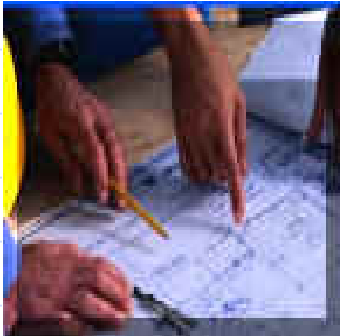


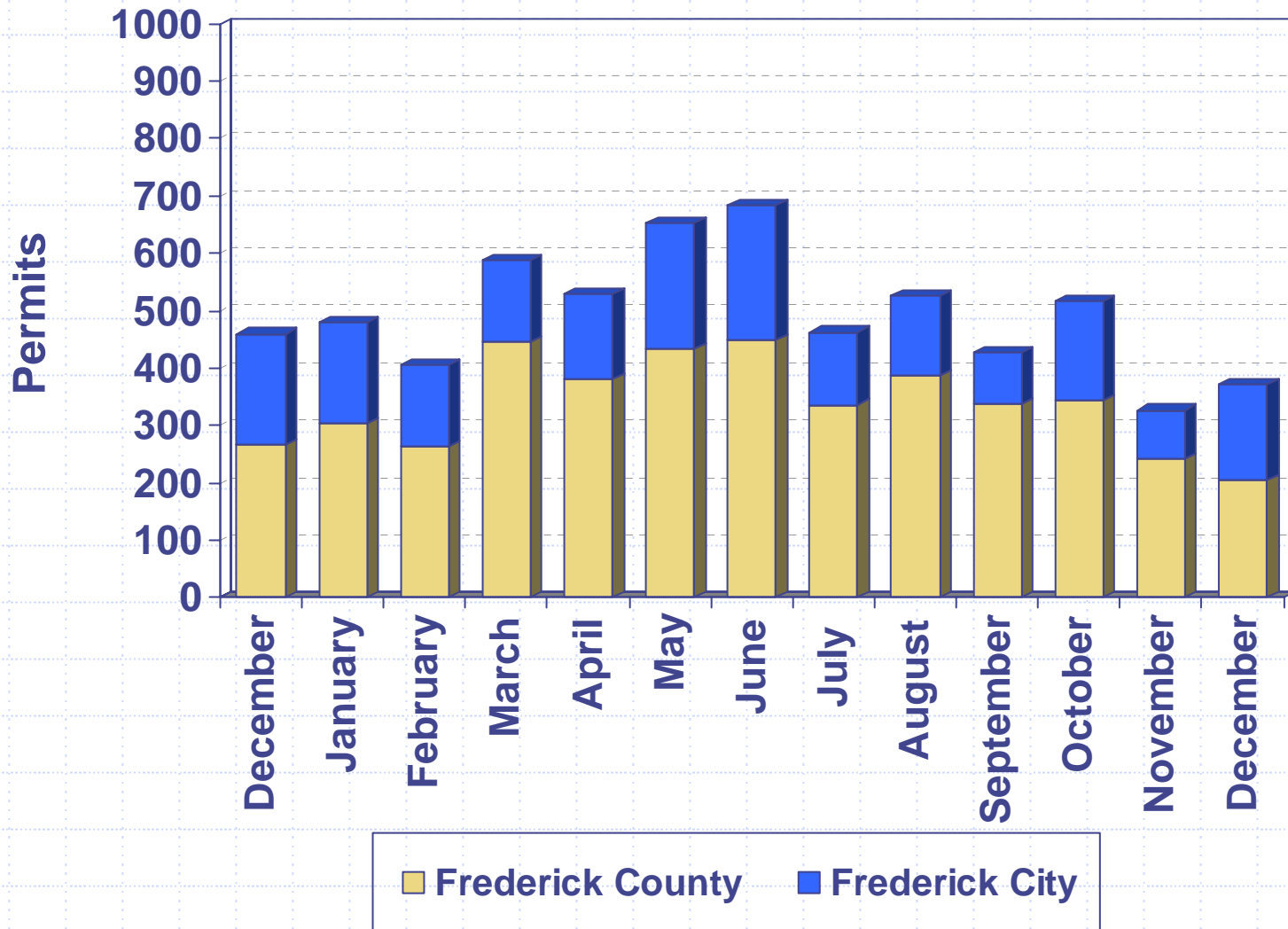
Division of Permitting and Development Review



