



Downtown
Caldwell



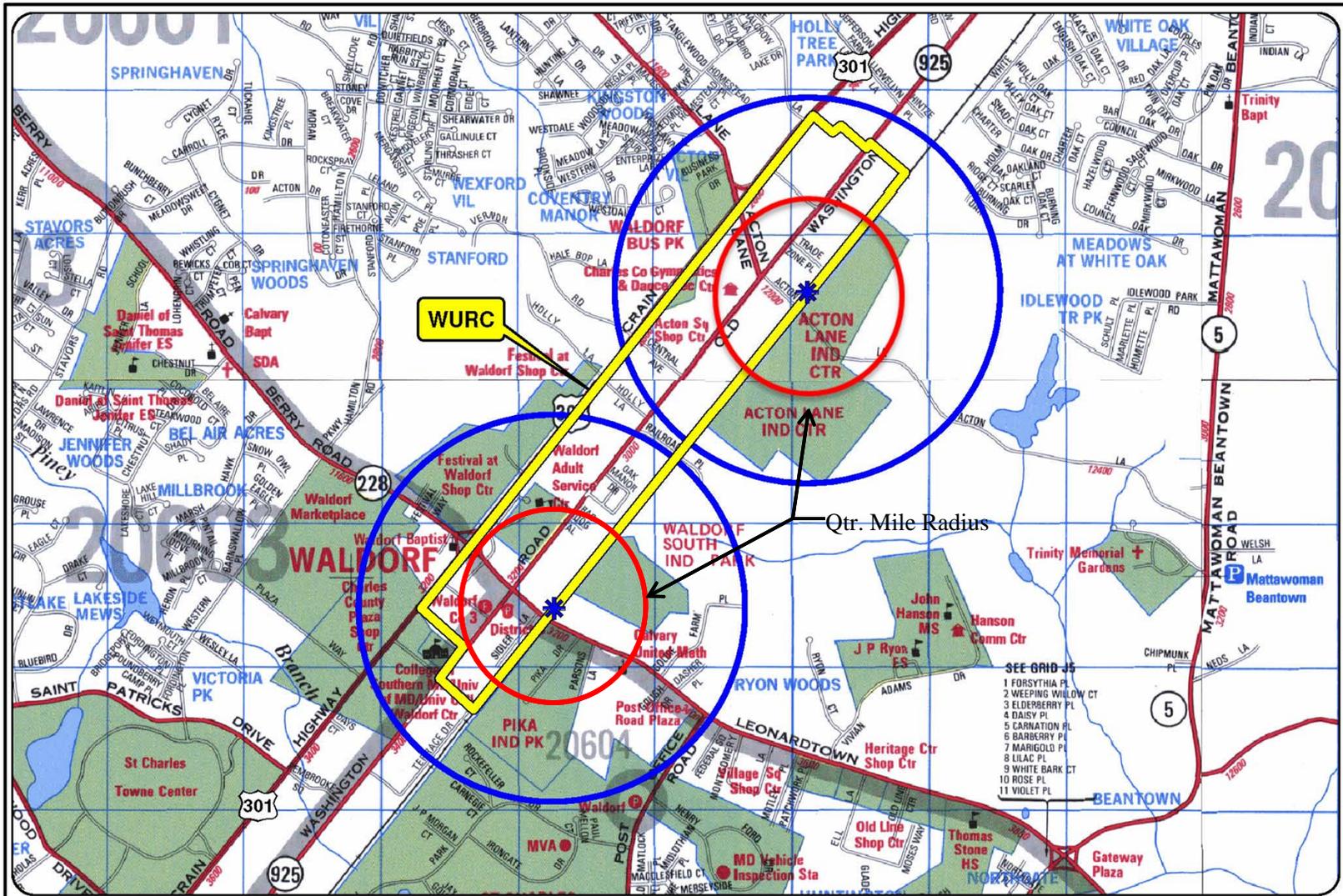
***Downtown Waldorf
Presentation & Launch – Phase One
Development Plan***

Charles County Commissioners
November 7, 2013

Waldorf Urban Redevelopment Corridor (WURC)

An Analysis and Recommendations for Implementing a “Phase One” Transit- Oriented Development Project





* Proposed Light Rail Station ○ Half Mile Radius

0 1,500 3,000 6,000
 Feet

Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

SCALE
 DRAWN BY:
 CHECKED BY:

