

4.7. Materials

- Building materials shall be of a good quality and durable to reduce the amount of maintenance and expense required over time. Materials and colors should be coordinated to harmonize with other buildings in the WCTOD
 - Townhomes shall comply with the current County standards for masonry or brick on the facades, as calculated, as a percentage of the facade surface of the entire buildings string so that some units in longer strings may be wholly of another material.
 - The WCTOD will demonstrate the creative use of concrete and concrete block to show case this local product as a high quality architectural finish. Use of this material shall be one design technique used throughout the WCTOD to create the "distinctive identity" and "memorable gateway" appearance of the WCTOD. Significant use of these materials is strongly encouraged through out.
 - On facades where siding is to be used cementitious materials such as hardi-plank is encouraged. All permitted vinyl siding shall meet the County wide minimum standards as shown in Appendix E.
 - Further information regarding other specific WCTOD wide or area specific palettes of materials shall be provided to the county as a part of the first architectural design review for the affected area per section 4.1.3 4. Buildings in these areas shall utilize these material palettes once provided and information on materials to be use on all four sides of all buildings shall be provided as a part of SDAR design submittals.

4.8. Colors

- Creative use of color is encouraged as a means to create a distinctive WCTOD appearance and identity for individual business and residential villages. While exterior paint colors should generally be compatible with those used on other buildings in the WCTOD, well chosen exterior color choices that set key buildings or specific areas apart are desired, provided that they are not garish or outlandish or create visual clutter. Predominant building field colors are encouraged to be earth tones or light pastel colors. Consideration should be given to the use of natural colors in concrete, brick and stone rather than bright hues. Predominant building colors shall not include black or fluorescent colors. Built-in features, such as doors, window frames, moldings, and cornices can be contrasted with an accent color that is a shade lighter or darker than the base color. Corporate colors may be incorporated as accent elements in a well designed overall building color palette suitable to the WCTOD area.
- Specific exterior facade color palettes shall be established for use in certain areas of the WCTOD or for use throughout Waldorf Crossing to create the "distinctive identity" and "memorable gateway" appearance. (See section 4.13). Exterior building colors in the WCTOD will be coordinated to achieve harmony and

continuity of design". All color palettes shall be submitted to and be approved by the WCPDRB.

- As a general rule, brick, stone, or terra cotta should not be painted to avoid making a low maintenance surface material into a high maintenance material.

4.9. Roof Treatments

Either flat or pitched roofs are permissible for use on both commercial and residential buildings. Residential pitched roofs on town houses shall be at least an 8/12 pitch unless otherwise approved by the County, a lower-pitched roof is not acceptable unless it is appropriate to the architectural style. Pitched roofs on both residential and commercial units shall include a 6-12" overhang on gable ends including those on side facades. Fascia board trims and full gable returns are encouraged throughout and may be required on high visibility exposures. Added Requirement for roofs on multi-family buildings are defined to 9.2 and for large retail buildings in 10.4.2.

Both commercial and residential roof treatment and roof lines are to be varied to provide visual interest and reduce monotony. Roof variety may be required on all four sides with special consideration for high visibility exposures. See also 4.4.2 for requirements on commercial building height variety.

Roofs, as with all components of buildings, shall be comprised of durable, high quality materials that will enhance the overall appearance of a building and reduce the need for additional maintenance. Information on color selections for visible roof materials should be provided as part of the overall building color palette. Any projecting false front elements shall be colored and treated on all sides. Lighter shades of roofing materials are recommended for purposes of energy efficiency.

4.10. Mechanical Equipment

Mechanical equipment, whether on the roof on the façade or at the surface, shall be located for reduced visibility to reduce the impact of noise, odor and heat from residents and or customers.

Roof top equipment shall be screened from view from other buildings and the street with four sided parapet screens that are integral to the overall design of the roof and facade. Ground mounted equipment should be softened or screened from views from the street, parking and pedestrian areas with plantings or open fencing.

4.11. Window Openings

All windows shall generally be vertical or square in proportion with well trimmed details. See the residential section for added requirements.

5. Landscaping, Street Trees, Buffers & Screening

5.1. General Design & Regulatory Links

These guidelines supplement the landscaping requirements of:

- Article XXI, Landscaping of Parking Facilities,
- Article XXII Screening and Trees
- Article XXIII for Buffer Yards planting requirements
- The recommended Street Tree list in the County Road Code
- Appendix E Guide for Landscaping

5.2. Coordinated Compact Design

WCTOD planting designs and submittals shall be comprehensive. They shall address all planting design requirements in one coordinated design plan to create a cohesive design and avoid duplication of effort and wasted space. For example, it shall address developer and builder plantings, street trees, SWM, forest conservation and mitigation, zoning buffers and the like along with aesthetic plantings. Where possible, plantings should serve multiple purposes. Where consistent with other good design constraints and business and residential visibility needs, plant selections and placement should promote energy conservation. Design solutions to consider include: placing shade trees on the south side of structures and in parking lots to aid in cooling, reducing glare and avoiding heat gain; and by placing evergreen trees and hedges on the northwest side of buildings to reduce heating costs.

5.3. General Plant Palette

Buildings shall utilize a generally consistent plant palette in the WCTOD to give the site a distinctive character. Planting designs shall include a variety of deciduous, evergreen or ornamental trees, shrubs, groundcovers, perennials and annuals. Plantings for individual buildings should consist of a limited selection of trees, shrubs and groundcovers in order to create an attractive and cohesive landscape. Plantings (other than street trees) shall be approximately 25-50% evergreen to ensure a year round framework for the planting and continued visual interest.

- No invasive species shall be used for county required plantings. Refer to the MD Department of Natural Resources Wildlife and Heritage Division for current lists of the invasive species in the area.
- Maryland Native plant species are recommended for inclusion in the landscape plantings of Waldorf Crossing. The U.S. Fish and Wildlife Services Native Plants for Wildlife Habitat and Conservation Landscaping Chesapeake Bay Watershed (USF&WS document) is recommended as one guide for plant selection.
- Only drought tolerant plants should be selected. Plants that do not require irrigation after the first two years are preferred

5.4. Street Tree Palette Design & Selection

Street tree selections shall comply with applicable County Codes and the Street Tree List shown in the Appendix. All selections shown within this document are preliminary and do not constitute all possible selections. Additional species may be added at time of final design and are subject to review and approval of the WCPDRB. Tree spacing shall reflect the tree size selected and shall be 25' (Min.) - 40' (Max.) Uniform spacing shall occur whenever possible to ensure rhythm and continuity along the street. Field adjustments are allowed to address utility and site design conflicts. Trees shall be located to ensure that all sight distance lines are clear for both vehicles and pedestrians.

5.5. Plant Sizes & Conditions

Plantings shall be installed at or exceeding the following minimum sizes and shall be specified in the following categories:

- Shade Trees: Minimum 2.5" caliper
- Ornamental/Flowering Trees: Minimum 1.5" caliper
- Evergreen Trees: Minimum 6-8' Ht.
- Tall Shrubs: Minimum 30" Ht.
- Medium Height Shrubs: Minimum 24" Ht.
- Low Height Shrubs: Minimum 15" Ht.
- Groundcovers: height varies - Minimum 4" Pot

5.6. Planting Requirements by Use

5.6.1. Typical Front Yard Requirements

To create a pedestrian oriented character, small plantings in front yards are needed between non-retail buildings and the street. Front yards of non-residential buildings can extend the streetscape area and provide pedestrian amenities. Any building with a building setback of 10' or more from the walk should include a street yard planting area within the front yard setback. The street yard planting area should include:

- At least one large shade tree or three (3) understory or ornamental trees for every 40 linear feet of public street frontage, or fraction thereof, measured at the property line.
- Shrubs and ground cover planting to the extent that 40% of the street planting area is planted with vegetation other than turf grass.
- Hardscape (public activity) elements such as courtyards, plazas, planters, benches, fountains and tables, may be included in addition to the required plantings.
- A combination of both landscape and hardscape elements is encouraged.

5.6.2. Typical Lot Landscaping Requirements

At least 15% of the green area of a nonresidential parcel should consist of natural areas, conservation landscaping, planting beds with shrubs, flowers, or groundcover.

- Recommended minimum shade tree plantings:
 - 1 per lot (townhome)
 - 1 per 2 dwelling units (multi-family buildings with 11 or more dwelling units)
- Evergreen and Ornamental Trees: Two flowering or evergreen trees may be substituted for each shade tree up to 30% of the recommended number.
- Ground Plane Planting:
 - For townhome and stacked-townhome developments, a minimum of 25 plants in massed planting beds with shrubs, flowers, or groundcover per lot
 - For multi-family developments, a minimum of 10% of the green area of a lot or parcel should consist of planting beds with shrubs, flowers, or groundcover.
 - Added plantings on corner and high visibility residential lots - An enhanced landscaping palette shall be requested / required for corner lots and high visibility lots in addition to the typical lot landscaping requirements.

As part of good planting design and taking into consideration business and residential visibility needs, plant selections and placement should promote energy conservation. Design solutions to consider include: placing shade trees on the south side of structures and in parking lots to aid in cooling, reducing glare and avoiding heat gain; and placing evergreen trees or hedges on the northwest side of buildings to reduce heating costs.

5.7. Parking Lot Landscaping & Screening

These standards apply to landscaping and screening of parking lots.

- For parking at lot edges, provide perimeter landscape screening to conceal the lower portion of vehicles from view in accordance with § 297-96 of the Zoning Regulations. If the design option used includes a screening wall, they should be stone, brick or other masonry of a color and finish that complements the adjacent on-site buildings.
- Parking next to buildings - Provide a 10' minimum separation between the rear of buildings and surface parking spaces. Within this buffer provide a minimum 5' landscape planting.

