



Waldorf Urban Redevelopment Corridor (WURC) & Light Rail Transit

PGM Seminar

May 15, 2014

Presenters:

Jason Groth, Chief, RIM

Landis Faulcon, Redevelopment Manager

Amy Blessinger, Planner III



Downtown
Caldwell

Vision and Goals

- **Began as Waldorf Urban Design Study to create a vibrant new urban center for Waldorf:**
 - **A mixed-use, higher-density, walkable downtown with a unique sense of place - to “live, work, and play”**
 - **Support regional transit hub in Waldorf**
 - **Attractive and functional streets, public parks and open spaces, pedestrian/bicycle friendly**



Additional Goals

- **Provide more transportation alternatives:**
 - **High-Capacity Fixed-Route Transit (Light Rail)**
 - **Improved road and street network**
 - **Bicycling and walking**
- **Spur private sector investment and economic development; creating new jobs for county residents**
- **Broaden commercial tax base**
- **Increase real estate values**

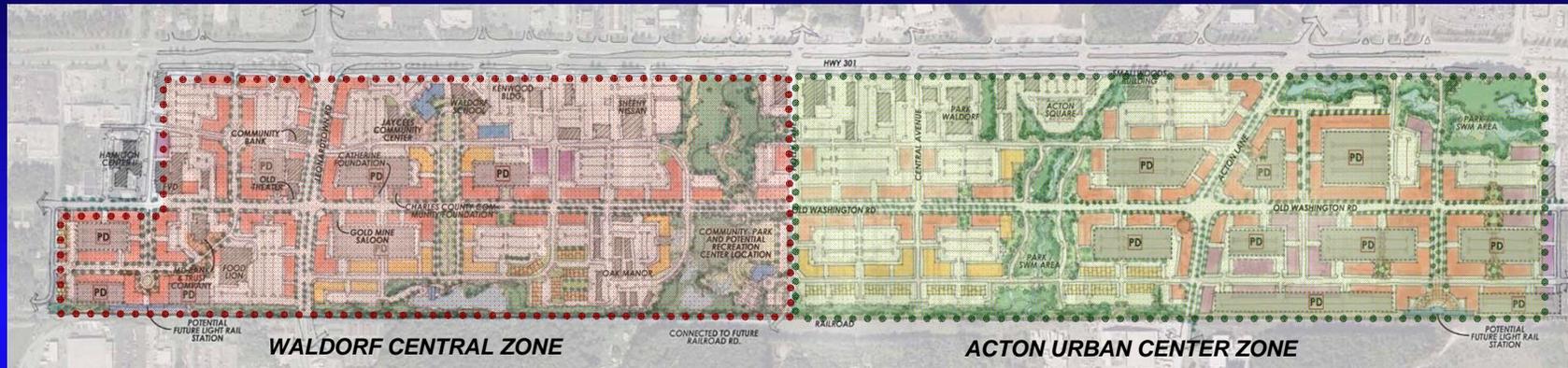


Vision Plan

- Establish a framework for future development in downtown Waldorf
- Conceptual locations for:
 - Mixed use, commercial, residential development
 - Street network improvements
 - Mass transit within walking distance
 - Open space / stormwater management
- Public Sector Investment
- Private Sector Incentives
- Organization and Management Team



Adopted Zoning Districts



*Waldorf Central Zone
(WC)*

*Acton Urban Center Zone
(AUC)*

- Waldorf Central – southern portion
- Acton Urban Center - northern portion
- Holly Lane is dividing line between the two zones

Adopted Zoning Districts

- **Waldorf Central (WC):**

- 2 to 5 story buildings
- Mix of permitted uses
- Transit hub- New Park & Ride transition to future Light rail station



- **Acton Urban Center Zone (AUC):**

- 3 to 10 story buildings
- Mix of permitted uses includes larger employment uses
- Future transit—Light rail station



Adopted Zoning Districts

- **Allows for higher densities:**
 - **12-36 units/acre**
 - **Apartments/condos: Minimum 15 units/acre, no maximum**
- **Mixed-use buildings encouraged**
- **Detailed streetscape and open space requirements**
- **Reduced parking requirements**