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

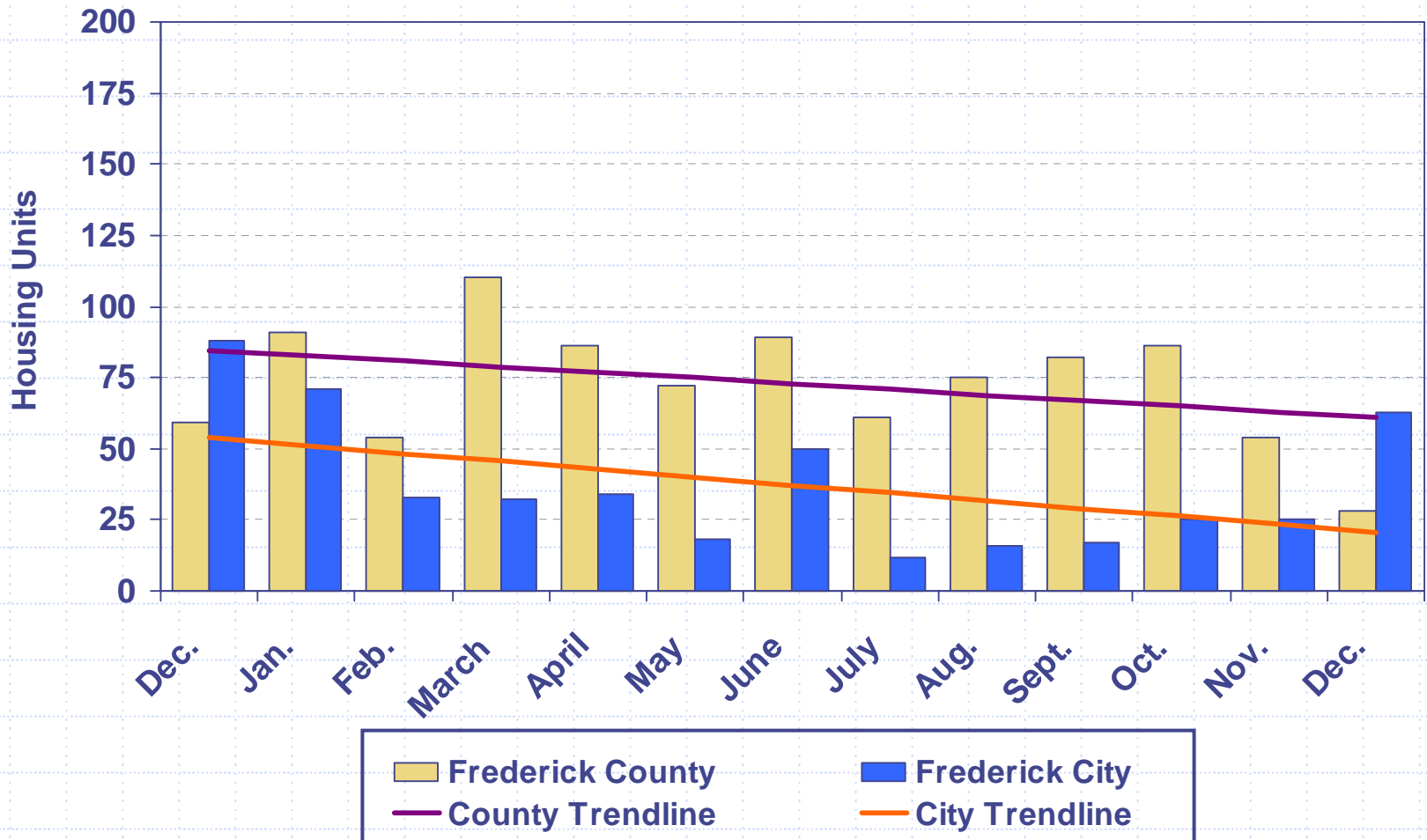


Building Permits Issued 2005 - 2006



Housing Unit Construction 2005 - 2006

Housing units based on issued permits



12 Month Total (January 2006 – December 2006): 1,284 units

