

Chapter 4 Implementation

Implementing this Sub-Area Plan will require collaboration among a broad range of interested parties: the citizens and businesses of the Waldorf Sub-Area, Charles County Government, as well as various Federal, State and local entities including the Town of La Plata. This chapter brings together the implementation actions from Chapter 3 and, where necessary, gives additional detail regarding the recommendations.

Organization and Management

Staff will be needed to implement the Sub-Area Plan, especially for the Plan's central area: the activity centers, business corridor mixed-use areas and community mixed use areas. These are the Waldorf's most "public" areas where the vision is to create more attractive and interesting development and destinations for the community. These are also the areas that have many competing interests and the more complex design and development issues.

While zoning and land use regulations can set the stage for the kinds of development envisioned in the plan, neither regulations nor the private sector alone can create it. Because of the competing interests, a broad partnership of groups and people is needed to work together and develop detailed implementation plans and actions. This partnership needs to include citizens, local interest groups, landowners, business owners, shopping center representatives, and planning and economic development agencies.

Many places much smaller than Waldorf are incorporated and have their own governments that provide organization and management for their central areas. Since Waldorf is not incorporated, staff dedicated to fill this role must come from some other agency or organization. There are different organizational models but generally some form of government agency usually plays a lead role. Lexington Park, for example, unincorporated like Waldorf, has had a "Director of the Lexington Park Plan" since 2000. The Charles County Department of Planning and Growth Management's Planning Division is the branch of County government currently best suited to play this role. In the future it may be determined that a different organization is needed.

Key roles for organization and management are:

- Lead and help coordinate the strategic planning needed to implement the plan; what needs to be done first, what second and so on.
- Ensure that all actions and decisions affecting Waldorf (such as development, transportation, capital projects) are consistent with the Plan's overall vision, and to ensure that one action does not preclude or work counter to future implementation of another key plan element.
- Help coordinate decision-making among public agencies as they affect the Plan.
- Take initiatives to further plan implementation: coordinate plans of different parties; seek grant funds such as community legacy funds, transportation enhancement funds;
- Develop regulatory changes needed for the plan.

Land Use and Zoning

The types of mixed-use development envisioned in this Plan could not be built in their entirety under Charles County's current zoning and land development regulations without large numbers of discretionary approvals, variances, waivers or other adjustments to rules and regulations.

New Zoning Districts

Three zoning districts are envisioned to implement the plan's land use concept: an Activity Center District, a Community Mixed Use District, and an Opportunity Mixed Use District. These could be entirely new districts, or existing districts could be modified to achieve the objectives of the plan. For example the Opportunity Mixed Use District might be implemented by a modified TOD or MX zone. Table 4-1 gives preliminary guidance on the scope, coverage, and direction for these districts. Using this table as a starting point together with the design principles in Chapter 3 (including the concept plans for Waldorf and Acton Centers), zoning and site development regulations should be developed by the Department of Planning and Growth Management and the Site Design and Architectural Review Board as a key next step after the Sub-Area Plan is adopted. The regulations and guidelines should be tested to ensure the development that would occur would be what is desired. The regulations are designed to encourage and facilitate the best kinds of development for Waldorf's central area.

Other Zoning Actions

A number of other zoning actions would be needed to implement the plan: revisions to Community Commercial (CC) and Central Business (CB) districts; mapping the proposed Neighborhood Commercial Area near Middletown Road; possible revisions to Residential Office district; and reviewing administrative and procedural processes. Revisions to Community Commercial (CC) and Central Business (CB) districts would allow for redevelopment of Business Corridor Mixed Use Areas consistent with the design principles for these areas as set forth in Chapter 3. These revisions should include, for example,

- Broadening the list of permitted uses to include some kinds of residential use.
- Encourage buildings, including pad sites, to locate at the front setback line near to the roadway where they can create a frame and visual interest,
- Reducing parking demand through shared parking and mixing of uses.

