TO:       Charles County Commissioners

THRU:    Wes Adams, County Attorney
          Office of the County Attorney

FROM:    Danielle Mitchell, Associate County Attorney
          Office of the County Attorney

SUBJECT: Waldorf Station Development Agreement

DATE:    June 16, 2020

The attached *Waldorf Station Development Agreement* was submitted to the Board of County Commissioners by developer Greenberg Gibbons pursuant to Chapter 297, Article XXX, Code of Charles County, Maryland. Greenberg Gibbons intends to develop a mixed-use, transit-oriented development known as Waldorf Station, containing approximately 453,000 square feet of commercial use, to include office, retail, entertainment, a hotel, and a retirement housing complex, as well as 798 residential units, as depicted on its approved General Development Plan under PDZA File No. 00-07.

At the direction of the Board of County Commissioners, a cross-departmental working group comprised of representatives from the Department of Planning & Growth Management, Public Works, Economic Development, Fiscal & Administrative Services, and the County Attorney’s Office, convened over the last several months to work collaboratively with the Developer to draft the terms reflected in the attached Agreement. The Agreement identifies the respective obligations of the County and the Developer for the proposed development, including environmental permitting, road improvements, and staging of the development to ensure proper balance of commercial and residential construction through development completion.

On April 7, 2020, the Board of County Commissioners approved forwarding the Agreement to the Planning Commission, pursuant to §297-501, Code of Charles County, Maryland, for its determination as to consistency of the Agreement with the 2016 Comprehensive Plan. Attached is the Planning Commission Report to the County Commissioners, advising that the Planning Commission determined the Agreement to be consistent with the 2016 Comprehensive Plan at its meeting held on May 4, 2020. The Board of County Commissioners must now hold a public hearing prior to a final determination concerning execution of the Agreement, pursuant to §297-502.