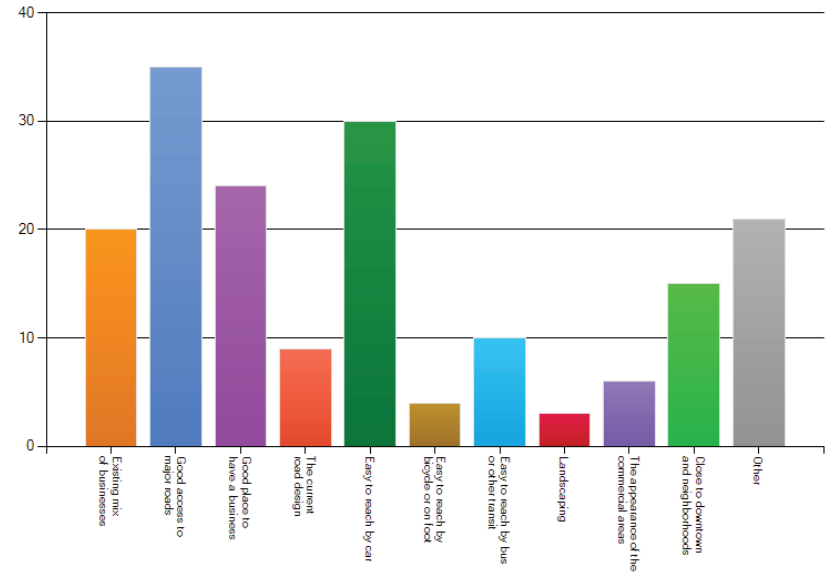


Property Owner Survey Results

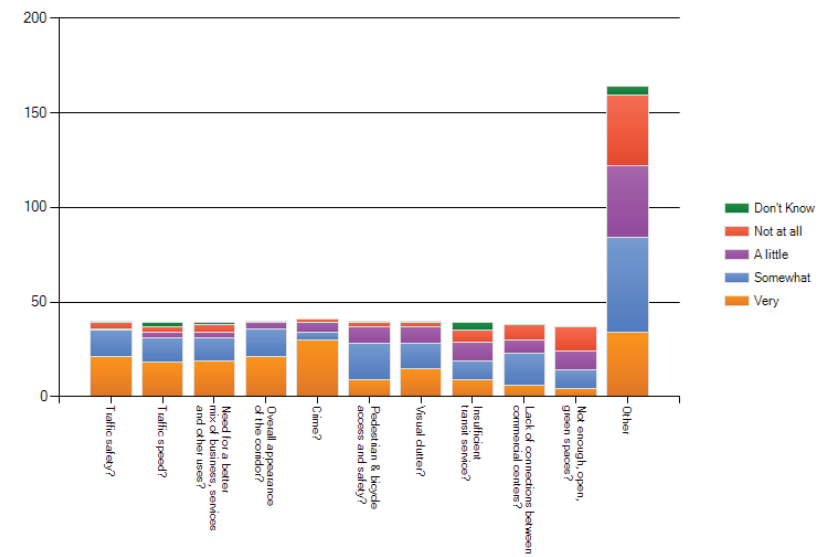
Golden Mile Small Area Plan - Property Owner Survey

1. What are the most positive aspects of the Golden Mile? (check all that apply)		
Answer Options	Response	Response
Existing mix of businesses	50.0%	20
Good access to major roads	85.0%	34
Good place to have a business	57.5%	23
The current road design	22.5%	9
Easy to reach by car	72.5%	29
Easy to reach by bicycle or on foot	10.0%	4
Easy to reach by bus or other transit	22.5%	9
Landscaping	7.5%	3
The appearance of the commercial areas	15.0%	6
Close to downtown and neighborhoods	37.5%	15
Access to nearby communities such as Myersville and Middletown	50.0%	20
Other (please specify):	2.5%	1
answered question		40
skipped question		0
Number Other (please specify):		
1 Easy parking		

What are the most positive aspects of the Golden Mile? (check all that apply)



As a property owner, how important are the following issues facing the Golden Mile as a commercial corridor?



