

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

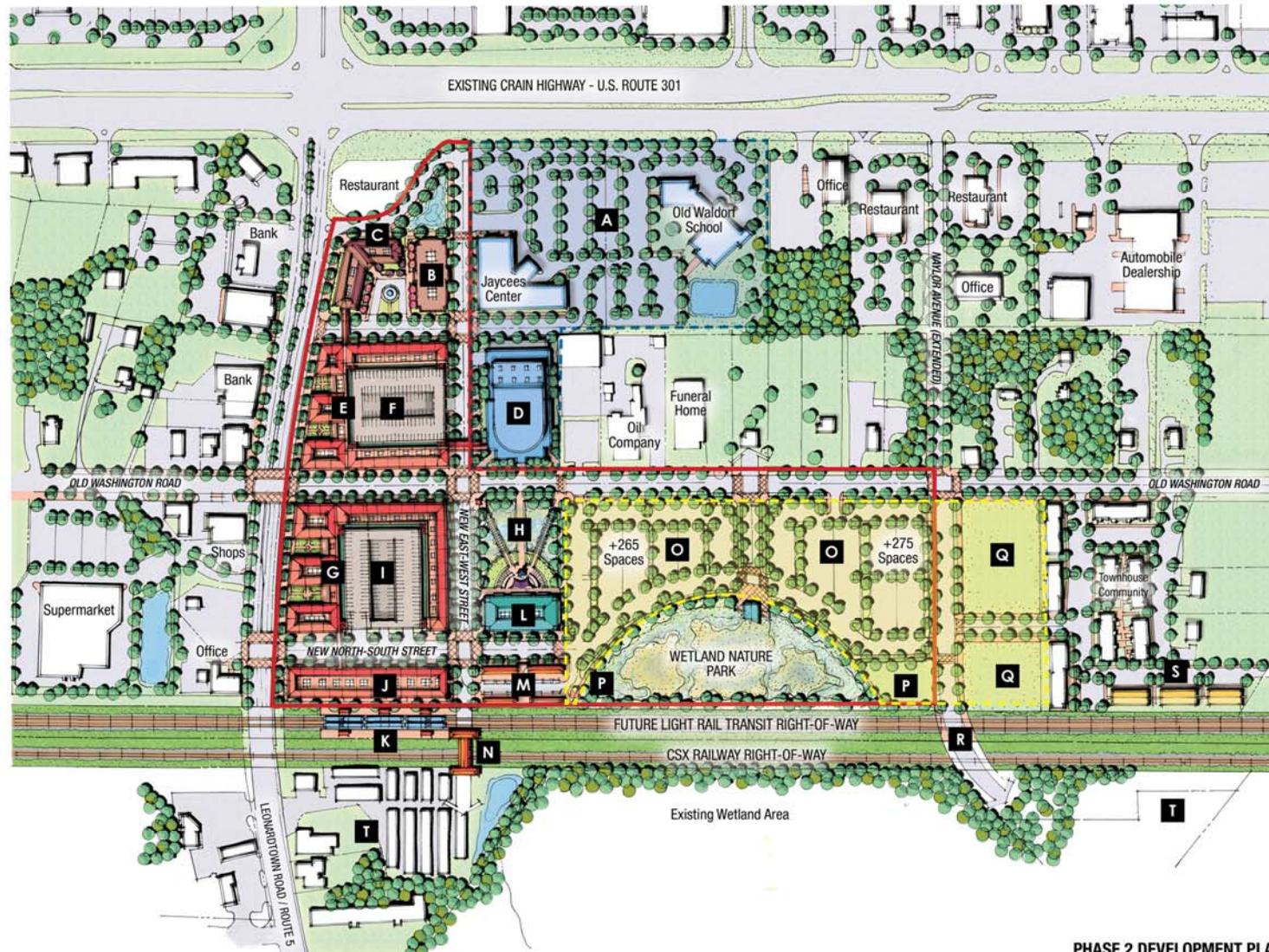
P FUTURE COMMUNITY PARK BUILDING SITES

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
659,000 sf	TOTAL DEVELOPMENT SPACE

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

WALDORF CENTER - PHASE 1 AND PHASE 2 DEVELOPMENT PLAN



JANUARY 29, 2013

