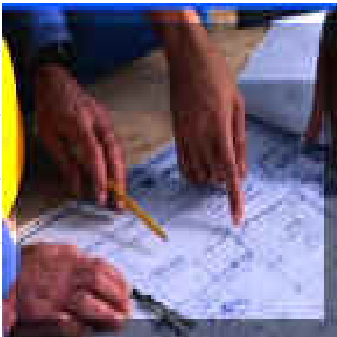


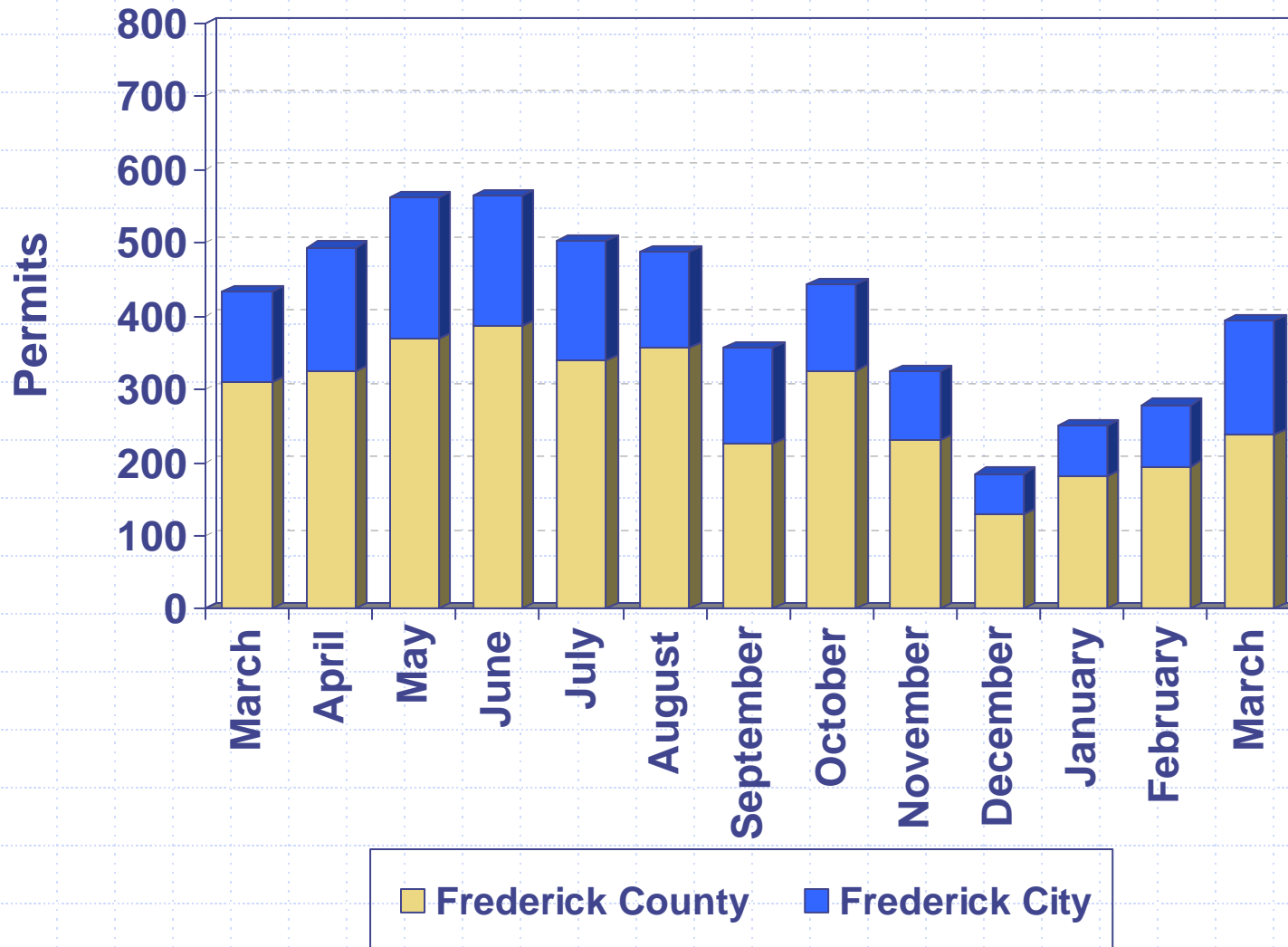


# Division of Permitting and Development Review

- May 1, 2008
- Director's Development Data/Project Presentation to the County Commissioners

