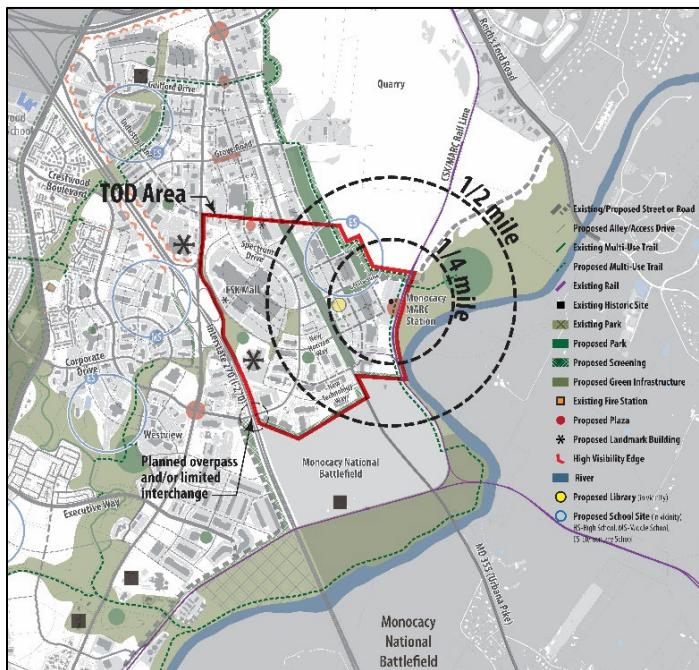




# News Release

FOR IMMEDIATE RELEASE:  
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## Portion of South Frederick Corridors Area Earns Designation as Transit-Oriented Development



FREDERICK, Md. – The area surrounding the Monocacy MARC Station off Urbana Pike is now eligible for resources and financial incentives after being designated as a Transit-Oriented Development site by the Maryland Department of Transportation. The TOD designation means Frederick County and development partners have access to financial assistance and planning resources.

The TOD program encourages the use of transit, walking, and bicycling by locating housing near transit centers. Designated TODs receive bonus weighting when applying for state tax credits to encourage development in these areas. They also can apply for a Sustainable Communities designation more easily, which opens the door to even more funding programs.

“The TOD designation will help bring to life the vision of our South Frederick Corridors Plan,” County Executive Jessica Fitzwater said. “By transforming redevelopment in the area around the MARC station, our community can be well positioned to meet the challenges of housing affordability, economic opportunity, and fiscal responsibility.”

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The designation is good for 10 years. MDOT officials will meet annually to discuss development progress and opportunities for State support. According to the [program's website](#), transit-oriented development “requires more than locating near transit. A properly designed TOD creates a walkable, dense, mixed-use environment and is supported by an efficient transportation system.”

Additionally, the TOD designation opens the door to streamline the application for a Sustainable Communities designation, unlocking access to even more funding programs. This comprehensive approach ensures that the Monocacy MARC Station area will benefit from a coordinated and well-supported development strategy.

For more information about the TOD designation and its impact on the Monocacy MARC Station area, contact Kimberly Gaines, Livable Frederick Director, at [KGaines@FrederickCountyMD.gov](mailto:KGaines@FrederickCountyMD.gov) or 301-600-1144.

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