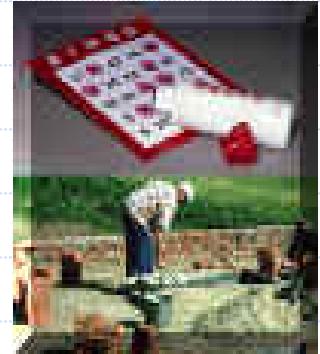




# Division of Permitting and Development Review

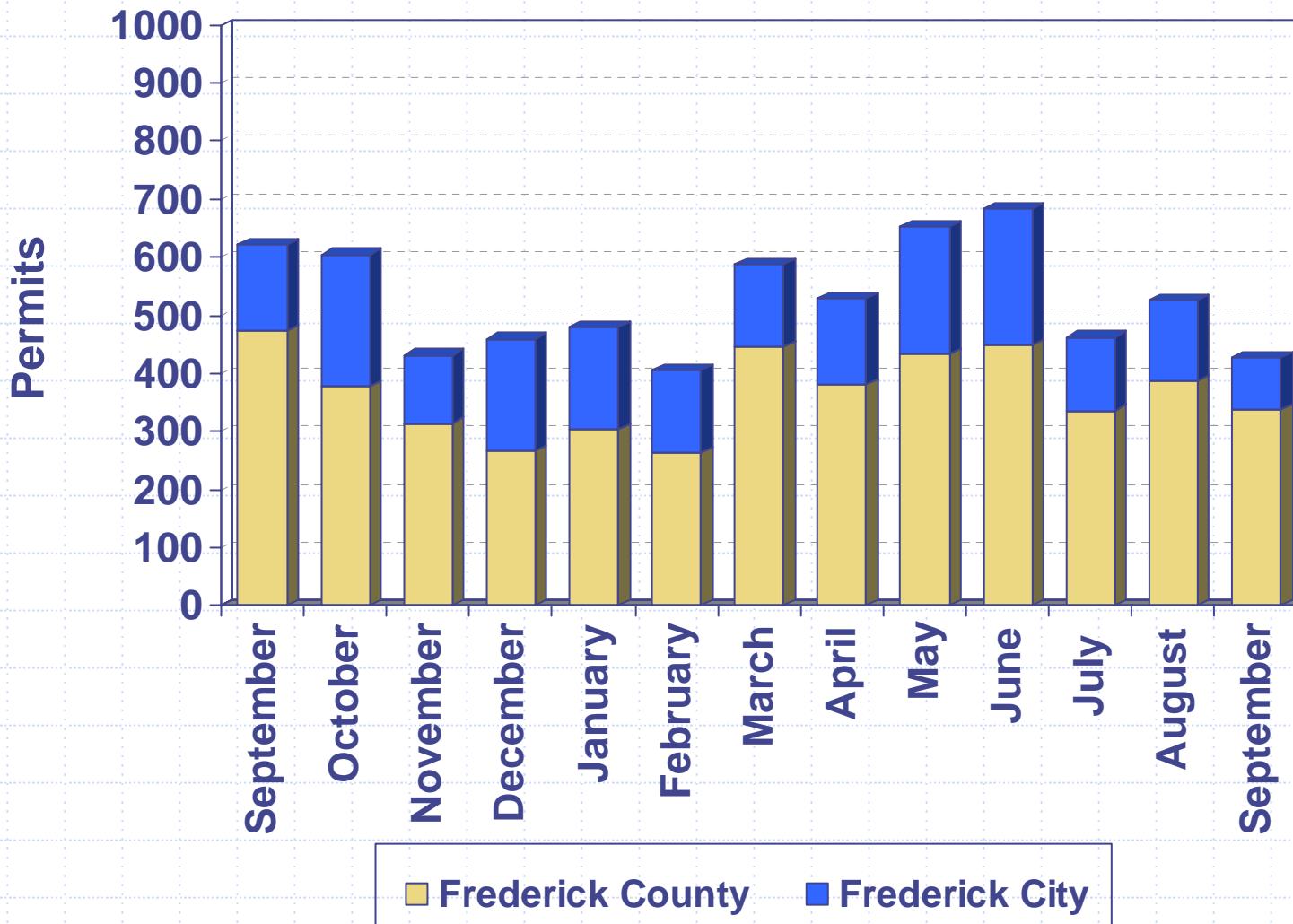


- October 26, 2006
- Director's Development Data/Project  
Presentation to the County Commissioners



