



EAST FREDERICK
RISING

East Frederick Fall Community Update

October 2025

An aerial photograph of East Frederick, Maryland, taken during the 'golden hour' of sunset. The sky is a vibrant mix of orange, yellow, and blue. In the foreground, there are residential houses with dark roofs and some greenery. In the middle ground, a large commercial parking lot with several cars and a few buildings is visible. The background shows rolling hills under the colorful sky.

ABOUT US

EAST FREDERICK RISING

- We are a 501(c)(3) non-profit
- Citizen-based, volunteer organization
- Residents, business owners and passionate individuals from a variety of professional backgrounds who care about the future of East Frederick



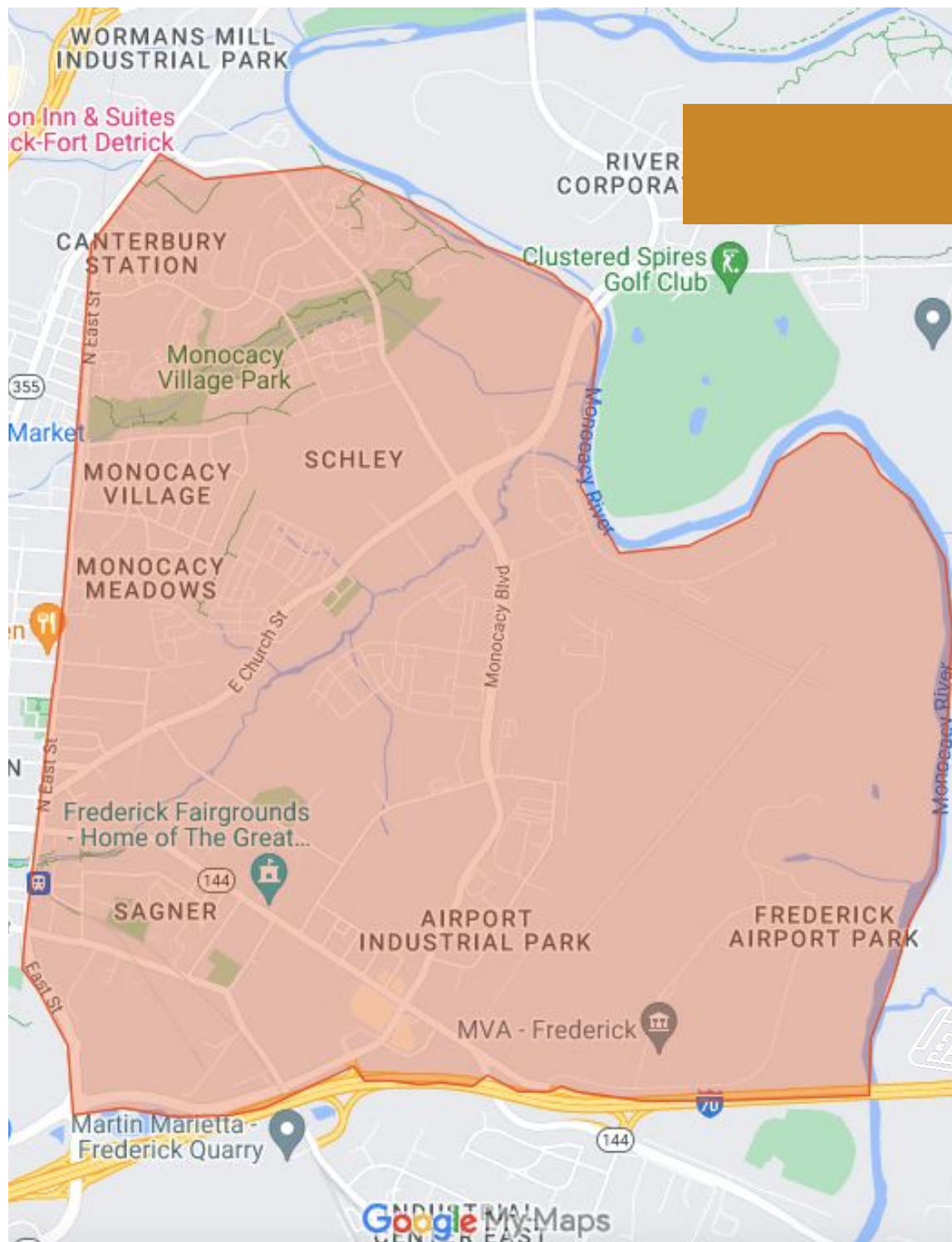
VISION for East Frederick

We envision a renaissance in the east end of Frederick City, a community that is **vibrant, safe, and diverse**; where residential livability and commercial opportunities flourish, consistent with the character and charm of Frederick, and in accordance with smart growth principles.

