



Public Meeting

Hughesville Village Revitalization Plan

NOVEMBER 17, 2005 OPEN HOUSE MEETING RESULTS

Thank you for your participation in the Hughesville Village Revitalization Plan. The following is a summary of meeting results. You will be notified of upcoming meetings for this plan. Please check our website at www.charlescounty.org/pgm/planning/plans/complanning/hughesville/.

Project Manager, Cathy Curry Hardy
Charles County, Department of Planning and Growth Management

Hughesville Village Revitalization Plan Public Meeting Agenda November 17, 2005

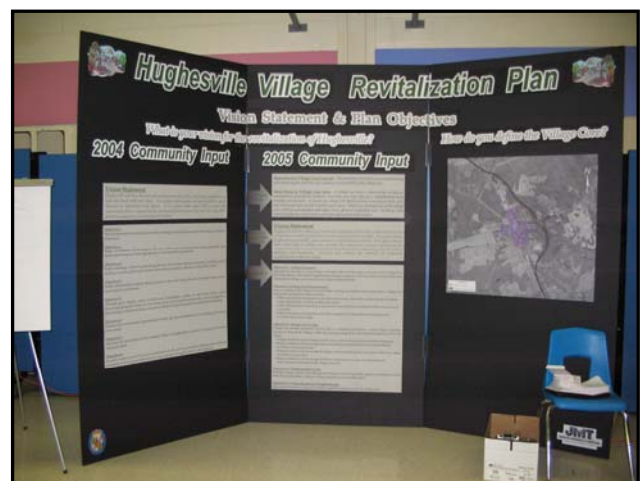
Open House Meeting Format: The public meeting was conducted as an open house meeting. The meeting commenced with a formal welcome, introductions and project overview followed by an opportunity for community members to view exhibits, ask questions and provide feedback. The open house allowed members of the community to participate any time between 7:00PM and 9:00PM.

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|-------------|-----------------------|---|
| I. | 7:00 – 7:10 PM | Sign-in, Welcome and Introduction of Hughesville Revitalization Advisory Committee (HRAC) Members <i>Donna Cave, HRAC Member</i> |
| II. | 7:10 – 7:30 PM | Project Overview <i>Cathy Hardy, (County Project Manager) and April Showers, AICP (JMT Project Manager)</i> <i>Note: This presentation will be available for viewing by participants arriving later during the open house meeting.</i> |
| III. | 7:30 – 9:00 PM | Community Viewing of Exhibits, Interaction and Feedback <ul style="list-style-type: none"> • Existing Conditions • Village Vision Statement, Plan Objectives and Visual Preference Survey • Opportunity Sites and Opportunities (<i>interactive map</i>) • Village Revitalization Concepts • Survey Center – Community Survey and Business Survey |

Forty-five members of the Hughesville community participated in the meeting. Each attendee received a handout with information about the project and project schedule.

Vision Statement, Plan Objectives, Visual Preference Survey and Prioritization of Issues

A majority of the attendees support the vision statement and plan objectives. The following is a restatement of the vision statement and plan objectives presented at the meeting. In addition, attendees had an opportunity to participate in a visual preference survey to identify preferred development patterns for the village. The results are presented in this section.



Vision Statement

Hughesville will be a vibrant, economically sustainable rural village with a main street or village core area that is pedestrian in scale and lined with local shops. It is a place where people can meet in public spaces adjacent to refurbished store fronts. It is a place where a main street area or village core provides the commercial services required by the surrounding local community and where the public facilities adequately serve the needs of residents and businesses. The character of residential neighborhoods within the village will be preserved and enhanced.

- **Main Street or Village Core Concept:** *This planning concept focuses on maintaining and enhancing the character and economic sustainability of the village core.*
- **Main Street or Village Core Area:** *A village core area is characteristic of diverse, concentrated development patterns occurring over time offering a walkable/pedestrian friendly environment. A mixed-use village core should include a variety of retail, civic and residential uses, as well as public open space. Mixed-use development in the village core combines ground-floor and upper-story offices or residential uses. Buildings have interesting facades and architectural styles appropriate to the region.*

Objective 1 – Village Character

Maintain the boundary of the Village of Hughesville to be the same as the Priority Funding Area (PFA) boundary, and establish appropriate zoning to support continued enhancement of the main street area or village core character and village neighborhoods.

Objective 2 – Village Core Revitalization

Strive to maintain the village character while creating a revitalized main street area or village core with public and private improvements.

- Public and private investments will include street trees, sidewalks, and landscaped medians where appropriate, as well as public open spaces.
- Public infrastructure including water, sewer, road capacity and schools will be adequate and accessible.
- Public and private development and redevelopment will strengthen the character and economic base of the village.

