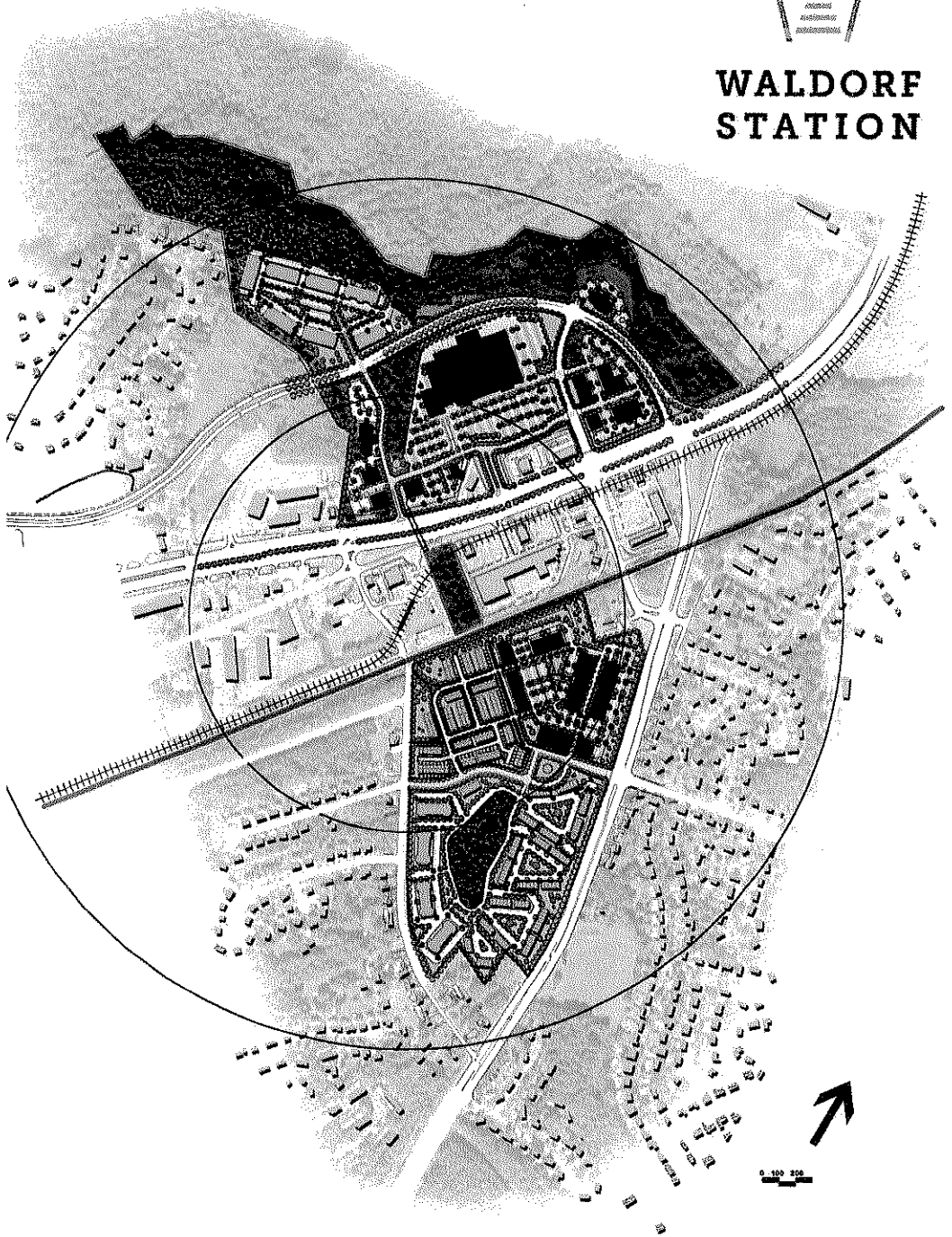
Application
for
Special Exception
BOA Docket # 1325
2015