Purpose & Mission

EFR exists to ensure that the revitalization and redevelopment of the east side of Frederick City meets the needs of all stakeholders.

EFR engages with the community through personal and civic dialog. We advocate for projects which advance a vision of long term livability and sustainability in East Frederick.

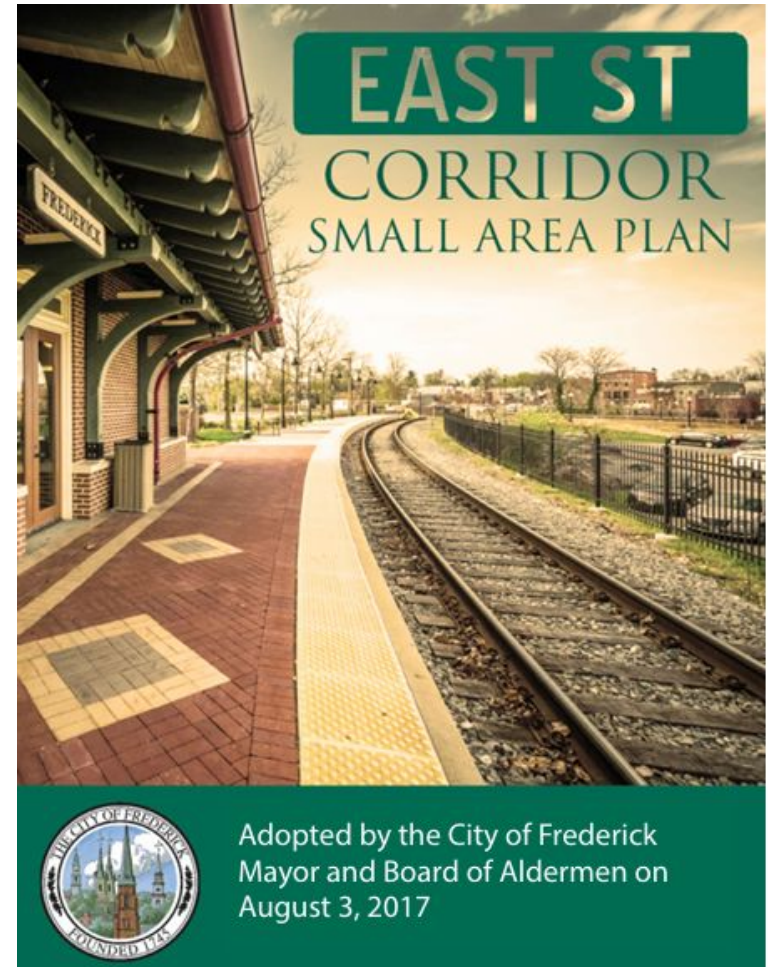


Small Area Planning

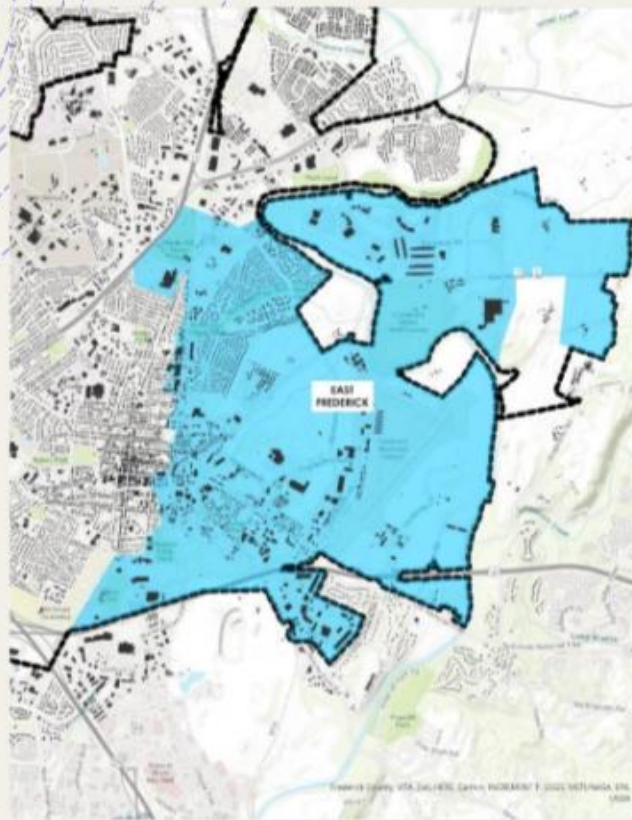
The City of Frederick has implemented small area plans, such as the East St Corridor Small Area Plan, to guide growth and redevelopment in specific geographic areas.

