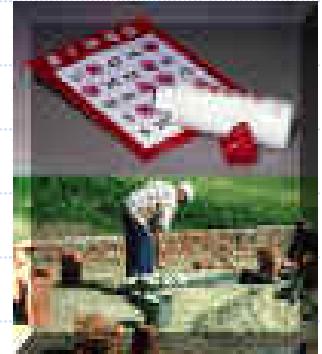


# Division of Permitting and Development Review

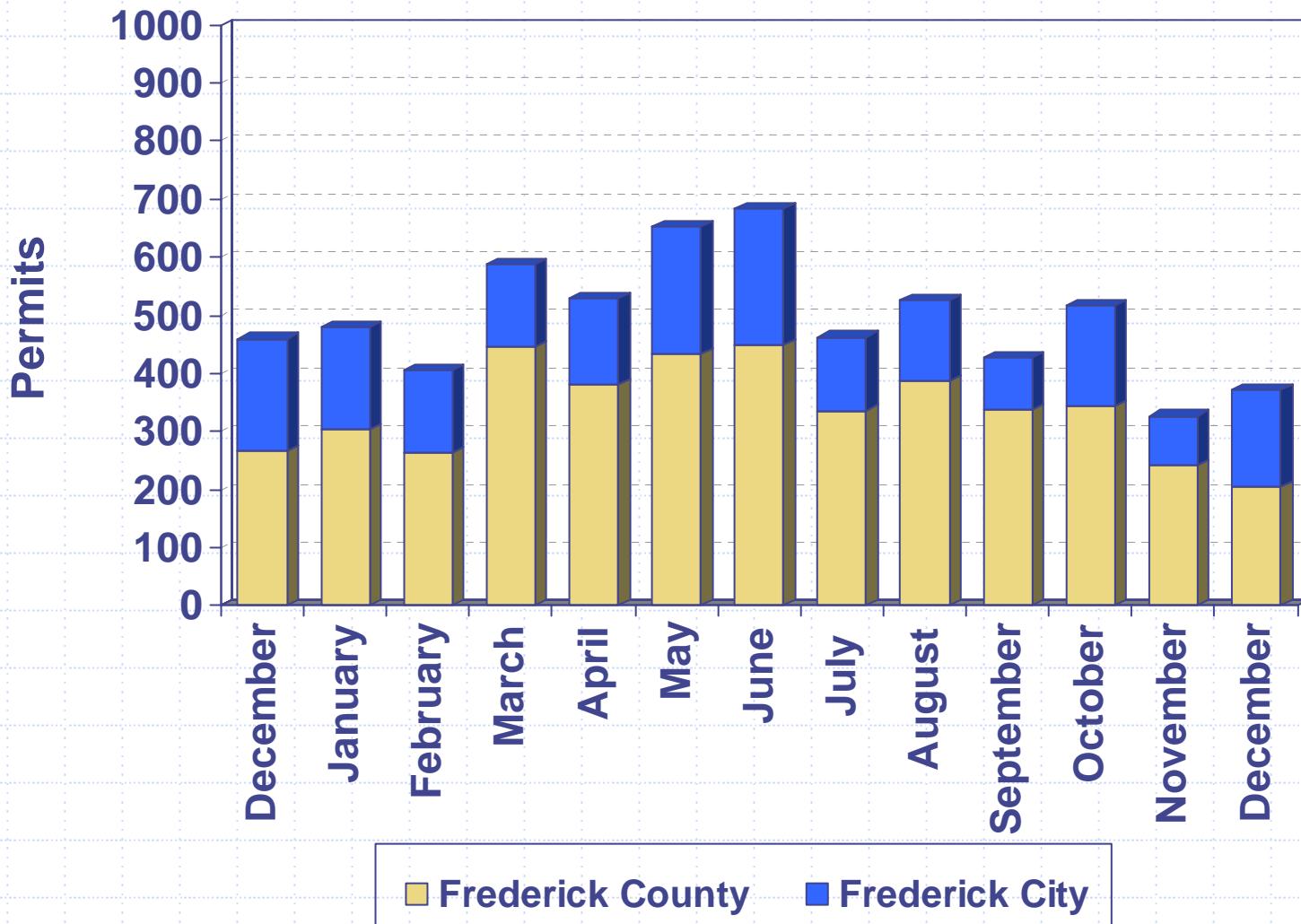


- February 1, 2007
- Director's Development Data/Project Presentation to the County Commissioners



