Waldorf Urban Redevelopment Corridor (WURC) & Light Rail Transit

PGM Seminar
May 15, 2014

Presenters:
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Landis Faulcon, Redevelopment Manager
Amy Blessinger, Planner III
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)**
  - Waldorf Central – southern portion
  - Holly Lane is dividing line between the two zones

- **Acton Urban Center Zone (AUC)**
  - Acton Urban Center - northern portion

Waldorf Urban Redevelopment Corridor
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

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
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Waldorf Urban Redevelopment Corridor
Recommended Phase One Development Site

Waldorf Urban Redevelopment Corridor

**Recommended Phase 1 Development Area**

**Potential Future Phase 2 Development Area**

**Potential Civic Campus Area**

**Phase 1 Development Program**
- 12,000 sf anchors (specialty,怆性)
- 7,000 sf retail
- 4,000 sf limited-service restaurants
- 10,000 sf fitness center/pool
- 40,000 sf office
- 120,000 sf total development space

**Phase 2 Development Program**
- Phase 2 mixed-use development: 5 stories, 140 units, 20,000 sf ground floor commercial space, and 16 additional ground floor residential units
- Phase 2 parking structures: 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

**Waldorf Civic Campus**
- Includes: Present Waldorf Jaycees Community Center and Oxen/Mallard School, Fine Arts/Renewing Arts/Civic Center and Waldorf Multi-Generational & Senior Center

**Gateway Office Building**
- 90,000 sf class A office space in 4 stories

**Gateway Hotel**
- 40,000 sf in 4-5 stories, 100-100 rooms

**Future Arts/Performing Arts/Civic Center**
- 1,000-seat theatre

**Mixed-Use Development**
- 20,000 sf ground floor fitness center
- 24,000 sf ground floor retail/commercial
- 128 residential apartments on 4 upper floors

**Parking Structure**
- 666 parking spaces on 6 levels with retail/commercial loading and service included on ground level

**Mixed-Use Development**
- 66,000 sf ground floor commercial on 1-2 floors
- 25,000 sf ground floor commercial with 156 residential apartments on 4 floors
- 8 ground floor residential apartments

**Public Square Urban Park**
- 1-acre park space for event use and biofiltration

**Parking Structure**
- 276 spaces on 6 levels with retail/commercial loading and service included on ground level

**Residential Building**
- 116 mixed-use 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 UAN G5 stations

**Aerial Crossover for GSK Tracks**

**Park and Ride Lot**
- 365 parking spaces in South lot
- 275 parking spaces in North lot

**Future Community Park Building Sites**

**Future Naylor Avenue Extension Across Railway**

**Future Residential Reconfiguration Along Light Rail Alignment**
- Three townhouse building clusters

**Future Planned Transit-Oriented Redevelopment Sites**

**Waldorf Center - Phase 1 and Phase 2 Development Plan**

**January 29, 2013**
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
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.