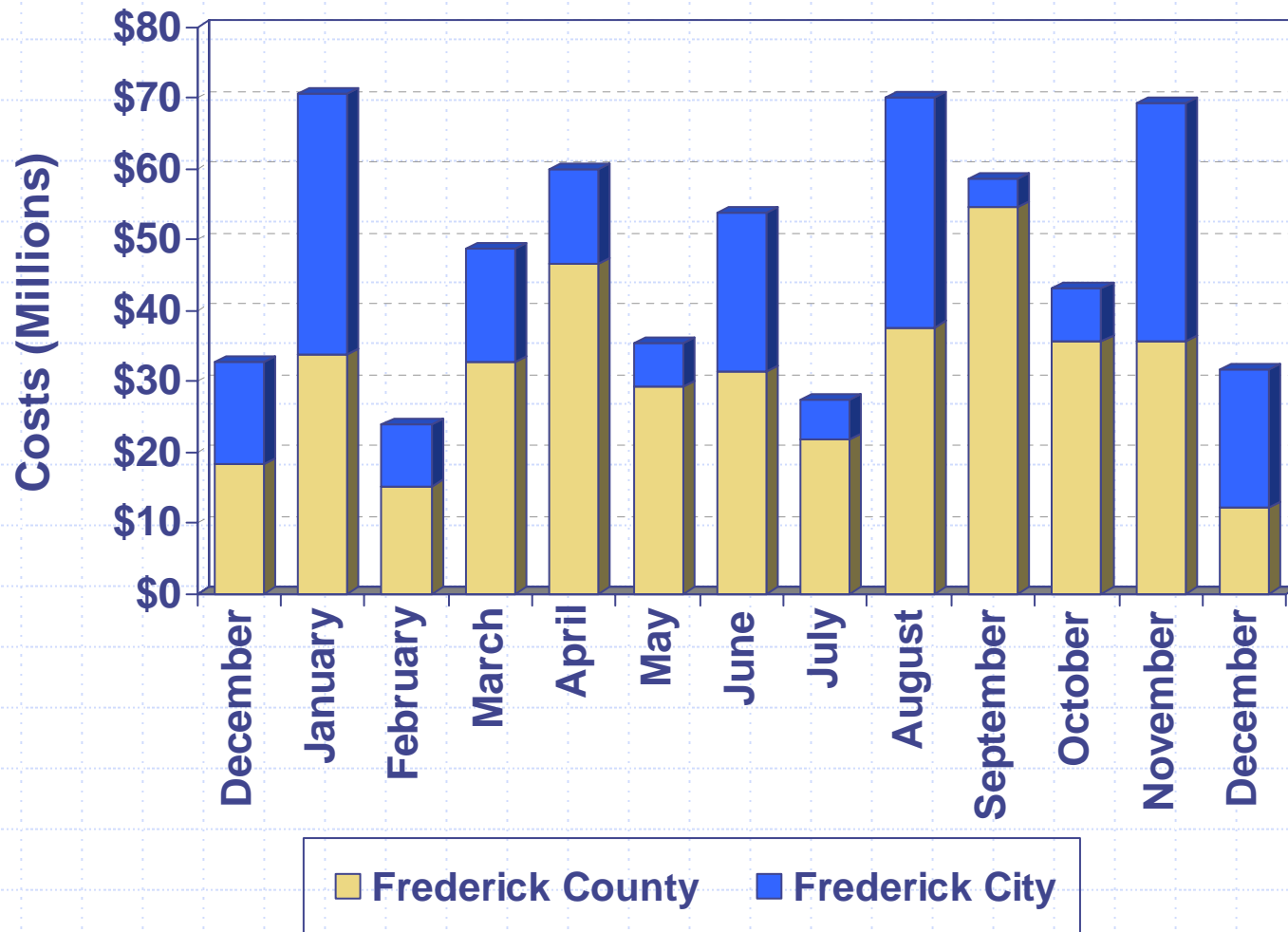
Housing Unit Construction

Comparison of Current Month and YTD Units

Current Month – December			
Year	County	City	Total
2006	28	63	91
2005	59	88	147
2004	109	6	115
2003	119	56	175
2002	109	0	109
5 Year Avg.	85	43	127