Golden Mile Small Area Plan - Property Owner Survey

2. As a property owner, how important are the following issues facing the Golden Mile as a commercial corridor?

Answer Options	Very	Somewhat	A little	Not at all	Don't Know	Response Count
Traffic safety?	21	13	1	3	1	39
Traffic speed?	18	12	3	3	2	38
Need for a better mix of business, services and other uses?	19	12	3	4	1	39
Overall appearance of the corridor?	20	15	3	1	0	39
Crime?	30	3	5	2	0	40
Pedestrian & bicycle access and safety?	9	18	9	2	1	39
Visual clutter?	15	12	9	2	1	39
Insufficient transit service?	9	10	9	6	4	38
Lack of connections between commercial centers?	5	17	7	8	0	37
Not enough, open, green spaces?	4	10	9	13	0	36
The road design of US-40?	7	11	10	10	2	40
Flooding?	3	7	8	20	2	40
Vacant properties?	13	16	7	4	0	40
Traffic volume?	11	14	11	3	1	40
Other?	4					4
answered question						40
skipped question						0

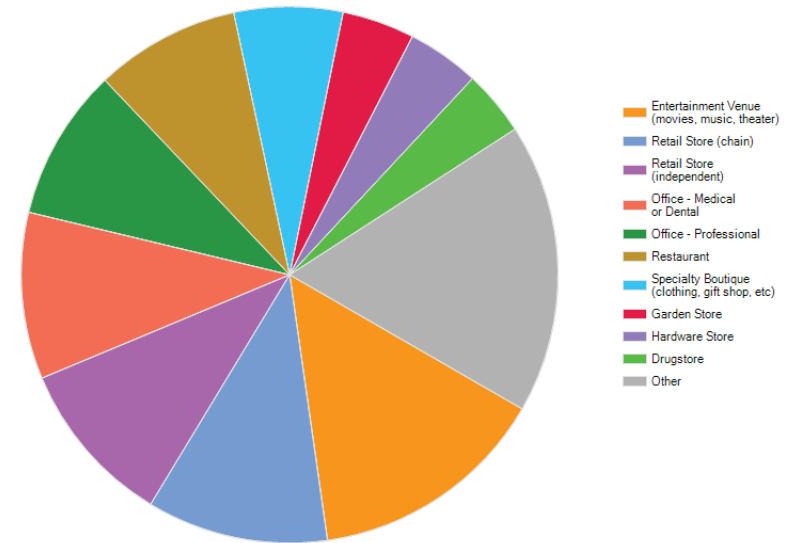
Number	Other?
1	Area behind PNC, KFC feels dirty and old, signs are broken and road is in bad shape.
2	Support by Frederick for small area business and home owners. Tax Reduction!
3	Faster permitting
4	Covercoming negative image

Golden Mile Small Area Plan - Property Owner Survey

3. What types of businesses would create a better business environment along the Golden Mile/US-40 Corridor? (check all that apply)

Answer Options	Response	Response
Restaurant	48.7%	19
Grocery Store	15.4%	6
Drugstore	23.1%	9
Furniture Store	7.7%	3
Car Dealership	7.7%	3
Auto Services (gas station, auto repair, car wash)	10.3%	4
Convenience Store	12.8%	5
Retail Store (independent)	59.0%	23
Retail Store (chain)	61.5%	24
Bank / Financial Services	17.9%	7
Insurance	10.3%	4
Office - Professional	51.3%	20
Office - Medical or Dental	56.4%	22
Personal Services (hair, nails, skin, etc)	12.8%	5
Entertainment Venue (movies, music, theater)	82.1%	32
Specialty Boutique (clothing, gift shop, etc)	38.5%	15
Garden Store	25.6%	10
Hardware Store	25.6%	10
Other (please specify)	5.1%	2
answered question		
	39	39
skipped question		
	1	1

What types of businesses would create a better business environment along the Golden Mile/US-40 Corridor? (check all that apply)



