

TIZ Questions

These questions were taken from page 203 of the Heart of the Civil War Heritage Area Management Plan.

What is the rationale for the TIZ boundaries?

The proposed boundaries for the City of Frederick's TIZ conform to the Main Street boundaries used by Downtown Frederick Partnership. This area is the core of downtown Frederick. These boundaries are very similar to the Historic Preservation Commission boundaries.

What planned or current development is taking place in the TIZ?

While some of these projects are not directly involving Civil War era sites, the projects do improve and maintain the visual and active experience of visitors to Frederick's Historic District. These projects will add to the experience of visitors who may be seeking not only Civil War history, but also want a variety of options to supplement their heritage destinations. The layers of Historic Preservation Commission review and Carroll Creek Overlay District review according to their respective guidelines assure compatibility with the historic character of the district.

1. Parking Deck #4– The new parking deck is open for business. The deck includes about 650 parking spaces as well as office space for the City's one-stop shop for Planning, Permits, and Engineering.
2. Creekside Plaza (Site A) – Construction began March 15th, 2006 on the \$14 million, 93,000 square foot building. Nearly all of the building is sold or leased. The development will include 45,000 SF of office, 15,000 SF of commercial and 11 housing units.
3. La Paz Mexican Restaurant–La Paz, a long-established and popular local business, has been operating at their new location at 51 S Market Street since February 2006.
4. South Market Center (Site B) –The completed building includes 28,000 SF office, 14,000 SF restaurant/retail and 25 parking spaces.
5. Maxwell Place (Site C-1) – The site will include 68 1-2 bedroom luxury condominiums, a fully-equipped fitness center and a 196-space parking garage (109 private & 87 public).
6. Site C-2– Located directly behind the new Carroll Creek Amphitheater, this future building site allows for a 20,000 SF mixed-use building. The Carroll Creek Task Force

has identified a wish list of items for the building including public restrooms, changing rooms for amphitheater entertainers and storage space for park maintenance equipment.

7. Cannon Hill Office Building (35 E South) – A 3.5 story office building is under construction. This space will hold ten class “A” office units ranging in space from 600 – 2,500 SF with on-site parking available.

8. The Galleria (Site D) – The proposal is to construct about 30,000 SF of retail/office space, 127 condominiums and 550 parking spaces (184 located under The Galleria site and 366 in an above-ground parking deck) on this site which wraps around the Delaplaine Visual Arts Education Center.

9. Site I (AKA McHenry’s) – The City sold the property for redevelopment. Building demolition is anticipated for fall 2007. A new 4-story building is planned, with 11,662 SF of retail space, 35,000 SF of office/residential space and underground parking. This site will connect to the Union Mills Building.

10. Union Mills Building– The building is planned for retail uses on the first floor and offices on the second and third floors, possibly including artist studio space. The building includes a total of 48,000 sq ft.

11. Site E – The MARC parking lot is complete and offers a parking alternative for transit riders and downtown parkers. The site is identified as the location of a Multi-Modal Center including future use for residential, service retail and structured parking.

12. One Commerce Plaza (Site F) – The propose plan is to develop an 114,000 SF building with office condominiums, a conference & banquet center and ground floor retail opportunities.

13. Site G – The Frederick County Board of Education has a contract with the City of Frederick to buy part of Site G for their consolidated administrative building. Planning is underway, and the BOE is working closely with the City to address parking.

The Tourism Council of Frederick County was awarded more than \$1.4 million in Transportation Enhancement Program funds by the Maryland Department of Transportation toward the renovation and adaptive use of the building, a 105-year-old brick cannery warehouse, as the new Frederick Visitor Center and Tourism Council offices. The 6,250 square foot building sits at the corner of Commerce and S. East Streets.

14. Site H – The City sold the property in 2005. Building renovation and expansion is expected to begin in 2007. The end use will be primarily office with space for destination retail.

15. Homes at Market Square –13 luxury townhouses and flats at S Market & W South. The project offers both historic restoration and new construction, including six 2,500 SF flats, five 2,800 SF townhouses and two 3,500 SF townhouses.

