



# The City of *Frederick* Maryland Economic Development

2015 Western Maryland Local Government Exchange

# Frederick: Past, Present, Future



An aerial photograph of Frederick, Maryland, showing a dense urban area with numerous brick buildings, streets, and green spaces. The city is surrounded by trees and rolling hills in the background.

# Frederick

M a r y l a n d

# national recognition

## **Hottest Neighborhoods of 2015**

*Redfin.com*

## **Top 10 Best Downtowns**

*Livability.com*

## **Top Eight Small Town Comebacks**

*CNN*

## **Top 100 Places to Live**

*Livability.com*

## **12 Prettiest Painted Places in America**

*Paint Quality Institute*

## **Top 10 Most Secure Places to Live**

*Farmers Insurance*

## **Top 25 Small Cities for Art**

*American Style Magazine*

## **Ten Great Neighborhoods**

*American Planning Association*

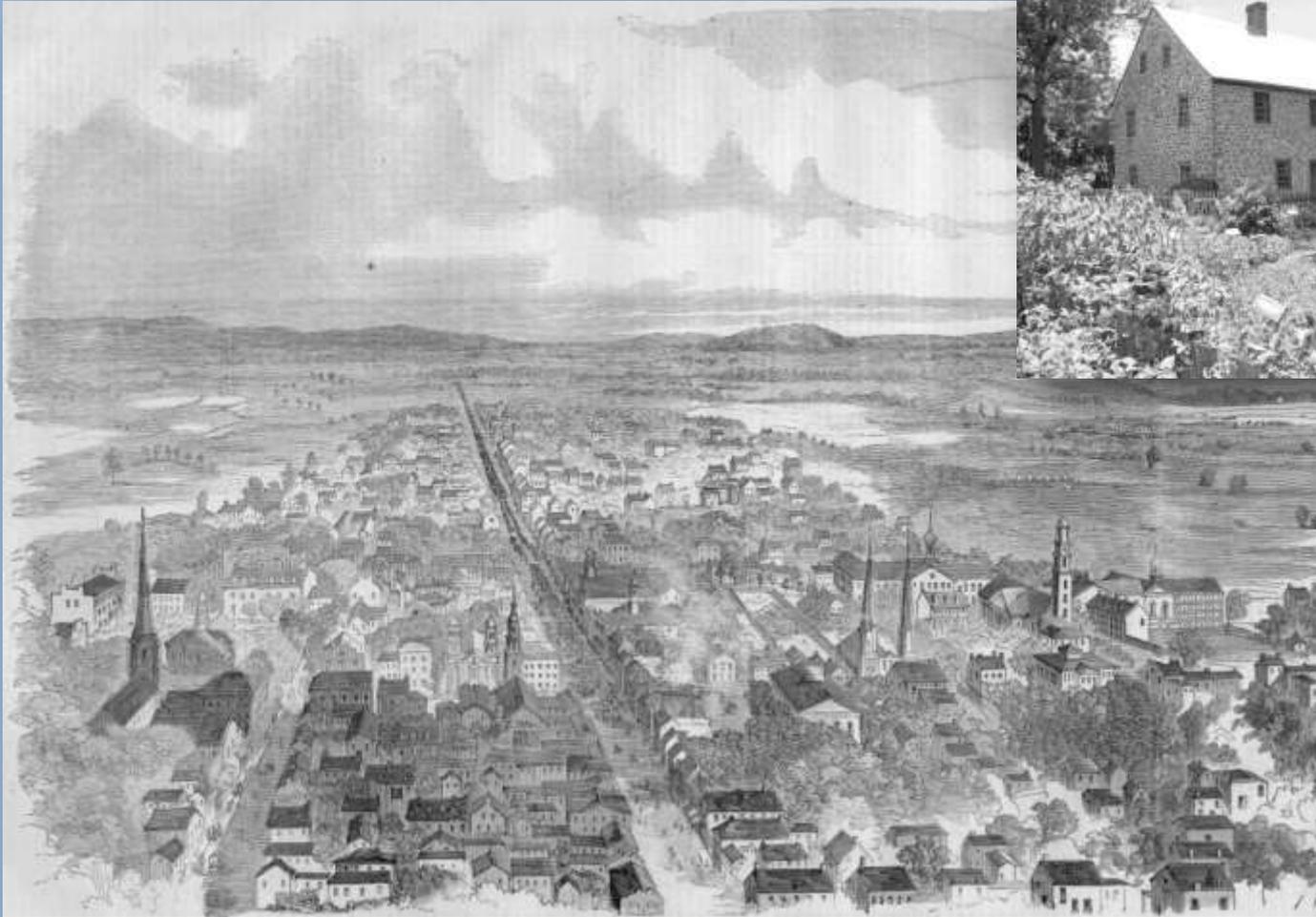
## **Great American Main Street Award**

*National Trust for Historic Preservation*

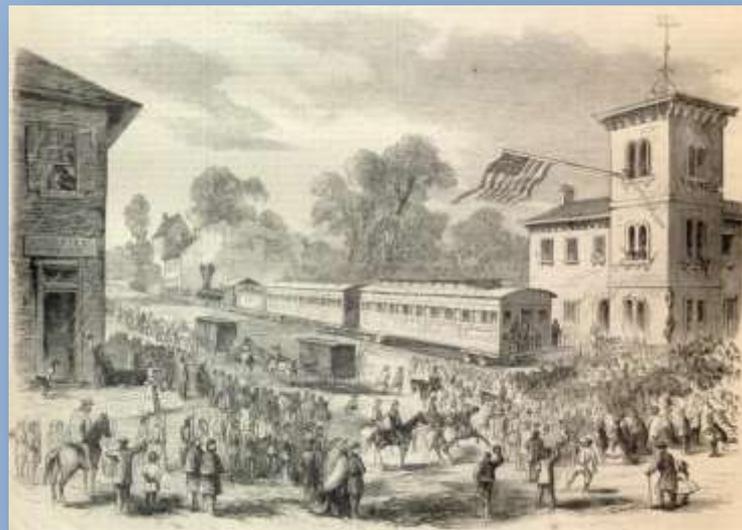
## **Top 10 Sexiest Suburbs in America**

