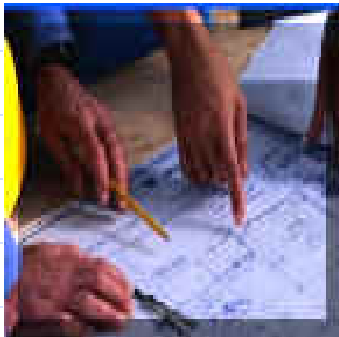


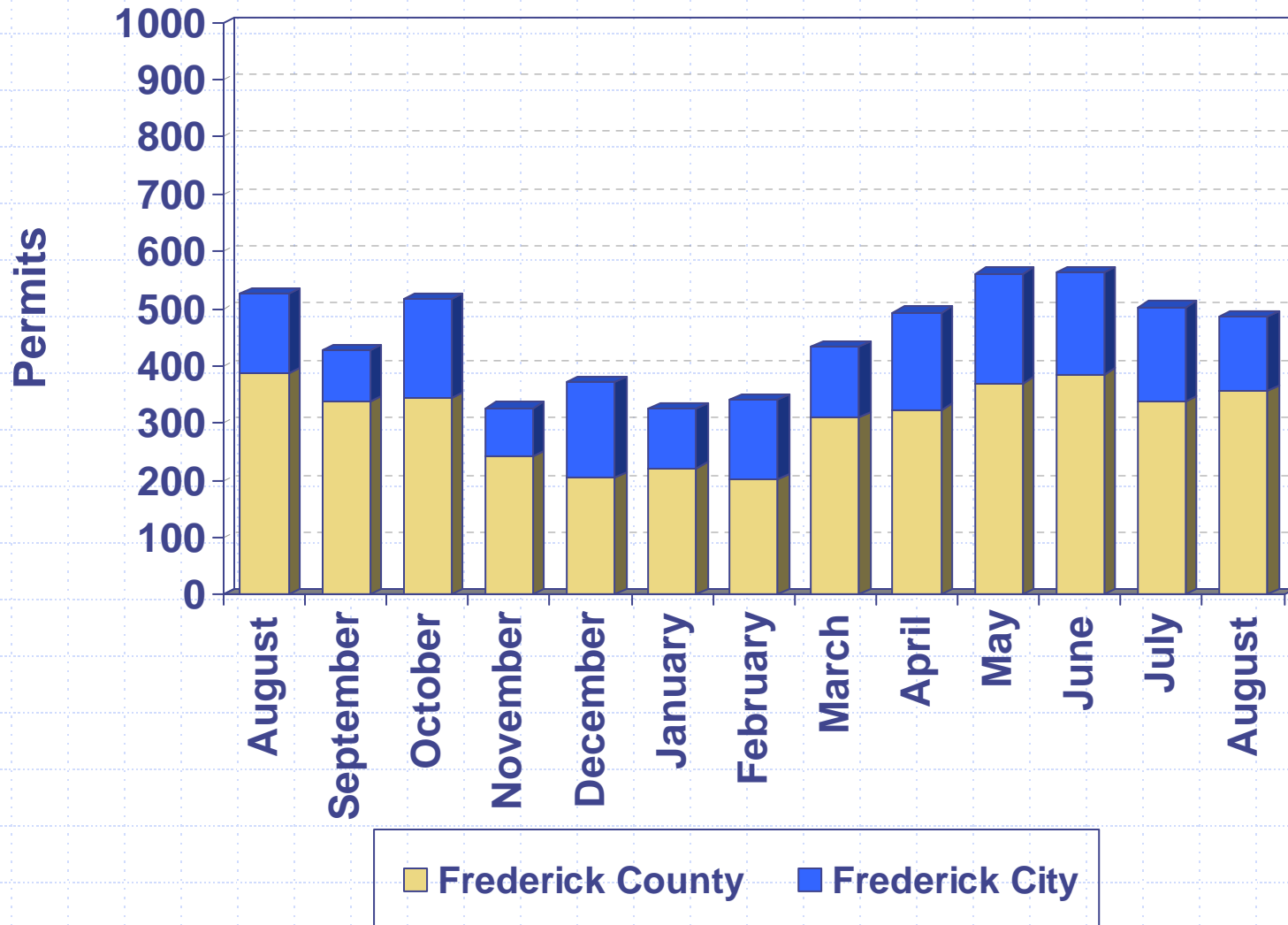


# Division of Permitting and Development Review

- October 4, 2007
- Director's Development Data/Project Presentation to the County Commissioners