APPLICANT'S EXHIBIT 4/14/15
6 DOCKET # 1325

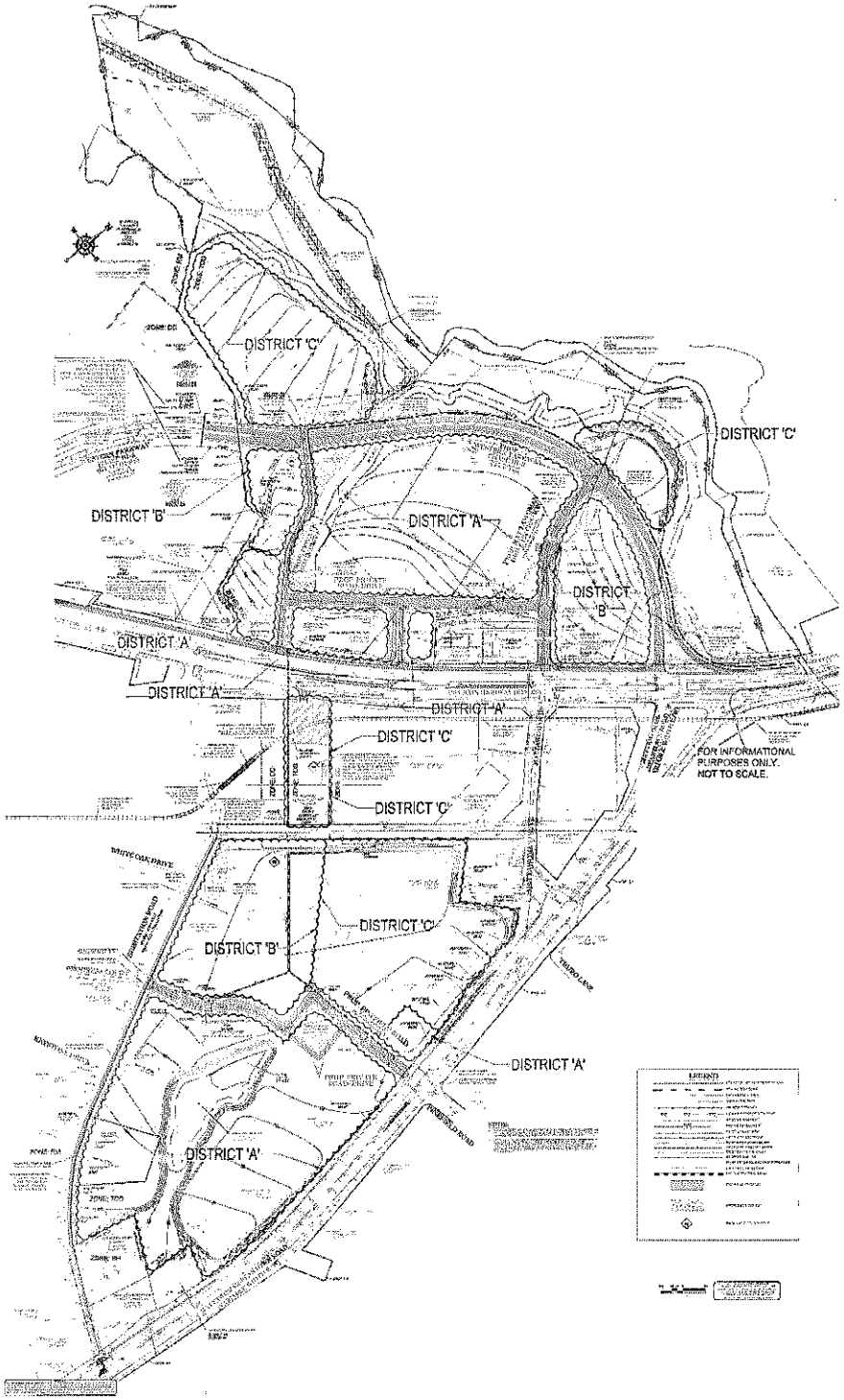
WALDORF STATION



ILLUSTRATIVE PLAN

04/10/2014

APPROVED General Development Plan – PGS 9 & 10



GDP Page 9

WALDORF CROSSING DEVELOPMENT PROGRAM & PHASING CHART

	WALDORF CROSSING TOD		DISTRICT A		DISTRICT B		DISTRICT C	
GROSS TRACT AREA	141 acres +/-							
	Max	Min	Max	Min	Max	Min	Max	Min
PRODUCT TYPES								
Residential Units	**798**		**400**	**200**	**250**	**100**	**400**	**200**
Apartments & Condominiums			400	200			400	200
Townhouses					250	100		
Affordable Units (any type)		10%						
Commercial (SF)	**453,000**		**250,000**	**150,000**	**225,000**	**80,000**	**180,000**	**120,000**
Retail (SF)	226,500		220,000	150,000	50,000	0	50,000	0
Non-Retail (SF)	226,500		125,000	0	200,000	80,000	200,000	80,000
Institutional/Civic (SF)	**10%**	**5%**	**5,000**	**0**	**10,000**	**3,000**	**15,000**	**3,000**

Notes:

1) The areas listed for the districts do not include road areas (public or private)

2) Districts shall generally be developed in sequence and development may proceed on a subsequent district only after eighty-five (85) percent of the minimum thresholds of the uses approved in the first district have secured a Development Services Permit(s) and construction has commenced. If the minimum thresholds are not met at the time the applicant desires to begin construction on a subsequent district, approval by staff is required prior to the commencement of construction on the subsequent district. The process of entitlement for subsequent districts, including but not limited to Preliminary Plan of Subdivision, Record Plat, and Site Plan may proceed and shot not be delayed by this condition.

3) Approval by staff is required prior to commencement of construction in a subsequent district if the above defined 85% threshold has not been met. Staff may approve minor adjustments to the approved district delineations to allow minor location changes for the approved district development program.