Number Other (please specify)

1 Bowling or skating or recreation for teens.

2 state of the art mall

Golden Mile Small Area Plan - Property Owner Survey

4. Are there types of businesses or land uses that would not be

Answer Options	Response
	16
answered question	16
skipped question	24

Number	Response Text
1	junk yard or concrete manufacturing
2	adult book store/entertainment
3	strip clubs/sex shops
4	strip clubs
5	Night clubs and bars
6	I grew up in this area and it was the lace to be. I will help with any idea possible.
7	Tattoo parlors, Pool Halls, Nightclubs, Adult Entertainment Businesses
8	Strip Clubs
9	Adult Video and Hotel/Motel
10	No more restaurants
11	auto repair/adult sales
12	wig shops, car repair
13	No more fast food
14	Porn establishments
15	Adult entertainment
16	More "Dollar" stores

Golden Mile Small Area Plan - Property Owner Survey

5. How can safety be improved on the Golden Mile for pedestrians and

Answer Options	Response
	18
answered question	18
skipped question	22

Number Response Text

- 1bicycle path
- 2better road markings
- 3bike lanes, sidewalks
- 4sidewalks, bike paths
- 5more crosswalks and prohibiting right turns on red when crosswalk is active.
- 6Do not encourage them to travel by foot or bicycle in this area
- 7have a cross over bridge
- 8improve bus routes pass the mall
- 9Crosswalk signs
- 10Police crack down on loitering
- 11Overall, police need to be more proactive with issues such as J walking.
- 12Bicycle lanes on the Golden Mile
- 13Better connections between retail centers, sidewalks
- 14Pedestrians etc need to pay attention to whats there.
- 15Longer lights for them to cross.
- 16lower the speed limit longer crossing lights better sidewalks all along the gmc wider walking/bike paths
- 17Sidewalks on both sides and a bike lane
- 18More crosswalks, for instance, mid-block on Willowdale Drive by exit from pet store and on Hillcrest Drive, exiting from Vista Plaza

Golden Mile Small Area Plan - Property Owner Survey

6. How can safety be improved on the Golden Mile for drivers?

Answer Options	Response Count
	17
answered question	17
skipped question	23

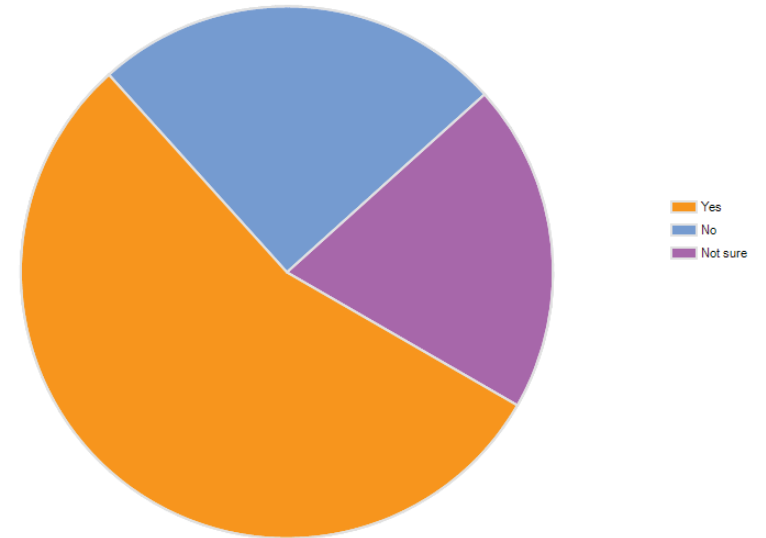
Number	Response Text
1	no answer
2	traffic calming
3	slow down drivers using RT 40 as a through way instead of a shopping route, fix Hillcrest Drive
4	not needed
5	red light cameras at Hillcrest
6	sync traffic lights
7	More access to businesses without making U-turns.
8	Cameras at lights
9	Improve 40/Alt. 40 transfers
10	More police presense
11	Better/more traff lights.
12	Improve intersection at R/15. Constant back-up in right lane to R/15 south on 40 BB.
13	Ok way it is.
14	Timed lights
15	same as above mainly enforc slower speed limits it's crazy out there
16	Visible street signs and signs that alert you to the interesection that your are approaching
17	Length of stop lights could be changed. Because of Inog waits, I believe many drivers run the red lights. However, I do not want red light cameras on Rt. 40