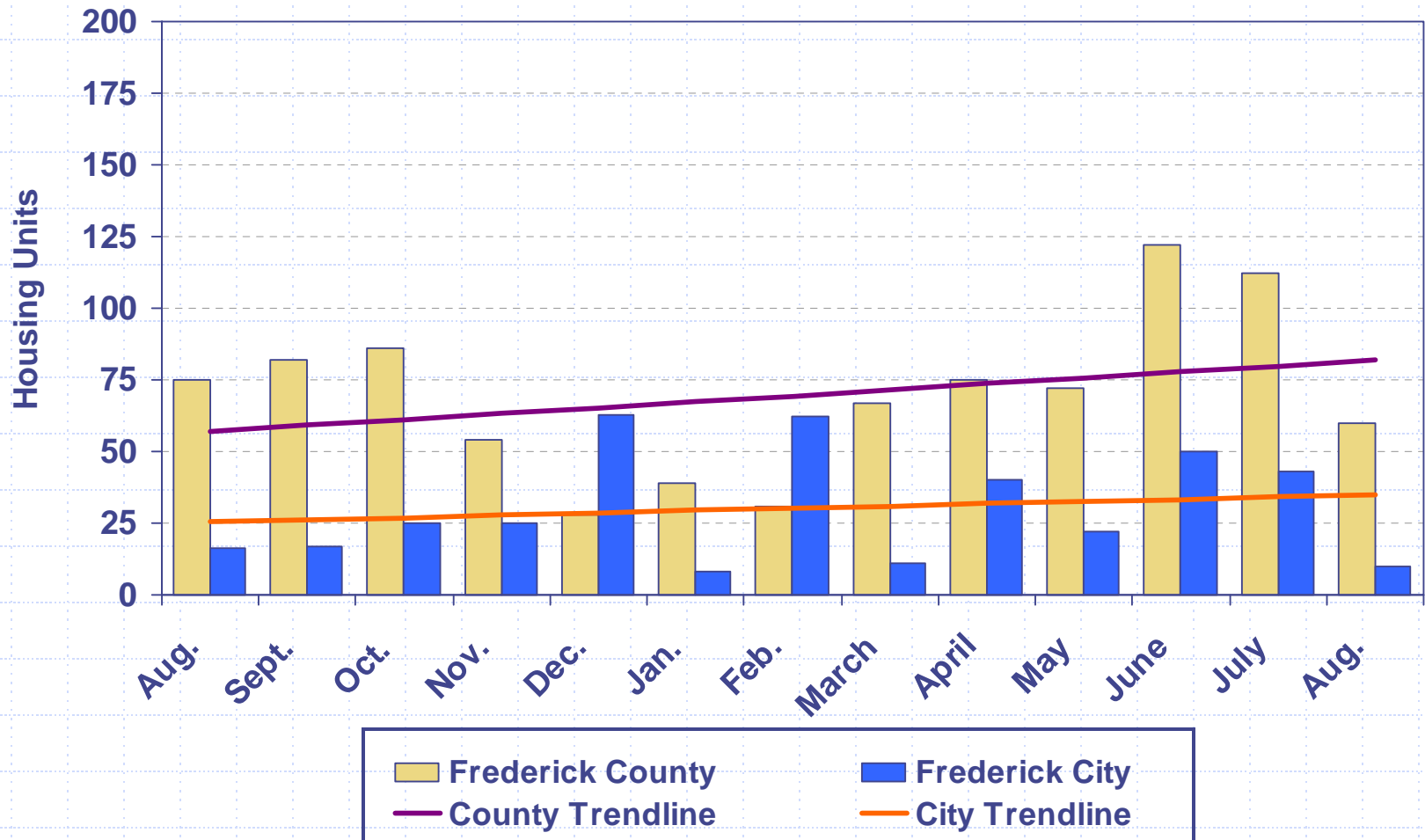


# Building Permits Issued 2006 - 2007



# Housing Unit Construction 2006 - 2007

Housing units based on issued permits



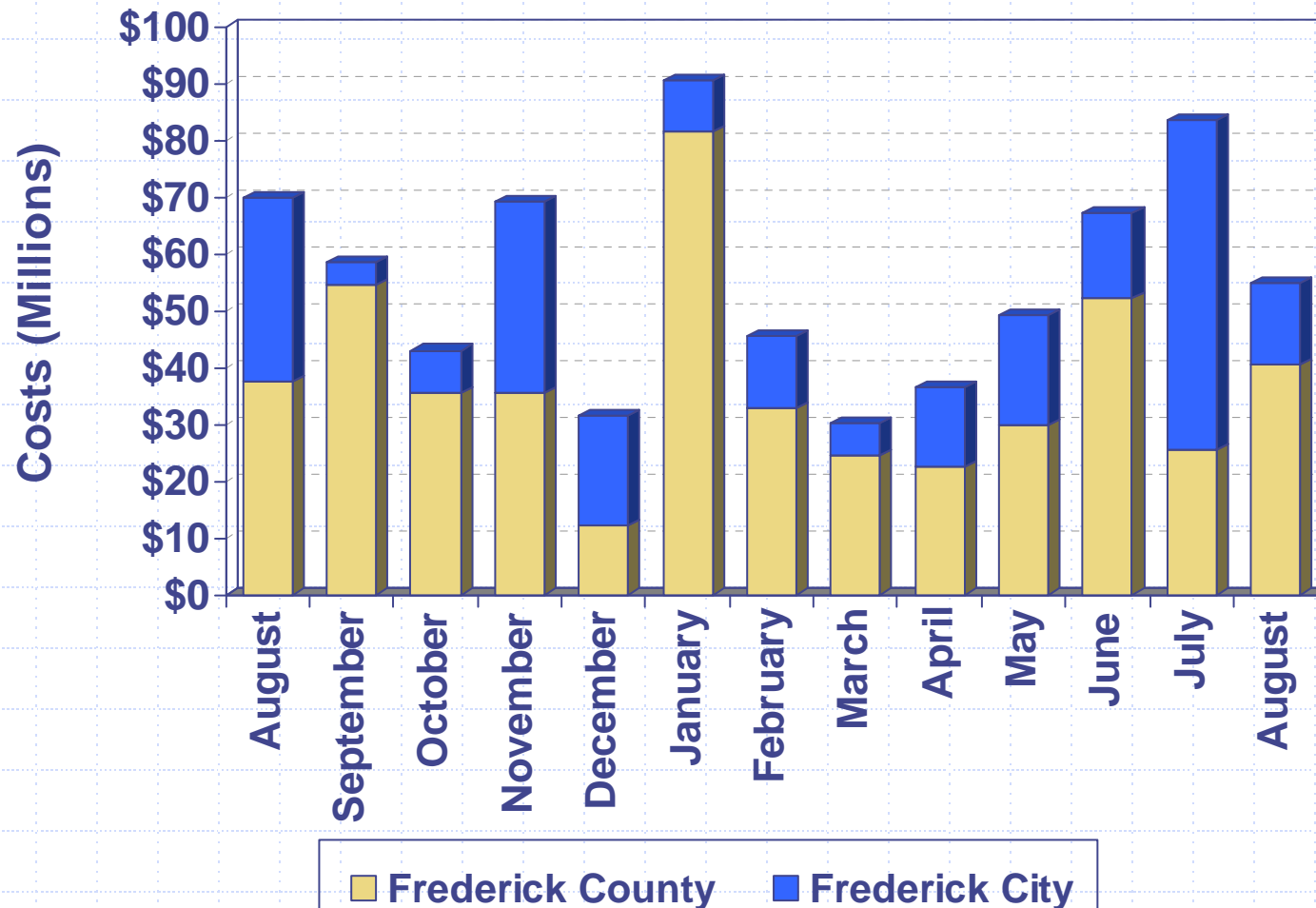
# Housing Unit Construction

## Comparison of Current Month and YTD Units

Current Month – August			
Year	County	City	Total
2007	60	10	70
2006	75	16	91
2005	439	269	708
2004	52	21	73
2003	146	39	185
5 Year Avg.	154	71	225