4) Further intensification above the 85% may occur in any district that has already begun. For example - should the commuter parking spaces be relocated, added development may be placed in that area.

5) The number of districts as established by this GDP is three (3). A GDP amendment is required to change the number of districts.

6) In order to preserve locational flexibility, programmatic ranges are set for each district and a maximum programmatic number is set for the overall site. District programs shall be monitored via a takedown chart prepared by the master developer at each development approval state to ensure that the overall development totals are not exceeded.

7) District placement, and therefore phasing, of any open space, civic uses, and affordable units will be determined at Site Plan approval.

8) Institutional/Civil land use requirements may be met by either interior building space or land area.

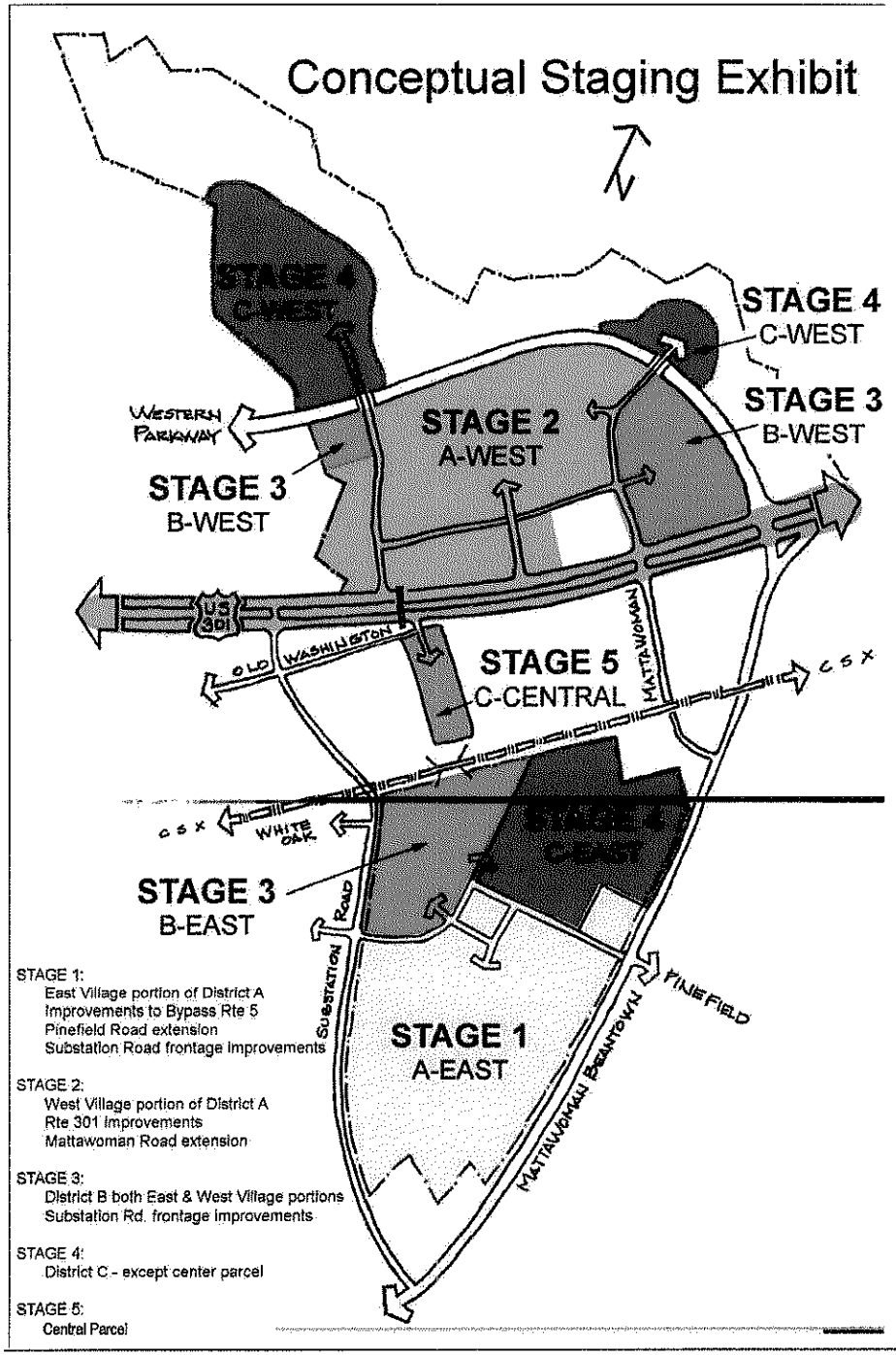
9) See section 2.2.1 of the Waldorf Crossing Design Guidelines & Standards for a description of the land use product types.

10) Building use designations shall be established at the time of building permit approval for purposes of program reviews.

11) The Development Program shall include the pre-existing office building in District B - west located at the intersection of Mattawoman Drive and Route 301.

