



# **Waldorf Urban Redevelopment Corridor (WURC)**

**Economic Development Summit**

**Reuben B. Collins, II**

**Charles County Commissioner,**

**Vice President**

# Vision and Goals

- **Began as Waldorf Urban Design Study to create a vibrant urban center for Waldorf:**
  - **A mixed-use, higher-density, walkable downtown with a unique sense of place - place to “live, work, and play”**
  - **Support regional transit hub in Waldorf**
  - **Attractive and functional streets, public parks and open spaces, pedestrian/bicycle friendly**
- **For more information:**
  - [http://www.charlescountymd.gov/sites/default/files/pgm/planning/waldorf\\_vision\\_guidelines.pdf](http://www.charlescountymd.gov/sites/default/files/pgm/planning/waldorf_vision_guidelines.pdf)

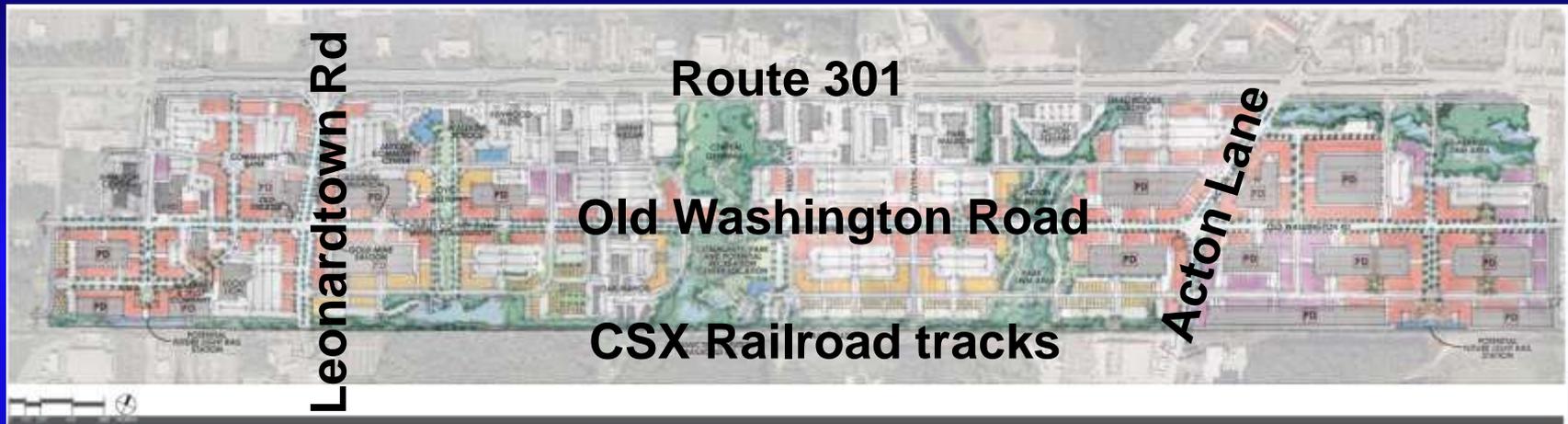


# Public Benefits of Project

- **Provide transportation alternatives**
  - **Transit service and transit stations**
  - **Improved road network**
  - **Bicycling and walking**
- **Spur economic development; provide jobs for county residents**
- **Provide public gathering, recreation, and open spaces**
- **Increase in real estate values**



# Waldorf Urban Redevelopment Corridor Area



- **WURC boundaries:**

- **Route 301 to CSX railroad tracks**
- **South of Leonardtown Road to north of Acton Lane**

# New Zoning Districts



**Waldorf Central Zone  
(WC)**

**Acton Urban Center Zone  
(AUC)**

- **Waldorf Central – southern portion**
- **Acton Urban Center - northern portion**
- **Holly Lane is dividing line between the 2 zones**

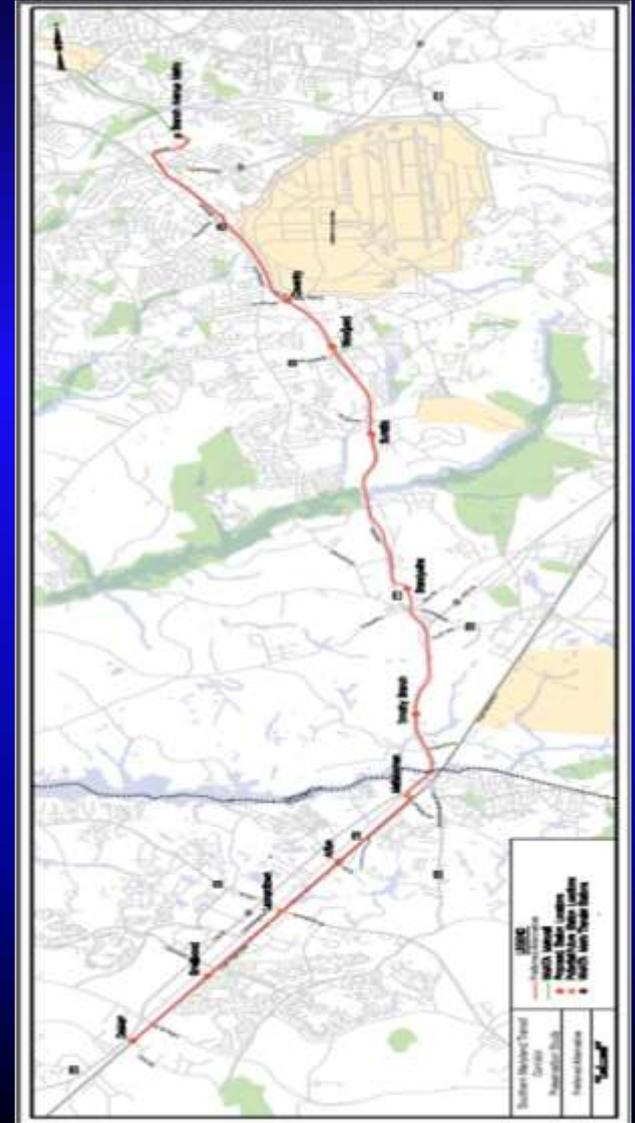
# Zoning Districts

- **Waldorf Central (WC):**
  - 2 to 5 story buildings
  - Mix of permitted uses
- **Acton Urban Center Zone (AUC):**
  - Future transit hub
  - 3 to 10 story buildings
  - Mix of permitted uses includes larger employment uses
- **Transitional Zoning Provisions under development for small businesses**



# Transit Service

- High Capacity Fixed Route Transit (Light Rail preferred)
- From Branch Ave Metro Station to Waldorf & White Plains
- 18.8 Miles in length
- 6 Stops in Prince George's County
- 5 Stops in Charles County/2 Stops in WURC



# Next Steps

- **County Commissioner Actions:**
  - **FY14: Began implementation of recommended infrastructure improvements**
  - **FY14: Select management and funding mechanisms**
  - **Phase I Development Plan Public “Roll-Out”, November 7<sup>th</sup> , Hilton Gardens Inn Hotel, 11:30-1:00 PM**