

Waldorf Urban Design Study		Provided to WURC Design Team by Charles County Staff					
Buildout Development Program - Proposed Densities							
Section and Building No.	Use	No. of Dwelling Units	SF per Floor	No. of Floors	Total SF	Total No. Parking Spaces	Notes
A	Parking	-	-	-	-	280	
A	Parking	-	-	-	-	156	
A1	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
A2	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
A3	Retail/Office	-	15,000	2	30,000	-	
A4	Retail/Office	-	17,000	2	34,000	-	
A5	Retail/Office	-	8,000	2	16,000	-	
A6	Retail/Office	-	15,000	2	30,000	-	
B	Parking	-	-	-	-	285	
B	Parking	-	-	-	-	203	
B	Parking	-	-	-	-	94	
B1	Retail/Office	-	15,000	2	30,000	-	
B2	Retail/Office	-	8,000	2	16,000	-	
B3	Retail/Office	-	15,000	2	30,000	-	
B4	Civic	-	5,000	1	5,000	-	
B5	Retail/Office	-	15,000	1	15,000	-	
B5	Residential	-	15,000	2	30,000	-	
B6	Retail/Office	-	20,000	1	20,000	-	
B6	Residential	-	20,000	2	40,000	-	
B7	Retail/Office	-	10,000	1	10,000	-	
B7	Residential	-	10,000	2	20,000	-	
B8	Retail/Office	-	5,000	1	5,000	-	
C	Parking	-	-	-	-	271	
C	Parking	-	-	-	-	183	
C1	Retail/Office	-	15,000	2	30,000	-	
C2	Retail/Office	-	14,000	2	28,000	-	
C3	Retail/Office	-	14,000	1	14,000	-	
C3	Residential	-	14,000	3	42,000	-	
C4	Retail/Office	-	6,000	1	6,000	-	
C4	Residential	-	6,000	3	18,000	-	
C5	Retail/Office	-	12,000	1	12,000	-	
C5	Residential	-	12,000	2	24,000	-	
C6	Retail/Office	-	6,000	1	6,000	-	
C7	Retail/Office	-	8,000	3	24,000	-	
D	Parking	-	-	-	-	236	
D	Parking	-	-	-	-	110	
D1	Retail/Office	-	20,000	1	20,000	-	
D1	Residential	-	20,000	3	60,000	-	
D2	Retail/Office	-	5,000	1	5,000	-	
D3	Retail/Office	-	8,000	1	8,000	-	(Existing Building)
D4	Retail/Office	-	10,000	1	10,000	-	(part existing)
D5	Retail/Office	-	14,000	1	14,000	-	
D5	Residential	-	14,000	2	28,000	-	
D6	Retail/Office	-	8,000	1	8,000	-	
D6	Residential	-	8,000	3	24,000	-	
D7	Retail/Office	-	14,000	1	14,000	-	
D7	Residential	-	14,000	3	42,000	-	
E	Parking	-	-	-	-	205	
E	Parking	-	-	-	-	139	
E	Parking	-	-	-	-	249	
E1	Retail/Office	-	11,000	1	11,000	-	
E1	Residential	-	11,000	2	22,000	-	
E2	Retail/Office	-	22,000	1	22,000	-	
E2	Residential	-	22,000	3	66,000	-	
E3	Civic	-	18,000	1	18,000	-	
E4	Civic	-	5,000	2	10,000	-	
F	Parking	-	-	-	-	323	
F1	Retail/Office	-	24,000	1	24,000	-	
F1	Residential	-	24,000	2	48,000	-	
F2	Retail/Office	-	10,000	1	10,000	-	
F2	Residential	-	10,000	2	20,000	-	
F3a	Retail/Office	-	9,000	1	9,000	-	
F3a	Residential	-	9,000	2	18,000	-	
F3b	Retail/Office	-	9,000	1	9,000	-	
F3b	Residential	-	9,000	3	27,000	-	
F4	Residential	-	14,000	4	56,000	-	Density Residential Condos or Apartments
G	Parking	-	-	-	-	248	
G1	Residential	-	18,000	4	72,000	-	Density Residential Condos or Apartments
G2	Retail/Office	-	20,000	1	20,000	-	
G2	Residential	-	20,000	3	60,000	-	
