WALDORF URBAN REDEVELOPMENT CORRIDOR

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 LOCATIONS
Spaces provided within parking structures

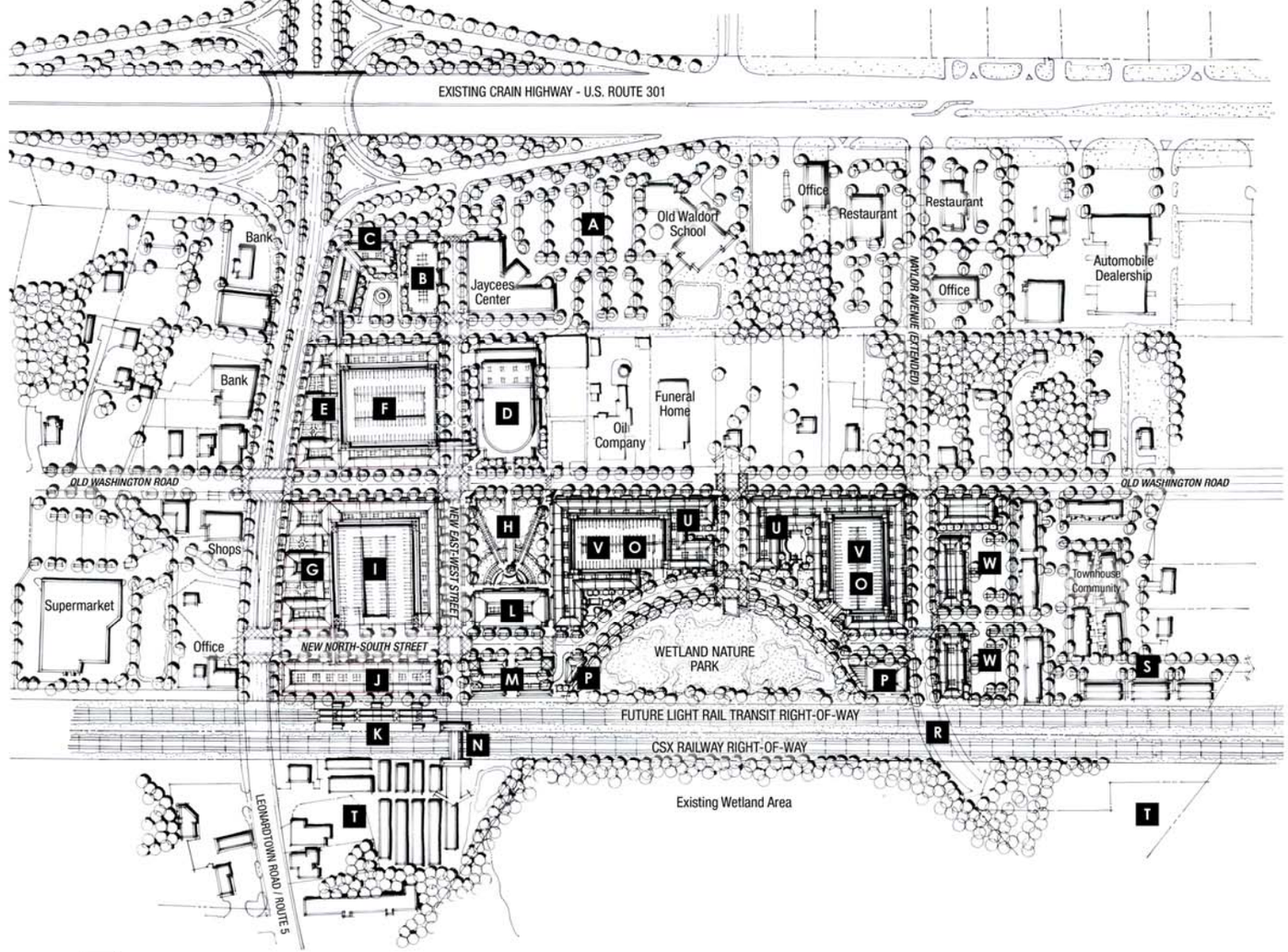
P FUTURE COMMUNITY PARK BUILDING SITES

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

POTENTIAL FUTURE ROUTE 301/ROUTE 5 INTERCHANGE
Single point interchange illustrated for minimum right-of-way size



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 CENTER - FUTURE DEVELOPMENT PLAN WITH POTENTIAL INTERCHANGE

0' 50' 100' 200'

NORTH

JANUARY 29, 2013

Prepared for:
Department of Planning and Growth Management, Charles County, MD

URBAN DESIGN, PLANNING, + LANDSCAPE ARCHITECTURE
INNER HARBOR CENTER
400 E. PRATT STREET, SUITE 900
BALTIMORE, MD 21202
TEL: 443.539.5300
WWW.EDSAPLAN.COM

EDSA