



# Division of Permitting and Development Review

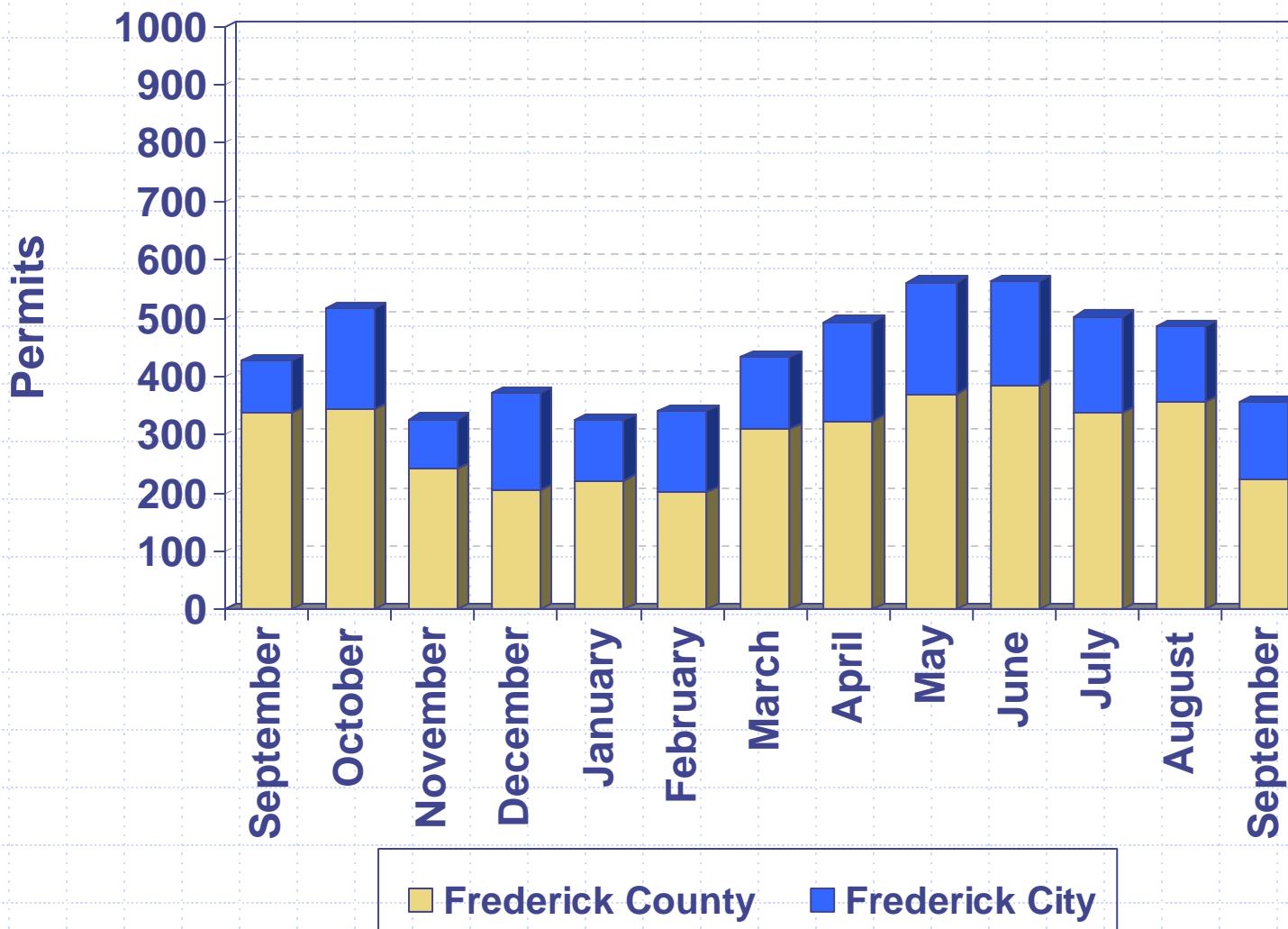


- November 1, 2007
- Director's Development Data/Project  
Presentation to the County Commissioners