Golden Mile Small Area Plan - Property Owner Survey

7. Does the existing infrastructure (roads, bicycle/pedestrian routes, utilities, drainage,

Answer Options	Response	Response
Yes	53.8%	21
No	25.6%	10
Not sure	20.5%	8
answered question		39
skipped question		1

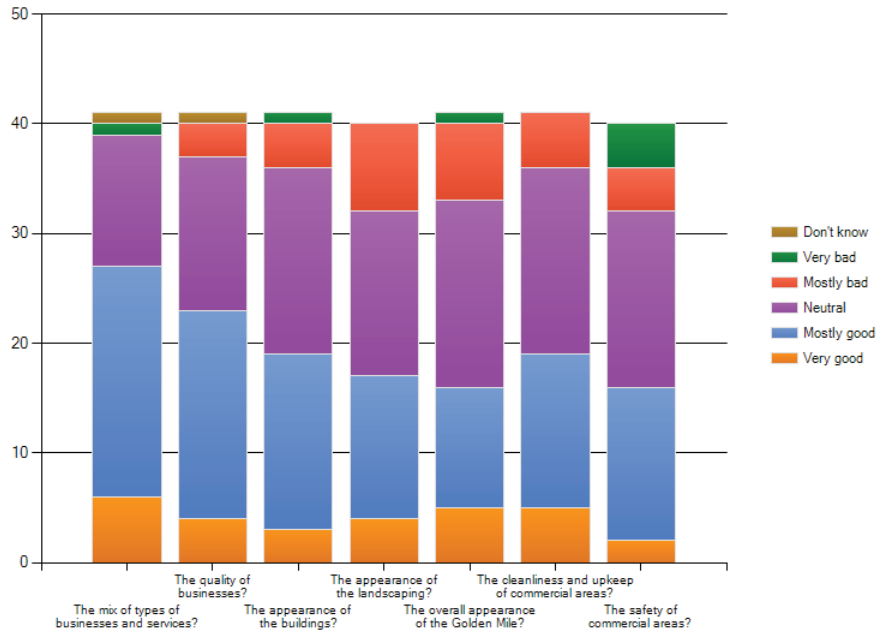
Does the existing infrastructure (roads, bicycle/pedestrian routes, utilities, drainage, etc) provide adequate support for businesses and properties on the Golden Mile?



Golden Mile Small Area Plan - Property Owner Survey

Answer Options	Very good	Mostly good	Neutral	Mostly bad	Very bad	Don't know	Response
The mix of types of businesses and services?	6	21	11	0	1	1	40
The quality of businesses?	4	19	13	3	0	1	40
The appearance of the buildings?	3	15	17	4	1	0	40
The appearance of the landscaping?	4	13	15	7	0	0	39
The overall appearance of the Golden Mile?	5	11	16	7	1	0	40
The cleanliness and upkeep of commercial areas?	5	14	16	5	0	0	40
The safety of commercial areas?	2	14	15	4	4	0	39
Additional comments:	4						4
answered question							40
skipped question							0

How would you rate the following qualities of the Golden Mile?