16. Zest & SoMa Apartments – Zest, named by Washingtonian Magazine as one of 2005’s top 100 restaurants, has occupied the first floor since early 2005. Sophisticated, “SoHo” style upper-floor apartments are completed and fully leased.

17. 4-6 W South Street – Restoration of these two properties on W South. Under a new roof and completely renovated, the 6 W South property now is occupied.

18. Lafayette Square - Corner of S Market & W All Saints–this project is a condominium conversion of mixed use building including both commercial spaces and 25 residential units. The four commercial spaces vary in size from 297 to 935 sq ft.

19. 331 N Market–The site includes about 16,200 sq ft on the first floor and another 3,600 sq ft on the mezzanine as well as 40 parking spaces.

20. N Market/E Fifth Streets– This project includes the renovation of six historic row houses along North Market Street between Fourth and Fifth Streets and three additional historic row houses along Fifth Street between Market Street and Maxwell Avenue.

21. Maxwell Square– This project when completed will add 49 new townhomes condominiums between Fourth and Fifth Streets in Downtown Frederick.

22. North Market Revitalization Project– The Housing Authority of the City of Frederick retained Zavos Architecture+Design to design the North Market Street development. The Housing Authority has demolished the John Hanson and Roger B. Taney Apartments along Bentz Street after successfully relocating 100 families. The demolition is part of a multi-year HOPE VI development process of replacing the apartments with owner- and renter-occupied housing serving a mixed-income population.

What mix of uses exists in the TIZ?

Downtown Frederick has a very diverse mix of uses. While Market and Patrick Streets contained businesses, the side streets offer a mix of small offices and residential properties. The Carroll Creek Park is currently being developed and will offer additional Class A office space, commercial space along with condominiums.

How have local officials, businesses, property owners, and others exhibited support for the TIZ designation?

The City of Frederick passed the resolution to amend the 2004 Comprehensive Plan to include the Heart of the Civil War Heritage Area by Resolution 06-67 on October 5, 2006. The Planning Commission and the Historic Preservation Commission recommended approval of the Management Plan to the Mayor and Board of Aldermen.

The Frederick County Board of County Commissioners also adopted a similar resolution amending their comprehensive plan on August 8, 2006.

What programs and initiatives overlap with the TIZ area?

Main Street Program – Downtown Frederick Partnership uses the National Main Street Center's *Four Point Approach* to downtown revitalization, which emphasizes the importance of working simultaneously in the following areas:

- *Design*: Enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, developing sensitive design management systems, and long-term planning
- *Organization*: Building consensus and cooperation among the many groups and individuals who have a role in the revitalization process
- *Promotion*: Marketing the traditional commercial district's assets to customers, potential investors, new businesses, local citizens and visitors
- *Economic Restructuring*: Strengthening the district's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development

Historic Preservation Commission – This commission reviews all exterior changes to buildings within the Frederick Town Historic District to ensure that changes are in keeping with the district guidelines. These requirements can be found in Section 423 of the Land Management Code.

Carroll Creek Overlay District – Is an overlay zone that has architectural guidelines to ensure that the Carroll Creek Park is developed in a uniform manner. These requirements can be found in Section 420 of the Land Management Code.

Carroll Creek Public Improvements –The City of Frederick, has completed the park improvements between Court & Carroll Streets – including an amphitheatre, planters and pedestrian bridges. With the first phase of Carroll Creek complete, the design process for the next sections of Carroll Creek is already underway. The City of Frederick has approved an addition to the contract to begin designing park improvements from Carroll

Street to E Patrick Street, enhancements near Mullinix Park and park improvements on the south side of the creek between Court and Market Streets.

HOPE VI Project - The "North Market Revitalization" program includes 95 units on-site and 279 units off-site. The program will introduce 65 units of ownership on-site. The City has donated adjacent property for development of a park, and a 7,500 square foot community building fronting on North Market Street.

To de-concentrate poverty on site, and to provide new housing in good neighborhoods for the residents of Hanson/Taney, the program will develop mixed-income properties nearby, downtown, and along the Golden Mile.

