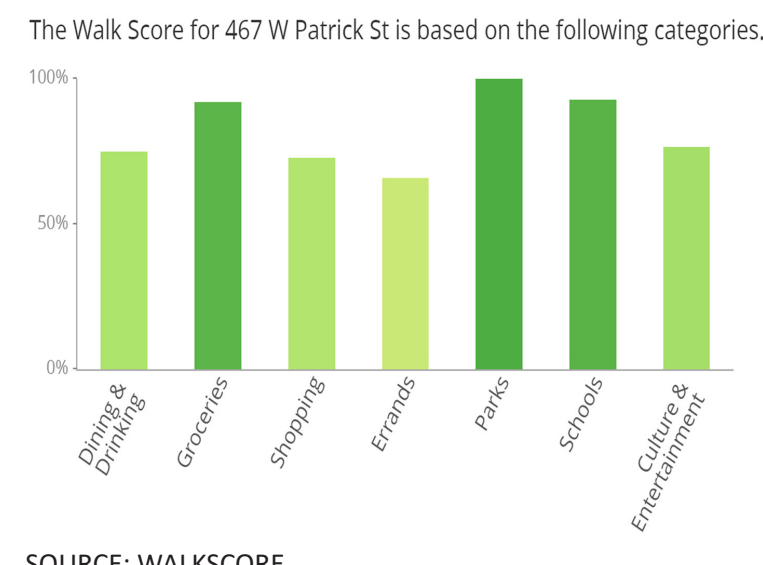


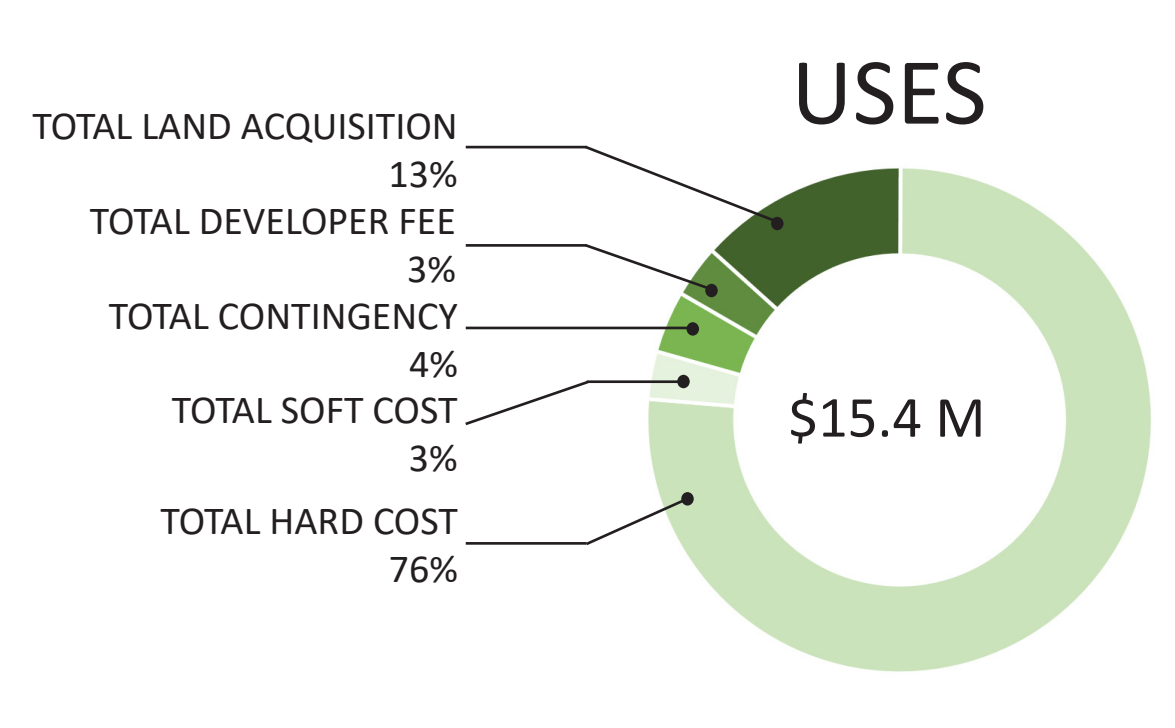
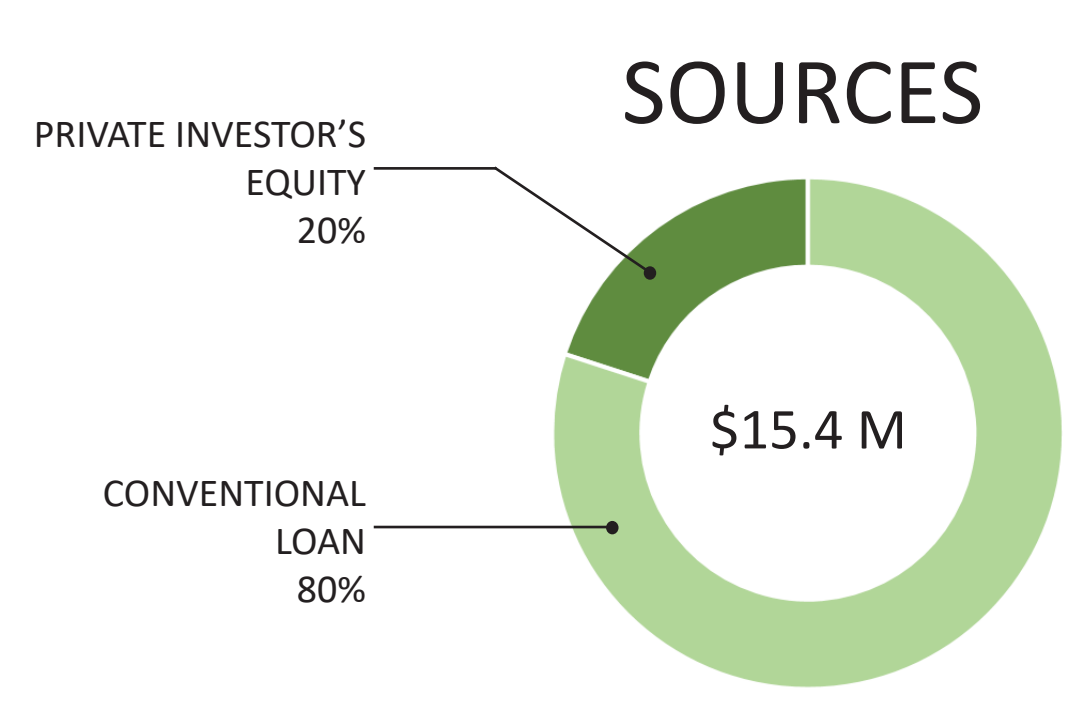