CHARLES COUNTY GOVERNMENT
 Department of Planning and
 Growth Management

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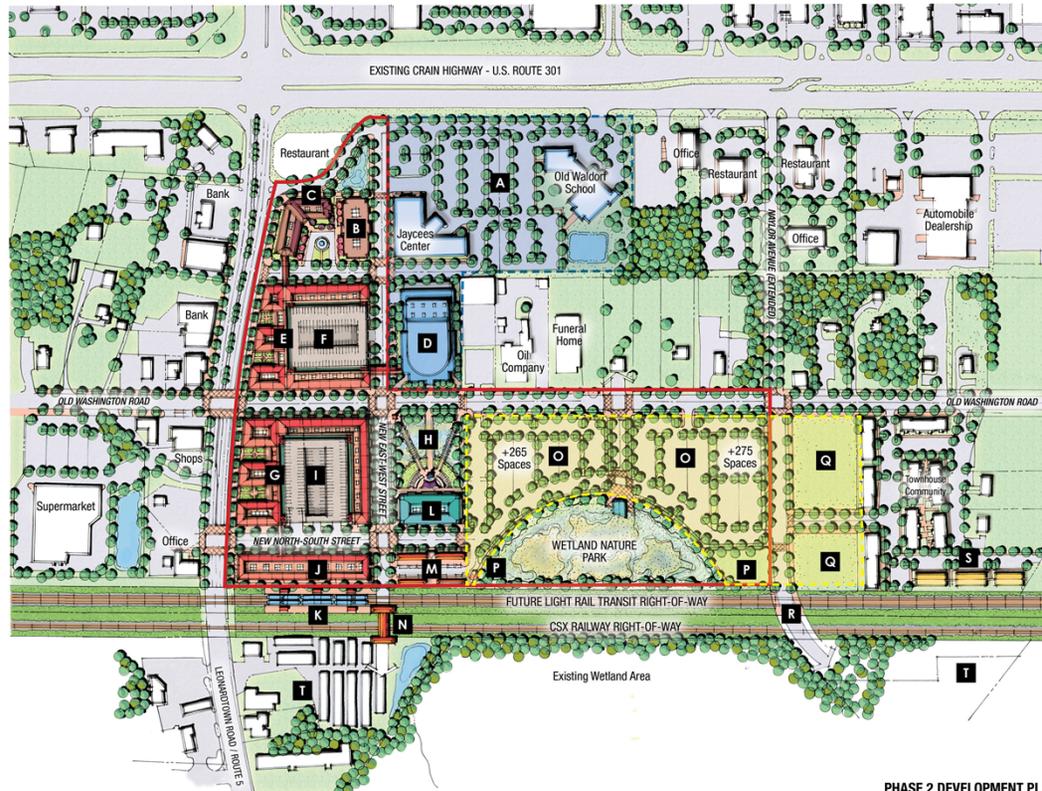
DATE
 JULY 2012