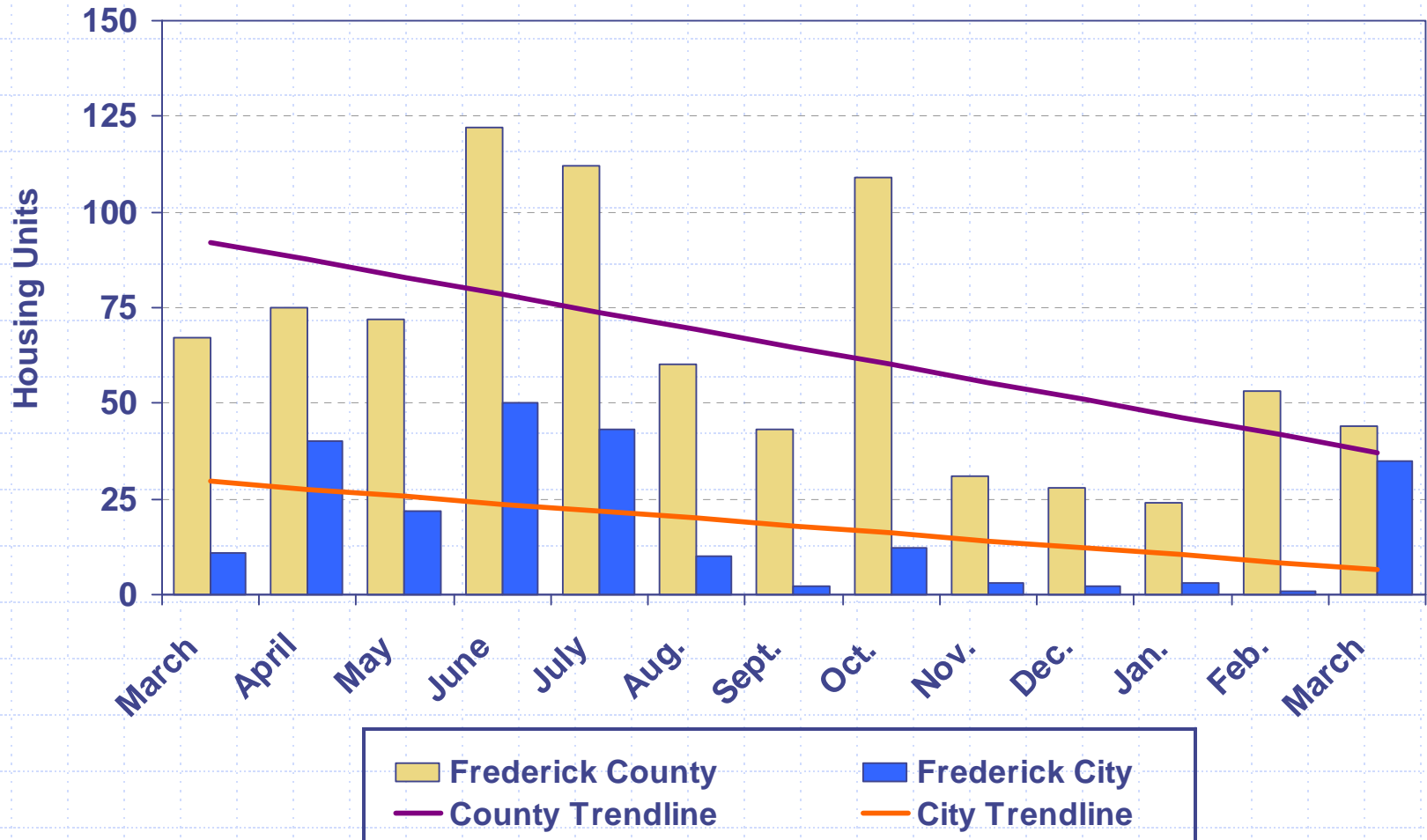


# Building Permits Issued 2007 - 2008



# Housing Unit Construction 2007 - 2008

Housing units based on issued permits



12 Month Total (April 2007 – March 2008): 996 units

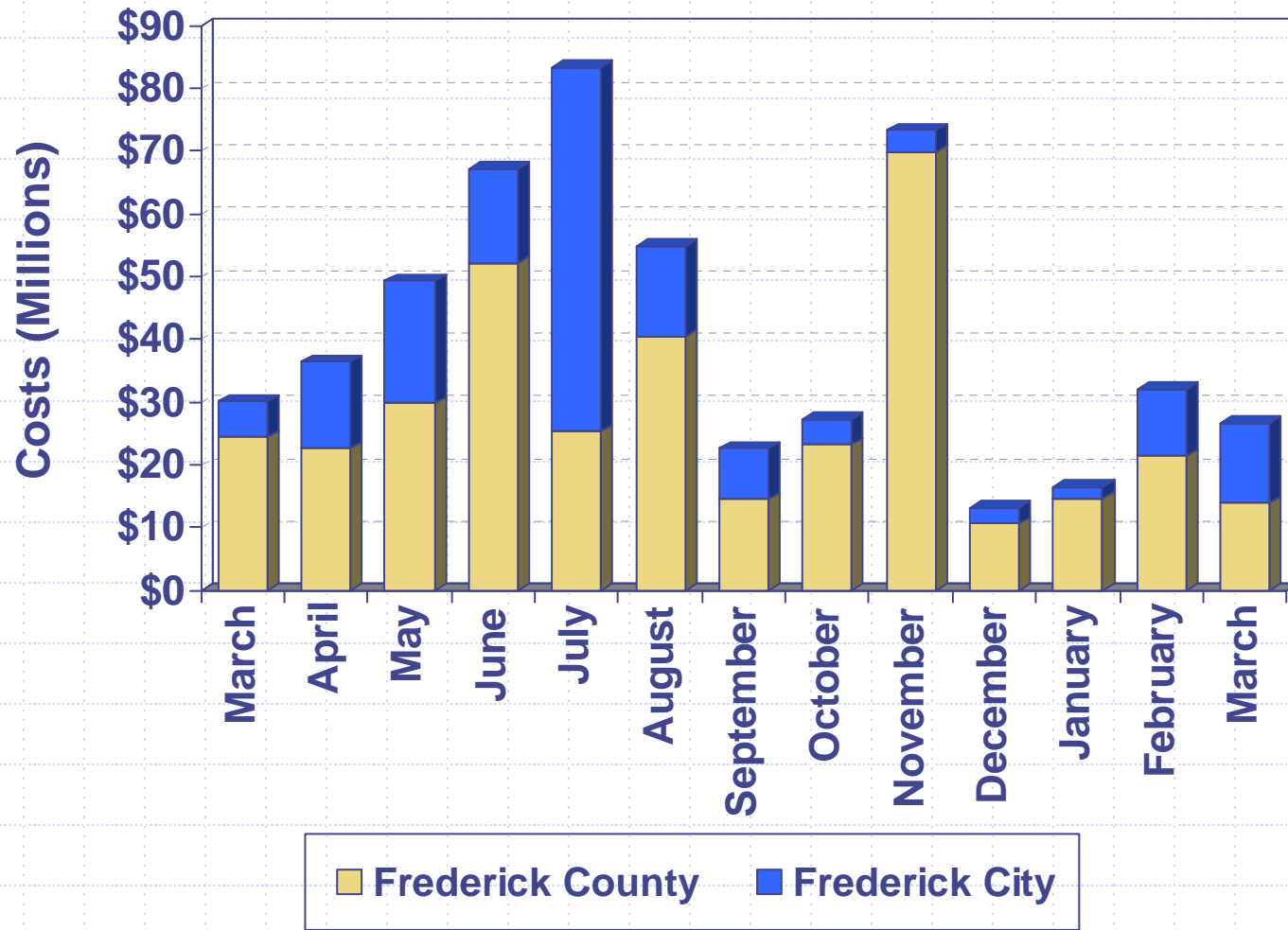
# Housing Unit Construction

## Comparison of Current Month and YTD Units

Current Month – March 2008			
Year	County	City	Total
2008	44	35	79
2007	67	11	78
2006	110	32	142
2005	171	78	249
2004	142	33	175
5 Year Avg.	107	38	145

