



Waldorf Urban
Redevelopment
Corridor

200 Baltimore St.
LaPlata, MD
20646

(301) 885-2754

Phase I Development At-A-Glance

A Civic Campus offers opportunities for redeveloping existing County-owned properties, while creating new quality of life assets and attracting new development. The Phase I development plan includes 26 acres north of the intersection of Leonardtown Road and Old Washington Road; a highly visible and accessible location in close proximity to a future transit station.

A Phase I market analysis demonstrates strong support for mixed-use, transit-oriented development such as:

- 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)