# Building Permits Issued

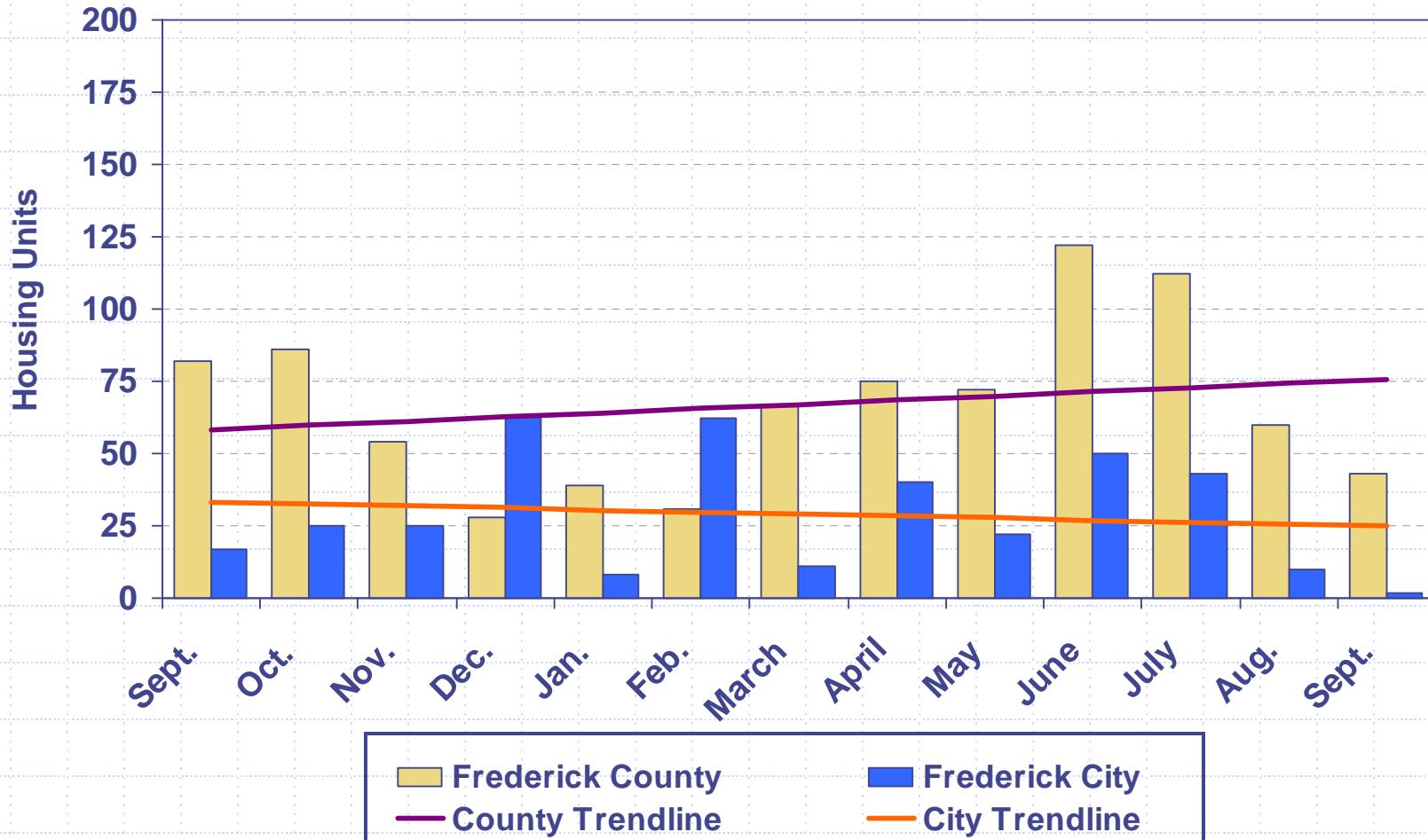
## 2006 - 2007



# Housing Unit Construction

## 2006 - 2007

Housing units based on issued permits



12 Month Total (October 2006 – September 2007): 1,150 units

