



# ***Infill, Redevelopment & Revitalization in Charles County, Maryland***

**Maryland Smart Growth Subcabinet**

**July 17, 2014**

Presented by:  
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Planning Director

# Presentation Topics

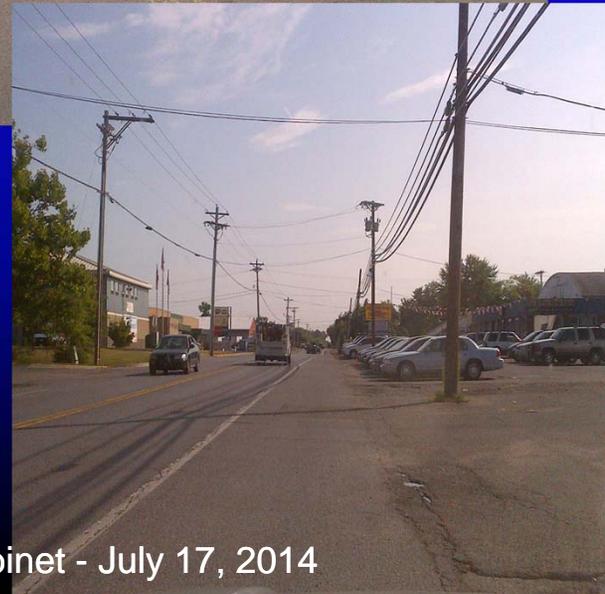
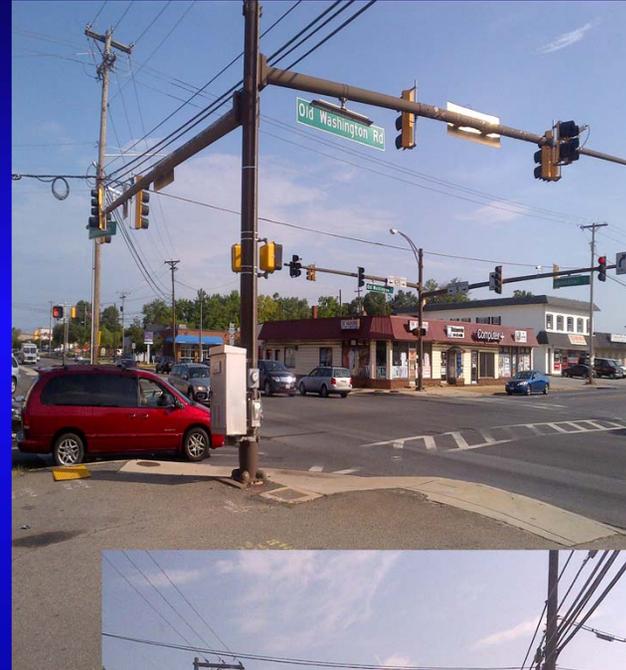
- Review County redevelopment & transit plans for Waldorf, Md. (*Waldorf Urban Redevelopment Corridor – WURC*)
- Current Implementation efforts
- Proposed, future projects
- Thoughts on how we can work together