Arts & Entertainment District - To provide an environment that will allow the downtown to become a thriving arts community. This program is administered by the Downtown Frederick Partnership.

Community Legacy - The City of Frederick and the State of Maryland selected the North Market Street community as one of the three neighborhoods to receive special planning assistance and funding as part of the State's Community Legacy Program. The North Market Street Community is defined as the area bordered by North Bentz Street to the west, 3rd Street to the south, Maxwell Alley to the east and 7th Street to the North. The other two communities (West Patrick Street and East End) border the proposed TIZ.

How is the pedestrian environment within the TIZ characterized?

There is excellent pedestrian movement throughout the downtown. Wide sidewalks and HC ramps will accommodate most pedestrians. With the completion of Carroll Creek Park, the amenities that are offered to pedestrians are dramatically increased. Sidewalks and paths connect the residential downtown area with the commercial core of the City.

How well is parking provided and planned?

The City of Frederick operates 2,500 metered spaces and 2,130 garage spaces in four parking decks. Two of the four decks reach 100% capacity during the day; the other two remain at approximately 80% of capacity. In 2002 the City retained a professional parking consultant to complete a 20-year comprehensive parking plan for the downtown, and that plan called for an additional 1,000 garage spaces in the near term that are programmed for in the current CIP, and potentially 2,500 more spaces over the next 20 years.

What major or anchor heritage attractions exist in the TIZ?

Within the Downtown Frederick TIZ are found a couple of very popular attractions related to the Civil War story in Frederick. The oldest attraction, the Barbara Fritchie House at 154 W. Patrick Street, is a site that has drawn visitors for decades due to a popular 1863 poem by John Greenleaf Whittier. This endearing story of the old woman who defied Stonewall Jackson in September 1862 is memorialized in her reconstructed home. "Shoot, if you must, this old grey head...but spare your country's flag, she said." The tale, romanticized in the famous poem, is probably not true, but visitors from English-speaking countries around the world recall their experiences memorizing the poem. Barbara was a real person who lived to see the nation develop from colonial days and a visit by George Washington in his first year as President, to having Confederate troops pass by her house in the months before she died. The site is open to the public in season, but the story of the poem is interpreted outside on a Civil War Trails marker adjacent to the house.

The National Museum of Civil War Medicine at 48 E. Patrick St. is a newer facility in an historic building that relates one of the Heritage Area's most compelling stories. The Downtown Frederick TIZ served as one "vast hospital" throughout the Civil War. As the museum's trademarked slogan indicates, the region was "divided by conflict, united by compassion." Did soldiers really bite bullets? The facility strives to break down the myths surrounding Civil War Medicine and share the real story of courage and devotion of the caregivers of both sides. Over two thousand artifacts in nine state of the art immersion galleries are available. The Museum is open seven days a week, year-round, and draws tens of thousands of annual visitors to the TIZ.

The Historical Society of Frederick County has preserved and shared the history of the county for over a hundred years. Visitors to the Museum are carried back in time in a beautifully decorated 1820 home in the heart of Historic Downtown Frederick.

The Historical Society of Frederick County's Library holds a variety of historical materials awaiting discovery. Letters, diaries, Civil War records, maps, family histories, photographs and books on local subjects are all available for use by historians and genealogists in this non-circulating research collection.

Also in the Library's collection are published records of Frederick's parent county of Prince George's from 1762 until 1748, when Frederick County was established. Records of neighboring counties that were later formed out of Frederick County (Montgomery, Washington, Allegany, Garrett, and Carroll) also can be found here. Published indices to land patent records from 1679 to 1783 are available, as well as immigration and migration records and records from the adjoining states of Virginia and Pennsylvania. Genealogists will want to search the family history files and published family histories

The Roger Brooke Taney House interprets a property owned by former Frederick attorney and fifth Chief Justice of the United States Supreme Court. The restored house has presented the legacy of Roger Brooke Taney to the public since 1930.