# Housing Unit Construction

## Comparison of Current Month and YTD Units

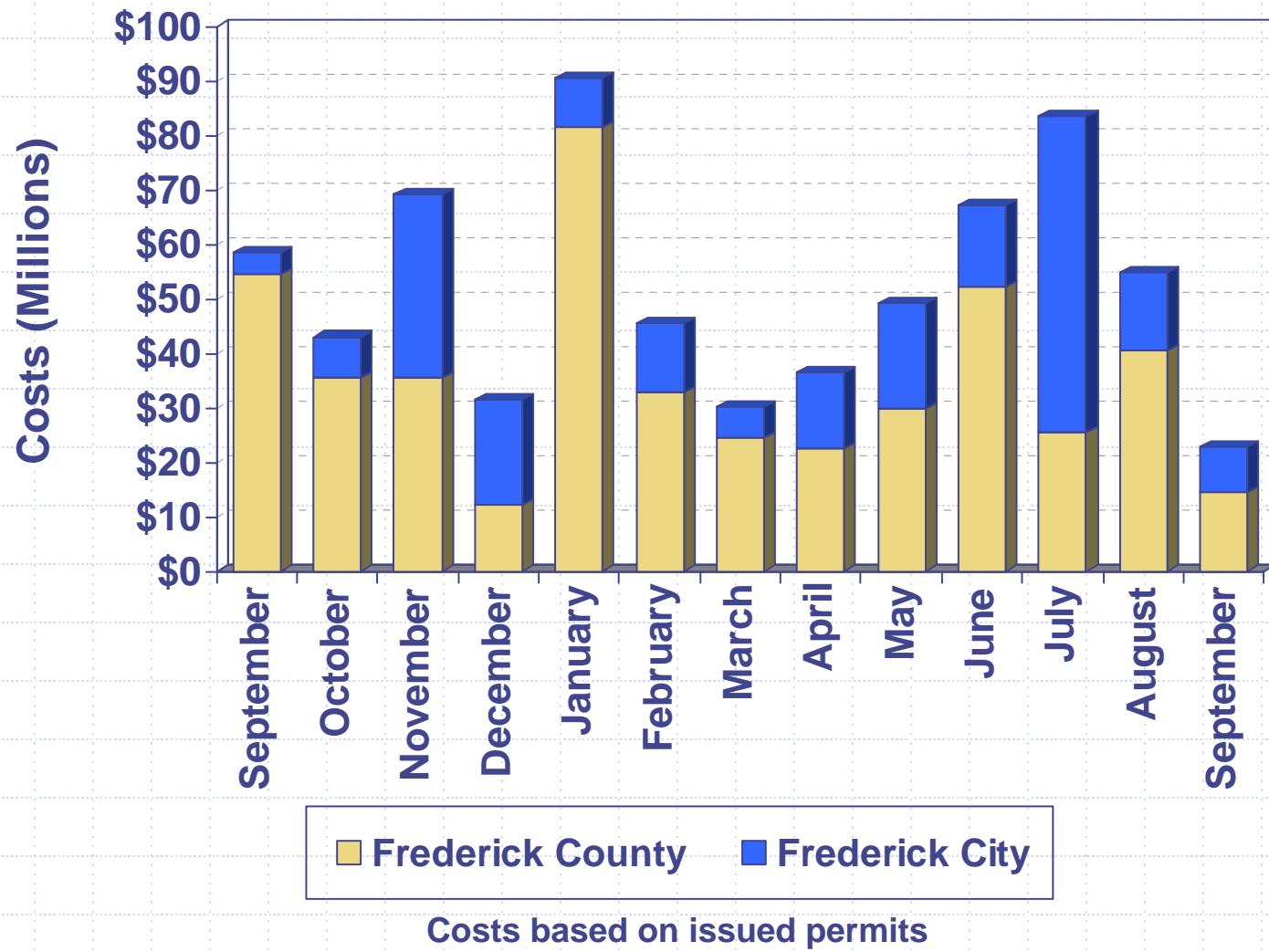
### Current Month – September

Year	County	City	Total
2007	43	2	45
2006	82	17	99
2005	127	15	142
2004	93	26	119
2003	87	59	146