- Curb stops and/or bollards may be required by the WCPDRB to protect trees and plantings from vehicle bumpers and/or overhangs.
- Parking Lot Landscaping – shall at a minimum, comply with the County requirements for parking landscape per Article XXI, § 297-359 of the Zoning Regulations. Designers are encouraged to integrate bio-retention areas into parking layouts, to use rainwater to support shade trees, to serve as bio-retention areas where practical and to use vegetated swales and small constructed wetlands to slow and cleanse storm water runoff from roof drains and the parking lot.

5.8. Gateway Plantings

Massed plantings at key WCTOD site entrances shall be provided on applicable lots in addition to entry marker monumentation, see section 1.3.7. Plantings shall include ornamental trees, evergreen shrubbery, and plants selected for seasonal color.

5.9. Buffer & Screening Design

- See general WCTOD Buffer requirements for TOD perimeters, parking lots, and public streets as shown in the chart on page 20 and Control Plan E. These Site specific standards set requirement that select from the applicable options offered by Article XXII Buffers and Screening and by Article XXIII Bufferyards. Landscaping provided for buffering purposes shall follow the planting counts required by the County code listed above, however all plantings shall be designed as an integral part of overall lot planting design and overall WCTOD design character. They shall meet WCTOD minimum plant sizes, use the WCTOD plant palette and standardized designs for fences and walls.
- Builders should note that pre-existing trees and understory plant material count towards these requirements and that existing plants material should be preserved where ever possible.
- Buffer landscapes may also perform passive recreational and SWM bio-retention functions. This design approach is encouraged where grading permits with County approval.
- Designs Options that use larger denser plantings, in conjunction with other methods such as berming, graded changes, fences and walls to create effective screening in narrower setback widths, should be used where ever possible within the WCTOD interior to help reduce pedestrian separations.
- Parking lots shall be screened by one of the following methods or a combination of the following methods:
 - 30” evergreen hedge planted 3’ on center maintained as a continuous hedge Berms of at least 3’ in height with street tree plantings
 - 42’ low fences or masonry screen walls enhanced with low plantings.

- Where differing land uses in areas internal to TOD Zone abut in an integrated and compatible manner, no screening or buffers shall be required.
- Builders should note that the County code provides for possible Buffer yard adjustments using agreements with abutting land owners along the TOD perimeter

5.10. Hardscape Design Elements

The goal of hardscape elements will be to enhance the overall cohesiveness and neighborhood identity of Waldorf Crossing. This shall be accomplished primarily through a repetition of select elements and colors that will aid in reinforcing the community identification and character.

5.11. Fencing & Walls

- Fences may be used as a major element in defining neighborhood character and theme, providing privacy for individual property lots, and screening objectionable views.
- Low decorative fences are permitted and encouraged in the WCTOD to enclose private yards and activity areas.
- Fences for privacy, safety and security shall meet all necessary standards pertaining to height, spacing, form, etc. Masonry or vinyl walls and fences are preferred. Chain link and raw unpainted wood fencing shall not be permitted.
- All fencing and wall materials shall be complimentary to the architectural character and theme and maintain consistency throughout.

5.12. Standard Streetscape Elements & Furnishings Palette

A standardized palette of compatible streetscape details and furnishings shall be approved by the WCPDRB for general use in the WCTOD as part of early site plan applications. Additional site furnishing elements may be added or prohibited as necessary to maintain the neighborhood character, theme, and function of the community as needed with later site plans.

Site furnishing and decorative stamped paving details shall be selected to enhance the overall theme and character of Waldorf Crossing and coordinate with each other to be complimentary in material, color, and style. Location and furnishing selections shall be made before final site plan submission. Elements to be addressed include, but are not limited to:

- Fencing and Walls
- Street Lights
- Waste Receptacles
- Benches
- Bike Racks
- Mailboxes and Newspaper Delivery Boxes

- Café and Picnic Tables
- Pavilions and Gazebos
- Doggy litter bag dispensers

6. Signage Design

6.1. Design Intent

Signage at WCTOD will comply with the Current County Sign Ordinance Article XIX and to a County approved WCTOD Site wide Master Sign Plan that will be prepared at the time of the first Site Plan. Supplemental master sign programs may be prepared as needed for each district and/or each multi-tenanted commercial area. The Master Sign program will be submitted for review and approval by the County Zoning Technician for conformance with the sign ordinance that is current at that time. Final sign design standards will be submitted and approved through that process and will become a supplement to this design code once approved.

A unified site wide signage within Waldorf Crossing will be a key design element that gives the site and its businesses identity, unifies various site areas, and provides a system of way finding for the community. A coordinated overall sign style will serve as the "umbrella" design for the entire site. Individual sections of the site such

as residential and retail areas may have design variations that work within this overall "umbrella" design as needed to address their particular site and design requirements. To prevent clutter, both permanent and temporary signs in the WCTOD will be carefully coordinated and regulated by the WCPDRB.

After County approval of the master sign program all WCTOD signs will be evaluated for compliance with the WCTOD master sign plan. All signs shall be approved by the County. Prototypical sign designs, once approved, will be made available to builders for reference and coordination.

Builders on multi-tenant buildings and building clusters may develop master sign programs for their buildings for WCPDRB approval before submittal to the County. Where none has been approved, WCPDRB shall coordinate sign oversight and placement on multi-tenant buildings.

6.2. Preliminary Recommended Master Sign Program Elements

6.2.1. Site Signs - on individual lots and in common areas such as:

- WCTOD boundary markers
- Commercial and residential site identification - monument style
- Marquee signs, with retail tenant names
- Directional signs

6.2.2. Building-Mounted Signs

- Façade Signs – on front, side & rear facades
- Tenant Directory Signs

6.2.3. Specialty Signage / Banners

- Information Kiosks
- Seasonal displays

6.2.4. Temporary Signs

- Sales and leasing
- Contractor signs
- Real estate banners, for sale, for leasing, now opening/open

6.2.5. Public/Regulatory Signs – a standardized WCTOD mounting design

7. Lighting

7.1. General Intent

WCTOD lighting will comply with current County standards. At the time of individual Site Plan submissions a Photometric / Site Lighting Plan will be provided. This plan shall include information regarding mounted lighting heights, luminarie strengths, and other elements in accordance with Chapter 297-305 and 297-306 of the Charles County Zoning Ordinance. Chapter 297-306 D. states, "Exterior lighting plan. At the time any exterior light is installed or substantially modified and whenever a zoning permit is sought, an exterior lighting plan shall be submitted to the Zoning Officer in order to determine whether the requirements of this section have been met and that adjoining property will not be adversely impacted by the proposed lighting".

The following site and architectural lighting guidelines supplement these Lighting Requirements and Standards. Where conflicts occur between these standards and the County Lighting ordinances, once adopted the County ordinance shall prevail.

7.2. WCTOD Specific Lighting Requirements

7.2.1. Recreation Areas and Open Spaces

Low lighting of usable open spaces and common areas is encouraged in residential areas. In recreation areas not intended for use after dark, lighting is not required.

7.2.2. Residential Front Door & Walk Lights

- Unless street lights perform the function, a minimum of one outdoor light shall be provided at or near the primary entrance to each individual townhouse unit, multifamily building and commercial building. The light should be provided with an automated sensor set to automatically provide

light from dusk to dawn and shall be designed to provide the appropriate amount of foot-candles to provide light from the building entry to the public sidewalk.

- Fixtures should be located to light the doorstep, the entrance walk and abutting public walk.
- Fixtures may be placed on the building next to the entrance, above the door for covered entrances. In lots with deeper yards, lights may be placed nearer to the public walk on a lamp post, a gate post or other feature.
- Light fixtures shall be ornamental features that are thematically consistent with the building architecture and should be consistently placed on a block-by-block basis.

7.2.3. Residential Alley Lights

Unless street lights perform the function, lights shall be provided on each garage facade that faces a private alley. These shall be fitted with an automated sensor set to automatically provide light from dusk to dawn.

7.2.4 Lighting Fixture Selections

One or more attractive standardized pole mounted pedestrian scaled street and parking lot lighting fixtures shall be selected (at first site plan or later) and installed in patterns that are consistent with WCTOD character. No utilitarian cobra head streetlights should be used. Light shields shall be used where necessary to reduce glare into residential units and spillover off site.

- Streetscape and pedestrian area poles generally be no more than 15' tall
- Parking lot poles shall be no taller than 20' in residential areas and 30 in non residential areas unless otherwise approved by the County and should use cutoff reflector style luminaries.
- Street lighting at intersections should be 20' maximum in height above grade with cutoff reflector luminaries.

7.2.5 Light Source Types

Lighting shall use a white-colored light source to give a truer rendition of the surfaces being illuminated. LED lights are preferred

8. Added Requirements for Retail Buildings

8.1. General

The following design standards apply to retail development in addition to the Architecture standards in Section 4.

8.2. Pedestrian Friendly Character

Retail and other store front businesses should be clustered in designated areas to create pedestrian oriented focal areas within the WCTOD and designed to attract pedestrians. Elements that could be used to promote a pedestrian oriented character include buildings set close to generous walkways, attractive covered building entries, large windows, human scaled architectural detailing, awnings, creative signage, lighting, plantings, and outdoor seating. In some areas building orientation may require added consideration of other facades than the front. In these cases the WCPDRB will work with the builder to ensure that attractive designs are created that reflect practical layouts needed for indoor and outdoor business functions.

8.3. Retail Entries

Customer entries should clearly identify the building entrance in the façade design. Entrances also create architectural focal points and break up large façades. On larger buildings, multiple entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store. Entryway design elements and variations should give orientation and aesthetically pleasing character to the building.

8.4. Large Canopy Designs

Attached or detached canopies for auto service areas shall be designed as an integral part of the associated building and shall meet the same design standards. They should have a substantial, high quality appearance. Pitched roof canopies are encouraged.