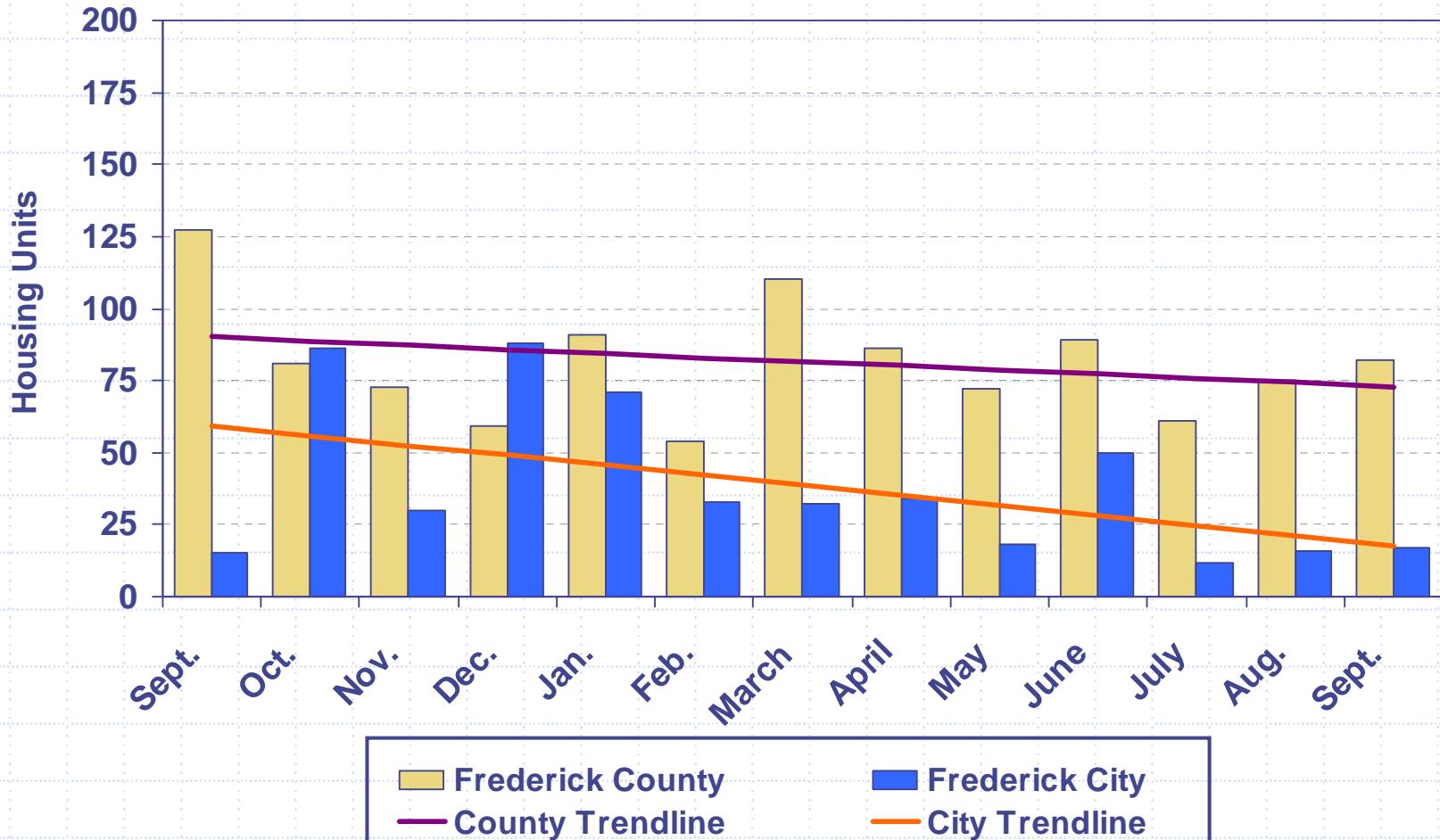
# Building Permits Issued

## 2005 - 2006



# Housing Unit Construction 2005 - 2006

Housing units are based on issued permits



12 Month Total (October 2005 – September 2006): 1,415 units

# Housing Unit Construction

## Comparison of Current Month and YTD Units

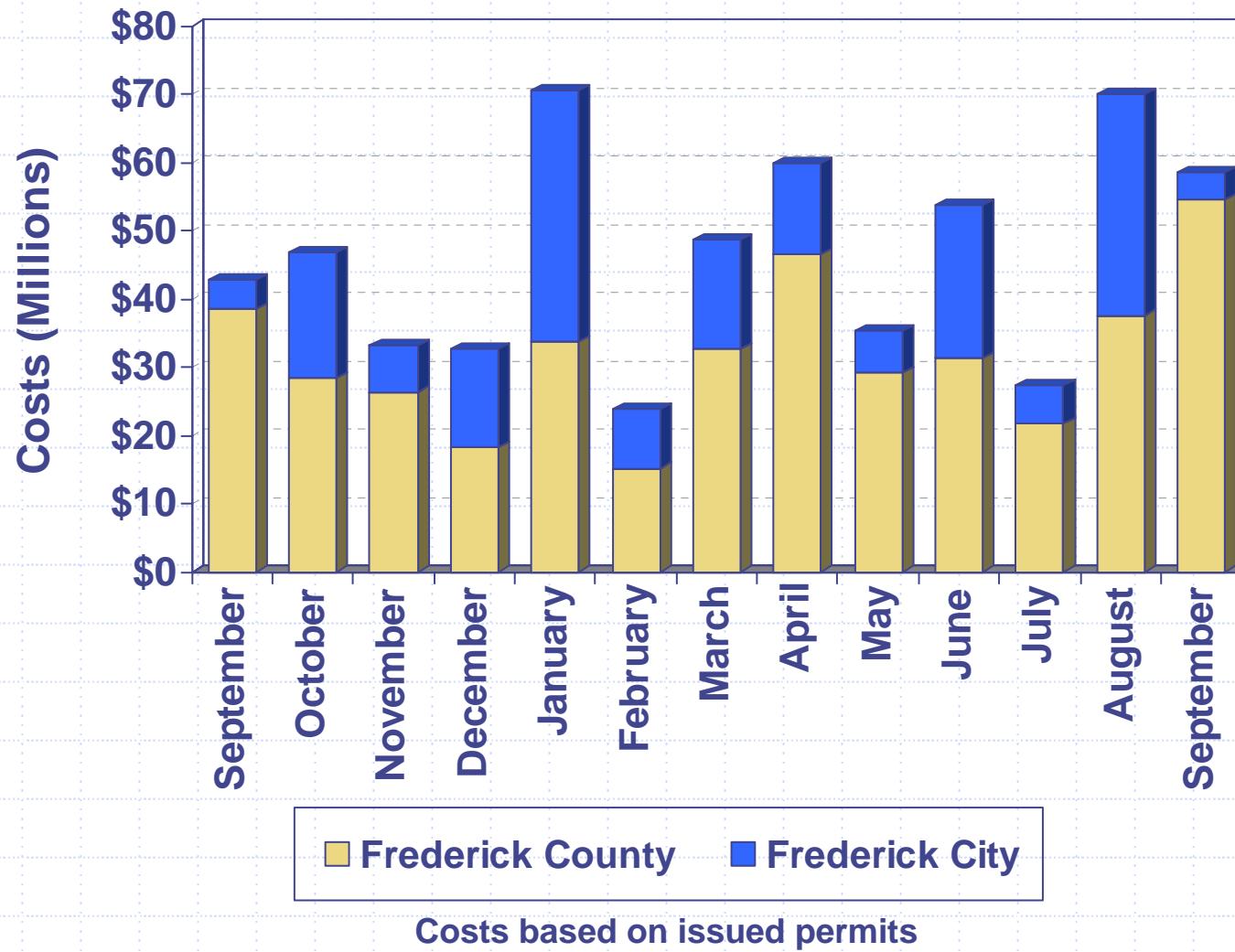
### Current Month – September

Year	County	City	Total
2006	82	17	99
2005	127	15	142
2004	93	26	119
2003	87	59	146
2002	100	0	100
5 Year Avg.	98	23	121