**WALDORF URBAN REDEVELOPMENT
 CORRIDOR (WURC)**
LOCATION MAP
 CHARLES COUNTY, MD

Slide 4

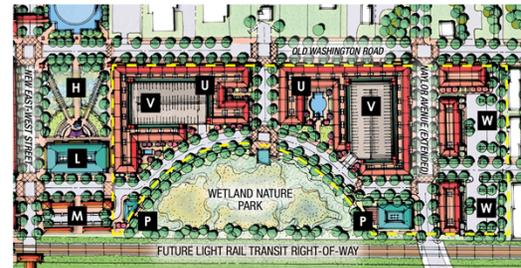
Recommended Phase One Development Site

- 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

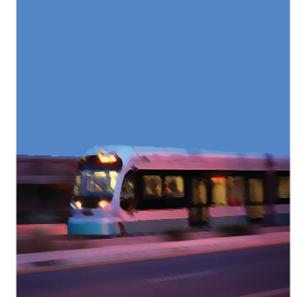


WALDORF URBAN REDEVELOPMENT CORRIDOR

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

1/4 MILE

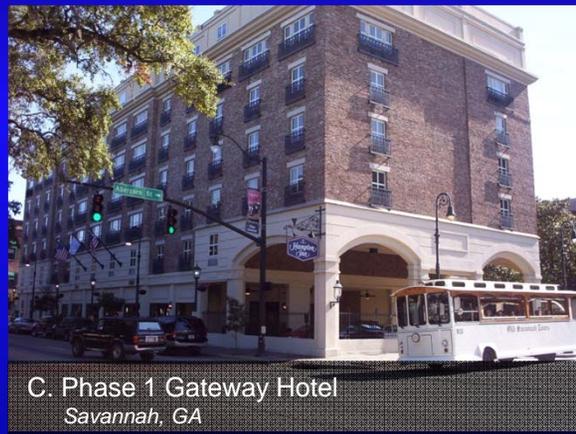


JANUARY 29, 2013





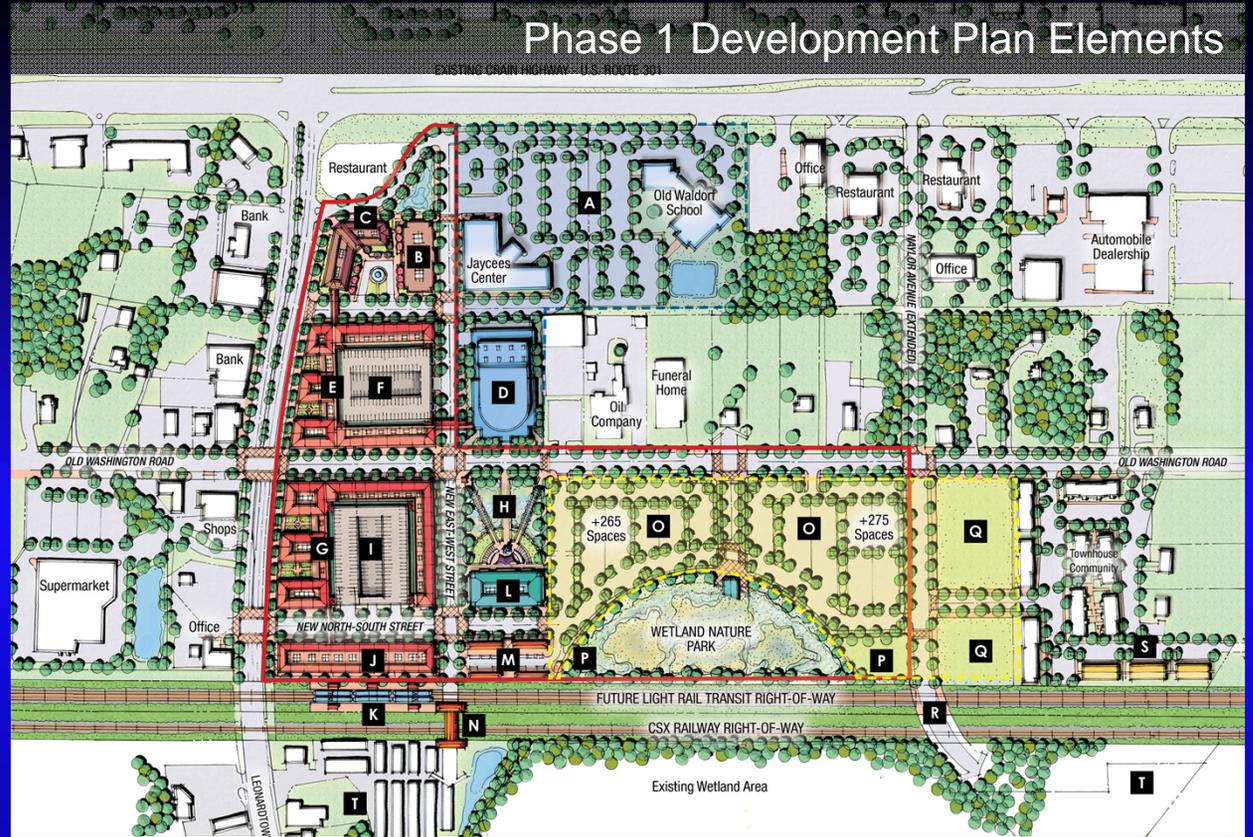
B. Gateway Office
Tempe, AZ



C. Phase 1 Gateway Hotel
Savannah, GA



D. Performing Arts/Fine Arts/Civic Center
Greenville, SC



E. Fitness Center/Retail w/ Residential Above
Norfolk, VA



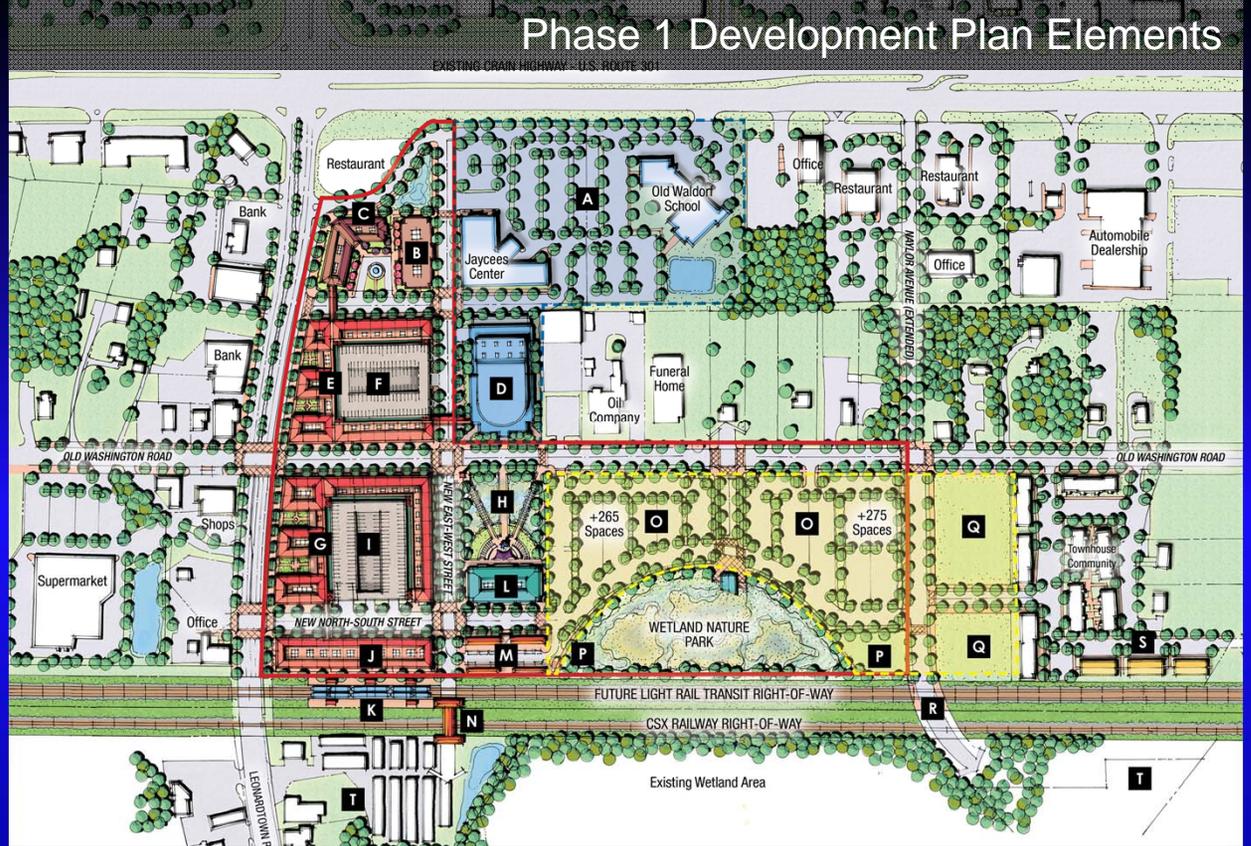
F. Parking Structure Wrapped with Mixed Uses
Charlotte, NC