Plan Principles:

- Walkable
- Attractive
- Vibrant
- Sustainable
- Connected
- Safe
- Complete



East Frederick: What We Know



2020 Census Summary

20375

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



1.70%

Population



-2.18%

Group Quarters



2.13%

Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 RRI



KEY FACTS

6,531
Total Population

2,996
Housing Units

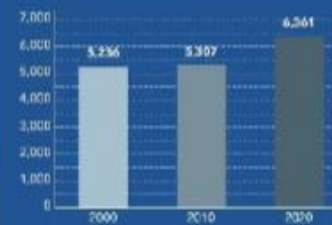
951.3
Population Density

2.23
Average Household Size

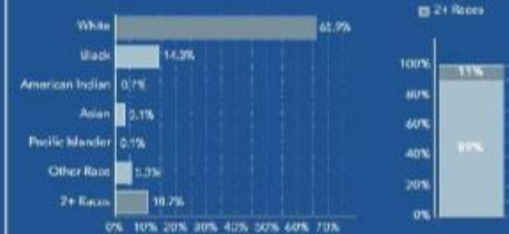
2,847
Total Households

63.8
Diversity Index

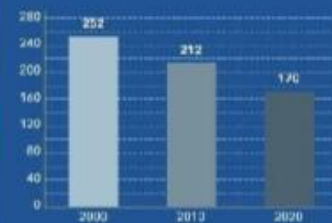
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



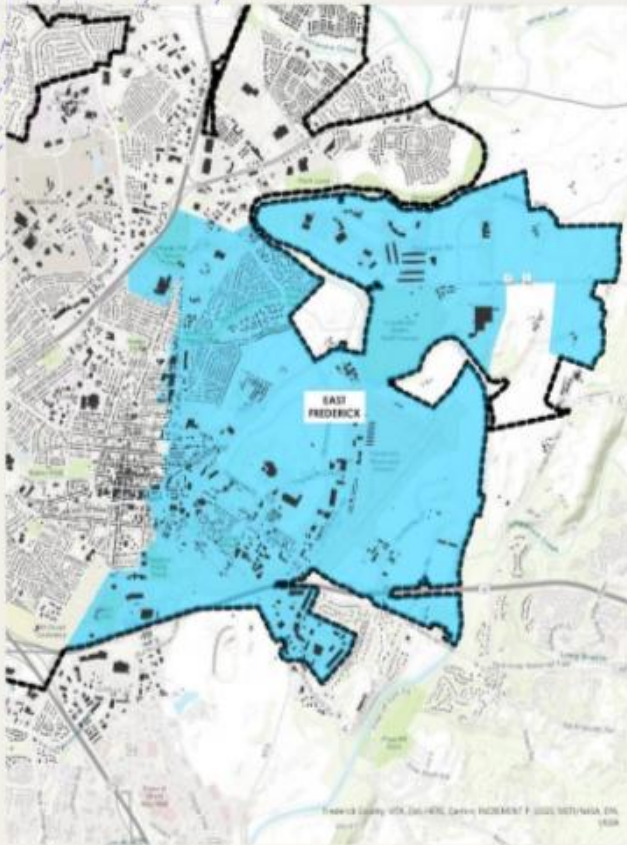
GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,183	5,348
1 Race	941	4,692
White	561	3,743
Black	231	709
American Indian/Alaska Native	7	86
Asian	31	175
Pacific Islander	2	1
Some Other Race	109	235
2 or More Races	243	456

