

Frederick

Frederick Maryland

Smart Growth
Successes



Frederick



Maryland Department
of Planning



Smart, Green & Growing

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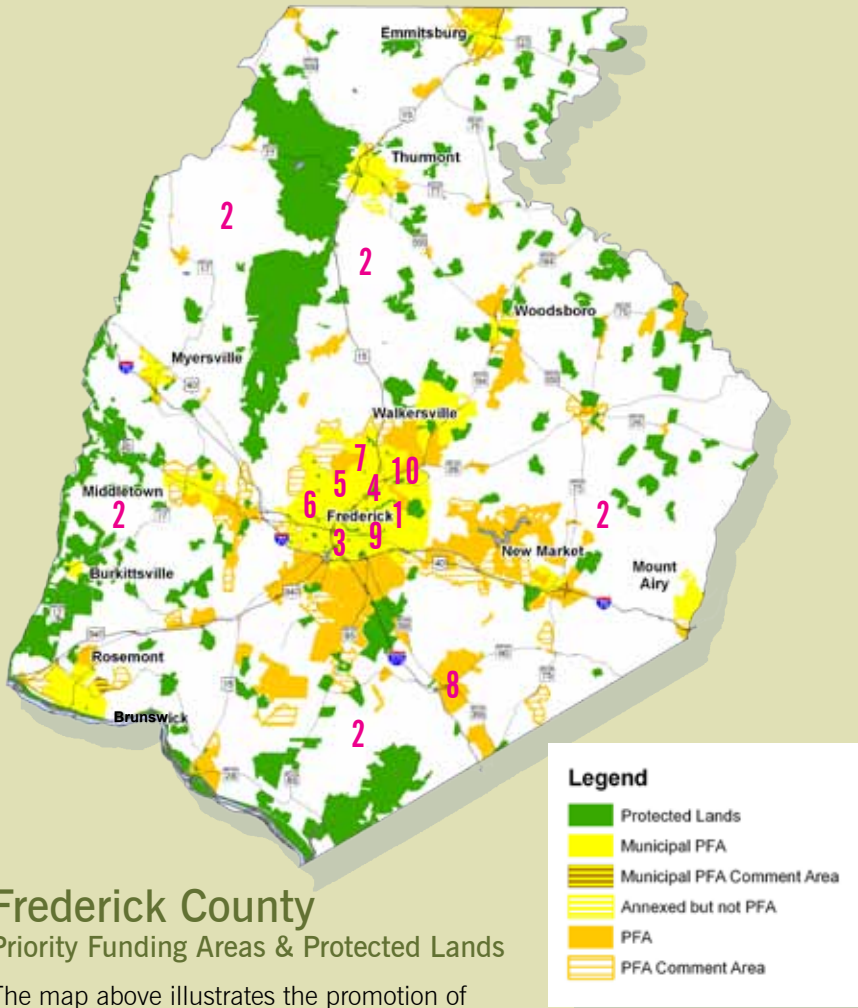
Matthew J. Power
Deputy Secretary

Frederick, Maryland Smart Growth Successes

Frederick County is a model for innovative “Smart Growth” in Maryland. Strong rural zoning has channeled development into the County’s municipalities and designated growth areas. Innovative programs, such as the Vacant Commercial Tax Credit Program for both Frederick County and city have breathed new life into vacant properties. Nearly \$6.5 million in state tax credits have been used to rehabilitate historic commercial and residential properties. Frederick City’s aesthetic Carroll Creek redevelopment project has become a destination draw itself. Carroll Creek has already been recognized nationally, including by the American Planning Association as its Project of the Year in 2007. Next steps in Smart Growth may include East Frederick Rising, which is envisioned as a redevelopment area of nearly 1,800 acres where residents can live, work and play in the same proximity.



Maryland, Smart, Green & Growing



Frederick County

Priority Funding Areas & Protected Lands

The map above illustrates the promotion of Smart Growth in Priority Funding Areas and the protection of land outside of the Priority Funding Areas. It illustrates where to grow and where not to grow to adhere to environmentally sound Smart Growth principles.