A careful review should be made of administrative, procedural, and approval procedures as they apply to Waldorf with the objective of encouraging and facilitating the best kinds of development for Waldorf's central area. Processes need to be established that provide assurance to investors and developers that proposals for development consistent with the Sub-Area Plan will be approved. There is a difficult balance to be achieved here. On the one hand careful review is needed so that future development is consistent with the Plan; and careful review takes time. On the other hand, overly complex submittal and approval procedures will discourage many developers from trying anything new or different, for fear of getting tied up in the process and losing time and money.

One option would be to make the new zoning districts as mapped districts and replace County Commissioner review of development with review by the Planning Commission and Charles County's Site Design and Architectural Review Board (SDARB). The SDARB was created in 1999 to establish architectural standards for Charles County. Standards for residential development became effective in January 2003, and standards and guidelines for commercial areas have been drafted.

Table 4-1 Zoning District Outline for the Activity Center, Community Mixed Use, and Opportunity Mixed Use Districts

		District		
		Activity Center	Community Mixed Use	Opportunity Mixed Use
Boundaries		Per Waldorf Sub-Area Plan land use concept (Figure number)		
Permitted Uses¹		<i>P = Permitted. C = permitted with conditions N = Not Permitted</i>		
Residential	Multi-family	P	P	P
	Single family attached	P	P	P
	Single family detached	N	N	P
Service oriented commercial	Banks, Professional Offices, Personal Services	P	P	P, as part of a coordinated plan
Retail sales	Shoppers merchandise stores, specialty shops, antique shops.	P	P	P, as part of a coordinated plan
	General Merchandise (sales of bulky items)	N		P, as part of a coordinated plan
Restaurants	Standard	P	P	P
	Fast Food, Carry Out, and Delivery	C, conditions designed to promote planned community character.		P, as part of a coordinated plan
	Fast Food Drive-in, Drive-Through	N	C, conditions designed to promote planned community character.	P, as part of a coordinated plan
Motor vehicle operations	Fuel sales, repair	C, conditions designed to promote planned community character.	C, conditions designed to promote planned community character.	C, conditions designed to promote planned community character.
Recreation, amusement and entertainment		P	P	P
Industrial	Manufacturing: Operations conducted substantially within enclosed building	C	P	P, as part of a coordinated plan
	Storage , mini warehouses	N	P	P, as part of a coordinated plan
Residential density	Dwelling units per acre	50-60 ¹	20-30 ¹	30-50 ¹

¹ As discussed in Chapter 3, base densities should be set lower than these densities with the opportunity to increase density up to what is shown in the table through purchase of development rights from transfer of development rights (TDR) sending areas. Maximum densities will only be achieved on certain sites, not across the entire district.

		District		
		Activity Center	Community Mixed Use	Opportunity Mixed Use
Setbacks	Front	Front façades should be set back within six feet of the frontage line along a minimum 70 percent of the lot width. ²	Front façades should be set back within six feet of the frontage line along a minimum 50 percent of the lot width. ²	25 feet, or 0 feet as part of a coordinated plan.
	Side	Zero required	Zero required	6 feet, or 0 feet as part of a coordinated plan
	Rear	Zero required	10 feet from residential districts	10 feet, or 0 feet as part of a coordinated plan
Lot coverage by buildings	Maximum (percent)	70	60	50 to 60
Height	(maximum)	Five to eight stories	40 feet	40 feet, or five to eight stories as part of a coordinated plan
Parking		On street parking permitted where street width permits		
		Credit on-street parking, and nearby off-site shared parking (including garages) towards parking requirements for uses.		
		Parking areas should be shared and interconnected wherever possible using the Activity Center Concept Plans for Waldorf Center and Acton Center as a guide.	Parking areas should be shared and interconnected wherever possible.	
		Off-street parking spaces should be located at the side or rear of buildings		Flexible parking locations as part of a coordinated plan
Architecture		Refer to design principles and architecture and place images in Chapter 3 of the Sub-Area Plan. Refer to residential and commercial area site design guidelines and standards prepared by Charles County's Site Design and Architectural Review Board		
Open Space		Encourage public gathering spaces especially plazas. Permit as part of open space requirements.	Green areas/pocket parks are encouraged. Permit as part of open space requirements	Public gathering spaces should be incorporated into plans.