YTD – March 2008			
Year	County	City	Total
2008	121	39	160
2007	137	81	218
2006	255	136	391
2005	319	145	464
2004	293	139	432
5 Year Avg.	225	108	333

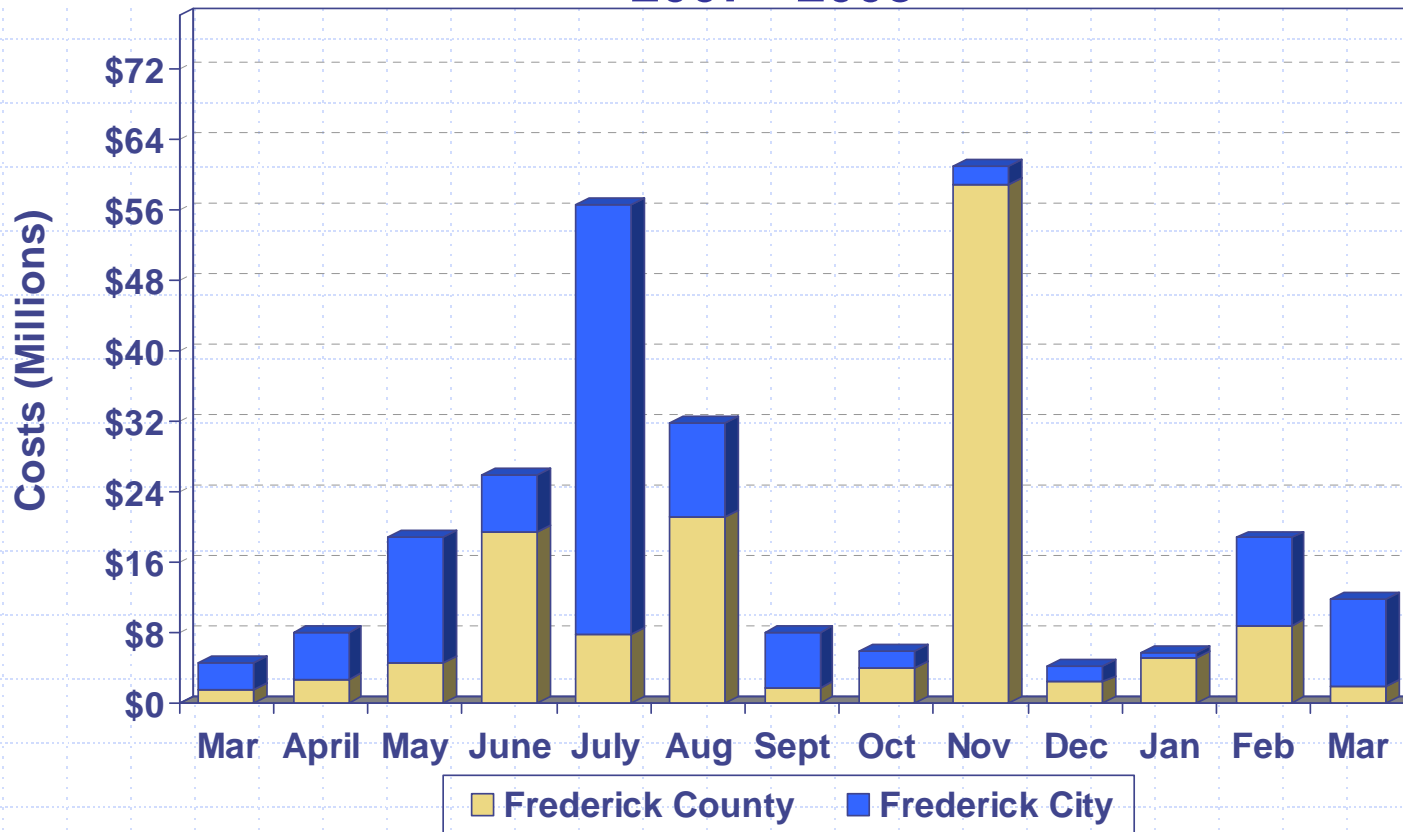
# Construction Costs 2007 - 2008



Costs based on issued permits

# Commercial Construction Costs

2007 - 2008



Costs based on issued permits

## Cost per month:

May 2007 City – BP Solar Alteration (\$12M)

June 2007 Co. – Wellington I, LLC Foundation & Core (\$6.7M) & Old Chapel Corporation Core Buildings (\$6.4M)

July 2007 City – Medimmune Inc. Alteration (\$47.9M)

Aug. 2007 Co. - County Transfer Station (\$13M); City - BP Solar Alter. (\$9M)

Nov. 2007 Co. – New Design Road Treatment Plant (\$51M)