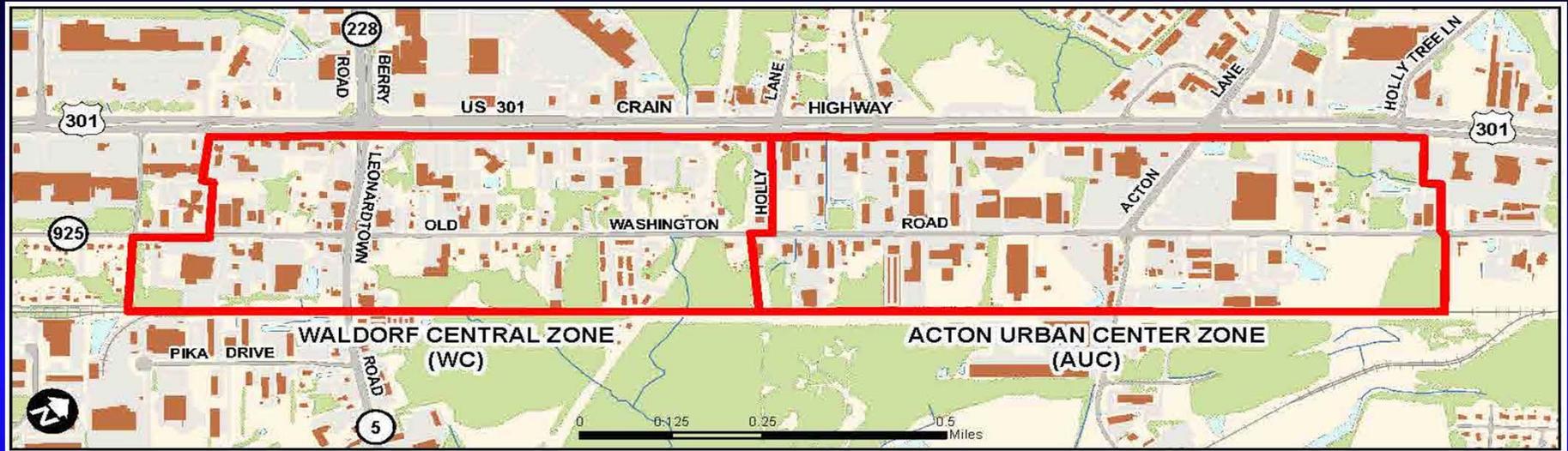
# Waldorf Redevelopment Concepts

- Began as larger sub-area plan “activity” redevelopment areas
- Waldorf Urban Design plan to create an urban center
  - Vision for Mixed Use, Pedestrian Development
  - Transportation Alternatives
  - Support Regional Transit
  - Implement Smart Growth, TOD Projects

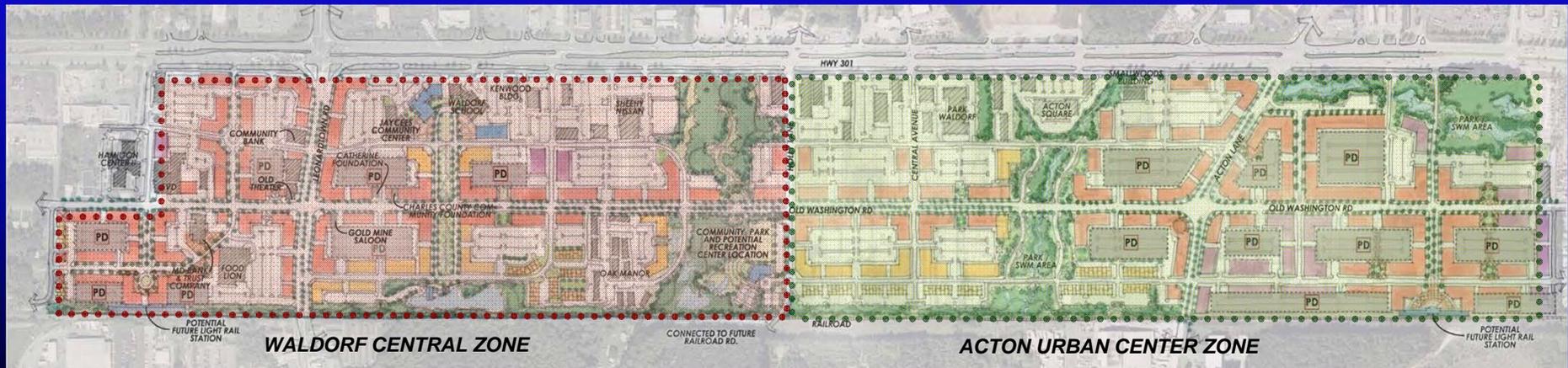
# Existing Uses



# Existing Suburban Development Form



# Proposed Urban Development Form



# Refine the Concepts

- New Zoning Districts – Urban Based vs. Suburban
- Vision and Site Design Manuals
- Determine Infrastructure Needs and Costs
- Project identification
- Organizational and Management Team