¹ The list of uses is not all-inclusive but is intended to show the type and pattern of desired uses in different parts of the town center area. The use categories are based on categories in the Charles County Zoning Ordinance.

² Six feet is given as a general standard. Setbacks from different streets may need to be adjusted depending on the character that would be established in a hierarchy of streets within an activity center.

Activity Centers

Creating activity centers is the Sub-Area Plan's single most important recommendation, and will require the most direct effort and intervention on the part of the public sector. Of the four recommended centers, direct government action should focus first on Waldorf Center (the Center identified by most of the public as "the" center of Waldorf), and then on Acton Center. The other two centers are each controlled by a single private owner or entity, where the governmental role in implementation would be primarily as a facilitator. Waldorf and Acton Centers, however, have more complex ownership patterns and will need more direct intervention on the part of government. Waldorf Center can serve as a model for future centers. Key next steps in for Waldorf Center should be as follows (refer also to Figure 3-4):

- **Create a Waldorf Center committee or working group.** This committee would be comprised of property owners, business representatives, a representative of the Site Design Architectural Review Board and key county and state agencies. The committee's role would be to work with planning staff to help make the activity center happen, including serving as a sounding board for ideas and initiatives, and advocating for the Center as needs arise. Like any town center ongoing management will be needed; the committee is envisioned as an ongoing effort whose role may change over time.
- **Use the Sub-Area Plan as a roads guidance plan for the center.** Figure 3-4 shows an interconnected road network for Waldorf Center. Aside from Old Washington and Leonardtown Roads, this network is developed from what is now a disconnected array of private alleys and driveways. The main roads of the network need to be public, and the plan indicates where, through the development process, public roads will need to be created. In some cases, where right-of-way is limited, the network could rely on two-lane roads without on-street parking, alleys or shared access easements. The goal is connectivity as illustrated in Figure 3-4.

Figure 3-8 shows the proposed street section for Old Washington Road through the activity center.

- **Ensure that the design for the interchange at US 301 and Leonardtown Road respects the activity center plan.**
- **Adopt zoning and land development regulations for the activity center.** See Table 4-1 above under Land Use and Development.
- **Acquire key land for a transit station.** Although rail transit is not planned for the immediate future, land for a station should be acquired now. In the short term the site could be used for bus transit and for public parking for Waldorf Center. A Maryland Transit Administration Transit Service Staging Plan to forecast future potential transit ridership is currently underway, see Chapter 2.
- **Manage parking and use parking as a development incentive.** Without adequate parking the activity center will not develop to the desired intensity. The rule of thumb in town centers across the country is that parking can be no more than five minutes from a destination. A good supply of off-site parking is essential to town center development, because it will be difficult for sites to achieve both the desired building intensities and provide sufficient on-site parking.

To create a supply of off-site parking, a capital improvement project is recommended where the county would develop a public parking lot on a key property, perhaps the transit station site. Developers who cannot meet their building and parking requirements on-site (because their parcels are too small, for example), could satisfy their parking requirement by purchasing spaces in the county-developed parking lot. These spaces would be available to the general public, and

function in the same way as on-street parking spaces. Money paid to the county for these spaces would be used to develop additional parking as it is needed, or for other projects.

Parking facilities could also be developed by private entities, but public sector participation is often needed when redevelopment or revitalization efforts begin in an area.