12) The applicant will work with those property owners of parcels abutting the central parcel who wish to coordinate redevelopment plans around the light rail station.

Conceptual Staging Exhibit



STAGE 1:
East Village portion of District A
Improvements to Bypass Rte 5
Pinefield Road extension
Substation Road frontage Improvements

STAGE 2:
West Village portion of District A
Rte 301 Improvements
Mattawoman Road extension

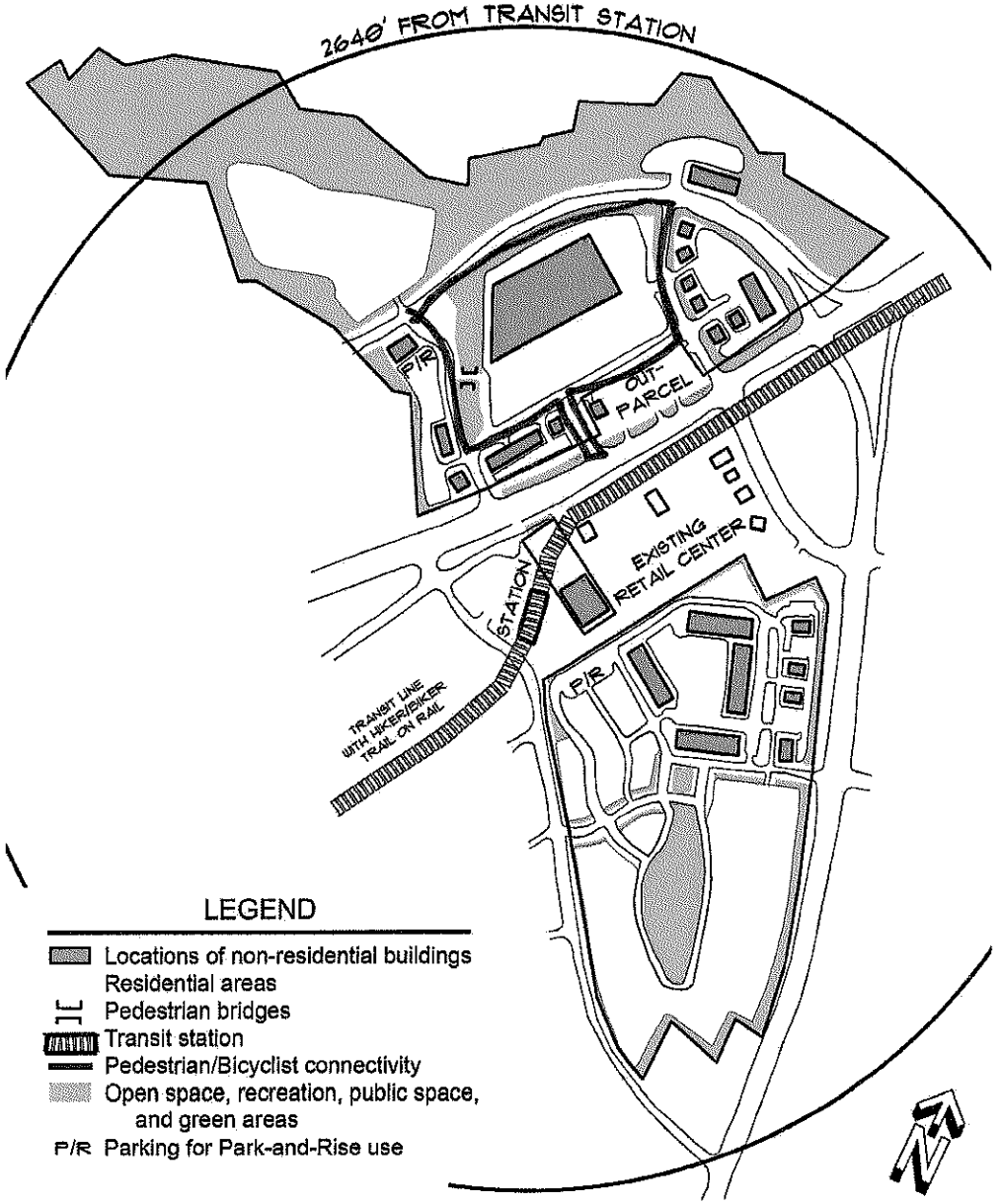
STAGE 3:
District B both East & West Village portions
Substation Rd. frontage Improvements

