

**Key Commercial Projects**  
*The City of Frederick, Maryland*  
 Revised May 2015

	Project Name	Details	Status	Investment	Total SF	Office SF	Retail SF	Units	Amenities	Estimated Occupancy	Developer	Contact info
<b>Under Construction</b>	Aspen Ridge - Thomas Johnson Drive	3 Medical Offices	Under Construction	TBD	92,790	92,790	0	N/A	Close proximity to Frederick Memorial Healthcare	June 2014, January 2015, 2016	Rockpoint Justin Auscherman	301-401-1263
	Fort Detrick: USAMRIID Lab	Clinical, Administrative and Logistical offices	Under Construction	653,000,000	800,000	800,000	0	N/A	US Green Building Council certification (LEED) NC Silver	Est 2017	USAMRMC; Lanessa Hill	301-619-3324
	Genesis HealthCare - Ballenger Center Drive	Skilled nursing & rehab care	Under Construction	\$20,000,000	76,244	0	0	N/A	130 beds including 44 private rooms	2015	Genesis Healthcare Natalie Holland	410-494-8166
	Carroll Creek Park - Phase II - W Patrick Street to East Patrick Street	3.1-mile urban park	Under Construction	12,500,000	N/A	0	0	N/A	Brick paths, lighting, planter beds, water features	2015	HNTB - Design; Waynesboro Construction	301-600-1902
	Union Mills - Patrick Street @ Carroll Creek Park	Office & retail - Regent Education Leasing 24K SFT	Under Construction	20,000,000	66,000	66,000	N/A	N/A		2015	Douglas Development	202-638-6300
	AstraZeneca/MedImmune - 636 Research Court	Biologics Manufacturing - 300 New Jobs	Under Construction	200,000,000	95,000	95,000	0	N/A	Biologics Manufacturing Facility	2016	AstraZeneca	302-886-3000
	<b>Sub Totals</b>			905,500,000	1,130,034	1,053,790	0	0				

Proposed	Project Name	Details	Status	Investment	SF	SF	SF	SF	Amenities	Estimated Occupancy	Developer	Contact info	
	Ballenger Creek Center/Value Place Hotel - I70 & Ballenger Creek Drive	Hotel	Proposed		N/A	0	0	N/A				Mackintosh Realtors	240-529-0101
	Downtown Hotel & Conference Center - Former Frederick News-Post Patrick & Carroll Street	207 room hotel with meeting space	Proposed	55,000,000	74,000	0	N/A	207	In historic Downtown Frederick; close to Carroll Creek Park, MARC Train Station & Visitors Center	Est 2016		Plamondon Companies	Jon Fields 301-695-5051 x 130
	Frederick Town Mall Redevelopment/Walmart - Golden Mile Route 40	Retail redevelopment	Proposed - Estimated to Begin Summer 2015	TBD	150,000	0	150,000	N/A	Connector Road, trail improvements. Possible creek restoration	TBD		DLC Management	914-631-3131
	McCutcheon's Mill - Carroll Creek Park & Wisner	Rental facility & retail space	Proposed	5,000,000	34,000	0	34,000	N/A	20 ft working water wheel & 2 levels of covered porch; Carroll Creek Park	TBD		Bob McCutcheon	301-662-3261
	McHenry's - Patrick & East Street	Office & retail	Proposed	24,000,000	80,000	80,000	N/A	N/A	Historic Downtown Frederick @ Carroll Creek Park	TBD		Douglas Development	202-638-6300
	Northgate - US15 @ Christopher Crossing	Retail	Proposed	TBD	150,000	0	150,000	N/A	TBD	TBD		KLNB Retail	443-632-2043
	One Commerce Plaza - East Street & Carroll Creek Park	Office, Retail & Residential	Proposed	24,000,000	80,000	80,000	N/A	N/A	TBD	TBD		MacRo Limited	301-698-9696 ext. 202
	River Run Retail Center - Monocacy Blvd & Progress Drive	Retail	Proposed	TBD	134,356	0	134,356	N/A	TBD	TBD		Chesapeake Realty Partners	410-356-9900
	Riverside 6 - Monocacy Blvd & Progress Drive	Office	Proposed	18,000,000	110,000	110,000	0	N/A		TBD		Matan	301-694-9200
	Riverside 7 - Monocacy Blvd & Progress Drive	Office	Proposed	18,000,000	110,000	110,000	0	N/A		TBD		Matan	301-694-9200
	Riverside 8 - Monocacy Blvd & Progress Drive	Office	Proposed	18,000,000	110,000	110,000	0	N/A		TBD		Matan	301-694-9200
	Sharpes Florist/Motter Square - Motter Avenue	Elderly housing & 1st floor commercial	Proposed	TBD	90,000	90,000	90,000	N/A	Partnership with Housing Authority	TBD		Buckeye Development	301-585-0900
	Village Center @ Worman's Mill - Route 26	Retail & Office	Proposed	3,500,000	27,244	0	27,244	N/A				Turning Point; www.villagecenterforlease.com	301-831-8232
	Galleria	Condos & Retail	Proposed	30,000,000	N/A	0	30,000	120	TBD	TBD		Wormald	301-694-6614
327 Ballenger Center Drive - Ballenger Center Drive	Office	Proposed		120,000	120,000	0	N/A	Planned as first LEED Gold Certified building	TDB		Heritage Properties	410-769-6100	
<b>Sub Totals</b>			\$195,500,000.00	1,269,600	700,000	615,600	327						