*Movoto.com*

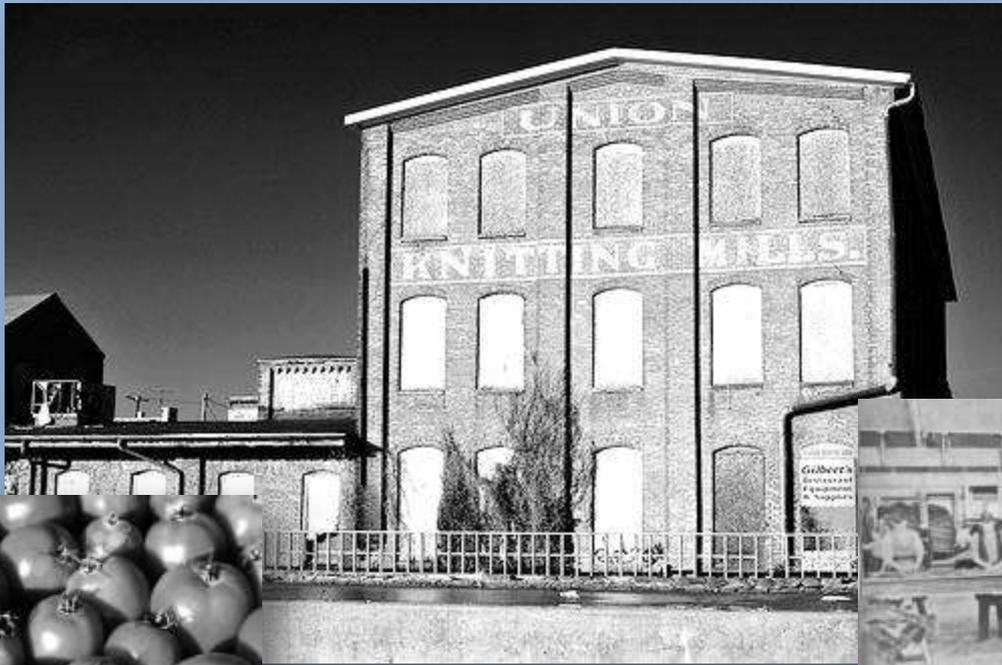
# early days



# conflict



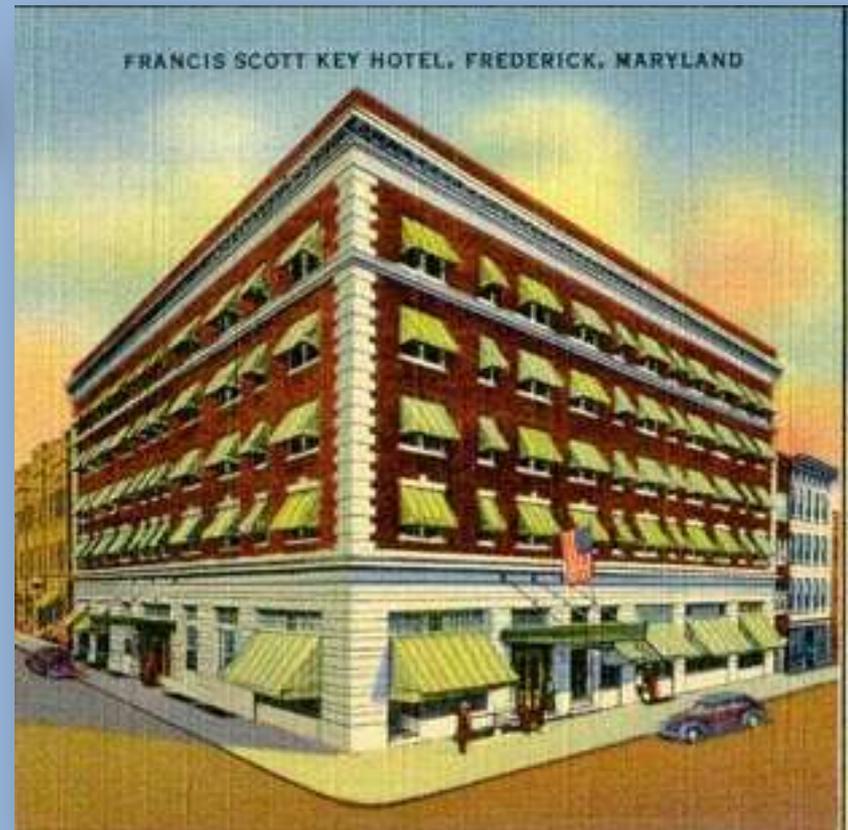
# canning, tanning & knitting



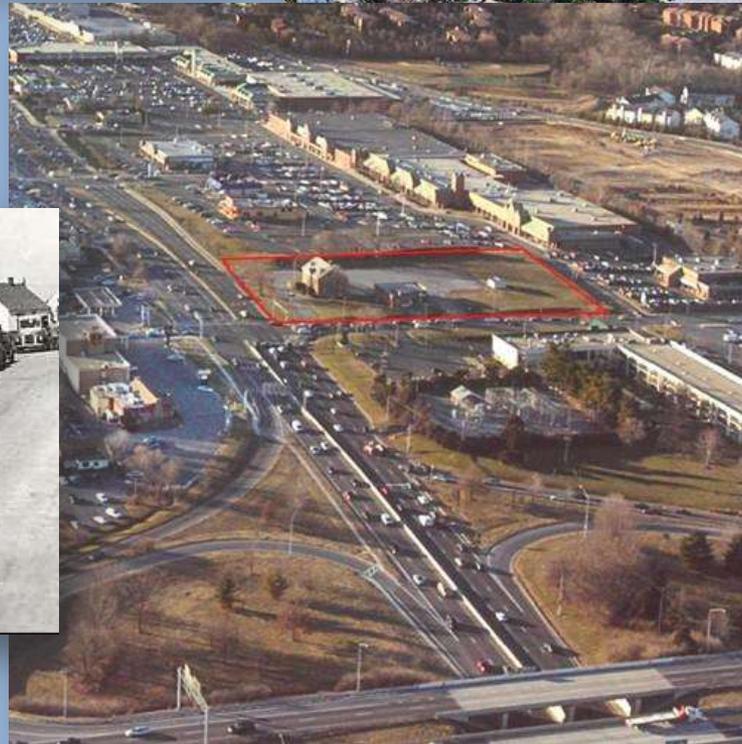
