

## Historical Background

In 2007, the Charles County Commissioners launched an initiative to transform the Old Washington Road corridor of downtown Waldorf into a vibrant, transit-oriented, mixed-use, walkable new urban center. The Commissioners funded the "Waldorf Urban Design Study," with completion in 2010.

The timing of this county initiative coincided with a concurrent state study being launched by the Maryland Transit Administration, the "Southern Maryland Transit Corridor Preservation Study," which was also complete in 2010.

The goal of the two initiatives was a dynamic new urban center in downtown Waldorf connected to light rail transit service. It was clear that implementing a plan for redevelopment, focusing on higher-density, mixed-use transit-oriented development, would significantly enhance the feasibility of bringing high-capacity, fixed-route transit to Charles County. Steady progress on both initiatives encouraged the Commissioners to sponsor the development of an implementation strategy to begin Phase 1.

## About Charles County Economic Development Department

The Charles County Economic Development Department (EDD) offers a complete range of site selection and business expansion services and assists investors to help them succeed in Charles County. With a strong collaborative network of businesses, education, and governmental partners, the EDD provides services that include site selection, workforce training, incentives packaging, introductions to businesses contacts, permit expeditation, and sourcing of capital.

### DID YOU KNOW?

- Charles County is one of the **fastest growing communities** in Maryland. Since 2000, the County's population has grown more than 28%.



### Charles County Government

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[www.CharlesCountyMD.gov](http://www.CharlesCountyMD.gov)

### Contact Us

#### Charles County Economic Development Department

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### Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

# Waldorf Urban Redevelopment Corridor





## The Phase 1 Project: Waldorf Center

Phase 1, Waldorf Center, will deliver a high quality of life, new residential housing choices, rapid and efficient transit service, and enhanced economic opportunities. Located on 26 acres north of the intersection of Leonardtown Road (MD Business 5) and Old Washington Road (MD 925), between U.S. 301 and the CSX Railroad, the 300-acre Phase 1 redevelopment concept plan calls for:

- 130,000-square-feet of commercial space
- A 50,000-square-foot office building
- A 45,000-square-foot civic and events facility
- A 100-room hotel
- 500 multifamily dwellings
- Transit station
- 1,200 structured parking spaces
- Parks and open spaces

### Additional Investment:

- \$30 million in infrastructure improvements through the County's adopted Capital Improvements Program
- Private investment and development

### For more information:

[www.MeetCharlesCounty.com/WURC](http://www.MeetCharlesCounty.com/WURC)

### Timeline

- **2007:** Charles County Commissioners launch WURC initiative, funding the "Waldorf Urban Design Study"
- **2010:** Initial study is completed; Commissioners adopt results to create the Downtown Waldorf Vision Plan, Design Guidelines, and Zoning Ordinance
- **2010:** The Maryland Transit Administration completes the "Southern Maryland Transit Corridor Preservation Study," which defined a specific alignment for future high-capacity, fixed-route mass transit service connecting Waldorf and Washington, D.C.
- **2018:** Anticipated start on construction of Phase 1 Infrastructure

**Mission:** The Waldorf Urban Redevelopment Corridor (WURC) aims to transform the Old Washington Road corridor of downtown Waldorf into a vibrant, transit-oriented, mixed-use, walkable new urban center.

**Where:** Approximately 300 acres along the Old Washington Road corridor (MD Route 925), from Leonardtown Road (MD Business 5) to Acton Lane, and between U.S. 301 and the CSX rail-road tracks.

### At a Glance:

- 300-acre redevelopment area
- Phase 1 redevelopment area: 30 acres