

Frederick

M a r y l a n d



Frederick County
Office of Economic Development



The City of
Frederick
Maryland
Economic Development

**Maryland
Construction
Network[®]**



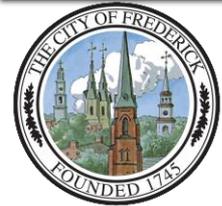
Our Industry . . . **Connected!**[®]



March 26, 2015



City and County Leadership



City of Frederick
61st Administration
Mayor Randy McClement



Frederick County Council
County Executive Jan Gardner



FY2015	
\$151.1M Operating Budget	
618 Budgeted Employees	

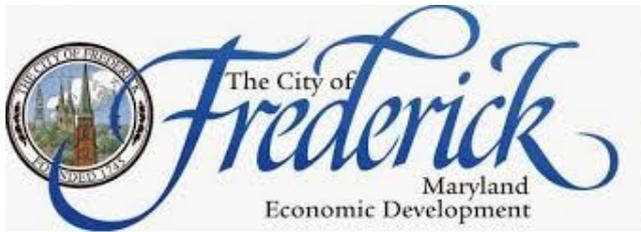
Bond Ratings	
Fitch	AA+
Moody's	Aa2

FY2015	
\$525.7M Operating Budget	
2,072 Budgeted Employees	

Bond Ratings	
Fitch	AAA
Moody's	Aa1



Frederick Economic Development



Mission: To sustain a robust city economic environment which attracts private investment through fair and predictable policies, strategic infrastructure investment and business development.



Frederick County
Office of Economic Development

Mission: To increase the overall economic health of Frederick County through attracting new businesses in our targeted industries and helping existing businesses be more successful.

Joint Services

- ❑ Ombudsman for the business community
 - Policy development and advocacy
 - Critical infrastructure support & advocacy

- ❑ Business Expansion and Retention support
 - Regular business visits
 - Connections to industry resources, employee training and more
 - Entitlement /permitting guidance
 - Access to City, County , and State business assistance programs
 - Educational and networking programs
 - World Trade Center Institute -export assistance
 - PR Frederick - High traffic news service

- ❑ Business Attraction Activities
 - Site Selection Assistance (CoStar)
 - Data and research services
 - Trade Shows & Networking
 - Property Tours/Events

National Attention

Oh say can you say...

Frederick



- 2014 Best Counties in America (9th) - Movoto
- 2014 Top Ten Best Downtown (6th) – Livability.com
- 2014 Top Ten Sexiest Suburbs (6th) - Movoto
- 2013 Top 100 Places to Live (40th) – Livability.com
- 2013 #1 Most Secure Places to Live in the U.S. - *Forbes*
- 2013 Top Eight Small Town Comebacks - CNN
- 2012 12 Prettiest Painted Places in America, Paint Quality Institute
- 2012 Bronze Bicycle Friendly Community -League of American Bicyclists
- 2011 Most Secure Places to Live – 9th Place – Farmer’s Insurance
- 2010 10 Great Neighborhoods – American Planning Association
- 2010 Top 25 Small Cities for Art – American Style Magazine (18th)
- 2008 2nd Smartest City (Bethesda-Gaithersburg-Frederick) – *Forbes*
- 2005 Great American Main Street Award – National Trust
- 2002 Dozen Distinctive Communities – National Trust
- 1993 City Livability Award – United States Conference of Mayors
- 1980 Tree City USA (34 years recognized – longest in MD)
- 1975 The All-America City Award – National Civic League
- 1974 The All-America City Award – National Civic League
- 1952 Designated “Fredericktown Historic District” – 13th in the Nation

In The News...

The Frederick News-Post

Fannie Mae is energy efficient, secure



This is the main entrance to the Fannie Mae data center in Urbana.

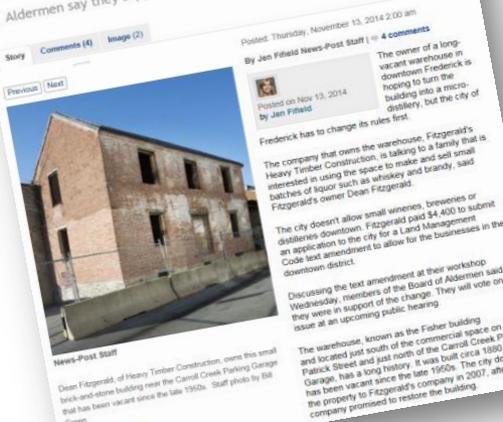
Posted: Wednesday, May 26, 2010 12:00 am
 Ed Waters Jr. News-Post staff | 6 comments

Security is a major issue Fannie Mae takes seriously. The Federal National Mortgage Association also takes energy efficiency seriously and its data center in Urbana Building Council.

The Leadership in Energy and Environmental Design certification is based on the extensive efforts to recycling to use of natural lighting to reduce emissions from backup.

The Frederick News-Post

Distillery With city code change, distillery might come to downtown Frederick



Dean Fitzgerald of Heavy Timber Construction, owns this small brick-and-stone building near the Carroll Creek Parking Garage that has been vacant since the late 1950s. Staff photo by Bill Green

Posted: Thursday, November 13, 2014 2:00 am
 By Jen Fifeild News-Post Staff | 4 comments

The owner of a long-vacant warehouse in downtown Frederick is hoping to turn the building into a micro-distillery, but the city of Frederick has to change its rules first.

The company that owns the warehouse, Fitzgerald's Heavy Timber Construction, is talking to a family that is interested in using the space to make and sell small batches of liquor such as whiskey and brandy, said Fitzgerald's owner Dean Fitzgerald.

The city doesn't allow small wineries, breweries or distilleries downtown. Fitzgerald paid \$4,400 to submit an application to the city for a Land Management Code text amendment to allow for the businesses in the downtown district.

Discussing the text amendment at their workshop Wednesday, members of the Board of Aldermen said they were in support of the change. They will vote on the issue at an upcoming public hearing.

The warehouse, known as the Fisher building and located just south of the commercial space on East Patrick Street and just north of the Carroll Creek Parking Garage, has a long history. It was built circa 1880 and has been vacant since the late 1950s. The city donated the property to Fitzgerald's company in 2007, after the company promised to restore the building.

AstraZeneca adding 300 jobs in Frederick in \$200M expansion



AstraZeneca is expanding its Frederick manufacturing facility. (Christopher Furlong, Getty Images)

By Scott Dance
 The Baltimore Sun
 contact the reporter

SHARELINES

Months after politicians feared losing its presence altogether, AstraZeneca is expanding in Frederick.

NOVEMBER 21, 2014, 6:43 PM

British drugmaker AstraZeneca is doubling down on Maryland, spending \$200 million to expand its Frederick manufacturing facility a year after shifting hundreds of out-of-state jobs to Montgomery County.

Company officials said Friday that they are adding 40,000 square feet and 300 jobs a facility to increase production capacity of drugs made from human or animal material microorganisms. MedImmune, the Gaithersburg-based biopharmaceutical company AstraZeneca bought for \$15.6 billion in 2007, accounts for half of AstraZeneca's drug pipeline.

Officials in Frederick and with the state's economic development agency welcomed the expansion, which comes as AstraZeneca has scaled back and consolidated its presence elsewhere in the United States and United Kingdom. They had feared losing the drugmaker in a takeover by Pfizer Inc., but that effort failed.