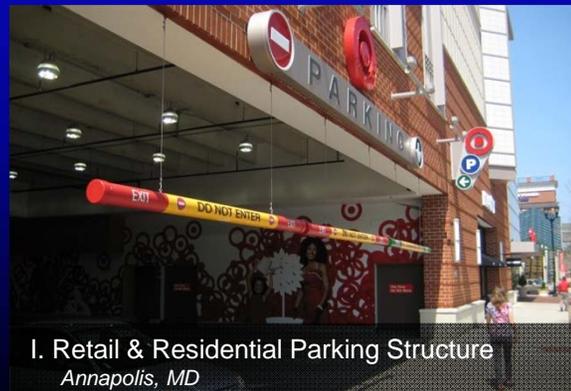
Complete Streets for Leonardtown and Old Washington Roads – *Tempe, AZ*



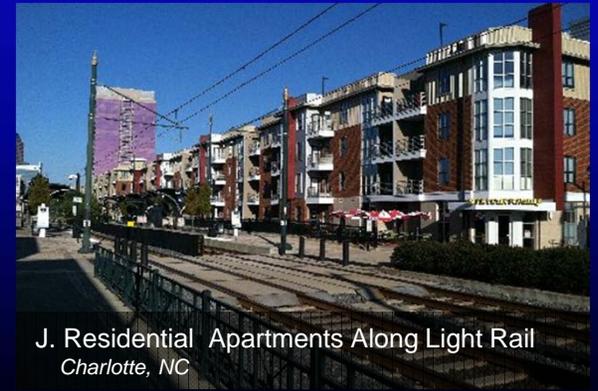
G. Anchor Grocery with Apartments Above
Washington, DC



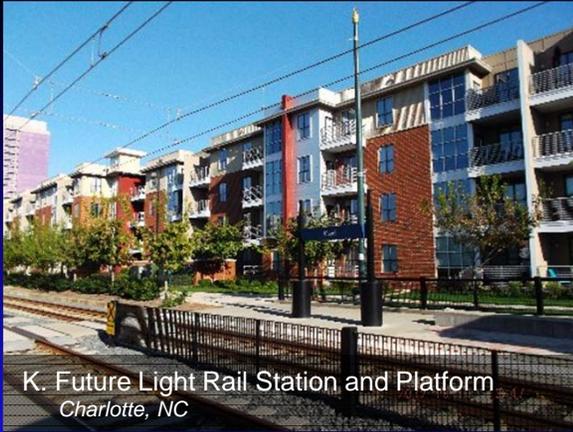
H. Traditional Town Square Park
Lakeland, FL