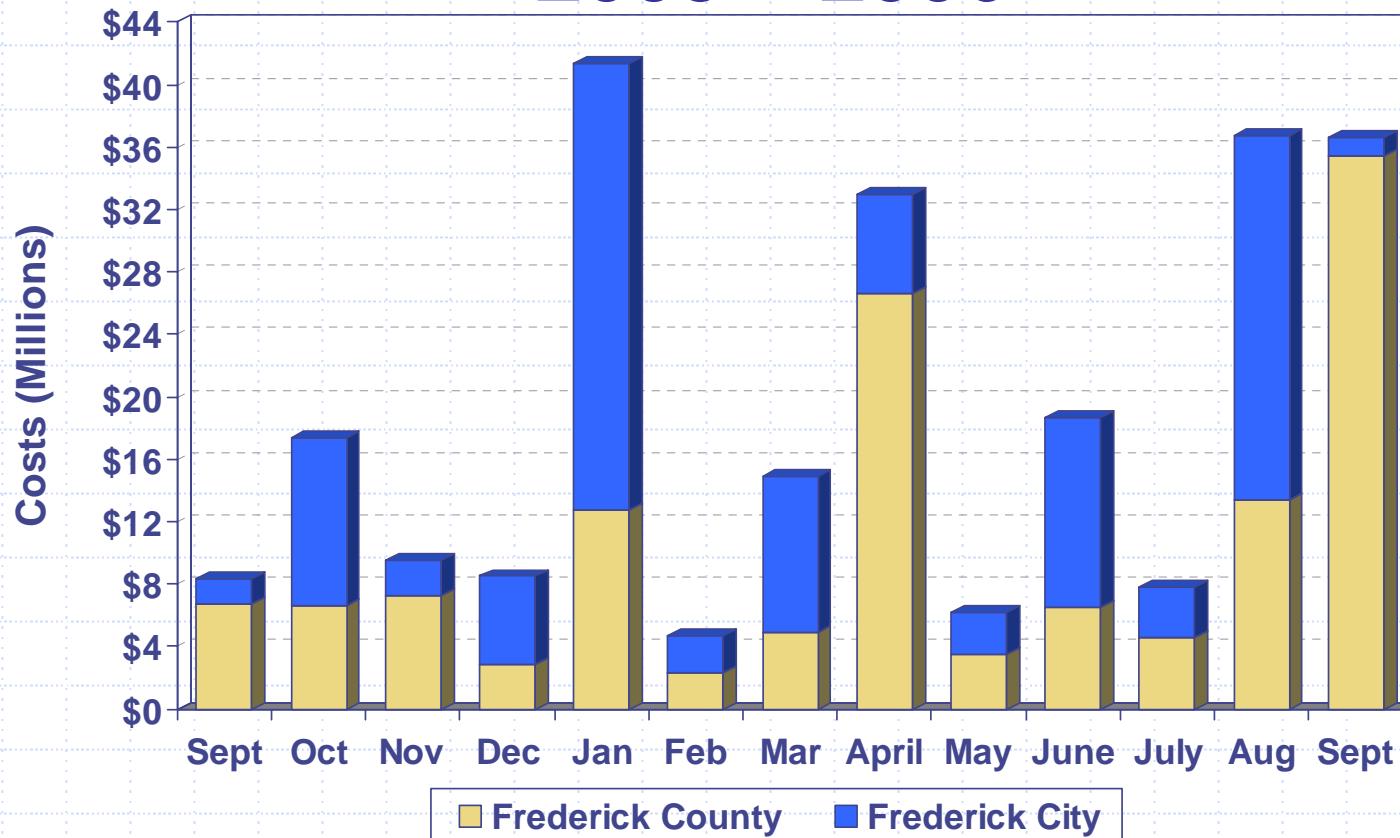
### YTD - January – September

Year	County	City	Total
2006	720	283	1,003
2005	1,267	567	1,834
2004	829	385	1,214
2003	1,096	383	1,479
2002	1,246	38	1,284
5 Year Avg.	1,032	331	1,363

# Construction Costs 2005 - 2006



# Commercial Construction Costs 2005 – 2006



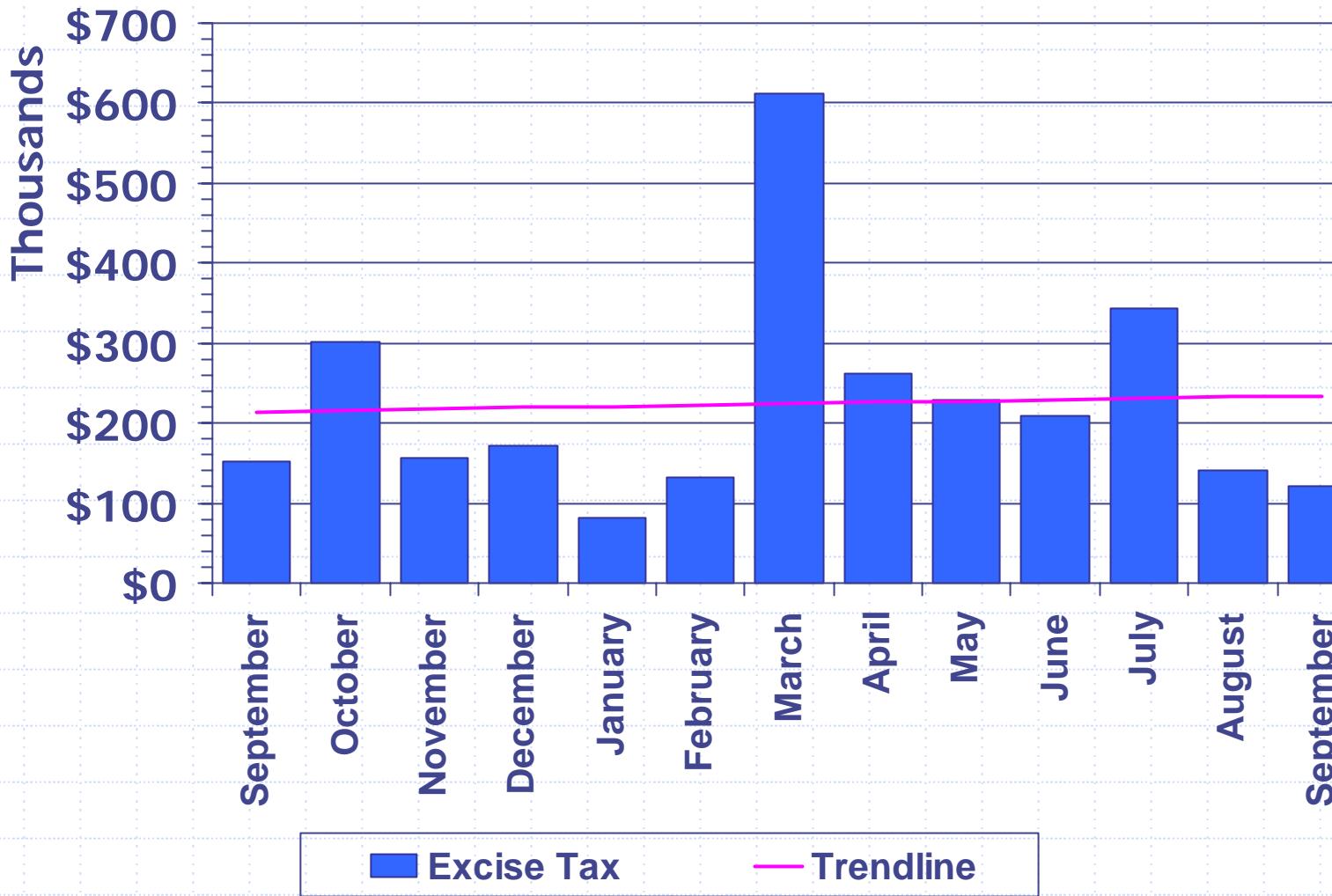
## Cost per month:

Costs based on issued permits

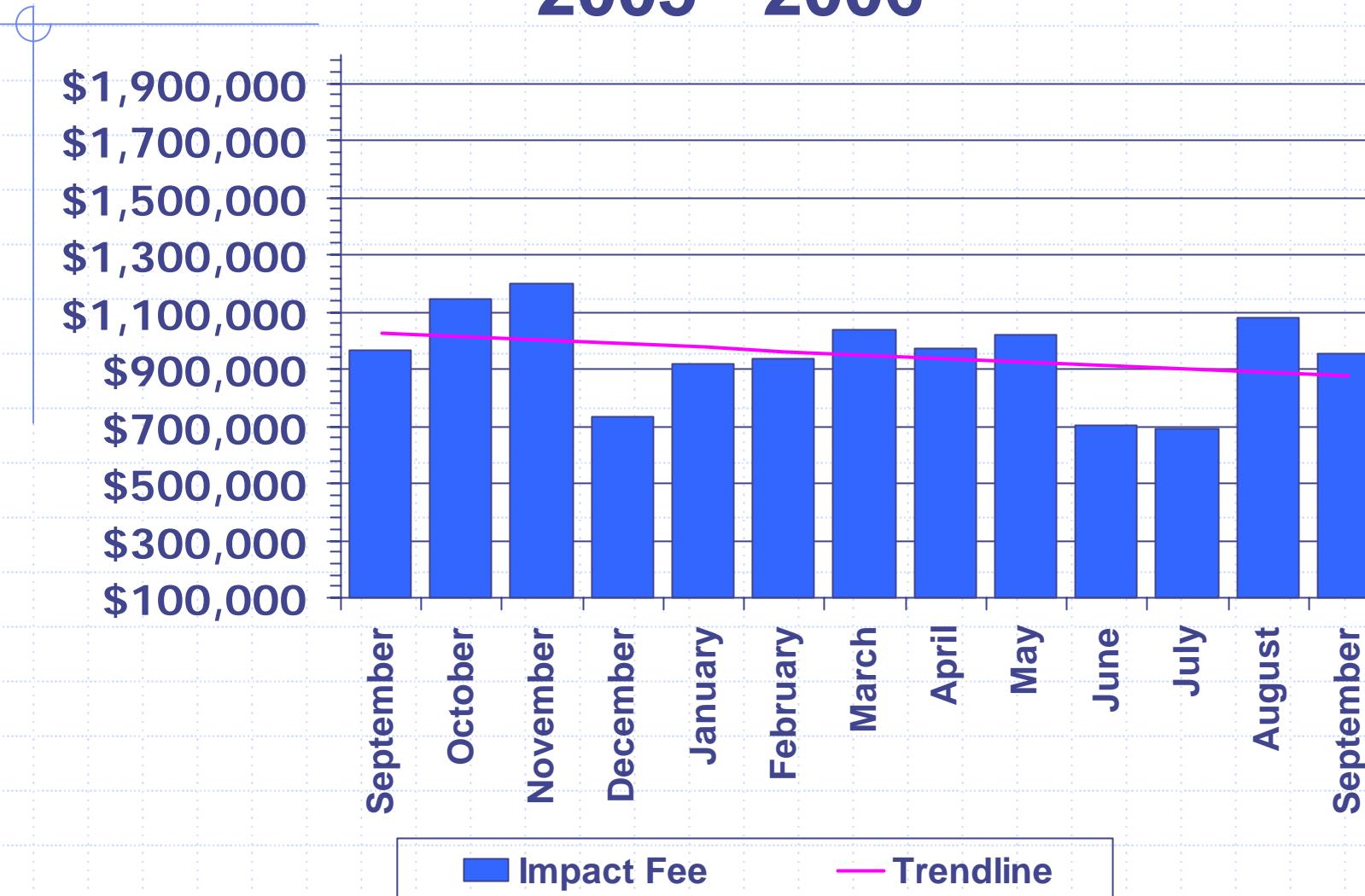
- October 2005 City – Riverside Tech Park I & II Shell Buildings (\$5M) & 7th Street Shopping Center Renovation (\$2.2M)
- January 2006 Co. – Frederick Nissan (\$3M) & Weis Market (\$3.3M); City – ALDI Inc. Food Warehouse (\$27.8M)
- March 2006 City – Creekside Plaza (\$6.3M)
- April 2006 Co. – Hilton 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)