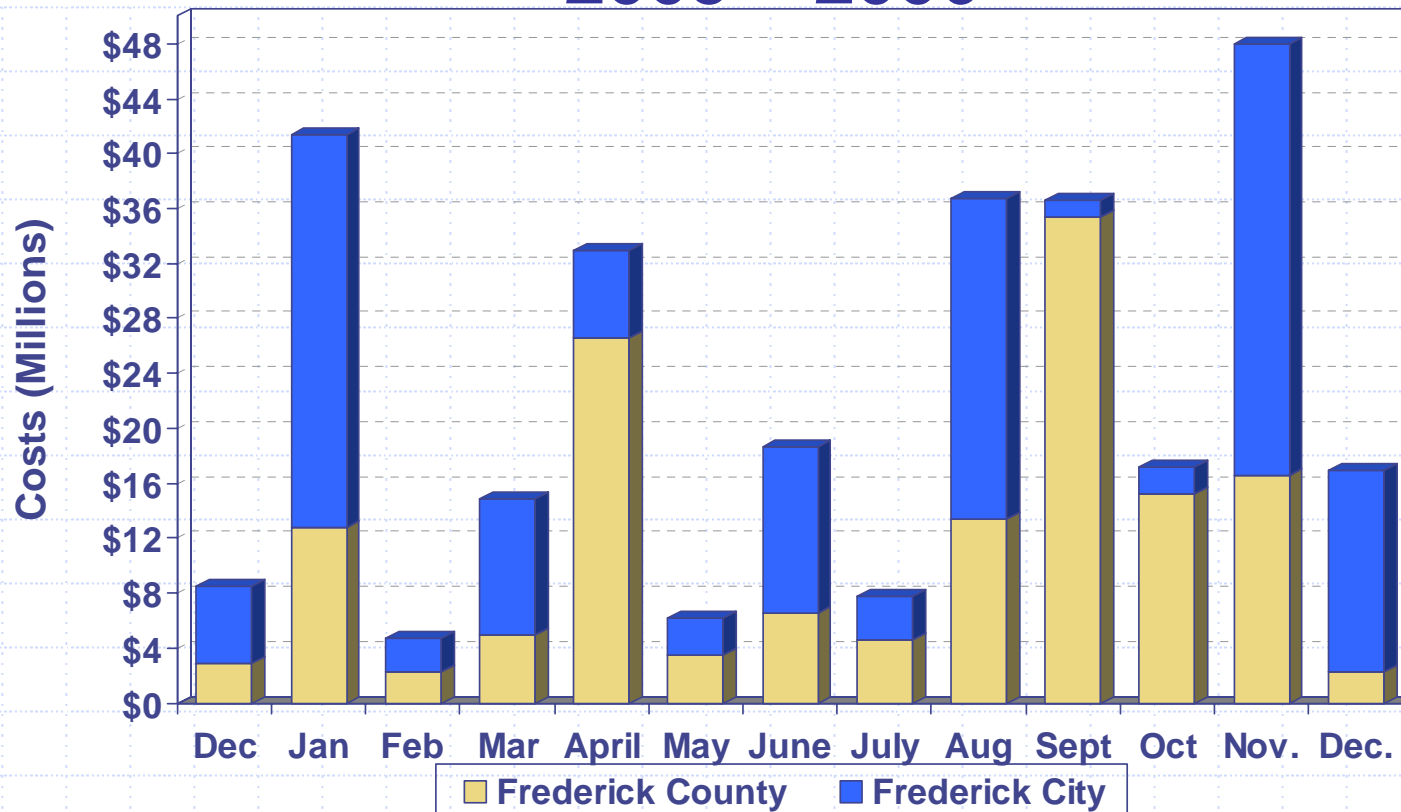
YTD - January – December			
Year	County	City	Total
2006	888	396	1,284
2005	1,480	771	2,251
2004	1,075	495	1,570
2003	1,394	530	1,924
2002	1,564	41	1,605
5 Year Avg.	1,280	447	1,727

Construction Costs 2005 - 2006



Costs based on issued permits

Commercial Construction Costs 2005 – 2006



Cost per month:

Costs based on issued permits

January 2006 Co. – Frederick Nissan (\$3M) & Weis Market (\$3.3M); City – ALDI Inc. Food Warehouse (\$27.8M)

March 2006 City – Creekside Plaza (\$6.3M)

April 2006 Co. – Hilton Garden Inn (\$9.3M), Super Giant (\$5M) & Country Meadows Retirement Community Addition (\$4M)

June 2006 City – Riverside flex-commercial warehouse space (\$2.3M, \$2.4M, \$2M) & Riverside Bakery (\$1.9M)

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)