I. Retail & Residential Parking Structure
Annapolis, MD



J. Residential Apartments Along Light Rail
Charlotte, NC



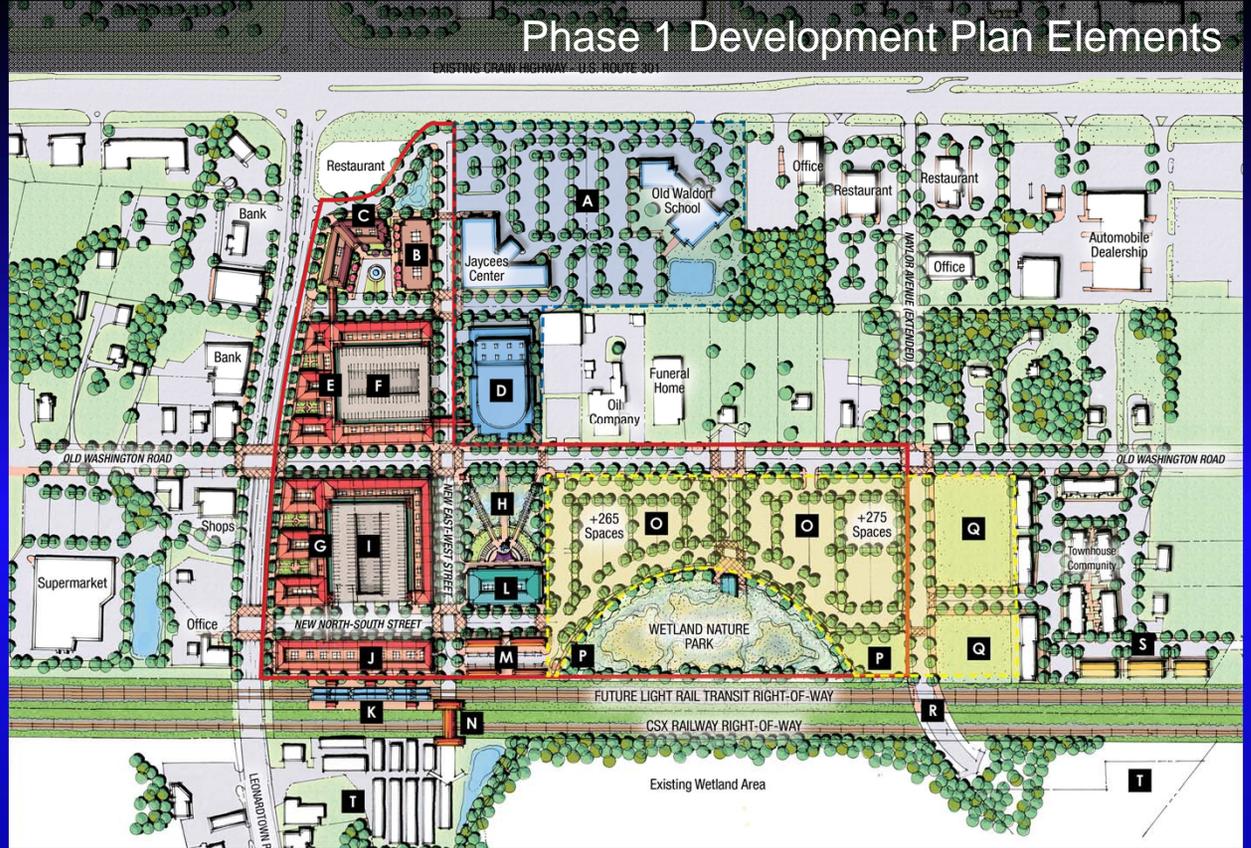
K. Future Light Rail Station and Platform
Charlotte, NC



L. Public Market/Community Building
Greenville, SC



M. Bus and Van Go Transit Station



N. Aerial Railway Crossing
Charlotte, NC



Quality Streetscape Envisioned within WURC
Reston, VA



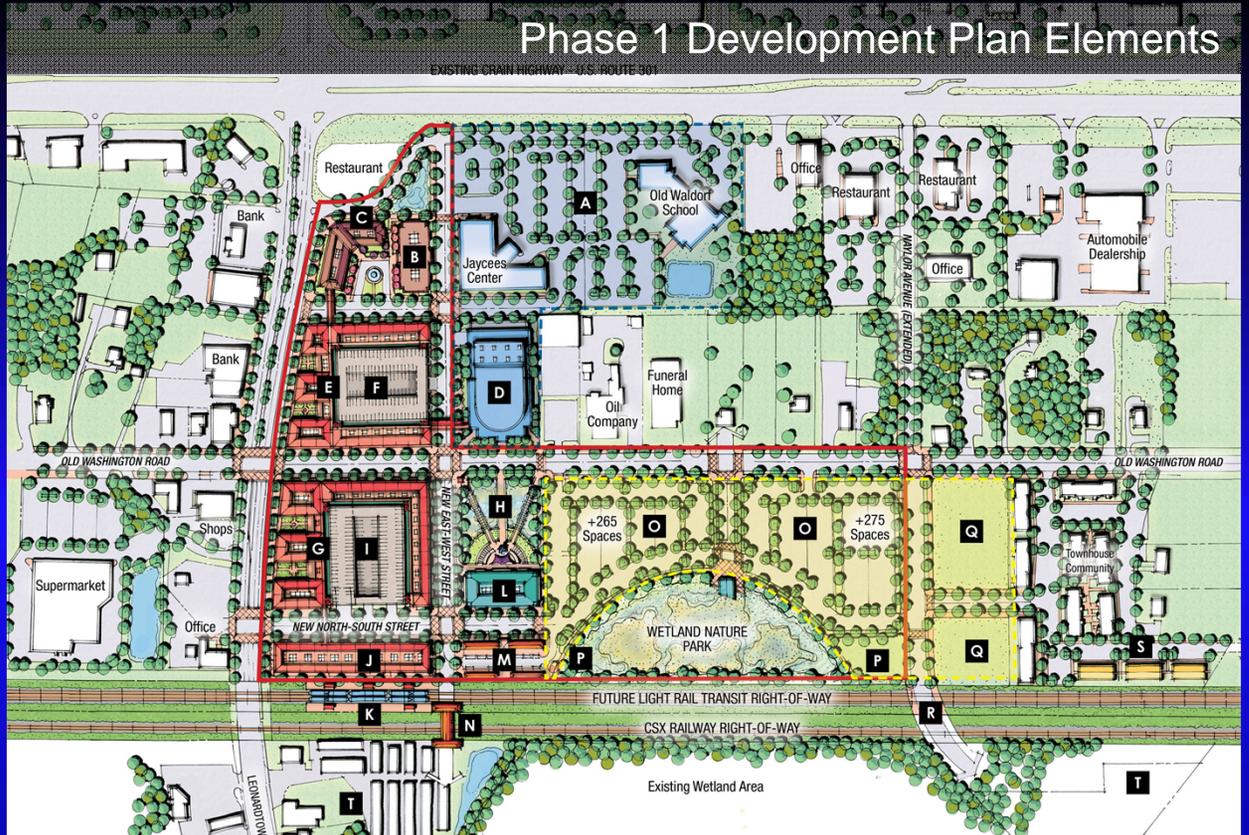
Smallest Scale Infill Development Envisioned
Tempe, AZ