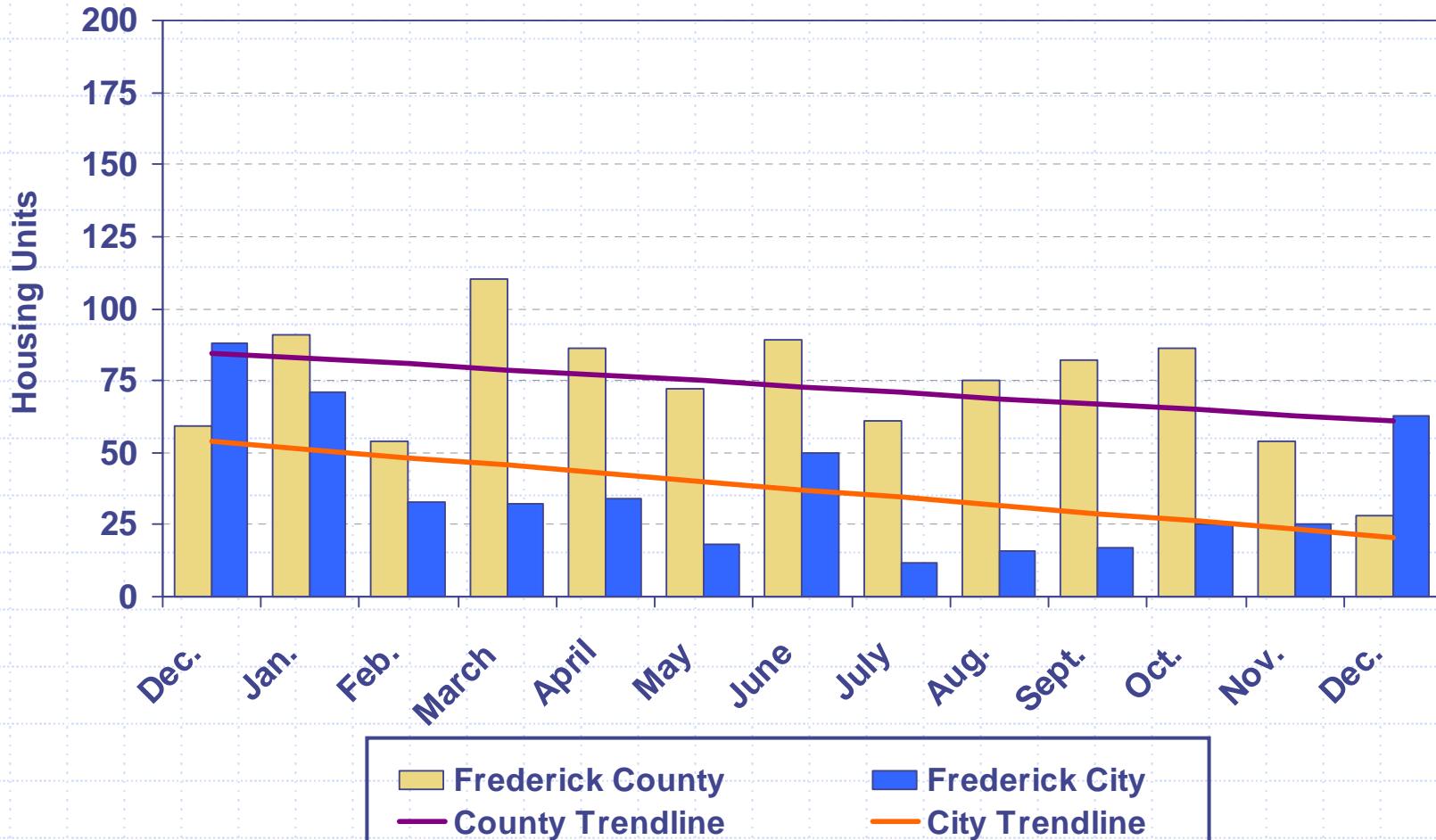
# Building Permits Issued

## 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

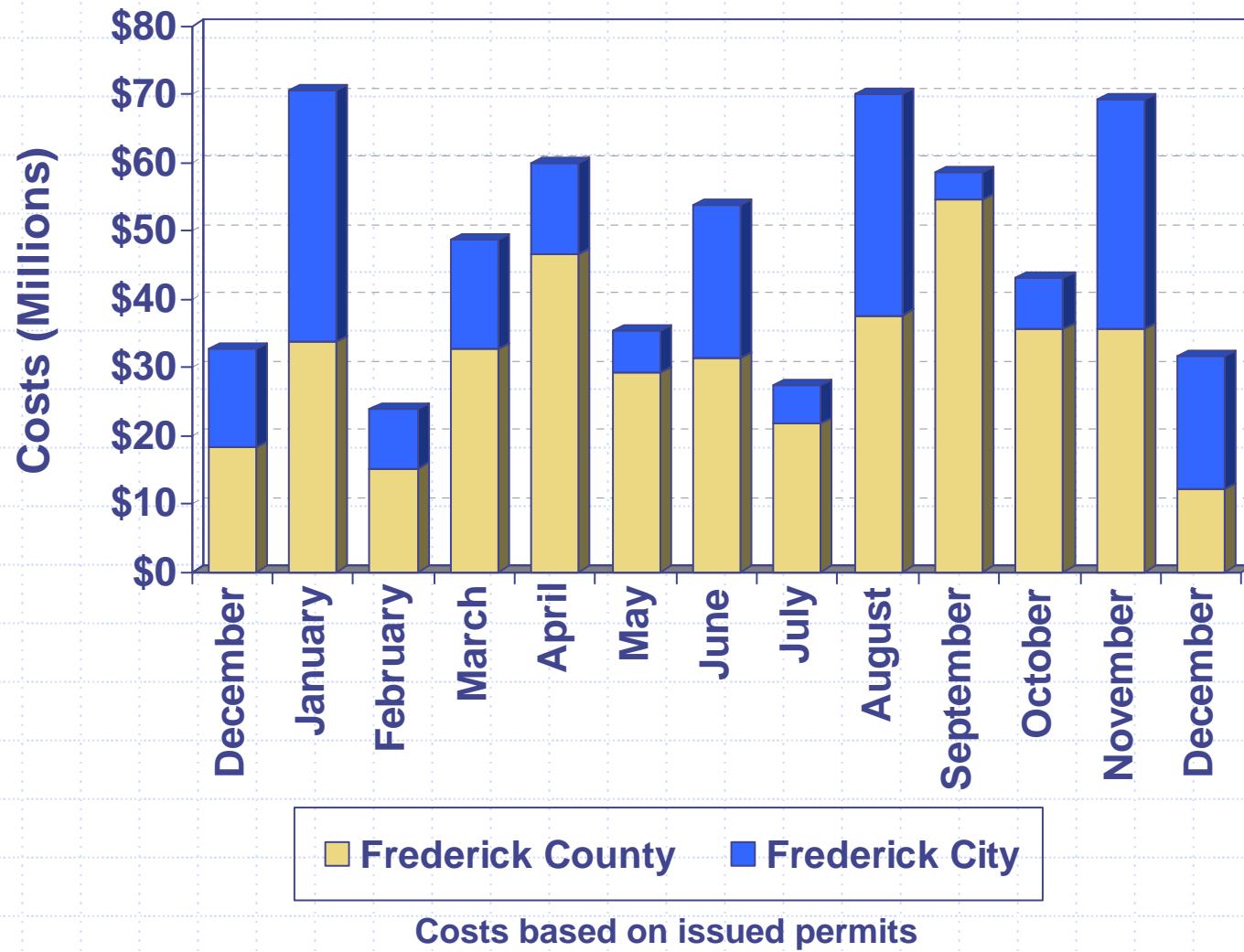
### Current Month – December

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