# Excise Tax

## 2005 - 2006



# Impact Fee 2005 - 2006

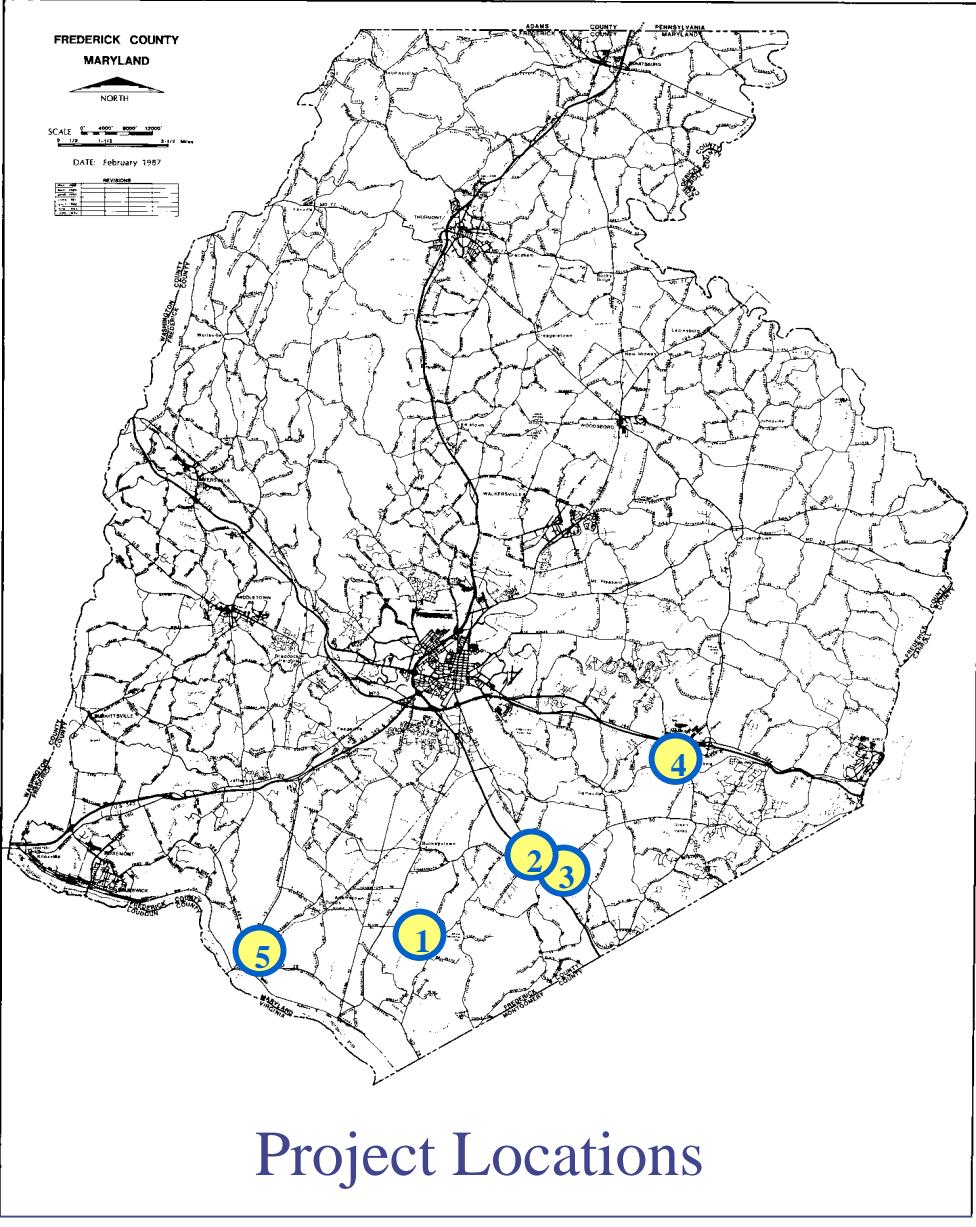


# LIST OF PROJECTS

(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. Lilypons Water Gardens
2. Villages of Urbana, M-1B
3. Urbana Village Center, Lot 3
4. Colonial Equipment Company
5. Canal Run Clubhouse

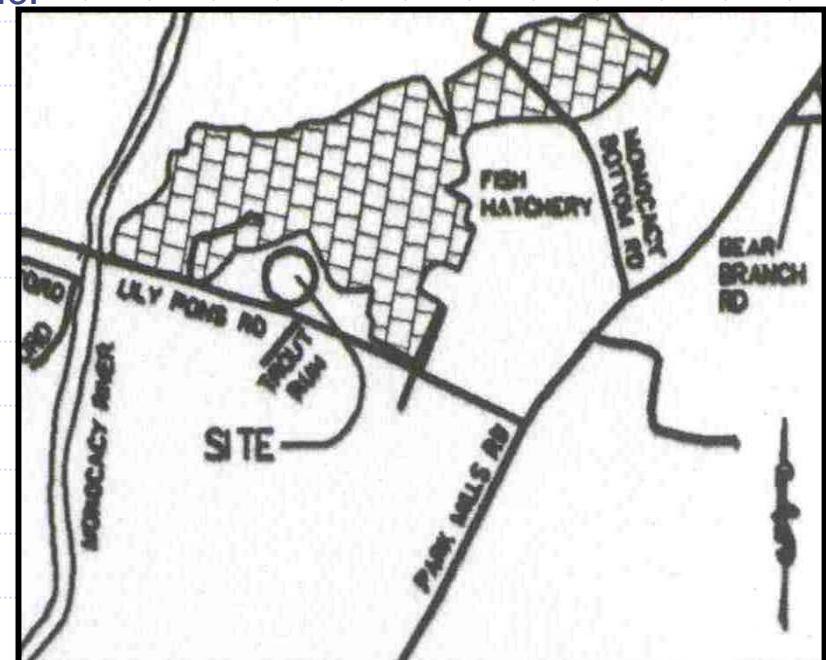




# County Projects

# Lilypons Water Gardens

- Request: Site Plan Approval
- Location: North side of Lilypons Road, South of Park Mills Road
- Total Use: Two buildings (20,400 total sq. ft.)
  - Phase I - 8,000 sq. ft. aquatic nursery storage warehouse
  - Phase II - 12,400 sq. ft. aquatic nursery retail, showroom and office building
- Zoned: Resource Conservation
- Applicant: Lilypons Water Gardens
- Engineer: Harris, Smariga and Associates, Inc.