- **Acquire land for a public plaza/open space.** Public spaces help create value, but sites need to be reserved before redevelopment occurs so that they remain under public control. Figure 3-4 shows the preferred location for the key space.
- **Determine whether sewer and water lines are adequate for the activity center.** This area is one of the oldest in Waldorf. The increased intensity may require new or parallel lines that will require shared funding.
- **Facilitate assembling small parcels into larger tracts suitable for comprehensive development.** To address the fragmented ownership patterns, the County or the EDC could act as a facilitator in encouraging property owners to combine their properties into larger, more developable tracts, or facilitate consolidation by a third party.

Transportation

Roads

Charles County's Transportation Strategy (March 2002) is an effective blueprint for future road development, and the county is implementing that strategy for state roads, county roads, and developer-funded roads. With the additions set forth in this Sub-Area plan an adequate future network will be in place. Special attention needs to be paid to design, especially bridge and interchange design along US 301 (see Figure 3-9).

Pedestrian-bicycle network

Developing a comprehensive pedestrian-bicycle facilities network will be a significant effort, but is achievable. Key elements of a strategy to develop a network are as follows:

1. Incorporate the major components of the Sub-Area pedestrian-bicycle network into the planning process (see Figure 3-11).
2. As development occurs, ensure through the development review process that connections to the network are made.
3. Retrofit existing roads to accommodate pedestrians and cyclists. This should occur over time as road projects occur.
4. Make use of pathways (asphalt trails) that can serve both cyclists and pedestrians. Pathways make sense in Waldorf because of the large distances between uses. Distance will continue to limit pedestrian use of a Sub-Area wide network. Uses that are too far apart for pedestrians, however,



Portion of the first bicycle lane in Charles County on Middletown Road near MD 228, completed in 2002

are readily accessible to cyclists¹. Sidewalks should still be used where appropriate, but many segments of the network may best be completed with a single dual-purpose pathway rather than a sidewalk and a separate pathway.

5. Tailor the design of facilities to the road function, available right-of-way, safety, and cost. A pathway in lieu of a sidewalk, for example, may be very appropriate for parts of the network. A mix of facilities is envisioned including:
 - On-road bicycle lanes (e.g. Middletown Road) provided they are continuous for reasonably long distances (having only a few short sections would be confusing).
 - Pathway separated from traffic (e.g. St. Charles Parkway).
 - Shared vehicle-bicycle lanes (e.g. Old Washington Road, see Figure 3-8).
 - Use of shoulders in lieu of a separate pathway (e.g. Holly Lane).
6. Require sidewalks and/or trails for all development in the Sub-Area, unless there will be very little or no public use. Consider requiring that when a waiver is given to the need to provide sidewalks, a fee-in-lieu be paid the county to provide needed facilities nearby.

Recreation and Open Space

This plan recommends developing a community and a regional park in Waldorf. Land cost is the chief challenge to acquiring land for parks in Waldorf, as it has been in the past. Without an adequate supply of parks, however, Waldorf will become a less attractive place to live and raise a family and become less attractive to businesses seeking a good living environment for their employees. A good park and open system raises land values and is critical to Waldorf's future competitiveness as *the* center for Southern Maryland.

The County's Land Preservation and Recreation Plan (1999) identifies some additional funding sources to support land acquisition and recreation facility development needs including a Park and Recreation impact fee and developer fees-in-lieu of recreation land. These recommendations, despite the fact that they have been recommended for many years, have never been adopted. In any case, they would be unlikely to bring in the amount of money necessary to acquire parks in Waldorf in the short term. A more successful approach may be to seek citizen support for a dedicated fund for parkland acquisition, which could be funded through a supplementary property tax or through a special bond issue. A number of communities around the country have supported such taxes when the funds are targeted towards a specific purpose such as open space or farmland preservation. Given the political risks in proposing higher taxes some communities poll voters willingness to support such measures before they are



Pinefield Community Park, a 20-acre park that is a great asset to this community in north east Waldorf

¹ Cyclists can easily cover a mile in five to six minutes.

formally proposed. The Trust for Public Land, for example, has conducted several such polls and found general support for bond issues targeted for open space.

