

### **Key Commercial Projects In The City Of Frederick**

The following new and expanding businesses and commercial projects are currently in design and/or construction at this time. In excess of \$500 million in commercial construction is currently underway representing more than 2,000 new jobs. In addition, Fort Detrick has \$1.3 billion in construction ongoing, representing an additional 1,500 jobs over the next few years.

#### **❖ Fort Detrick National Interagency Biodefense Campus**

New laboratories and offices for Interagency Biodefense Research and Dev.  
USAMRIID: Construction to begin 2009 - \$1 billion  
NIAID: Under construction - \$125 million  
NBACC: Under construction - \$150 million  
TOTAL: \$1.3 billion in capital investment  
8,000 existing employees and 1000 – 1,400 new jobs by 2010

#### **❖ SAIC-Frederick, Inc/National Cancer Institute-Frederick**

***JUST ANNOUNCED!*** 330,000 sq ft research facility as a part of the NCI Advanced Technology Partnership Initiative on a 177-acre research technology campus setting. This will be the first building out of a total of 800,000 sq ft. NCI-F is NOT vacating its Fort Detrick facilities but plans to consolidate advanced technologies now spread out in 33 buildings.  
Groundbreaking Fall 2008

#### **❖ MedImmune**

Manufacturing Plant Expansion in Center Park off MD 180-351  
\$250 million in capital investment  
200 new jobs, bringing total employment in Frederick to 450  
331,000 SF – first phase, with another 170,000 sf in subsequent phases  
Spring 2009

#### **❖ BP Solar**

Manufacturing Warehouse in Center Park off MD 180-351  
\$30 million in capital investment  
307,754 SF  
Completion Fall 2009

❖ **COPT**

110 Thomas Johnson Drive; 2 buildings  
83,000 SF & 112,000 SF respectively  
Seeking LEED Silver certification  
Ground Breaking Winter 2008

❖ **Riverside Research Park**

Research and development campus with secured access located off RT 26 and Monocacy Blvd; part of the 450-acre Riverside Corporate Park  
1.8 million SF of office, industrial and warehouse space on 121 acres

❖ **Riverside Technology Park**

Office/flex space off RT 26 and Monocacy Blvd; part of the 450-acre Riverside Corporate Park  
488,000 SF on 44 acres

❖ **Northgate**

Rte 15 @ Christopher Crossing  
277,200 SF retail on 35 acres

❖ **Market Square – JBG Rosenfeld**

Rte 26; Mixed use project  
252,981 SF Retail/Commercial space as well as multi-family component

❖ **Clemson Corner**

Rt 26 @ Monocacy Blvd  
370,000 SF retail space on 38 acres  
To include Wegman's and Lowe's

❖ **Bakery de France**

New distribution facility to serve metro DC area in Riverside Corporate Park

❖ **Frederick Brick Works**

66 Ac mixed-use infill development along new S. East Street Gateway  
8 proposals by development community  
Several hundred thousand square feet of office and retail  
Several hundred new residential units  
Design started 2008

❖ **Frederick Municipal Airport (FDK)**

New extended runway, control tower, aircraft hangers, etc.

300 businesses served

150,000 annual aircraft operations

\$60 million estimated economic impact

❖ **Frederick Towne Mall**

Redevelopment of retail shopping mall off of Rte 40

Demolition of existing enclosed retail space and addition of multi-story retail space on existing anchor stores, 465 residential condominiums and parking deck

602,000 sf on 40 acres

First round of renovations in 2009

## **Carroll Creek Park: Commercial & Other Projects**

### **❖ Carroll Creek Park – Downtown Frederick**

New 1.3 mile world-class mixed-use urban park with recreation, office, retail, residential uses

\$27 million public investment

\$155+million private investment

400,000+ sf office space

175,000 sf retail space

230 residential units

2,000 parking spaces

### **❖ East Street Gateway**

New SHA transportation project connecting I-70 to South East Street, designed to be the new “Gateway” to the downtown business district and tourist destination

\$104.8 million

Completion Fall 2009

### **❖ McCutcheon’s Mill**

Additional retail facility added to the existing structure, with frontage to be on Carroll Creek Park. A portion of the space is to be for lease. There will be a 20 ft working water wheel, two levels of covered porch space and a covered parking area.

\$5 million in capital investment

34,000 SF

Construction to begin Spring 2009

### **❖ Frederick Visitor’s Center**

\$3 million in capital investment/rehabilitation of a 107-year old brick cannery warehouse as part of the downtown Carroll Creek Park construction project; will house the Tourism Council

6,300 SF on one level

10 Employees

Anticipated ground breaking – Spring 2009; construction Summer 2009

### **❖ Union Mills**

\$20 million in capital investment/rehabilitation of historic Union Knitting Mills building with frontage along Carroll Creek Park

41,500 SF office space

25,000 SF 1<sup>st</sup> Floor retail space

Additional parking

Construction to begin Summer 2009

❖ **McHenry's**

\$24 million in capital investment  
80 SF of new construction – commercial and office space  
Additional parking  
Construction to begin Winter 2009

❖ **One Commerce Plaza**

New construction, multi story office building with retail on the 1<sup>st</sup> floor  
\$20 million in capital investment  
60,000 SF Office, 20,000 SF Retail  
Construction to begin Winter 2008

❖ **Board of Education Headquarters**

New construction, multi story office building  
\$xx million in capital investment  
91,000 SF Office  
260 Employees  
Utilizing City Parking Deck #6 which is under design  
Construction to begin late Fall 2008

❖ **Monocacy Valley Canning**

New construction, multi story office building and 1<sup>st</sup> floor retail  
\$2 million in capital investment  
30,000 SF Office, 5,000 SF Retail  
Construction to begin late Fall 2008

❖ **Galleria**

New construction, multi story 120 unit residential with 1<sup>st</sup> floor retail  
\$xx million in capital investment  
91,000 SF Office  
Construction date to be determined

## Recently Completed Projects

### ❖ **Charles River Laboratories**

Vivarium facility to support NCI & Commercial Sales  
\$22 million project (\$8 million-equipment)  
50,000 sq ft on 7 acres; 140-160 employees  
Completed Spring 2008

### ❖ **Frederick News Post (Randall Family, LLC)**

New Manufacturing Plant and Office in Ballenger Center off MD 180-351  
\$44 million capital investment  
160,000 SF  
200+ existing jobs retained  
Completed Spring 2008

### ❖ **Aldi, Inc**

New distribution facility to serve metro DC area  
\$27 million capital investment  
498,000 SF  
50 new jobs  
Completed 2007

### ❖ **Wells Fargo Home Mortgage**

New Regional Office Headquarters in Riverside Corporate Park  
\$50 million capital investment  
307,000 SF  
1,350 employees retained and 250 new jobs over 2 years  
Completed Spring 2007