Objective 3 – Village Core Design

Village core design standards will be used to maintain and enhance a small village character, similar to other local villages, while discouraging large scale development locating within the village.

- Design standards will encourage small-scale mixed use development and redevelopment.
- Design standards will encourage adequate parking to be predominantly located behind buildings where appropriate.
- Design standards will encourage buildings to be located along the main street within the village core wherever practical.
- Design standards will encourage architectural guidelines for new development and redevelopment that enhance the village character.

Objective 4 – Village Quality of Life

Enhance village quality of life through creating and enhancing public spaces, recreation facilities, and cultural amenities, while providing adequate levels of public safety.

Objective 5 – Village Residential Neighborhoods

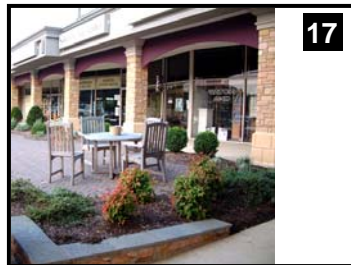
Maintain and enhance village residential neighborhoods to sustain the village core.



Visual Preference Survey Results

Participants had an opportunity to view a series of photographs depicting various types of uses, streetscape improvements and other village amenities. Participants were asked indicate their level of preference for those types of development in the Village of Hughesville. The following images depict the top four images representing preferred development styles for village revitalization efforts.

Preferred Images



Prioritization of Issues

Each participant had the opportunity to assign a priority to a number of key issues. Additional issues were listed on flip charts. The priorities were ranked 1 through 4 using the following priority ranking system: 1 – High Priority; 2 – Medium-High Priority; 3 – Medium Priority; and, 4 – Low Priority. The following is a summary of those key issues with identified level of priority.

| Priority Issues | Community Rank | Key Community Comments |
|---|----------------|--|
| Economic Development: •Small Scale Commercial Establishments (Bakery, Deli, Restaurants, Coffee Shop, Professional Offices, etc). •Address the usefulness and unattractiveness of tobacco warehouses. •Location within the region. •Tourism opportunities. | 1.93 | <ul style="list-style-type: none"> •Bring in more shops; provide businesses to be used by families such as family style restaurants (not fast food); quaint shops and eateries or cafes; coffee shops; pedestrian friendly; renovate some existing structures, demolish some structures. •Commercial services such as a grocery store or an electronics store may not be feasible; would love to see some of the commercial establishments [identified], but have serious doubts as to how many would succeed. There are already many of these located in the Charlotte Hall area; As long as the town/village is serving the people of Hughesville and not for un-necessary commercial development. •Infrastructure should support development of a village not a town. •The shops in the warehouse are a plus, but the warehouse is an eyesore. Take down the warehouse and tobacco barns. •The region offers many goods and services already. •Maintain rural atmosphere, no strip malls, no big box stores. •Encourage development that will support tourism. •Once bypass is complete establish Hughesville as a destination place. |
| Public Services: Safety | 2.28 | <ul style="list-style-type: none"> •More police, enforcing the laws. •The fire and rescue department are a very positive facility. • Stop the glow! More light does not mean less security if something is supposed to be dark light will draw attention. |
| Infrastructure: Public Water and Sewer | 3.2 | <ul style="list-style-type: none"> •A positive is that It has wells and septic. •A negative is that it has wells and septic. •Public water and sewer is necessary for major economic development but if we had it, because of the distrust we have for the way our current government works, we would certainly expect that the development would explode and not in a good way. |
| Public and Private Parking •Lack of public parking •Limited ability to provide private parking | 2.31 | <ul style="list-style-type: none"> •Parking is key both on-street and off-street (rear of buildings). •There will never be any foot traffic since there is no public transportation to major work centers. •In order to be a vibrant commercial stop, vehicles must be accommodated. This includes easy access. •Easier access to any stores or shopping. Adequate parking and access for businesses. |