YTD – January - August			
Year	County	City	Total
2007	578	246	824
2006	638	266	904
2005	1,140	552	1,692
2004	736	359	1,095
2003	1,009	324	1,333
5 Year Avg.	820	349	1,169

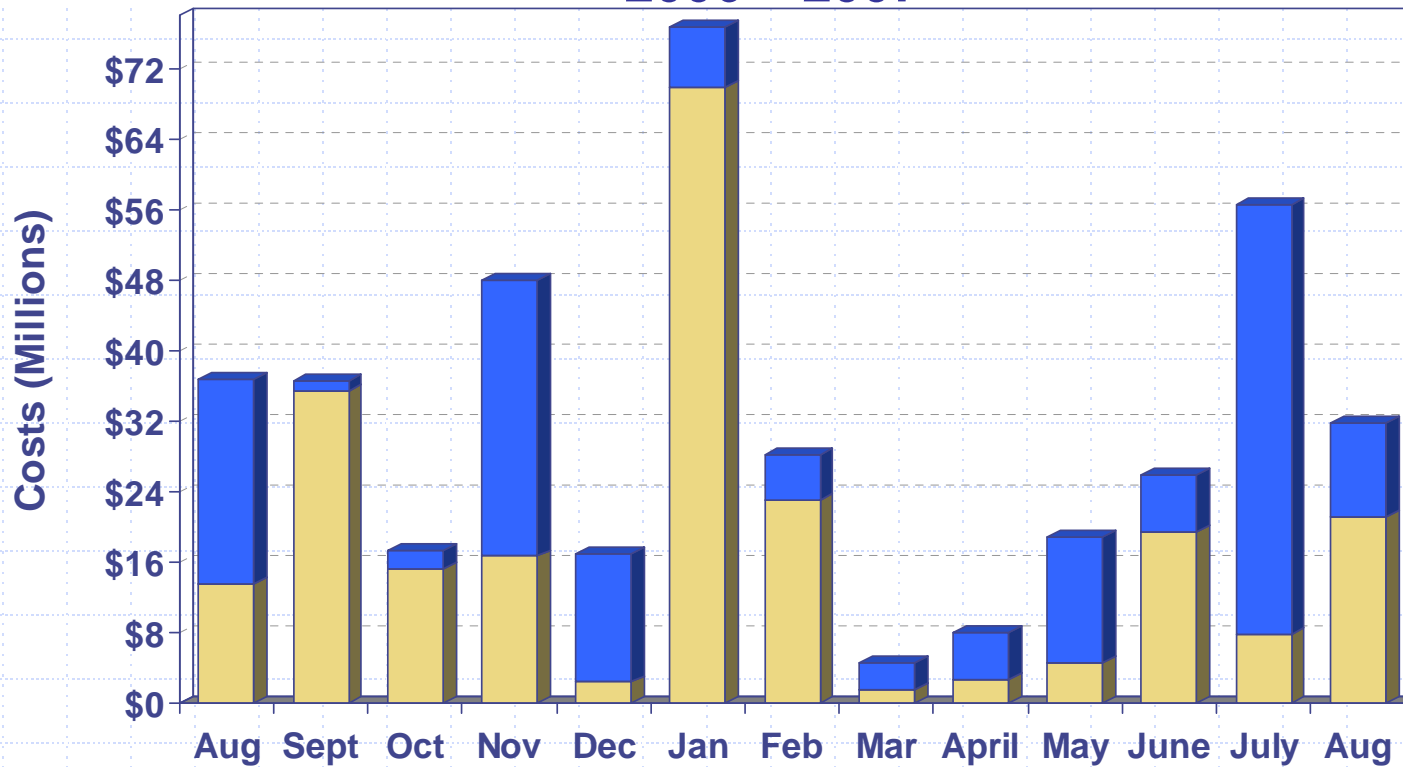
# Construction Costs 2006 - 2007



Costs based on issued permits

# Commercial Construction Costs

2006 – 2007



## Cost per month:

Frederick County
  Frederick City

Costs based on issued permits

Aug. 2006 Co. – First Baptist Church of Fred. (\$4.3M) & Holy Family Catholic Church (\$2.7M); City – Ace Printing (\$17.4M)

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)

