THE INTRINSIC CONNECTION: LAND USE, TRANSPORTATION, AND GETTING THE RIGHT BALANCE OF REDEVELOPMENT

**DOWNTOWN WALDORF:**
TRANSFORMING AN AUTOMOBILE DEPENDENT SUBURBAN CORRIDOR INTO A VIBRANT, TRANSIT-ORIENTED NEW URBAN COMMUNITY
WALDORF URBAN REDEVELOPMENT CORRIDOR
WURC “PHASE ONE” DEVELOPMENT PLAN

WALDORF CIVIC CAMPUS
Includes: Present Waldorf Jaycees Community Center and O'Dea High School. Arts/Arts/Performing Arts/Civic Center and Waldorf Multi-Generational & Senior Center

GATEWAY OFFICE BUILDING
50,000 sf of class A office space in 4 stories

GATEWAY HOTEL
45,000 sf in 4-5 stories, 80-100 rooms

FUTURE FINE ARTS/PERFORMING ARTS/ CIVIC CENTER
1500 seat auditorium

MIXED-USE DEVELOPMENT
20,000 sf ground floor fitness center
24,400 sf ground floor retail/commercial
128 residential apartments on 4 upper floors

PARKING STRUCTURE
660 parking spaces on 4 levels with retail/commercial loading and service included on ground level

MIXED-USE DEVELOPMENT
60,000 sf ground floor grocery on 1-2 floors
26,200 sf ground floor retail/commercial
136 residential apartments on 4 upper floors and 8 ground floor residential apartments

PUBLIC SQUARE URBAN PARK
1 acre park space for event use and bio-filtration

PARKING STRUCTURE
750 spaces on 4 levels with retail/commercial loading and service included on ground level

RESIDENTIAL BUILDING
110 residential apartment units on 5 floors

FUTURE LIGHT RAIL TRANSIT STATION
300’ platform for 3 passengers cars

POTENTIAL PUBLIC MARKET HOUSE LOCATION
12,000 – 15,000 sf facility

PHASE 1 TRANSIT STOP
MTA bus and W&L CO stations

AERIAL CROSSOVER FOR CSX TRACKS

PARK AND RIDE LOTS
265 parking spaces in South lot
275 parking spaces in North lot

FUTURE COMMUNITY PARK BUILDING SITES

FUTURE REDEVELOPMENT SITES
Commercial/residential mix

FUTURE NAYLOR AVENUE EXTENSION ACROSS RAILWAY

FUTURE RESIDENTIAL RECONSTRUCTION
ALONG LIGHT RAIL ALIGNMENT
Three lowrise building clusters

FUTURE PLANNED TRANSIT-ORIENTED REDEVELOPMENT SITES

WALDORF CENTER - PHASE 1 AND PHASE 2 DEVELOPMENT PLAN

PHASE 2 DEVELOPMENT PROGRAM

PHASE 2 MIXED-USE DEVELOPMENT
Each additional north and south building is five stories with >30,000 – 20,000 sf of ground floor commercial space, >140 upper floor apartments and 14 to 16 additional ground floor commercial units

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

PHASE 2 RESIDENTIAL APARTMENTS
Three-story garden apartments on the north side of Naylor Avenue extended

WALDORF URBAN REDEVELOPMENT CORRIDOR

PHASE 1 DEVELOPMENT PROGRAM

10,000 sf
ANCHOR (SPECIALTY CAMPUS)
15,000 sf
FULL SERVICE RESTAURANTS
7,000 sf
BAR/ PUB
4,000 sf
LIMITED SERVICE RESTAURANTS
22,000 sf
PETITURAL SERVICE/ RETAIL
20,000 sf
FITNESS CENTER/ RECREATION
12,000 sf
OFFICE
44,000 sf
RETAIL
4,000 sf
TOTAL DEVELOPMENT SPACE
808,000 sf

RECOMMENDED PHASE 1 DEVELOPMENT AREA

POTENTIAL FUTURE PHASE 2 DEVELOPMENT AREA

POTENTIAL CIVIC CAMPUSS AREA

JANUARY 29, 2013
WURC “Phase One” Development Plan
WURC “Phase Two” Development Plan
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