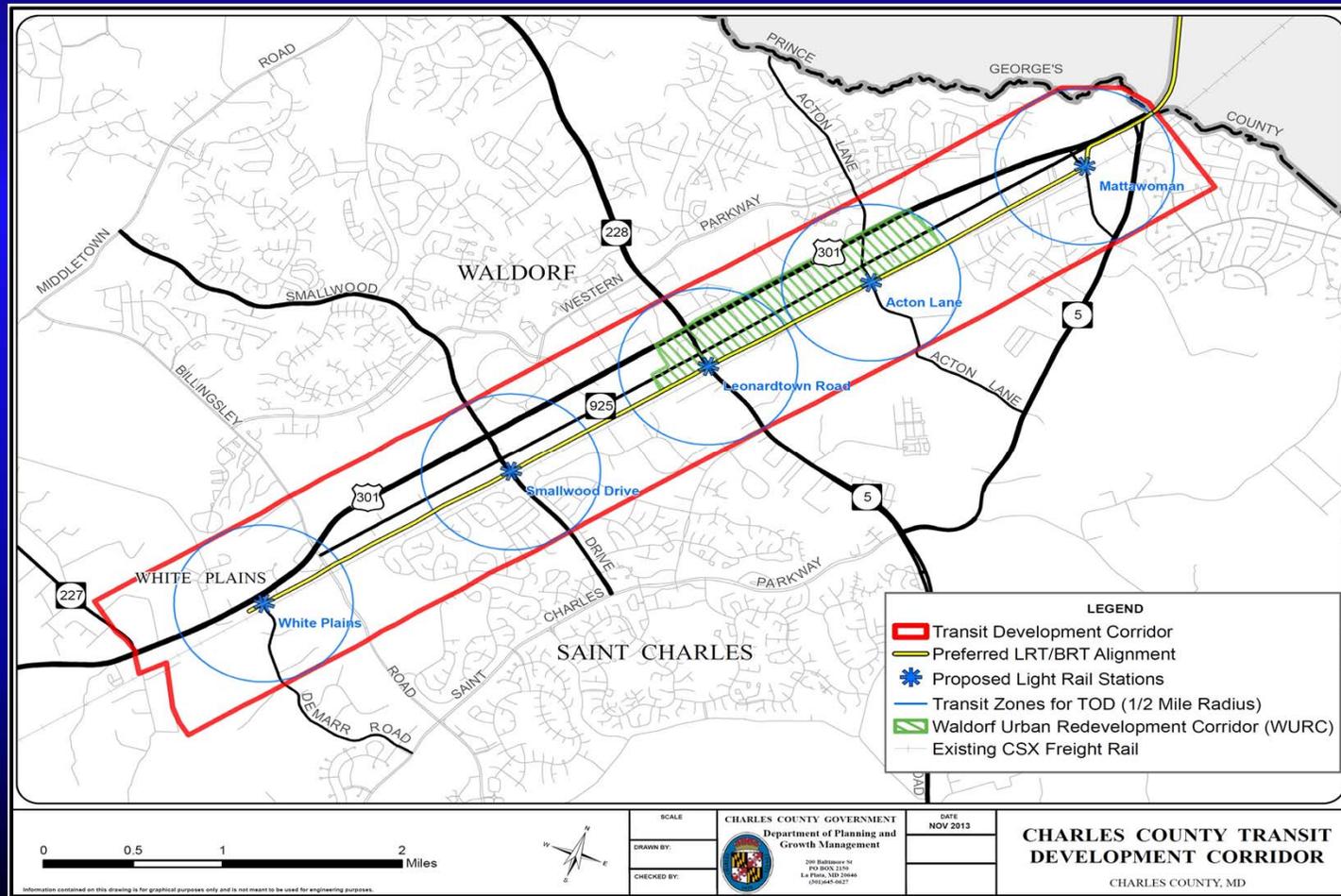


# Support Plans with Policies & Projects

- Priority Funding Area (PFA)
- Sustainable Communities Designation
- Comprehensive Plan
- New Zoning & Design Standards
- Transit & Infrastructure Analysis
- Funding