2,996 Housing Units - 2020
6,531 Population (2.23 avg. household size)

East Frederick: What Is Here & Coming Up



2025 DEVELOPMENT PIPELINE

- **More than 4,000 units**
 - Canterbury Station
 - East Church Residences
 - Hamilton Square
 - Overlook East
 - Renn Quarter
 - Riverwalk Apartments
 - 411 E Patrick Street
 - 404-420 E Patrick Street
 - 800 E Patrick Street
 - Brickworks
 - East Pat Lofts
 - EastChurch
 - Hamilton Place
 - Highland Trail
 - Madison on Market

CAPITAL IMPROVEMENT PROJECTS

- 7th Street Protected Bicycle Lane
- Southern East Street Redesign
- North East Street Redesign
- 16th Street Traffic Calming
- Monocacy Village Trail
- East Street Rails with Trails Phase 2
- East Street Rails with Trails Phase 3

4,000 units x 2.23 = **8,922** more residents of East Frederick
Projected population growth: 6,531 ➔ 15,453 in 5-7 years

Projects Underway

Overlook East (423 E Patrick St)

- 85 Units, 2.68 acres
- Affordable Housing (100% units serving families under 60% AMI)
- Rehabilitation of a City-designated historic building - the Schley House
- Transit Oriented Development (TOD)

Developed by
Conifer, LLC
and Interfaith
Housing
Alliance



Overlook East Current Conditions



The Banyan (216 E Patrick St)

- Speakeasy-style lounge, rooftop bar
- Destination for weddings, private events, business gatherings, and live performances
- Expected completion: **Summer 2026**