5 Year Avg.	86	24	110

### YTD – January - September

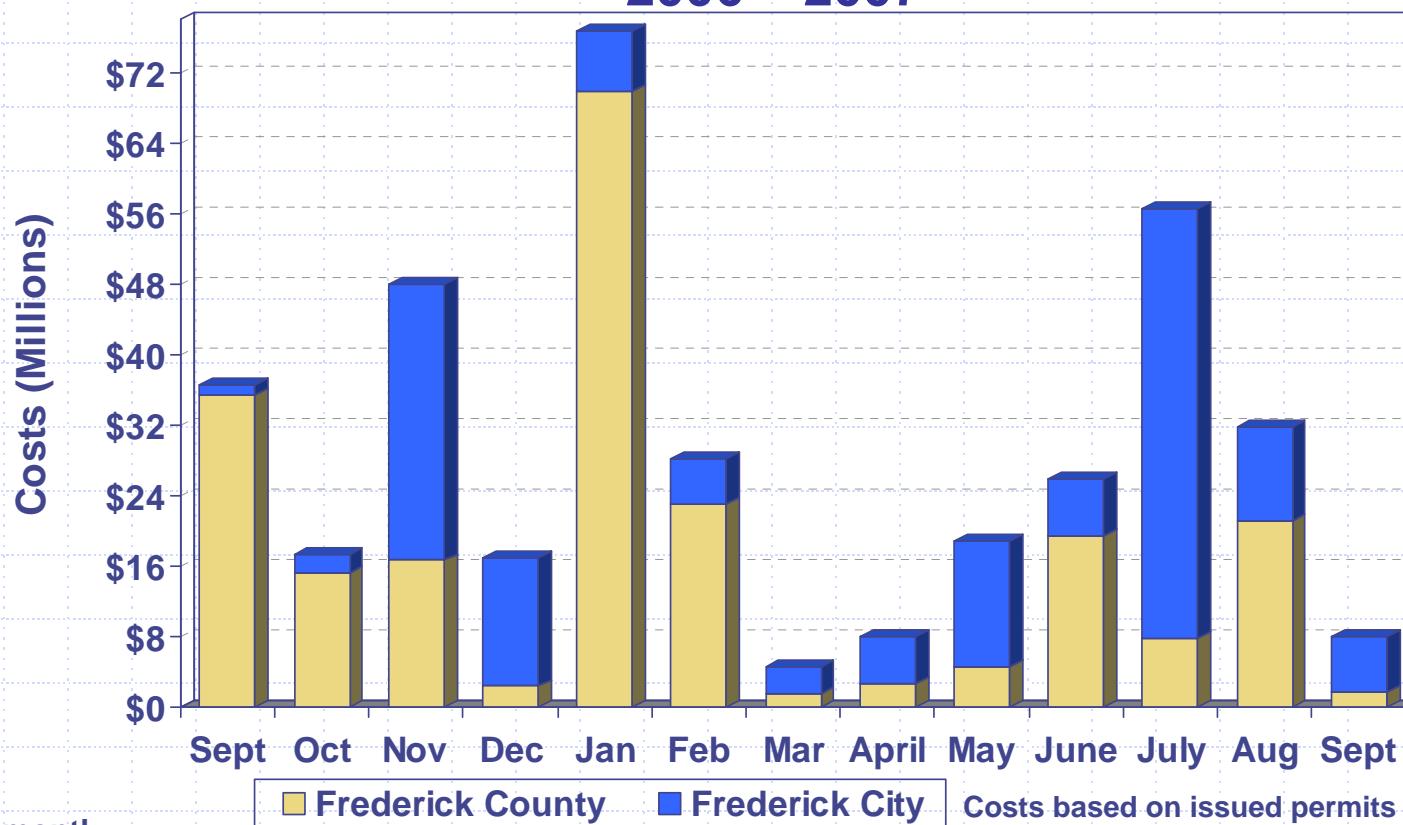
Year	County	City	Total
2007	621	248	869
2006	720	283	1,003
2005	1,267	567	1,834
2004	829	385	1,214
2003	1,096	383	1,479
5 Year Avg.	907	373	1,280