STAGE 4:
District C - except center parcel

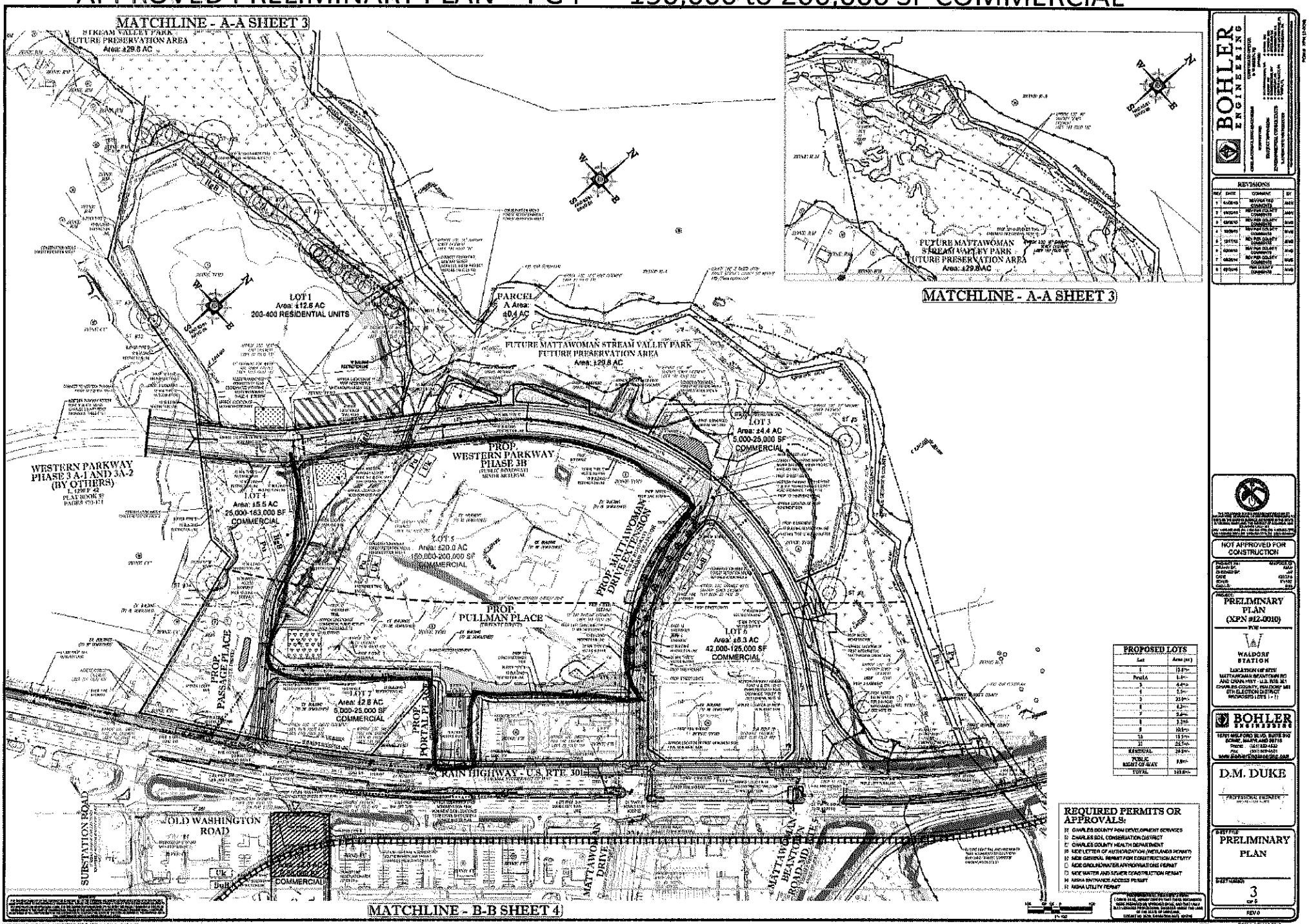
STAGE 5:
Central Parcel

400 200 100 0 400
1"= 400'