G3	Retail/Office	-	14,000	1	14,000	-	
G3	Residential	-	14,000	3	42,000	-	

H	Parking	-	-	-	-	305		
H1	Retail/Office	-	15,000	1	15,000	-		
H1	Residential	-	15,000	2	30,000	-		
H10	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
H2	Retail/Office	-	15,000	1	15,000	-		
H2	Residential	-	15,000	2	30,000	-		
H3	Retail/Office	-	10,000	1	10,000	-		
H3	Residential	-	10,000	2	20,000	-		
H4	Retail/Office	-	14,000	1	14,000	-		
H4	Residential	-	14,000	2	28,000	-		
H5	Retail/Office	-	5,000	1	5,000	-		
H6a	Retail/Office	-	11,000	1	11,000	-		
H6a	Residential	-	11,000	2	22,000	-		
H6b	Retail/Office	-	11,000	3	33,000	-		
H7	Residential	-	12,000	3	36,000	-	Density Residential Condos or Apartments	
H8	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
H9	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
I	Parking	-	-	-	-	250		
I	Parking	-	-	-	-	75		
I1	Residential	-	22,000	3	66,000	-		
I10	Residential	16	-	-	24,000	-	Residential Townhomes or Stack	Townhomes
I2a	Residential	-	8,000	3	24,000	-	Density Residential Condos or Apartments	
I2b	Retail/Office	-	14,000	1	14,000	-		
I2b	Residential	-	14,000	2	28,000	-		
I3	Retail/Office	-	15,000	1	15,000	-		
I3	Residential	-	15,000	2	30,000	-		
I4	Retail/Office	-	11,000	1	11,000	-		
I4	Residential	-	11,000	2	22,000	-		
I5	Residential	14	-	-	21,000	-	Residential Townhomes or Stack	Townhomes
I6	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
I7	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
I8	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
I9	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
J	Parking	-	-	-	-	390		
J1	Mixed Use Office or Retail w/ Office	-	13,000	1	13,000	-	Offices or retail w/offices	
J2	Mixed Use Office or Retail w/ Office	-	13,000	3	39,000	-	Offices or retail w/offices	
J3	Retail/Office	-	18,000	1	18,000	-		
J3	Residential	-	18,000	2	36,000	-		
J4	Retail/Office	-	12,000	1	12,000	-		
J4	Residential	-	12,000	2	24,000	-		
J5a	Retail/Office	-	9,000	1	9,000	-		
J5a	Residential	-	9,000	2	18,000	-		
J5b	Retail/Office	-	18,000	1	18,000	-		
J5b	Residential	-	18,000	3	54,000	-		
K	Parking	-	-	-	-	68		
K1	Residential	-	15,000	3	45,000	-	Density Residential Condos or Apartments	
K2	Residential	-	15,000	4	60,000	-	Density Residential Condos or Apartments	
L1	Residential	-	12,000	3	36,000	-	Density Residential Condos or Apartments	
L2	Residential	-	12,000	3	36,000	-	Density Residential Condos or Apartments	
L3	Residential	-	12,000	3	36,000	-	Density Residential Condos or Apartments	
L4	Residential	-	12,000	3	36,000	-	Density Residential Condos or Apartments	
M	Parking	-	-	-	-	98		
M1	Mixed Use Office or Retail w/ Office	-	14,000	2	28,000	-	Offices or retail w/offices	
M2	Retail/Office	-	9,000	1	9,000	-		
M3	Retail/Office	-	15,000	1	15,000	-		
M3	Residential	-	15,000	2	30,000	-		