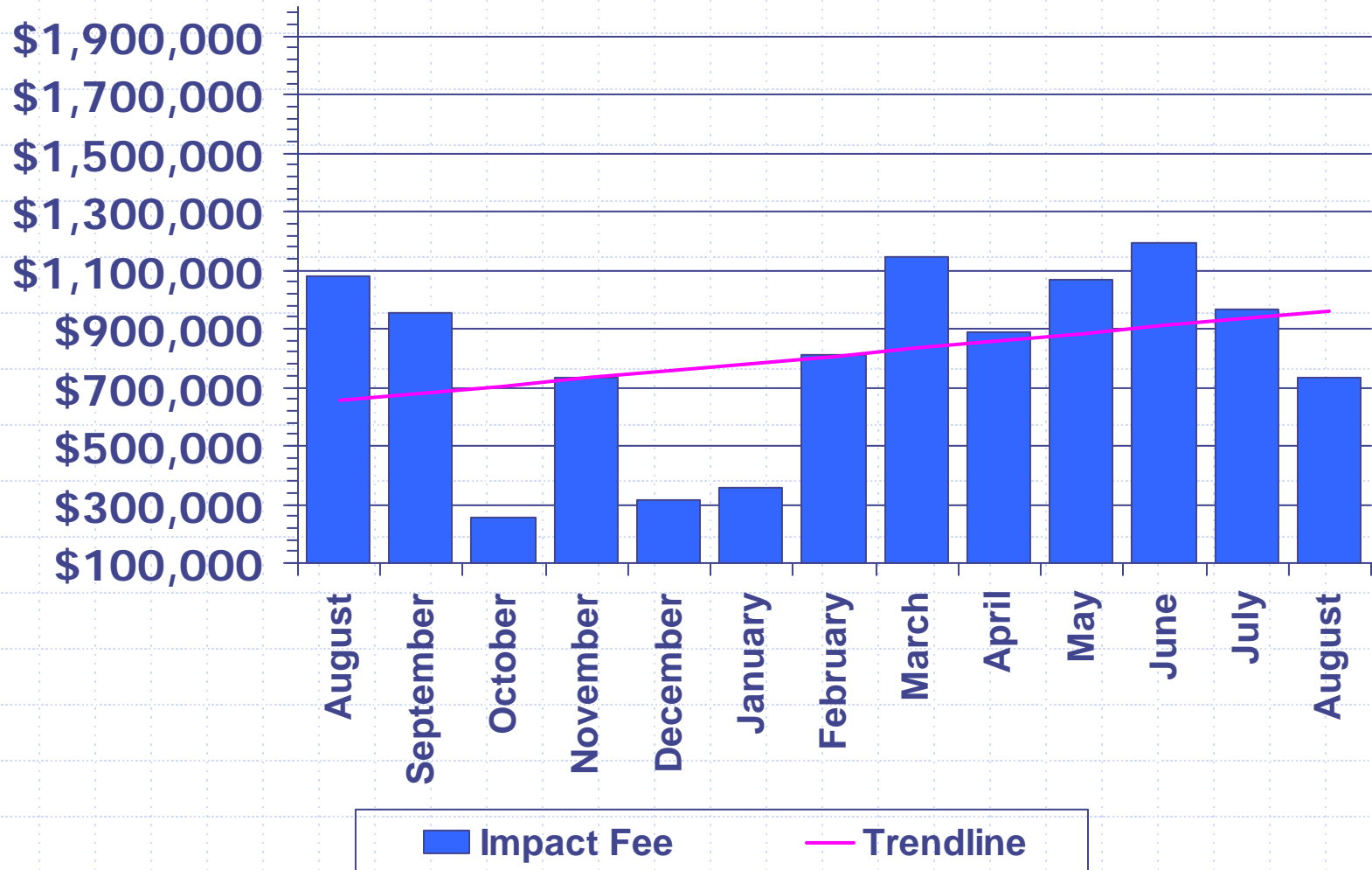
July 2007 City – Medimmune Inc. Alteration (\$47.9M)