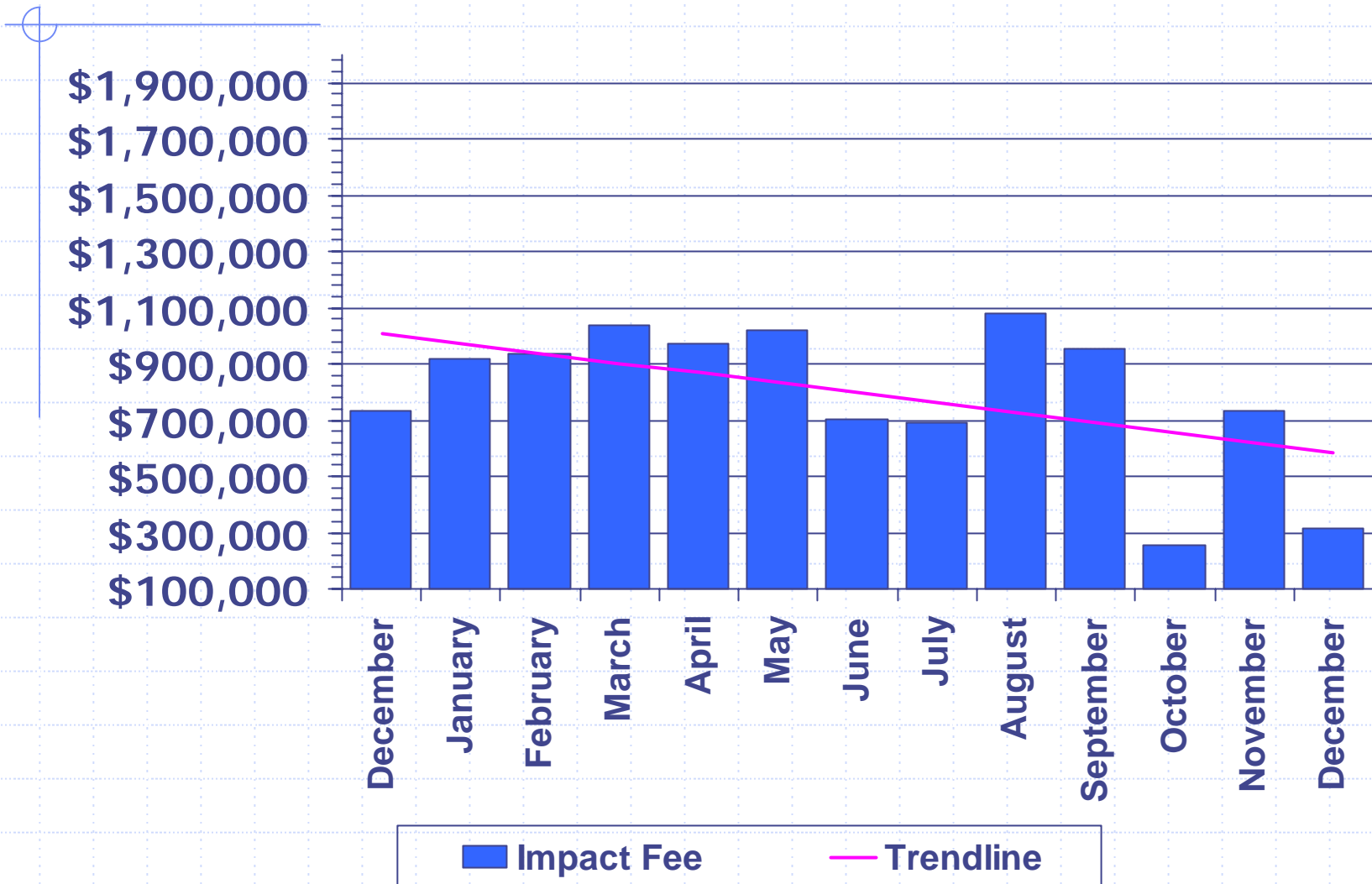
Nov. 2006 Co. – Tuscarora High School (\$8.8M); City – Medimmune Inc. (\$26M)