N	Retail/Office	-	9,000	2	18,000	-		
N	Parking	-	-	-	-	336		
N1	Mixed Use Office or Retail w/ Office	-	12,000	1	12,000	-	Offices or retail w/offices	
N2	Retail/Office	-	9,000	2	18,000	-		
N3	Retail/Office	-	14,000	1	14,000	-		
N3	Residential	-	14,000	2	28,000	-		
N4	Retail/Office	-	12,000	1	12,000	-		
N4	Residential	-	12,000	2	24,000	-		
N5	Retail/Office	-	14,000	1	14,000	-		
N5	Residential	-	14,000	2	28,000	-		
N7	Mixed Use Office or Retail w/ Office	-	14,000	1	14,000	-	Offices or retail w/offices	
O	Parking	-	-	-	-	316		
O1	Retail/Office	-	16,000	1	16,000	-		
O1	Residential	-	16,000	2	32,000	-		
O2	Retail/Office	-	12,000	1	12,000	-		
O2	Residential	-	12,000	2	24,000	-		
O3	Retail/Office	-	12,000	1	12,000	-		
O3	Residential	-	12,000	2	24,000	-		
O4	Retail/Office	-	14,000	1	14,000	-		
O4	Residential	-	14,000	2	28,000	-		
O5	Residential	16	-	-	24,000	-	Residential Townhomes or Stack	Townhomes
O6	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
O7	Residential	12	-	-	18,000	-	Residential Townhomes or Stack	Townhomes
O8	Residential	16	-	-	24,000	-	Residential Townhomes or Stack	Townhomes

P	Parking	-	-	-	-	227	
P1	Retail/Office	-	9,000	1	9,000	-	
P2	Retail/Office	-	14,000	1	14,000	-	
P2	Residential	-	14,000	2	28,000	-	
P3	Retail/Office	-	17,000	1	17,000	-	
P3	Residential	-	17,000	2	34,000	-	
P4	Residential	-	14,000	3	42,000	-	Density Residential Condos or Apartments
Q	Parking	-	-	-	-	250	
Q1	Retail/Office	-	22,000	1	22,000	-	
Q1	Residential	-	22,000	2	44,000	-	
Q2a	Retail/Office	-	14,000	1	14,000	-	
Q2a	Residential	-	14,000	2	28,000	-	
Q2b	Residential	-	8,000	3	24,000	-	
Q3	Residential	18	-	-	27,000	-	Residential Townhomes or Stack Townhomes
Q4	Residential	16	-	-	24,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	14	-	-	21,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	12	-	-	18,000	-	Residential Townhomes or Stack Townhomes
R	Residential	14	-	-	21,000	-	Residential Townhomes or Stack Townhomes
S	Parking	-	-	-	-	488	
S1	Retail/Office	-	11,000	3	33,000	-	
S2	Retail/Office	-	12,000	1	12,000	-	
S3	Retail/Office	-	12,000	1	12,000	-	
S4	Retail/Office	-	12,000	1	12,000	-	
S5	Retail/Office	-	14,000	2	28,000	-	
S6	Retail/Office	-	14,000	2	28,000	-	
T	Parking	-	-	-	-	330	
T1	Retail/Office	-	9,000	1	9,000	-	
T2	Retail/Office	-	20,000	1	20,000	-	
T2	Residential	-	20,000	2	40,000	-	
T3	Retail/Office	-	12,000	1	12,000	-	
T3	Residential	-	12,000	2	24,000	-	
T4	Retail/Office	-	17,000	1	17,000	-	
T4	Residential	-	17,000	2	34,000	-	
T5	Retail/Office	-	11,000	1	11,000	-	
T5	Residential	-	11,000	2	22,000	-	
U	Parking	-	-	-	-	328	
U1	Retail/Office	-	20,000	1	20,000	-	
U1	Residential	-	20,000	2	40,000	-	
U2	Retail/Office	-	12,000	1	12,000	-	
U2	Residential	-	12,000	2	24,000	-	
U3	Retail/Office	-	30,000	1	30,000	-	
U3	Residential	-	30,000	2	60,000	-	