# Construction Costs 2006 - 2007



# Commercial Construction Costs

## 2006 – 2007



Cost per month:

Sept. 2006 Co. – Brunswick Waste Water Treatment Plan Addition (\$11M), Thurmont Regional Library (\$7M),  
New Market Elementary School Addition (\$7M) & Alteration (\$2M)

Oct. 2006 Co. – St. Peter Church Addition (\$6.9M) & Thurmont Primary School Addition (\$4.5M)

Nov. 2006 Co. – Tuscarora High School (\$8.8M); City – Medimmune Inc. (\$26M)

Dec. 2006 City – Frederick's Rental Properties (\$6.8M) and Winchester Hall Alterations (\$2.6M)

Jan. 2007 Co. – Oakdale High School (\$58M)

Feb. 2007 Co. – Mount St. Mary's University (\$9.5M) and Conley Farm Corporate Center Shell (\$4M)

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)

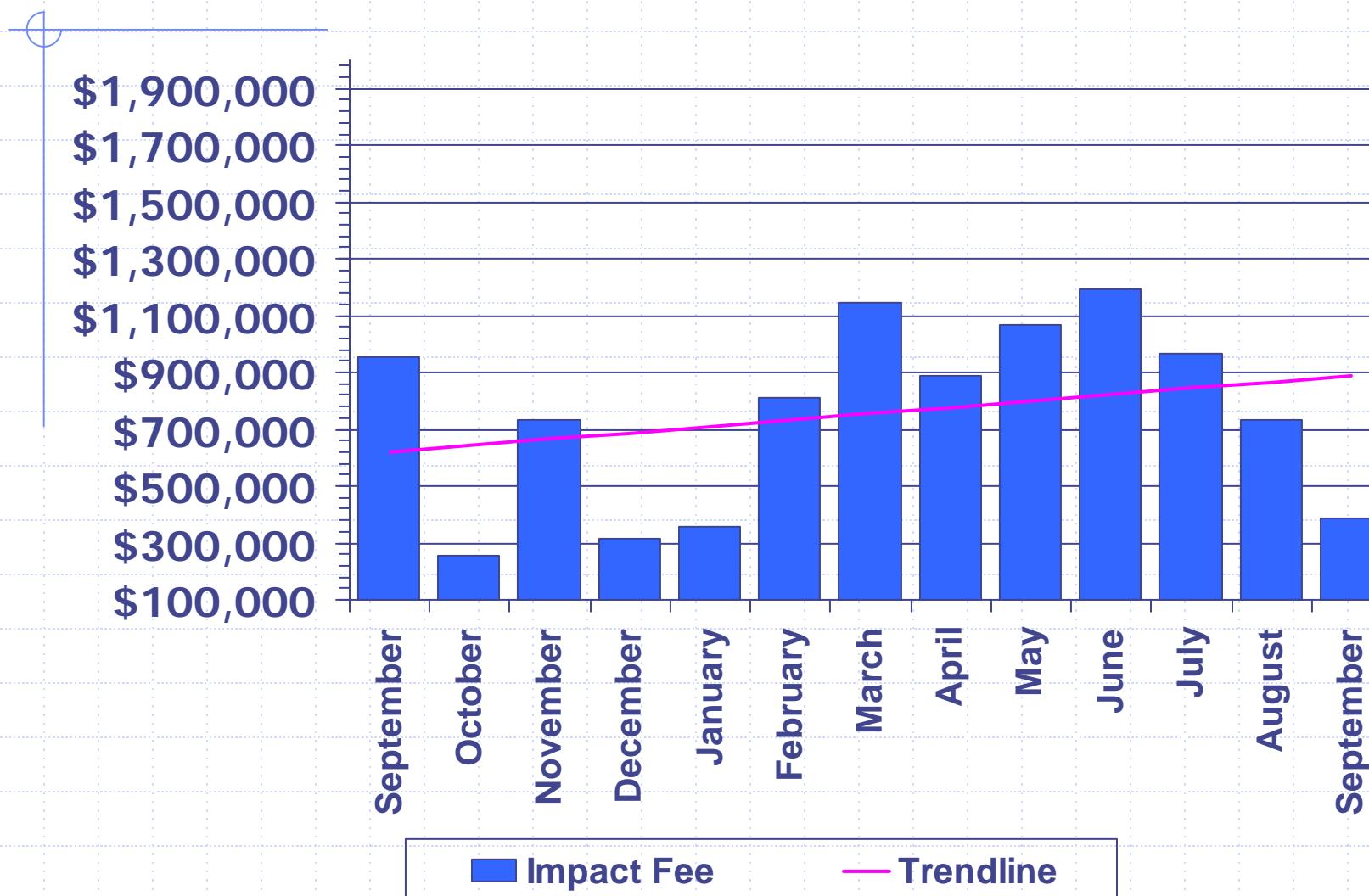
Aug. 2007 Co. - County Transfer Station (\$13M); City - BP Solar Alter. (\$9M)