Carmax Busy day for Carmax as it opens on Urbana Pike



Staff photo by Sam Yu

Posted: Tuesday, February 18, 2014 2:00 am
 By Ed Waters Jr. News-Post staff | 26 comments

Some people wished by President Obama buying or leasing a vehicle at the new Carmax on Urbana Pike — or just looking.

The business includes 40,000 square feet of showroom and business building on 1.2 acres near Francis Scott Key Mall.

More than 142 associates can help customers choose and business building on 1.2 acres near Francis Scott Key Mall.

"We identified Frederick as a location that fit into our growth plan, and it has an audience which we weren't currently reaching. Carmax professionals for the Richmond, Va.-based company. "The site is in a high retail area."

"We have not yet announced any additional Maryland stores, but keep an eye out as we are adding approximately 10 to 15 stores in each of the next two fiscal years," Gryp said.

The new Carmax has been holding a weekly online charity contest. The Frederick County Humane Society, Maryland School for the Deaf Foundation and Friends of Neighborhood Property will each receive \$1,000. People may vote for a charity via Carmax's Facebook page all through Thursday, and the one with the most votes will receive an additional \$2,000.

The Frederick News-Post

Old cannery Chiesi Pharmaceuticals moving to Monocacy Valley Cannery



Staff photo by Bill Green

Posted: Monday, April 21, 2014 2:00 am
 By Ed Waters Jr. News-Post staff | 8 comments

The first tenant at the Monocacy Valley Cannery Co. building will be Chiesi Pharmaceuticals Inc.

The company will move its nine-member staff from Rockville to Frederick this summer, according to Erika Panico, managing director of the U.S. research and development subsidiary of the Italian company, in a news release.

In the news release, Panico said the professional workforce in Frederick would be valuable in any anticipated growth.

The building is a 10th century commercial cannery at South East and East South streets that has been adapted for offices. The building is owned and developed by Bert Anderson, known for his Shab Row and Everedy Square retail developments.

Blending History & Technology

Trends & Initiatives

- ❑ Positive Population Growth
- ❑ Stabilized & Increasing Housing Values
- ❑ Positive Business Growth
 - *Biotechnology & Advanced Technology*
 - *Health Care, Services, and Retail*
 - *Astra Zeneca Expansion*
- ❑ Fort Detrick & NCI-Frederick Expansion
 - *National Interagency Biodefense Campus - USAMRIID*
 - *Advanced Technology Research Facility @ Riverside*
- ❑ Urbana, Jefferson Tech, & Westview Growing
- ❑ Downtown Revitalization Continues
 - *Carroll Creek Park Phase II*
 - *Downtown Hotel and Conference Center*
- ❑ Golden Mile Revitalization Moving Forward
- ❑ East Frederick Rising Vision Takes Shape



Challenges

- *Federal Budget Cuts*
- *High Costs: Taxes & impact fees, Utilities*
- *Transportation Congestion*
- *Aging Population (NEW)*

Commercial Tax Base

THE CITY OF FREDERICK, MARYLAND SCHEDULE OF PRINCIPAL TAXPAYERS Current Year and Nine Years Ago

Real Property Tax:

Taxpayer	2014		Percentage of Total Assessed Value
	Assessed Value	Rank	
RIV 402 LLC	\$ 95,725,000	1	1.54%
MedImmune, Inc.	51,825,900	2	0.83%
River X, LLC	47,105,200	3	0.76%
LSREF2 Tractor REO (Frederick) LLC	38,407,100	4	0.62%
I&G Direct Real Estate 23 LP	31,198,300	5	0.50%
Aldi, Inc.	30,575,600	6	0.49%
KBS Legacy Partners Crystal LLC	28,634,267	7	0.46%
ASN Sunset LLC	28,337,500	8	0.46%
Frederick Shopping Center LLC	27,891,700	9	0.45%
Market Square at Frederick LLC	26,377,150	10	0.42%
Fredericktowne Mall Assoc.	-	-	-
First Real Estate Investment Trust	-	-	-
Brightseat LLC	-	-	-
Homewood Retirement Centers	-	-	-
Costco Wholesale Corp.	-	-	-
Waverly Limited Partnership	-	-	-
Frederick Commons, LLC	-	-	-
	<u>\$ 405,877,717</u>		<u>6.53%</u>

Assessed Value provided by the Maryland Department of Assessment and Taxation

- ❖ Commercial 30%
- ❖ Residential 70%

FREDERICK COUNTY, MARYLAND PRINCIPAL PROPERTY TAX PAYERS CURRENT YEAR AND NINE YEARS AGO

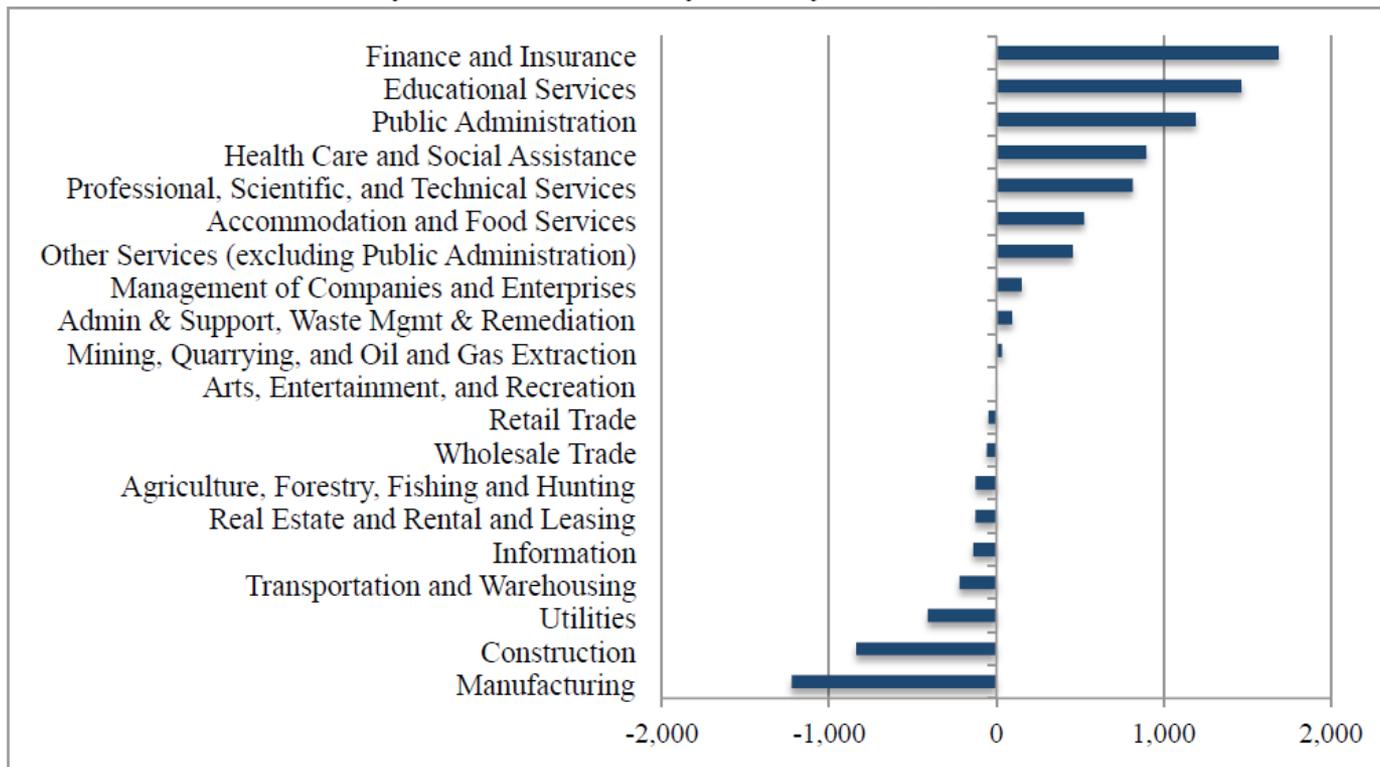
Name of Taxpayer	Fiscal Year 2014		
	Assessed Value	Rank	Percentage of Total County Taxable Assessed Value
Potomac Edison Company	\$ 146,236,300	1	0.57 %
RIV 402, LLC	95,725,000	2	0.37
PR Financing Limited Partnership	72,497,700	3	0.23
Verizon	59,862,380	4	0.23
MedImmune, Inc.	51,025,900	5	0.20
River X, LLC	47,105,200	6	0.18
Costco Wholesale Corporation	45,003,400	7	0.10
Washington Gas Light Company	42,309,880	8	0.16
WRIT Frederick Crossing Land, LLC	40,412,367	9	0.16
LSREF2 Tractor REO (Frederick), LLC	38,407,100	10	0.15
State Farm Mutual Auto Insurance	-	-	-
Fannie Mae	-	-	-
AT&T Communications	-	-	-
First Real Estate Investment Trust	-	-	-
Eastalco Aluminum Company Etal	-	-	-
Loys R US, Inc.	-	-	-
Totals	<u>\$ 640,186,227</u>		<u>2.48 %</u>

