

### **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**

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.

Initially 300 employees growing to approximately 500 employees

Under Construction – Completion Scheduled for late 2010

#### **❖ MedImmune**

Manufacturing Plant Expansion in Center Park off MD 180-351

\$250 million in capital investment; 355,000 sq ft

Completion: 2011

#### **❖ COPT**

110 Thomas Johnson Drive; 2 buildings

83,000 SF & 112,000 SF respectively

Seeking LEED Silver certification

Approvals Pending; Under review

❖ **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 (Matan)

❖ **Northgate – Proposed**

Rte 15 @ Christopher Crossing  
277,200 SF retail on 35 acres (Horning Brothers)

❖ **Market Square - Proposed**

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

❖ **Clemson Corner**

Rt 26 @ Monocacy Blvd  
370,000 SF retail space on 38 acres  
To include Wegman's and Lowe's  
*Annexation approved; under design; in development review/permit process*

❖ **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.  
350 businesses served  
150,000 annual aircraft operations  
\$60 million estimated economic impact

❖ **Frederick Towne Mall - Proposed**

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,  
602,000 sf on 40 acres  
First round of renovations in 2010

## **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

95% Design Complete

### **❖ 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

Design Approved; Construction to begin Spring 2010

### **❖ 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 – Fall 2009; construction Spring 2010

### **❖ 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

Design Approved; Construction to begin 2010

❖ **McHenry's**

\$24 million in capital investment  
80 SF of new construction – commercial and office space  
Additional parking  
Design approved; Construction to begin 2010

❖ **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  
Design Approved; Pending

❖ **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  
*Under construction*

❖ **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  
*Under construction*

❖ **Galleria**

New construction, multi story 120 unit residential with 1<sup>st</sup> floor retail  
\$30 million in capital investment  
91,000 SF Office  
Design Approved; Pending

## Recently Completed Projects

### ❖ **Riverside 5**

Class A Office Space  
\$6 million project; 126,151 sq ft  
First client – SRA International  
Completed 2008

### ❖ **Bakery de France**

Distribution facility to serve metro DC area in Riverside Corporate Park  
110,000 sq ft on 11.6 acres  
Completed 2008

### ❖ **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