Wetland Nature Trail
Columbia, MD



Wetland Nature Park
Patuxent Wildlife Refuge, MD



Rights-of-Way as Open Space Habitat
Patuxent Wildlife Refuge, MD



Phase 2 Development Plan Overlay

Waldorf Urban Redevelopment Corridor (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)

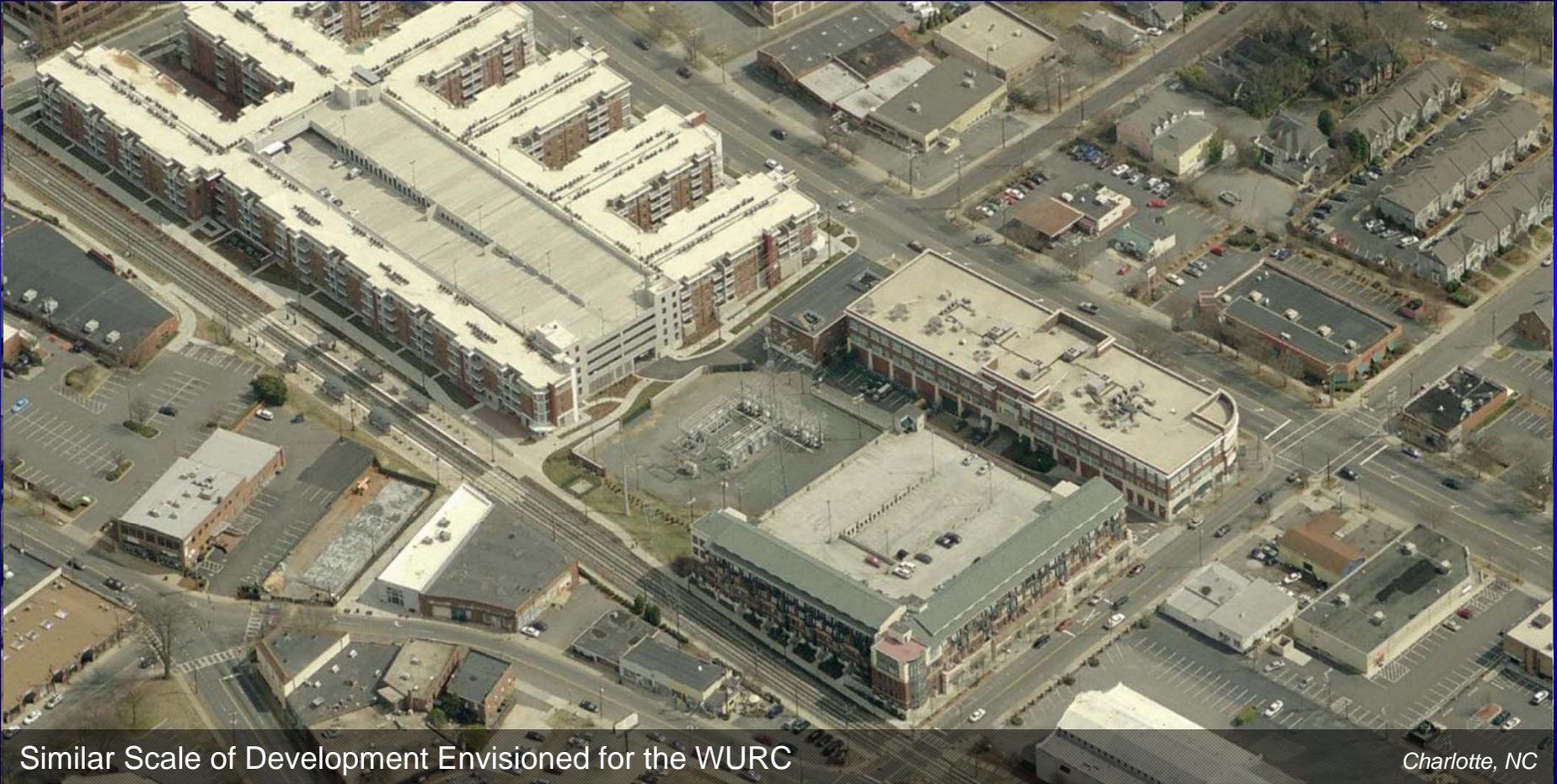
659,000 SF of Total Development Space

WURC Transit Oriented Development Context and Vision



Downtown Waldorf - Phase 2 Development Plan Aerial Overview

WURC Transit Oriented Development Context and Vision



Similar Scale of Development Envisioned for the WURC

Charlotte, NC

Waldorf Urban Redevelopment Corridor (WURC)