Source: County Treasurer's Office

Job Growth

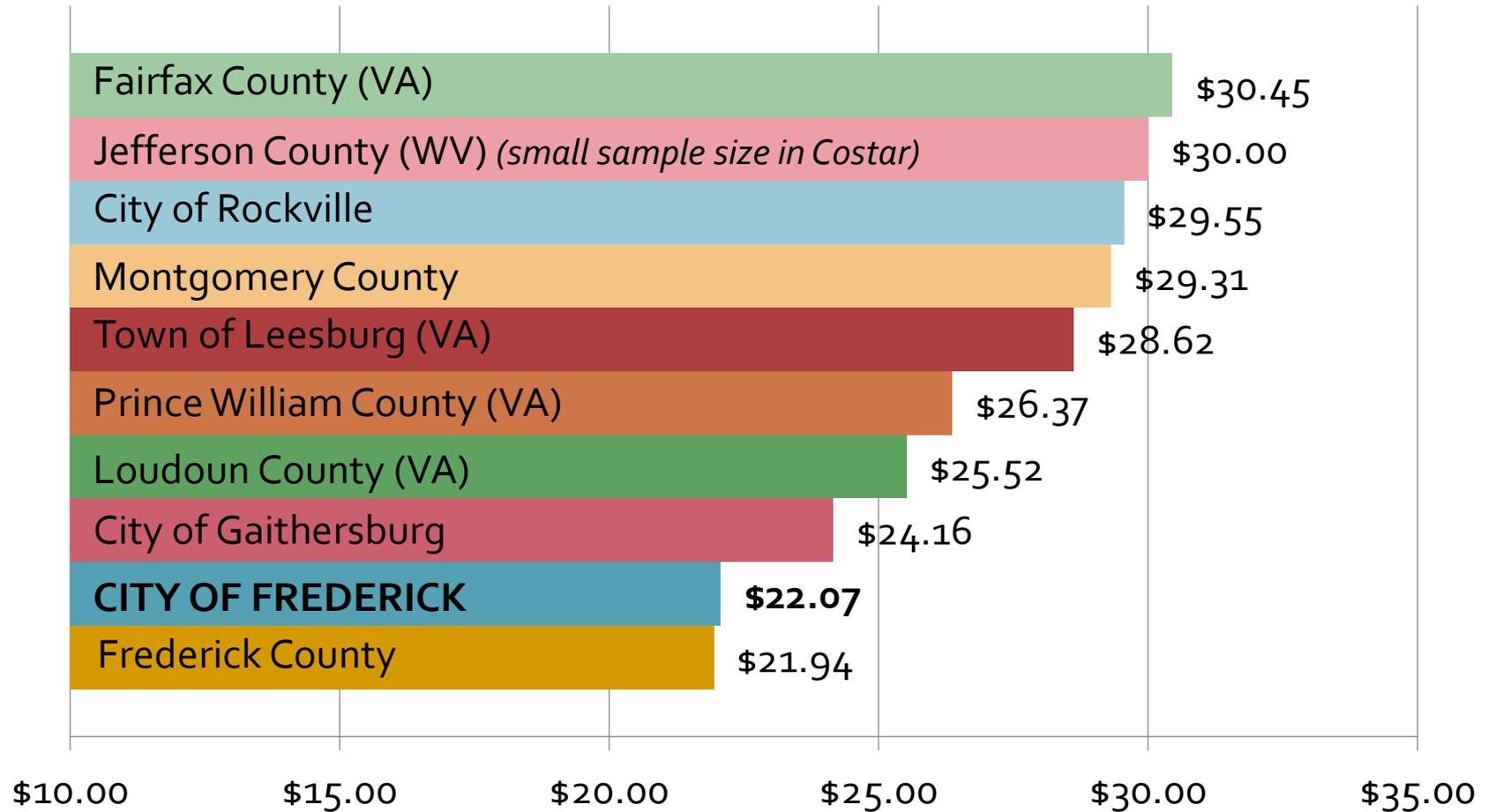
Sage Policy Market Analysis - 2014

Exhibit 1.23. Growth in City of Frederick Jobs by Industry Sector, 2002-2011



Source: U.S. Census Bureau. 2013. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. <http://onthemap.ces.census.gov/>.