Costs based on issued permits

# Excise Tax 2006 - 2007



# Impact Fee 2006 - 2007

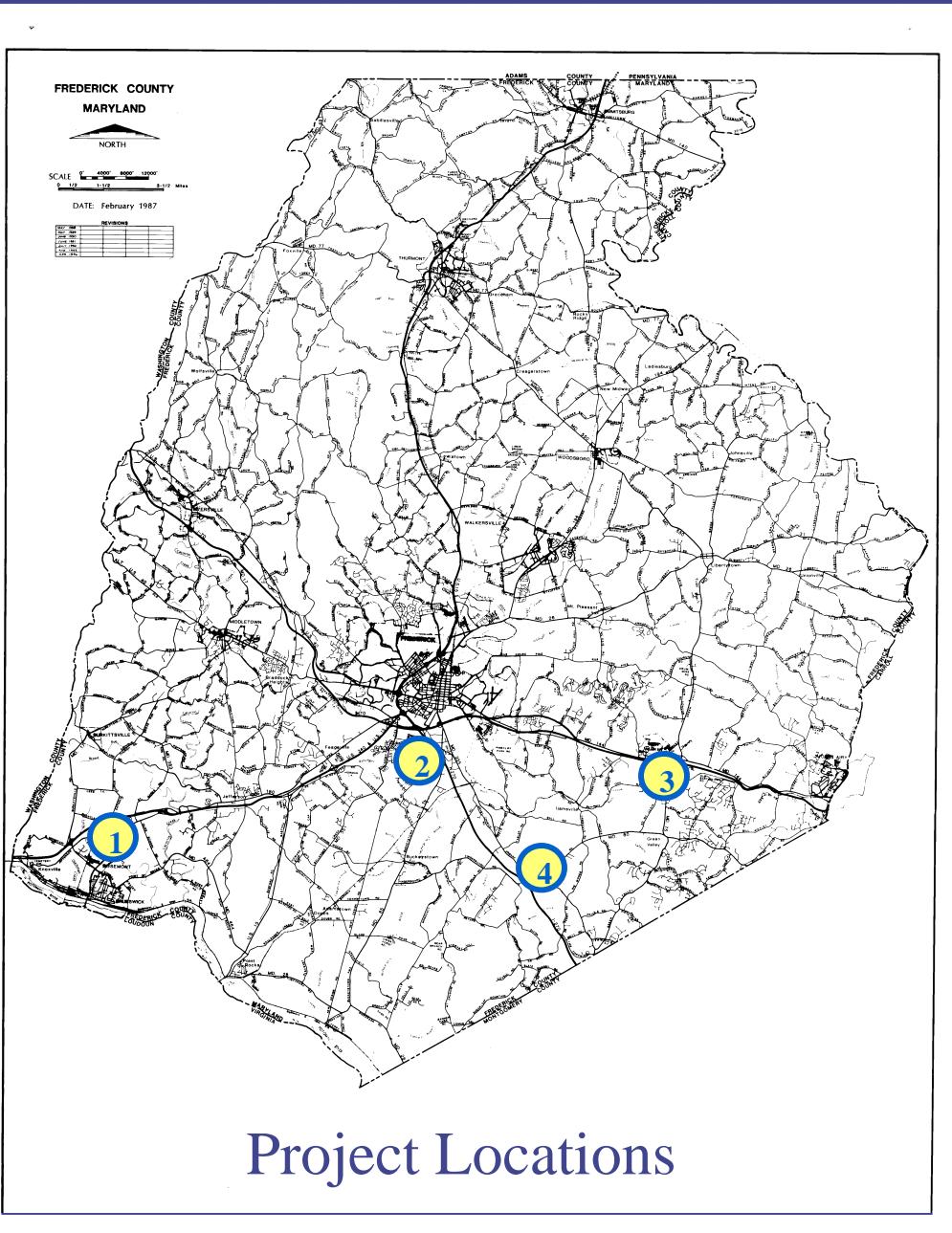


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Demiray Property
2. Kingsbrook Daycare & Office
3. Costco
4. Urbana Highlands,  
Section P-5

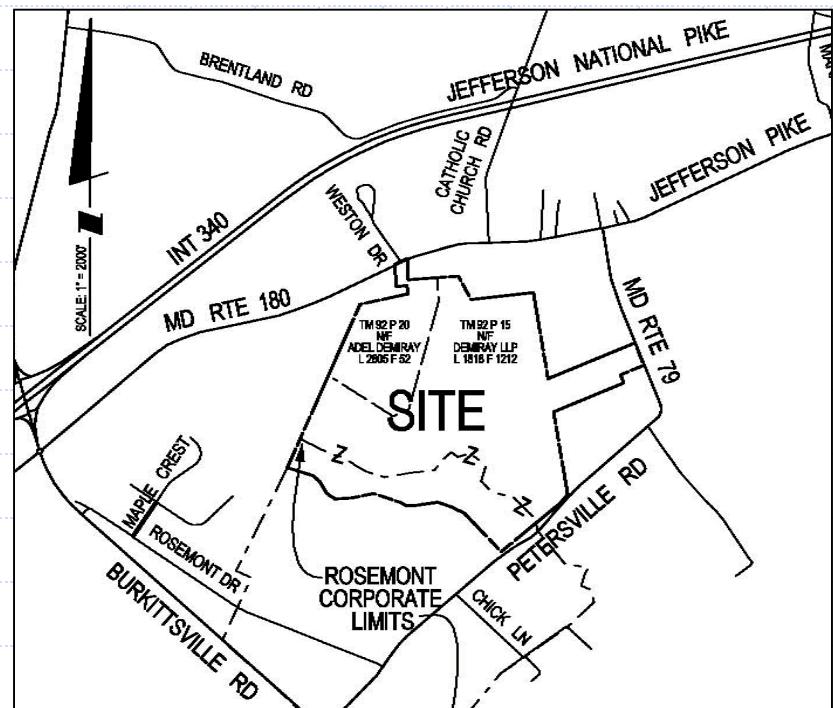




# County Projects

# Demiray Property

- Request: Sketch Plan Opinion
- Location: Northwest of Petersville Rd. (Rt. 79) & South of Jefferson Pike (Rt. 180)
- Total Use: 72 single family lots
- Zoned: R-1 Residential
- Applicant: Demiray LLP and Dr. Adel Demiray
- Engineer: Loiederman Soltesz Associates, Inc.