| Priority Issues | Community Rank | Key Community Comments |
|---|----------------|---|
| Recreation Facilities •Parks and Open Space •Recreation Facilities & Programs/Events | 2.08 | <ul style="list-style-type: none"> •Add a main square at a central location with a park like setting with a large central fountain, benches, trees and walking space. •Community center, indoor pool, sidewalk, storefront and shops. •People friendly parks and fun festivals. |
| Transportation: •Traffic •Safe and easy access for vehicular and pedestrian modes •Lighting | 1.94 | <ul style="list-style-type: none"> •This will only work if the rush of morning and afternoon traffic is eliminated. •Before any new planning can be done for the village, the problem of speeders and motorcycles parking in the street needs to be addressed first. •Less traffic, nice shops in heart of town, parking areas, sidewalks and slower traffic. •A village where neighbors can run into each other while going about daily business that does not include passing each other in a vehicle. •Pedestrian friendly is imperative. We need a town with character and a place where families with young children can walk. •Not a "main street" but a main thoroughfare with city blocks leading off the thoroughfare that are pedestrian; transform its main street into a pedestrian and business friendly thoroughfare that is easily accessible, safe and fun. •Needs to be people/family friendly; able to walk and ride bikes safely. •Renovate sidewalks; add trees, shrubs and nice store fronts.. |
| Redevelopment Opportunities: •Demolition versus Preservation | 2.27 | <ul style="list-style-type: none"> •I think Hughesville can be a great town, one that has unique streets, shops, stores, lights etc. We should take advantage of the History in the region. •The tobacco barns should be leveled. Maintain the "village feeling" while improving and renovating existing structures and adding new ones. •Old buildings in the "downtown" area have a real personality and the fact that it's a true crossroads for the area could be a plus. Be a local focal point as opposed to a regional draw. •Preserve small rural village atmosphere. •Eliminate uses and structures that are an eyesore to the village. •Nicer store fronts. |
| Village Character: •Character, design, density, land uses and amenities | 2.33 | <ul style="list-style-type: none"> •I like the town's ambiance, quaint, small town feel. Hope we can maintain the "village feeling" while improving and renovating existing structures and adding new ones. •The village is a rundown eyesore with very little businesses and establishments being utilized by Hughesville residents. The village needs a lot of improvement to attract people to use its businesses. •Potential once the bypass is completed. Hughesville is a very depressed looking area. The village concept and where you want to go is excellent. •The open space, wildlife, peaceful atmosphere, only single family residences. I do not want to loose any more trees or farms. •Maintain the country like atmosphere. •Village character does not exist because it is not safe to walk on streets and not safe to cross the street. •Establish strict light pollution restrictions and enforce them. •Establish a building code to give Hughesville a neat and tailored look and limit the number of vehicle oriented businesses. •Eliminate old run down look. •Town center with opportunities for citizens of all ages. |

General Comments about Revitalization of Hughesville

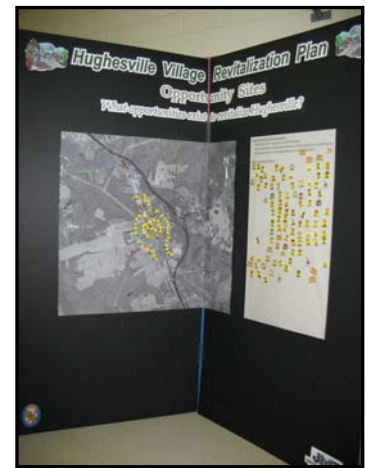
In addition to meeting attendee participation in the review of exhibits and participation in activities, attendees were given the opportunity to write down on flip chart paper any comment they felt was relevant to revitalization of Hughesville. The following is a listing of those comments:

- Ensure that new traffic patterns are not too congestive; congestion will discourage visitors to the village.
- Currently, the village has no *downtown* feel.
- The study area shown in the exhibits is not large enough.
- Provide for more commercial development in north Hughesville. Preferably mixed use retail.
- Additional commercial properties are needed.
- Recommend running the boundary for commercial up to MSI on both sides of the road.
- Designate more commercial land north of 231.
- Currently the village looks like the city dump. The barns need to be removed or relocated.
- Need a quality restaurant in the village.
- The study area needs to include bypass area that was hit by tornado.
- The burned out purple house needs to be demolished.
- Sidewalks and street lights are needed in the downtown area.
- Once bypass is opened, reconfigure roadway to include two lanes of traffic with on-street parking.
- Street trees and landscaping is needed in front of buildings.

- Extend Nubian lane to Route 231 along existing gravel road for safer alternative for residents and commercial/industrial businesses which exist east of the bypass.
- Pursue state funding and grants for improvements to building facades, streetscapes, and other improvements.
- Consider more Commercial Center zoned property in the North Hughesville district, to support mixed use and service retail outside of main street areas.
- Maintain tobacco barns due to their history in Charles County as well as Hughesville. Find a way to improve the overall appearance of the buildings.
- Keep the tobacco barns. They are part of our history. Current business owners need to spruce them up a bit! Tobacco barns are very unappealing- need to be improved in appearance and better parking.
- Expand commercial development to Mitchells.
- The vision for the village should include more landscaping, sidewalks, courtyards, and creation of a downtown feel.
- North end of the village needs to be expanded to incorporate more commercial zoning in a mixed use capacity to include retail.
- Need more pedestrian accessibility.
- Expand the North Hughesville Commercial District.
- The village core should include small shops and the fringe of the village should include larger scale commercial uses with possibly some outdoor storage areas.
- Make MD 5 one way in, one way out into a large circle. Local shops inside the circle.
- Village core needs to extend further south.