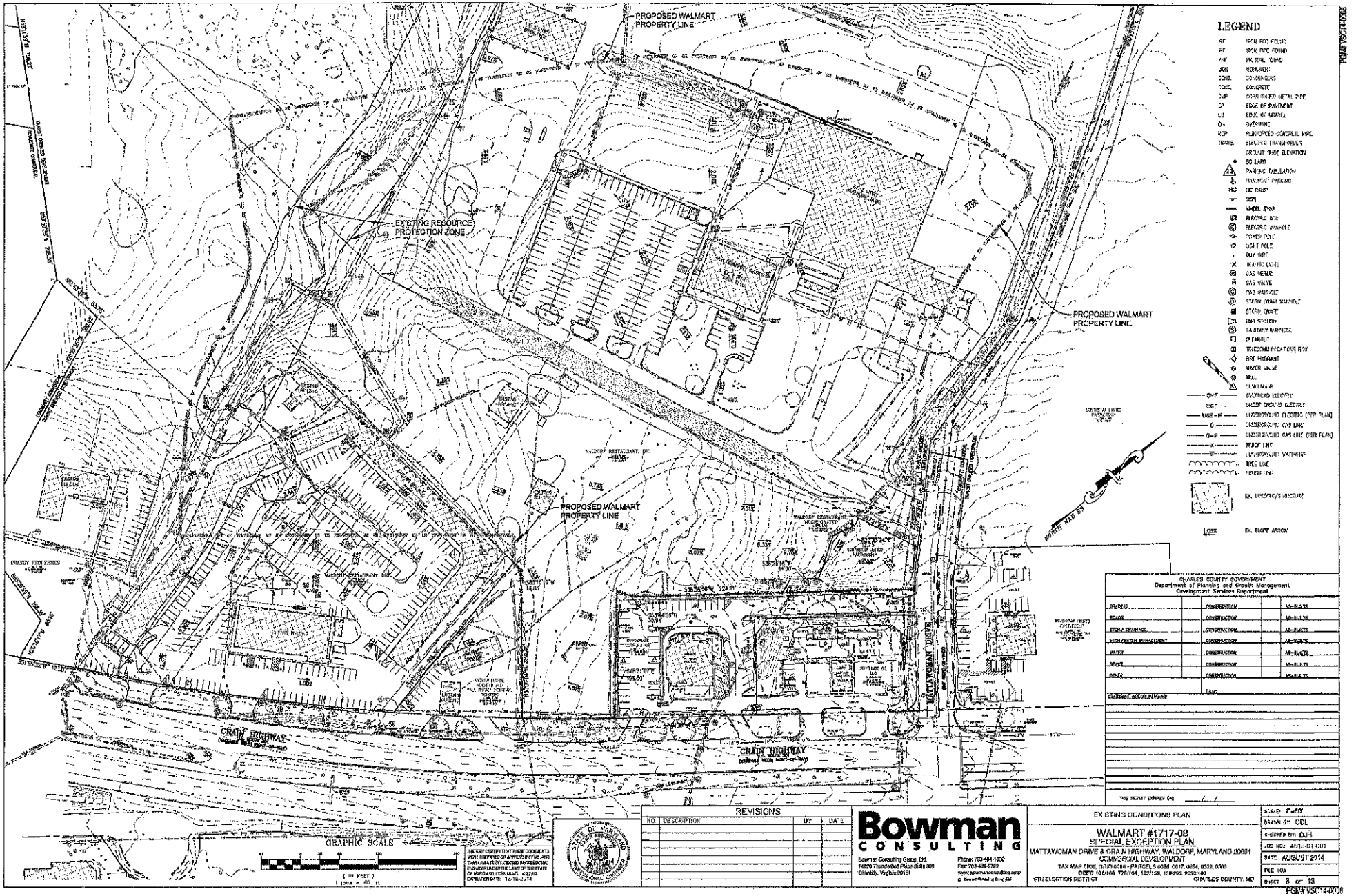
NON-RESIDENTIAL BUILDING LOCATIONS CONCEPT



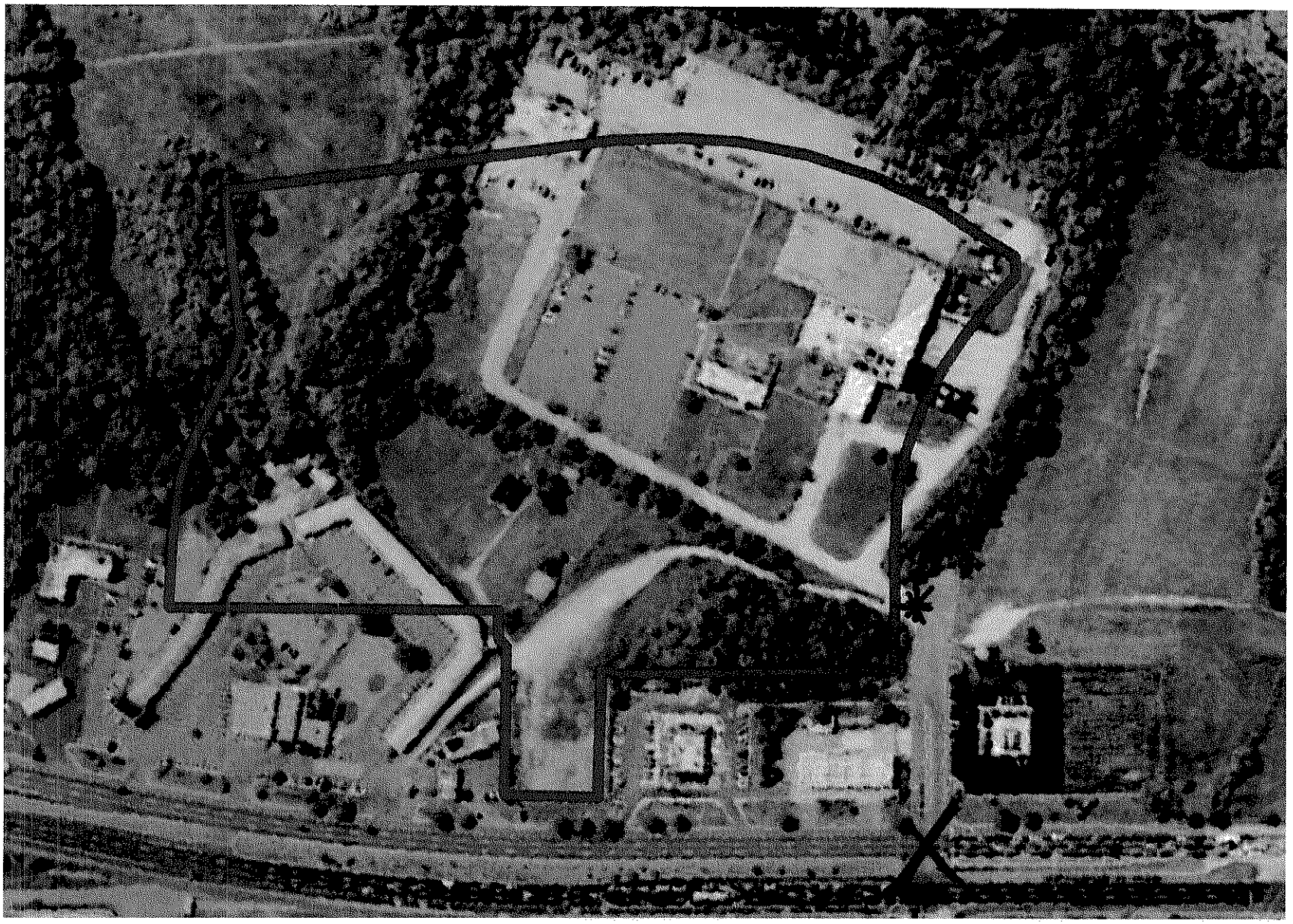
APPROVED PRELIMINARY PLAN – PG4 - 150,000 to 200,000 SF COMMERCIAL