# Transit & Redevelopment Corridor Map

## Maps & Policies in the Comprehensive Plan



# Adopted New Zoning Districts

- Waldorf Central (WC):

- 2 to 5 story buildings
- Mix of permitted uses
- Transit hub- New Park & Ride transition to future Light rail station



- Acton Urban Center Zone (AUC):

- 3 to 10 story buildings
- Mix of permitted uses includes larger employment uses
- Future transit—Light rail station



# Transportation Analysis

- Southern Maryland Transit Corridor Preservation Study completed
- Defined transit alignment from Waldorf/White Plains to the Branch Avenue Metro Station
- MTA currently conducting Alternatives Analysis to determine ridership, mode (LRT or BRT), overall costs, and environmental impacts
- Waldorf Urban Transportation Improvement Plan
  - Analyzes and prioritizes future road and urban street improvements
  - Provides cost estimates



# Transit Corridor Alignment



# Transportation Analysis

## Status of the Southern Maryland Regional Transit (SMRT) Project

- \$5 Million in planning funds appropriated to the Maryland Transit Administration (MTA) in FY14-19 State Consolidated Transportation Program (CTP). Public outreach meetings are currently being held.
  
- Requested additional \$20 Million in FY15-20 State CTP to complete Project Planning Phase and achieve a Record of Decision from the Federal Transit Administration

# Infrastructure Needs and Costs

- Infrastructure Needs Analysis recommended the following near term County investments:
  - Public Water Improvements
  - Public Sewer Improvements
  - Old Washington Road Reconstruction with urban street design standards
  - Master Stormwater Management
  - Parking Improvements
- County has committed funding this work and land acquisition (\$30 Million)

# Implementation – Phase I

- WURC Phase I Conceptual Development Plan Drawing, completed
  - “First phase” transit-oriented development plan for 26 acres of downtown Waldorf, to begin transformation of WURC

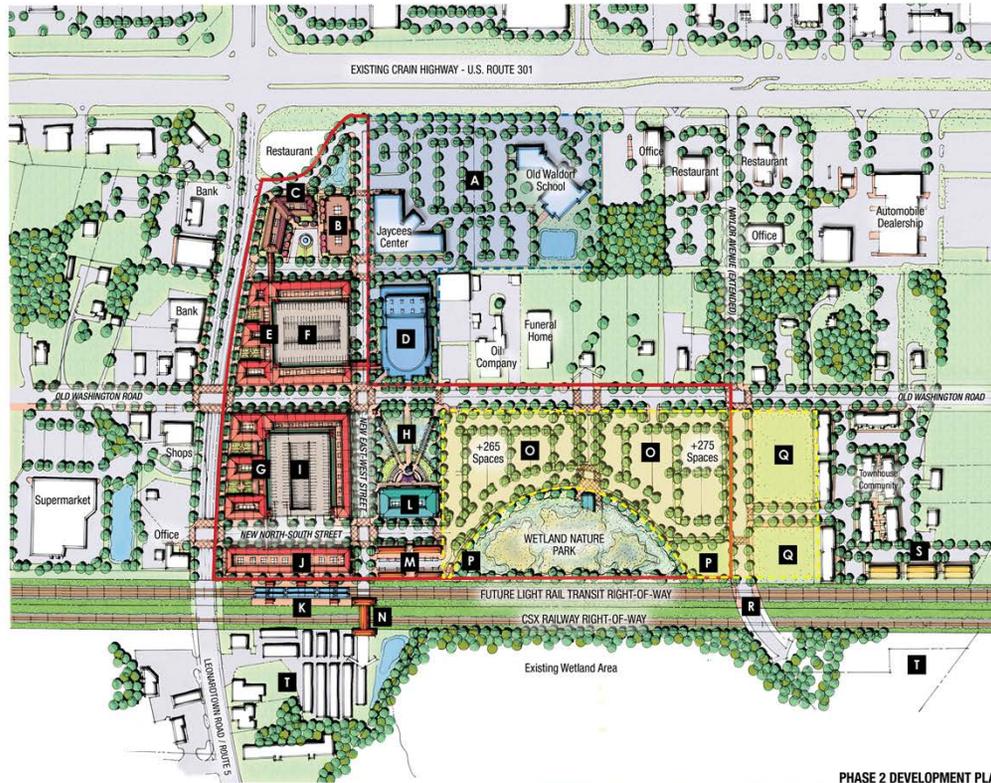
# Market Analysis & Development Program (Phase One Project)