Golden Mile Small Area Plan - Property Owner Survey

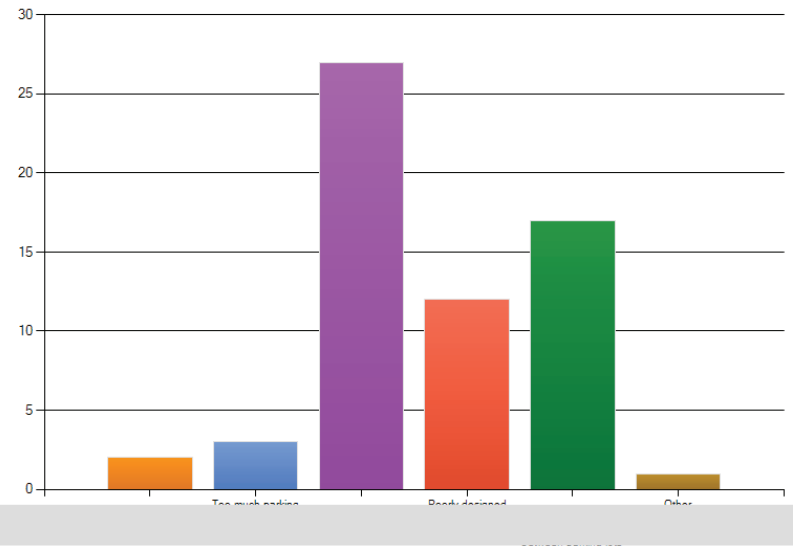
9. How would you describe the parking areas along the Golden Mile? (check all that apply)

Answer Options	Response	Response
Not enough parking	5.0%	2
Too much parking	7.5%	3
Parking is sufficient	67.5%	27
Poorly designed parking lots	30.0%	12
No connections between parking lots	40.0%	16
Other	2.5%	1
answered question		40
skipped question		0

Number Other

1 Just fix roads and stop signs and keep the grass cut.

How would you describe the parking areas along the Golden Mile? (check all that apply)



Golden Mile Small Area Plan - Property Owner Survey

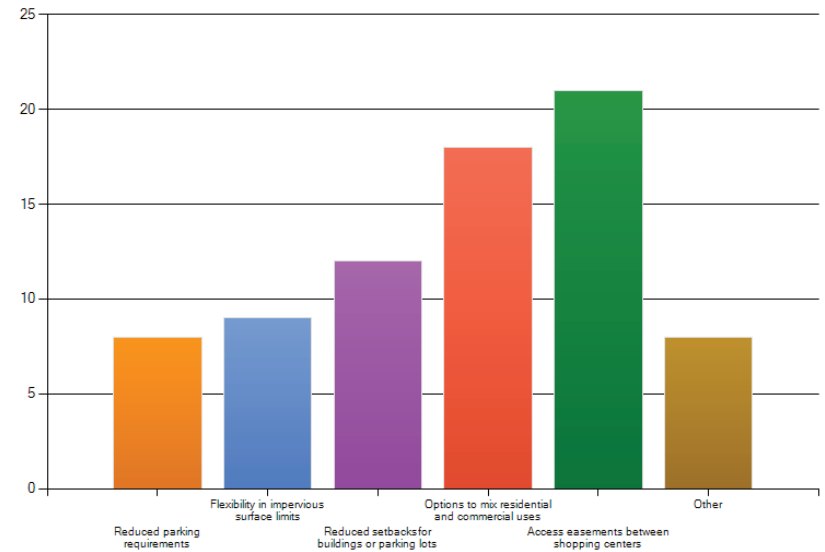
10 What types of development incentives would encourage property owners to		
Answer Options	Response	Response
Reduced parking requirements	22.9%	8
Flexibility in impervious surface limits	22.9%	8
Reduced setbacks for buildings or parking lots	31.4%	11
Options to mix residential and commercial uses	48.6%	17
Access easements between shopping centers	57.1%	20
Other	22.9%	8
answered question		35
skipped question		5

Number	Other
1	tax abatements
2	property tax, recordation tax, government regulation too much
3	tax credit, greater community involvement
4	City taxes too high
5	Tax Incentives
6	Reduce taxes on homeowners. Ease flood restriction.
7	Tax credits
8	Tax incentives

