



Charlestown Comprehensive Plan Community Kick-Off Meeting

MEAD & HUNT

The Project Team



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What is a Comprehensive Plan?
Why is it needed for Charlestown?

Comprehensive Planning in Maryland

The “Official” Version

- Required by state law to establish land use types and ability to expand municipal boundaries; serves as basis for water/sewer master allocations.
- 12 required elements: land use, environmental resources, water resources, housing, transportation, community facilities.
- Coordinated with county and state agencies through a 60-day review process

What we want to do...

- Establish a clear vision for Charlestown
- Identify the “big issues” facing Charlestown over the next 10 to 20 years.
- Build consensus on general approach to addressing the big issues.
- Generate and evaluate ideas to address quality of life for residents and visitors.
- Fold the above into the State’s typical approach to comprehensive plans.
- Set clear, manageable, and finite implementation priorities.

Project Timeline





Regional Context



Strengths, Weaknesses, Opportunities & Threats Analysis

Strengths

- What do you see as the community's major strengths and assets?
- What do we do exceptionally well?
- What advantages do we have?
- What valuable assets and resources we have?
- What do residents identify as our strengths?

Opportunities

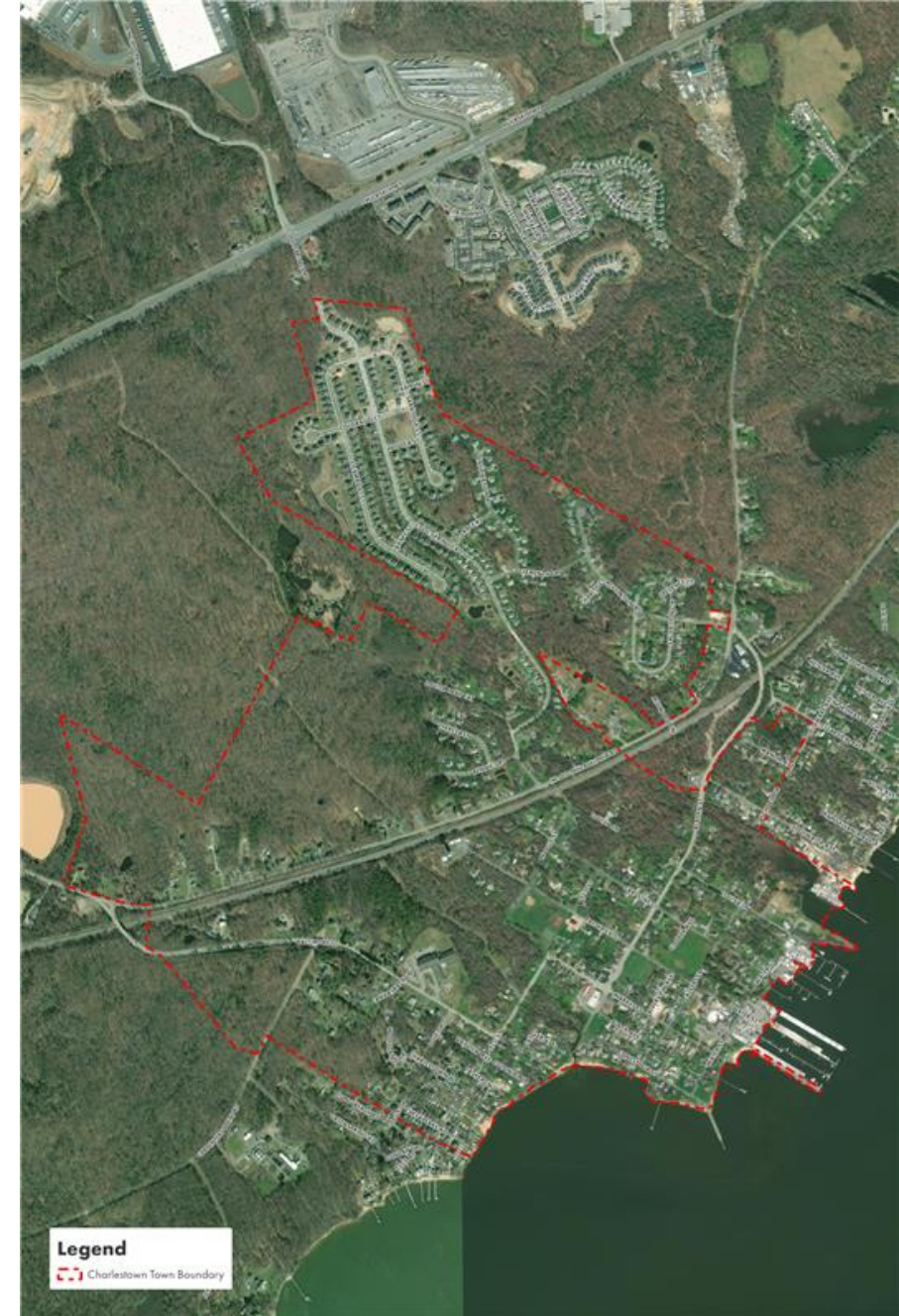
- What do you see as the community's major opportunities?
- What opportunities do we know about, but have not addressed
- Are there emerging trends on which the community can capitalize?