AERIAL VIEW OF PROJECT

DEVELOPMENT SUMMARY	
Address	467 West Patrick Street Frederick Maryland 21701
Jurisdiction	City of Frederick
Acreage	4.561 Acres
Zoning	DB - Downtown Business
<b>Retail</b>	
Grocery	16,500 GSF
Coffee Shop/Bakery	1,500 GSF
Total Retail	18,000 GSF
Total Parking Required:	82 Spaces
Total Parking Provided:	87 Spaces
<b>Residential</b>	
Community Clubhouse	3,000 GSF
Townhome Units Width	24 Feet
24' Townhome Sales Price	\$390,000 \$162.50 PSF
3 Story 2-Car Rear Garage	2,400 NRSF
# of 24' Units (73% of Total)	37 Units
Townhome Unit Width	18 Feet
18' Townhome Sales Price	\$350,000 \$184.21 PSF
3 Story 1-Car Rear Garage	1,900 NRSF
# of 18' Units (27% of Total)	14 Units
Total (51 Units)	147,456 GSF



Total Development Cost Calculations	
Total Land Acquisition	\$ 2,060,000
Total Hard Costs	\$ 11,721,750
Total Soft Costs	\$ 468,870
Total Contingency	\$ 609,531
Developer Fee	\$ 512,006
<b>Total Development Cost</b>	<b>\$ 15,372,157</b>



Top 10 Employers in the City of Frederick, 2013									
	Business	# of Employees	Industry Sector	Distance*	Car	Bike	Walk		
1	Fort Detrick Campus	11,000	Military, Bioscience, Communications	2.9 Miles	10 Min	13 Min	50 Min		
2	Frederick County Board of Education	5,700	Public Education	1.2 Miles	5 Min	8 Min	22 Min		
3	Frederick Memorial Healthcare	2696	Comprehensive Health Care	1.3 Miles	5 Min	7 Min	24 Min		
4	Frederick County Government	2072	County Government	0.9 Miles	4 Min	6 Min	17 Min		
5	Wells Fargo Home Mortgage	1881	Mortgage Loans & Service Center	0.7 Miles	3 Min	6 Min	15 Min		
6	Frederick Community College	939	Two-Year College	3.5 Miles	12 Min	18 Min	70 Min		
7	State Farm Insurance Corporation	839	Regional Headquarters - Insurance	5.5 Miles	13 Min	24 Min	81 Min		
8	United Healthcare	832	Health Insurance Provider	0.7 Miles	3 Min	5 Min	15 Min		
9	City of Frederick Government	831	Municipal Government	0.5 Miles	2 Min	4 Min	11 Min		
10	AstraZeneca/MedImmune	595	Biotech Manufacturing	2.0 Miles	7 Min	17 Min	N/A		

Source: City of Frederick Department of Economic Development (DED), 2013 Economic Development Annual Report. \* Distance from West Park Village



- KEY**
- SECONDARY ENTRY
  - COMMUNITY AMENITY AREA
  - COMMUNITY CLUBHOUSE
  - COMMUNITY GREEN
  - SERVICE ROAD FOR GARAGES
  - 16,500 SF GROCERY STORE
  - 1,500 SF COFFEE SHOP
  - MAIN ENTRY



A. AERIAL VIEW OF COMMUNITY AMENITY AREA



B. STREET VIEW OF WEST PARK VILLAGE ENTRANCE

MRED

Spring 2017

# WEST PARK VILLAGE

TRANSFORMATIVE DEVELOPMENT NEAR THE HEART OF THE CITY

Christopher Carman

C2 Development is proud to announce the arrival of West Park Village, a vibrant new development offering for-sale urban townhomes in the heart of Frederick, Maryland. West Park Village is just five blocks west of Market Street, the downtown historic district of Frederick home to eclectic shops, restaurants, and theatres. The project replaces the former Patrick Shopping Center with 51 townhomes and a community clubhouse which incorporate federal style architectural finishes complementing the historical heritage of downtown Frederick. These urban style townhomes are available in 24' wide end and interior units and 18' wide interior units offering three levels of modern living with 1-car or 2-car rear loading attached garages. West Park Village offers 18,000 square feet of convenient retail which includes a neighborhood grocery store, a small bakery, and a coffee shop. Public transit options are available providing a short commute to the downtown Frederick MARC train station. West Park Village provides the unique combination of urban living with the community atmosphere of suburban life.



*Credits*  
 Instructor: Scott Armiger  
 Program Director: Margaret McFarland  
 Architect: Nicole Hinkle

AERIAL VIEW OF EXISTING CONDITIONS

C. STREET VIEW OF EXISTING CONDITIONS

D. STREET VIEW FROM STUP'S LANE