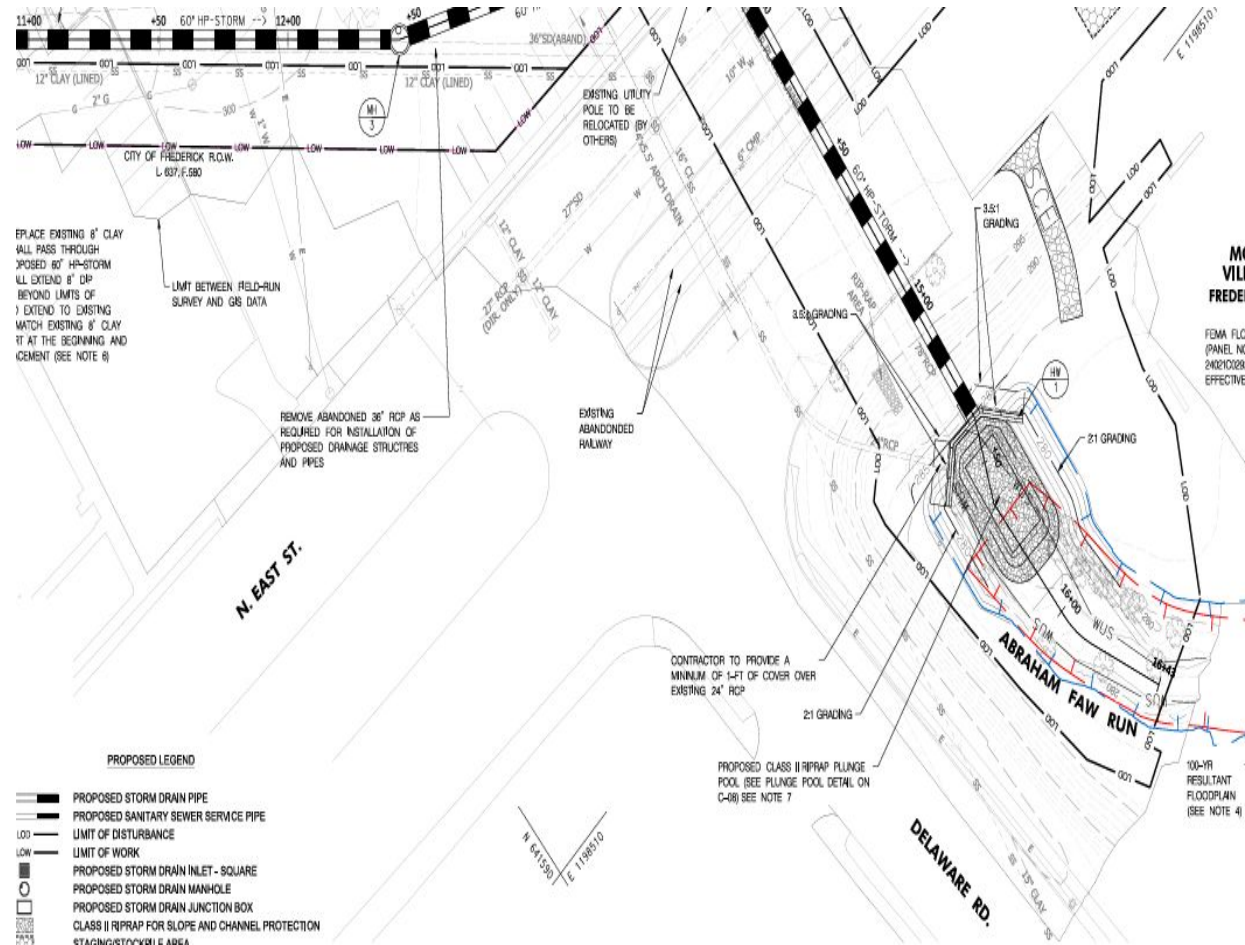


The Banyan Current Conditions



Motter Avenue Stormwater Project

- 400-acre drainage basin that includes Motter Avenue and Market Street generally between 7th Street and 14th Street. Total cost: \$7.1 Million
- Floodwaters will drain into the stream in Monocacy Village Park and is focused on:
 - Preventing future flooding
 - Protecting homes, businesses, and public infrastructure
 - Supporting the long-term health of our natural waterways
- Currently under construction and expected completion:
Winter 2026



Motter Avenue Stormwater Project

Current Condition



Motter Avenue Stormwater Project

Current Condition



MD Deaf Community Center (720 N East St)

- Activities and Services in ASL
- Employment Opportunities
- Bridging Communities
- Cultural Arts
- Frontage Improvements have been deferred
- Possible bus shelter



MD Deaf Community Center Current Conditions



MD Deaf Community Center Current Conditions



Renn Quarter

- 221 Acres
- 1,050 Residential Units
- 105,000 sq.ft. Nonresidential space
- 78-acre parkland dedication
- 467 units remain to be constructed (mix of single-family, townhome, and apartments)