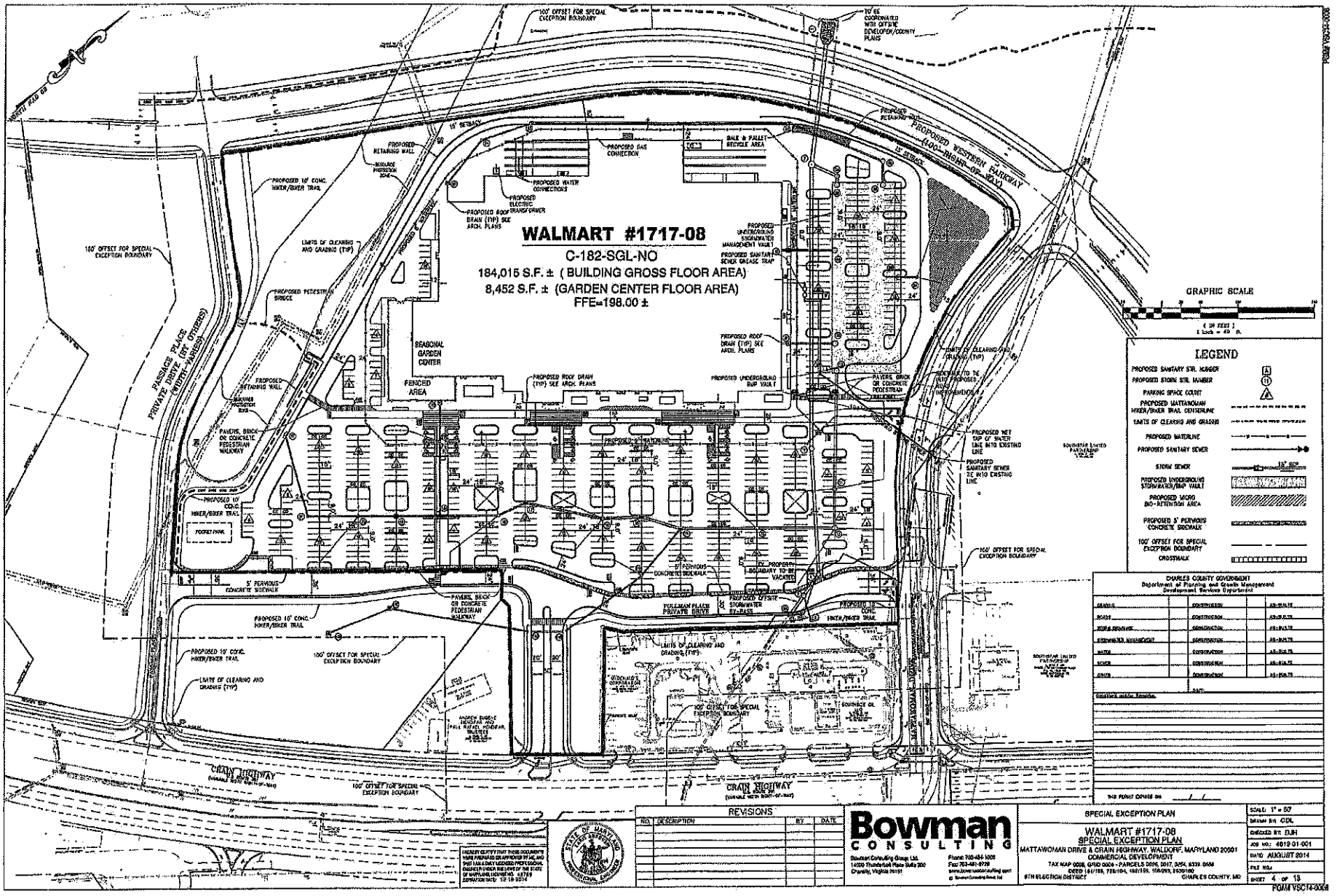
SE APPLICATION – SITE PLAN -Page 3 EXISTING CONDITIONS