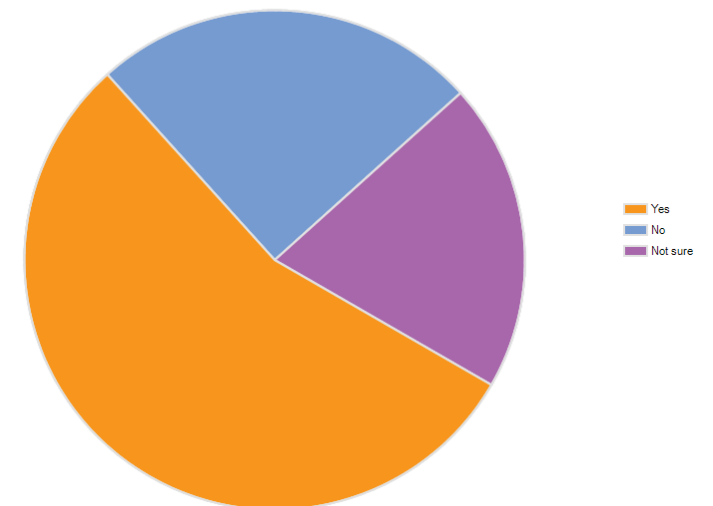
Golden Mile Small Area Plan - Property Owner Survey

11. Do you think that mixed-use buildings (i.e. buildings with both commercial/office and		
Answer Options	Response	Response
Yes	56.4%	22
No	25.6%	10
Not sure	17.9%	7
answered question		39
skipped question		1

What types of development incentives would encourage property owners to redevelop properties along the Golden Mile?



Do you think that mixed-use buildings (i.e. buildings with both commercial/office and residential uses) would be appropriate along the Golden Mile corridor?

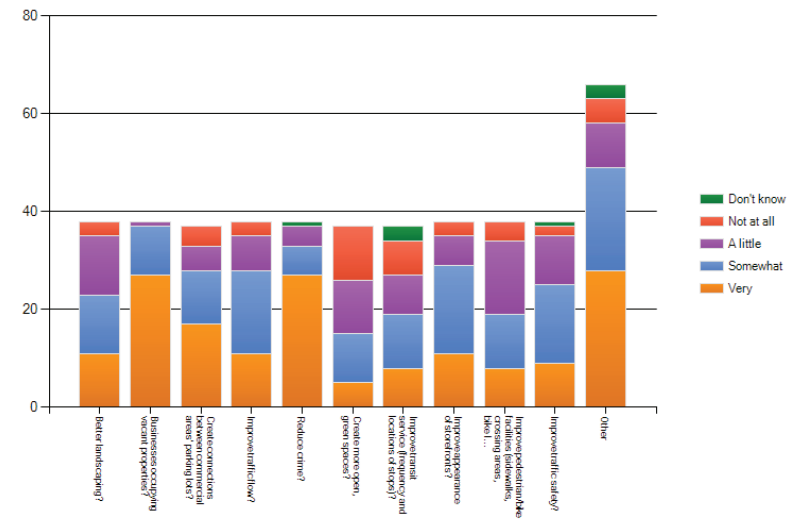


Golden Mile Small Area Plan - Property Owner Survey

12. Do you feel that the name "Golden Mile" has a positive or a negative meaning to most people?

Answer Options	Response	Response
Positive	32.5%	13
Mostly positive	32.5%	13
Neutral	17.5%	7
Mostly negative	10.0%	4
Negative	5.0%	2
Don't know	2.5%	1
	answered question	40
	skipped question	0

How important are these possible actions to improve the Golden Mile/US-40 Corridor?



Golden Mile Small Area Plan - Property Owner Survey

13. How important are these possible actions to improve the Golden Mile/US-40 Corridor?

Answer Options	Very	Somewhat	A little	Not at all	Don't know	Response Count
Better landscaping?	11	11	12	3	0	37
Businesses occupying vacant properties?	27	9	1	0	0	37
Create connections between commercial areas' parking lots?	16	11	5	4	0	36
Improve traffic flow?	11	16	7	3	0	37
Reduce crime?	26	6	4	0	1	37
Create more open, green spaces?	5	10	10	11	0	36
Improve transit service (frequency and locations of stops)?	8	10	8	7	3	36
Improve appearance of storefronts?	11	17	6	3	0	37
Improve pedestrian/bike facilities (sidewalks, crossing areas, bike lanes)?	8	10	15	4	0	37
Improve traffic safety?	9	15	10	2	1	37
Adopt design guidelines for new development?	12	11	4	4	2	33
Better marketing and "branding"?	16	9	5	1	1	32
Other:	6					6
	answered question	37				37
	skipped question	3				3