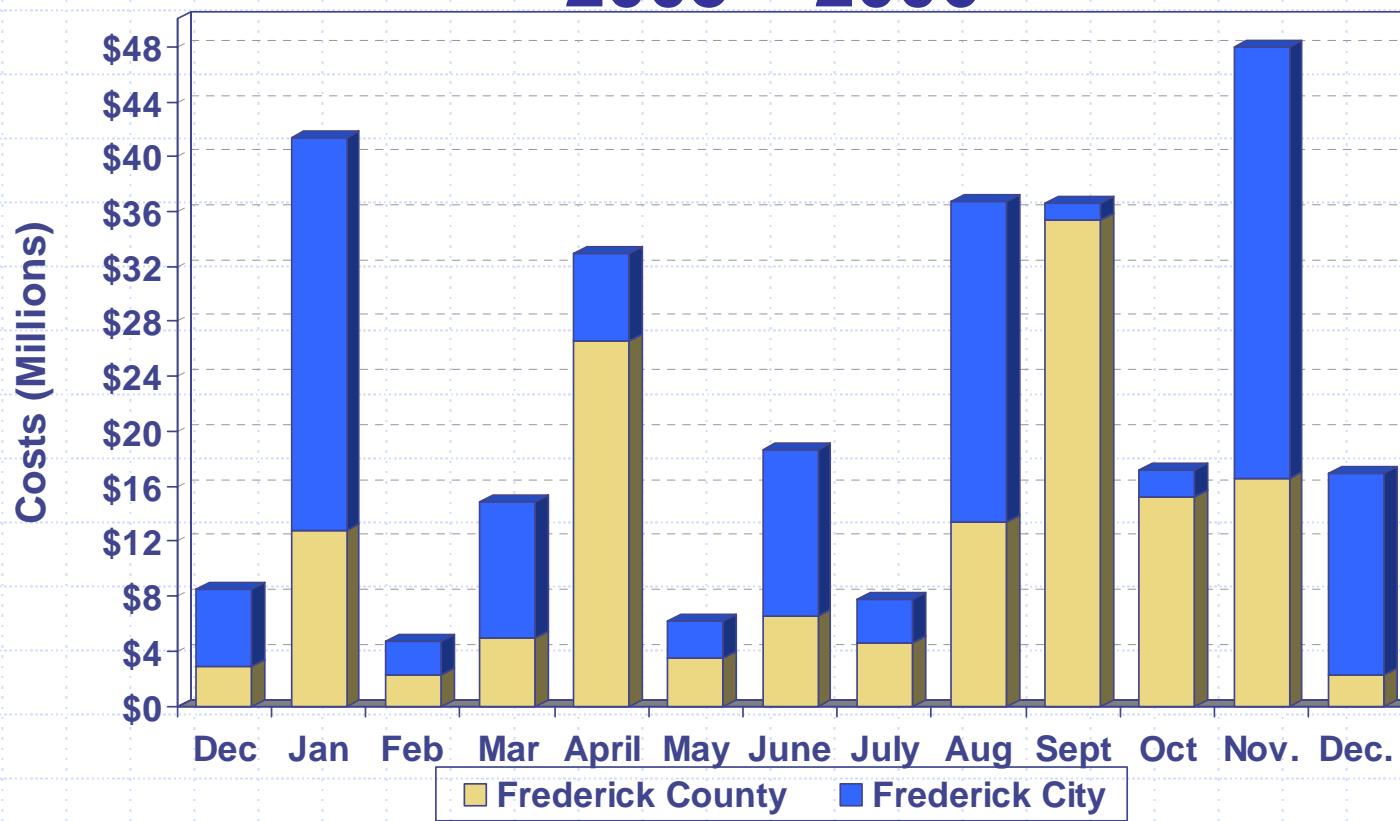
Year	County	City	Total
2006	888	396	1,284
2005	1,480	771	2,251
2004	1,075	495	1,570
2003	1,394	530	1,924
2002	1,564	41	1,605
5 Year Avg.	1,280	447	1,727