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

# Excise Tax 2006 - 2007



# Impact Fee 2006 - 2007



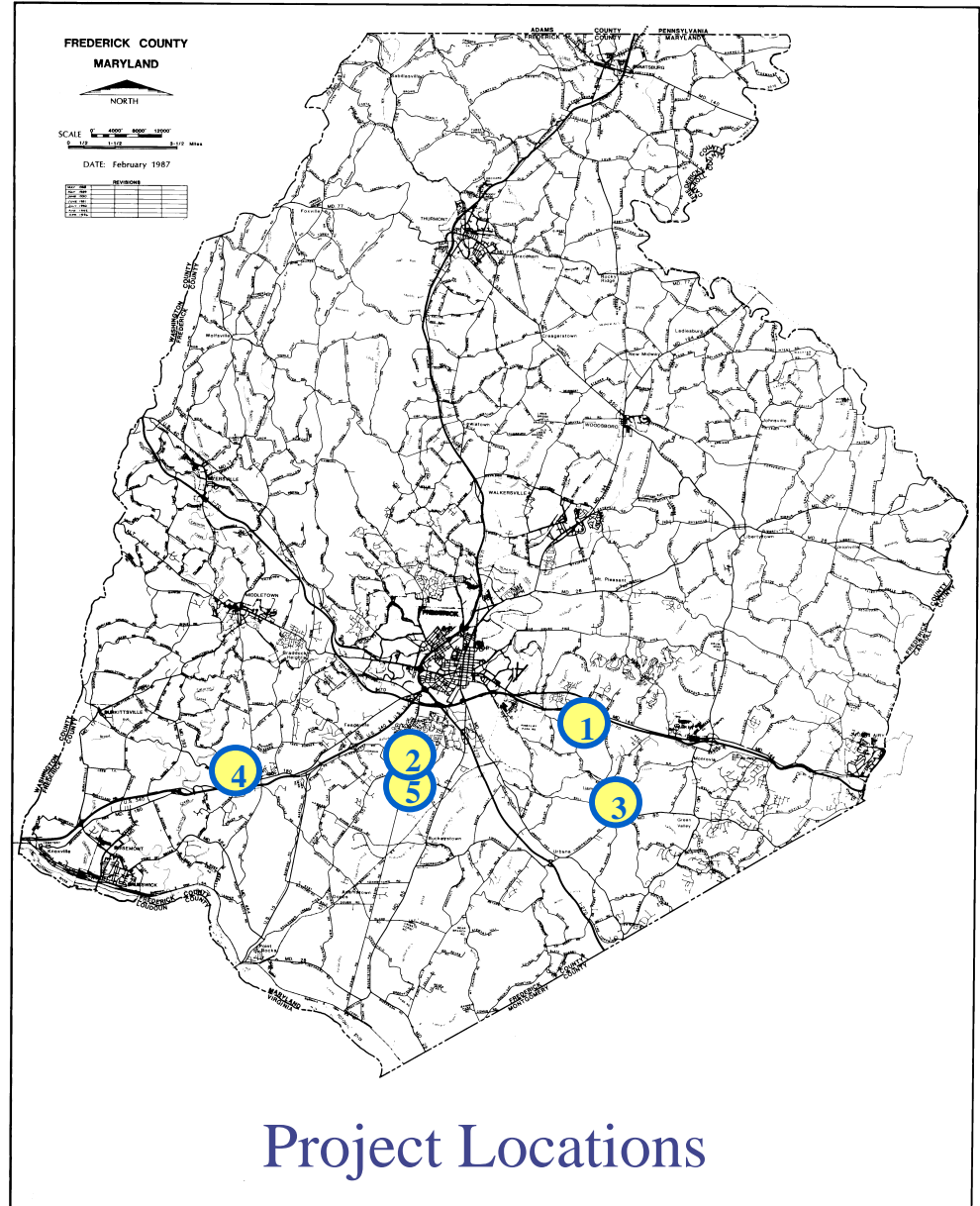


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. The Manor at Holly Hills
2. Ballenger Run PUD –  
Section 1
3. Saul Centers at Davis Branch
4. Water Tank – Woodbourne
5. Linton Farm – Phase III

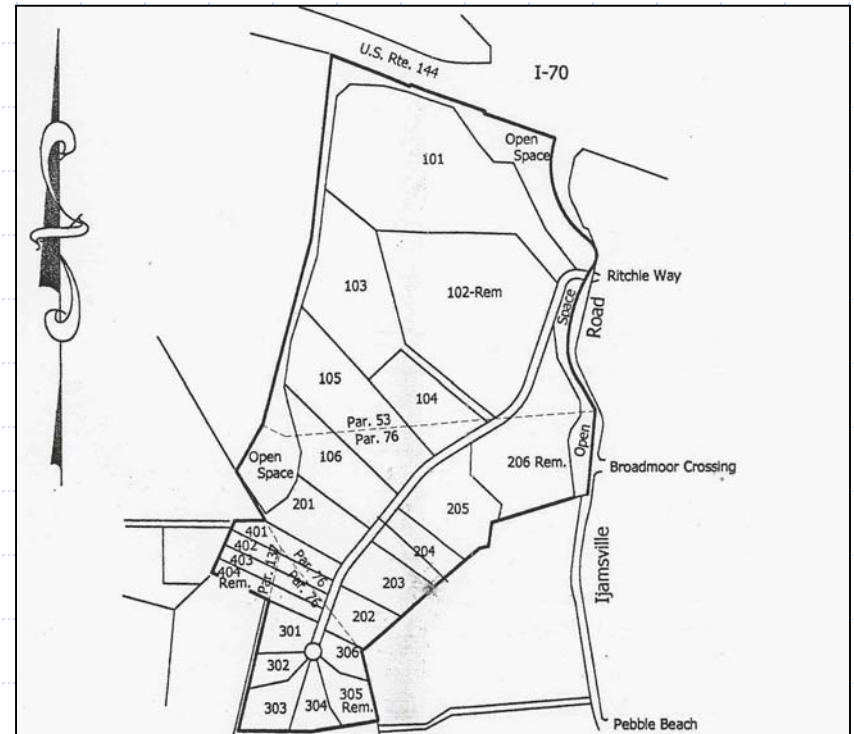




# County Projects

# The Manor at Holly Hills

- ❑ Request: Preliminary Plan Approval
- ❑ Location: West side of Ijamsville Rd. and south side of Route 144
- ❑ Total Use: Five new lots in a major subdivision and new public street to serve three minor subdivisions and one major subdivision totaling 22 lots
- ❑ Zoned: R-1
- ❑ Applicant: M. Robert Ritchie, Jr., Trustee
- ❑ Engineer: JF Brown III and Associates