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

Excise Tax 2005 - 2006



Impact Fee 2005 - 2006

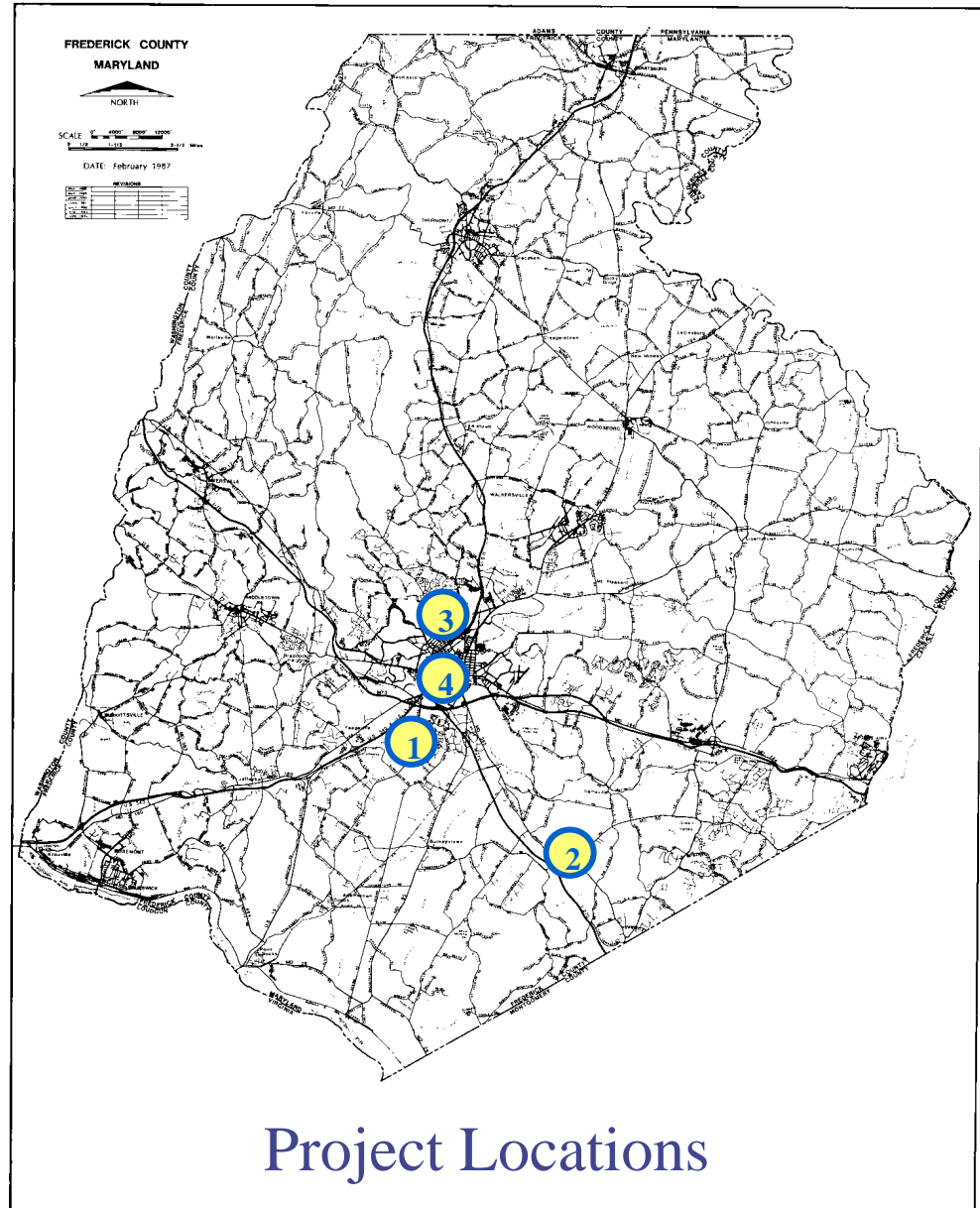


LIST OF PROJECTS

(expected to be presented
at upcoming FcPc meeting)

County Projects

1. Ballenger Run PUD –
Griffin Farm
2. Rite Aid
3. North Montevue Campus
4. West Frederick Middle School

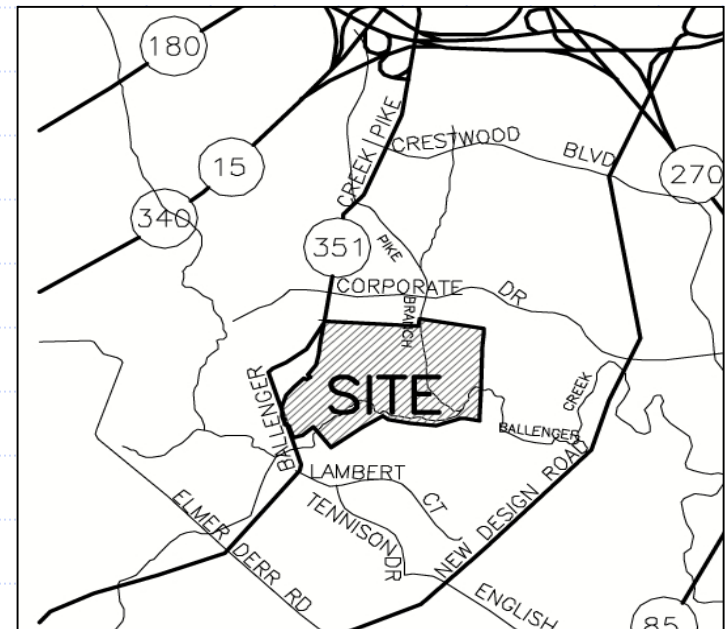




County Projects

Ballenger Run PUD – Griffin Farm

- ❑ Request: Phase II Approval
- ❑ Location: East side of Ballenger Creek Pike, South of the Corporate Drive, Opposite Tuscarora High School
- ❑ Total Use: 970 mixed dwelling units (age-restricted):
150 SFDs, 340 THs and 480 multi-family homes
- ❑ Zoned: PUD
- ❑ Applicant: Ballenger Creek Development, L.L.C.
- ❑ Engineer: Patton Harris Rust & Associates



Ballenger Run PUD – Griffin Farm



Rite Aid

- ❑ Request: Site Plan Approval
- ❑ Location: West side of Rt. 355 Extended
- ❑ Total Use: 14,564 sq. ft. pharmacy
- ❑ Zoned: General Commercial
- ❑ Applicant: Urbana Village Center, LLC
- ❑ Engineer: Kimley-Horn and Associates, Inc.



Site plan for Rite Aid Pharmacy. The building is a rectangular structure with the following specifications:

- Building Footprint:** 95'-2" x 154'-6" EXTERIOR DIMENSIONS, 14,964 GROSS SQ. FT.
- Lot Area:** 171,145.00 SQ. FT.
- Site Area:** 84,190 SQ. FT.
- Limits of Work Area:** 111,925 SQ. FT.
- Parking Requirements:** 1 SPACE PER 150 SF OF GFA = 78 SPACES REQUIRED. 62 SPACES PROVIDED, 4 HANDICAPPED PARKING SPACES, 78 REGULAR 9'x20' PARKING SPACES.