# Construction Costs 2005 - 2006



# Commercial Construction Costs

## 2005 – 2006



### Cost per month:

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)

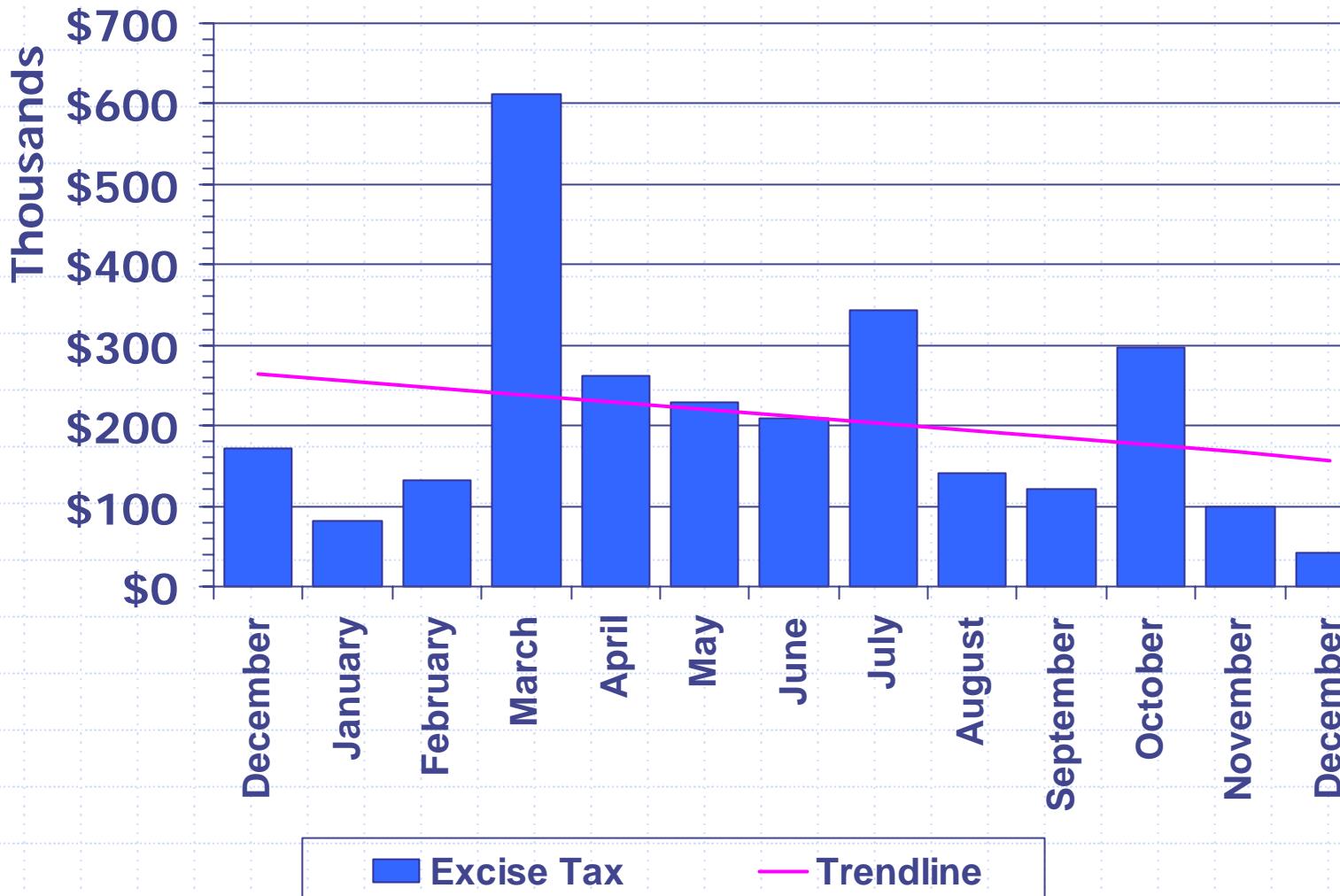
Nov. 2006 Co. – Tuscarora High School (\$8.8M); City – Medimmune Inc. (\$26M)