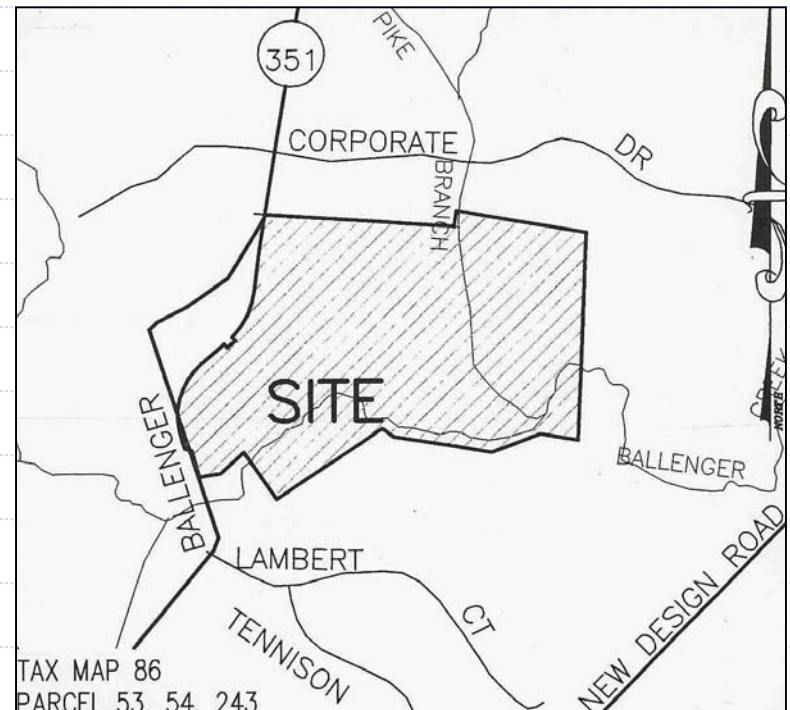


**Survey Table**

LOT	AREA	ACRES	PERCENT
LOT 1	1.177	0.026	0.26
LOT 2	1.422	0.032	0.32
LOT 3	4.468	0.100	1.00
LOT 4	4.927	0.112	1.12
LOT 5	1.699	0.038	0.38
LOT 6	3.836	0.087	0.87
LOT 7	5.200	0.118	1.18
LOT 8	4.878	0.110	1.10
LOT 9	7.783	0.176	1.76
LOT 10	14.08	0.320	3.20
LOT 11	6.536	0.148	1.48
LOT 12	25.063	0.573	5.73
LOT 13	12.986	0.295	2.95
LOT 14	11.487	0.260	2.60
LOT 15	7.609	0.171	1.71
LOT 16	5.093	0.115	1.15
LOT 17	2.593	0.059	0.59
LOT 18	2.593	0.059	0.59
LOT 19	2.593	0.059	0.59
LOT 20	2.593	0.059	0.59
LOT 21	2.593	0.059	0.59
LOT 22	2.593	0.059	0.59
LOT 23	2.593	0.059	0.59
LOT 24	2.593	0.059	0.59
LOT 25	2.593	0.059	0.59
LOT 26	2.593	0.059	0.59
LOT 27	2.593	0.059	0.59
LOT 28	2.593	0.059	0.59
LOT 29	2.593	0.059	0.59
LOT 30	2.593	0.059	0.59
LOT 31	2.593	0.059	0.59
LOT 32	2.593	0.059	0.59
LOT 33	2.593	0.059	0.59
LOT 34	2.593	0.059	0.59
LOT 35	2.593	0.059	0.59
LOT 36	2.593	0.059	0.59
LOT 37	2.593	0.059	0.59
LOT 38	2.593	0.059	0.59
LOT 39	2.593	0.059	0.59
LOT 40	2.593	0.059	0.59
LOT 41	2.593	0.059	0.59
LOT 42	2.593	0.059	0.59
LOT 43	2.593	0.059	0.59
LOT 44	2.593	0.059	0.59
LOT 45	2.593	0.059	0.59
LOT 46	2.593	0.059	0.59
LOT 47	2.593	0.059	0.59
LOT 48	2.593	0.059	0.59
LOT 49	2.593	0.059	0.59
LOT 50	2.593	0.059	0.59
LOT 51	2.593	0.059	0.59
LOT 52	2.593	0.059	0.59
LOT 53	2.593	0.059	0.59
LOT 54	2.593	0.059	0.59
LOT 55	2.593	0.059	0.59
LOT 56	2.593	0.059	0.59
LOT 57	2.593	0.059	0.59
LOT 58	2.593	0.059	0.59
LOT 59	2.593	0.059	0.59
LOT 60	2.593	0.059	0.59
LOT 61	2.593	0.059	0.59
LOT 62	2.593	0.059	0.59
LOT 63	2.593	0.059	0.59
LOT 64	2.593	0.059	0.59
LOT 65	2.593	0.059	0.59
LOT 66	2.593	0.059	0.59
LOT 67	2.593	0.059	0.59
LOT 68	2.593	0.059	0.59
LOT 69	2.593	0.059	0.59
LOT 70	2.593	0.059	0.59
LOT 71	2.593	0.059	0.59
LOT 72	2.593	0.059	0.59
LOT 73	2.593	0.059	0.59
LOT 74	2.593	0.059	0.59
LOT 75	2.593	0.059	0.59
LOT 76	2.593	0.059	0.59
LOT 77	2.593	0.059	0.59
LOT 78	2.593	0.059	0.59
LOT 79	2.593	0.059	0.59
LOT 80	2.593	0.059	0.59
LOT 81			

# Ballenger Run PUD, Section 1

- ❑ Request: Preliminary Plan Approval
- ❑ Location: East side of Ballenger Creek Pike, south of Corporate Dr.
- ❑ Total Use: 609 total dwellings including 103 SFH, 266 single family attached and 240 multifamily units
- ❑ Zoned: PUD
- ❑ Applicant: Ballenger Creek Development, LLC
- ❑ Engineer: Patton, Harris, Rust & Associates



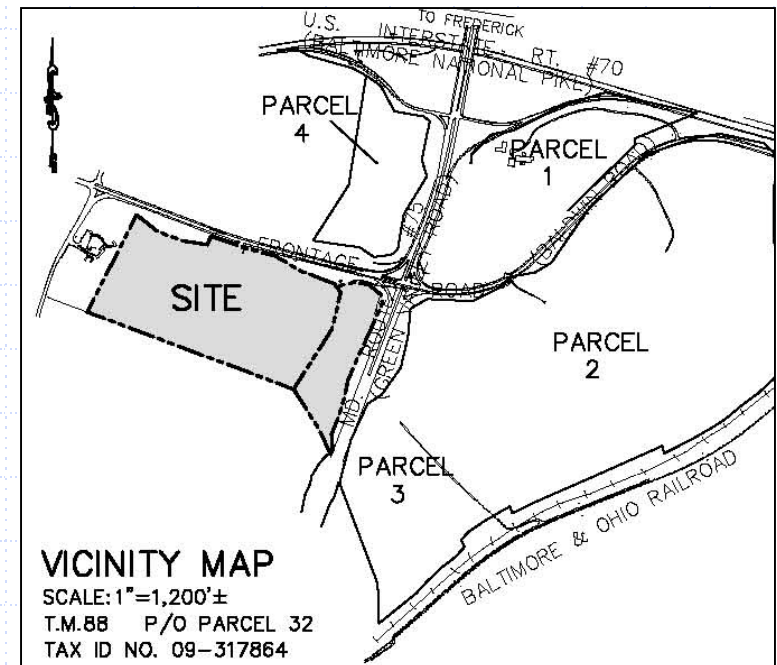


# Ballenger Run PUD, Section 1



# Saul Centers at Davis Branch

- ❑ Request: Site Plan Approval
- ❑ Location: South side of Baldwin Road
- ❑ Total Use: Shopping center including eight buildings totaling 238,100 sq. ft.  
(two anchors – 134,700 and 58,500 sq. ft.; one retail – 21,000 sq. ft.;  
one gas station - 4,900 sq. ft.; one bank – 3,000 sq. ft. and  
three restaurants – one 3,000 sq. ft. and two 6,500 sq. ft.)
- ❑ Zoned: General Commercial
- ❑ Applicant: Saul Holdings Limited Partnership
- ❑ Engineer: Harris, Smariga & Associates, Inc.