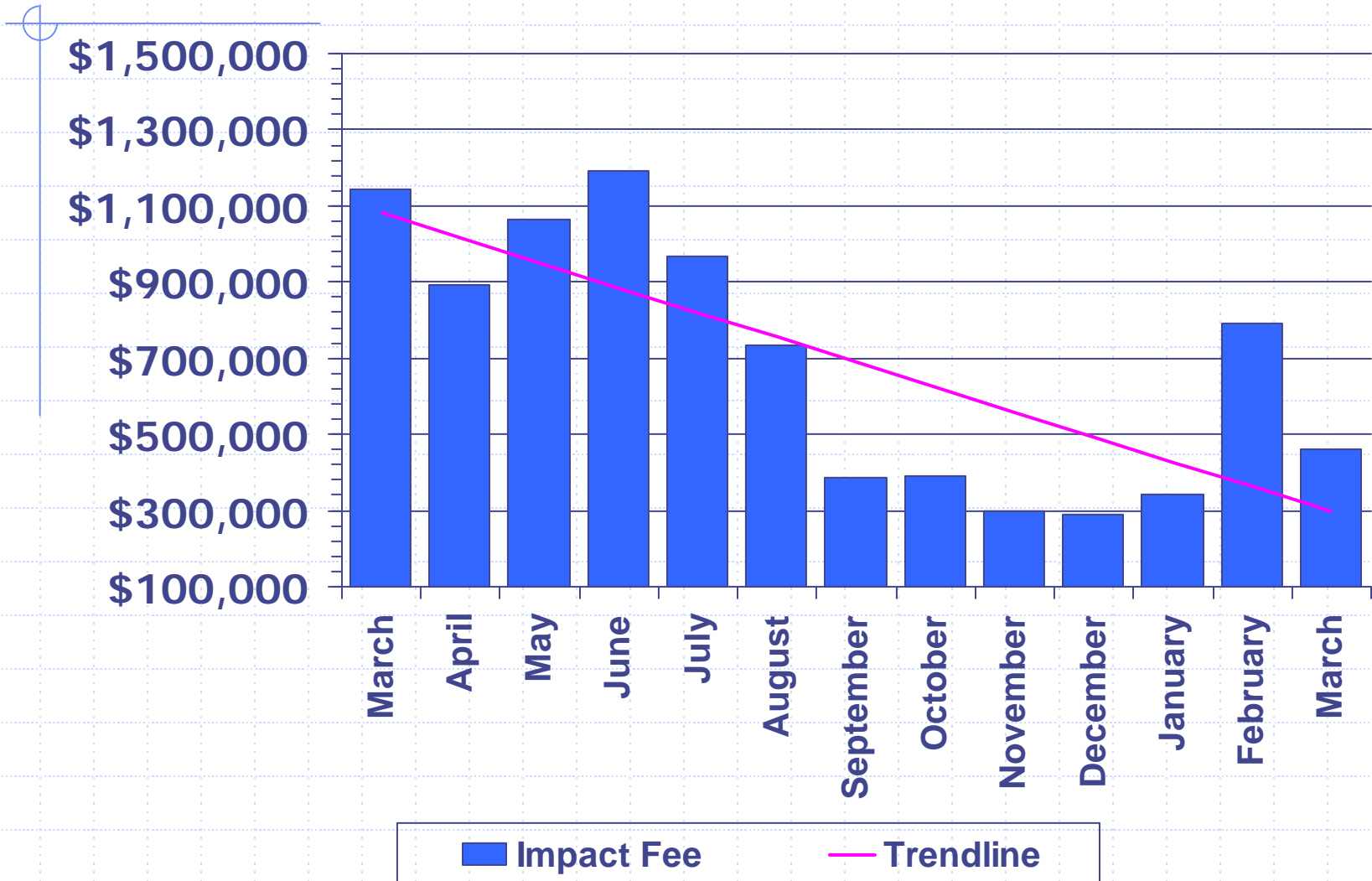
Feb. 2008 City – Charles River Labs Alteration (\$8.2M)

March 2008 City – Riverside Corporation (\$6M)

# Excise Tax 2007 - 2008



# Impact Fee 2007 - 2008



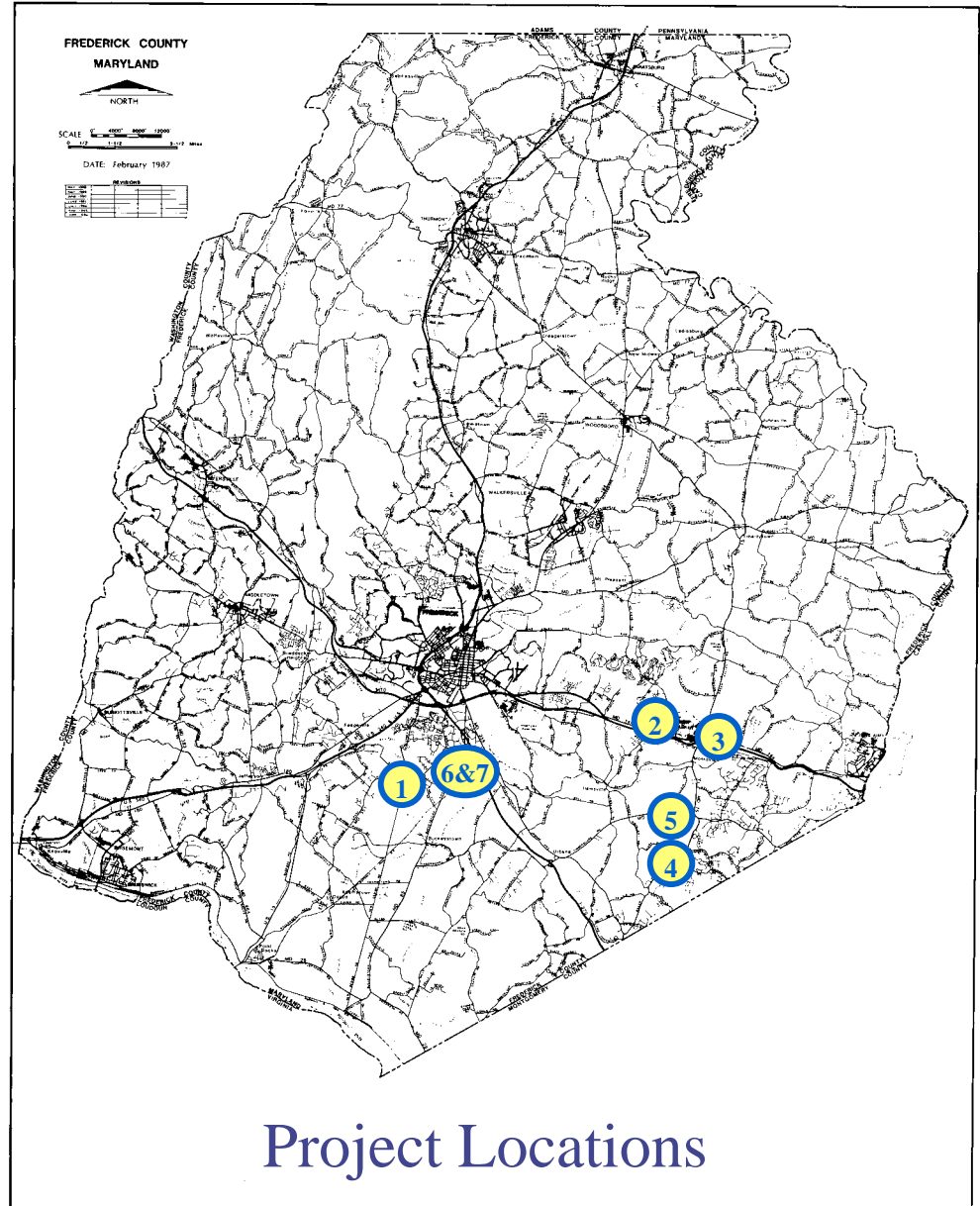


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Younkins MXD
2. Greenview Daycare
3. Old National Pike Industrial Center
4. Friends Meeting School
5. Evangelical Lutheran Church
6. Center at Monocacy - Lot 1
7. Center at Monocacy - Lot 15