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

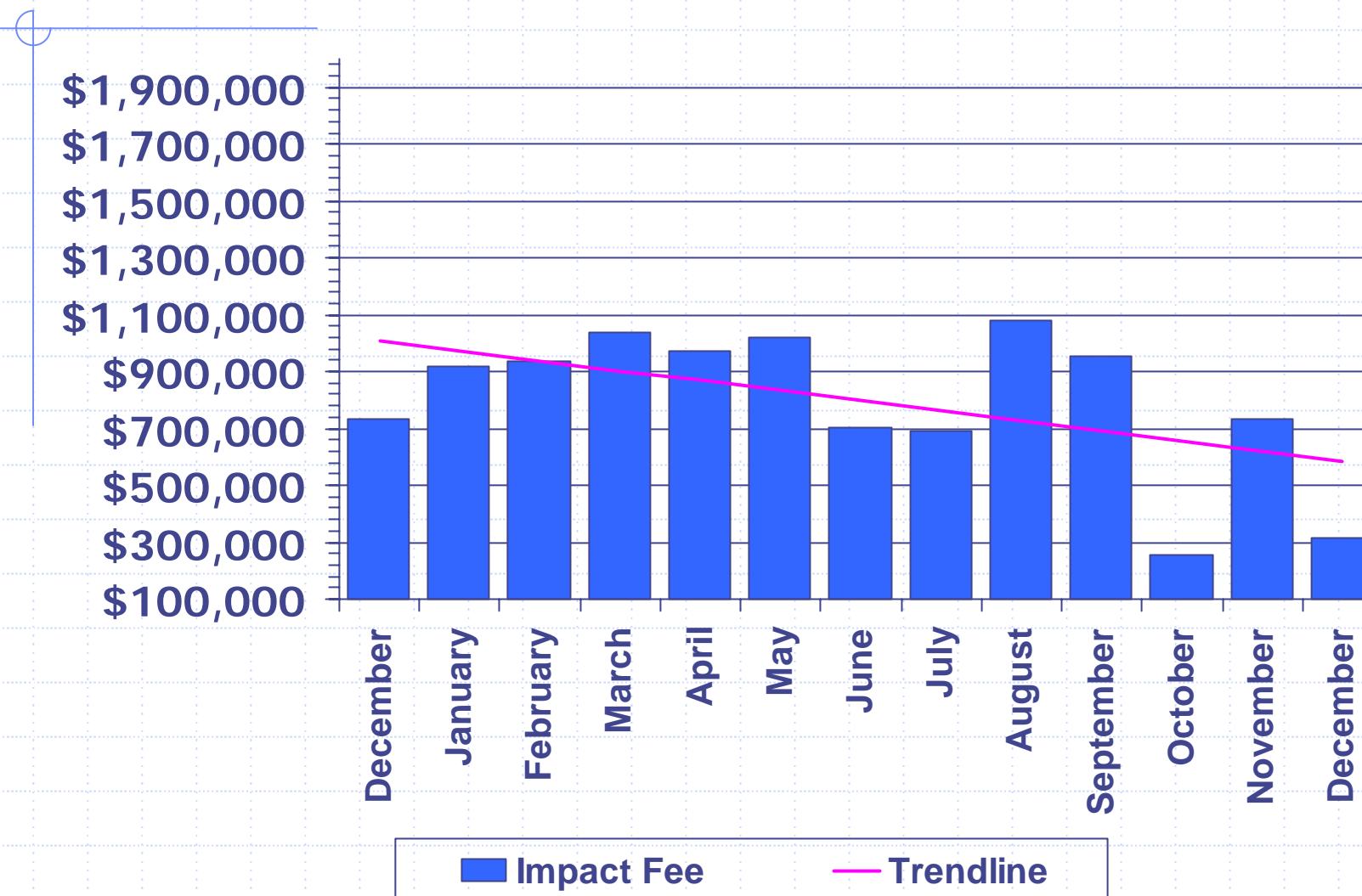
Costs based on issued permits

# Excise Tax

## 2005 - 2006



# Impact Fee 2005 - 2006

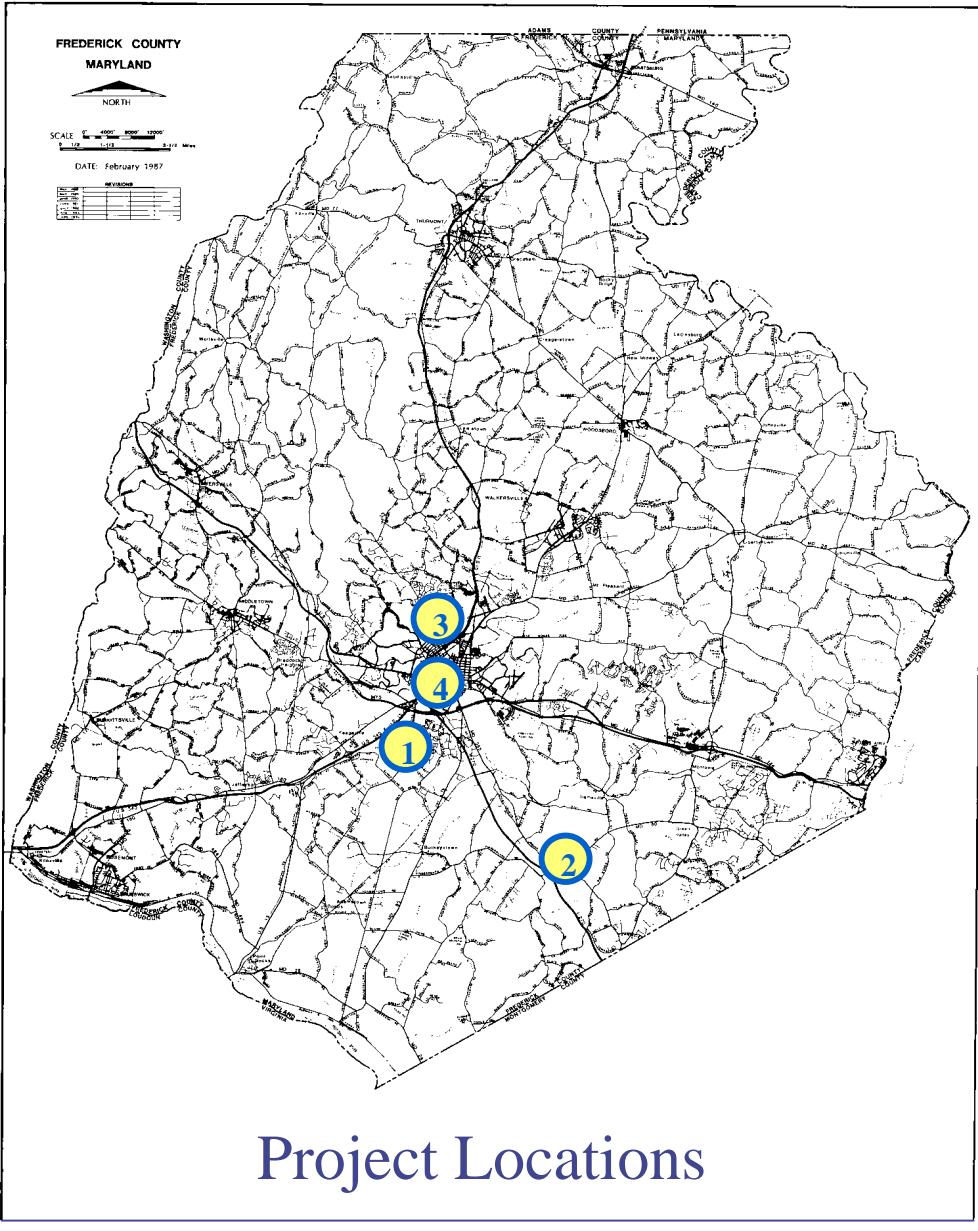


# LIST OF PROJECTS

(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

