Infill, Redevelopment & Revitalization in Charles County, Maryland

Maryland Smart Growth Subcabinet
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Presented by:
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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
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
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
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

**Waldorf Civic Campus**
Includes: Present Waldorf Japser Community Center and OWALD School, Fine Arts Performing Arts/Civic Center and Waldorf Multi-Generational & Senior Center

**Gateway Office Building**
50,000 SF of class A office space in 4 stories

**Gateway Hotel**
40,000 SF in 4-5 stories, 80-100 rooms

**Future Fine Arts/Performing Arts/Civic Center**
12,500 seat auditorium

**Mixed-use Development**
20,000 SF ground floor fitness center
24,000 SF ground floor retail/commercial
128 residential apartments on 4 upper floors

**Parking Structure**
664 parking spaces on 6 levels with retail/commercial loading and service included on ground level

**Mixed-use Development**
60,000 SF ground floor grocery on 1-2 floors
25,000 SF ground floor retail/commercial with 156 residential apartments on 4 upper floors and 24 ground floor residential apartments

**Public Square Urban Park**
1 acre park space for outdoor use and bio-filtration

**Parking Structure**
756 spaces on 6 levels with retail/commercial loading and service included on ground level

**Residential Building**
110 residential apartment units on 5 floors

**Future Light Rail Transit Station**
300' platform for 3 passenger cars

**Potential Public Market House Location**
12,000 – 15,000 SF indicator

**Phase 1 Transit Stop**
MTA bus and VURD/OO shuttle

**Heritage Crossroads for Gas Tracks**

**Park and Ride Lots**
365 parking spaces in South lot
275 parking spaces in North lot

**Future Community Park Building Sites**

**Future Redevelopment Sites**
Commercial/residential mix

**Future Naylor Avenue Extension Across Railways**

**Future Residential Reconstruction Along Light Rail Alignment**
Less than four housing clusters

**Future Planned Transit-Oriented Redevelopment Sites**

**Waldorf Urban Redevlopment Corridor**

**Phase 1 Development Program**

**Phase 2 Development Program**

**Phase 2 Mixed-use Development**
Each additional north and south building is five stories with +30,000 – 25,000 SF of ground floor commercial space, +140 upper floor apartments and 14 to 16 additional ground floor residential units

**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

**Phase 2 Residential Apartments**
Three-story garden apartments on the north side of Naylor Avenue extended
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

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