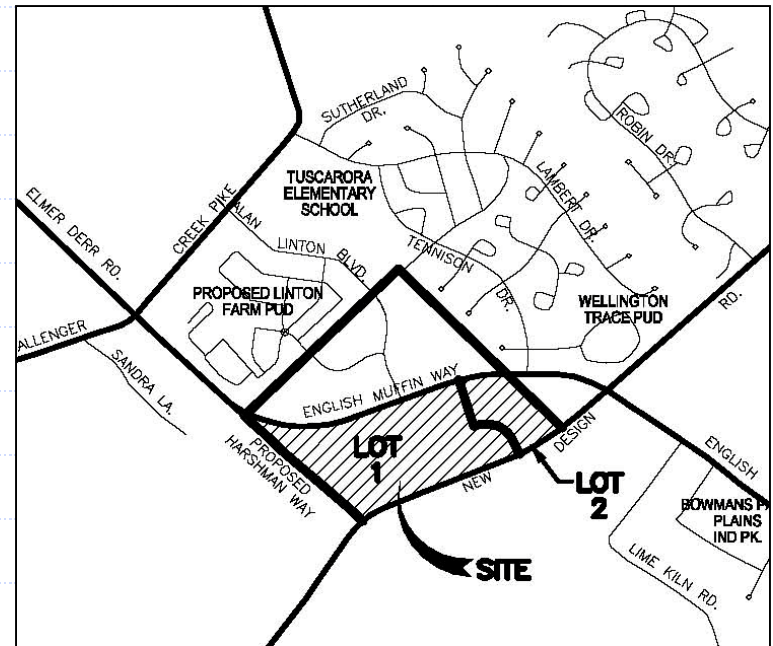




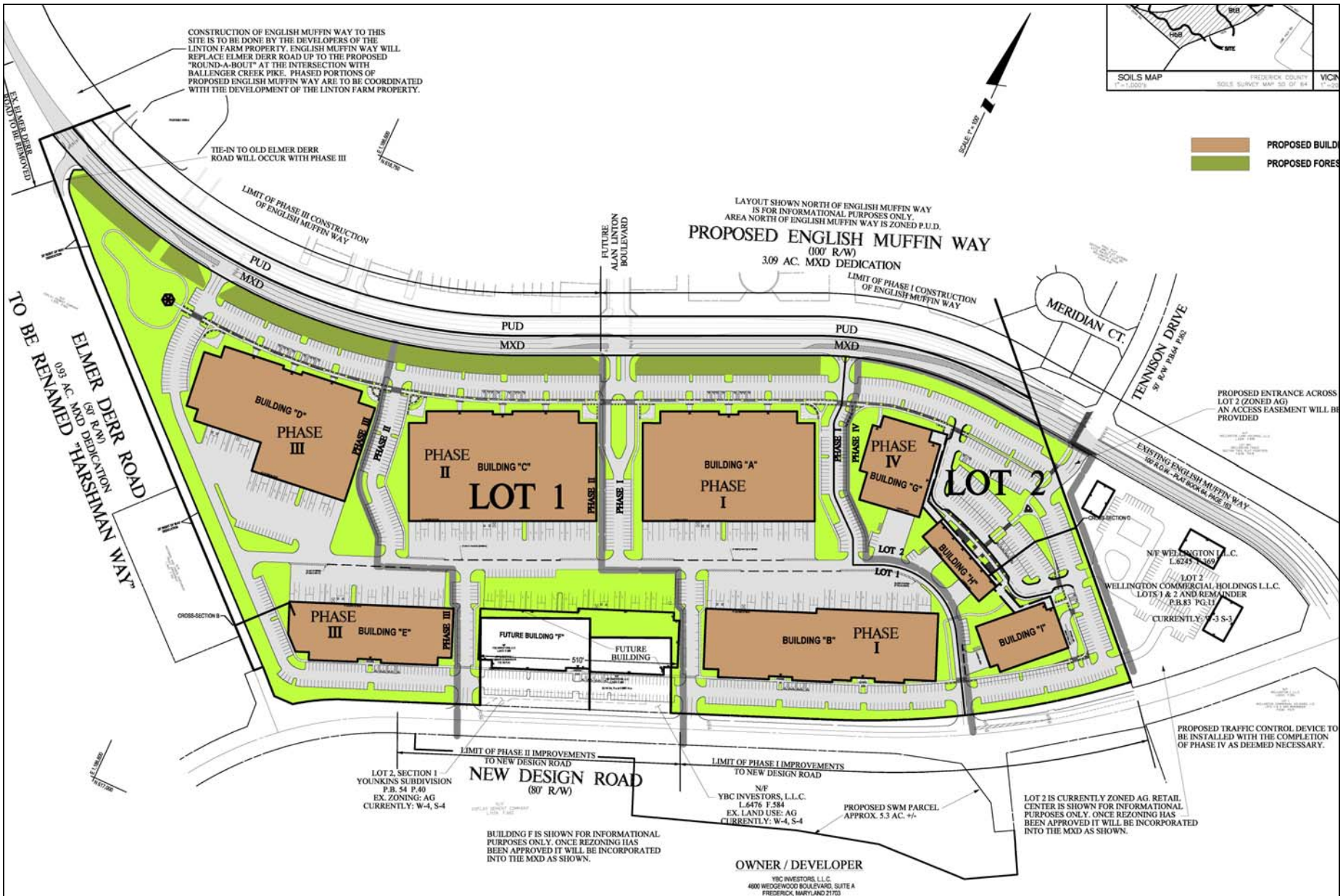
# County Projects

# Younkins MXD

- ❑ Request: Phase II (Execution) Plan Approval
- ❑ Location: Western quadrant of New Design Road and English Muffin Way
- ❑ Total Use: Lot 1 industrial warehouse and office space totaling 522,906 sq. ft.  
Building A-120,093, B-103,471, C-131,293, D-109,043 & E-59,006 sq. ft.  
Lot 2 retail shopping center and grocery totaling 76,070 sq. ft.  
Building G-37,020, H-13,200 & I-25,850
- ❑ Zoned: MXD and MM
- ❑ Applicant: YBC Investors, LLC
- ❑ Engineer: Loiederman Soltesz Associates, Inc.



