

New Downtown Gateway

EAST STREET CORRIDOR

Adding to the excitement of Downtown Frederick and Carroll Creek Park is the new East Street Corridor. This new gateway into downtown from Interstate 70, bi-sects Carroll Creek Park on the east end and has also seen substantial public and private investment over the past five years.



Public investment includes the extension of East Street from Patrick Street to South

Street in 2001; construction of a MARC commuter rail station with weekday service into D.C. in 2002; and the new \$90 million road construction phase that will link East Street to a new interchange on I-70 (planned for Fall 2009 completion).



The connection to I-70, extending through the Frederick Brick Works property will open up 60+ additional acres for mixed-use urban development and at the same time, distinguishes East Street as a new gateway into downtown Frederick.

ONE COMMERCE PLAZA

This projects' conceptual design builds on the City of Frederick's "New Gateway" plans, which encompasses the planned East Street extension. Formerly the City owned Site F, this proposed 80,000 sf, 6 story office building will offer retail on the 1st floor, conference/banquet space the 5th, offices on the 2nd, 3rd, 4th and 6th and 75 underground parking spaces for the building tenants. Design plans have

been approved by the Planning Commission and construction start is to be determined.



FREDERICK COUNTY BOE

The Frederick County Board of Education plans to consolidate offices in a new building on the corner of East South and South East Streets. The 91,000 sf office building is under construction and will accommodate 250-300 employees and provide meeting space for the Board of Education public meetings. A City parking deck is also planned for this site, with an approximate capacity of 550 spaces.



TOURISM COUNCIL OF FREDERICK COUNTY

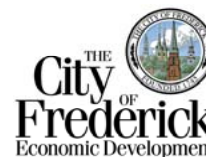
The Tourism Council of Frederick County will also locate on a portion of former Site G. A 6,250 sf, 105-year-old cannery warehouse on the site of the former Frederick Spoke Factory will be renovated, to house the new Frederick Visitor Center, as well as Tourism Council administrative offices.

Final design plans for this building renovation are complete with renovation & construction planned for late 2009. For more information, visit <http://www.fredericktourism.org/visitorcenter>.



For more information on any of these or other projects, contact:

Department of Economic Development
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carroll creek park



east street corridor



Carroll Creek Park

Carroll Creek Park is a world-class, mixed-use urban park, spanning 1.3 miles through the heart of historic Downtown Frederick, Maryland.

PUBLIC INVESTMENT

Carroll Creek Park began as a flood control project in late 1970's - an effort to remove downtown Frederick from the 100-year floodplain and restore economic vitality to the historic commercial district.

Today, more than \$150 million in private investing is underway or planned in new construction, infill development or historic renovation. In June 2006, the first phase of the



Park improvements were completed and totaled nearly \$11 million in construction. Running from Court Street to just past Carroll Street, new elements to the Park includes brick pedestrian paths, water features, planters with shade trees and plantings, pedestrian bridges and a 350 seat amphitheater for outdoor performances. Public art plays a big part in the park: a whimsical Iron Bridge has been installed east of the Community Bridge. The Marie Diehl Memorial Fountain has recently been christened and opened, just under the suspension bridge near the public Library.

The next phase of construction which will continue the park improvements through to East Patrick Street, is expected to begin in Spring 2009.

PRIVATE INVESTMENT

While providing a recreational and cultural resource, Carroll Creek Park also serves as an economic development catalyst. Private investment along Carroll Creek Park is a key component to the park's success. More than 400,000 sf of office space, 150,000 sf of commercial/retail space, nearly 300 residential units and more than 2000 parking spaces are planned or under construction.

LAPAZ RESTAURANT

A part of downtown Frederick since 1978, LaPaz was the first project to be completed and call Carroll Creek Park its new home. Celebrating their 3rd anniversary of opening their doors at the new location, LaPaz is a 200-seat, full service Mexican restaurant with outdoor dining along the Creek.



SOUTH MARKET CENTER

On the north side of the creek between Market Street and Carroll Street is the new South Market Center (SoMar). This 3-story, 43,000+ sf building is home to numerous office tenants occupying the upper two floors and several restaurant/eateries filling part of the first floor: Ben & Jerry's



opened in Spring of 2007 along with Five Guys Hamburgers. Hinode, a Japanese eatery, opened in August 2007. La Dolce Vita, a café/bistro, opened late in 2007. Twenty-five below-grade

parking spaces are included for building tenants.

MAXWELL PLACE

On the south side of the creek, directly across from South Market Center, is Maxwell Place. Construction is complete on this Community, a 68—home wood framed, residential condominium project with 3 elevators. In addition to the residential units there is a 200-space, privately maintained parking deck, with controlled access system and is located in the center of the condominiums. One hundred of the spaces are available for public use.



CREEKSIDE PLAZA

The 90,000 sf office/commercial/residential building, on the northeast corner of Court Street and along Carroll Creek (the former City-owned Site A) is complete and open for business. This building, which is located in the heart of historic Frederick, is home to The Green Turtle and Wachovia Bank on the first floor, three floors of office space and the top two floors will house 11 residential condominiums.



THE GALLERIA

This site, being developed by The Wormald Companies, is to be located adjacent to the Delaplaine Arts Center, the Community Bridge and the MARC train station on South Carroll, South East and East All Saints, respectively. The Carroll Creek Galleria has received design approval from HPC/PC and construction is

to be determined. Uses will include 120 condominiums, 30,000 sf of retail space and 550 parking spaces with the addition of City Deck 5. The project won the Smart Growth Alliance award for being a model for smart growth in the Metropolitan Washington region.



MCCUTCHEON'S

McCutcheon's is planning an addition of a retail facility to their existing facility, with frontage on the Carroll Creek Linear Park. The building will be comprised of 34,000 sq ft of retail space and a covered parking area at ground level with 30 parking spaces.

McCutcheon's will utilize approximately 6,000 sq ft for their new retail outlet. The balance of the space will be available for lease and is targeted at restaurants, etc. The building will include two levels of covered porch space, a five-story observation tower, covered parking and a 20 foot working water wheel.