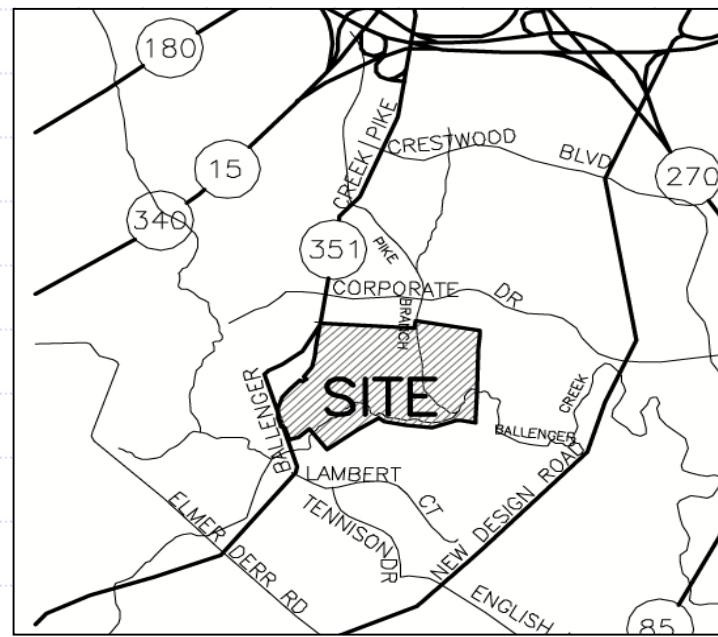




# County Projects

# 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



## **BALLINGER RUN CONCEPTUAL LAYOUT PLAN**

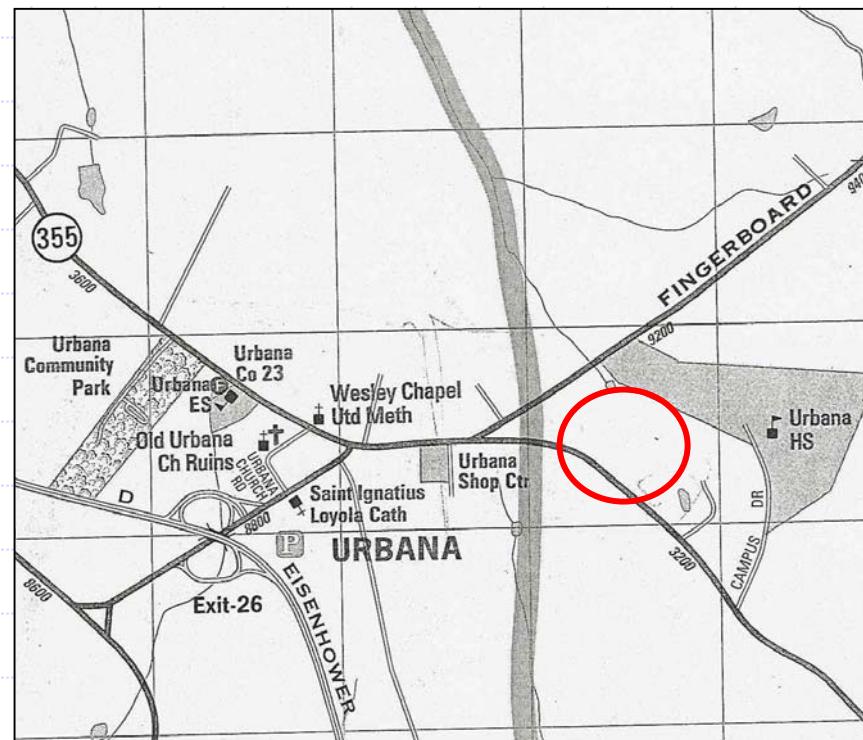
PROJECT NO: 13475-1-0  
OCTOBER, 2006  
SHEET 1 OF 1