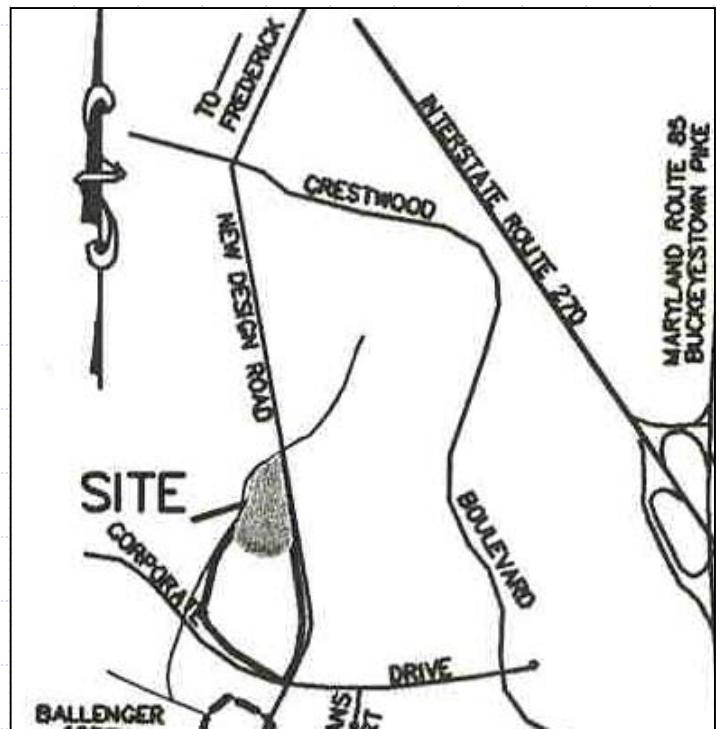


# Demiray Property

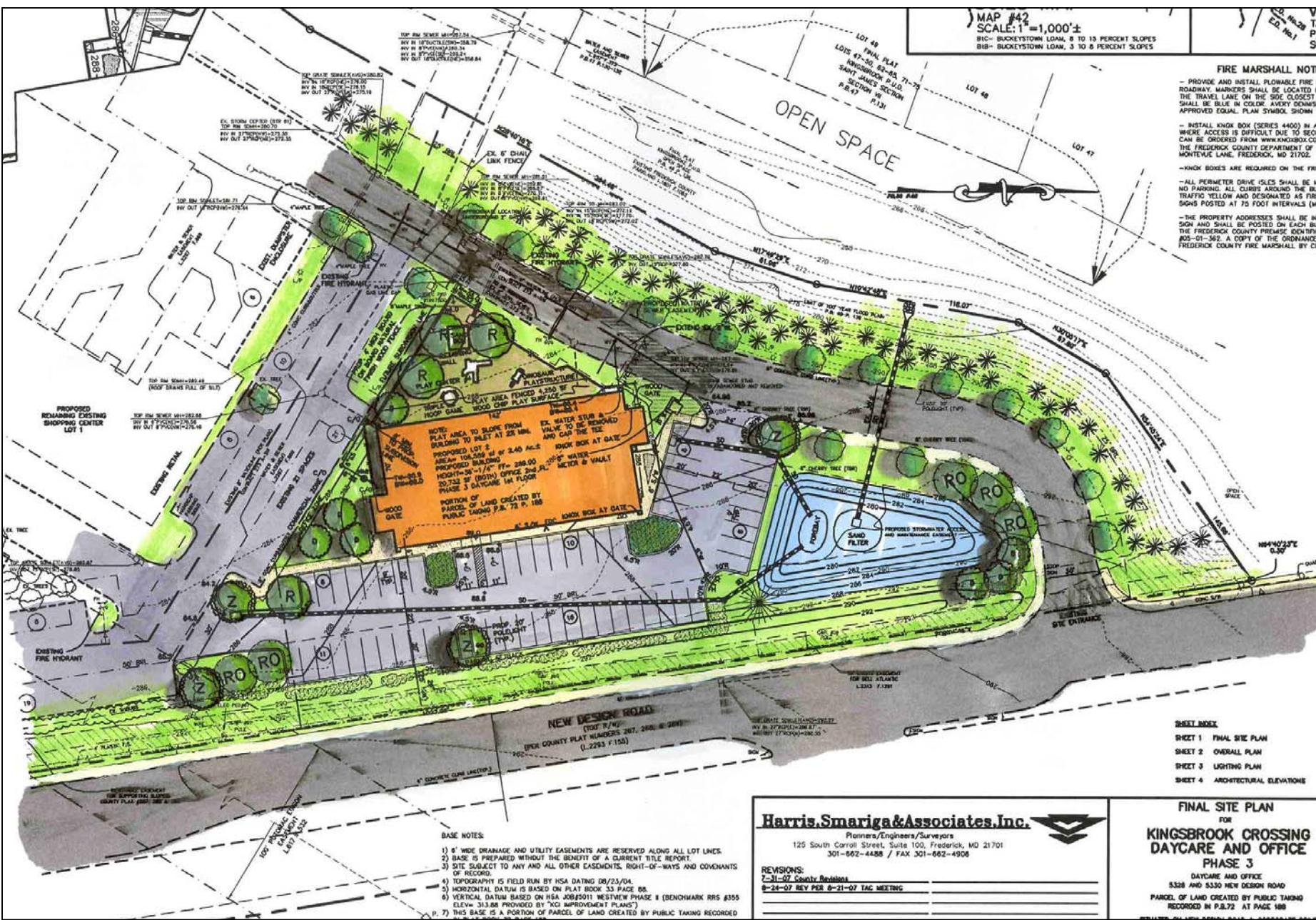


# Kingsbrook Daycare & Office

- Request: Final Plat Approval and Site Plan Re-approval
- Location: West side of New Design Road, North of Corporate Drive
- Total Use: One building (20,732 total sq. ft.) including 10,366 sq. ft. daycare center and 10,366 sq. ft office
- Zoned: PUD
- Applicant: Vanguard Equities, Inc.
- Engineer: Harris, Smariga & Associates, Inc.

