

2017 City of Frederick Major Commercial Projects



THRIVE
FREDERICK

The City of Frederick is the second largest municipality in the State of Maryland with an estimated population of 69,515. The City is home to over 3,400 businesses and 49,000 jobs. Frederick continues to attract new businesses and investment. In 2016, the City issued 171 commercial building permits valued at \$68,951,556. The directory below highlights major commercial projects both recently completed and in various stages of planning and construction.

Under Construction

Village Center @ Worman's Mill

Route 26

Retail & Office

Status - Under Construction

Investment - \$3,500,000

Total SF – 27,244

Estimated Completion - Fall 2017

Developer - Turning Point

Frederick Regional Health System Comprehensive James M. Stockman Cancer Institute and Rosehill Redevelopment

Opossumtown Pike / Rose Hill

Comprehensive oncology facility

Status - Under Construction

Investment - \$26,200,000

Total SF – 62,000

Estimated Completion - Aug-17

Developer - FMH

US Army Medical Research Institute for Infectious Disease USAMRIID Lab

Fort Detrick

Clinical, Administrative and Logistical
offices. Anticipated to receive LEED Silver
certification

Status - Under Construction

Investment - \$677,757,000

Total SF – 800,000

Estimated Completion - Jul-17

Developer - USAMRMC; Lanessa Hill

Aspen Ridge

Thomas Johnson Drive

3 medical offices in close proximity to
Frederick Memorial Hospital

Status - Under Construction/Partially
Complete

Investment - TBD

Total SF – 92,790

Estimated Completion - 2017

Developer - Rockpoint Commercial

Union Mills

Patrick Street & Carroll Creek Park

Office & retail - Regent Education Leasing
24K SFT

Status - Under Construction/Partially
Complete

Investment - \$20,000,000

Total SF – 66,000

Estimated Completion - Phase I -Spring
2017; Phase II 2018

Developer - Douglas Development

Walmart SuperCenter at Frederick Trading Center

Route 26

Redevelopment of former Frederick Trading
Company to include Walmart (Complete)
and retail pad space (under construction)

Status - Under Construction/Partially
Complete

Investment - Unknown

Total SF – 187,000

Estimated Completion - Spring 2017

Developer – Matan



101 North Court Street Frederick, MD 21701
businessinfrederick.com / 301-600-6360
[@frederickded](https://www.instagram.com/frederickded)

Connect
Thrive
Grow

Proposed

Downtown Frederick Hotel & Conference Center

Patrick Street & Carroll Street
207 room Marriott with 24,000 SF meeting space in Downtown Frederick and adjacent to Carroll Creek Park. Located near MARC train station and Visitor Center
Status - Proposed
Investment - \$64,000,000
Total SF – 74,000
Estimated Completion - 2019
Developer - Plamondon

Flying Dog Brewery

Bowman Farm Road
Brewery on 31-acre City-owned parcel
Status - Proposed - Due diligence period
Investment - \$50,000,000
Total SF – 150,000
Estimated Completion - 2020
Developer - Flying Dog Brewery

Renn Farm

East Church Street/Monocacy Blvd./Monroe Ave
1,050 Residential Units
Status - Proposed
Investment - TBD
Total SF – 105,000
Estimated Completion - 2018
Developer - Matan

McCutcheon's Mill

Carroll Creek Park & Wisner
Rental facility & retail space to include 20 FT working water wheel and observation tower
Status - Proposed
Investment - \$5,000,000
Total SF – 34,000
Estimated Completion - TBD
Developer - Bob McCutcheon

Northgate

US 15 & Christopher Crossing
Retail
Status - Proposed
Investment - TBD
Total SF – 150,000
Estimated Completion - TBD
Developer - KLN Retail

One Commerce Plaza

East Street & Carroll Creek Park
Office, Retail & Residential
Status - Proposed
Investment - \$24,000,000
Total SF – 80,000
Estimated Completion - TBD
Developer - CV Frederick/MacRo Limited

Sharpes Florist/Motter Square

Motter Avenue
Senior housing with ground floor retail
Status - Proposed
Investment - TBD
Total SF – 90,000
Estimated Completion - TBD
Developer - Buckeye Development

Galleria

East All Saints Street
Condos & Retail
Status - Proposed
Investment - \$30,000,000
Total SF - 0
Estimated Completion - TBD
Developer - Wormald

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327 Ballenger Center Drive

Ballenger Center Drive

Office - Anticipated to be the City's first LEED Gold certified office building

Status - Proposed

Investment - Unknown

Total SF – 120,000

Estimated Completion - TDB

Developer - Heritage Properties

Recently Completed

Golden Mile Gateway

Golden Mile - Route 40

Redevelopment of former State Police Barracks - Wawa fueling station and 8,000 SFT retail space

Status - Recently Completed

Investment - Unknown

Total SF – 13,525

Estimated Completion - Spring 2017

Developer - Core Development

AstraZeneca/MedImmune

636 Research Court

Biologics Manufacturing Facility- 300 New Jobs

Status - Recently Completed

Investment - \$200,000,000

Total SF – 95,000

Estimated Completion - 2018

Developer - AstraZeneca

Carroll Creek Park - Phase II

W. Patrick Street to East Street

3.1-mile urban park with brick paths, lighting, planters, and water features

Status - Recently Completed

Investment – \$12,500,000

Total SF – n/a

Estimated Completion - May-16

Developer - Waynesboro Construction

Woodspring Suites

I-70 & Ballenger Center Drive

Hotel

Status - Recently Completed

Investment - Unknown

Total SF - Unknown

Estimated Completion - January 2016

Developer - Woodspring Suites

Genesis HealthCare

Ballenger Center Drive

130 bed skilled nursing and rehabilitation facility

Status - Completed

Investment - \$20,000,000

Total SF – 76,244

Estimated Completion - 2015

Developer - Genesis Healthcare

Monocacy Valley Cannery

East Street & South Street

Office - Located in Historic Downtown Frederick and close to Carroll Creek Park

Status - Completed

Investment - \$2,000,000

Total SF – 60,000

Estimated Completion - Fall 2014

Developer - Kline, Scott, Visco

Future Projects

Frederick Towne Mall Redevelopment

Golden Mile - Route 40

Retail redevelopment

Status - N/A

Investment - N/A

Total SF - 0

Estimated Completion - N/A

Developer - West Frederick Center, LLLP





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Frederick Brick Works Property

I-70 & East Street Extended

Office, Retail, and Residential located near Downtown Frederick and Carroll Creek Park

Status - N/A

Investment - N/A

Total SF - 0

Estimated Completion - N/A

Developer - Foulger Pratt

Riverside Research Park

Route 26 & Monocacy Blvd

Located in BRAC Zone; Property features walking trails, landscaping, and pond

Status - N/A

Investment - N/A

Total SF - 0

Estimated Completion - N/A

Developer - Matan

Monocacy Gateway - 801 E. Church Street

801 E. Church Street

M-1 development with close access to US 15 and I-70

Status - N/A

Investment - N/A

Total SF - 0

Estimated Completion - N/A

Developer - CBRE

Sites J & K

Carroll Creek Park & Patrick Street

Walkable to Downtown Frederick; RFP to be issued 2017

Status - N/A

Investment - N/A

Total SF - 0

Estimated Completion - N/A

Developer - TBD