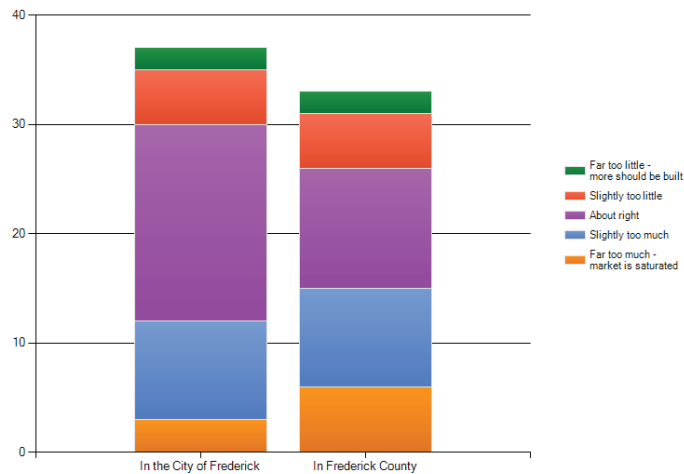
Golden Mile Small Area Plan - Property Owner Survey

14. How would you describe the current inventory of Retail and Office space?						
Answer Options	Far too much - market is saturated	Slightly too much	About right	Slightly too little	Far too little - more should be built	Response Count
In the City of Frederick	3	9	18	4	2	36
In Frederick County	6	9	11	4	2	32
					answered question	36
					skipped question	4

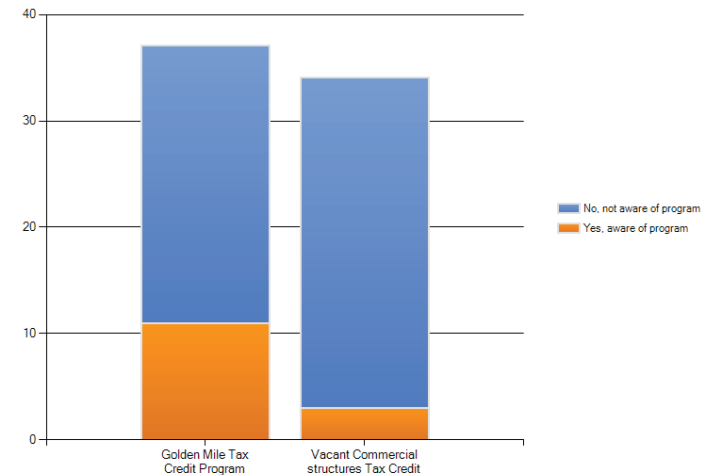
Golden Mile Small Area Plan - Property Owner Survey

15. Are you aware of the following Economic Development tools offered by the City of Frederick			
Answer Options	Yes, aware of program	No, not aware of program	Response Count
Golden Mile Tax Credit Program	10	26	36
Vacant Commercial structures Tax Credit	3	30	33
		answered question	36
		skipped question	4

How would you describe the current inventory of Retail and Office space?