The map is indexed to examples in this booklet:

1. Carroll Creek
2. Strong Rural Zoning for Agricultural and Environmental Protection
3. Downtown Frederick
4. C. Burr Artz Central Library
5. The Fisher Building
6. Hope VI
7. Vacant Commercial Structures Tax Credit
8. Villages of Urbana
9. Frederick BRAC Revitalization and Incentive Zone
10. East Frederick Rising



What began as a flood control strategy became a signature example of Smart Growth land use.

1. Carroll Creek

This dramatic redevelopment and revitalization project in Frederick started as a flood control project to reinvigorate economic growth. More than \$150 million in private investment is planned or underway for a mix of new construction, infill and historic renovation. When completed, more than 400,000 square feet of office space, 150,000 square feet of commercial and retail space and nearly 300 residential units are expected to be built. About \$11 million in improvements have been completed to date, including brick pedestrian paths, water features, planters with shade trees and plantings, pedestrian bridges and a 350-seat amphitheater for outdoor performances. Carroll Creek was honored as the 2007 Project of the Year by the Maryland chapter of the American Planning Association.



Strong zoning protects agribusiness, rural lands while steering growth to make the most of public investment in existing infrastructure.

2. Strong Rural Zoning for Agricultural and Environmental Protection

State and local preservation programs along with well-planned rural zoning protect farms and environmentally sensitive areas. Frederick County's agricultural zoning is one lot per 20 acres, which positively promotes the preservation of its rural land. To date, a total of 42,351 acres have been placed in permanent easements county-wide. The September 2009 issue of *Farmland Preservation Report* ranks Frederick County 10th nationally for farmland preservation. The ranking is based on agricultural acreage preserved, political leadership, professional administration and significant funding. Frederick County recently adopted a stream buffer ordinance to protect its streams for habitat and water quality purposes.



Programs such as the state historic tax credit have assisted the City of Frederick in its revitalization.

3. Downtown Frederick

Downtown Frederick has experienced tremendous growth and revitalization in recent years. Much success is attributed to partnerships between the City and County economic development offices, the Downtown Frederick Partnership and Frederick's Main Street organization. Downtown Frederick includes 600 employers with about 5,000 employees. One engine of growth for the downtown has been in technology companies that are attracted to office space in the City's renovated buildings and in new spaces along Carroll Creek.



The library project is an example of public investment in amenities to support Smart Growth.

4. C. Burr Artz Central Library

The library is an example of the City and County working together to enhance the Carroll Creek project area and the importance of public facilities and gathering places in Smart Growth areas. The County invested \$12 million towards the expansion of the library.

The library opened its doors on Carroll Creek Linear Park on May 3, 2002. It was the first project that opened on to Carroll Creek Park. The new facility has more than 66,000 square feet of space, including community rooms and offices.

City officials had urged the County Commissioners to keep the library downtown. A public focal point was essential along the creek to create a vibrant atmosphere. Creating a public destination there helped ensure an energetic mix of people along the Carroll Creek Park.



Rehabilitation of the structure was only feasible because of the Heritage Structure Rehabilitation Tax Credit.

5. The Fisher Building

The Fisher building is a circa-1880 brick warehouse near the Carroll Creek parking deck. It has been empty and abandoned since the late 1950s. Rehabilitation of the structure has been challenging because of severe structural decay as well as the fact that the building was never equipped with essential utilities such as electric, water and sewer. The only way that rehabilitation of the structure was economically feasible was through use of the Heritage Structure Rehabilitation Tax Credit, according to Dean Fitzgerald, whose firm, Fitzgerald Heavy Timber Construction, provided the winning proposal. This project received a FY2007 Part II approval for an award of \$70,000 in tax credits when completed. The renovated building will ultimately provide prime downtown office space.



Hope VI has helped create affordable housing in Frederick's Historic District.