Full-Service Gross Office Lease

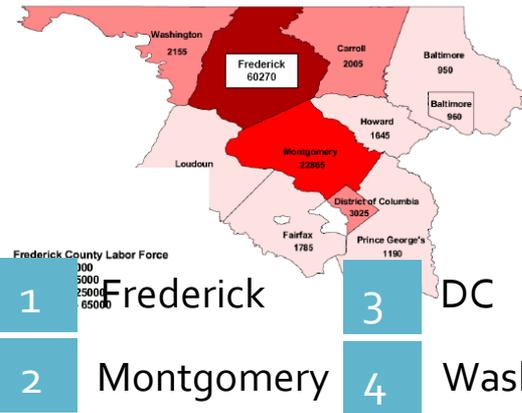


Business Personal Property Taxes

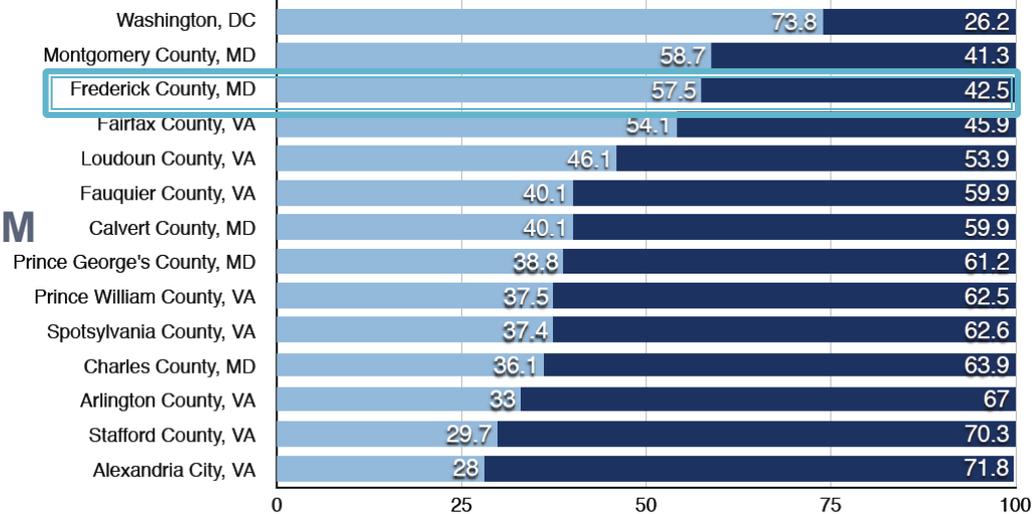
Jurisdiction:	Rate (excluding exemptions/phase-outs):
CITY OF FREDERICK	\$1.55 (Phase Out Proposed)
Frederick County	\$0
Montgomery County	\$1.83
City of Rockville	\$2.64
City of Gaithersburg	\$2.36
Howard County	\$2.54
Loudoun County (VA)	\$4.20
Town of Leesburg (VA)	\$5.20
Fairfax County (VA)	\$4.57
Prince William County (VA)	\$3.70

Commuting Patterns

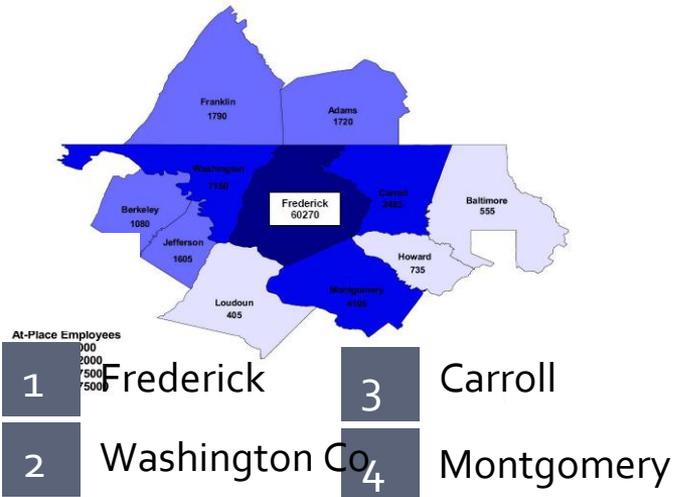
Where Frederick Residents Commute TO



Place of Residence by Location of Workplace (Washington MSA)



Where Frederick Residents Commute FROM

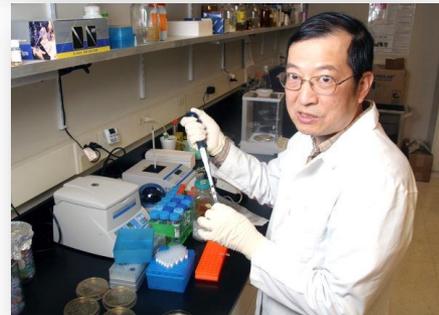


Entrepreneurs, Innovation and Incubation

Creating jobs through entrepreneurship

95% of business in Frederick are small businesses, with 50 or fewer employees

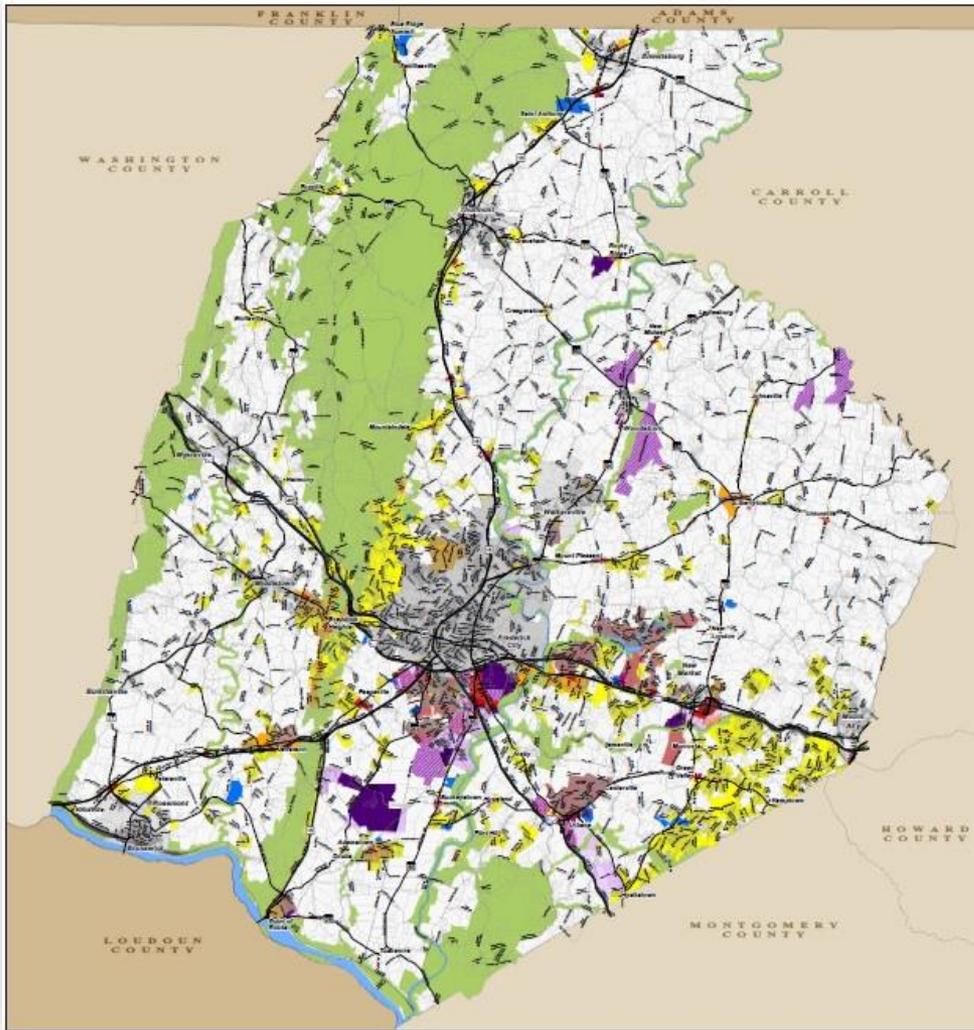
- One-on-one start-up consultations
- Frederick Innovative Technology Center
- Small Business Development Center
- Entrepreneur Support Network
- SCORE
- Technology transfer with federal research labs at Fort Detrick and NCI-Frederick



- ❖ 15,000 sf – 25 offices, 10 wet labs
- ❖ 30 tenants with 70-80 employees at any one time
- ❖ 265 Jobs created since FITCI opened in 2005
- ❖ Graduates lease over 68,000 SF in community



County Development Approach



Zoning

Adopted as part of the Countywide Comprehensive Plan Ordinance #10-05-540, Effective: April 8, 2010

Amended:
 Ordinance #10-27-562, Effective: November 23, 2010,
 Ordinance #10-25-600, Effective: March 8, 2012,
 Ordinance #12-22-617, Effective: September 13, 2012



