Carroll Creek Task Force

- Dick Kessler, Chairman
- Bert Anderson, Merchant
- Fran Baker, Resident
- Richard Griffin, City Project Manager
- Marcia Hall, Alderwoman
- Clyde Hicks, Merchant
- Alan Imhoff, Alderman
- Zack Kershner, City Engineer

- Mike McCrossin, Merchant
- Roelkey Meyers, City Parks
- Mike Nash, Resident
- Kara Norman, Downtown Frederick Part
- Gabrielle Collard, City Planning
- Ron Tobin, Mayor’s Office
- Lisa Mroszczyk, Historic Preservation
- Ron Young, Former Mayor
Carroll Creek Design Team

HNTB Corp
- Marita Roos, Principal
- Tetsuya Yamamoto, Principal LA
- Theresa Backhus, LA

RK&K Engineers
- Scott Rose, Project Manager
The Catalyst - 1976 Flood

Flood damage may hit $25 million

County damage varied

City officials eye flood control plan

1976 Flood – Market Street

2004 – Hurricane Jeanne

Carroll Creek – Circa 1980's
Carroll Creek Park is a world-class, mixed-use urban park spanning 1.3 miles through the heart of historic Downtown Frederick.

The Park is designed to rest on top of the massive box culverts which form the Carroll Creek Flood Control Project.

The amenities include bike and pedestrian path, fountains, public art, amphitheatre, bridges, park furniture, landscaping and wireless hot spot (Eduro Technology).
MASTER PLAN
VISION... TO REALITY...
2007 Maryland APA
Project of the Year

Photo by Tim Jacobsen for City of Frederick DED

Photo courtesy of the Frederick News Post
RETURN ON INVESTMENT

- 405,000 sf office space
- 150,000 sf retail space
- 350 to 600 MF residential units
- Vibrant Revitalized Downtown
- 2,200 structured parking spaces
- 1,500 new jobs
- $150+ million private investment
New Construction - Completed
Carroll Creek Park Project Area

Phase II Construction Area - +/- 5 acres
Phase II Remainder Construction Area - +/- 9.2 acres
New Construction - Planned

Parking Deck 5 @ Galleria

Galleria

One Commerce Plaza

Tourism Council offices and Visitor Welcome Center

Frederick County BoE Consolidated Headquarters
New Construction - Planned

McHenry’s

Sites J & K

Monocacy Canning

Union Mills

McCutcheon’s Mill
DOWNTOWN FREDERICK

Carroll Creek Park

East Street Interchange @ Frederick Brickworks
EAST STREET EXTENSION

- $90 mil Gateway to Downtown
- Opens in Summer, 2009
- Connection to downtown roadway grid
- Access to Transit Center
- Access to new Visitor Center
- Access to Carroll Creek Park
- Transition from Interstate through Brick Works Property into historic downtown – sensitive design considerations
Frederick Brickworks
Dillon Development
66 Acre Mixed-Use
- Bike Path
- Improved Lighting
- Mullinix Gateway
- New Park Furniture
- 2 Cascading Fountains @ Unite Plaza
UNITED PLAZA
Office Size TBD
The Galleria Project

120 residential condos
30,000 sf retail
550 parking spaces
New Construction
Parking Deck 5 @ Galleria

375 Space w/ another 170
below grade @ Galleria

Construction Awarded
One Commerce Plaza

109,000 sf
Office
Monocacy Valley Canning

35,000 sf
Office
Retail
Frederick County Visitors Center

Now

Renovated
Frederick County Board of Education

Headquarters Building

100,000 sf +/-
East Street Crosswalk
McCutcheons Mill Project
CONSTRUCTION COSTS

Phase I - Market to Delaplaine *(Actual)*  $10.6

Phase II - *(Estimate as of 3/27/07)*  +/- $12.65
   Bentz to Market & Delaplaine to E. Patrick  +/- $11.9
   Site J/K E. Patrick to Highland  +/- 0.75

Total Construction Estimate  +/- $23.25
FUNDING SOURCES

State of Maryland TEP Grant $3.0
Developers $1.2
Frederick County $1.0
City of Frederick CIP $7.45

TOTAL FUNDING $12.65
PROJECT SCHEDULE

• May, 2006 – Design Contract Awarded
• August, 2006 – 30% Schematic Design Complete
• December, 2006 – Design Development Completed
• February, 2007 – TEP Grant Application (Design Slowed)
  (Note: Design work halted during this time)
• May, 2007 – Maryland $3.0 TEP Grant Award
• May, 2008 – Engineering SHA – TS&L Submittal
• Sept., 2008 – 95% Plans complete for Engineering Review
• December/January, 2009 – Construction Bids
• March, 2009 – Construction Award
• April/May, 2009 – Construction Start
• Summer, 2010 – RIBBON CUTTING
The City of Frederick
Economic Development

101 North Court Street
Frederick, MD 21701
301-600-6360
www.cityoffrederick.com/ ded

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