# camp detrick



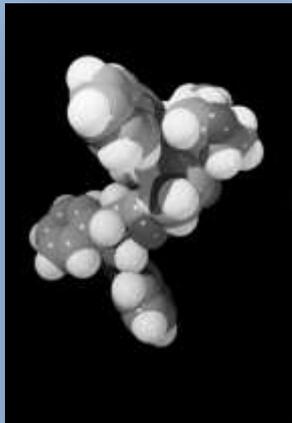
# downtown



# the burbs



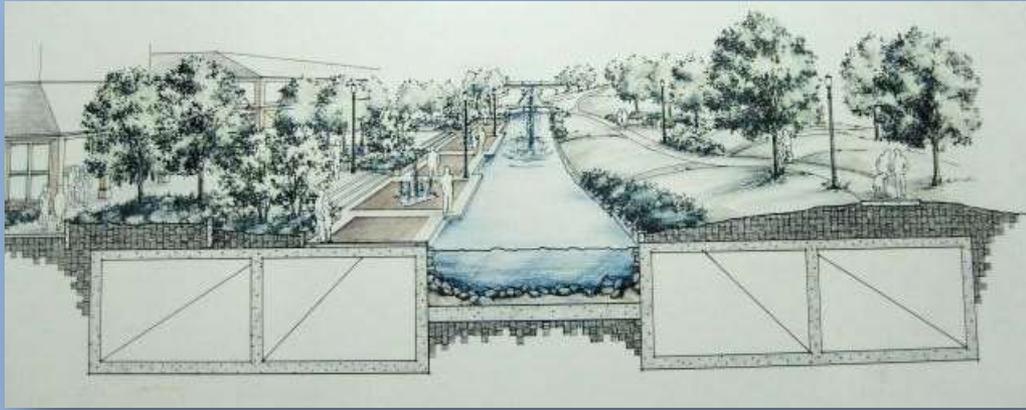
# cancer research



# downtown decline



# catalytic reaction