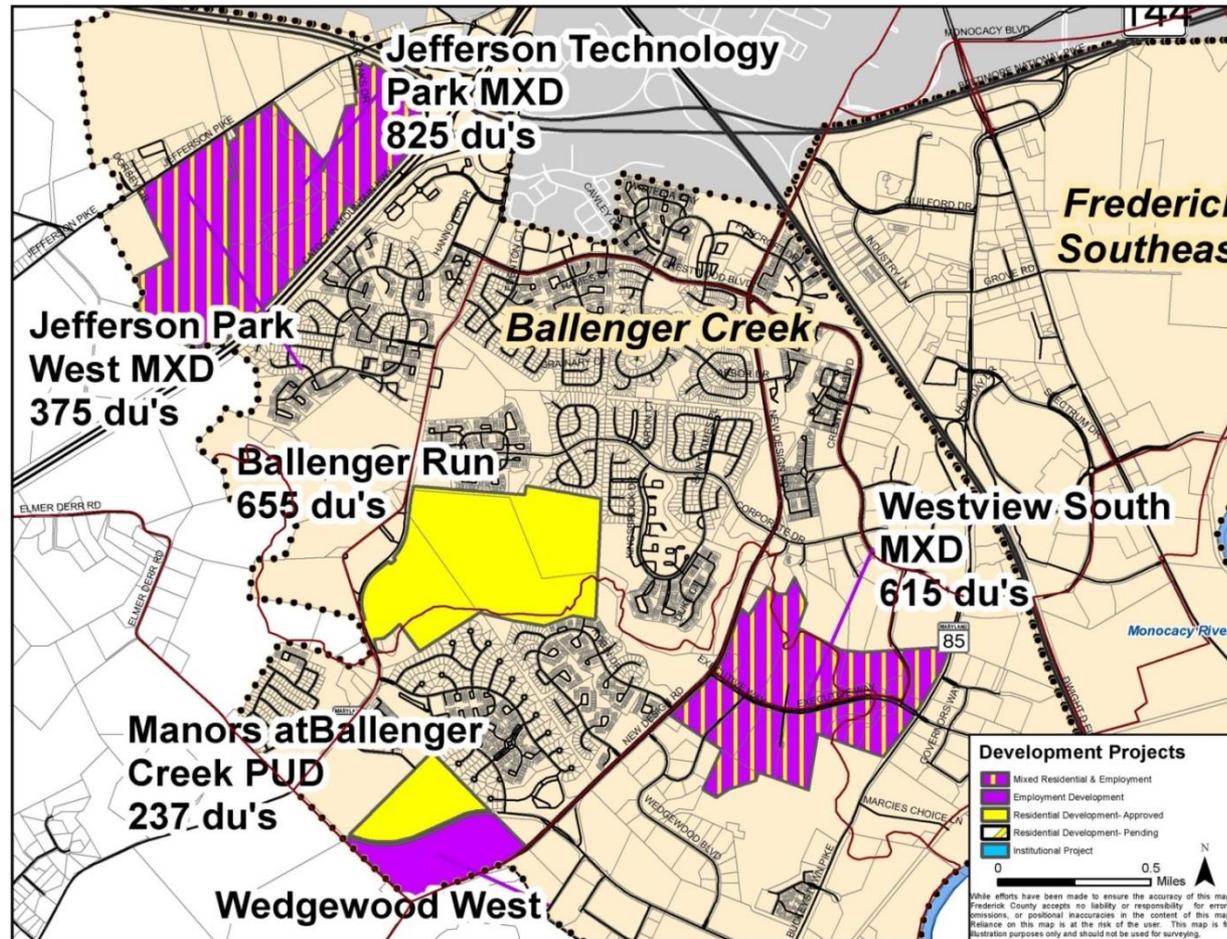
Frederick County, Maryland
 Community Development Division
 October 02, 2012

Zoning Districts



Zoning	Zoning	Comp Plan
Agriculture	51%	52.4%
Commercial/ Industrial	3%	2.8%
Institutional	1%	0.7%
Residential	10%	8.3%
Resources Conservation/ Water/Parks	26%	26.4%
Right of Way	3%	3.1%

County Projects



County Projects

Jefferson Technology Park

- An advanced technology park within the US340/MD 180/I-70 corridor
 - 825 Residential Units
 - 173 Total Acres
 - 55 Acres Employment
 - 20 Acres Commercial
 - 40 Acres Open Space
- A Hyatt Hotel with a small conference center has approved a site
- Contracts have been secured on two new restaurants
- A 60,000 square foot grocery chain is also being negotiated and letter of intent signed
- \$11.5 Million US Rt 15 and MD Rt. 340 interchange to be completed Winter 2014/2015

Jefferson Place
CORPORATE CAMPUS
&
TOWN CENTER



Source: Bradford Kline, Jefferson Park Development, LLC

County Projects

Westview South

Westview Retail

- Hilton Hotel sale & construction commenced 5/1/14
- 2 large national restaurant users at Letter of Intent

Westview Residential

- Under Contract to Mitchell & Best for 610 residential units. Sale pending Improvement Plan approval.

Westview ORI

- 110,000 SF government contractors in serious negotiations
- Additional 1 million SF available



County Projects

Urbana

- **Corporate Center – 200 acre office and R&D campus includes:**
 - Fannie Mae (247,000 SF)
 - Legal General America (115,000 SF)
 - Social Security Administration (300,000 SF and \$500M capital investment) with 200 employees (average salary is \$60,000)
- **Residential**
 - 3,000 of 3,500 units in Villages of Urbana and Urbana Highlands are occupied
 - Projected to add 100-150 new units per year
- **Town Center Employment District**
 - New approvals obtained in October 2013 for additional Urbana development of up to:
 - 610 residential units
 - 1,950,000 SF office/research space
 - Development commences in 2015



NATELLI COMMUNITIES

**Thoughtful Planning
Timeless Design
Attention to Detail**

County Projects

Shovel Ready Properties Available

- **Limited Industrial**

- Stanford Industrial Park
- Omega Center
- Russell Property
- Frederick Preserive
- Myersville Business Park
- Alban Property

- **Office, Research, Industrial**

- Westview Corporate Campus
- Urbana Office Research Center

- **General Industrial**

- Intercoastal Industrial Park
- Noffsinger Industrial Park

- **Mixed Use Development**

- Urbana Town Center
- Urbana Office Research Center
- Jefferson Technology Park
- Jefferson Park West
- Wedgewood West
- Westview South
- Frederick Crossing



New Retail

- **Villages of Urbana**
- **MD 26 / US15 Area**
 - Clemson Corner
 - Market Square
 - North Pointe
- **MD 85 Corridor**
 - Westview
 - Westview South
- **MD 355 / FSK Mall**
 - CarMax
- **Downtown Frederick**
 - Market, Patrick, East Streets, CCP
- **Golden Mile Redevelopment**
 - Frederick Towne Mall Redevelopment



