



Waldorf Station Development Agreement Amendment

Presenters:

- Tony Felts, AICP, Assistant Chief of Planning

May 18, 2026



Background

- **Approved mixed-use, transit-oriented development**
 - **Originally approved in 2020, with amendments in 2022**
 - **Up to 798 residential units and 453,000 square feet of commercial**
 - **Phased development**
 - **Number of Public Benefits**
 - **Land Dedications for public purposes**
 - **MBE and Local Business Participation**
 - **Affordable/Workforce Housing dedications**



Existing Stage Limits

- Stage 1
 - Limited to 545 Residential Units
 - 70,000 square feet commercial
- Stage 2
 - Remaining commercial
 - At least 156,500 to a maximum of 453,000 square feet
- Stage 3
 - Remaining residential units not to exceed 798 units
 - Any remaining commercial





Requested Amendment

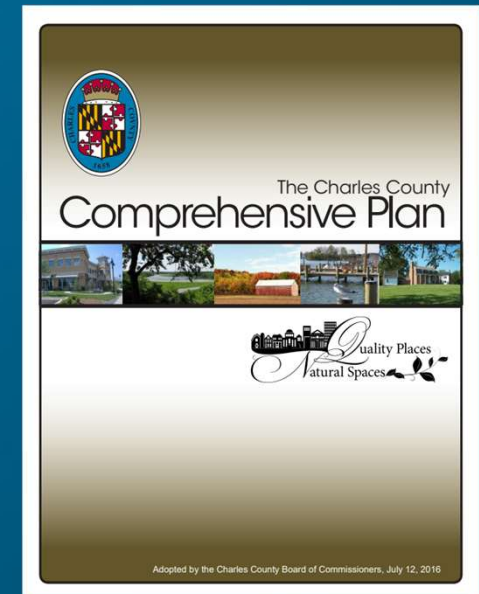
- **Increase Stage 1 Residential Cap**
 - From 545 to a maximum of 615 units
 - Minimum of 70 units as stacked townhouse (2 over 2)
 - No increase in overall density
- Stages 2 and 3 remain the same, no changes to proffers or public benefits
- Allows the stacked townhouse product to proceed at scale
- Provides additional housing type options



Comprehensive Plan Consistency



- Planning Commission will need to determine consistency with the Charles County Comprehensive Plan
- Staff believes that the Agreement and the Amendment will remain consistent
 - Growth within the Development District
 - Mixed-use Development Patterns
 - Workforce and Attainable Housing Opportunities
 - Variety of Housing Options





Next Steps

- **Planning Commission Public Hearing**
 - **June 15, 2026**
- **BOCC Briefing and Public Hearing**



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