9. Added Requirements for Large Retail Buildings

Retail buildings that are greater than 100,000 square feet on one floor shall conform to the following site design and architectural design standards, in addition to the general design standards and the retail design standards.

9.1. Façade Articulation and Design Interest

All facades that are greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections, recesses or attachments with minimum two-foot depth, and in sufficient number, to reduce the unbroken massing into lengths of approximately 40 feet or less along all sides of the building.

9.1.1. All facades that are visible along any public street shall have elements of interest such as arcades, display windows, entry areas, awnings and display boxes that do not penetrate the wall or other such features along no less than 60% of its horizontal length. Ground floor elements may not be required in areas fully screened by site walls.

9.1.2. All facades shall include no fewer than two on the following items: a color change, a texture change or a series of wall offsets such as reveals or projecting ribs.

9.2. Roof Design

The roof design shall provide variations in roof lines and add interest to, and reduce the massive scale of, large buildings. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.

9.3. Mechanical Equipment Screening

Equipment shall be screened to views in all directions. If roof-mounted, the screen shall be designed to conform architecturally to the design of the building either with varying planes or with parapet walls.

9.4. Loading Docks and Outdoor Storage

Must be screened from adjacent streets and properties by architectural elements. The materials, textures, colors and design of fences, walls, and screening and planting shall be compatible with on-site development, adjacent properties, and the TOD neighborhood.

9.5. Out Door Sales Areas

Areas for outdoor sales of products may be permitted if they are extensions of the sales floor into which patrons are allowed free access. Such areas shall be incorporated into the overall design of the building, and the landscaping shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall be similar in materials and colors to those that are predominantly used on the building facade. Outdoor sales areas shall be considered as part of the gross floor areas of the retail establishment.

9.6. Front & Side Façade Pedestrian Promenade

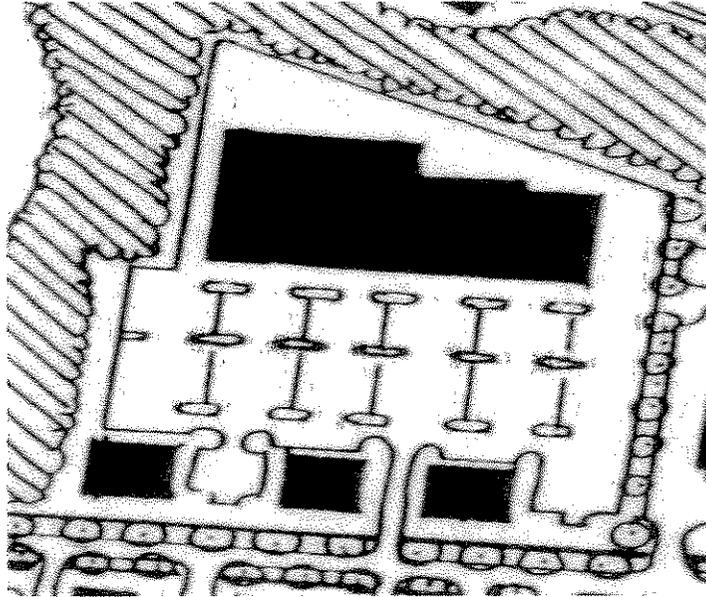
- An ample walk of no less than twelve feet in width shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. A continuous unobstructed walking area that is 5' wide or more shall be provided throughout promenade areas.
- Along façade sections that lack features such as display windows, arcades or entryways, such sidewalks shall include at least six feet planting beds for foundation landscaping. This may be set either behind or in front of the walk.
- The promenade shall extend to the public sidewalks at the lot perimeters. These extensions shall be shaded by trees.

9.7. Internal Site Pedestrian Walkway Material

All walks shall be distinguished from driving surfaces and colors through the use of durable, low-maintenance surface concrete that is brushed, stamped or scored to enhance pedestrian safety and comfort.

9.8. Site Placement

Larger retail buildings shall have a strong pedestrian connection and visual relationship and orientation towards other buildings in the WCTOD. For large deep commercial lots surrounded by public roads, larger parking fields shall generally be located in the interior of the block and should not front onto Rte 301 or the Western Parkway. Instead buildings shall be placed along highway frontage to screen the larger parking areas from view. Smaller buildings on other lots may be used to achieve this as shown in the diagram below provided a strong pedestrian connection is made between the larger building and the smaller buildings.



10. Added Requirements for Residential Areas

The applicant may elect to provide supplemental standards for various residential unit types at the time of site plan for the applicable area.

10.1. General Design

The buildings and site designs of residential areas shall be designed, scaled and laid out in a manner that integrates them into the WCTOD villages. They shall be laid out in a way that is easy and safe to navigate and that promotes a pedestrian lifestyle by encouraging connectivity within the neighborhood and to the greater community. Developments will have attractive streetscapes lined with interesting buildings, sidewalks and trees, that work together to form a cohesive whole. The design of each builder/developer's layout, site amenities, buildings and individual homes should create a unique and distinctive feel that will set it apart, making the neighborhood and the individual homes distinct, identifiable and memorable. Each residential area shall provide a setting that promotes a sense of security through site and building designs that allow neighbors to provide "eyes on the street" and open areas with a well defined sense of territory. Streets and walks should be designed to manage traffic speeds and keep walkers and bicyclists safe.

10.2. Subordinated Garages & Parked Cars

Views of parked cars, garages and garage doors will be subordinated in the street scene. The sides and rears of buildings shall be attractively designed and suitably screened as to contribute to the overall quality of the area as well as front facades.

10.3. Side and Rear Façade Design

Residences shall be well designed on all sides with no exposed blank flat sides or rear facades. Unless alternative design solutions are approved by the County to achieve this standard, building designs shall comply with the following:

- Features - Two story facades of up to 30' in length shall include at least four features that are distributed over the surface in a quadrant fashion. For every added story and increase in length of 15 feet, another feature shall be added.
- Articulation - Buildings over 35' in length shall include a change in the plane of the façade of at least 18" in depth and 5' in width. Another change shall be added for every added 30' in length.
- Overhangs - All roofs on front side and rear walls, excluding common wall areas, shall have overhanging eaves of at least 12" inches in depth. Side gable ends shall be treated in the same fashion as on the front façade in regards to elements as fascia trim boards and full returns.
- Window trims – unless other treatments of equal detail are provided, all windows on all facades shall be trimmed with a 4" inches surround board detail. On high-visibility side and rear facades, window trims, including elements such as shutters, shall be the same as those used on the front façade.
- High-Visibility Designations – Buildings identified as having exposed side or rear facades in at the time of site design review shall be designated as high-visibility facades and additional treatments shall be provided per the bullets above on the exposed facades. These will be confirmed at the time of building permit.

10.4. Added Multi-family (MF) Considerations

In addition to conforming to the general architectural and residential standards, MF developments shall conform to the following unless alternative designs of equal quality are approved by the WCPDRB. Examples of possible designs are provided in the Appendix.

10.4.1. General Design

Building scale, form sizes and orientations shall be carefully designed, scaled and laid out in a manner that integrates them into the larger WCTOD neighborhood and relates to the WCTOD design and circulation framework.

10.4.2. Building Massing & Roof Form

Buildings should be articulated to break up their mass and heights. Roofs may be either flat or pitched. Long pitched roofs should incorporate articulations,

changes in roof height and/or elements such as dormers, cupolas and chimneys to avoid long expanses of unarticulated roof. Cascading roof forms and varied stories and heights are encouraged. All roof slopes will be appropriate to the architectural style including flat roofs and flat roofs with parapets. Multi-family structures may utilize roofs of varying slopes that are in keeping with the architectural style and that meet the needs of the building systems and roof height requirements.

10.4.3. Covered Parking & Garage Placement

- MF developments are encouraged, but not required, to provide covered parking and/or garages integral to the buildings. Such parking may include individual or shared garages, detached garages and/or carports that follow building design standards.
- Garages integral to the building should generally be placed on the side or rear so that front facades are not dominated by garage doors or open parking

10.5. Town House Considerations

In addition to conforming to all general standards and residential standards in this document, town house developments shall conform to the following:

10.5.1. Unit Sizes

Townhomes shall comply with the current County standards for minimum unit sizes.

10.5.2. Materials & Colors

Townhomes shall comply with the current County standards for a minimum percentage of masonry or brick on the facades. Decorative masonry materials are encouraged by the applicant for the WCTOD. The masonry should be calculated as a percentage of the facade surface of the entire buildings string so that some units in longer strings may be wholly of another material. Masonry returns along units offsets may be used as one means to help attractively meet the County masonry requirement. Decorative masonry materials are encouraged.

All front facing garage doors shall be colored to blend with the unit façade colors. All rear facades shall include variation in color with the string.

10.5.3. Parking Solutions

Townhomes are encouraged but not required to have garages. Garages may be integral or attached to the building. They may be detached in free standing garages and carports that follow building standards. Parking may also be provided in gang parking arrangements or in individual driveways.

10.5.3.1. Drives - Front driveways shall generally be no longer than 24' to the back of the sidewalk and no wider than 20'.

10.5.3.2. Garage Use & Placement - Garage door may be flush to the main front façade or recessed from it, they, shall not project forward of the main front façade.

10.5.4. Unit Offsets

Town home units are encouraged to creatively use horizontal and vertical unit offsets to provide interest and diversity and to fit site conditions on a case by case basis.

10.5.5. String End Designs

All exposed end units, as designated by the WCPDRB, shall be treated as a second front regarding materials, details and window trims, and should have a full cornice return and a side entrance.