Are you aware of the following Economic Development tools offered by the City of Frederick



Golden Mile Small Area Plan - Property Owner Survey

16. What other ideas or comments do you have about the Golden Mile Corridor that might assist us in this planning study?

Answer Options	Response Count
	12
answered question 12	12
skipped question 28	28

Number	Response Text
1	crime has been an issue
2	commuters and non shopping drivers need to be routed around the Golden Mile. Hillcrest drive is impossible around 5 pm, way too much traffic. Other times they speed down the hill and across RT 40
3	I tired to buy 800,000 land w/o building cost just requisition , recordation & tax free project, highway department tax and other 80,000. Middle class people like me let them invest after getting tax. Call me for more detail 301-986-0123
4	neighborhoods need to be cleaned up. Help the Frederick Towne Mall move forward with renovation plans through fast tracking or fee reduction
5	I was born and raised in this area as well as owned property. This property was beautiful, busy and in great shape. Now the front of the buildings are old and outdated. I have moved near this area and would love to support retail and restaurant but to get the masses of people back the interior beauty needs to be welcome and reflexed Frederick, like the effort that has been represented by Downtown and some FSK area.
6	My business does not have adequate access to public water and sewer.
7	The current flood plan restrictions limit development. I have tried to renovate / restore my residential property and was met with too many limitations.
8	Get rid of the "homeless" camp on the south side of Rt. 40 across from Bowers Road.
9	For pedestrian, bicycle safety, build walkways over Rt. 40, several of them.
10	Sorry, right now I can't think of anything.
11	The mall around must be redone. We would benefit from some of the design concepts of Westview....and downtown
12	It is difficult to exit parking lots because of traffic back-up at lights or the timing of lights - for instance, Hillcrest Drive & Willowdale areas. Pedestrians also complicate matters for drivers

Golden Mile Small Area Plan - Property Owner Survey

2.1 How long have you owned a property on the Golden Mile corridor?		
Answer Options	Response Percent	Response Count
years	100.0%	38
months	7.9%	3
answered question		38
answered question		38
skipped question		2
skipped question		2

Number	years	months
1	25	
2	15	
3	40	8
4	35	
5	3	
6	25	
7	17	
8	5	
9	2	2
10	28	
11	4	
12	30	
13	24	
14	10	
15	90 - family owned	
16	40	
17	40	
18	46	
19	33	
20	14	
21	15	

Golden Mile Small Area Plan - Property Owner Survey

2.2 Do you plan to improve your property in the next 3 years?		
Answer Options	Response Percent	Response Count
Yes	60.0%	15
Don't know	40.0%	10
No, because		11
answered question		25
answered question		25
skipped question		15
skipped question		15

Number	No, because
1	everywhere
2	Leased to other parties
3	Not worth it in teh next 10 years.
4	Flood / Tax Restriction
5	No sewer service yet.
6	just made major investment to rehab.
7	fully built out
8	interior
9	our property has been improved on the inside. we have put in landscaping. we will always try to keep the outside looking good
10	No
11	because improvements are needed

Golden Mile Small Area Plan - Property Owner Survey

2.3 Please indicate how many Golden Mile properties you own:	
Answer Options	Response Count
	33
answered question	33
skipped question	7

Number	Response Text		
		28	1
		29	2
		30	1
		31	1
		32	1
		33	1
1	1		
2	1		
3	1		
4	2		
5	1		
6	1		
7	2		
8	1		
9	1		
10	1		
11	2		
12	1		
13	1		
14	1		
15	1		
16	4		
17	4		
18	1		
19	1		
20	2		
21	1		
22	1		
23	2		
24	1		
25	1		
26	2		
27	1		

Golden Mile Small Area Plan - Property Owner Survey

2.4 If your property has multiple tenants, what is the vacancy rate?		
Answer Options	Response Percent	Response Count
Current vacancy rate (%)	100.0%	13
Historic vacancy rate (%)	69.2%	9
answered question		13
skipped question		27

Number	Current vacancy rate (%)	Historic vacancy rate (%)
1	0	0
2	30	35
3	50	0
4	80	
5	100	
6	0	0
7	0	0
8	10	
9	0	5
10	100	100
11	10	
12	20	80
13	40	2

Golden Mile Small Area Plan - Property Owner Survey

2.5 Overall, do you feel that your Golden Mile property has been a good, average, or poor investment?

Answer Options	Response Percent	Response Count
Very good	8.6%	3
Good	54.3%	19
Average	20.0%	7
Poor	11.4%	4
Very poor	5.7%	2
	answered question	
	35	35
	skipped question	
	5	5