# Saul Centers at Davis Branch

copyright © 2007 hct



## SITE PLAN

0' 100' 200' 400'



## PROJECT SUMMARY

BUILDING 1	ANCHOR	134,700 S.F.
BUILDING 2	ANCHOR	58,500 S.F.
BUILDING 3	RETAIL	21,000 S.F.
BUILDING 4	GAS STATION	4,900 S.F.
BUILDING 5	RESTAURANT	3,000 S.F.
BUILDING 6	BANK	3,000 S.F.
BUILDING 7	RESTAURANT	6,500 S.F.
BUILDING 8	RESTAURANT	6,500 S.F.

September 11, 2007

**Saul Centers**

SAUL CENTERS, INC.  
7501 Wisconsin Avenue  
Suite 1500  
Bethesda, MD 20814  
301.986.6122

## Saul Centers at Davis Branch

BROWN CRAIG TURNER  
tide point | cascade building  
1030 hull street, suite 301  
baltimore, maryland 21230  
t 410.837.2727  
f 410.837.7447





# Saul Centers at Davis Branch



September 11, 2007

**Saul Centers**  
SAUL CENTERS, INC.  
7901 Wisconsin Avenue  
Suite 1300  
Bethesda, MD 20814  
301.986.6122

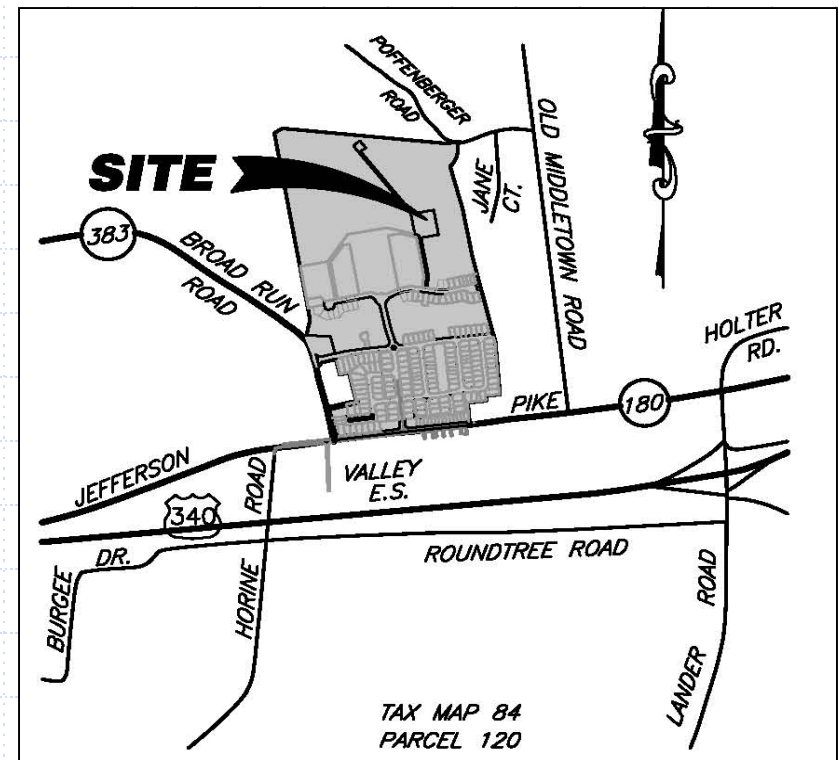
## Saul Centers at Davis Branch

BROWN CRAIG TURNER  
fide point | cascade building  
1030 hull street, suite 301  
baltimore, maryland 21230  
+410.837.2727  
+410.837.7447