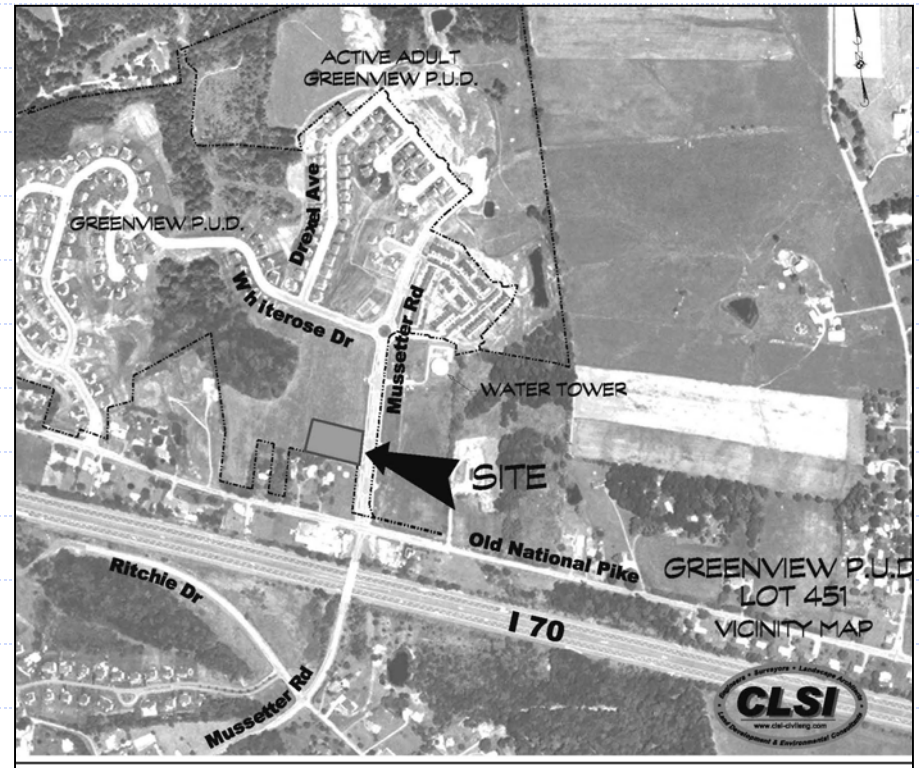
# Younkins MXD





# Greenview Daycare

- ❑ Request: Site Plan Approval
- ❑ Location: West side of Mussetter Road, North of Route 144
- ❑ Total Use: One 12,150 sq. ft. daycare
- ❑ Zoned: PUD
- ❑ Applicant: The MacGruder Companies
- ❑ Engineer: CLSI



# Greenview Daycare







EAST VIEW  
SCALE 1" = 20'



NORTH VIEW  
SCALE 1" = 20'

- ### LEGEND

-  PROPOSED AND EXISTING PAVING  
 PROPOSED AND EXISTING SIDEWALK  
 PROPOSED DAYCARE BUILDING  
 PROPOSED GRASS OR PERVIOUS SURFACE

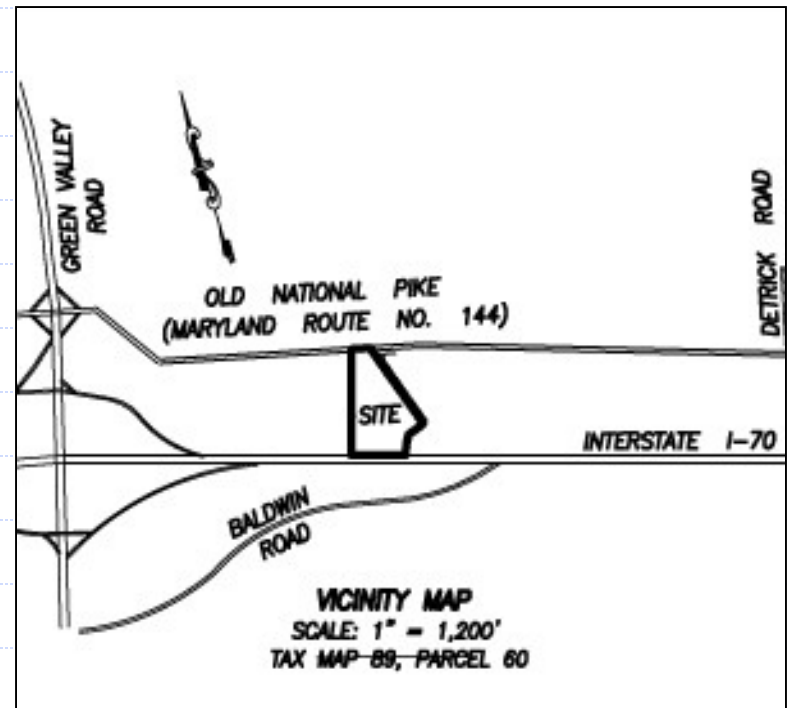
OWNER  
MURRY & ASSOCIATES, INC.  
P.O. BOX 652

**DEVELOPER**  
THE MAGLOR COMPANIES  
1255 DARNESTOWN ROAD

<p align="center"><b>SITE LAYOUT PLAN</b></p> <p align="center"><b>LOT 451</b></p> <p align="center"><b>SITE IMPROVEMENT PLAN</b></p> <p align="center"><b>GREENVIEW</b></p> <p align="center">NEAR MARKET ELECTION DISTRICT No. 4 • PREVIOUSLY RECORDED IN PLATBOOK TAXMAP 74 BLOCK 20 PAR</p>	
	<p align="center"><b>FREDERICK OFFICE</b>          2247 Prosperity Place, Suite B-2          FREDERICK, MD 21702-8875          (301) 662-1199          FAX (301) 662-8084</p>
<p>Date</p> <p>_____</p>	<p>Revisions</p> <p>_____</p>
<p>7 x 20"</p>	

# Old National Pike Industrial Center

- ❑ Request: Site Plan Approval
- ❑ Location: South side of Route 144, east of Green Valley Road
- ❑ Total Use: Four buildings totaling 46, 752 sq. ft. for industrial use  
#1 – 13,200 sq.ft, #2 - 14,160 sq. ft., #3 - 12,624 sq. ft. & #4 - 6,768 sq. ft.
- ❑ Zoned: LI
- ❑ Applicant: Matthew, Ernest, and Rosalie Brightwell
- ❑ Engineer: Vanmar Associates, Inc.





