03
156 123 N Cannon Ave	Vacant Building	CCMU	1,560	0.05
157 117 N Cannon Ave	Vacant Building	CCMU	1,854	0.04
158 234-236 E Washington St	Vacant Building	CCMU	3,088	0.23
159 240 E Washington St	Vacant Building	CCMU	2,568	0.15
160 117 E Franklin St	Vacant Building	CCMU	4,068	0.36
161 55 W Franklin St	Vacant Building	CCMU	8,100	0.21
162 28-30 E Franklin St	Vacant Building	CCMU	13,300	0.23
163 235 Jonathan St	Vacant Building	CCMU	2,372	0.13
164 208 Jonathan St	Vacant Building	CCMU	1,672	0.07
165 59 E Antietam St	Vacant Building	CCMU	2,128	0.16
166 71 E Antietam St	Vacant Building	CCMU	2,785	0.05
167 40 E Baltimore St	Vacant Lot	CCMU	0	0.41



Vacant Building refers to buildings that are completely unoccupied

Marginally Occupied refers to buildings that are more than 50% vacant

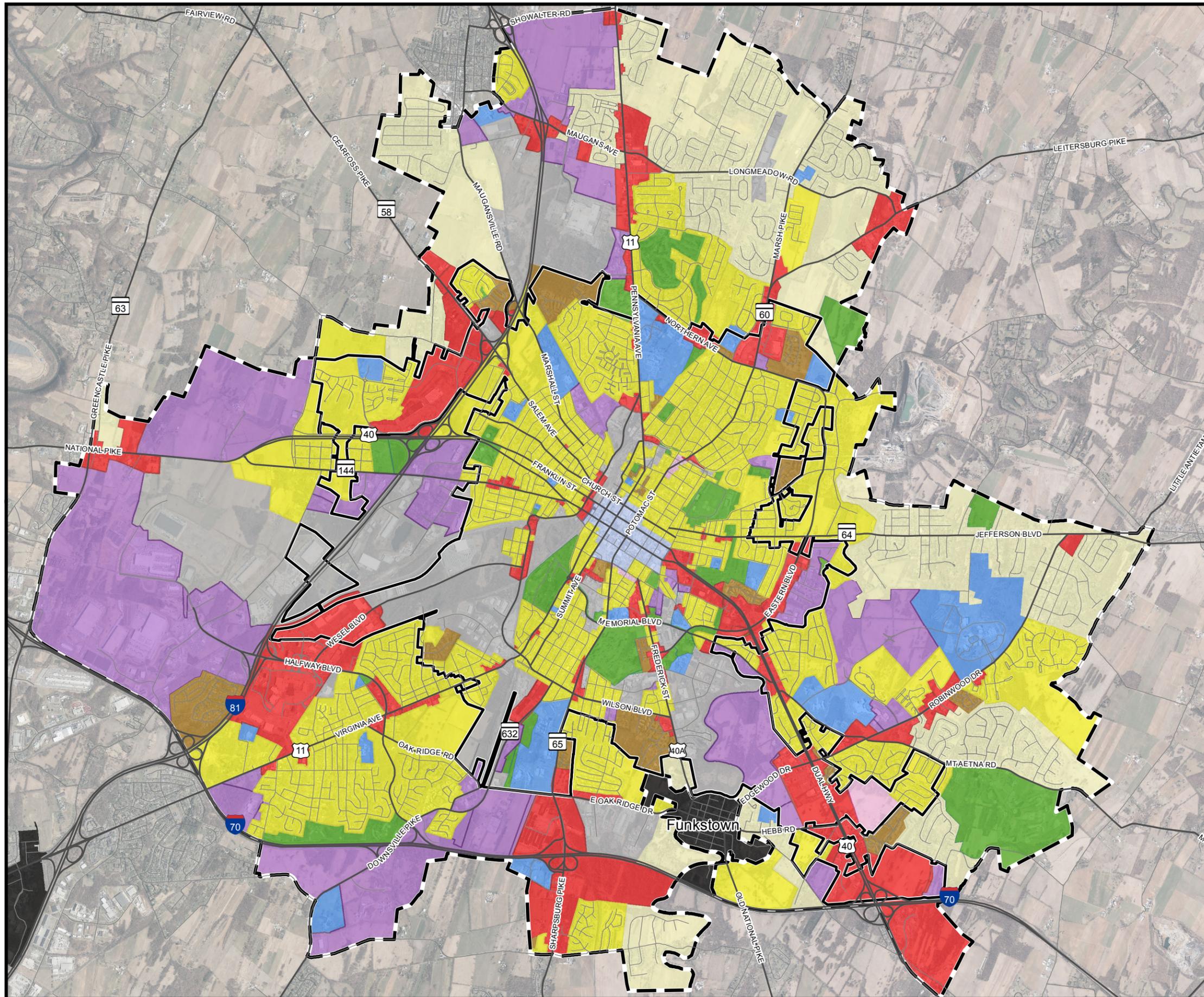
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Comprehensive Plan