**Patton Harris Rust & Associates,pc**  
Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**

# 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.



# Rite Aid

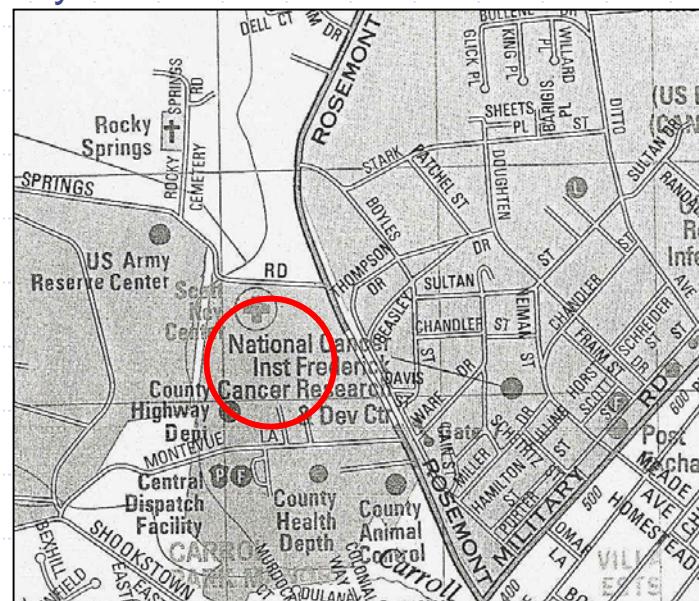