**bct**

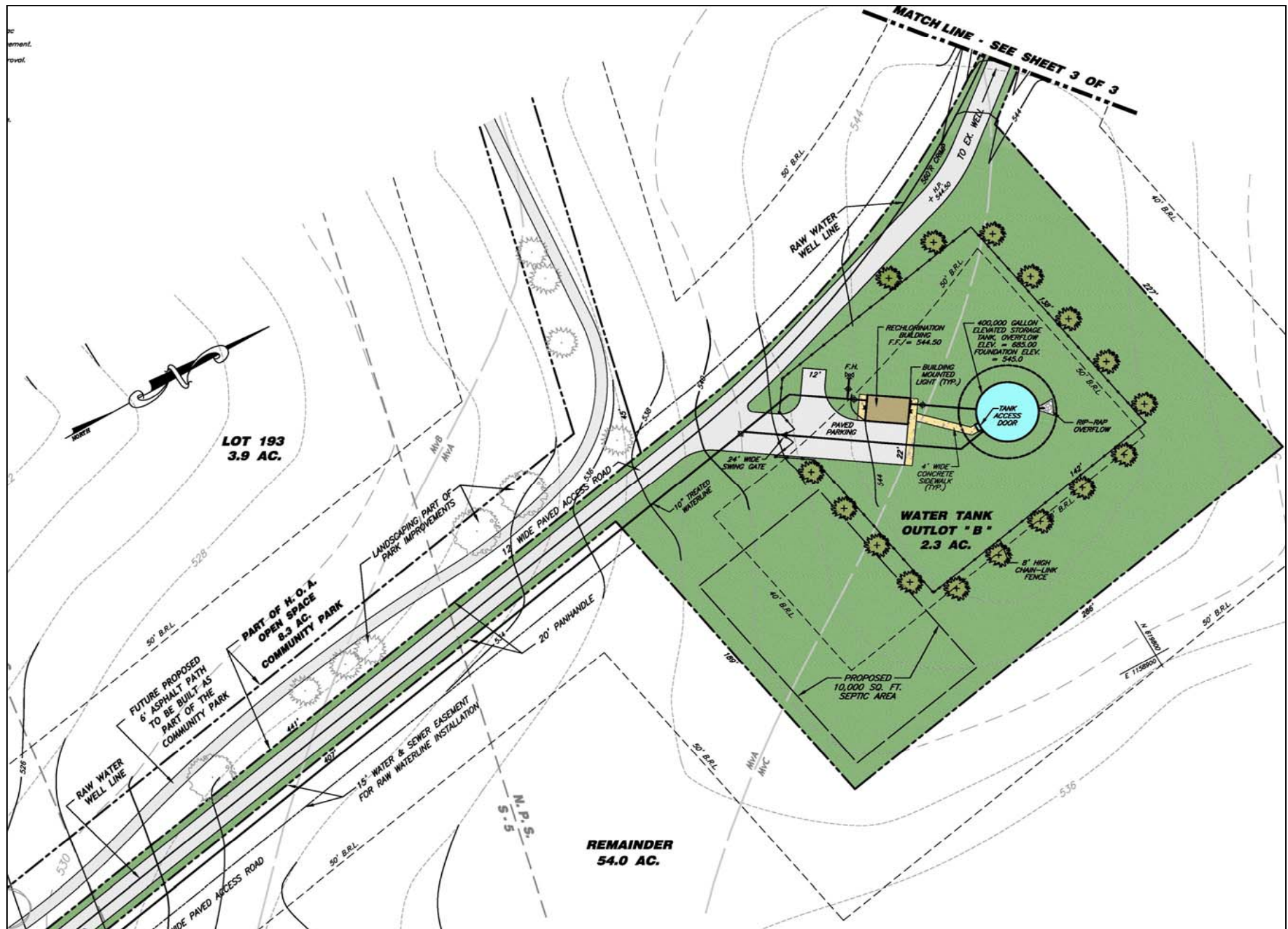
# Water Tank - Woodbourne

- ❑ Request: Site Plan Approval
- ❑ Location: Woodbourne Manor subdivision in Jefferson
- ❑ Total Use: Water Tank
- ❑ Zoned: Agricultural
- ❑ Applicant: Jefferson Valley LLC
- ❑ Engineer: Fox and Associates



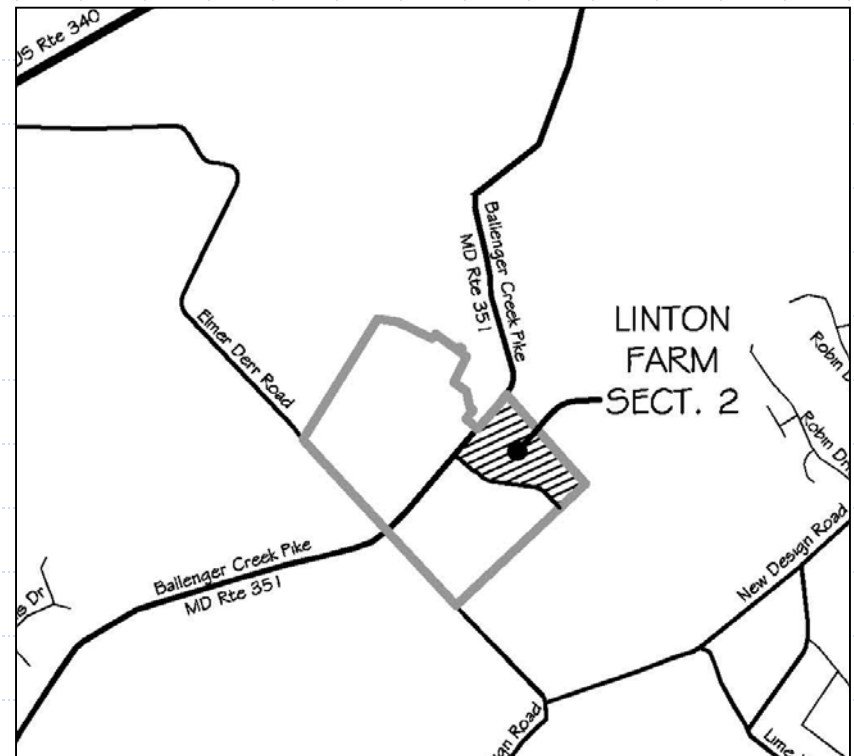


# Water Tank - Woodbourne



## Linton Farm – Phase III

- ❑ Request: Combined Preliminary Plan and Site Plan Approval of Section II
- ❑ Location: Northeast of Elmer Derr Rd. and Ballenger Creek Pike intersection
- ❑ Total Use: 170 total dwellings including 10 SFH, 88 townhomes, and 72 condo - 2 over 2 units
- ❑ Zoned: PUD
- ❑ Applicant: The Drees Company
- ❑ Engineer: Rodgers Consulting, Inc.





Site plan showing a residential subdivision layout. The plan includes streets: Ballenger Creek Pike, Private Street 'H', Private Street 'I', Private Street 'J', Private Street 'K', Private Street 'L', Private Alley A, Private Alley B, Private Alley C, Private Alley D, and Private Alley E. The subdivision is divided into several parcels, including Parcel G (2.57 AC), Parcel H (1.0 AC), Parcel I (1.0 AC), Parcel J (13.2 AC), and Parcel K (4.8 AC). A future community center is located at the bottom left, and a future section three is indicated at the bottom right. A north arrow is located in the upper right corner.

L1535 F.491  
SMALL GAINS SUBDIVISION  
P 3.46 PG 135