

**INTEROFFICE MEMORANDUM**

Equal Opportunity Employer



<b>TO:</b>	Charles County Planning Commission
<b>THRU:</b>	Jason R. Groth, AICP, Director <i>Department of Planning &amp; Growth Management</i>
<b>THRU:</b>	Charles Rice, AICP, Planning Director <i>Department of Planning &amp; Growth Management</i>
<b>FROM:</b>	Tony Felts, AICP, Assistant Chief of Planning <i>Department of Planning &amp; Growth Management</i>
<b>SUBJECT:</b>	Waldorf Station Development Agreement Amendment Request
<b>DATE:</b>	Briefing – May 18, 2026

**BACKGROUND AND REQUEST**

The applicant, GGCal Waldorf Holding LLC, has requested approval of a First Amendment to the Amended and Restated Waldorf Station Development Agreement, originally executed on November 16, 2022, between the Developer and the County Commissioners of Charles County. The amendment proposes a limited modification to the staging provisions of the Agreement to allow an increase in the number of residential units permitted in Stage 1 of development from 545 to a maximum of 615 units, contingent upon the construction of at least 70 stacked townhouse units, also known as “two-over-two” townhouses. This request is driven by current market demand for more attainable housing products and the need to achieve sufficient scale to support development of this housing type within Stage 1 of the Waldorf Station project.

Waldorf Station is a previously approved mixed-use, transit-oriented development consisting of up to 798 residential units and approximately 453,000 square feet of commercial uses on approximately 143 acres in the Waldorf area. The original Development Agreement establishes development phasing, infrastructure obligations, and public benefits, including transportation improvements, environmental mitigation, and workforce housing commitments. The proposed amendment does not alter the overall approved density, land use mix, or infrastructure commitments, but instead modifies only the timing (phasing) of a portion of the residential units to allow additional units to proceed within Stage 1.

The Waldorf Station project and its associated Development Agreement were previously found to be consistent with the Charles County Comprehensive Plan, particularly with respect to concentrating growth within the Development District, promoting transit-oriented, mixed-use development, and supporting workforce housing opportunities. The proposed amendment remains consistent with these objectives, as it facilitates the introduction of a more affordable housing product type while maintaining the overall density and mixed-use character envisioned in the Comprehensive Plan. The slight increase in Stage 1 unit allocation does not alter the project’s compliance with planned infrastructure, environmental protections, or transportation improvements, nor does it impact the overall development cap established in prior approvals.

**RECOMMENDATION**

Based on the limited scope of the requested amendment and its consistency with the goals, objectives, and policies of the Comprehensive Plan, staff recommends that the Planning Commission make a finding that the proposed Amendment to the Waldorf Station Development Agreement satisfies the requirements of Chapter 297, Article XXX of the Charles County Code.