Map 2-7: Future Land Use



- Major Road
- Street
- Corporate Boundary
- Medium-Range Growth Area
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Downtown
- Mixed Use
- Commercial General
- Business-Employment
- Industrial
- Institutional
- Parks/Rec/Open Space



Future Land Use Designation	Acreage	% of Total
Moderate Density Residential	4,510	17.7%
Medium Density Residential	7,066	27.8%
High Density Residential	683	2.7%
Downtown	161	0.6%
Mixed Use	88	0.3%
Commercial General	3,067	12.1%
Business Employment	4,258	16.7%
Industrial	3,208	12.6%
Institutional	1,091	4.3%
Parks Recreation Open Space	1,297	5.1%
Total	25,429	100%

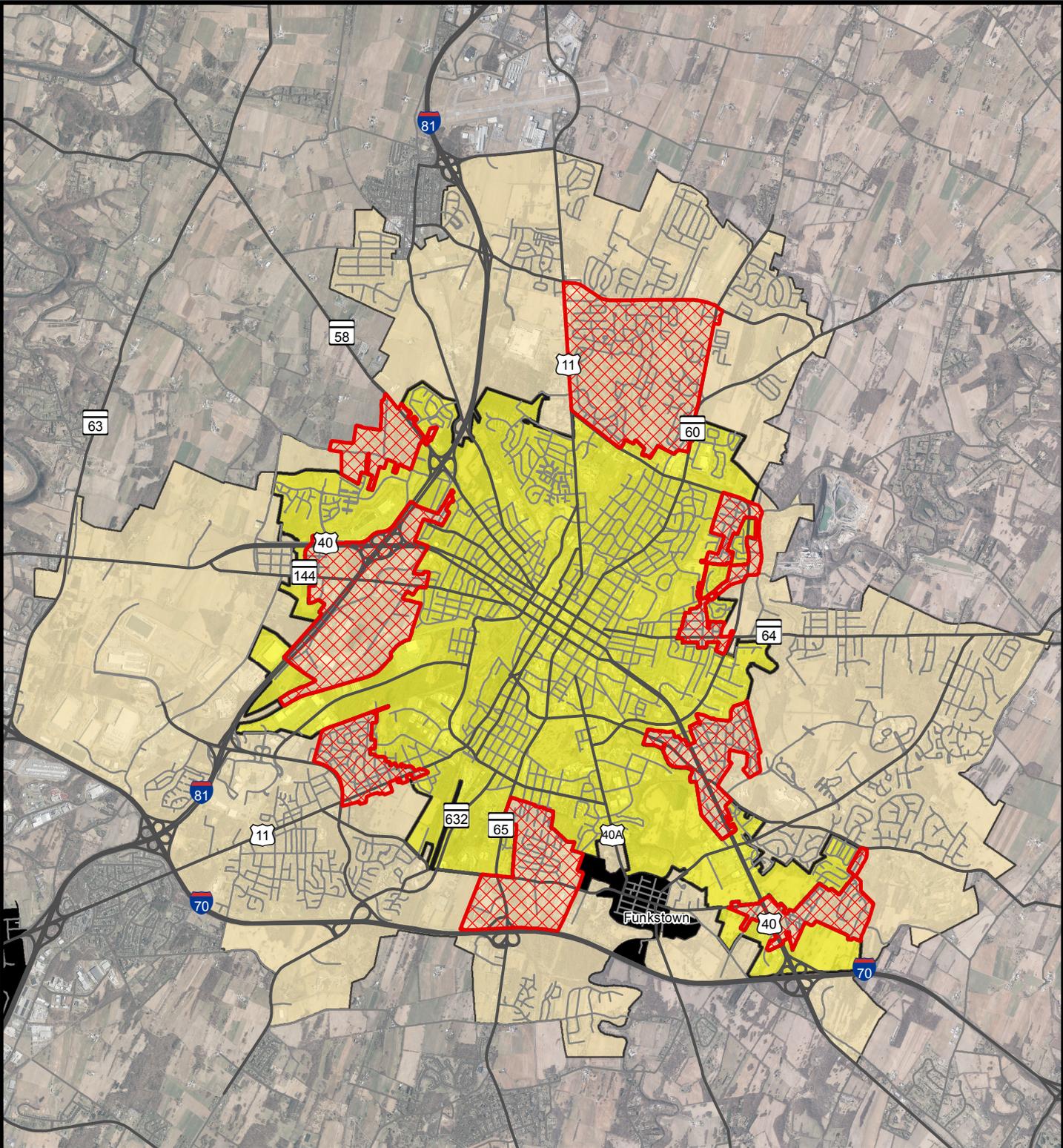


Map Projection: NAD83 State Plane Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2017; State of MD Imagery, 2014
Washington County, 2016

Prepared By:
Hagerstown Planning & Code Admin Dept, 10/16/13 (rev. 10/27/17)