10.5.6. Rear Yard Screening

Exposed views of at-grade rear yards and raised decks shall be screened from public and private roads by five-foot tall privacy walls, fences, or evergreen hedge, as approved by the WCPDRB. Upon approval, screening requirements may be modified as necessary to accommodate changes in grade. A fence and/or lattice screen on raised deck areas of exposed end units may be required.

10.5.7. Deck and Fence Materials

The use of unstained, pressure-treated or other bare wood is prohibited. All wood products, except horizontal decking that is used for decks or screening, must be stained, painted, or clad in vinyl. All fencing shall be vinyl or metal, not wood. All decks and fencing shall be treated as integral design elements of the main building, and shall conform to the architecture of the "parent" building facades.

Colors should coordinate with buildings siding and or trim colors to ensure the conformity to "parent" building facades. Information on design, materials and colors for these elements shall be provided as part of the architectural design review package for the effected area. Design and coordinated color planning for these elements shall be carefully considered when they occur on high visibility facades.

SECTION III: APPENDICES

APPENDIX A – GLOSSARY - Definition of Terms

Applicant	Party applying for permission to build on lots & parcels in Waldorf Crossing
Architectural Feature	Architectural voids in a section of wall, such as a window or door, a projecting element such as a fire place or an applied element such as a decorative vent or faux window.
Building Height	As defined by County code
County	Charles County, MD
Cornice:	Any molded projection which crowns or finishes the wall or part to which it is affixed may be on an interior or exterior wall.
Declarant	Waldorf Restaurant, Inc.
DHT	Distinct house type
Dwelling Unit	Unit where a resident lives as defined by County code
Eave	The portion of a roof that projects beyond the exterior wall, usually referring to the lower cap board on the joists supporting a sloped roof
Facade	Any vertical face or front of a building
Freize	A horizontal board connecting the top row of the siding or masonry with the underside of a wall cornice required on most siding houses in St. Charles
Frontage	Property edges- front, side or rear- that front onto a public street, a major common open space, major public pedestrian passage.
GDP	General Development Plan
High Visibility or "Hi-Viz"	An elevation of a building with significant public exposure to the street or public space. A "Hi-Viz" elevation usually requires additional architectural and landscape treatments.
HV	A building façade designated for high visibility design treatments on a façade other than the front. Lots or buildings may review one or more designations such as RHV rear, right side or left side expressed as RHV, RSHV, LSHV
Landscaping	Living material, such as grass, ground cover, flowers, shrubs, vines, hedges, and trees; and nonliving durable material such as rocks, pebbles, sand, mulch, and wood chips but not including paving. Landscape is intended to be both decorative and functional.

Master Developer	Waldorf Restaurant, Inc.
Master Parcel	Any and all real property within the gross tract
May	A permitted, optional or suggested action
Masonry Wrap	A technique in which the front veneer of masonry wraps the outside corner of the front elevation and extends the masonry back either 18" or to the next plane change.
MF	Multi-Family
MX	Mixed-Use
Parapet Pitch	The slope of a roof in relation to the horizontal typically expressed as a ratio of vertical inches to 12 horizontal inches, such as 3 in 12 pitch
Site	For purposes of County permitting this refers to the total gross tract of Waldorf Crossing
SFA	Single Family Attached
Screening	A method of visually shielding or obscuring one abutting or nearby use or structure from another by fencing, walls, earthen berms, change of grade, dense natural vegetation or trees, or densely planted vegetation, landscaping or other means
Shall	A required action
Should	A recommended action
Streetscape	Refers to the landscape treatments of the street frontage and to the appearance of a segment of the street, including front elevations of buildings on the street, street trees, lamp posts, hedges, fencing, sidewalk paving, etc. A streetscape elevation refers to the assemblage of a builder's buildings at a uniform scale with the exact spacing of the units on street, given the builders lots.
Story	That portion of a principal building enclosed between the surface of any floor and the surface of the next floor.
SWM	Storm water management is the control of stormwater runoff through engineered systems or natural landscape systems.
WCTOD	Waldorf Crossing Transit Oriented Development
WCPDRB	Waldorf Crossing Planning and Design Review Board

**APPENDIX B - WALDORF CROSSING 2009 GDP CONDITIONS
OF APPROVAL**

RECEIVED JUN 01 2010

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Amended Decision and Order
Waldorf Crossing
Planned Development Zone # 00-07
Transit Oriented Development (TOD) Zone

After a public hearing held on above captioned revised Conditions of Approval for the Planned Development Zone Amendment, PDZA #00-07, held on November 17, 2009, having considered the entire record made at such hearing, including all testimony, documents, and exhibits offered therein by way of oral, written, or referenced material and in light of matters of public record of which official notice has been taken, the County Commissioners of Charles County, Maryland, hereby make the following Findings of Fact and Conclusions of Law applicable to and in disposition of the revised Planned Development Zone Amendment #00-07.

FINDINGS

1. The applicant, St. John's Properties, the developer and representative of Chaney Properties, Inc., Waldorf Restaurant, Inc. and Southstar Limited Partnership, seeks to amend the Conditions of Approval set forth in the County Commissioners' Decision and Order in the above captioned matter, dated October 27, 2004.
2. The Subject Property is located at the entranceway to Charles County, along U.S. Route 301. The Waldorf Crossing property is located at the northern limits of the County and is bisected by U.S. Route 301. Mattawoman Creek and the Charles-Prince George County Line bound the northwest portion of the Subject Project and U.S. Route 301 on the

1 southeast. The southeast portion of the subject property is bounded on the
2 east by the Maryland Route 5, bounded on the southeast by Substation
3 Road and bounded on the west by U.S. Route 301. The Subject Property
4 is located on Tax map 3, Parcel 1, Tax Map 8, Parcels 3, 17, 25, 26, 59,
5 221, 249, 254, 287, 339, 350, 587, and 588.

- 6
- 7 3. The Subject Property is located on both sides of U.S. Route 301. The
8 northwestern parcels contain approximately 87 acres. The southeastern
9 portion of Waldorf Crossing contains approximately 54 acres.
- 10
- 11 4. The Planning Commission held a public meeting on January 26, 2009.
12 The record was held open until March 12, 2009. The meeting was
13 advertised on January 9, 2009 and January 14, 2009 in the *Maryland*
14 *Independent*, a newspaper of general circulation within Charles County,
15 Maryland.
- 16
- 17 5. Based upon comments from the public, and questions raised by members
18 of the Planning Commission, the Applicant, in consultation with Planning
19 staff, submitted modified "Conditions of Approval." Planning staff
20 recommended approval of the modified "Conditions of Approval."
- 21
- 22 6. On August 17, 2009, the Planning Commission held a worksession on the
23 proposed Amendment and the modified "Conditions of Approval." The
24 Planning Commission voted to recommend the County Commissioners
25 approve the modified "Conditions of Approval."
- 26
- 27 7. The County Commissioners held a public hearing on the modified
28 "Conditions of Approval" on November 17, 2009. The record was held
29 open until December 4, 2009. No additional testimony was received

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during the open record period.

8. The County Commissioners held a worksession on the modified "Conditions of Approval" on December 8, 2009.

8. The County Commissioners find that modified "Conditions of Approval," as integrated in Attachment A, a copy of which is attached hereto and incorporated by reference, do not alter its Findings of Fact and Conclusions in its Decision and Order dated October 27, 2004.

9. The modified "Conditions of Approval" are consistent with the Comprehensive Plan, the goals and objectives of the Transit Oriented Development (TOD) Zone as set forth in §297-111 of the Charles County Zoning Ordinance and is compatible with the surrounding neighborhood.

10. The modified "Conditions of Approval" strengthen the project known as "Waldorf Crossing Planned Development Zone # 00-07" and aid in the realization of viable, orderly, attractive and self-sustaining transit oriented development.

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ORDER

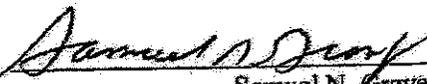
Based upon the above Findings and Conclusions, it is, this 8th day of December, 2009, by the County Commissioners of Charles County, Maryland, ORDERED, that the above captioned petition is hereby GRANTED with those Conditions of Approval set forth in Attachment A.

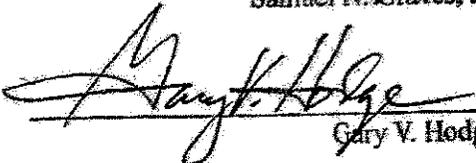
COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Wayne Cooper, President


Edith J. Patterson, Vice President


Reuben B. Collins, II


Samuel N. Graves, Jr.


Gary V. Hodge

ATTEST:


Denise Ferguson, Clerk

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Attachment A

Conditions of Approval

Planned Development Zone Amendment #00-07

Waldorf Crossing Transit Oriented Development

The following conditions are necessary to ensure that the floating zone approval and Master Plan are consistent with the *Charles County Comprehensive Plan*, the requirements of Article VII of the *Charles County Zoning Ordinance*, and representations of the Applicant regarding the Development Guidance System.

A. Conditions Relating to Environmental Protection and Recreation

1. During the General Development Plan stage of the project, final field identification of all wetlands, streams, floodplains, and the Resource Protection Zone should be finalized as set forth in Appendix A of the Zoning Ordinance.
2. The applicant should construct the portion of the Mattawoman Trail which is adjacent to Waldorf Crossing. The location and cross section standard for this trail shall be mutually agreed to by and between the Applicant, the Planning Commission, and all pertinent review and permitting agencies at the time of approval of the General Development Plan. The Applicant shall propose a phasing plan for the construction of the Mattawoman Trail during the General Development Plan stage of the project. This phasing plan shall generally propose construction of the trail concurrent with the development of parcels within Waldorf Crossing which are contiguous to the trail.
3. To ensure the provision of adequate recreation facilities, the General

1 Development Plan must indicate the distribution of the major recreational
2 facilities throughout the residential pods, as well as pedestrian facilities
3 which provide convenient access to such facilities. A phasing plan for
4 these facilities will also be provided along with the General Development
5 Plan. At a minimum the recreational facilities shall meet the standards for
6 a cluster development as set forth in Figure XIV-3 of the Zoning
7 Ordinance and Article XI of the Subdivision Regulations.

