Frederick: Past, Present, Future

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

early days

- 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

conflict

canning, tanning & knitting
camp detrick
downtown
cancer research
catalytic reaction
downtown decline
elements

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

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

INCENTIVES
Reduce Development Review Time and Cost – vs greenfield

investment

cool spaces

cool companies

key anchors

park expansion
infill & renovation

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

private investment

PLANNED - The Galleria
PLANNED - One Commerce Plaza
PLANNED - Union Mills
PLANNED - Monocacy Valley Canning
COMPLETED - FCPS Headquarters
COMPLETED - Multicacy Valley Canning
COMPLETED - Frederick Tourism Welcome Center
COMPLETED - East All Saints Street Garage
COMPLETED - McCutcheon’s Mill
COMPLETED - Monocacy Valley Canning

downtown hotel

downtown parking

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tourism

wayfinding
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

Downtown
Golden Mile

Blending History and Technology