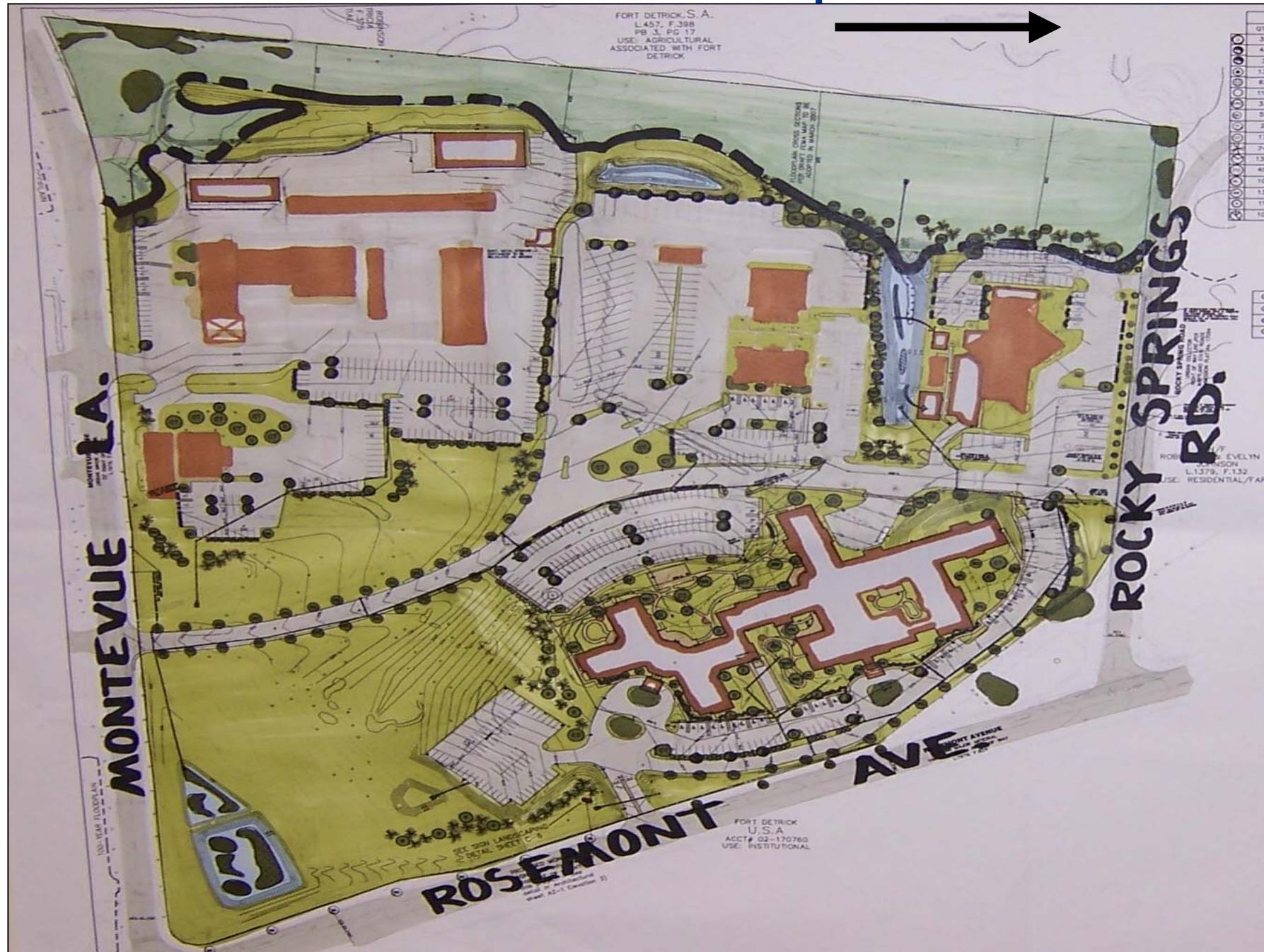
# City Projects

# 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.

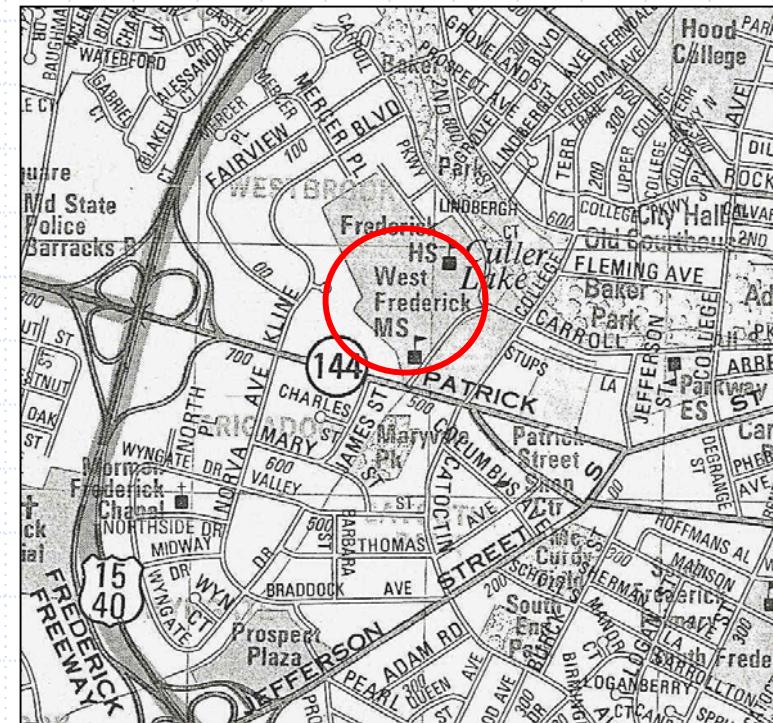


## North Montevue Campus



# 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