Methods of Financing:

- General Obligation Bond
- Parking Revenue Bond
- Tax Abatement
- Joint Ventures (Land Acquisition)
- Certificates of Participation (COP)
- Fees-in-Lieu of Parking
- Special Assessment or Benefit District
- Parking Authority
- Tax Increment Financing (TIF)
- Joint Ventures & Contributions
- Bond Anticipation Notes (BAN)

Waldorf Urban Redevelopment Corridor (WURC)

Infrastructure Assessment & Improvements (Phase One Project)

1. **Public Water Supply**
2. **Public Sanitary Sewer**
3. **Stormwater Management**
4. **Geothermal**
5. **Fiber Optic Voice & Data**
6. **Parking**

Waldorf Urban Redevelopment Corridor (WURC)

Public Water Supply Improvements (Phase One Project)

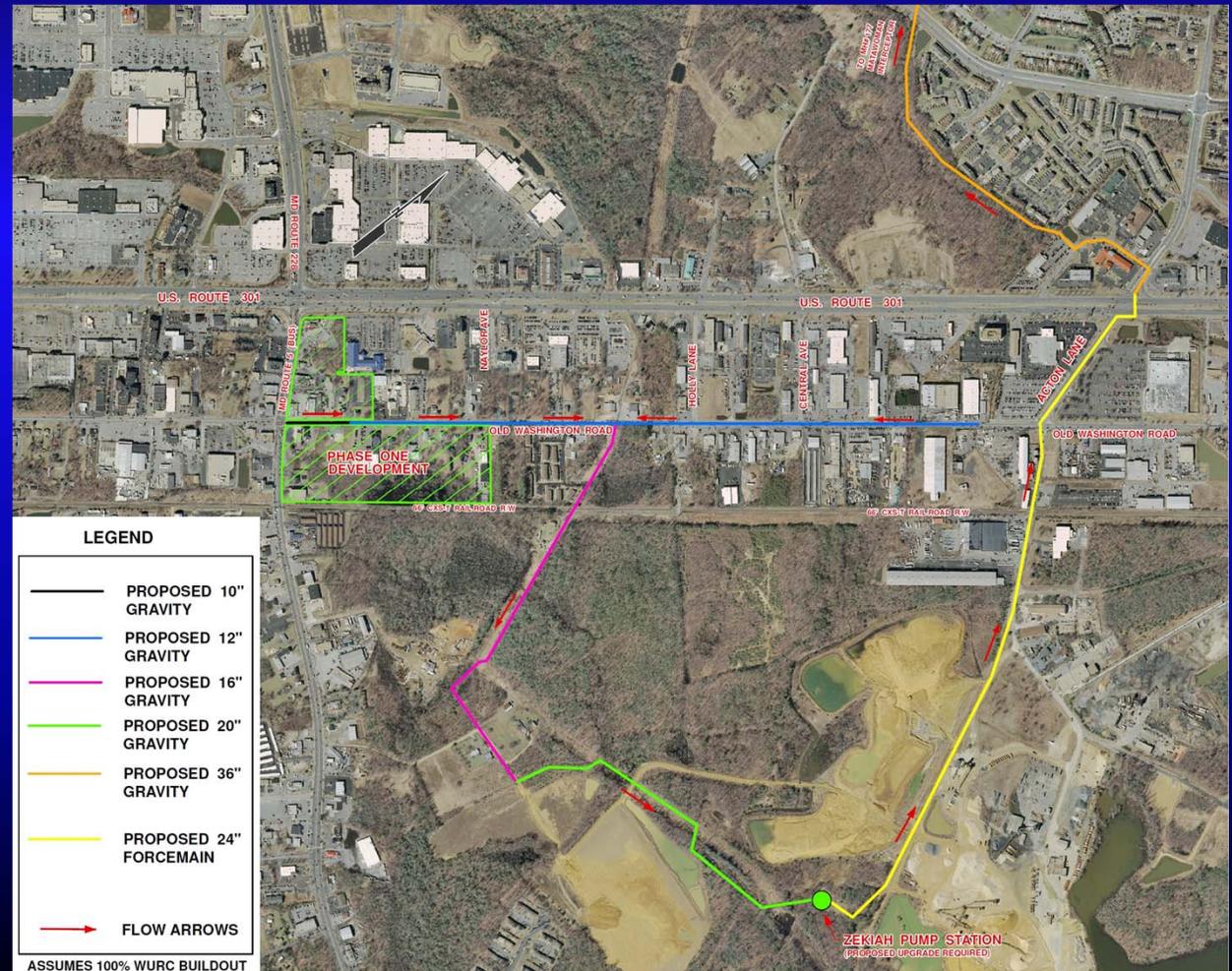
- Construction of new 10-inch diameter waterline along Old Washington Road from MD 5 (Bus.) to Acton Lane. Estimated construction cost \$1.6 million.