Transitional Zoning

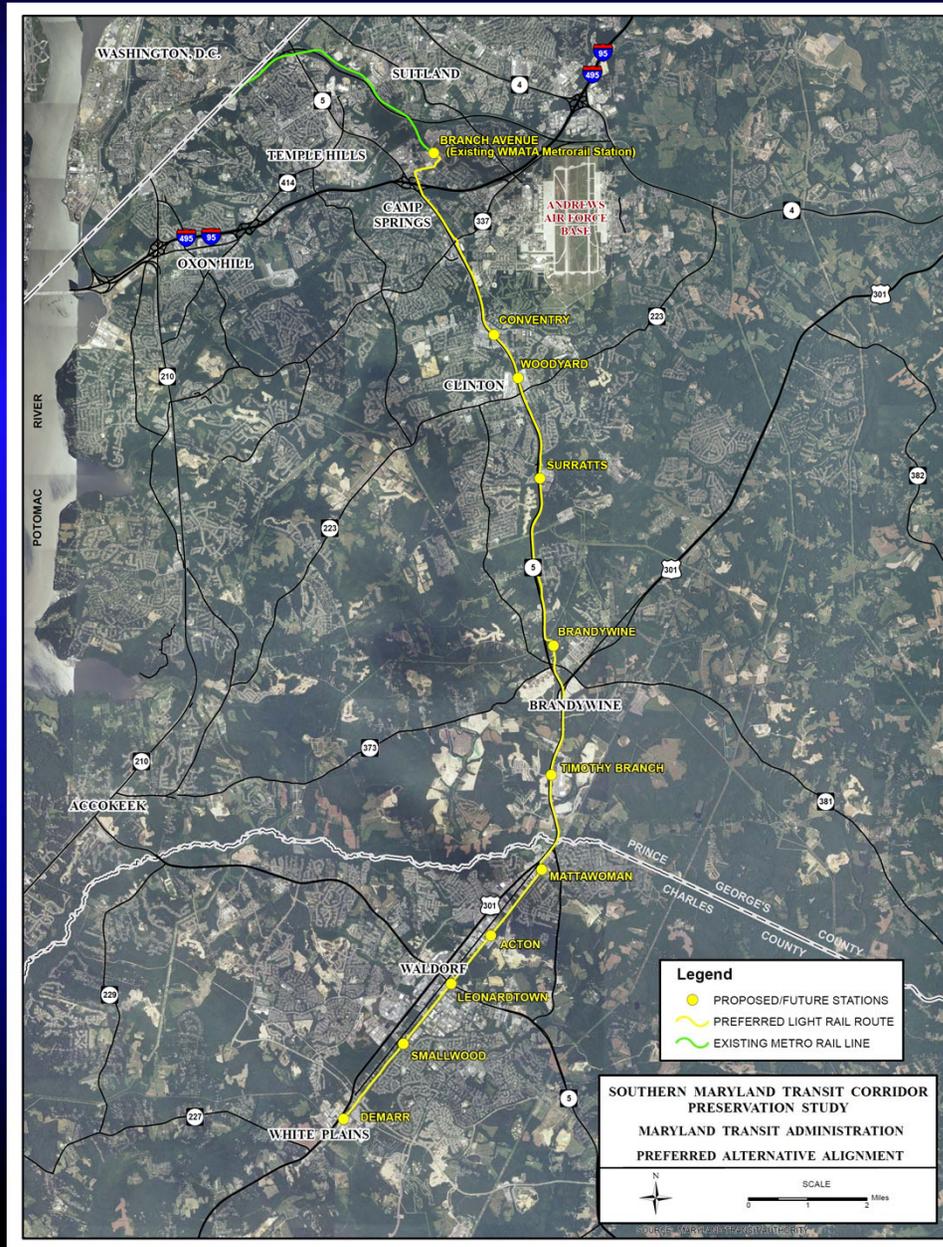
- **Some WURC landowners have difficulty complying with the new zoning under current conditions**
- **County proposing zoning changes to modify some provisions for interim (transitional) period**
 - **Approved by Planning Commission; County Commissioner public hearing on May 20**
- **Make it easier for current land/business owners to expand while still keeping standards for the long term vision**