City Development Approach

Revitalization, Renovation, & Adaptive Reuse

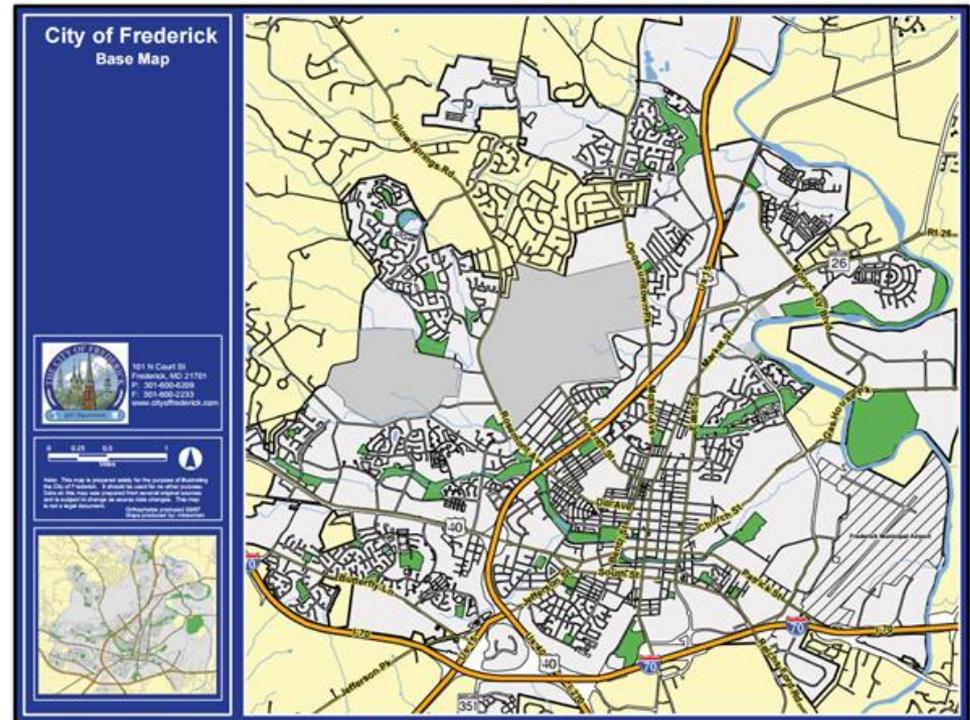
- Downtown
- Golden Mile

Annexation & Greenfield

- 1,348 Acres
- Pipeline of Planned Housing and Employment

Infill

- 288 vacant commercially zoned parcels
- 1,169 acres



Pros and Cons of Adaptive Reuse



Adaptive Reuse / Infill Pros

- Sense of Place - Unique
- Stewards of Past
- Smart Growth
- Attractive Adaptive Reuse – cool funky spaces
- Attracts creative class
- Attracts tourism
- Attracts millennials
- Higher Assessed Value/Ac

INCENTIVES

Reduce
Development
Review Time
and Cost –vs-
greenfield

Adaptive Reuse / Infill Cons

- Higher Development Costs
 - life safety (egress/sprinklers)
 - historic restoration
 - ADA
- Structured Parking
- Additional layer(s) of approval required (longer/cost)
- Less Flexibility

Key City Projects



Riverside Research Park

Home to NCI and the Frederick National Lab



Home to the National Cancer Institute and Frederick National Lab for Cancer Research and Charles River Labs. Nestled along the banks of the scenic Monocacy River, Riverside Research Park is a world-class, 177-acre biomedical research and development campus in Frederick, Maryland. It can accommodate an additional 1.4 million square feet of development. Riverside has been designed as a world-class biotech campus with abundant green space and walking trails. Co-location with the National Cancer Institute's new Frederick National Laboratory for Cancer Research facility and nearby access to Fort Detrick, federal agencies, and top-tier educational institutions makes Riverside one of the premier biotech destinations in the region.

National Cancer Institute

Frederick National Lab at Riverside Research Park



Newly Constructed 330,000 square foot Advanced Technologies Research Facility home to the National Cancer Institute at Riverside Research Park and the Frederick National Lab for Cancer Research

Walmart at Frederick Trading Center

Three Prime Retail Pad Sites Available



Three pad sites available, anchored by a new 190,000 square foot Walmart! Located in the heart of North Frederick, Maryland's most vibrant retail corridor, the property is in close proximity to retail centers like Clemson Corner (home of Wegman's) and Market Square, and a number of the area's major employers, such as State Farm, NCI-Frederick, and Fort Detrick.

Key City Projects



BROADBAND 8420

8420 Broadband Drive, Frederick, MD 21701



Total Project Size: 158,000 SF

Land Area: 10.360 Acres

Number of Buildings: 2

Parking Ratio: 588 Parking Spaces, 3.75 Spaces Per 1,000 SF

Description:

Multi-Building Professional Office Park

- o Phase I: 3 stories totaling 75,000 SF
- o Phase II: 3 stories totaling 83,000 SF

ASPEN RIDGE PROFESSIONAL CENTER

161, 163 & 165 Thomas Johnson Drive, Frederick, MD 21702



Total Project Size: 92,790 SF

Land Area: 7.720 Acres

Number of Buildings: 3

Parking Ratio: 4.2 Spaces Per 1,000 SF

Description:

Multi-Building Professional Office Park

- o 161 Thomas Johnson Drive is a 2 story building consisting of 47,727 SF
- o 163 Thomas Johnson Drive is a 1 story building consisting of 21,154 SF
- o 165 Thomas Johnson Drive is a 1 story Building consisting of 20,909 SF

Key City Projects



327 Ballenger



Ballenger Center is designed to be a four-story 120,000 square foot Gold LEED Certified Class "A" office building. Committed to environmentally responsible development, Heritage Properties has planned this state-of-the-art facility which will be the first such building in Frederick. The building features many energy saving systems that will benefit its tenants. Amazing highway exposure provides businesses with the opportunity to take advantage of signage directly facing I-70. The building will be served by many surrounding amenities that include daycare, restaurants, pharmacy/convenience store and banks to name a few. Free surface parking at a rate of four spaces per 1,000 useable square feet is available surrounding the building.

Ballenger Center will also have its own fitness center complete with private locker rooms and showers. Other "green" features include bicycle racks, white reflective roof, water conserving plumbing fixtures, and native species landscaping. A Green Management Policy is in place for the project mandating the use of green cleaning products and a recycling program for all tenants. Additionally, a fiber optic redundant sonnet loop will be available.

Please contact Ryan Blair at (410) 769-6139 for more information regarding 327 Ballenger Drive.

Key City Projects



A SUGGESTED RETAIL USERS

- Speciality Foods
- Dry Cleaners
- Hair/Nail Salon
- Bakery
- Medical Office
- Coffee Shop

the village center at worman's mill

<p>A 19,114 SF of Retail & 34 Apartments</p> <p>B 3,180 SF of Retail</p> <p>C 4,950 SF Retail</p> <p>D 3,000+ SF Public Fitness Center</p>	<p>E 41 Apartments</p> <p>F 45 Apartments</p> <p>G Assisted Living Facility (80 Beds)</p> <p>H 51 Apartments</p>
--	--

B TWO FREE STANDING RESTAURANT

C PAD SITES WITH OUTDOOR DINING

D PUBLIC FITNESS CENTER

VillageCenterForLease.com



the village center at worman's mill

NOW LEASING - 27,244 SF OF GROUND FLOOR RETAIL

VillageCenterForLease.com

A resort-style mixed-use development, the Village Center at Worman's Mill is located in the center of the award-winning Worman's Mill Planned Neighborhood Development located in Frederick, Maryland and provides upscale amenities with an emphasis on fine living and wellness. The site is planned for 27,244 square feet of ground floor retail which includes restaurants, shops, bank, salon, medical offices, and more with 171 high-end residential apartments, and approximately 660 parking spaces. The retail stores and adjacent gazebo park are the center of community life where approximately 5,000 people reside within walking distance.