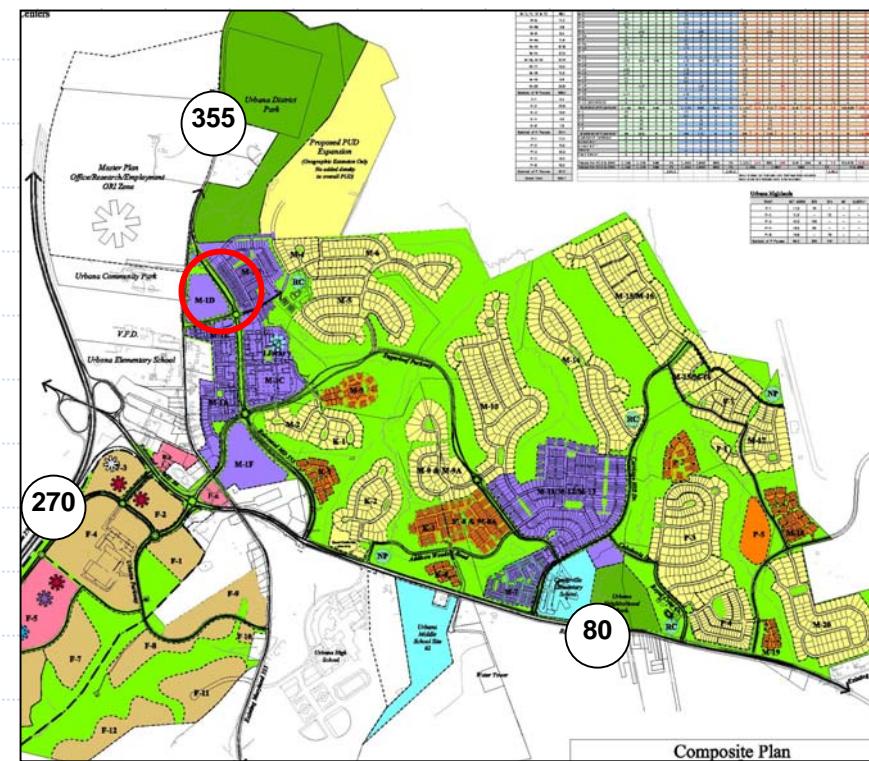
# Lilypons Water Gardens

## Lilypons Road



# Villages of Urbana, M-1B

- Request: Combined Preliminary Plan/Site Plan Approval
- Location: Northwest quadrant of Relocated Rt. 355 and Spriggs Street
- Total Use: Three single family homes and 62 townhomes
- Zoned: PUD
- Applicant: Monocacy Land Company  
c/o Natelli Communities
- Engineer: Rodgers Consulting

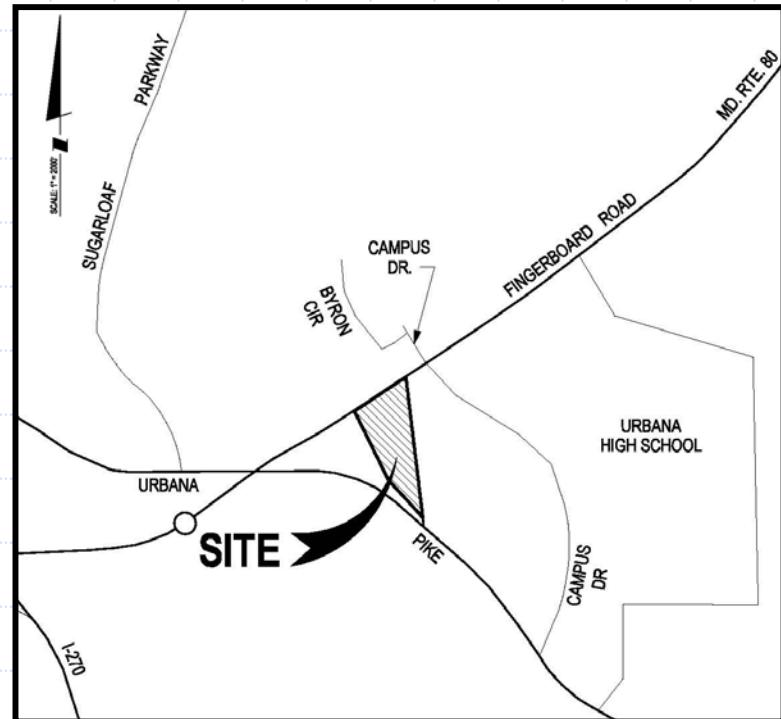


# Villages of Urbana, M-1B



# Urbana Village Center, Lot 3

- Request: Site Plan Approval
- Location: Southeast quadrant of Rt. 80 and Rt. 355 intersection
- Total Use: Three commercial buildings (79,000 total sq. ft.)  
Grocery/retail – 50,000 sq.ft., Retail shops – 25,000 sq. ft. and  
Bank – 4,000 sq. ft.
- Zoned: General Commercial
- Applicant: Urbana Village Center, LLC
- Engineer: Loiederman Soltesz Associates, Inc.