Implementation Efforts

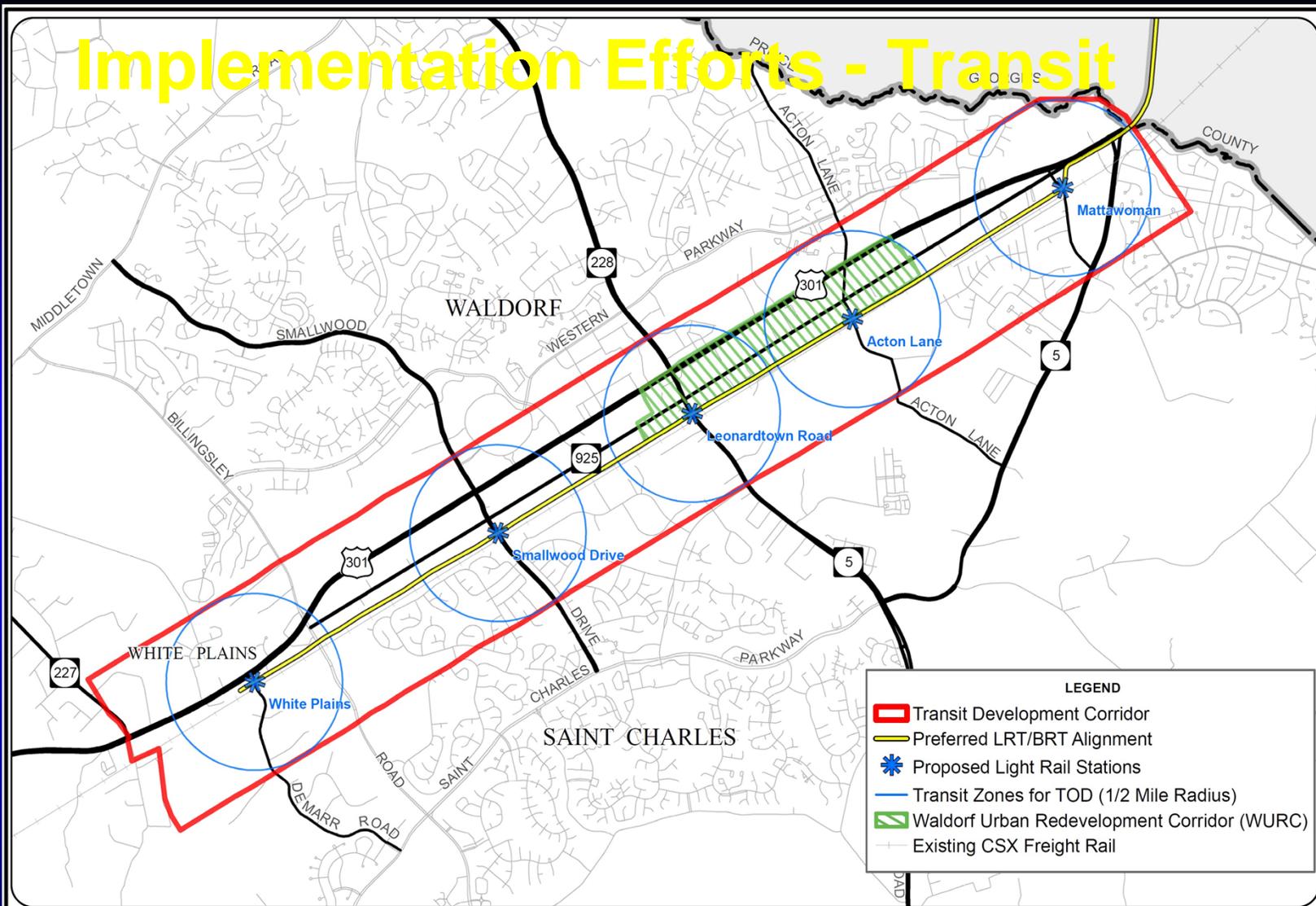
- **Waldorf Urban Transportation Improvement Plan (2010) was completed through MWCOG Grant**
 - **Analyzed and prioritized future road and urban street improvements**
 - **Provides cost estimates**
- **Southern Maryland Transit Corridor Preservation Study completed by Maryland Transit Admin. (MTA) in 2010 - Defined transit alignment from Branch Avenue Metro Station to Waldorf/White Plains**
- **MTA currently conducting Alternatives Analysis to determine ridership, mode (LRT or BRT), overall costs, and environmental impacts**



Implementation Efforts - Transit



Implementation Efforts - Transit



LEGEND

- Transit Development Corridor
- Preferred LRT/BRT Alignment
- Proposed Light Rail Stations
- Transit Zones for TOD (1/2 Mile Radius)
- Waldorf Urban Redevelopment Corridor (WURC)
- Existing CSX Freight Rail

<p>0 0.5 1 2 Miles</p>		<p>SCALE</p>	<p>CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management</p>	<p>DATE NOV 2013</p>	<p>CHARLES COUNTY TRANSIT DEVELOPMENT CORRIDOR</p> <p>CHARLES COUNTY, MD</p>
		<p>DRAWN BY:</p>		<p>209 Baltimore St PO BOX 2150 La Plata, MD 20646 (301)645-8627</p>	
		<p>CHECKED BY:</p>			

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

Implementation Efforts - Transit

Status of the Southern Maryland Regional Transit (SMRT) Project

- \$5 Million in planning funds appropriated to the Maryland Transit Administration (MTA) in FY14-19 State Consolidated Transportation Program (CTP)
- Requested additional \$20 Million in FY15-20 State CTP to complete Project Planning Phase and achieve a Record of Decision from the Federal Transit Administration
- Initial Public Outreach Meeting scheduled for June 18, 2014

Infrastructure Needs and Costs

- **2013 WURC Infrastructure Needs Analysis recommended the following near term County investments:**
 - **Public Water Improvements**
 - **Public Sewer Improvements**
 - **Old Washington Road Reconstruction with urban street design standards**
 - **Stormwater Management Assessment**
 - **Parking Needs Assessment**
- **County has committed funding for Water, Sewer, Old Washington Road improvements, and land acquisition in the FY14 budget**