Environment

Several of the recommendations for the environment in Chapter 3 are being considered by the U.S. Army Corps of Engineers in the Mattawoman Creek Watershed Management Plan currently in process and in the Chesapeake Bay Agreement 2000 goals for riparian buffers and urban forest canopy coverage to be set in 2003. These recommendations, especially for storm water management best management practices, urban forest canopy, and retaining Waldorf's forest areas, should be reconsidered when the study is complete, and where warranted, incorporated into the County's zoning and land development regulations. Table 4-2 summarizes the Sub-Area Plan's key recommendations.



Storm water management pond serving the US 301 MD 5 intersection at the northern edge of the Sub-Area.

Historic Preservation

Implementing the Sub-Area Plan's historic element will rely on a number of strategies. Preservation of key historic sites (those listed on or eligible for listing on the National Register of Historic Places such as Spye Park and the Old Waldorf School) will be by the owners of these properties using federal, state, and local preservation incentives. Development on adjacent properties can affect the environmental and historic settings of historic sites. These settings are typically very important to the integrity of the historic site, and should be preserved insofar as possible through the subdivision and site development process.

State and local preservation tax incentives are available to assist in the rehabilitation and adaptive reuse of buildings with historic character that are over 50 years old. These incentives should be promoted with special attention should be paid to buildings in the Waldorf Activity Center, in Community Mixed Use areas, and in Residential Transition areas.

Public education about Waldorf's history is also important. Programs that provide public education about Waldorf's history, development and architecture, as well as broader historic preservation issues should be supported. Successful preservation and adaptive reuse projects should be promoted in local newsletters and papers.

Funding

There is no single dollar cost for implementing the Sub-Area Plan. The Sub-Area Plan is in essence an ambitious long-range policy and design plan that will take 30 plus years to fully implement. Assigning specific costs to such a broad ranging, long-term effort would be highly speculative. Further, depending on the some of the policy options chosen, costs could vary greatly. Funding considerations were not ignored, however. A number of suggestions and ideas were considered and rejected simply because they would cost too much and would have very little chance of being funded². The plan does have some costly line items, especially for transportation and parks, and these have been retained because from a policy perspective they are essential to the success of the plan.

Table 4-2 summarizes the key actions recommended in the Plan and identifies which parties or agencies would be responsible for implementation. The table also summarizes the Plan's major cost centers and identifies potential funding sources. The County would not be responsible for funding the entire Plan. Funding for specific items in the plan would be addressed on a strategic basis through implementation.

Key Next Steps

The following actions from Table 4-2 should be the first steps in implementing the Waldorf Sub-Area Plan.

1. Dedicate planning staff to Waldorf.
2. Create a Waldorf Center working group of property owners, businesses, and key county and state agencies.
3. Create new zoning districts (text and maps) for Activity Centers, Community Mixed Use Areas, and Opportunity Mixed Use Areas.
4. Review administrative and procedural processes as they apply to Waldorf with a goal of facilitating creative development projects.
5. Acquire land for transit centers, public spaces, and public parking in Activity Centers.
6. Continue to pursue projects in the County's Transportation Strategy.
7. Incorporate Sub-Area Plan road, pedestrian, and bicycle recommendations into County transportation planning.
8. Investigate funding options for parkland acquisition for Waldorf.
9. Review the Plan's environmental recommendations in light of the Mattawoman Creek Watershed Management Plan, when complete, and other relevant plans and begin implementation of the environmental actions as described in Table 4-2.
10. Foster community education about watershed issues.

² Examples include undergrounding US 301 through Waldorf, building a second county hospital, and creating a more ambitious pedestrian –bicycle network than is proposed in this plan.