6. HOPE VI

The vision of the HOPE VI Project at the Hanson/Taney site has been not only to decrease the concentration of poverty but also to contribute to the revitalization of the North Market Street neighborhood. Frederick's North Market Revitalization program is replacing the 146 public housing units of the John Hanson and Roger Brooke Taney complex with 43 market rate homes. The project also includes 12 units of "affordable" housing, 27 new public housing units and 15 "affordable" rental units, all of which blend into the Historic District. This effort has the strong support of City and County officials, the private sector, residents and the neighborhood. It will not only create affordable housing, but is expected to further the revitalization of the downtown historic area. Construction has begun and is to be completed in late 2010.



The joint City and County program promotes the reuse of existing buildings.

7. Vacant Commercial Structures Tax Credit

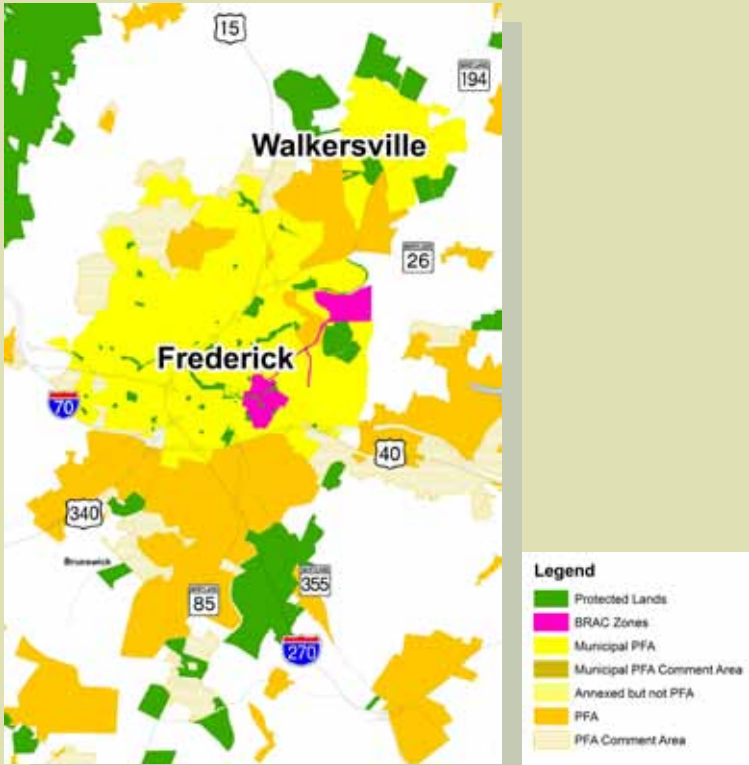
The Vacant Commercial Structures Tax Credit is aimed at filling vacant commercial structures in the City and throughout Frederick County. Both the City and County enacted legislation to allow for the abatement of property taxes on the increase of property value resulting from renovations. The property must have been vacant for 18 months or more. The program is set to sunset on December 31, 2009.



The compact, mixed-use project preserves open space, natural beauty and protects sensitive environmental features.

8. Villages of Urbana

The project includes 1,291 dwelling units. Included are a mix of townhouses (570 units), Live/Work units (20 townhouses with 1st floor commercial and 2nd and 3rd floor residential), 361,000 square feet of office space and 206,000 square feet of retail. The project boasts a compact building design with a range of housing choices set in a walkable community.



Red zones depict areas eligible for financial assistance related to BRAC growth.

9. Frederick BRAC Revitalization and Incentive Zone

Frederick’s BRAC Zone, established as part of Maryland’s Base Realignment and Closure Program, makes the City of Frederick eligible for funds from the State to leverage public infrastructure improvements. The purpose is to foster BRAC-related growth in a smart way. Local jurisdictions and business entities within the BRAC Zone also receive priority consideration for financing assistance for projects or operations from various state agencies.



Proximity to places where residents can live, work and play in the same area is envisioned.

10. East Frederick Rising

Next steps in Frederick's Smart Growth redevelopment may include East Frederick Rising. A community group formed to ensure adherence to Smart Growth principles on the City's east side with a new road being completed that will connect East Frederick to Interstate 70. The group envisions parks, tree-lined streets, shops and residences in a redevelopment area of nearly 1,800 acres.

<http://www.eastfrederickrising.org/>



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