Charles County Waterfront Development Concepts

Charles County Commissioner’s Briefing
December 1, 2009
A Preliminary Framework Plan for
BENEDICT
an Historic Waterfront Community in Charles County, Maryland
A Preliminary Framework Plan for SMALLWOOD STATE PARK
a Waterfront Amenity in Charles County, Maryland

WATERFRONT GOAL:
Protect and enhance waterfront opportunities for recreation and leisure; preserve habitats and restore degraded ecosystems.

1999 STUDY RECOMMENDED USES:
- Recreational Use
- Educational
- Cultural
- Natural Heritage
- Wildlife

PROGRAM ELEMENTS
- Commercial/Retail Development
- Accommodations: Bed & Breakfast
- Civic Uses
- Open Space: Forest Buffer, Parkland, Wetland Restoration
- Pedestrian Facilities
- Gateway Entrance Signage

Prepared For:
Charles County Department of Parks and Recreation
Prepared By:
EDSA, 6907 Old York Road, Suite 400, Annapolis, Maryland 21401
November 1, 2000
A Preliminary Framework Plan
NANJEMOY WILDLIFE CORRIDOR
A Waterfront Experience in Charles County, Maryland

Prepared For:
Charles County Department of Planning and Growth Management
Prepared By:
EDSA, Inc. 17300 Abbey Loop Suite 300
Greenbelt, Maryland 20770
410-321-3737 www.edsa-inc.com

November 17, 2009
A Preliminary Framework Plan for
PORT TOBACCO
an Historic Waterfront Experience in Charles County, Maryland

PORT TOBACCO
OLD ONE ROOM SCHOOL
INTERPRETIVE BUILDING
FOUNDATIONS

1999 STUDY USES:
To be provided by Charles County

PROGRAM ELEMENTS
- Commercial: Retail Development, Restaurants
- Accommodations: Lodging, Bed & Breakfast, Inn
- Civic Uses/Recreation: Visitors Services, Amenities
- Open Space: Parks, Recreation
- Pedestrian Facilities
- Gateway Entrance/Signage

Current Zoning: To be provided by Charles County

PORT TOBACCO ROAD/MD ROUTE 6
TO THOMAS STONE
NATIONAL HISTORIC SITE

PORT TOBACCO GATEWAY
PORT TOBACCO INTERPRETIVE VILLAGE
JOHN HANSON INSTITUTE & VILLAGE
DAY CRUISE DOCK
KA Y AK RENTALS
PORT TOBACCO HISTORIC DISTRICT
CLASSROOMS/INSTITUTIONAL USES
AMPITHEATER

REALIGNED INTERSECTION
BOARDWALK TRAIL

PORT TOBACCO ROAD/MD ROUTE 6
TRAIL CONNECTION
TO THOMAS STONE NATIONAL HISTORIC SITE

PORT TOBACCO ROAD/MD ROUTE 6
MARY DRIVE
TRAILHEAD PARK
BOARDWALK TRAIL/BRIDGE
PORT TOBACCO HERITAGE TRAIL

LOCUST POINT DRIVE
CARLEY DRIVE

PORT TOBACCO MARINA & RESTAURANT
PORT TOBACCO ROAD
PORT TOBACCO RIVER
PORT TOBACCO RIVER
PORT TOBACCO ROAD

RESTORED WETLANDS
CAROL ROAD

TERRY DRIVE
HOWARD DRIVE
VACCHIANO DRIVE

ROSE HILL ROAD
RESTORED WETLANDS

Rose Hill Historic Site
Bed & Breakfast/Inn
Port Tobacco Historic District
Port Tobacco Heritage Trail

TO ST. IGNATIUS CHURCH & CEMETERY

Prepared for:
Charles County Department
of Planning and Growth Management
Prepared By:
EDSA, Inc.
400 East Pratt Street, Suite 902
Baltimore, Maryland 21202
443.539.3350
www.edsaplan.com
October 21, 2009
A. 1999 Study Recommended Uses:
- Waterfront Resort/Conference Center Facilities
- Utilization of Historic or Heritage Resources
- Quality Marina Facilities
- Retirement Housing/Assisted Living Facilities
- A Performance Center
- Golf Course Facilities
- Hotel Facilities

B. 2006 Comprehensive Plan: The 2006 Comprehensive Plan recognizes the need to update the 1999 Assessment of Waterfront Development Opportunities study with special emphasis on identifying and considering waterfront opportunities for public access and development opportunities.

