



hotel 162 at the creek *and artist studios*

Site C-2: Frederick, Maryland Feasibility Analysis
University of Maryland, Real Estate Development Program
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PROJECT SUMMARY

STRATEGY

According to the Frederick Comprehensive Plan, new developments should, “...allow for land uses that enhance the Central Business District (CBD) as a tourism, arts, and business center.” Hotel 162 and Artist Studios will serve as a destination along Carroll Creek Park, attracting tourists and residents alike. We have crafted a leasing, financing and design plan that implements clever adaptive reuse and design to convert the existing undeveloped land and adjacent properties into an art-centric boutique hotel, with public amenities to support the Carroll Creek Park Amphitheater and the surrounding neighborhood. The development will include a 120 key hotel with an adjoining restaurant, a local food market and rentable art studio spaces.

The City of Frederick has nurtured a vibrant art scene for decades. Public art is an integral part of the Carroll Creek Park. Public art such as Carroll Creek’s Community Bridge, iron trees, water features and mosaics not only attract visitors to the City of Frederick, but also enhance the city’s role as a cultural and recreational resource.¹ To support the Carroll Creek Park Amphitheater and the Delaplaine Visual Arts Education Center, the development will incorporate artist and dance studios, as well as gallery space that will draw visitors to the site and further down the Park.

Architectural Character

Because the site is located in the historic district, much of the exterior will be refurbished original brickwork or new brick to match. In some locations, glass will be introduced to juxtapose modern construction with the historic intent of the region and to create interest in the façade design.