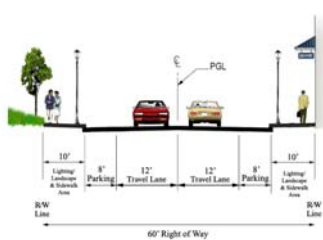
Identification of Opportunities

Each meeting attendee had the opportunity to participate in a mapping exercise using various development icons to depict opportunities for village revitalization. The participants in this exercise created 11 different scenarios for development opportunities. These scenarios will be reviewed, evaluated and enhanced by the consultants to identify viable revitalization strategies for the village and village core. These strategies will also include information obtained from participants with respect to streetscape and village concepts as described below and on the following page.



Streetscape and Village Concepts

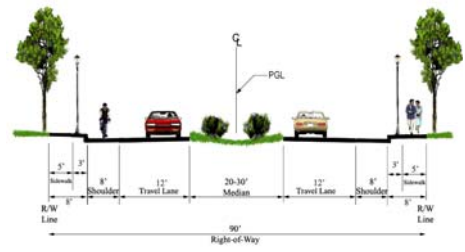
Each meeting attendee had the opportunity to react to various streetscape improvement and village redevelopment concepts. The following depicts the various concepts, followed by participant comments.



Streetscape Concept A



Streetscape Concept B



Streetscape Concept C



Village Concept A



Village Concept B



Village Concept C

Streetscape and Village Concepts - Comments

- Concept B on Village Concepts looks good, Concept A on Streetscape Concepts looks good.
- Concept A, additional parking on street
- Concept A with on street parking would give the best opportunities for accessibility to businesses. Would also like to see service road where the old railroad is to better serve the businesses.
- Speed bumps and narrow Rt. 5 or close to vehicular traffic, make a square park in center with parking around perimeter. Concerned about Harley Davidson and larger biker presence and noise pollution/ crime and the new building is an eyesore.
- Study of effectiveness of roundabout for projected traffic as experienced in other areas with roundabout and similar traffic patterns.
- Concept C all the way through Hughesville on Rt. 5. Concept B on Rt. 231.
- Streetscape Concepts: Boulevard Option C should be used throughout the main Rt. 5 strip. As long as parking is allowed in the back of the businesses. This way the wide side street could be used for a bike lane. Village Concepts: I'm not sure about the roundabout in the middle of the town. To me with the housing growth you will need the lights in town. The current layout of a "big" building being added to the vacant lot at the corner of Rt.5 and 231 I don't like unless it gives an old building style with apartments on the second level.
- Option B is the best option.
- Would like to initially see Rt. 5 coming through Hughesville reduced to two lane traffic. Outside existing lanes used for on street parking. Speed limit reduced to 25 MPH. Also, remove existing traffic signal possibly with a yellow blinking light with a four way stop. A "roundabout" would be nice but don't believe space will allow such.
- Consider common parking lot in core of village with adequate parking and encourage pedestrian friendly village center. Village center should be large enough to accommodate variety of land parcels for different types of development. Encourage small stores at core and larger commercial buildings at fringes. Encourage streetscapes, landscaping, awnings, and sign designs compatible with village theme. Promote residential over commercial to encourage evening circulation and discourage crime.
- I prefer the "town square" type intersection. Such small businesses like a butcher shop, florist, country gift shop, churches, and antiques, with lots of beautiful landscape bushes, trees and flowers. Concept B- Streetscape. GREAT JOB!!
- Thank you for the opportunity to provide input.
- Consider more commercially zoned property in North Hughesville to provide for mixed use/ service development. This should not negatively affect "Main Street".
- I prefer the town square concept with the streetscape concept option B.
- Boulevard concept "C". Village concept "C".
- Streetscape Concept C, Boulevard Option, Village Concept C.
- Streetscape option A concept.
- Streetscape Concept- Concept A. Only because of the parking next to the shops.
- Build a 30' high wall in front of the ugly Harley Davidson warehouse to hide it. Who thought that a building like that looks good?
- Things we don't want to see: Bowling Alley, Tanning Shops, Big Box Stores, Auto Repair Shops.

- Welcome to Hughesville Sign north, south, east, and west where Hughesville begins on Rt. 5 and 231. Historic signs on a Posted Historical biography of events, how Hughesville was named, a family tree of Historic land owners, how the tobacco section was used and when established, what was Hughesville? Signs don't cost much and they peak visitors interest to come and shop and eat. Streetscape concept A. An honest future step, look at sewer and water usage, improved capacity for growth. Safe potable water and natural gas to Hughesville.