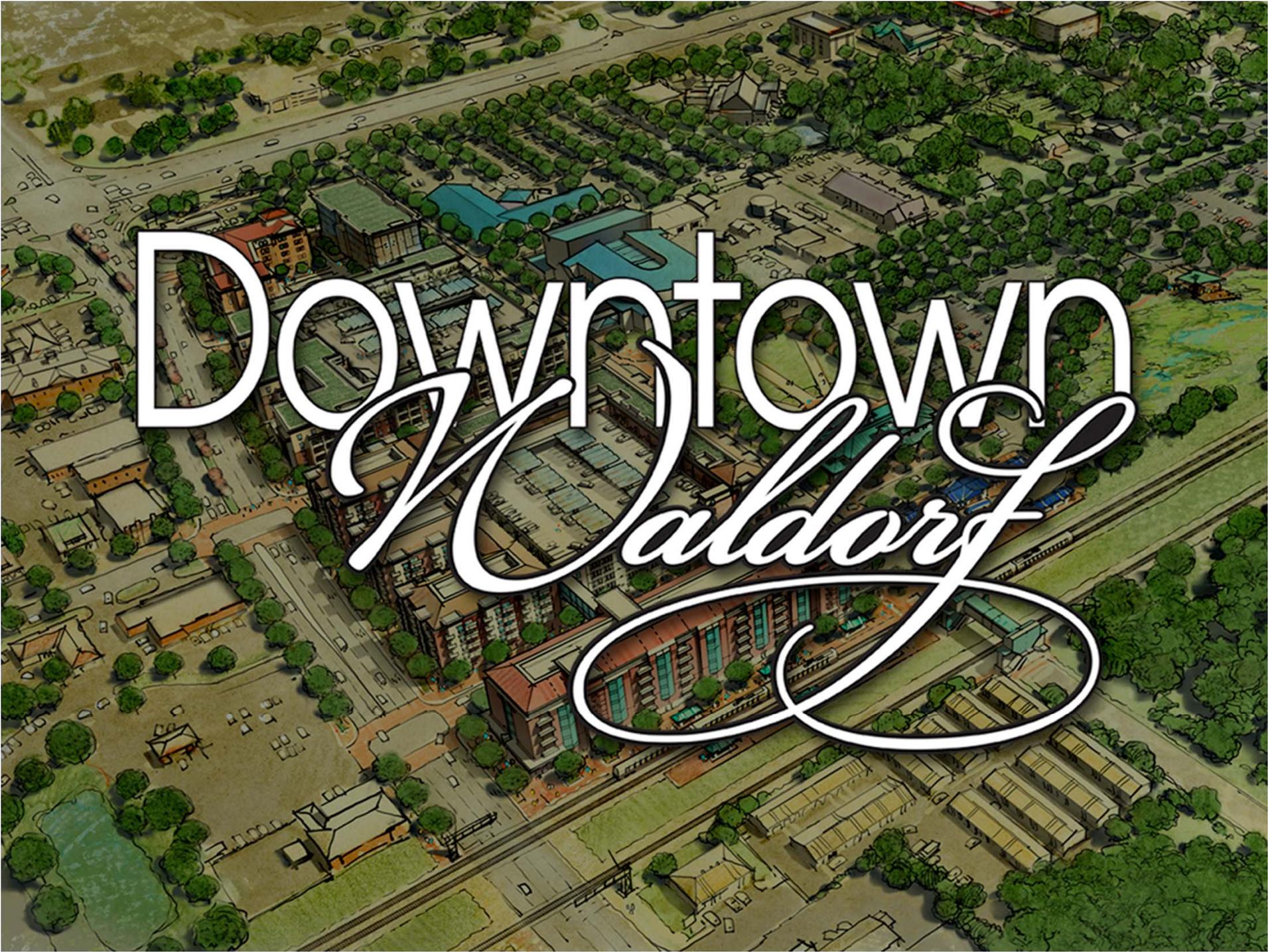


Waldorf Urban Redevelopment Corridor (WURC)

Public Sanitary Sewer Improvements (Phase One Project)

- New gravity sewer along Old Washington Road from MD 5 to Acton Lane and to Zekiah Pump Station. (Est. \$2.5 Million, FY15-16)
- Construction of new Zekiah Pump Station. (Est. \$2.62 Million, FY15-16)
- Upgrade Zekiah Pump Station discharge forcemain. (Est. \$3.0 Million, FY15-16)
- Upgrade to Zekiah Pump Station Interceptor Sewer. (Est. \$2.5 Million, FY15-16)





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