The plan shows the building footprint in orange, the parking lot with individual parking spaces and cars, and the surrounding streets: URBANA PIKE MD 355 to the west and south, and FINGERBOARD ROAD MARYLAND RTE 80 to the east. A north arrow is located in the bottom right corner.

Rite Aid Pharmacy
 95'-2" X 154'-6" EXTERIOR
 DIMENSIONS
 14,564 GROSS SQ. FT.
 1711 - 458.00
 SITE AREA 84,190 SQ. FT.
 LIMITS OF WORK AREA 111,305 SQ. FT.
 1 SPACE PER 150 SF OF GFA = 78 SPACES REQUIRED
 62 SPACES PROVIDED
 4 HANDICAPPED PARKING SPACES
 78 REGULAR 9500 PARKING SPACES

URBANA PIKE MD 355

FINGERBOARD ROAD
 MARYLAND RTE 80

URBANA PIKE MD 355

NORTH

Rite Aid Pharmacy
 95'-2" X 154'-6" EXTERIOR
 DIMENSIONS
 14,564 GROSS SQ. FT.
 1711 - 458.00
 SITE AREA 84,190 SQ. FT.
 LIMITS OF WORK AREA 111,305 SQ. FT.
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URBANA PIKE MD 355

FINGERBOARD ROAD
 MARYLAND RTE 80

URBANA PIKE MD 355

NORTH

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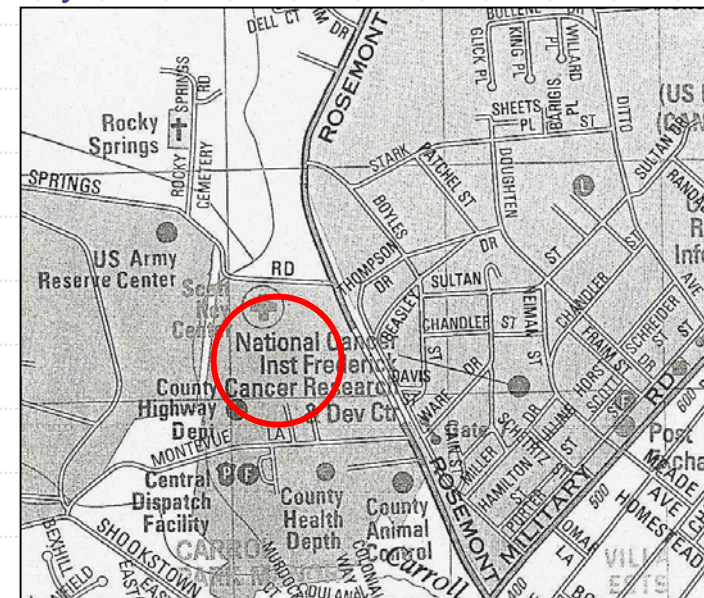