Recently Completed	Project Name	Details	Status	Investment	SF	SF	SF	SF	Amenities	Estimated Occupancy	Developer	Contact info
	Monocacy Valley Canning - East & South Street	Office & retail	Recently Completed	2,000,000	60,000	60,000	0	N/A	Historic Downtown Frederick; Carroll Creek Park	Fall 2014	Kline, Scott, Visco	301-694-8444
	Market Square - Route 26	Retail	Recently Completed		175,000	0	175,000	N/A	Anchors - Homegoods, Petsmart, Sport & Heaht	Summer 2014	JBGR Retail	301-657-0700
	NCI @ Riverside ATRF - Monocacy Blvd & Gas House Pike	Commercial Research Facility	Recently Completed	250,000,000	330,000	330,000	0	N/A		2012		
	Frederick Municipal Airport - 111 Airport Drive East	Air Traffic Control Tower	Completed	5,000,000	N/A	N/A	N/A	N/A		2011		
	Clemson Corner - Route 26	Retail	Completed		362,000	0	362,000	N/A	Anchors - Wegmans, Lowes	2011		
	<b>Sub Totals</b>			\$257,000,000.00	927,000	390,000	537,000	0				
Upcoming Development	Project Name	Details	Status	Investment	SF	SF	SF	SF	Amenities	Estimated Occupancy	Developer	Contact info
	Ballenger Creek Center - Between I70 & Ballenger Center	6.1 AC	Key Available Land	N/A	N/A	N/A	N/A	N/A	Easy access to I70 & I270		Mackintosh Realtors	240-529-0101
	Frederick Brick Works Property - East Street Extended	66 AC; Office, retail & residential	Key Available Land	N/A	N/A	N/A	N/A	N/A	Close to Carroll Creek Park, downtown shopping & dining, MARC Train; easy access to I70		Foulger Pratt	240-499-9600
	Riverside Research Park - Rt. 26 & Monocacy Blvd	121 AC;	Key Available Land	N/A	N/A	N/A	N/A	N/A	BRAC Zone; walking trails; landscaping & pond		Matan	301-815-9964
	Schley Farm - 801 E. Church Street	74.50 AC; Industrial	Key Available Land	N/A	N/A	N/A	N/A	N/A	Close to US 15 and I70		CBRE	703-288-2547
	Sites J & K - Carroll Creek Park / E Patrick Street	6.12 AC Residential	Proposed	N/A	N/A	N/A	N/A	250	Walkable to Downtown Frederick		Matan	301-815-9964
	Renn Farm - E Church Street	200 AC	Proposed	N/A	200,000	N/A	N/A	N/A	Close to Downtown Frederick		Matan	301-815-9964
	<b>Sub Totals</b>			\$0	200,000	0	0	250				