

South Creek

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SOUTH CREEK
F R E D E R I C K , M D





Inspiration









THE ARTS WALK

TMB
"THE MILK BAR"

SOUTH CREEK CROSSING

SKY GREENS

HOTEL

ALL SAINTS MARKET

TRANSIT HUB

LUCAS FARMS

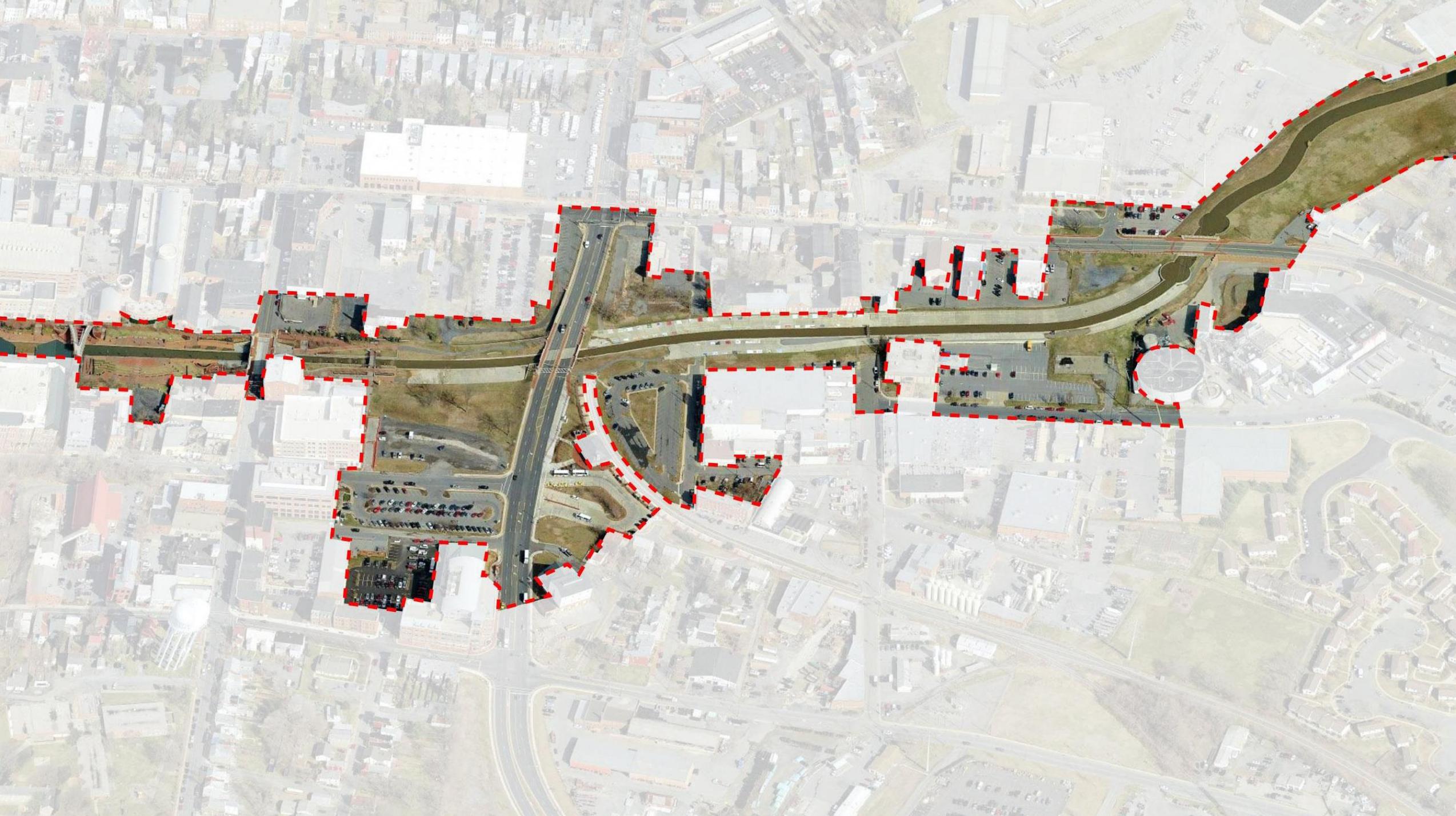
EAST STREET GATEWAY

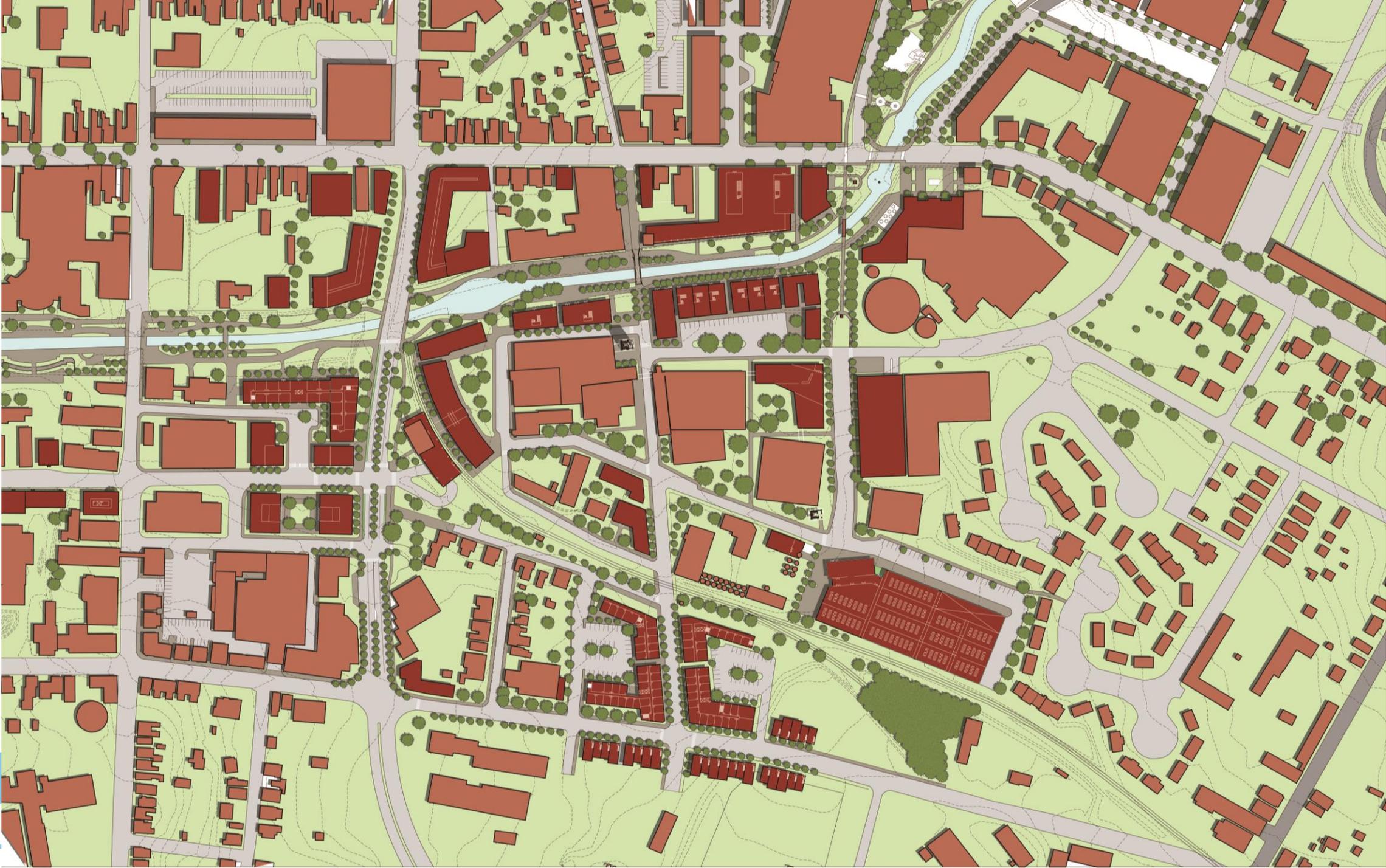
WISNER ROW

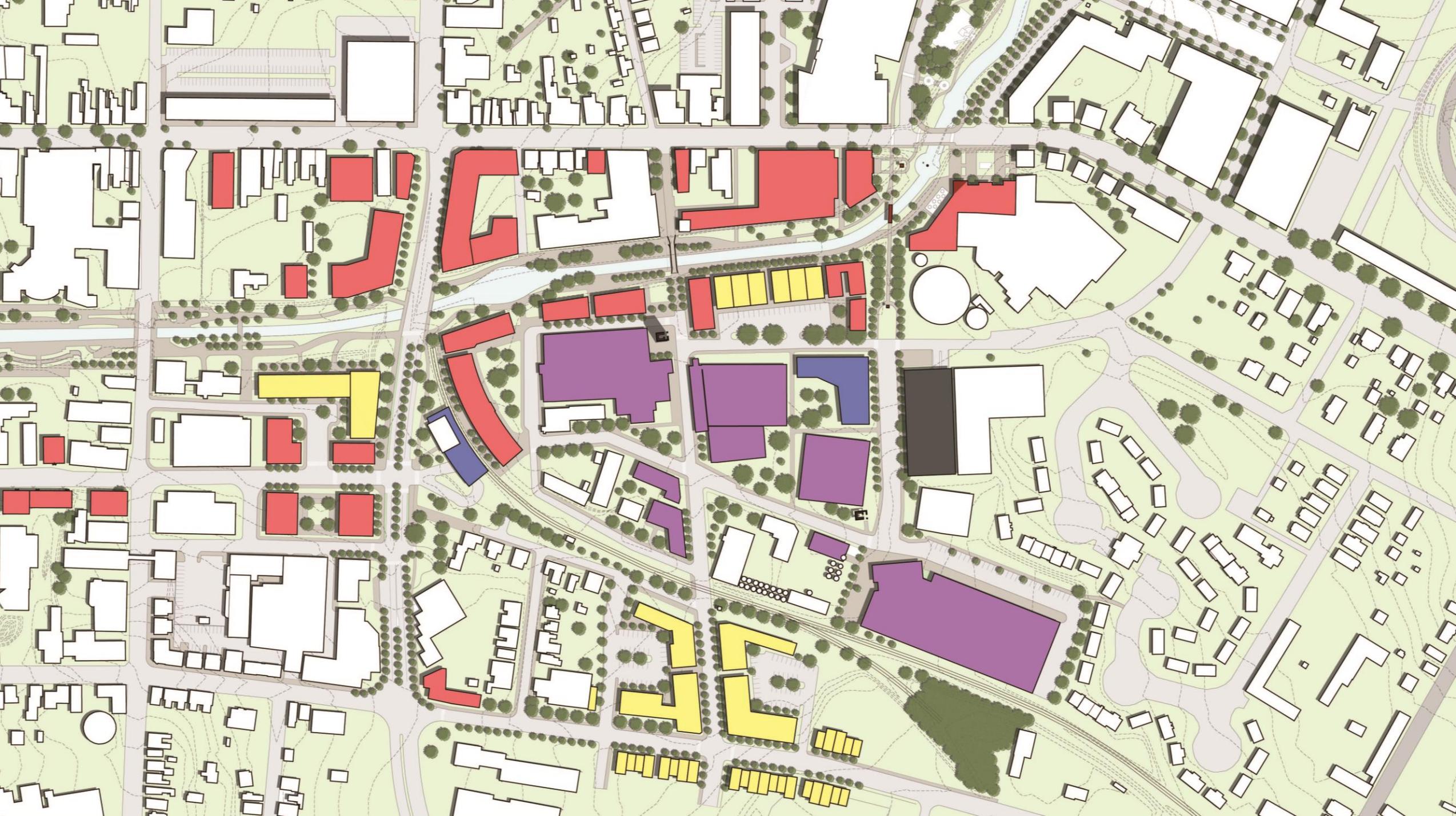




- | | | | | | |
|----------------------|---------------------------------------|--|--|--|-------------------------------|
| 1. vacant/historical | 7. Department of Social Services | 13. McCutcheon's Apple Products - industry | 19. Horn Electric - retail and historic | 25. Willard Agri Services - fertilizer | 30. unknown - low priority |
| 2. vacant/historical | 8. Frederick Visitors Center | 14. Great Eastern Concrete Inc. - contractor | 20. Serenity Treatment Center - rehabilitation | 26. Frederick YMCA (Former) | 31. Immuno Probe |
| 3. vacant/historical | 9. Frederick Board of Education | 15. Union Knitting Mills - Historical | 21. Battery One - auto battery | 27. Morningstar Farms - dairy | 32. Butler Tire |
| 4. vacant/historical | 10. Monocacy Valley Cannery - offices | 16. Gilbert's Inc - Vacant | 22. Frederick Municipal Building - Vacant | 28. Allegheny Power | 33. unknown - low priority |
| 5. vacant/historical | 11. MARC Station | 17. Old Log Wash House | 23. Akonni Biosystems | 29. B&B Air Conditioning, Frederick Motorsports | 34. LB Water Frederick |
| 6. vacant/historical | 12. McHenry's Auto Parts | 18. 2-Story Retail | 24. unknown | | 35. Ammunitions Depot - shell |