8
9 **B. Conditions Relating to Transportation**

- 10
11 1. The comprehensive pedestrian and bicycle circulation systems which
12 provides adequate and safe connections between residential, employment,
13 recreational, shopping, and transit centers be shown on the General
14 Development Plan. Finally, the pedestrian crossing of the railroad will be
15 designed with signal lights or signage as may be required.
- 16
17 2. The Developer shall comply with the requirements of the Adequate Public
18 Facilities (APF) section of the Charles County Zoning Ordinance at the
19 time of [preliminary subdivision plan and site plan approval. If mitigation
20 improvements are required, these improvements shall be identified and
21 shall become a condition of approval of the preliminary subdivision plan
22 or site plan. The provision of the park and ride facilities will be
23 appropriately considered as part of the mitigation required under APF
24 provisions.
- 25
26 3. Although shown conceptually on the Master Plan, the location of all roads
27 and all road access points on U.S. Route 301, on Maryland Route 5, on
28 Substation Road, and internally, will be determined at the General
29 Development Plan stage (Step 2). Access points on Western Parkway will

1 be evaluated as part of the development of the County's Access
2 Management Plan for that facility. Consideration will be given for
3 providing safe and convenient north and south traffic movements for the
4 properties adjoining the parkway.

- 5
- 6 4. Prior to the approval of a General Development Plan for the proposed
7 development, the feasibility of locating the currently envisioned traffic
8 circle on Western Parkway must be determined. The feasibility study must
9 be approved by the County Commissioners and the State Highway
10 Administration. The feasibility study shall address, as a minimum, safe
11 vehicle access to the western portion of the TOD project including
12 consideration for the stacking of vehicles on Western Parkway accessing
13 the Route 301 Interchange.

- 14
- 15 5(a). A conceptual alignment for a future extension of Western Parkway and a
16 ~~parallel crossing of the Mattawoman Creek through the Waldorf Crossing~~
17 ~~property is shown on the Master Plan. Within 90 days after the 100%~~
18 ~~completion of the Western Parkway design and after final approval of the~~
19 ~~rezoning of the Waldorf Crossing property to the TOD Zone, the Applicant~~
20 ~~(all references to the "Applicant" shall include its heirs, successors and~~
21 ~~assigns) shall dedicate to the County (at no Cost) the right-of-way for the~~
22 ~~Western Parkway extension through the subject property, provided that the~~
23 ~~alignment for this roadway shall have been finalized to the mutual~~
24 ~~satisfaction of the applicant, the County and the State Highway~~
25 ~~Administration, and further provided that the right-of-way width shall not~~
26 ~~exceed 120 feet. Failure to resolve the alignment for Western Parkway~~
27 ~~shall not prevent the applicant from commencing development of that~~
28 ~~portion of the Waldorf Crossing property on the east side of US Rte. 301.~~
29 For purposes of this condition, final approval of the rezoning shall mean

1 final approval by the Board of County Commissioners with no appeal(s)
2 having been filed by any party which is not an entity of the Applicant to
3 any court of competent jurisdiction; or, if such appeal(s) have been filed by
4 any party which is not an entity of the Applicant, the final disposition of
5 said appeals(s) having occurred such that the original approval of the
6 County Commissioners including these conditions is undisturbed.

7
8 5(b). Notwithstanding herein to the contrary (including the provisions of
9 paragraph 5(a) hereinabove), the Applicant retains an absolute right to
10 require compensation by the State Highway Administration and/or Charles
11 County exclusive of those right of way dedications required by the Zoning
12 Ordinance, Road Ordinance or Subdivision Regulations, except as
13 specified herein, for any of the following:

14
15 The acquisition of any right-of-way other than the right-of-way for
16 Western Parkway as described in paragraph 5(a) hereinabove; any taking
17 which occurs to the balance of the Waldorf Crossing property and/or
18 development as a result of either the acquisition of any unforeseen right of
19 way not described in paragraph 5(a) above for the Western Parkway or as a
20 result of any additional taking by State Highway Administration or Charles
21 County. The applicant's right to claim compensation for any such taking
22 shall include, the elimination of any existing access points to any State
23 and/or County roadways, and any resulting or severance damages to the
24 balance of the property retained in the ownership of the applicant which
25 may be impacted as a result of actions by the State Highway
26 Administration and/or Charles County.

27
28 6. The site shall provide a minimum of 198 parking spaces which can be
29 used for park and ride purposes that shall be located in no more than two

1 (2) contiguous areas within the site. Shall these spaces be combined into a
2 single structured parking facility, that facility shall be located in the central
3 land bay of the project, that being the area bounded by Route 301 on the
4 west and existing CSX rail tracks on the east. The applicant shall reserve
5 the land necessary for the construction of a pedestrian bridge over Route
6 301 to connect the western side of the project to the centralized transit
7 hub. The applicant/developer shall not be responsible for the funding or
8 construction of such a bridge. The location for the park and ride site(s)
9 shall be determined at the time of approval of the General Development
10 Plan.

- 11
- 12 7. To better integrate the east and west side of the proposed Transit Oriented
13 Development, the Applicant shall show a viable location, designed to the
14 mutual satisfaction of the Applicant and the Department of Planning and
15 Growth Management, on the General Development Plan for a pedestrian
16 crossover which meets the design criteria as may be required by the State
17 Highway Administration. The Applicant shall reserve the necessary land
18 area in the chosen location for the duration of the project. At completion,
19 the Applicant may petition the County Commissioners for the release of
20 the reservation if there is no final design along with full funding by
21 Charles County and/or the State of Maryland to construct the pedestrian
22 crossover.

23

24 **C. Conditions Relating to Land Use and Design**

25

- 26 1. As part of the General Development Plan state (Step 2), the following
27 details must be submitted to ensure that the transition from residential to
28 commercial is adequate. This will be achieved through the following:
29

- 1 a. strict compliance with the buffer requirements of the Charles
2 County Zoning Ordinance.
- 3
- 4 b. conceptual architectural design code to ensure compatibility
5 between commercial and residential uses. The final architectural
6 design code shall be approved at the time of preliminary
7 subdivision plan and/or site plan approval.
- 8
- 9 2. The General Development Plan should include general descriptions of
10 land use types proposed for the land pods. The Plan shall offer a mix and
11 arrangement of land uses, as well as a layout and design of street,
12 streetscapes, public activity spaces and buildings designed to: promote
13 pedestrian and other use of the transit stop, foster maximum pedestrian
14 activity and street life, minimizing disruptions from vehicular traffic and
15 parking. The level of detail of this information shall be determined by the
16 informational requirements for a General Development Plan contained in
17 Appendix A of the Zoning Ordinance.
- 18
- 19 3. The General Development Plan and Design Code will reflect the site
20 design and architectural principles illustrated in the document entitled
21 "Waldorf Crossing: Gateway to Historic Charles County" as submitted on
22 November 18, 2003. The design and quality of the residential and
23 commercial buildings will fully meet the purposes and intent of the Transit
24 Oriented Development (TOD) Zone as outlined in the Charles County
25 Zoning Ordinance. As a condition of Step 2 of the Development Guidance
26 System process, a Design Code shall be prepared that specifically address
27 not only the architectural and urban design principles, but specifically
28 notes the goals of the Charles County TOD Zone. The intent of this is to
29 purposefully include and make very clear specific measurable design

1 parameters that can be vetted out through the General Development Plan
2 and Design Code process to ensure a level of community design quality
3 and integration of uses that will ensure success of the project, its
4 constituent parts and be a true transit oriented community.

- 5
- 6 4. The quality of the apartments and condominium flats allowed will be
7 assured by a general adherence to the package as submitted by the
8 Applicant as part of the General Development Plan and Design Code. The
9 specific unit mixture of one bedroom (1BR), two bedroom (2BR) and
10 three bedroom (3BR) apartments and condominiums shall be based on the
11 market conditions at the time of General Development Plan and Design
12 Code review and shall be approved by the County working cooperatively
13 with applicant to ensure that the purposes and goals of the Master Plan and
14 GDP are met. Minimum unit size shall be per the Charles County Zoning
15 Ordinance. The suggested ranges of unit types for the project are as
16 follows:

17

18 1BR: 45-50%

19 2BR: 40-45%

20 3BR: 5-10%

21 4BR: Not permitted

- 22
- 23 5. The quality of the townhouse units allowed will be assured by a general
24 adherence to the floor plans, square footage of floor area and amenity
25 package as submitted by the Applicant as part of the General Development
26 Plan and Design Code. The specific square footage of the townhouse units
27 shall be based on the market conditions at the time of the General
28 Development Plan and Design Code Review. The minimum townhome
29 size shall be per the Charles County Zoning Ordinance.

1
2 **D. Conditions Related to Economic Development**
3

4 1. Public infrastructure (i.e. water mains, sewer mains, public roads,
5 sidewalks, and storm drainage systems) shall be provided by the
6 Developer to accommodate with the ultimate build out of the site. The
7 infrastructure improvements shall be constructed in general accordance
8 with the schedules as outlined in the Fiscal Impact Study (refer to D.3).
9 Charles County will be responsible for the construction of Western
10 Parkway.