Table 4-2 Implementation Actions and Funding

Action	Key Features	Agency/Department	Cost Category	Primary Funding Sources
Organization and management				
Dedicate planning staff to Waldorf.	Staff would help implement the plan: coordinate planning; acquire grant funds; liaise with private sector.	Charles County Department of Planning and Growth Management (PGM), County Commissioners	Minor/ Intermediate (depending on number of staff)	County, grants
Liaise with the private sector and the Economic Development Commission	Help educate the private sector about the vision and opportunities under the new zoning.			
Create a Waldorf Center committee or working group.	See above under Activity Centers.			
Land Use and Zoning				
New or amended zoning districts (text and maps) for Activity Centers and Community Mixed Use Areas.	<ul style="list-style-type: none"> - Would allow a mix of uses including residential. - Addresses density, setbacks, height limits, floor area ratios, parking, access, landscaping, and stormwater management requirements. 	Charles County Department of Planning and Growth Management (PGM), County Commissioners	Minor	County, grants
New zoning district for Opportunity Mixed Use Areas.	<ul style="list-style-type: none"> - Limits the suite of uses that are currently permitted by right (such as strip commercial). - Strong incentives for creative, mixed-use projects. 			
Revisions to Community Commercial (CC) and Central Business (CB) districts.	Would allow for redevelopment of Business Corridor Mixed Use Areas consistent with the design principles for these areas.			
Map proposed Neighborhood Commercial Area near Middletown Road.	Ensure zoning would result in a true neighborhood-oriented center, not an area of strip commercial development.			
Possible revisions to Residential Office district.	Possible stronger emphasis on retention of residential character in these areas by limiting the range of permitted non-residential uses.			
Review administrative and procedural processes as they apply to Waldorf.	Revise provisions to facilitate creative projects rather than make these more difficult compared to ordinary projects.			

Action	Key Features	Agency/Department	Cost Category	Primary Funding Sources
Activity Centers				
Acquire land for transit centers.	One site in each activity center (1 to 2 acres). Initial use could be for bus transit and activity center shared parking (see below), with later potential use for light rail station.	Charles County Department of Planning and Growth Management (PGM),	Major	County, Maryland Transit Administration
Identify and acquire sites for public spaces and public parking, and, if necessary, shared stormwater management facilities. Privately developed parking facilities are also possible.	Providing shared facilities allows for more efficient site development consistent with activity center design principles.	County Commissioners, Department of Public Facilities, Economic Development Commission, Maryland Transit Administration	Major	County, Tax Increment Financing; public cost recovered through increased development and higher property values.
Investigate capacity of storm drain systems in relation to desired development.	Implement public-private strategies to provide adequate drainage.		Intermediate/ Major	County, private sector
Educate property owners and private sector developers regarding Sub-Area Plan objectives.	Provide Sub-Area Plan and Architectural and Site Design Guidelines and standards		Minor	County
Focus initial public sector efforts on Waldorf Center.	Create a Waldorf Center committee or working group.		n/a	n/a
Transportation				
Continue to implement projects in the County's Transportation Strategy (March 2002).		Charles County Department of Planning and Growth Management (PGM), County Commissioners,	Major	County, State, Federal, Private Sector
Incorporate Sub-Area Plan road recommendations into County transportation planning.	Conduct an alignment study for the Post Office Road to Acton Lane extension (Eastern Parkway as amended in this Sub-Area Plan). Review and incorporate proposed Old Washington Road sections (Figure 3-8) into the County's Design Manual.	Department of Public Facilities, Site Design Architectural Review Board, Maryland Transit Administration.	Minor/ intermediate	(development process, road clubs) except for transit.
Continue to use the Corridor Theme in future planning for US 301.	Pay special attention to interchange design (see Figure 3-9).		Minor/ intermediate	