Bioswale

McCutchen's Factory

South Creek Crossing

Carroll Creek

Knitting Mills

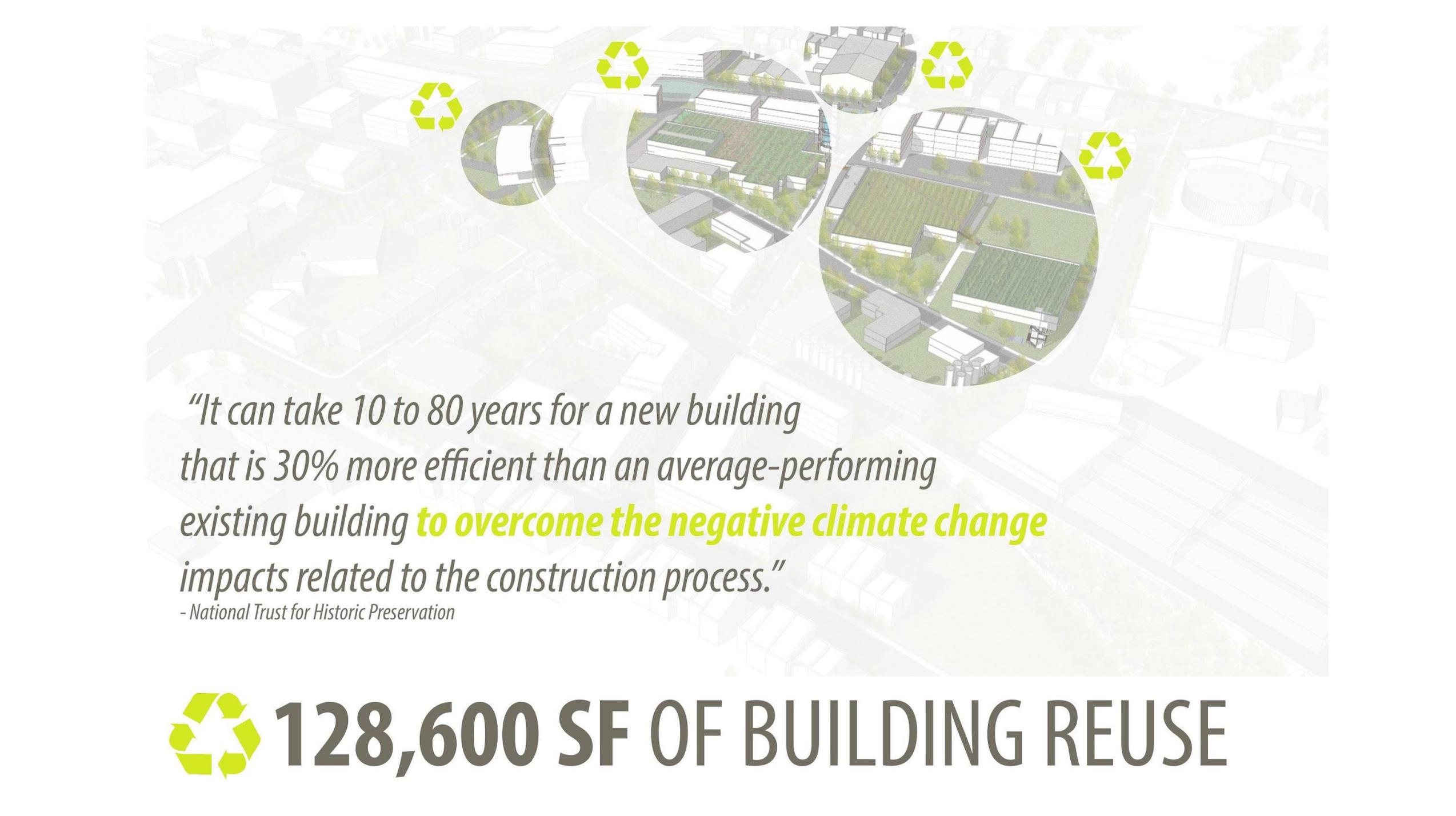
Wisner Street Section



South Creek Crossing



375 NEW TREES x **48 LBS** = **18 TONS**
CO₂ ABSORBED PER TREE CARBON DIOXIDE ABSORBED PER YEAR

An aerial, grayscale illustration of a city grid. Five circular callouts are overlaid on the city, each containing a different scene: a modern building, a building with a green roof, a building with a large green field, a building with a green roof and a smaller green field, and a building with a green roof. Each callout is accompanied by a green recycling symbol. The background is a light gray, semi-transparent city map.

*“It can take 10 to 80 years for a new building that is 30% more efficient than an average-performing existing building **to overcome the negative climate change impacts related to the construction process.**”*

- National Trust for Historic Preservation



128,600 SF OF BUILDING REUSE

1 CISTERN COLLECTS 400 FT³ YEARLY
3 ROOFS COULD COLLECT 300,000 FT³ YEARLY
4 BIOSWALES COLLECT 123,000 FT³ YEARLY
18 RAIN BARRELS COLLECT 213,250 FT³ YEARLY

336,650 FT³



ROOF AREA
(SQUARE INCHES)

x

40" RAINFALL
PER YEAR IN FREDERICK

÷

1,728

=

YEARLY
STORMWATER
COLLECTION



24K SF HOTEL RETAIL

16K SF MARKET SQUARE

18K SF LIVE/WORK SHOPS

17K SF WATERFRONT ROW

75,000 SF RETAIL



210 APARTMENTS
24 TOWNHOMES

6 WATERFRONT
LIVE/WORK UNITS

240 TOTAL UNITS



90,100 SF ROOF FARMS
71,600 SF GREEN HOUSE

161,700 total growing square footage

600 SF FEEDS
1 PERSON FOR
ONE YEAR

= 270 PEOPLE
FOR THE YEAR



Approach to South Creek



Approach to South Creek





East Street



East Street





Lucas Fields



Lucas Fields



East Street