11
12 2. In order to achieve a balanced development schedule, the residential mix
13 and number of units built shall have a proportional relation to the square
14 footage of non-residential development. In addition to this overall goal of
15 not overburdening the project by disproportionately developing one use
16 over the others a way to ensure that this project develops in accordance
17 with the TOD zoning principles and is economically sustainable is through
18 the creation of "districts" or neighborhoods within the project. This will
19 allow for a measured and flexible development process that will be
20 responsive to both market and staff needs. The final number of "districts"
21 shall be determined at the time of the General Development Plan
22 submission. The County and the applicant shall work cooperatively
23 through the General Development Plan process to establish specific
24 development parameters concerning type and intensity of uses as well as
25 the specific district designations/locations based on the following general
26 district development principles:

- 27
28 a. Each district shall have varying thresholds of development uses
29 that will outline both an overall cap and range of uses and product

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types.

- b. Each product type within a district shall have a range – minimum and maximum units or square footage allowed.
- c. The individual development numbers for each of the districts shall not exceed the overall development cap for the project of 798 residential units and 453,000 SF of commercial development.
- d. Each district shall have more than one use, though of necessity it is recognized that certain districts may be more “weighted” towards one use than others.
- e. Districts shall generally be developed in sequence and development may proceed on one district only after eight-five (85) percent of the first district is achieved/completed. If this agreed to percentage is not met at the time of the applicant wishing to begin development on a subsequent district, approval by staff is required prior to commencement of development on the subsequent district.
- f. Authority to grant actions outside of district development principles A-F lies solely with the County Commissioners.

3. Fiscal impact studies shall be conducted in accordance with the following criteria.

a. The study methodology will be the:

- 1. Case study-marginal cost approach similar to the approach used by

1 Urban Analytics Inc. submitted as part of the application for the
2 TOD Zone;

3
4 2. Standard input-output techniques incorporated with standard real
5 estate assumptions regarding the cost of construction approach
6 used by RESI Research & Consulting, Towson University
7 submitted as part of the Master Plan Condition of Approval
8 Amendment Request;

9
10 3. Or another approach which is generally accepted among members
11 of the public finance profession which is acceptable to the County.

12
13 b. If not otherwise available, the latest level of service indicators, affected
14 capital facility needs, operating expenses and revenue mechanisms will
15 be obtained through interviews with appropriate County departments.

16
17 c. The study will include, to the degree available, all actual data to
18 determine the most current impact of the development, as well as
19 projected impacts.

20
21 d. The study will estimate the fiscal impact on County operating revenues
22 and expenditures of the (1) current development and (2) projected
23 fiscal impacts of the remaining phases of development.

24
25 A Fiscal Impact Study will be provided at the beginning of the
26 development process for each district showing that the project and specific
27 district will not be a burden on the tax basis. No less than 50 percent of
28 the building square footage of the non-residential development shall be
29 used for office, hotel and employment uses (non-retail). This requirement

1 shall apply to the project as a whole, and not to the individual districts.
2 Further, the marketing plans and programs of the Developer shall be
3 directed to attracting companies within the then current marketing
4 industries identified by the Charles County Economic Development
5 Department (EDD). The target industries that have currently been
6 established by the County in the EDD are: information technology and
7 other similar high tech businesses, financial services, architectural
8 engineering and management services, manufacturing, health care
9 services, professional offices and other uses that may meet with the
10 concurrence of the EDD.

11
12 4. Economic Analysis will be provided at the beginning of the development
13 process for each district showing that the project and specific district will
14 not be a burden on the tax basis. The marketing plans and programs of the
15 Developer shall be directed to attracting companies within the then current
16 marketing industries identified by the Charles County Economic
17 Development Department (EDD). The Applicant will meet on a yearly
18 basis with the Economic Development Department to review the
19 nonresidential tenant mix as it relates to the County's economic
20 development goals and objectives for this transit oriented district. Failure
21 to meet the County Economic Development goals in any district may
22 result in specific requirements for commercial uses within subsequent
23 district.

24
25 5. To insure that the County's housing objectives are met, the Applicant shall
26 set aside a minimum of 10%, not to exceed 20%, of the total number of
27 dwelling units for the entire project as affordable dwelling units.
28 Affordable housing can be rented or purchased by households earning
29 between 30 to 80 percent of the Charles County Median Family Income as

1 determined annually by the US Department of Housing and Urban
2 Development. At the beginning of each development process for each
3 district, the Applicant shall report on the number of affordable housing
4 units planned for said district.

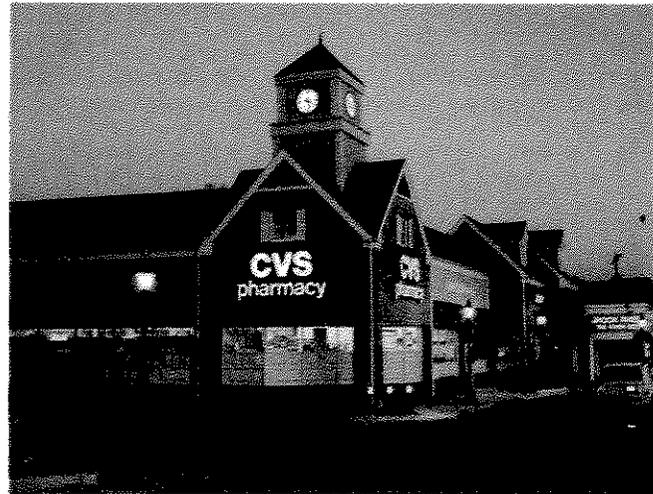
APPENDIX C - PROTOTYPICAL DESIGN ELEMENTS

The following images provide examples of the general architectural character and styles envisioned for some of the major products types at Waldorf Crossing for purposes of GDP approval. They are not proposed for construction or approved for use as shown. Detailed architectural designs will be developed and provided to the County for review and approval at the appropriate times using the approved WCTOD design standards.

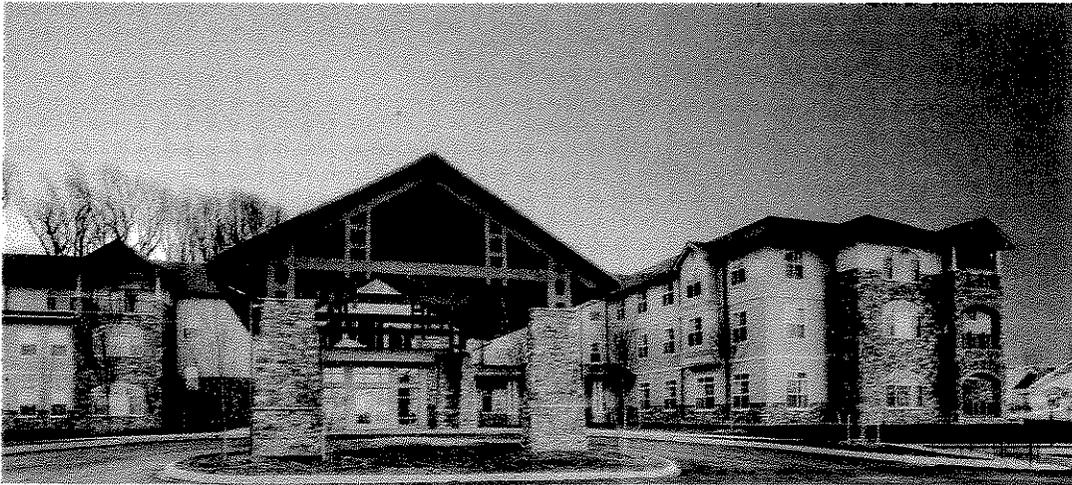
OFFICE



RETAIL



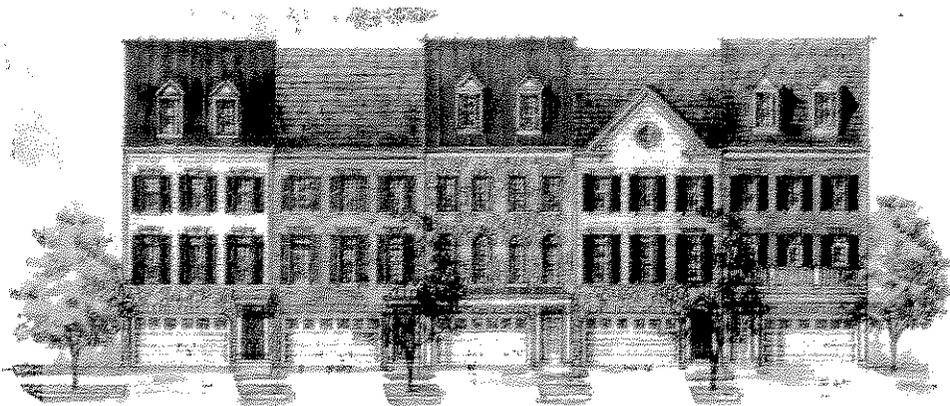
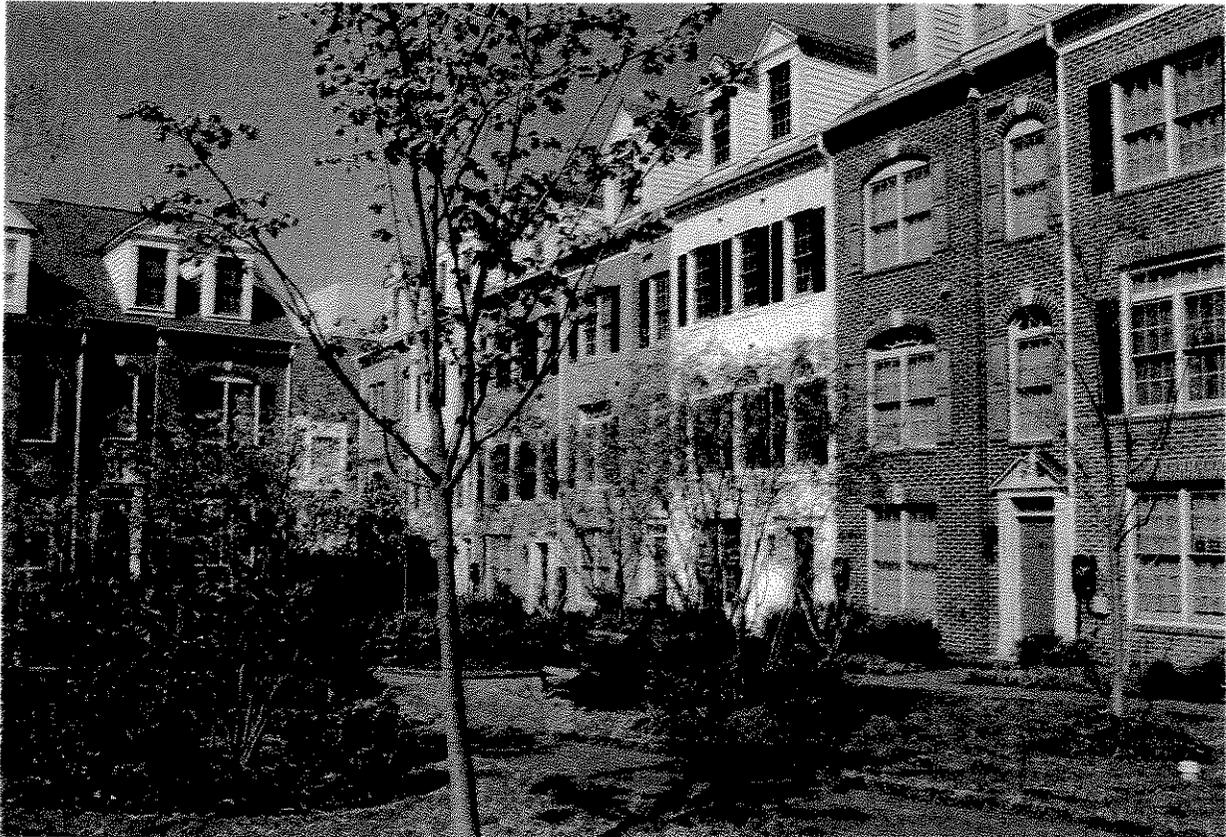
MULTI-FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL (Cont'd)