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Map 2-8: Potential Areas for Annexation Incentives



-  Local Street
-  Major Road
-  Corporate Boundary
-  Medium Range Growth Area
-  Annexation Incentive Area

Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
 City of Hagerstown, 2015; State of MD Imagery, 2014
 Washington County, 2016

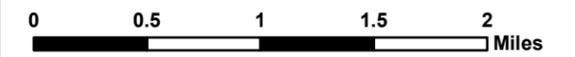
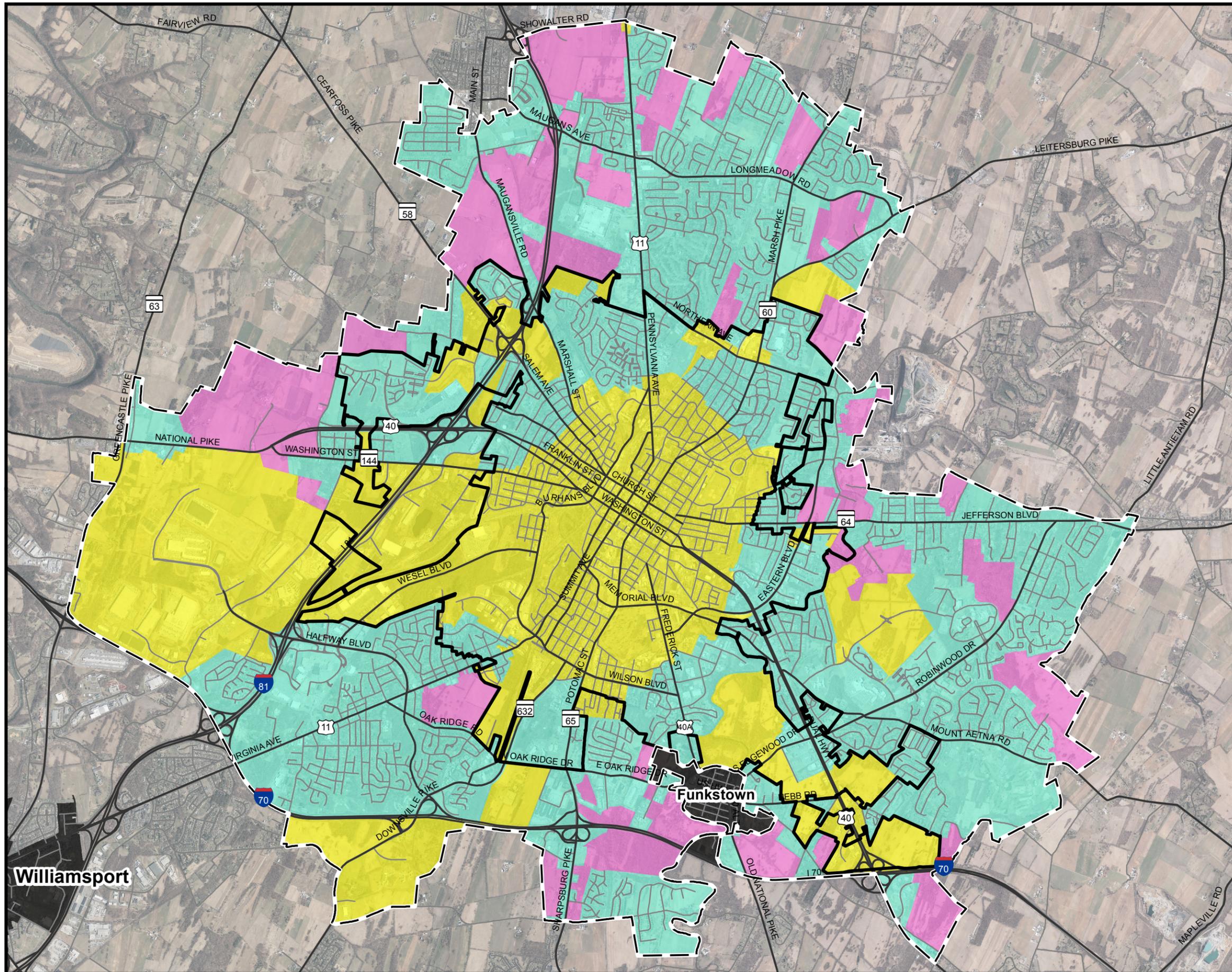
Prepared By:
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**Map 2-9: PlanMaryland
Place Designations**



-  Major Road
 -  Local Street
 -  Corporate Boundary
 -  Medium-Range Growth Area
- Place Designation**
-  Targeted Growth & Revitalization Area
 -  Established Community Area
 -  Future Growth Area



Map Projection: NAD83 State Plan Maryland FIPS (feet)

Data Sources:
City of Hagerstown, 2017; State of MD Imagery, 2014
Washington County, 2016

Prepared By:
Hagerstown Planning & Code Admin Dept, 1/27/17 (rev. 10/27/17)



Williamsport

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