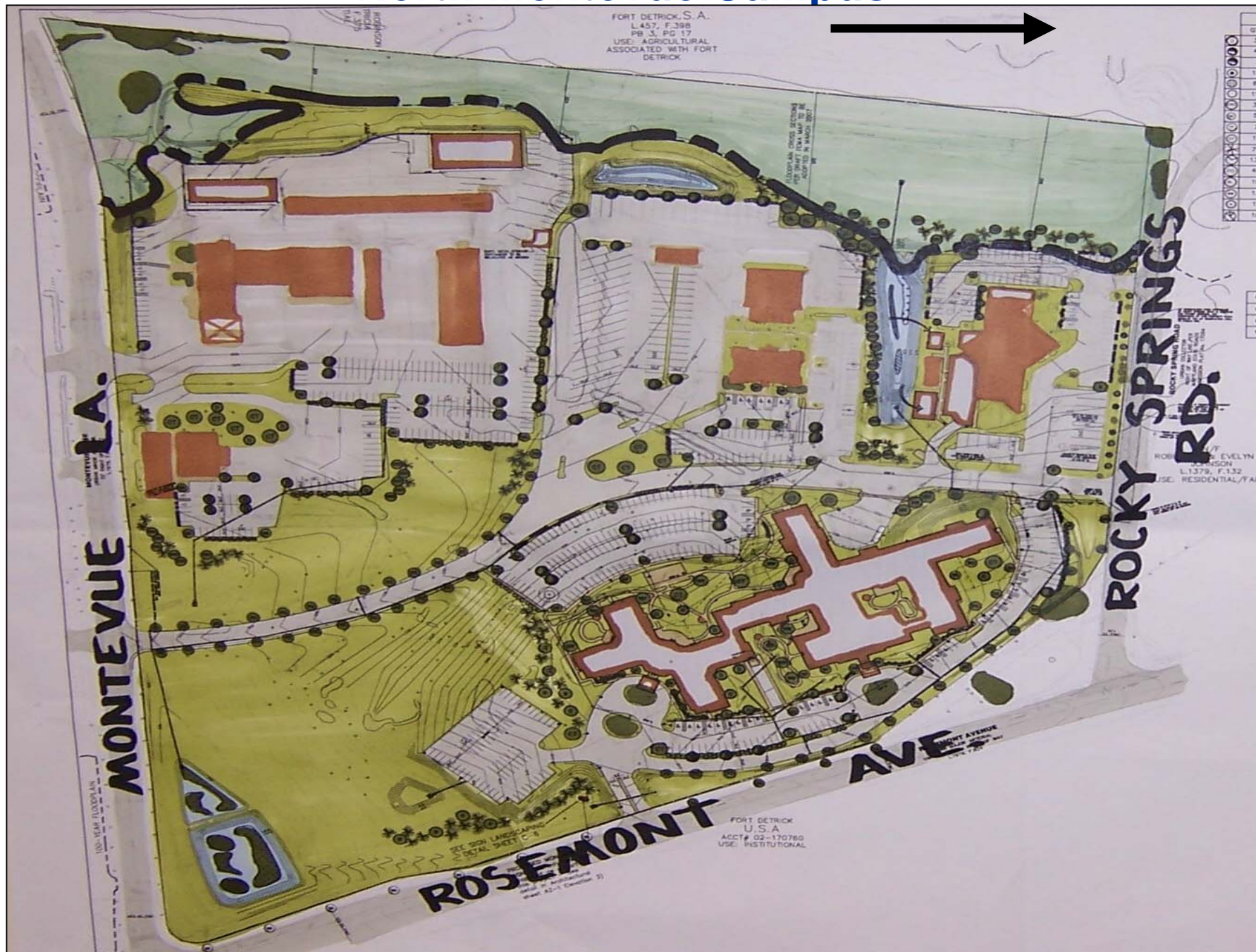


City Projects

North Montevue Campus

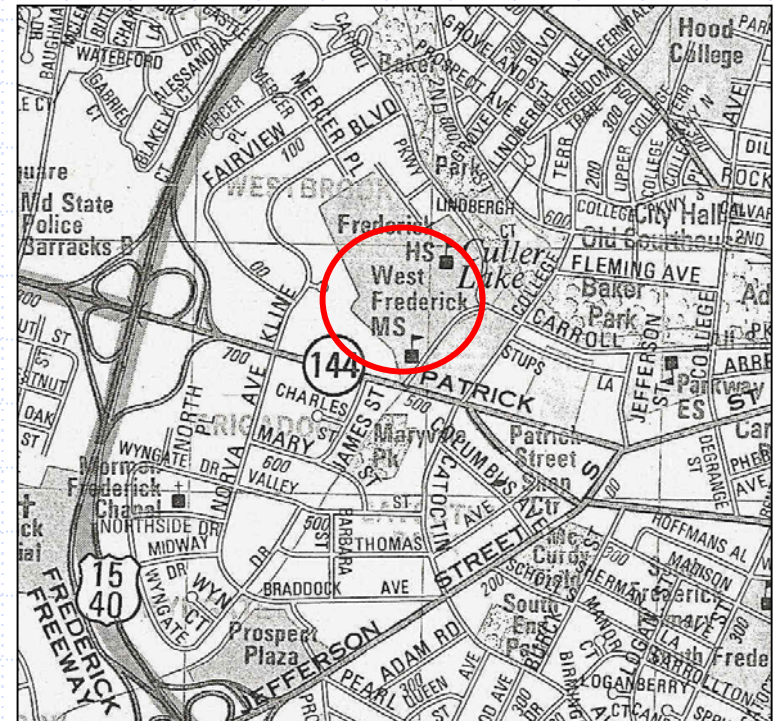
- ❑ Request: Site Plan Approval
- ❑ Location: West side of Rosemont Ave. between Rocky Springs Rd. and Montevue La.
- ❑ Total Use: Renovation/Redesign of North Montevue Campus:
 - New 4 story building – 170 nursing home units
 - New 2 story building – 73 assisted living units
 - Scott Key Center expansion, Transit improvements, Montevue Salt Barn & Truck Canopy and parking improvements to the Warehouse, Head Start, Scott Key Center and Highway Operations
- ❑ Zoned: Professional Business with Institutional Overlay
- ❑ Applicant: Frederick County Public Works Division
- ❑ Engineer: Harris, Smariga & Associates, Inc.





West Frederick Middle School

- ❑ Request: Site Plan Approval
- ❑ Location: West Patrick St., East of Rt. 15
- ❑ Total Use: 23,691 sq. ft. building addition and 44,351 sq. ft. parking addition
- ❑ Zoned: R4 with Institutional Overlay
- ❑ Applicant: BOE
- ❑ Engineer: Harris, Smariga and Associates, Inc.



West Frederick Middle School

