WALDORF CIVIC CAMPUS
Includes: Performing Waldorf, Lakeview Community Center and Old Waldorf 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 3-4 stories, 200-300 rooms

FUTURE FINE ARTS/PERFORMING ARTS/CIVIC CENTER
1500 seat auditorium

MIXED-USE DEVELOPMENT
20,400 SF ground floor fitness center
24,400 SF ground floor retail/commercial
128 residential apartments on 4 upper floors

PARKING STRUCTURE
660 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
25,200 SF ground floor retail/commercial with
156 residential apartments on 4 upper floors and
8 ground floor residential apartments

PUBLIC SQUARE URBAN PARK
1 acre park space for event use and biofiltration

PARKING STRUCTURE
756 spaces on 8 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 facility

PHASE 1 TRANSIT STOP
MTA bus and VAN 60 stations

AERIAL CROSSOVER FOR CSX TRACKS

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

FUTURE COMMUNITY PARK BUILDING SITES

FUTURE REDEVELOPMENT SITES
Commercial/residential mix

FUTURE NAYLOR AVENUE EXTENSION ACROSS RAILWAY

FUTURE RESIDENTIAL RECONSTRUCTION ALONG LIGHT RAIL ALIGMENT
Three townhome building clusters

FUTURE PLANNED TRANSIT-ORIENTED REDEVELOPMENT SITES

WALDORF CENTER - PHASE 1 AND PHASE 2 DEVELOPMENT PLAN

PHASE 1 DEVELOPMENT PROGRAM
60,000 SF ANCHOR (SPECIALTY/SHOPPING)
15,000 SF FULL SERVICE RESTAURANTS
7,000 SF GREEN ROOF
4,000 SF LIMITED SERVICE RESTAURANTS
23,000 SF PERSONAL SERVICE/RETAIL
20,000 SF FITNESS CENTER/RECREATION
50,000 SF OFFICE
448,000 SF RESIDENTIAL
4,000 SF HOTEL
609,000 SF TOTAL DEVELOPMENT SPACE

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

PHASE 2 DEVELOPMENT PROGRAM

PHASE 2 MIXED-USE DEVELOPMENT
Each additional north and south building is five stories with 35,000 - 35,000 SF of ground floor commercial space, 100 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

JANUARY 20, 2013