U4	Residential	16	-	-	24,000	-	Residential Townhomes or Stack Townhomes
U5	Residential	16	-	-	24,000	-	Residential Townhomes or Stack Townhomes
V1	Retail/Office	-	17,000	1	17,000	-	
V2	Retail/Office	-	17,000	1	17,000	-	
V3	Retail/Office	-	10,000	1	10,000	-	
V4	Retail/Office	-	28,000	1	28,000	-	
W	Parking	-	-	-	-	294	
W	Parking	-	-	-	-	290	
W	Parking	-	-	-	-	90	
W1	Mixed Use Office or Retail w/ Office	-	10,000	3	30,000	-	Offices or retail w/offices
W2	Mixed Use Office or Retail w/ Office	-	10,000	2	20,000	-	Offices or retail w/offices
W3	Retail/Office	-	10,000	3	30,000	-	
W4	Retail/Office	-	10,000	3	30,000	-	
W5	Mixed Use Office or Retail w/ Office	-	17,000	2	34,000	-	Offices or retail w/offices
W6	Mixed Use Office or Retail w/ Office	-	11,000	2	22,000	-	Offices or retail w/offices
W7	Mixed Use Office or Retail w/ Office	-	11,000	2	22,000	-	Offices or retail w/offices
W8	Mixed Use Office or Retail w/ Office	-	17,000	2	34,000	-	Offices or retail w/offices
X	Parking	-	-	-	-	125	
X1	Mixed Use Office or Retail w/ Office	-	14,000	1	14,000	-	
X2	Retail/Office	-	20,000	1	20,000	-	
Y	Parking	-	-	-	-	130	
Y	Parking	-	-	-	-	295	
Y1	Mixed Use Office or Retail w/ Office	-	20,000	2	40,000	-	Offices or retail w/offices
Y2	Mixed Use Office or Retail w/ Office	-	12,000	1	12,000	-	Offices or retail w/offices
Y3	Retail/Office	-	15,000	1	15,000	-	(Existing Building)
Y4	Mixed Use Office or Retail w/ Office	-	12,000	2	24,000	-	Offices or retail w/offices
Y5	Retail/Office	-	22,000	2	44,000	-	

Z	Parking	-	-	-	-	205	
Z	Parking	-	-	-	-	150	
Z	Parking	-	-	-	-	357	
Z	Parking	-	-	-	-	252	
Z1	Retail/Office	-	15,000	1	15,000	-	(Existing Building)
Z10	Mixed Use Office or Retail w/ Office	-	12,000	2	24,000	-	Offices or retail w/offices
Z11	Mixed Use Office or Retail w/ Office	-	12,000	2	24,000	-	
Z12	Mixed Use Office or Retail w/ Office	-	5,000	2	10,000	-	Offices or retail w/offices
Z2	Retail/Office	-	15,000	1	15,000	-	(Existing Building)
Z3a	Retail/Office	-	8,000	3	24,000	-	
Z3b	Retail/Office	-	14,000	3	42,000	-	
Z4	Retail/Office	-	11,000	2	22,000	-	
Z5	Retail/Office	-	12,000	2	24,000	-	
Z6	Retail/Office	-	12,000	2	24,000	-	
Z7	Retail/Office	-	11,000	2	22,000	-	
Z8a	Retail/Office	-	8,000	2	16,000	-	
Z8b	Retail/Office	-	14,000	3	42,000	-	
Z9	Mixed Use Office or Retail w/ Office	-	12,000	2	24,000	-	Offices or retail w/offices
GRAND TOTAL		-	2,436,000	-	4,866,000	8,631	
Total: Retail/Office		-	-	-	1,697,000	-	
Total: Mixed Use Office or Retail w/ Office		-	-	-	440,000	-	
Sum: Retail/Office + Mixed Use					2,137,000		
Subtotal Office (only) 60% of Sum					1,282,200		
Total: Civic (office)		-	-	-	33,000	-	
TOTAL Office					1,315,200		
Total Retail (40% of Sum from above)					854,800		
Total: Residential		1,797	-	-	2,696,000	-	
Total: Parking		-	-	-	-	8,631	