# elements



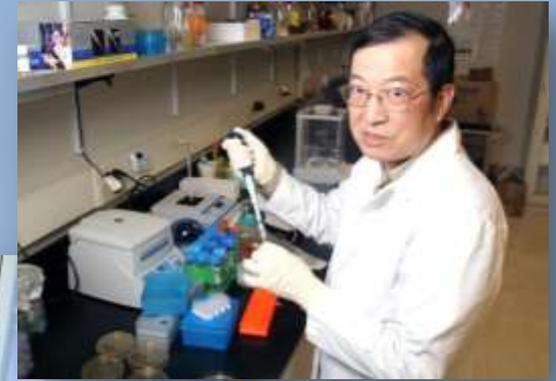
# access



# innovation



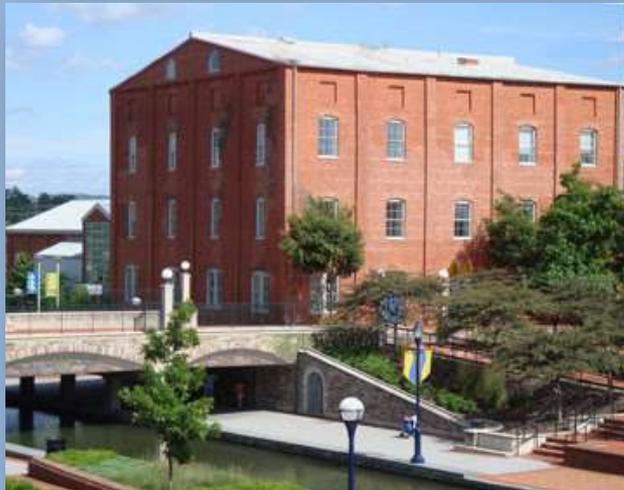
# entrepreneurs



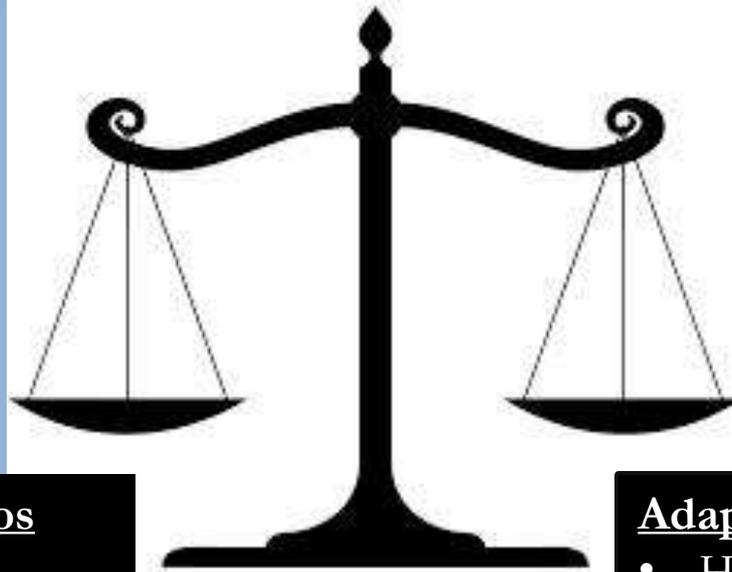
# spark!