Upcoming Projects

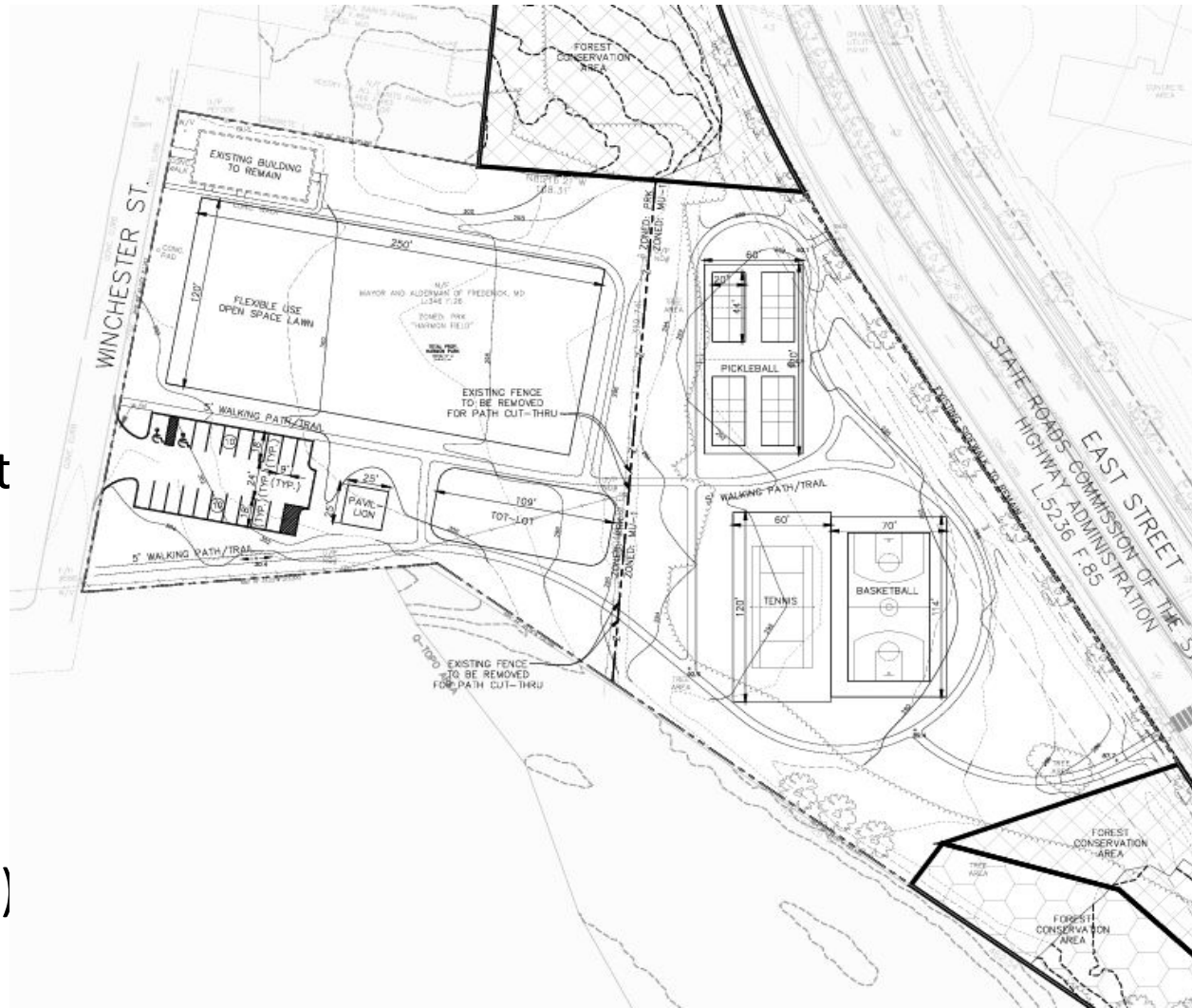
Brickworks (East and South St)

- 64 Acres
- 1280 Housing Units
- Approved
- 130,000 sq.ft. of commercial
- Parkland:
 - 3.6 acres of forested parkland on the western side of East Street
 - Approximately 3.3 acres of non-forest dedicated parkland on the western side of East Street
 - 3 acres of non-forest-dedicated parkland on the eastern side of East Street
- Possible School Site



Harmon Park (42 Winchester St)

- Part of the Brickworks development
- Amenities:
 - Pickleball
 - Basketball
 - Tennis
 - Expanded Parking Lot
 - Open Field Space
 - New Tot Lot
- New Tree Plantings
- Walking Paths
- **EFR Request:** Water feature (i.e. water mister)



Harmon Park Current Conditions



The Galleria

- 7-Stories, 210 multi-family apartments, 4,000 sq. ft. retail
- Includes underground structured/garage parking
- Planning Commission Meeting: **October 14**
- Will transform the future of Carroll Creek and East Frederick



Bond Street Extension

- New Connection from Bond St. in Renn Quarter to Highland St
- Design is complete
- Funding was approved in the FY2025 budget
- 1.5 - 2 years out (or more) for construction
- NOT the only segment needed for full downtown connection
- Final Segment is Site J/K Shared-Use Path