Action	Key Features	Agency/Department	Cost Category	Primary Funding Sources
Transportation, cont.				
Adjust bus routes and service in response to needs, expanding hours, routes and frequency of services.	Pay particular attention to activity centers and employment centers as they develop and evolve.		Major	County, State, Federal, Private Sector (development process, road clubs) except for transit.
Revise County and state transit plans to show light rail stations at activity centers.	Waldorf Crossing and at Acton Center.		Minor	
Incorporate the Sub-Area Plan pedestrian and bicycle routes into County transportation planning.	See Figure 4 in Concept Plan for these routes. Decisions on the types of facilities (shoulders, bicycle lanes) to use should be based, in part, on bicycle and pedestrian level-of-service measures, which provide a quantitative measure of how comfortable a pedestrian or bicyclist feels under different conditions.		Intermediate/major	
Add pedestrian and bicycle crossings of major roads to transportation plans.	Concept Plan envisions mid-interchange road overpasses of US 301 at Holly Lane, Holly Tree Lane, and a dedicated pedestrian-bicycle overpass at Smallwood Drive or St. Patricks Drive.		Major	
Recreation and Open Space				
Acquire land for a community park (at least 20 acres) west of US 301.	Site should be within the Sub-Area, and accessible to the MD 228 corridor.	Charles County Department of Planning and Growth Management (PGM), Department of Public Facilities, County Commissioners	Major	County, State (Federal). Special bond issue?
Acquire land for a regional park (150 to 200 acres) west of US 301.	Sites could be sought within the Sub-Area (most likely south of MD 228), or west of Middletown Road, perhaps near the new North Point High School.			
Continue to plan for major recreational trails.	Trails along the US Government Railroad from White Plains to Indian Head, and along Mattawoman Creek have been identified.			
Continue to pursue a centrally located major countywide indoor recreation facility.	Concept includes a community center, gymnasium, skating rink, and swimming pool.			
Use the subdivision and land development process to complete the Sub-Area plan open space network.	See Figure 3-12 in the Concept Plan for this network.		Minor	Private sector

Action	Key Features	Agency/Department	Cost Category	Primary Funding Sources
Environment				
Consider increasing the width of required vegetated buffers around streams.	Refer to guidance on this from the final Army Corps of Engineers Mattawoman Creek Watershed Management Plan and modify the regulations accordingly.	Charles County Department of Planning and Growth Management (PGM), County Commissioners, Department of Public Facilities.	Major/minor (depending on location)	County, private sector
Incorporate stormwater management best management practice (BMP) recommendations.	Review methods to implement stormwater BMPs (such as a stormwater management ordinance or other) and incorporate accordingly.		Major/minor (depending on effect)	County, private sector
Identify ways to improve stormwater management in existing developments.	<ul style="list-style-type: none"> - Retrofit areas in need of improved stormwater management. - Replant stream buffer areas currently cleared of natural vegetation. - Modify maintenance practices, that will allow vegetative buffers to be established around existing stormwater ponds (for example, mow only twice a year within 25 feet of the pond and plant shrubs and trees between 25 and 50 feet). 		Major/minor (depending on method)	County, private sector, homeowners' associations.
Investigate the potential use of "green" building and architectural techniques.	Develop incentives that promote green building practices.		Major/minor (depending on technique)	County, private sector
Investigate strategies to keep as much of the forest conservation requirements as possible within the Sub-Area and review the benefits of adopting an urban forest canopy coverage goal.	Review the Forest Conservation Ordinance for ways to promote this practice.			
Foster community education about watershed issues.	Foster educational outreach associated with the Tributary Strategies currently under development by the Maryland Tributary Teams.	Lower Potomac Tributary Team, Wicomico Scenic River Commission, the Port Tobacco River Conservancy.	Minor	County, volunteer, non-profit
Historic Preservation				
Promote federal, state, and local preservation incentives.	For key historic sites and for the rehabilitation/adaptive reuse of buildings over 50 years old.	PGM, Historic Preservation Advisory Council	Minor	Federal, state, and local.

Action	Key Features	Agency/Department	Cost Category	Primary Funding Sources
Historic Preservation, cont,				
Protect environmental and historic settings of historic sites.	Applies primarily to development on adjacent sites.	PGM, Historic Preservation Advisory Council	Minor	Private sector.
Promote public education about Waldorf's history	Covers Waldorf's history, development and architecture, as well as successful preservation and adaptive reuse projects.		Minor	County, state.