The site, including the house, detached kitchen, root cellar, smokehouse and slaves quarters, interprets the life of Taney and his wife Anne Key (sister of Francis Scott Key), as well as various aspects of life in early nineteenth century Frederick County. Through guided tours, exhibits, educational programs and special events, the lifestyle of Frederick's "middling class" is presented.

One of the City's most recognizable icons are the clustered spires. This group of church steeples is a focal point of the skyline in downtown Frederick. These churches not only shown the religious diversity of Frederick, but these churches were used as hospitals during the Civil War.

What key Civil War sites are most accessible from the TIZ? How will visitors go between the TIZ and these sites?

Monocacy National Battlefield, South Mountain State Battlefield Park, Antietam National Battlefield, Gettysburg National Military Park and Harpers Ferry National Historical Park are all very significant historic Civil War sites that are easily accessible from the TIZ. Highways fan out to these major resources from Downtown Frederick in all directions like the spokes on a wheel, and the TIZ is in fact a great hub from which to visit these regional highlights. Other local sites such as the Central Maryland Heritage League's Lamar House and the Maryland Museum of Civil War History's Landon House help flesh out the story. All of these sites, and dozens of other regional Civil War stories, are linked by an outstanding system of driving tours known as Civil War Trails. Two of these trails, "The Antietam Campaign - Lee Invades Maryland" and "Gettysburg - Invasion and Retreat" pass through the TIZ.

What visitor-ready accommodations, dining, retail etc. exist in the TIZ? What is planned for development?

With an active Main Street organization, Frederick has vibrant downtown with an interesting mix of businesses. There are over 100 specialty retailers including: antique dealers, several clothiers, home furnishing stores and jewelers. Of those retailers, 58 are restaurants, 60 are specialty shops and 2 bed & breakfasts.

Is there a concentration of historically significant structures? If so, are those structures designated on any register or district? How many been modified unsympathetically?

Over 50 blocks of downtown Frederick make up the Frederick Town Historic District. The diversity of intact architecture is truly one of the biggest assets to this district. The district contains a wide variety of architectural styles including log structures dating from the mid 1700's to later styles including Federal, Georgian, Gothic Revival, and Greek Revival.

The Historic Preservation Commission reviews all exterior changes to buildings within this district ensuring that only appropriate changes are considered. This commission reviews over 280 cases each year ranging from changes to a front door to construction of a new 70,000 square foot building.

How prevalent are “modern” development patterns, especially those with street front parking, in the TIZ?

The majority of the properties are located within either the Frederick Towne Historic District or the Carroll Creek Overlay District. Both districts have design review guidelines that ensure developments respect the surrounding buildings and limiting inappropriate encroachments on the streetscape.

Is there Civil War history in the TIZ? What interpretive themes will the TIZ explore?

In many ways, Frederick County was at the crossroads of America's Civil War. Located on the Mason Dixon Line, Frederick County was the site of the Battle of South Mountain (1862) and the Battle of Monocacy (1864).

Northern and Southern armies passed through City of Frederick on their way to Antietam in 1862; and parts of the Union army went north through here on the way to Gettysburg in 1863. Confederate Gen. Jubal Early demanded (and got) a \$200,000 ransom here before fighting at the Battle of Monocacy.

After Antietam, thousands of Union wounded were transported to Frederick, where 29 buildings were turned into makeshift hospitals. President Lincoln later praised townsfolk for their humanity. The City of Frederick is home to the National Museum of Civil War Medicine.

The churches and homes of Frederick served as make shift hospitals to care for the wounded. Hundreds of Civil War soldiers, mostly casualties from the Antietam and Monocacy battlefields, are buried in Mt. Olivet Cemetery. A mass grave for Confederate soldiers was established in 1880. Francis Scott Key and Barbara Fritchie also are buried in this cemetery, established in the 1850s.

The City of Frederick is rich in Civil War history. The (TIZ) would take full advantage of the events that unfolded in Frederick. The TIZ would expand upon not only the military aspects of the war, but also the social and economical impacts the war had upon this community.