¹ Carroll Creek Park. <https://www.cityoffrederick.com/index.aspx?NID=169>

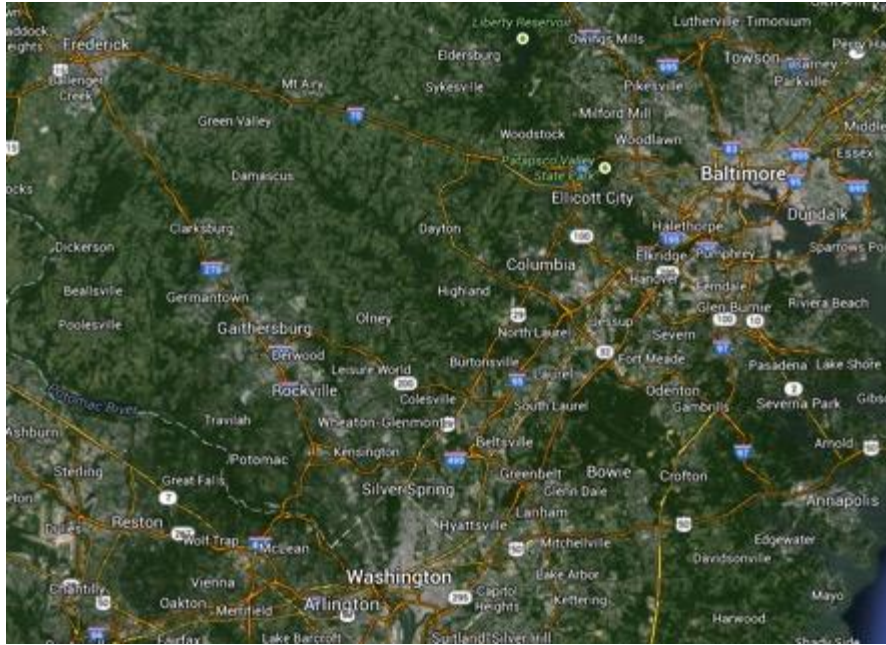
SITE PLAN



CREDIT: MERCEDES AFSHAR

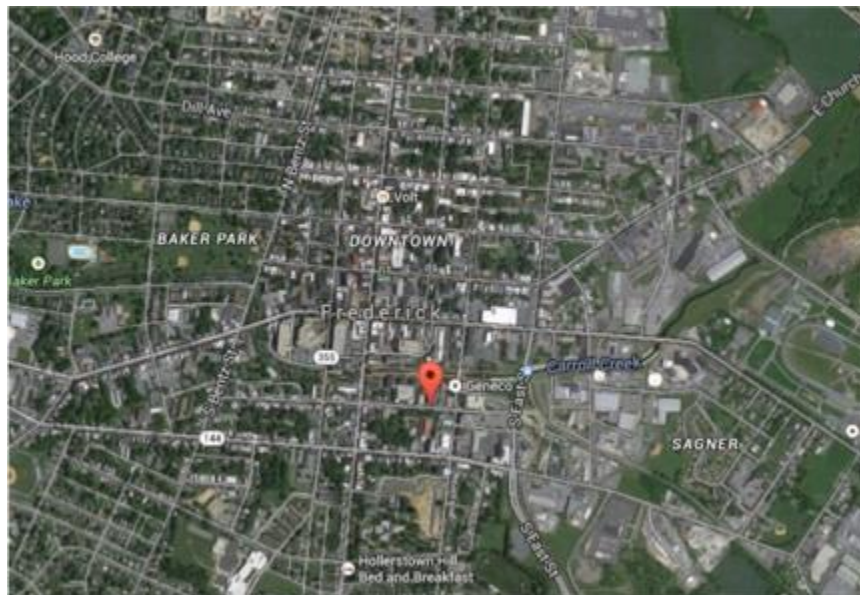
LOCATION MAPS

WASHINGTON METROPOLITAN AREA



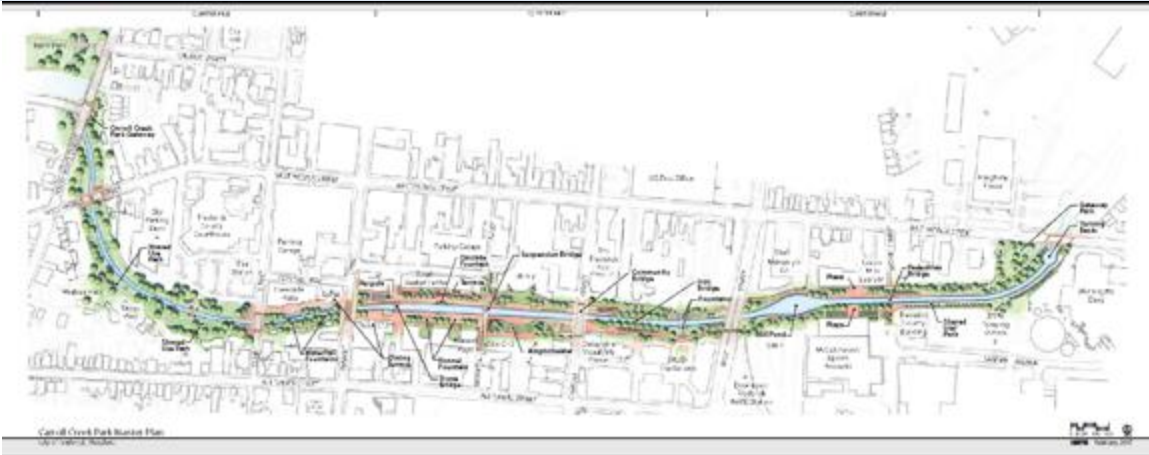
CREDIT: GOOGLE MAPS

CITY OF FREDERICK



CREDIT: GOOGLE MAPS

CARROLL CREEK



CREDIT: FREDERICK COMPREHENSIVE PLAN

PROJECT SITE - EXISTING CONDITIONS



CREDIT: GOOGLE MAPS

SITE ANALYSIS

LOCATION AND EXISTING CONDITIONS

The site of Hotel 162 at the Creek and Artist Studios is in the central business district of Frederick, Maryland. As the second largest incorporated city in Maryland, located approximately 50 miles from the District of Columbia and Baltimore, Frederick is an important crossroad in the Washington metropolitan area. The site is located between the south side of Carroll Creek Park and E. All Saints Street. In 2009, the City of Frederick created an RFP to develop the site. The lack of response has created an opportunity to recommend uses for the site that have not been previously discussed. The original premises under analysis is a 0.39 acre undeveloped infill parcel. The City currently uses the site to stage performances at the Carroll Creek Park Amphitheater. Our development plan proposes the acquisition of adjacent parcels, with and without existing historic structures, to create the critical mass necessary for a destination along the Park.

At a little over a mile long, Carroll Creek Park operates as a mixed-use urban park that connects the creek's shores with Frederick's downtown. The park serves the dual purpose of containing flood waters that have historically devastated the downtown area while encouraging adjacent economic and cultural development; over \$150 million dollars in office, retail and residential development is currently underway adjacent to the park.²

² <https://www.cityoffrederick.com/DocumentCenter/Home/View/1100>