- 60,000 SF Anchor Store (i.e. a specialty grocer)
- 15,000 SF Full Service Restaurant Uses
- 7,000 SF Tavern/Pub uses
- 4,000 SF Limited Service Restaurants
- 23,000 SF Personal Service and Retail Uses
- 20,000 SF Fitness Center and Recreation Uses
- 50,000 SF Class A Office Space
- 440,000 SF Residential Living Space (i.e. 1,100 SF/Apt. avg.)
- 40,000 SF Hotel Space (+/- 100 rooms)

**\*659,000 SF of Total Development Space**

# Recommended Phase One Development Site

- A WALDORF CIVIC CAMPUS**  
Includes: Present Waldorf Jaycees Community Center and Old Waldorf School, Fine Arts/Performing Arts/Civic Center and Waldorf Multi-Generational & Senior Center
- B GATEWAY OFFICE BUILDING**  
50,000 SF of class A office space in 4 stories
- C GATEWAY HOTEL**  
40,000 SF in 4-5 stories, 80-100 rooms
- D FUTURE FINE ARTS/PERFORMING ARTS/ CIVIC CENTER**  
1500 seat auditorium
- E MIXED-USE DEVELOPMENT**  
20,000 SF ground floor fitness center  
24,400 SF ground floor retail/commercial  
128 residential apartments on 4 upper floors
- F PARKING STRUCTURE**  
666 parking spaces on 6 levels with retail/commercial loading and service included on ground level
- G MIXED-USE DEVELOPMENT**  
60,000 SF ground floor grocery on 1-2 floors  
25,200 SF ground floor retail/commercial with 156 residential apartments on 4 upper floors and 8 ground floor residential apartments
- H PUBLIC SQUARE URBAN PARK**  
1 acre park space for event use and bio-filtration
- I PARKING STRUCTURE**  
756 spaces on 6 levels with retail/commercial loading and service included on ground level
- J RESIDENTIAL BUILDING**  
110 residential apartment units on 5 floors
- K FUTURE LIGHT RAIL TRANSIT STATION**  
300' platform for 3 passenger cars
- L POTENTIAL PUBLIC MARKET HOUSE LOCATION**  
12,000 - 15,000 SF facility
- M PHASE 1 TRANSIT STOP**  
MTA bus and VAN GO stations
- N AERIAL CROSSOVER FOR CSX TRACKS**
- O PARK AND RIDE LOTS**  
265 parking spaces in South lot  
275 parking spaces in North lot  
\*Future sites for mixed-use development and parking structures
- P FUTURE COMMUNITY PARK BUILDING SITES**
- Q FUTURE REDEVELOPMENT SITES**  
Commercial/residential mix
- R FUTURE NAYLOR AVENUE EXTENSION ACROSS RAILWAY**
- S FUTURE RESIDENTIAL RECONSTRUCTION ALONG LIGHT RAIL ALIGNMENT**  
Three townhome building clusters
- T FUTURE PLANNED TRANSIT-ORIENTED REDEVELOPMENT SITES**