For more information on the Village Center at Worman's Mill, please contact:

Charles Seymour, President | 301 831 8232 Phone | charlie@turningpointcommercial.com

Steve Cranford, VP of Commercial Sales & Leasing | 301 788 4373 Phone | steve@turningpointcommercial.com
8923 Fingerboard Road, Frederick, MD 21704 | TurningPointCommercial.com



Key City Projects



Northgate Town Center



TIVOLI SQUARE **NORTHGATE TOWN CENTER** ADDISON PLAZA HEIGHTS CENTER TRINITY SQUARE MERRIMAC SQUARE

LOCATION

Route 15 & Christopher Crossing, Frederick, MD

Northgate Town Center is currently in pre-development stages. Plans are for a 55 acre 300,000 square feet retail center on Route 15 and Christopher Crossing in Frederick, Maryland. For leasing opportunities contact: Michael Patz, KLNB mpatz@KLNB.com

Key City Projects

FREDERICK TOWNE CENTER A RETAIL REDEVELOPMENT OPPORTUNITY

1301 WEST PATRICK STREET :: FREDERICK, MARYLAND 21702



SITE PLAN APPROVED - NO CITY DISCRETIONARY APPROVALS REQUIRED



CBRE is pleased to present the opportunity to purchase Frederick Towne Mall, in Frederick, Maryland in the highly regarded Washington Metropolitan Area. The potential purchaser is offered the rare opportunity to complete the property's redevelopment as the new Frederick Towne Center. The City of Frederick has approved the site plan and the anchor (Walmart) has a signed purchase and sale agreement for its parcel, providing the purchaser a unique redevelopment opportunity with reduced risk.

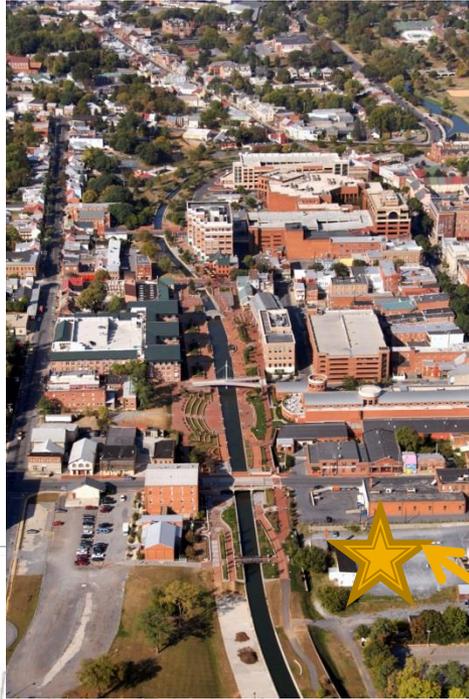
The property covered by the site plan contains ≈ 13.54 acres under contract with Walmart and ≈ 35.72 acres of remaining land positioned for redevelopment. Key attributes include:

- Walmart is under contract to purchase ≈ 13.54 acres and is planning to build a $\approx 155,400$ SF store with a large fresh grocery component
- Opportunity to build an additional 39,600 square feet of new shop space
- Existing buildings include the adjacent 123,000 square foot Home Depot (owned by others), 180,000 square foot Boscov's department store and a 48,153 square foot building leased to Ollie's Bargain Outlet and Cornerstone Fellowship Church
- Two existing pad sites along Waverly Avenue ground-leased to Fredericktowne Auto Repair and The Lube Center (Golden Mile Properties)

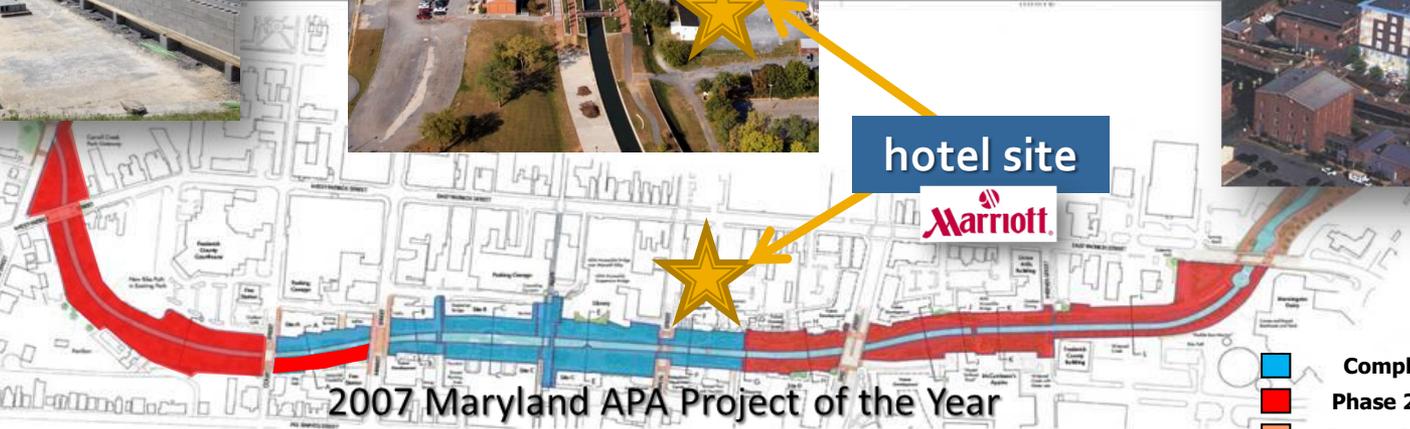
SITE PLAN SUMMARY

EXISTING		PROPOSED	
Owned		Owned	
Boscov's	180,000	Boscov's	180,000
Mail Retail	200,147	Walmart	151,500
Ollie's Bargain Outlet	35,674	Ollie's Bargain Outlet	35,674
Cornerstone Fellowship Church	12,479	Additional Retail Adjacent to Ollie's	12,479
Fredericktowne Auto Repair & The Lube Center	11,429	Fredericktowne Auto Repair & The Lube Center	11,429
Total Owned	519,729	Building A - Adj Retail Opportunity	39,600
Net Owned	123,000	Total Owned	433,682
Home Depot	123,000	Net Owned	
Multi-Sector Building	20,748	Home Depot	123,000
Casa Rico	4,718	Multi-Sector Building	20,748
Total Net Owned	148,466	Building B	4,000
Total Existing Square Feet	448,215	Building C	4,000
		Casa Rico	4,718
		Total Net Owned	148,466
		Total Proposed Square Feet	591,168

Carroll Creek Park



- ### New Development Along CCP
- ❖ 405,000 sf office space
 - ❖ 150,000 sf retail space
 - ❖ 350 to 600 MF residential units
 - ❖ 2,200 structured parking spaces
 - ❖ 1,500 new jobs
 - ❖ \$150+ million private investment
 - ❖ 200 Room Full Service Hotel
 - ❖ 20,000 +/- SF Conference Center



2007 Maryland APA Project of the Year
 2008 IEDC Project of the Year

- Completed 2006
- Phase 2A 2014/15
- Phase 2B (Site J/K)

Carroll Creek Park - Carroll Creek Park
 1111 Carroll Creek Park
 Frederick, MD 21701