TIZ Work Program

This is the information outlined in the Heart of the Civil War Heritage Area Management Plan to activate a Target Investment Zone (TIZ).

General rationale for why the TIZ is being pursued

Participation in the Maryland Heritage Areas Program brings important benefits to building owners in historic towns, to museums and educational organizations, and to efforts to market the region to visitors or businesses. The state program encourages concentrating effort to leverage investment. In Target Investment Zones, property owners are eligible for matching grants and loans and historic tax credits for rehabilitation of historic and certain non-historic buildings whose uses support heritage tourism.

Making the story come alive is a major goal of the HCWHA. Museums, historic sites, and educational organizations that are participating in the HCWHA's interpretive effort are eligible for matching grants to plan and produce exhibits, publications, special events, and other activities. The Maryland Office of Tourism Development is giving special attention to the Civil War in its marketing and advertising program. The region's three "destination marketing organizations" – tourism offices in Washington, Frederick, and Carroll Counties – are active partners in the heritage area initiative.

The City of Frederick feels that we are in a strong position to take full advantage of the Heritage Area Program offered by the State of Maryland.

Short history of the TIZ

On May 23, 1996, House Bill 1 (entitled "Heritage Preservation and Tourism Areas") was signed into law. The bill, approved by both houses of the 1996 Maryland General Assembly, is designed to promote historic preservation and areas of natural beauty in order to stimulate economic development through tourism. Heritage areas are envisioned as discrete geographic areas or regions with a distinctive sense of place embodied in their historic buildings, neighborhoods, traditions, and natural features. They may be rural or urban places, where private ownership is anticipated to predominate, but where development can be creatively guided to attract tourism. Currently Carroll, Frederick and Washington Counties are the only three counties in the State of Maryland that do not have a heritage area.

The HCWHA steering committee was before the Mayor and Board of Aldermen on January 28, 1999 (Resolution 99-1, attached) for recognition of the heritage area. This was the first step in starting the heritage area process.

Other key dates during the review process include:

November 10, 2005 review & recommendation for approval by the Historic Preservation Commission

November 14, 2005 and December 12, 2005 review and & recommendation for approval by the Frederick City Planning Commission

December 19, 2005 Mayor & Board of Aldermen approved the Steering Committee to submit the plan to the Maryland Heritage Areas Authority (Resolution 05-44)

Since then the Maryland Heritage Areas Authority approved the Heart of the Civil War Heritage Area Management Plan on July 13, 2006. This is the final step to amend the 2004 Comprehensive Plan (Appendix I) to include the Heart of the Civil War Heritage Area Management Plan.

The Mayor & Board of Aldermen passed the final resolution (06-67) to amend the 2004 Comprehensive Plan to include the Heart of Civil Area Management Plan on October 5, 2006. The City of Frederick has been actively involved with the Heart of the Civil War Area Management Plan for over six years and are looking forward to promote and preserve the assets of the City.

Major resource inventory, including heritage, natural/recreational, scenic, and visitor-serving commercial resources

Heritage

- 50 Block Historic District
- Barbara Fritchie House
- National Museum of Civil War Medicine
- Historical Society of Frederick County
- C. Burr Artz Library
 - George Brigham Collection of Civil War records
- Roger Brooke Taney House
- Hessian Barracks
- Downtown Churches
- Others sites within a short drive:
 - Monocacy National Battlefield
 - South Mountain State Battlefield Park
 - Antietam National Battlefield
 - Gettysburg National Military Park
 - Harpers Ferry National Historical Park

Natural / recreational

Carroll Creek Linear Park
Baker Park

Visitor Support

Tourism Council of Frederick County
Cultural Arts Center/Frederick Arts Council
Maryland Ensemble Theatre
Weinberg Center for the Arts
Downtown Businesses (over 100 serving the area)
2 Bed & Breakfasts
City Hall
Winchester Hall (County Government)
County Court House
City Police
4 Parking Decks

Identification of major issues facing the TIZ

The proposed TIZ is still a strong economic engine for the City of Frederick as well Frederick County. With the strong economic growth in the downtown area, does present certain challenges to overcome.