**PROPOSED INDUSTRIAL DEVELOPMENT**

**LOT 1 TURNPIKE FARM PARCEL 271 P.B. 72 P. 140 LAND USE: LIGHT INDUSTRIAL**

**LOT 2 TURNPIKE FARM PARCEL 233 P.B. 72 P. 140 LAND USE: LIGHT INDUSTRIAL**

**MARYLAND ROUTE NO. 144**

**INTERSTATE 70**

**DATE: 12/21/07**  
**DRAWN BY: CJS/12/08**  
**CHECKED BY: JMS/08**  
**REVISIONS:**  
**COMMENTS: 1/16/08**  
**COMMENTS: 04/03/08**

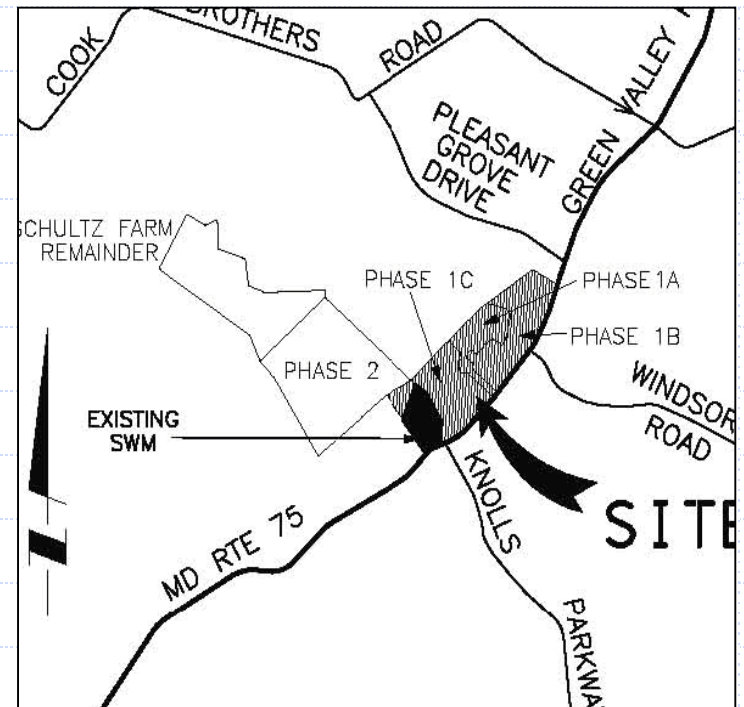
DATE	REVISIONS
12/21/07	TAC MEETING
03/18/08	COMMENTS 1/18/08
04/17/08	COMMENTS 04/03/08

OL



# Friends Meeting School

- ❑ Request: Site Plan Approval
- ❑ Location: Northwest side of Green Valley Rd. between Knolls Pkwy & Windsor Rd.
- ❑ Total Use: One 20,900 sq. ft. private school building
- ❑ Zoned: AG
- ❑ Applicant: Friends Meeting School
- ❑ Engineer: Loiederman Soltesz Associates, Inc.

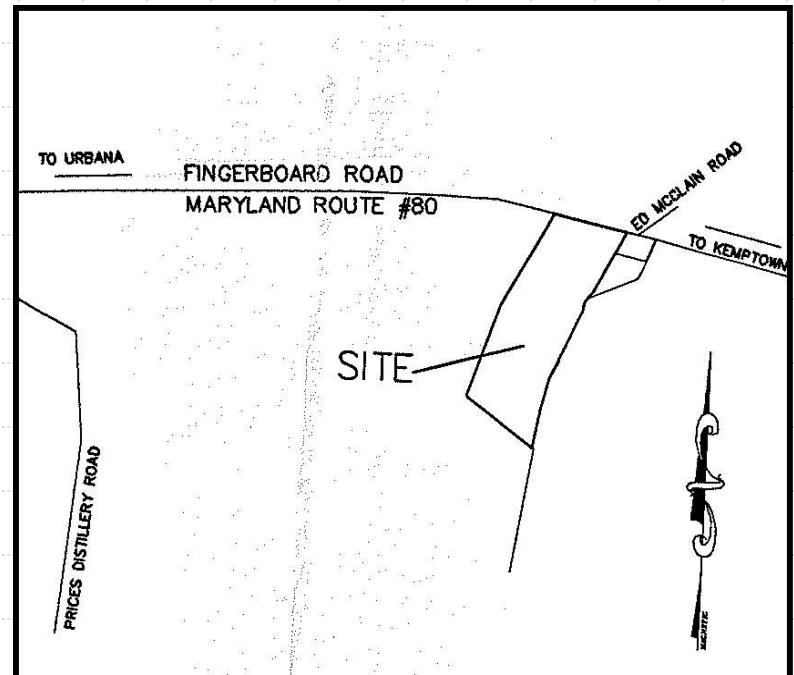


[illegible]