# adaptive reuse



# balancing cost vs ROI



## 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 of Predictability in approval process = Risk
- Less Flexibility

# investment



## Be a Major Element in Frederick

Number of Employees in Frederick County

Type of Company

Periodic Table Abbreviation

Physical Size of Site

Company Name

Year Established in Frederick County

See why these companies and thousands of others are excited about being Elements in Frederick!  
[www.discoverfrederickmd.com/element](http://www.discoverfrederickmd.com/element)

FREDERICK ECONOMIC DEVELOPMENT  
301-404-1000 • 800-248-2296



# cool spaces



# cool companies



# key anchors



# park expansion



# infill & renovation

Buying New | Townes at Maxwell Square in Frederick, Md.



View Photos

The townhouses blend in with the Federal-style architecture. *The Washington Post*

Old cannery

## Chiesi Pharmaceuticals moving to Monocacy Valley Cannery

Story Comments (8) Post Post Size

Recommended 28 Tweet 8+1 0 Plus 0 10Phone 8

Posted: Wednesday, April 21, 2014 2:00 am

By Ed Waters Jr., News-Post Staff | 8 comments

Posted on Apr 21, 2014  
by Ed Waters Jr.

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.

Staff photo by Bill Green

Carroll Creek

## Software firm to lease most of Union Mills building, retail on the creek

Story Comments (2) Image (3)

Previous Next

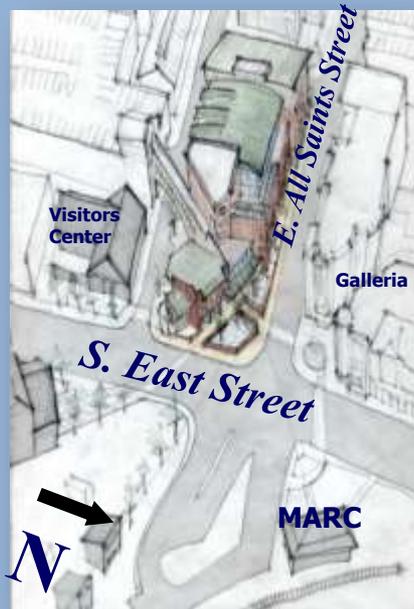


Staff photo by Sam Yu

Patrick Ward, center, project manager for Waynesboro Construction, talks about the renovations planned for the old Union Mills building during a tour of the building Friday.

# private investment

PLANNED - One Commerce Plaza



PLANNED - The Galleria



COMPLETED - East All Saints Street Garage



COMPLETED - Frederick Tourism Welcome Center



PLANNED - Union Mills



COMPLETED - FCPS Headquarters



PLANNED - McCutcheon's Mill



COMPLETED Monocacy Valley Canning

# downtown hotel



# downtown parking



# tourism





# sustainable approach

## Revitalization, Renovation, & Adaptive Reuse

- Downtown
- Golden Mile

## Annexation & Greenfield

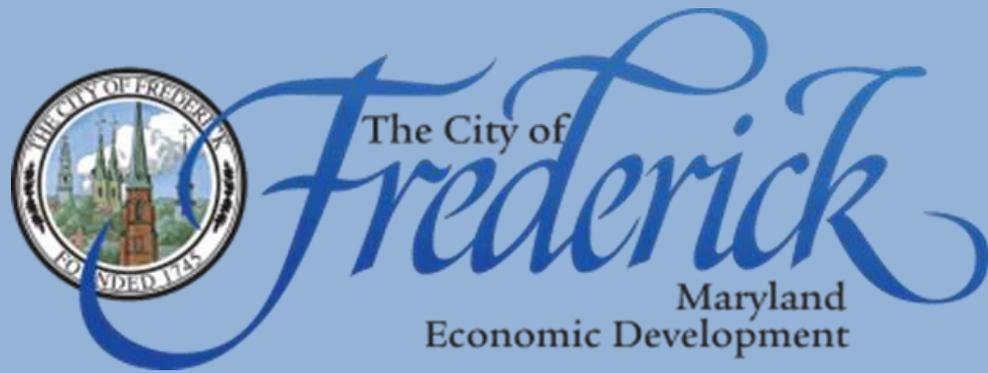
- 1,348 Acres
- Pipeline of Planned Housing  
and Employment



## Infill

- 288 vacant commercially  
zoned parcels
- 1,169 acres





**Blending History and Technology**