The City is working diligently on presenting solutions to the parking issue in the downtown area. The City of Frederick operates 2,500 metered spaces and 2,130 garage spaces in four parking decks. Two of the four decks reach 100% capacity during the day; the other two remain at approximately 80% of capacity. In 2002 the City retained a professional parking consultant to complete a 20-year comprehensive parking plan for the downtown, and that plan called for an additional 1,000 garage spaces in the near term. Available and accessible parking is a critical issue for the City of Frederick's TIZ.

With the construction of the East Street Extension to be completed in Spring 2008, the ability to direct visitors to their destination is critical. Way finding in the downtown is important. The ability to direct visitors to parking decks will be key in making Downtown Frederick a desirable destination.

When East Street Extension is completed, Downtown Frederick will have a new gateway. This gateway will serve as the primary entrance to the downtown. The ability to direct the anticipated large volume of traffic will be an issued. Also providing a cohesive design from the services along I70 to the downtown will be an important visual element for the downtown.

Identification of key opportunities within the TIZ

There are three new areas emerging in the downtown as important to visitors, but also to the local economy. These projects have been in the planning stage for many years and now all three are showing substantial progress to being completed.

The first project is the completion of the East Street Extension. This project along with the redevelopment of Frederick Brickworks will provide additional services to the downtown. Also the Brickworks site will be the new entrance to the downtown. The Brickworks project will not only provide services, but also new dwelling units within walking distance of the downtown and the downtown MARC Station. It will be important to design the development so that it is complementary to the style of the downtown.

The HOPE VI project is located in the northwest corner of the proposed TIZ. This project has removed the public housing and will replace it with a mixture of public housing, assisted housing and market rate housing. Along with the new dwelling units, the infrastructure in the area will be up graded to handle the additional demand. This project along with a couple of other projects in the north will help improve this area o the downtown.

The last project is the Carroll Creek Park. The City is in the final design of the last section of the 1.2 mile park. Three buildings and two parking decks have already been built along this new urban park with several more moving through the approval process. The park not only links various areas of the downtown, but park initiated the construction of additional Class A office space and new condominiums in the heart of the downtown.

Key recommendations

The key recommendations from the Heart of the Civil War Management Plan include:

- Designing of arrival points to announce to the visitors that they are entering downtown Frederick.
- Streetscape projects to tie various areas of the downtown into one cohesive area.
- Promoting a hotel locating in or near the downtown. Ideally the facilities should include a conference room.

The southeast and northwest corners are the areas of the proposed TIZ are in the most need of additional support. While both of these areas have a major projects (northwest

HOPE VI & southeast East Street Extension) that will be the catalyst, but smaller are also needed to ensure that the transformation continues into the surrounding neighborhoods. .