WINDSOR  
ROAD

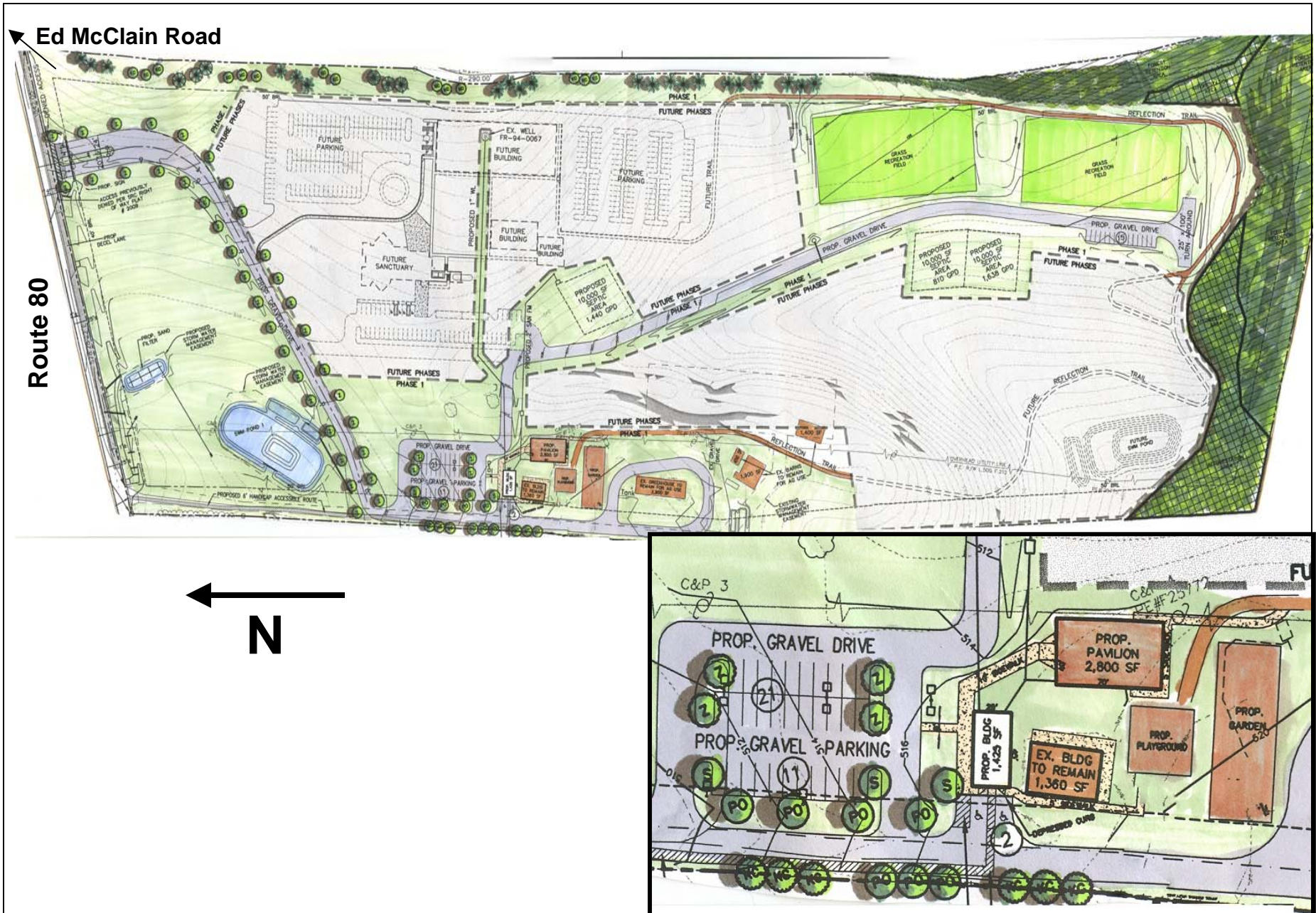
# Evangelical Lutheran Church

- ❑ Request: Site Plan Approval
- ❑ Location: South side of Route 80, across from Ed McClain Rd.
- ❑ Total Use: Conversion of existing farm to Church including 1,050 sq. ft. trailer for Church office, 2,800 sq. ft. pavilion, two recreation fields and 48 parking spaces
- ❑ Zoned: AG
- ❑ Applicant: Evangelical Lutheran Church
- ❑ Engineer: Harris, Smariga & Associates, Inc.



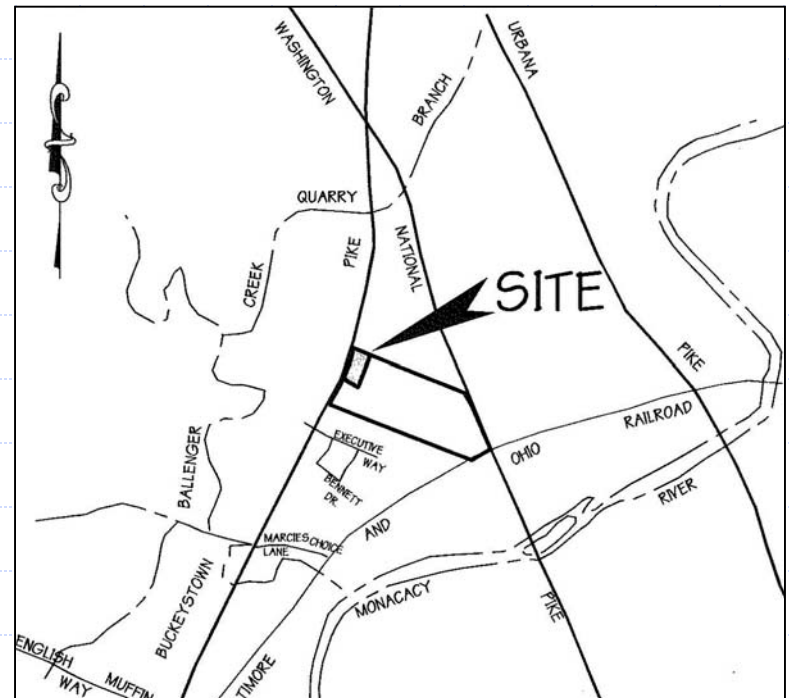


# Evangelical Lutheran Church



# Center at Monocacy - Lot 1

- ❑ Request: Site Plan Approval
- ❑ Location: Corner of Route 85, Buckeystown Pike and Pegasus Ct.
- ❑ Total Use: 31,850 sq. ft. two-story building w/ flex office (15, 925 sq. ft.) retail (10,725 sq. ft.) and two restaurants (2,600 sq. ft. each)
- ❑ Zoned: LI
- ❑ Applicant: St. John Properties
- ❑ Engineer: Matis Warfield





# Center at Monocacy – Lot 1



# Center at Monocacy – Lot 15

- ❑ Request: Site Plan Approval
- ❑ Location: corner of Route 85, Buckeystown Pike and Pegasus Ct.
- ❑ Total Use: 83,140 sq. ft. four-story hotel w/ attached 3,800 sq. ft. restaurant
- ❑ Zoned: LI
- ❑ Applicant: St. John Properties
- ❑ Engineer: Matis Warfield