TOWNHOUSES



SITE CHARACTER



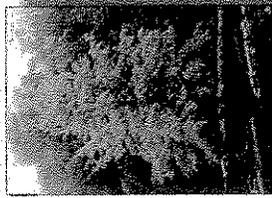
APPENDIX D - PRE-APPROVED PLANT PALETTES - STREET TREES

Large



Gleditsia inacuminos
Honey Locust

Medium

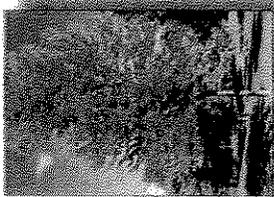


Quercus phellos
Willow Oak

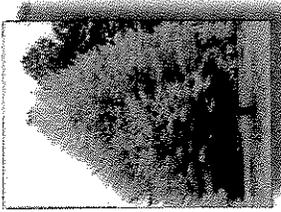
Small



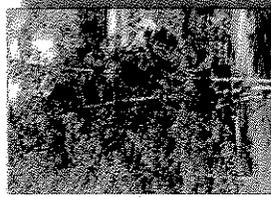
Carpinus betulus Columnaris
Columnar European Hornbeam



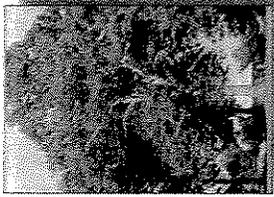
Acer x freemanii
Freeman Maple



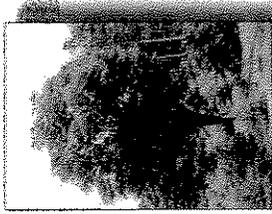
Tilia cordata 'Greenspire'
Greenspire Linden



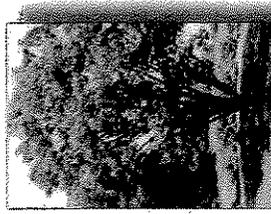
Betula nigra 'Heritage'
Heritage River Birch



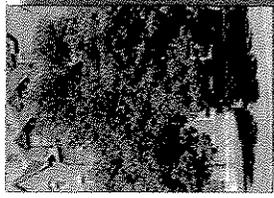
Platanus acerifolia 'Bloodgood'
Bloodgood London Planetree



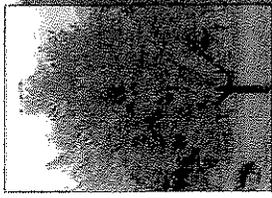
Zelkova serrata 'Green Vase'
Green Vase Zelkova



Acer griseum
Paper Bark Maple



Fraxinus pennsylvanica 'Marshall Seedless'
Marshall Seedless Ash



Acer rubrum 'October Glory'
October Glory Maple



Crataegus viridis 'Winter King'
Winter King Hawthorne

ORNAMENTAL TREES

Botanical Name	Common Name	Size	Condition
Amelanchier canadensis	Shadblow Serviceberry	8' - 10' - 1.5" min. cal.	B&B
Carpinus caroliniana*	American Hornbeam	8' - 10' - 1.5" min. cal.	B&B
Cercis canadensis	Eastern Redbud	8' - 10' - 1.5" min. cal.	B&B
Chionanthus virginicus	White Fringetree	8' - 10' - 1.5" min. cal.	B&B
Cornus florida	Flowering Dogwood	8' - 10' - 1.5" min. cal.	B&B
Cornus kousa*	Kousa Dogwood	8' - 10' - 1.5" min. cal.	B&B
Crataegus Viridus 'Winter King'	Winter King Hawthorn	6' - 8' - 1.5" min. cal.	B&B
Halesia carolina*	Carolina Silvebell	6' - 8' - 1.5" min. cal.	B&B
Hamamelis virginia	Common Witch Hazel	8' - 10' - 1.5" min. cal.	B&B
Magnolia virginiana	Sweetbay Magnolia	8' - 10' - 1.5" min. cal.	B&B
Oxydendrum arboretum*	Sourwood	8' - 10' - 1.5" min. cal.	B&B
Prunus serrulata 'Kwanzan'*	Kwanzan Cherry	6' - 8' - 1.5" min. cal.	B&B

EVERGREEN TREES

Abies concolor*	White Fir	6' - 8' ht.	B&B
Ilex opaca	American Holly	6' - 8' ht.	B&B
Juniperus virginiana	Eastern Redcedar	6' - 8' ht.	B&B
Magnolia grandiflora*	Southern Magnolia	6' - 8' ht.	B&B
Picea Abies*	Norway Spruce	6' - 8' ht.	B&B
Pinus echinata	Shortleaf Pine	6' - 8' ht.	B&B
Pinus strobus*	Eastern White Pine	6' - 8' ht.	B&B
Pinus sylvestris*	Scotch Pine	6' - 8' ht.	B&B
Thuja occidentalis*	Eastern Arboritae	6' - 8' ht.	B&B
Tsuga canadensis*	Canadian Hemlock	6' - 8' ht.	B&B

All plant lists are preliminary, additional selections may be added.

**Note: Species not included in the Native Plant list for the Maryland Coastal Plain*

Source: U.S. Fish & Wildlife Service

Native Plants for Wildlife Habitat and Conservation Landscaping

SHRUBS

Large (24"-36")

Botanical Name	Common Name	Size	Condition
Abelia grandiflora*	Glossy Abelia	24" - 30" ht.	Container
Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	24" - 30" ht.	Container
Cornus sericea*	Redozier Dogwood	24" - 30" ht.	Container
Kalmia latifolia	Mountain Laurel	24" - 30" ht.	Container
Taxus x media 'Densiformis'*	Densiformis Yew	24" - 30" ht.	Container
Viburnum acerifolium	Mapleleaf Viburnum	24" - 30" ht.	Container

Medium (18"-24")

Aronia arbutifolia	Red Chokeberry	18" - 24" ht.	Container
Ilex meserveae*	Meserve Holly	18" - 24" ht.	Container
Itea virginica	Virginia Sweetspire	18" - 24" ht.	Container
Lindera benzoin	Spicebush	18" - 24" ht.	Container
Myrica pennsylvanica	Northern Bayberry	18" - 24" ht.	Container
Nandina domestica*	Nandina	18" - 24" ht.	Container
Viburnum dentatum	Arrowwood Viburnum	18" - 24" ht.	Container
Prunus laurocerasus*	Cherry Laurel	18" - 24" ht.	Container
Rhododendron carolinianum*	Carolina Rhododendron	18" - 24" ht.	Container
Rhus typhina	Staghorn Sumac	18" - 24" ht.	Container

Small (under 18")

Hypericum prolificum*	Shrubby St. Johnswort	12" - 18" ht.	Container
Ilex glabra compacta	Compact Inkberry	12" - 18" ht.	Container
Juniperus sabina 'Broadmoor'	Broadmoor Juniper	12" - 18" ht.	Container
Rhodo. 'Delaware Valley White'	Delaware Valley White Azalea	12" - 18" ht.	Container

All plant lists are preliminary, additional selections may be added.

**Note: Species not included in the Native Plant list for the Maryland Coastal Plain*

Source: U.S. Fish & Wildlife Service

Native Plants for Wildlife Habitat and Conservation Landscaping

APPENDIX E - VINYL SIDING REQUIREMENT

All vinyl siding materials shall be pre-approved by the WCPDRB based on the following standards established for use in Charles County:

1. All vinyl products shall be certified by the Vinyl Siding Institute and shall meet or exceed the requirements specified by the American Society of Standards and Materials ASTM D3679-Standard Specifications for Rigid Vinyl Siding.
2. Installers shall follow all the basic guidelines for installation provided by the manufacturers of the siding, best construction practices, and the guidelines provided by the Vinyl Siding Institute. The following items should be used as a guideline for the proper installation of siding:
 - Installed panels shall must freely from side to side.
 - Nails and other fasteners must be place in the center of the nailing slot. Allow about 1/32' clearance between nail and siding panel.
 - Rigid OSB or backer-board products must meet or exceed building standards.
 - A weather resistant should be used under the vinyl siding panels.
 - Panels must be fully locked along the length of the bottom before attaching.
 - All flashing should be installed for installing panels
3. A double nailing hem or flange shall be used.
4. Mill thickness of 5/8 or higher shall be used.
5. Adequate trim detail and color variety shall be used.