Downtown Hotel & Conference Center

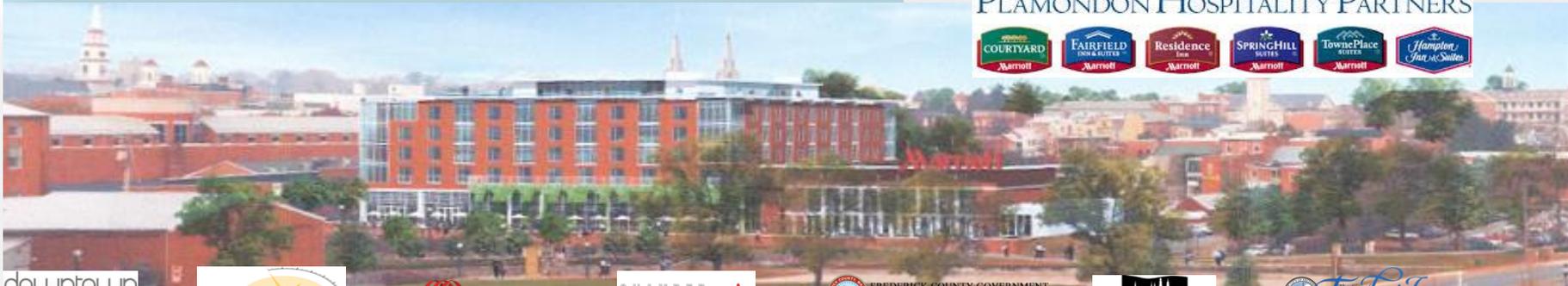
PROPOSED FACILITY PROGRAM

- 207 Room Full-Service Marriott Hotel
- 23,500 GSF Meeting Space
- 2 Large Ballrooms
- On-Site Parking - 104 spaces+
- Off-Site Parking – City Parking System
- LEED Certified – Green Design/Construction
- Historic Trolley Building Renovation
- 2 Restaurants including terrace dining along CCP
- 2 Lounges including a rooftop lounge
- Indoor Pool



ECONOMIC IMPACT

- \$64 Million Project
- \$25.8 M annual economic spending impact
- 280 Jobs (\$9.0 M payroll)
- 110 hotel jobs/\$2.9 M payroll
- Sales Tax / Hotel Tax
- Catalyst for Reinvestment



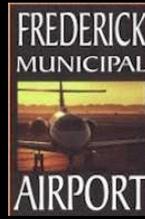
Other Select City Projects

Future Opportunities

- **Carroll Creek Park**
 - Downtown Hotel & Conference Center - Plamondon
 - Galleria – Wormald
 - McCutcheons Mill – McCutcheons Apple Products
 - McHenry's – Douglas Development
 - Union Mills – Douglas Development
 - Sites J/K - Matan
- **Office, Research, Industrial**
 - Monocacy Boulevard – City/MacRo
 - Thatcher Annexation - COPT
- **General Industrial**
 - Bowman Farm – City/MacRo
- **Future Large Mixed Use / Commercial Development**
 - Renn Farm - Matan
 - Frederick Brick Works – Foulger Pratt
 - Crum Annexation -
 - Schley Farm - TBD



Fly Frederick



- **Mission:** To deliver world-class aviation services as an economic driver in support of the Frederick community.
- **Vision:** To be the preferred executive airport in the Baltimore/Washington region
- **Business Use:** 350+ businesses annually
- **Usage:** 2nd busiest airport in Maryland (BWI is #1) (110,000 aircraft operations in 2014)
- **Services Provided:**
 - 2 licensed runways (5,200' and 3,600') – expandable to 6,000 ft
 - Federally Funded Air Traffic Control Tower
 - Fixed Base Operator Services - Aircraft maintenance/hangars
 - Fuel sales
 - Flight Training Programs
 - Trooper 3 – State Police Medivac Helicopter



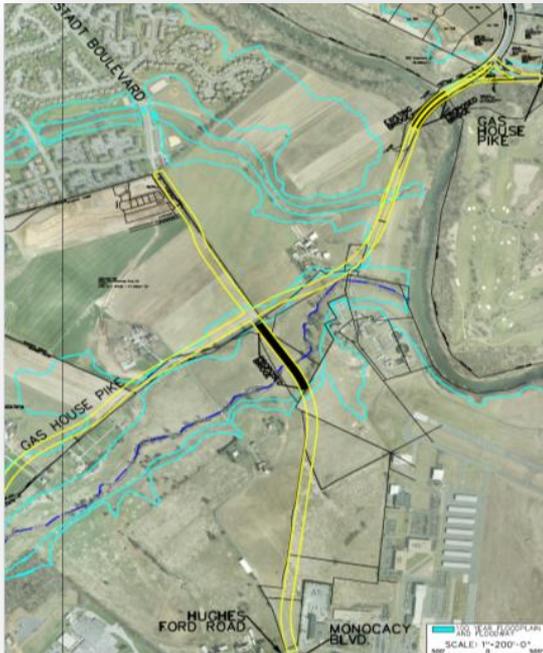
Economic Development Impact

JOB(S/Direct/Indirect /Induced)	1,268
BUSINESS REVENUE	\$110M
PERSONAL INCOME	\$ 77M
TAXES	\$ 7M

Source: 2013 Maryland Aviation Admin.



Transportation Infrastructure



❑ Monocacy Boulevard Center Section

- \$16 million shared between County & City
- Connects I-70 to Riverside Research Park & Airport
- Opens up land for employment development

❑ US 15/Monocacy Boulevard Interchange

- Construction to start spring 2015. Complete in 2017/2018
- Construction cost - \$63.8 million

❑ I-70 Widening - MD 144 to MD 85/East Street interchanges

- \$45 million project

❑ Carroll Creek Park – Shared Use Multi-Use Path

- Phase II Construction Awarded November 2013
- \$15.7M project scheduled for 2015 completion

❑ US340 Bridge to Jefferson Technology Park

- County provided TIF financing
- Complet

❑ MD 180/351 lane widening and expanded bridge over US 340/15

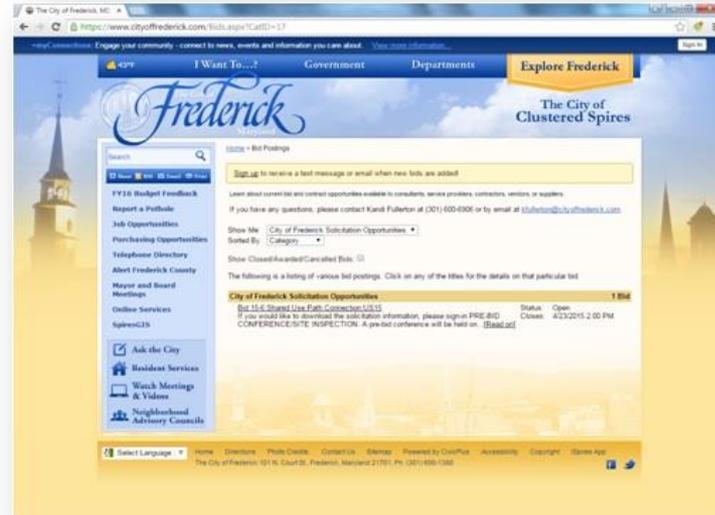
- Number 1 City/County Transportation Priority
- Improvements at Solarex Funded –construction start mid-2015



Local Government Procurement Opportunities



www.frederickcountymd.gov/Procurement



www.cityoffrederick.com



www.fcps.org/purchasing

Frederick

M a r y l a n d

www.businessinfrederick.com | www.discoverfrederickmd.gov



Richard Griffin, AICP, CEcD – Director
Department of Economic Development
The City of Frederick
rgriffin@cityoffrederick.com

Helen Propheter - Manager
Business Development & Retention Department
Frederick County Community Development Division
hpropheter@frederickcountymd.gov