Weaknesses

- What do you see as the community's major weaknesses or liabilities?
- What could the community do better?
- What is the community criticized for or receive complaints about?
- Where is the community vulnerable?

Threats

- What do you see as the community's major threats?
- Are weaknesses likely to the community critically vulnerable?
- What external roadblocks exist that block progress?
- Is there significant change coming?
- Are economic conditions affecting the community's future?





The Big Issues and Ideas:

What will shape the future of Charlestown?

What are some lessons from other small area plans?

Mead
& Hunt

Soldiers Grove, Wisconsin

1930s – 1940s

Army Corps Studies



1977 – 1983

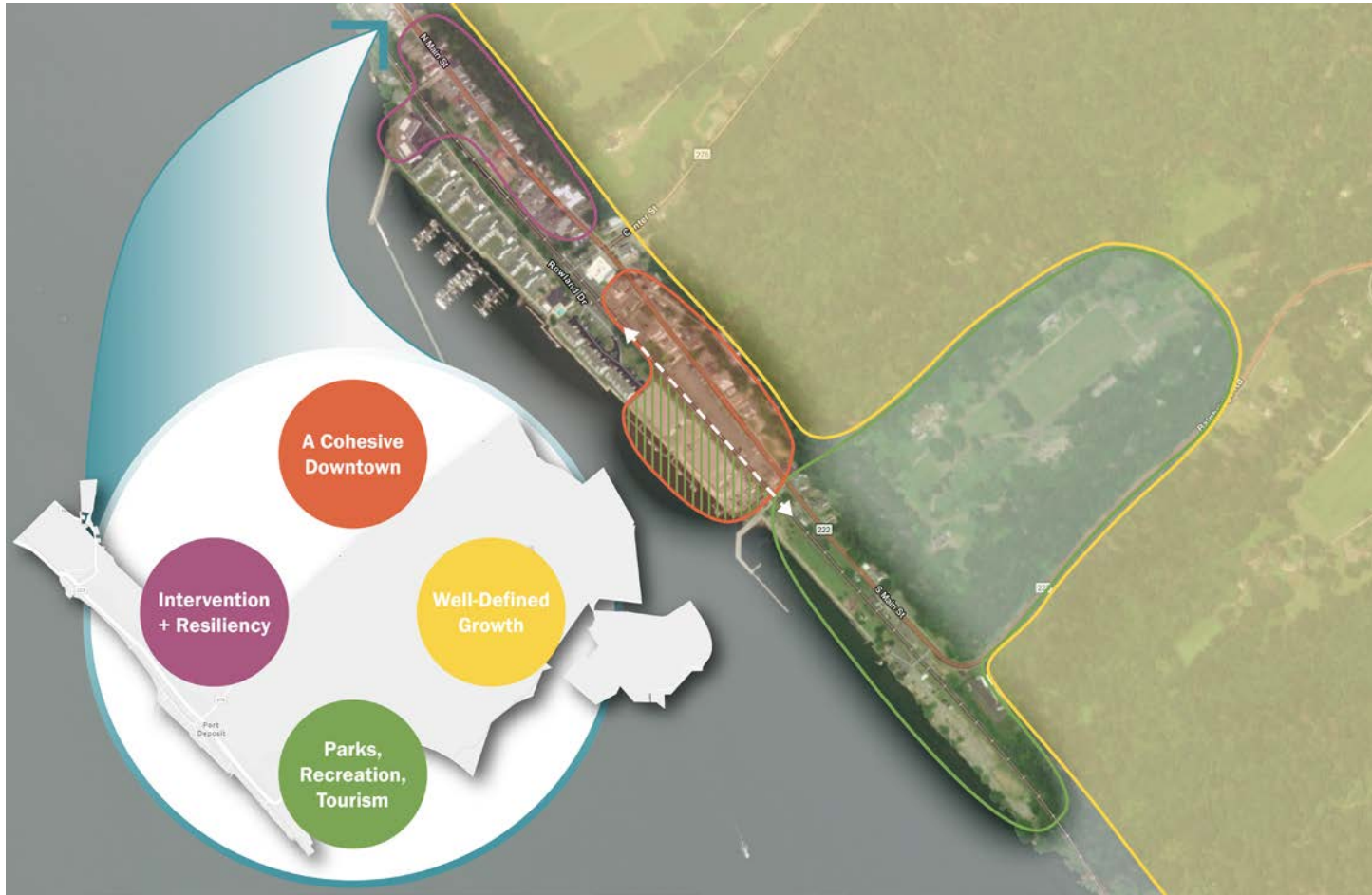
Moved to Higher Ground



Late 1980s/Early 1990s

America's First "Solar Village"





Proposed Focus Areas in Port Deposit, MD



Create enough growth to support retail opportunities



- Loss of the Safeway in 2018 was more than the loss of a grocery store; it was another indication to the community and to investors that Bryans Road is falling behind in terms of services and amenities.
- Watershed Conservation District was unfair to property owners and overly broad in its application.
- Lack of housing diversity in terms of cost, size and type.
- “Aging in place” is a concern.
- Support redevelopment of Bryans Road Shopping Center.

Eliminate from consideration any protected lands and avoid heavily regulated lands.



LEGEND

- Protected Land and Easements
- Regulatory Constrained Land
- Rail Trail



What are your
“big ideas” for
Charlestown?



Wrap-Up & Next Steps