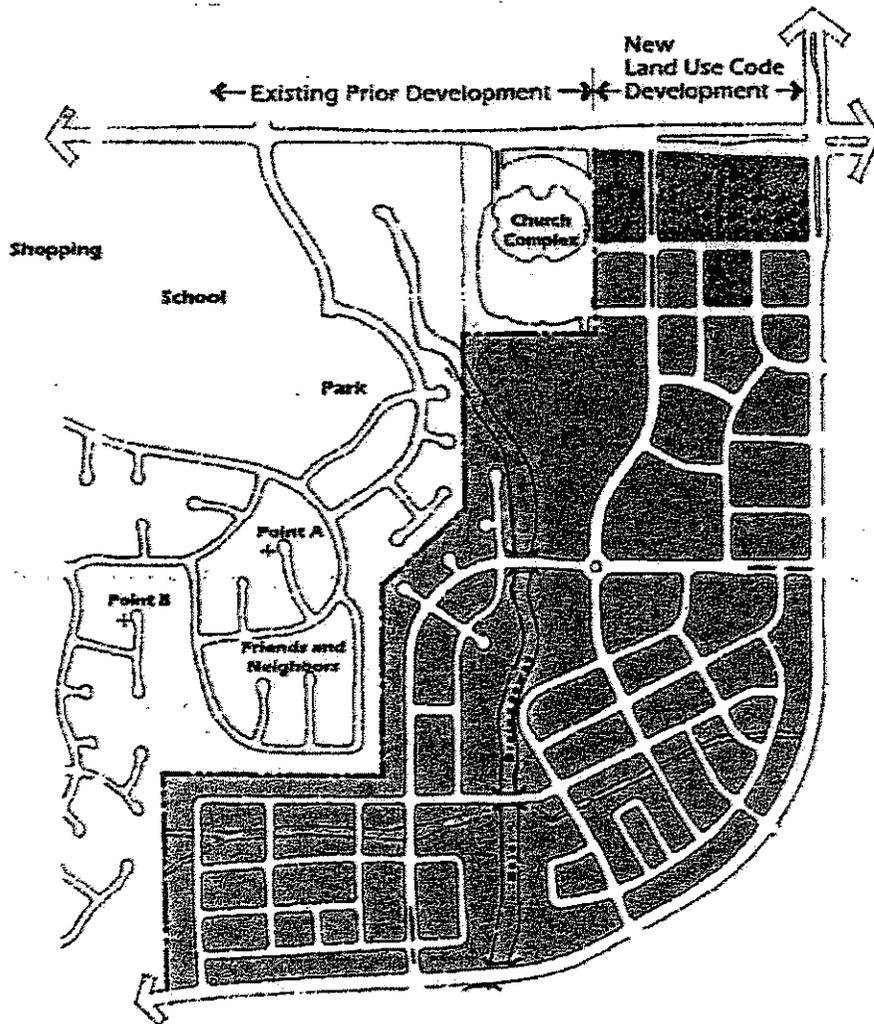
APPENDIX F – CONNECTIVITY DIAGRAM AND INDEX

A community connectivity diagram @ scale and a connectivity index shall be prepared and submitted with each WCTOD site plan. The diagram and index shall illustrate the degree and location of connectivity either for the edges of the lot being designed or for the district in which it sits. It shall be generally based on the diagrams provided with the GDP and demonstrate mobility connectivity for the lot as a part of the overall WCTOD. An example of an acceptable diagram and index is shown below.

The **Connectivity Diagram** is intended to demonstrate that a mobility friendly environment is being planned within the development. It maps origins and destinations, shows the links between them, and identifies direct, safe routes and continuous networks of streets and walks that provide a variety of alternative travel options for pedestrians, bikes, and vehicles. The diagram shall show all existing and planned county and state transit stops and stations, schools, parks and residential areas with a ½ mile radius of the site. It shall show all existing and planned routes to these destinations. (Note mapping of these off-site routes is for coordination purposes only and does not require the applicant to build off site routes.)

The **Connectivity Index** is an objective means by which to evaluate how well the development meets the goal of connectivity. The index is a ratio of the number of public and private streets and path links divided by the number of street and path intersections or nodes. Links are those sections between intersections or between an intersection and a cul-de-sac or drive end. The more links relative to nodes provided the better the connectivity. An index of score of 1.4 is a good target for mobility planning purposes.

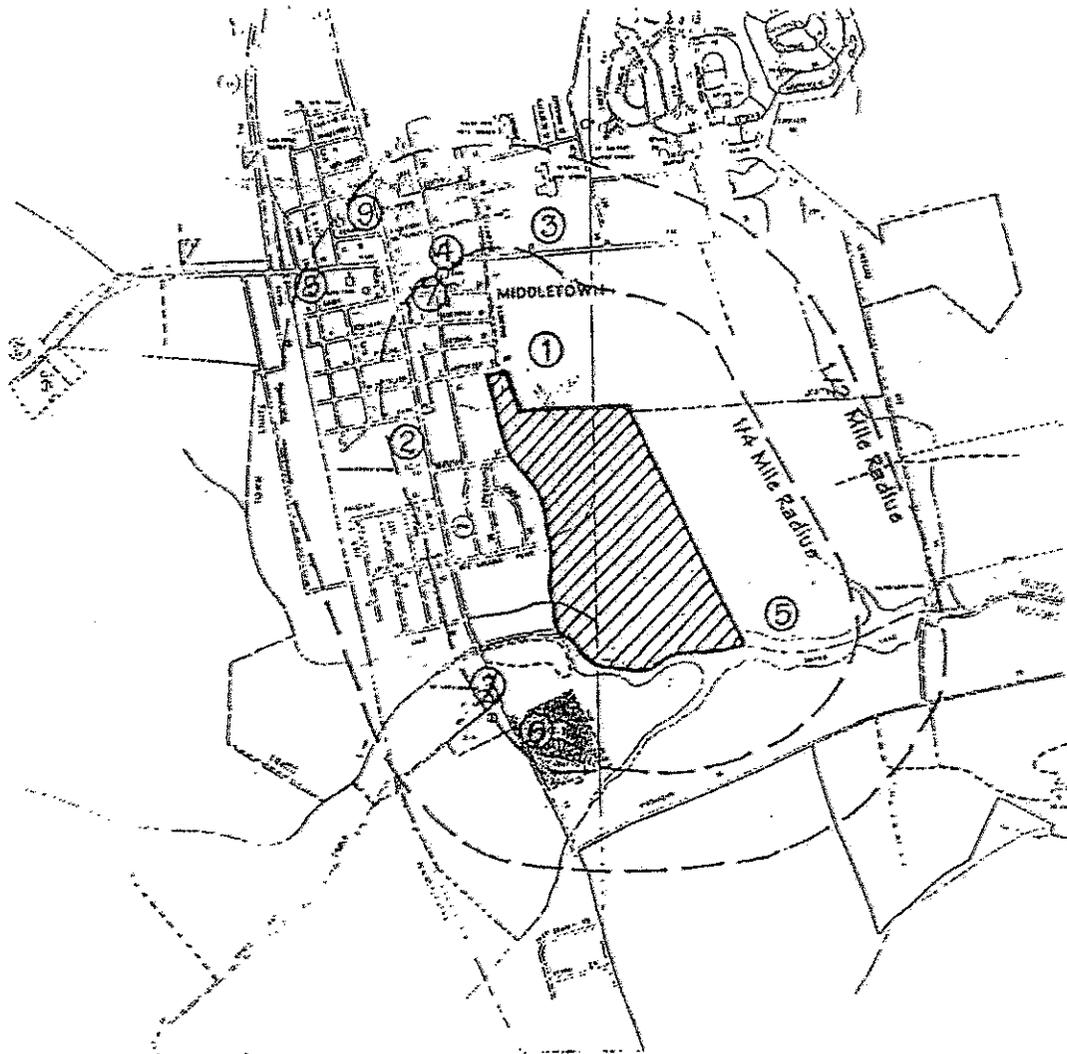
Examples of Acceptable Connectivity Diagrams and Index as excerpted from the County A.S.D.G.S.



STREET PATTERN & CONNECTIVITY STANDARDS

In the existing prior development above, the street pattern was allowed to form nearly a mile-long barrier. The complicated, disconnect layout thwarts movement and way-finding within the development, as well. A premise of the guidelines is that traffic can be tamed in other ways that better support personal mobility.

In the new development example above, a major drainage channel creates some disconnections, but otherwise the plan forms a simpler, more interconnected network. Varied dwellings, services, businesses, and spaces will be linked along share streets. Two bike paths will follow small drainage ways across the line between developments, but otherwise there is no way for any people to easily access the park, school, shopping, services, or friends' homes across the line. The guidelines call for many street connections along this line.



- | | |
|---|-----------------------------------|
| 1. Silver Lake Elementary School & Park | 6. Future Neighborhood Commercial |
| 2. Former Middletown High School Site | 7. Churches |
| 3. Redding Middle School | 8. Post Office |
| 4. Main Street Commercial District | 9. Town Hall |
| 5. Proposed Park | |

IDENTIFYING LOCAL TRIP GENERATORS

(EXAMPLE: Middletown, Delaware)