Priorities for implementation and funding

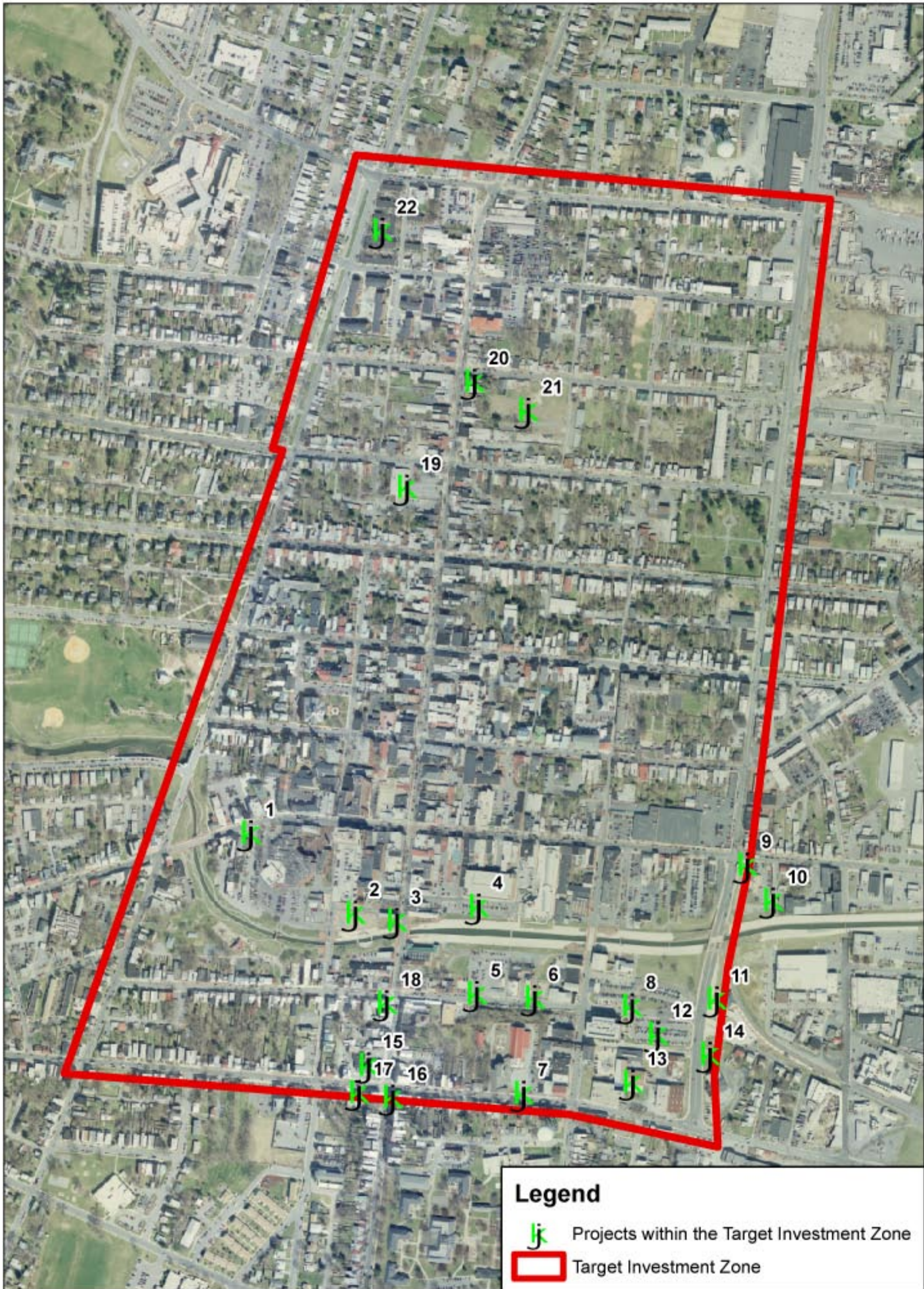
Staff sees the major number of requests for funding coming from private and non profit entities. These requests could include the Tourism Council of Frederick County, National Museum of Civil War Medicine, and Frederick County Historical Society. Private / public businesses will also take advantages of this program.

The priorities for implementation will have to be asset on a yearly basis depending on the number and type of request that are received. The criteria that should be used to evaluate the applications should include:



- Consistent with interpretive themes and/or suggested programs, projects, and activities in the heritage area Management Plan and/or consistent with regional heritage tourism initiatives
- Include collaborative heritage partnerships (such as joint programs) among for-profits, civic entities and individuals
- Enhance heritage tourism by visitors and residents
- Leverage other funding
- Applicant must demonstrate a commitment to heritage tourism and preservation

The overarching goal should be to leverage funds to provide the most enjoyable experience to the heritage visitors as possible.

Target Investment Zone



Legend

-  Projects within the Target Investment Zone
-  Target Investment Zone

Prepared by the
City of Frederick
Geographic Information System



Path Name: G:\Data

City of Frederick GIS

0 200 400 800 1,200 1,600 Feet



Note: This map is prepared solely for the purpose of illustrating the City of Frederick. It should be used for no other purpose. Data on this map was prepared from several original sources and is subject to change as source data changes. This map is not a legal document.

Sources: City of Frederick GIS
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