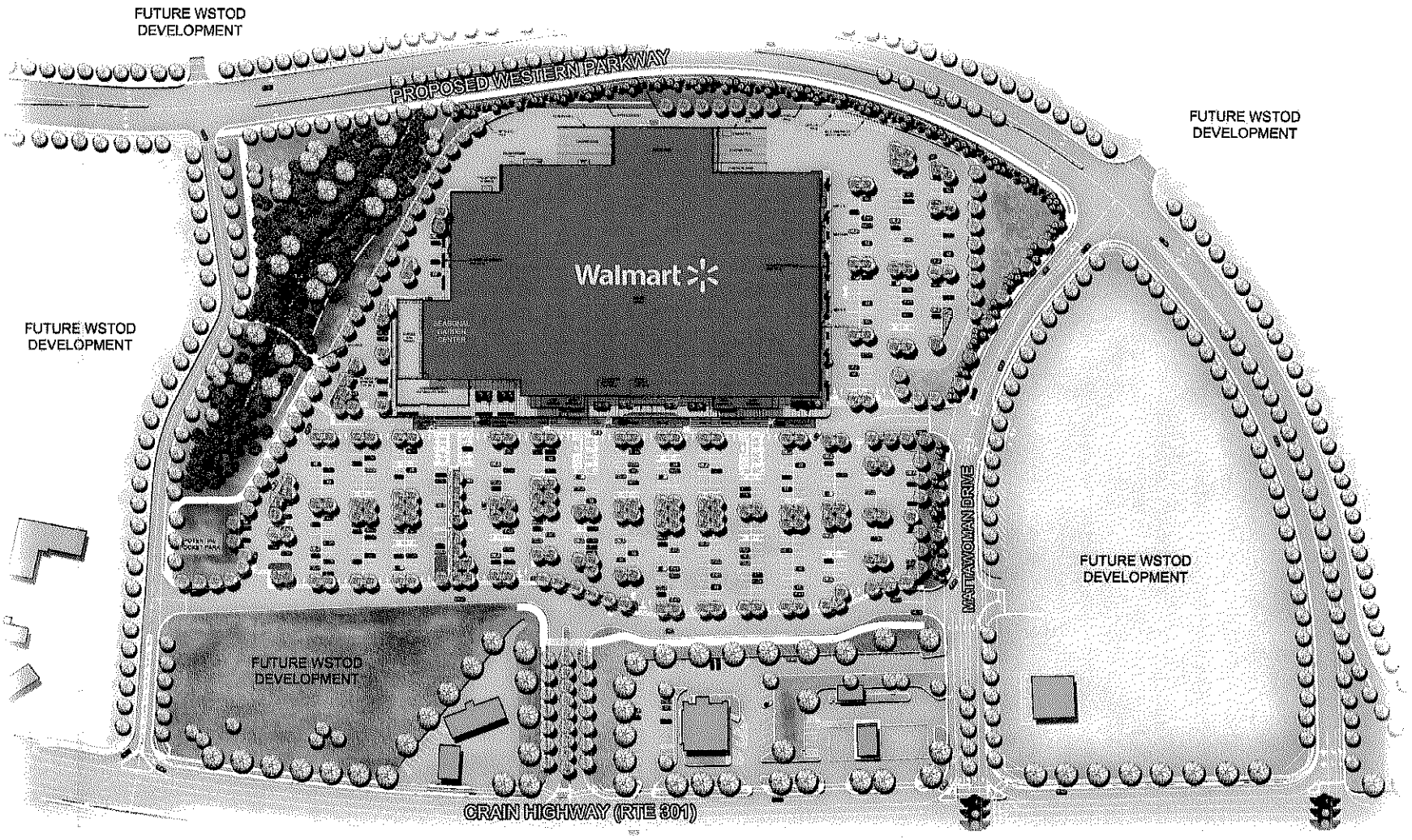
Existing Conditions SE Site



SE APPLICATION – PROPERTY MAP



Rendered Special Exception Site Plan



Walmart

SITE PLAN ILLUSTRATIVE | WALDORF, MD APRIL, 2015

Scale: 1" = 60' - 0"

Bowman CONSULTING