C. 2009 Commissioner Goal: Establish waterfront properties for preservation and protection; public access; and/or development opportunities. Review implementation strategies of the Waterfront Task Force Report and staff.

D. General Staff Implementation Recommendations:
- Develop conceptual plans for 7 waterfront areas per the task force recommendations
- Select top 3 priority concept areas and develop detailed implementation action plans
- Incorporate design concepts as part of the future Comprehensive Plan update
- Complete Zoning and Critical Area map amendments – Establish Waterfront Revitalization Areas
- Target improvements for annual Capital Improvements Program updates
- Develop RFP for selected sites – Seek public/private partnerships for site development
E. Specific Action Plan Implementation Recommendations (top 3 sites):

#1 Potomac Crossing (Aqualand)

*Primary implementation efforts include the coordination with property owners, drafting and advertisement of development proposals and critical area map amendments. (Economic Development & Tourism as Lead Agency with Planning & Growth Management assisting)*

a. **Develop RFP for Potential Development of the Site.** This work includes meeting with the land owners, drafting a public and private partnership agreement, developing a scope of services to solicit proposals from the development community related to construction of targeted areas.

**Action Plan Schedule:**
- January, 2010: Contact property owners, discuss public and private partnership, implementation efforts
- March, 2010: Negotiate a legal agreement for a public and private partnership.
- April, 2010: Draft scope service for a RFP for development
- May, 2010: Advertise the RFP to develop the waterfront
- June, 2010: Review proposals with staff, prioritize best submittals
- July, 2010: Present proposals to Board of County Commissioners. Commence contract negotiations

b. **Process Critical Area Remapping** This work has staff processing the critical area map amendments to remap areas from Limited Development Area to Intensive Development Area and buffer exemptions. Documentation and legislative actions with approvals by State agencies.

**Action Plan Schedule:**
- January, 2010: Draft Critical Area map revisions. Internal staff edit and revisions
- February, 2010: Briefing with County Commissioners
- March, 2010: Planning Commission Public Meeting
- April, 2010: Planning Commission Work Session
- May, 2010: Introduction of the bill to the County Commissioners
- June, 2010: County Commissioners Public Hearing
July, 2010: County Commissioners Work Session  
August, 2010: Send to state for approval  
February, 2011: Obtain final approval from state

#2 Upper Potomac (Marshall Hall)  
The implementation action proposed for this site is to develop a Land Use Feasibility Analysis. This work includes working with the National Park Service and land owners to determine obstacles and opportunities, identifying funding and maintenance responsibilities and perform cost estimates and time-tables for project development. (Planning & Growth Management as Lead Agency with Economic Development & Tourism assisting)

Action Plan Schedule:  
February, 2010: Meet with National Park Service to discuss the potential project, funding opportunities, maintenance responsibilities. Meet with land owners of private property to determine interest and availability of the property.  
March, 2010: Document obstacles and opportunities including zoning and permitting issues, approval processes, cost estimates, funding sources.  
April, 2010: Finalize a land use feasibility analysis report with costs and development schedules  
May, 2010: Present the feasibility report and brief County Commissioners  
July, 2010: Develop agreements or partnerships to develop the property (public/public agency agreements, or public/private development agreements)

#3 Benedict  
This implementation work proposal is to develop a detailed Benedict Revitalization Plan for the community. Since there are many property owners in this community, the work needs to bring them together to form a consensus and the basis of a redevelopment master plan. The planned sewage treatment plant will serve as a catalyst for redevelopment. (Planning & Growth Management as Lead Agency with Economic Development & Tourism assisting)

a. Develop the Benedict Waterfront Revitalization Plan  
Action Plan:  
December, 2009: Authorize staff to develop the master plan.  
February, 2010: Finalize a consultant RFP for master plan development.  
March-June, 2010: Advertise the RFP, review proposals, select consultant  
July, 2010: Begin the Benedict Revitalization Planning process as part of FY2011 Planning Division work program.  
December, 2010: Finalize the revitalization plan. Include projects and list of improvements, costs for future inclusion in CIP.  
January – June, 2011: Rezone Village area to implement the plan. Coordinate future CIP project improvements into the future.
b. *Process Critical Area Remapping* This work has staff processing the critical area map amendments to remap areas from Limited Development Area to Intensive Development Area and buffer exemptions for the property. Documentation and legislative actions with approvals by State agencies.