## PHASE 2 DEVELOPMENT PROGRAM

- U PHASE 2 MIXED-USE DEVELOPMENT**  
Each additional north and south building is five stories with +30,000 - 35,000 SF of ground floor commercial space, +140 upper floor apartments and 14 to 16 additional ground floor residential units
- V PHASE 2 PARKING STRUCTURES**  
Each north and south parking structure has the potential for +500 spaces on six levels with commercial loading and service locations included within the ground level
- W PHASE 2 RESIDENTIAL APARTMENTS**  
Three-story garden apartments on the north side of Naylor Avenue extended



## WALDORF URBAN REDEVELOPMENT CORRIDOR

### PHASE 1 DEVELOPMENT PROGRAM

60,000 sf	ANCHOR (SPECIALTY GROCERY)
15,000 sf	FULL SERVICE RESTAURANTS
7,000 sf	BAR/PUB
4,000 sf	LIMITED SERVICE RESTAURANTS
23,000 sf	PERSONAL SERVICE / RETAIL
20,000 sf	FITNESS CENTER / RECREATION
50,000 sf	OFFICE
440,000 sf	RESIDENTIAL
40,000 sf	HOTEL
<b>659,000 sf</b>	<b>TOTAL DEVELOPMENT SPACE</b>

- RECOMMENDED PHASE 1 DEVELOPMENT AREA
- POTENTIAL FUTURE PHASE 2 DEVELOPMENT AREA
- POTENTIAL CIVIC CAMPUS AREA



## WALDORF CENTER - PHASE 1 AND PHASE 2 DEVELOPMENT PLAN

1/4" = 1' SCALE  
 JANUARY 29, 2013  
 Prepared for: Department of Planning and Growth Management, Charles County, MD  
 EDSA



WALDORF  
URBAN  
REDEVELOPMENT  
CORRIDOR



WALDORF CENTER - PHASE 2 DEVELOPMENT



MAY 23, 2013



# Implementation Efforts

## Most Recent Activities

- County working on “Civic Campus” plan to complement the Phase I plan to consist of civic uses such as multi-use civic center, senior center
- MOU with Maryland Stadium Authority – Multi-use Civic Center
- Organizational Support – Working group & Redevelopment Manager
- Land acquisitions, assemblage

# Next Steps

- Continue work on design, engineering, construction of infrastructure improvements
- Work with landowners and developers to begin assembling property for Phase One project. Develop RFP/RFQ
- Pursue State funding for key components of Phase One plan & transit studies
- Complete plan for “Civic Campus” plan and cost estimates
- Implement a land acquisition phasing program

# State Partners

- MDOT/SHA – Improvements MD Business 5, Reconstruction of Old Washington Road (MD925).
- Future interchange of US 301 / MD 228 (business 5) – grade separation.
- Pedestrian cross over, US 301

# State Partners

- MTA, currently funding alignment studies. Additional work needed to complete NEPA Environmental Studies get to a Record of Decision.
- Charles County requested \$20 million in Transportation Priority Letter

# State Partners

- MDE/DNR. Assistance with wetland park system, green street improvements, stormwater management programs
- MDP, DHCD, DBED. Coordinate program assistance with redevelopment and revitalization programs, designations, financing

# State Partners

- Tax Increment Financing
- Brownfield reuse potential
- MEDCO financing – parking garage
- Historic Preservation of Old Waldorf School site
- Civic Campus - MSA
- Infill, Redevelopment, Revitalization Pilot Program

# Summary

- Smart Growth strategy for Charles County's future
- Good example of Infill, Redevelopment & Revitalization
- Supported by Comprehensive Plan
- Potential "Pilot Program" team effort local, state, federal, private sector

# How Can You Help?

## Some Final Thoughts

- Keep us on your radar
- Check in with your staff
- Get the word out



- Help with Funding
- Creative Financing
- State-Local Projects
- Form Partnerships
- Consider a "Pilot Program"



# Waldorf Urban Redevelopment Corridor

Presented by:



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