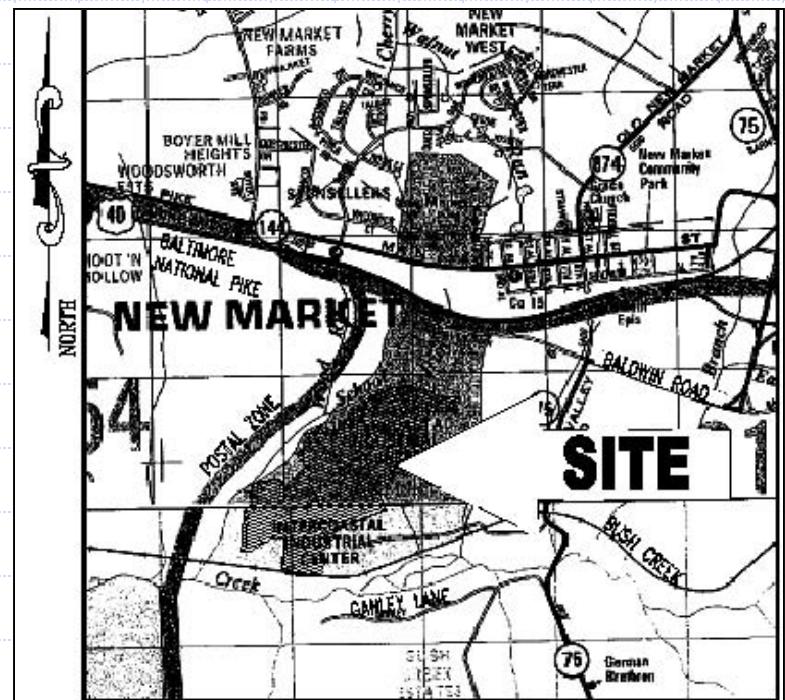


# Kingsbrook Daycare & Office



# Costco

- Request: Site Plan Approval
- Location: Terminus of Intercoastal Court
- Total Use: 525,000 sq. ft. dry and cold storage warehouse
- Zoned: General Industrial
- Applicant: Costco Wholesale
- Engineer: Bohler Engineering

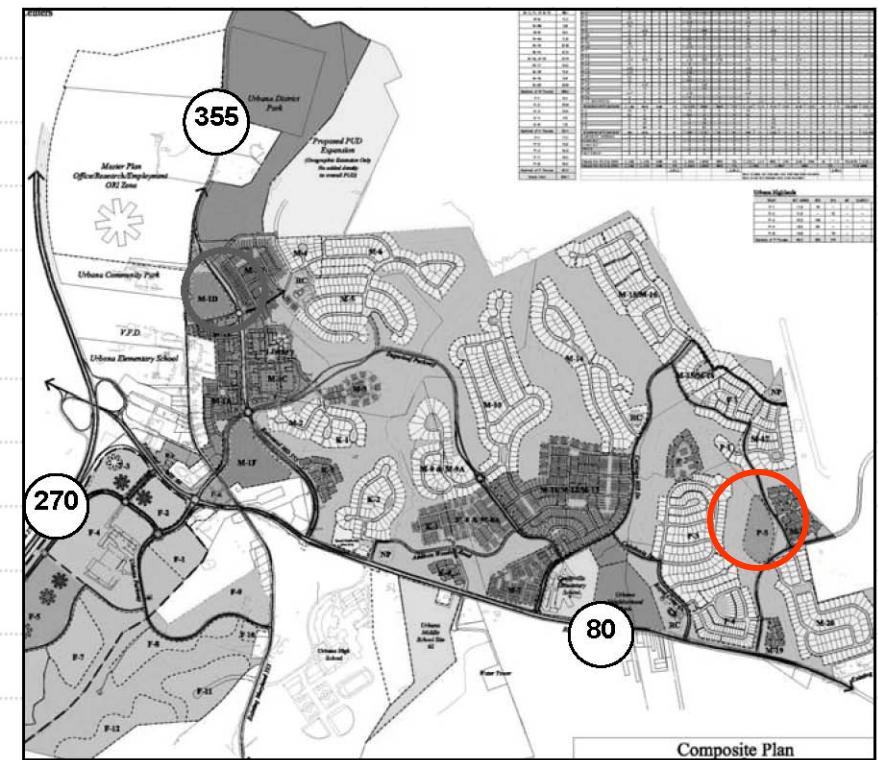


# Costco



# Urbana Highlands, Section P-5

- Request: Preliminary/Site Plan Approval
- Location: North side of Route 80, North of Rt. 355 intersection
- Total Use: 71 townhouse lots
- Zoned: PUD
- Applicant: Urbana Highlands Dev., LLC
- Engineer: Rodgers Consulting



# Urbana Highlands, Section P-5

Ethan Ridge Drive

Braidwood Drive

VILLAGES OF URBANA  
SECTION P-5