**Action Plan Schedule:**
- January, 2010: Draft Critical Area map revisions. Internal staff edit and revisions
- February, 2010: Briefing with County Commissioners
- March, 2010: Planning Commission Public Meeting
- April, 2010: Planning Commission Work Session
- May, 2010: Introduction of the bill to the County Commissioners
- June, 2010: County Commissioners Public Hearing
- July, 10: County Commissioners Work Session
- August, 10: Send to state for approval
- February, 11: Obtain final approval from state
<table>
<thead>
<tr>
<th>Area</th>
<th>Size</th>
<th>Key Themes</th>
<th>Key amenities/activities</th>
<th>Zoning Map Changes Needed</th>
<th>Critical Area Map Changes Needed</th>
<th>Water and Sewer Available</th>
<th>Capital Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potomac Crossing (Aqualand)</td>
<td>95 acres</td>
<td>Waterfront Gateway</td>
<td>Hotel/Conference Center, tours, day trips by boat, commercial retail area</td>
<td>YES</td>
<td>YES – Change to IDA/BE</td>
<td>Upgrade needed</td>
<td>Private</td>
</tr>
<tr>
<td>Benedict</td>
<td>34 acres CV 104 acres RV 138 total acres</td>
<td>Historic Waterfront Village</td>
<td>Shops, marina/restaurants, gathering places, heritage interpretation, day trips by boat, public beach, country inns, boardwalks.</td>
<td>YES</td>
<td>YES – Change to IDA/BE</td>
<td>Upgrade planned</td>
<td>Package treatment plant under way, streetscape improvements</td>
</tr>
<tr>
<td>Upper Potomac (Marshall Hall)</td>
<td>650 acres parkland 30 acres additional 680 total acres</td>
<td>Waterfront Gateway</td>
<td>Hotel/Conference Center, Marshall Hall Interpretive park, day trips by boat (boat taxis), special events venue</td>
<td>YES</td>
<td>YES – Growth allocation</td>
<td>NO</td>
<td>Possible park amenities, public/private uses</td>
</tr>
<tr>
<td>Cobb Island</td>
<td>40.5 acres CV 330.7 acres RV 371.20 total acres</td>
<td>Neighborhood Waterfront Village</td>
<td>Shops, marina/restaurants, public gathering places, heritage interpretation, excursions by boat, potential new mixed use sit</td>
<td>NO</td>
<td>YES – Changes to IDA/BE</td>
<td>upgrade planned</td>
<td>Streetscape improvements, park amenities</td>
</tr>
<tr>
<td>Port Tobacco</td>
<td>20.9 acres CV (west) 66.1 acres RV (west) 50 acres Historic dist. 98 acres additional 235 total acres</td>
<td>Heritage Corridor/Colonial Port Town</td>
<td>Nature and Water Trails from TSNHS to Chapel Point, heritage interpretation, greenway, access to water from historic village, village retail. Historic studies institute</td>
<td>NO</td>
<td>Yes, Growth allocation</td>
<td>NO</td>
<td>Parcel acquisition, pedestrian connections, park amenities, private development</td>
</tr>
<tr>
<td>Nanjemoy NRMA</td>
<td>1,921 acres (Douglas Pt., Mallows Bay, Purse State Park) 1.8 miles shoreline</td>
<td>Wildlife Corridor/Parkland Hub</td>
<td>Trails, birding, kayaking, fossil hunting, sunken ship interpretation, camping</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>Ongoing county park development – public access improvements</td>
</tr>
<tr>
<td>Smallwood State Park</td>
<td>628 acres</td>
<td>Tournament Fishing Hub</td>
<td>Marina, art center, camping, fishing, trails</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>Possible park enhancements</td>
</tr>
</tbody>
</table>