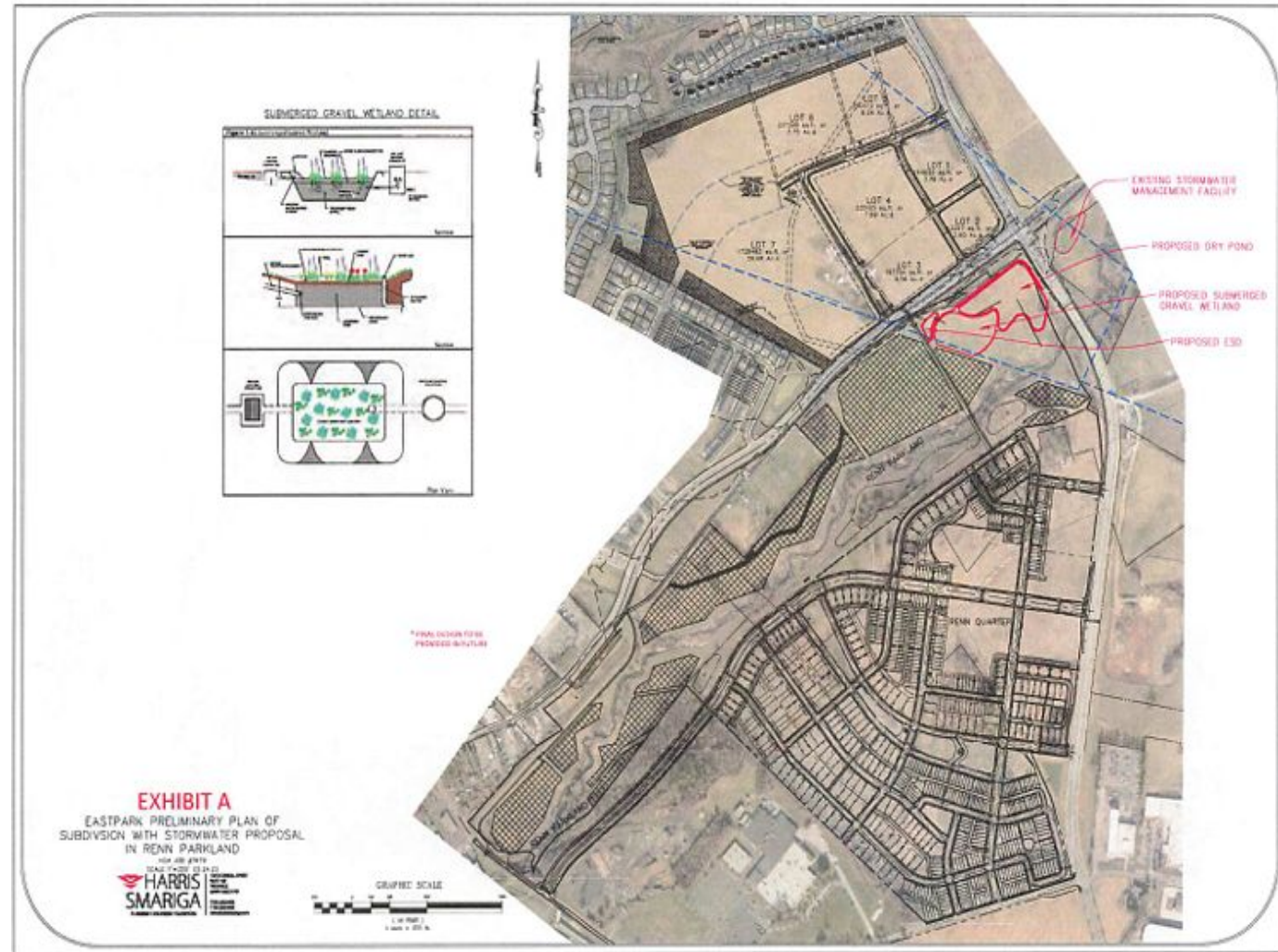


Sites J/K Current Conditions



Renn Regional Park (78 acres)

- 38 parking spaces
- 5K perimeter trail
- Proposed composting restrooms
- 10 acres of stormwater management (Church St. & Monocacy Blvd.)
- Stream restoration:
Summer 2026
- Tree
Planting/Reforestation
work next
- **EFR Request:** Include
restroom facilities to
enhance accessibility



Completed Projects

East 5th Street Connection

- Extends to East Church Street (via County Lane)
- On-street parking (one side)
- Sidewalk + shared-use path
- City–Goldstar Group partnership (EDE Apartments, 350 units)
- Improves connectivity & diverts truck traffic from East Street



5th Street Finished Connection



Seniorscapes Senior Park in Monocacy Village Park

- Frederick County's first senior park
- Promotes Active Aging
- Increases Socialization
- Provides Safer Environments
- Universally designed for accessibility
- Fundraising goal: \$15,000 for final stairs and ramp bridge



Asbury SeniorScapes Senior Park in Monocacy Village Park



GET INVOLVED!

- Become a sponsor of the work we do and donate directly to our cause
- Join our mailing list to receive updates straight to your inbox
- Follow us on social media for the latest news in East Frederick

Visit our website at:
eastfrederickrising.com or
scan the QR CODE





EAST FREDERICK
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THANK YOU!

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