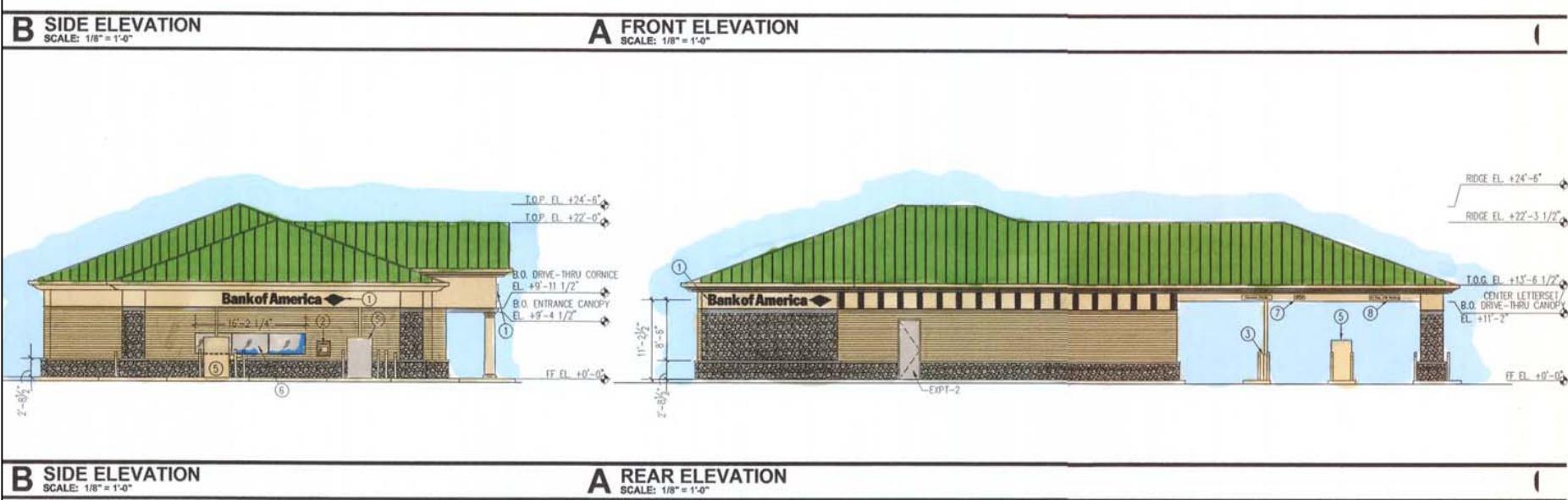


## **Urbana Village Center, Lot 3**



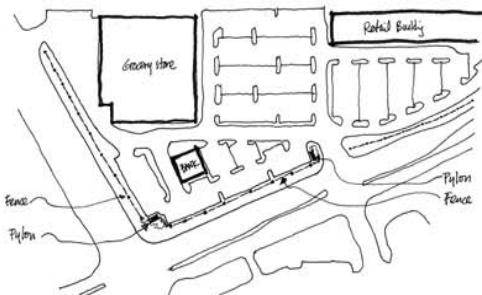
# Urbana Village Center, Lot 3

## Bank Elevation

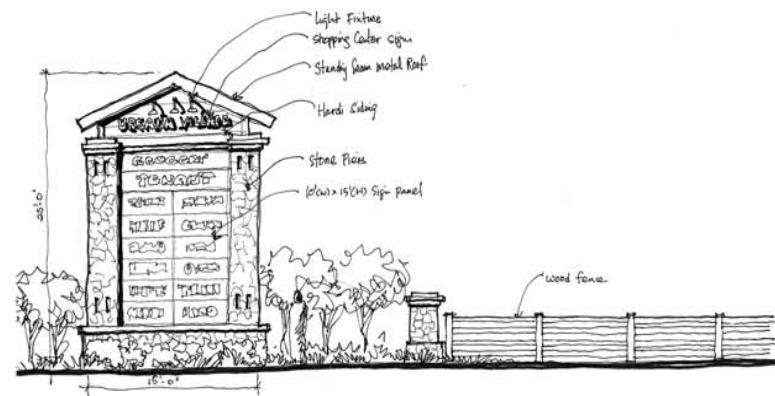


# Urbana Village Center, Lot 3

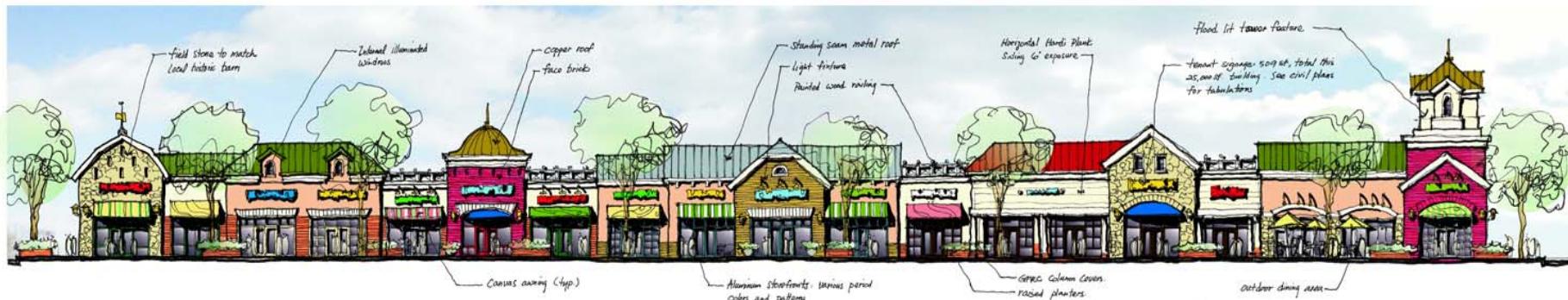
## Retail Elevation



PYLON / FENCE LOCATION PLAN - N.T.S.



PYLON / FENCE ELEVATION - SCALE 1/4" = 1'-0"



BUILDING ELEVATION - SCALE 3/32" = 1'-0"

### PRELIMINARY EXTERIOR DESIGN

### LOT 3 SITE PLAN

## URBANA VILLAGE CENTER

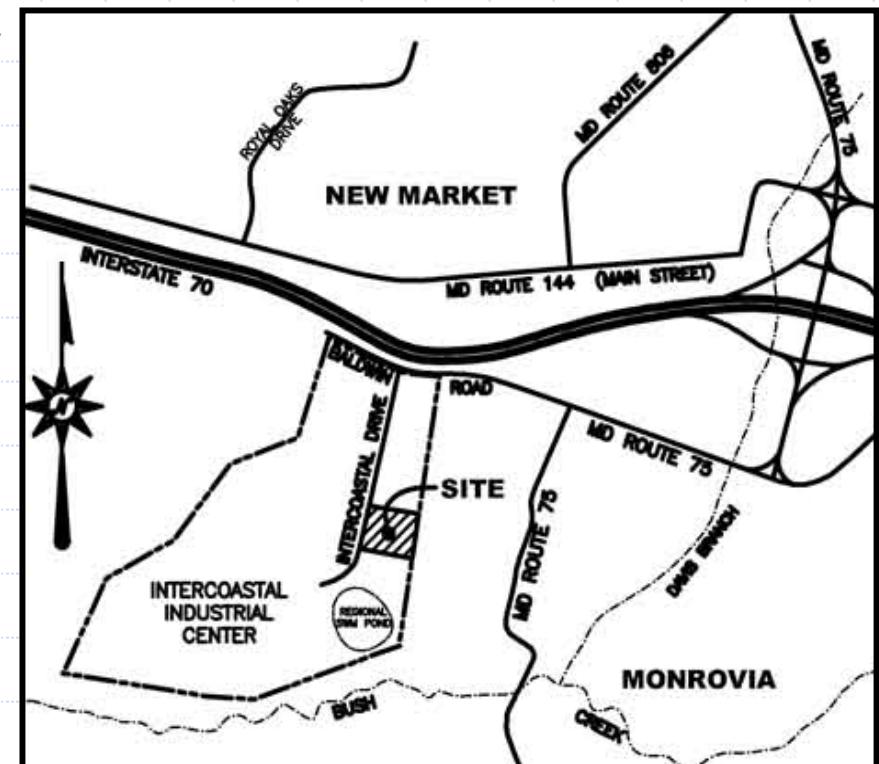
25,000 SF RETAIL BUILDING AND MONUMENT SIGNS