Implementation Efforts

WURC Phase One Development Plan - completed in 2013

- **3 Areas of Focus:**
 - **“First phase” transit-oriented development plan for 26 acres of downtown Waldorf, to begin transformation of WURC**
 - **Infrastructure Needs & Costs for WURC Corridor**
 - **Funding Strategy and Project Management**

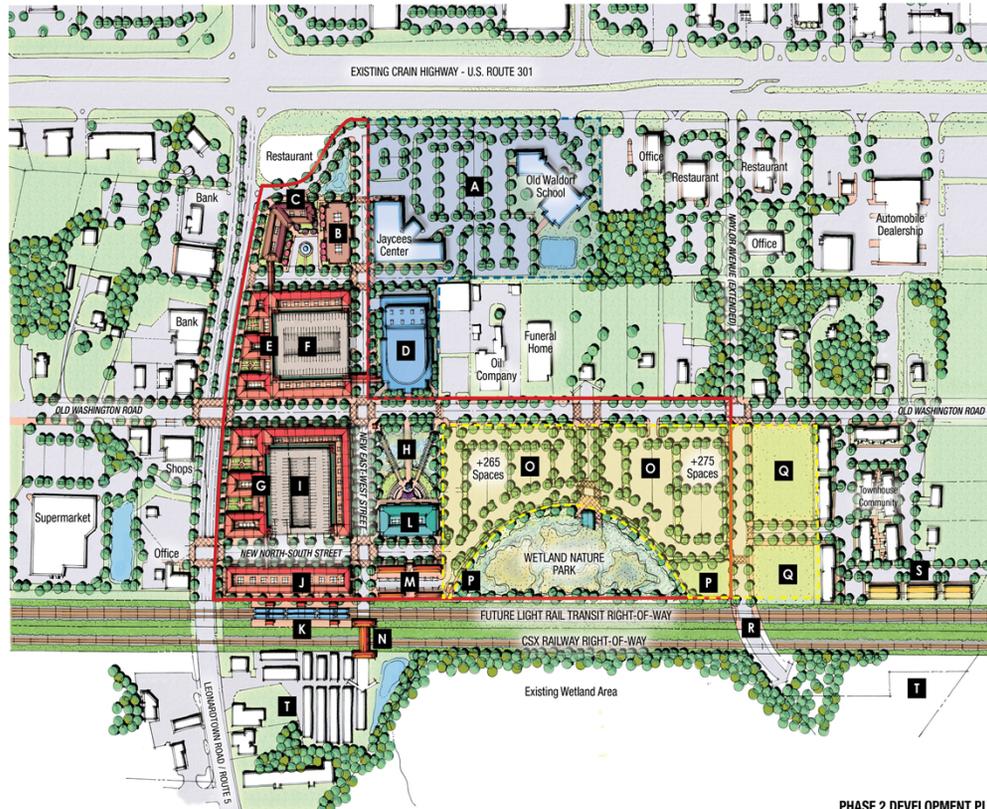


Slide 15

Waldorf Urban Redevelopment Corridor

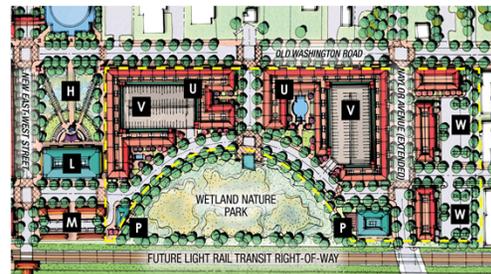
Recommended Phase One Development Site

- 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

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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**

Ways Landowners can Participate

- Land: purchase, lease, partnerships, develop on own
- Business: stay, relocate, swap, sell, expand
- Invest: partner – county/developer, market/sale, develop

Implementation Efforts

- **County working on “Civic Campus” to complement the Phase One plan to consist of civic uses such as conference center, senior center**
- **County recently hired Redevelopment Manager, Ms. Landis Faulcon, to direct the redevelopment efforts in the WURC**

Initial Thoughts from our new Redevelopment Manager

- Organizational work issues
- Building the team effort
- Reaching out to the Community
- Partnering efforts for projects

Next Steps

- **Work with landowners and developers to begin assembling property for Phase One project**
- **Complete design, engineering, construction of infrastructure improvements**
- **Pursue State funding for key components of Phase One plan**
- **Complete plan for “Civic Campus”**
- **Complete process to amend WURC zoning to provide transitional provisions**

Waldorf Urban Redevelopment Corridor



Presented by:

Charles County Government
**Dept. of Planning & Growth
Management**

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Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

Vision Statement

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount, where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.