07.12.06

RV PROJECT # 2006-030

# Colonial Equipment Company

- Request: Site Plan Approval
- Location: West side of Intercoastal Drive
- Total Use: One industrial lot containing two buildings (36,000 total sq. ft.)
  - Phase I - (25,800 sq. ft.): office – 5,400 sq. ft. & shop/storage – 20,400 sq. ft.
  - Phase II - 10,200 sq. ft. accessory building
- Zoned: General Industrial
- Applicant: Colonial Equipment Company
- Engineer: Lingg Property Consulting

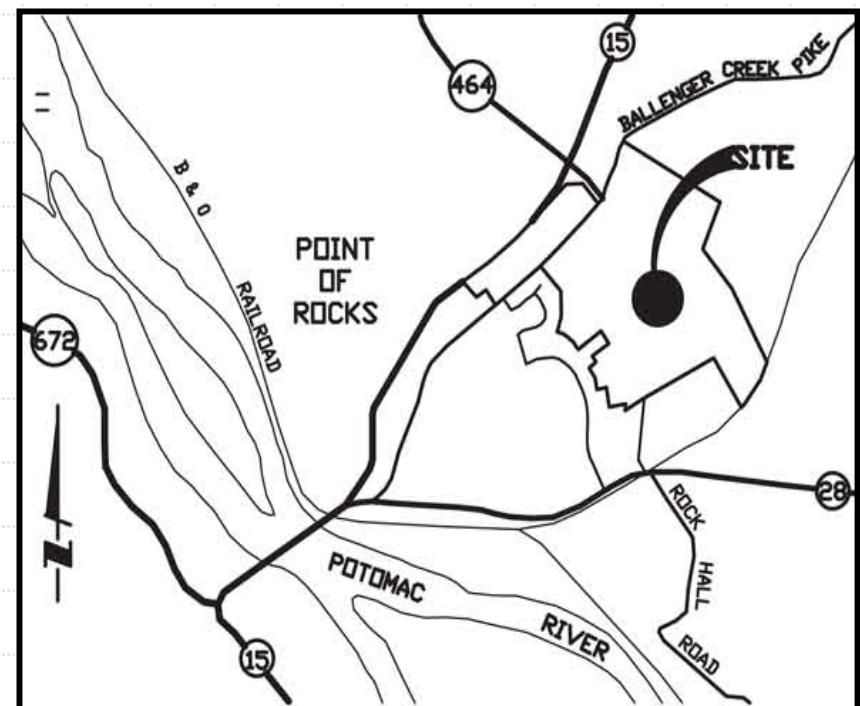


# Colonial Equipment Company



# Canal Run Clubhouse

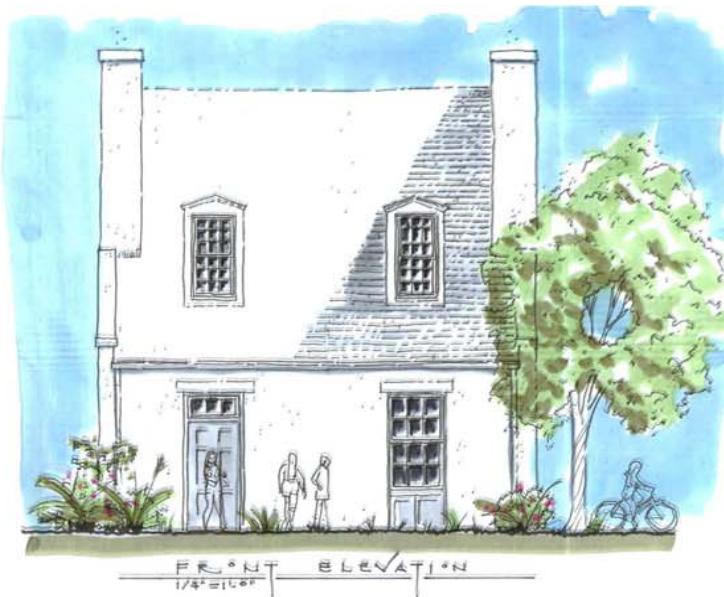
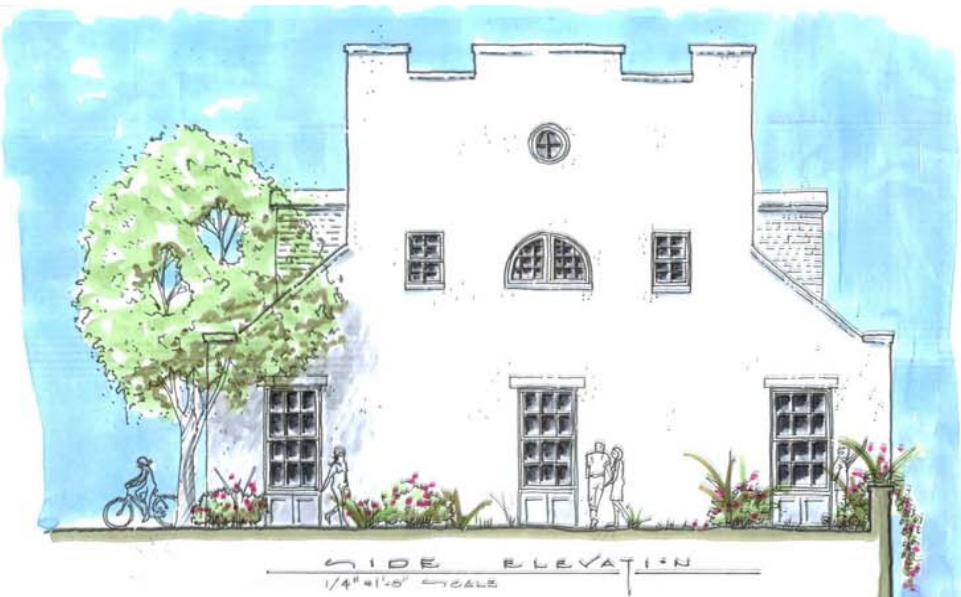
- Request: Site Plan Approval
- Location: Southwest corner of Canal Clipper Court and Lockhouse Dr.
- Total Use: 3,000 sq. ft. clubhouse with tot lot and pool
- Zoned: PUD
- Applicant: PVI, LLC
- Engineer: Lingg Property Consulting



# Canal Run Clubhouse



# Canal Run Clubhouse Elevation



PROPOSED CANAL RUN CLUBHOUSE

LOCKHOUSE DRIVE AND CANAL CLIPPER COURT, FREDERICK COUNTY MARYLAND

GARY D. BAKER

ARCHITECT 09136