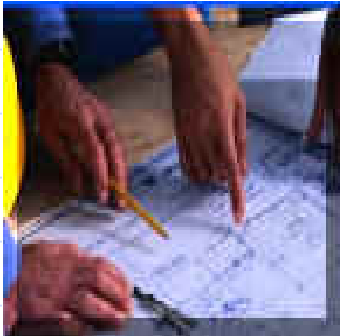
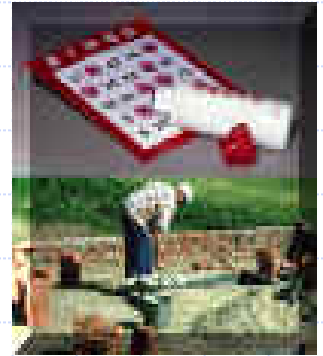
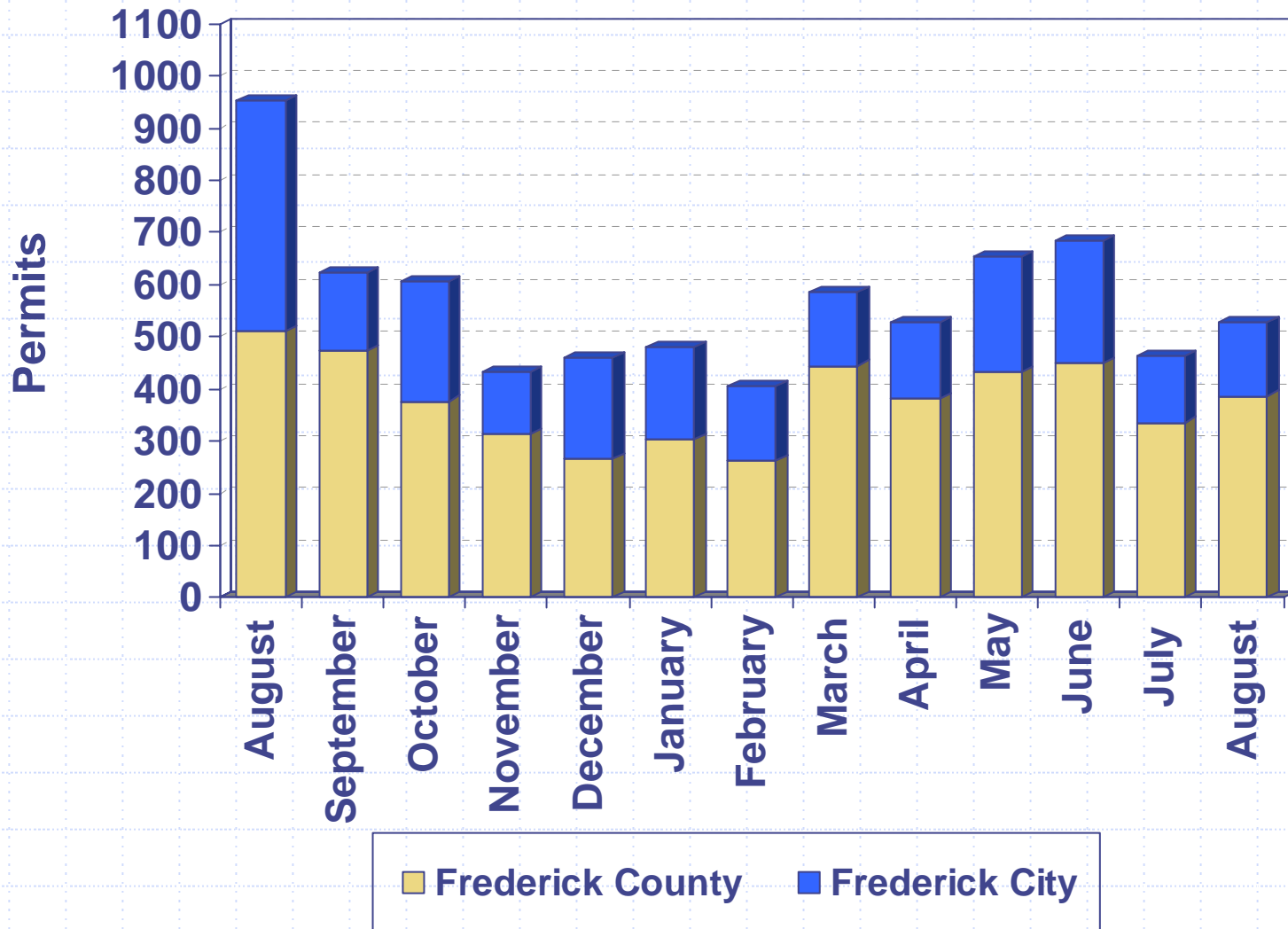


Division of Permitting and Development Review

- September 28, 2006
- Director's Development Data/Project Presentation to the County Commissioners

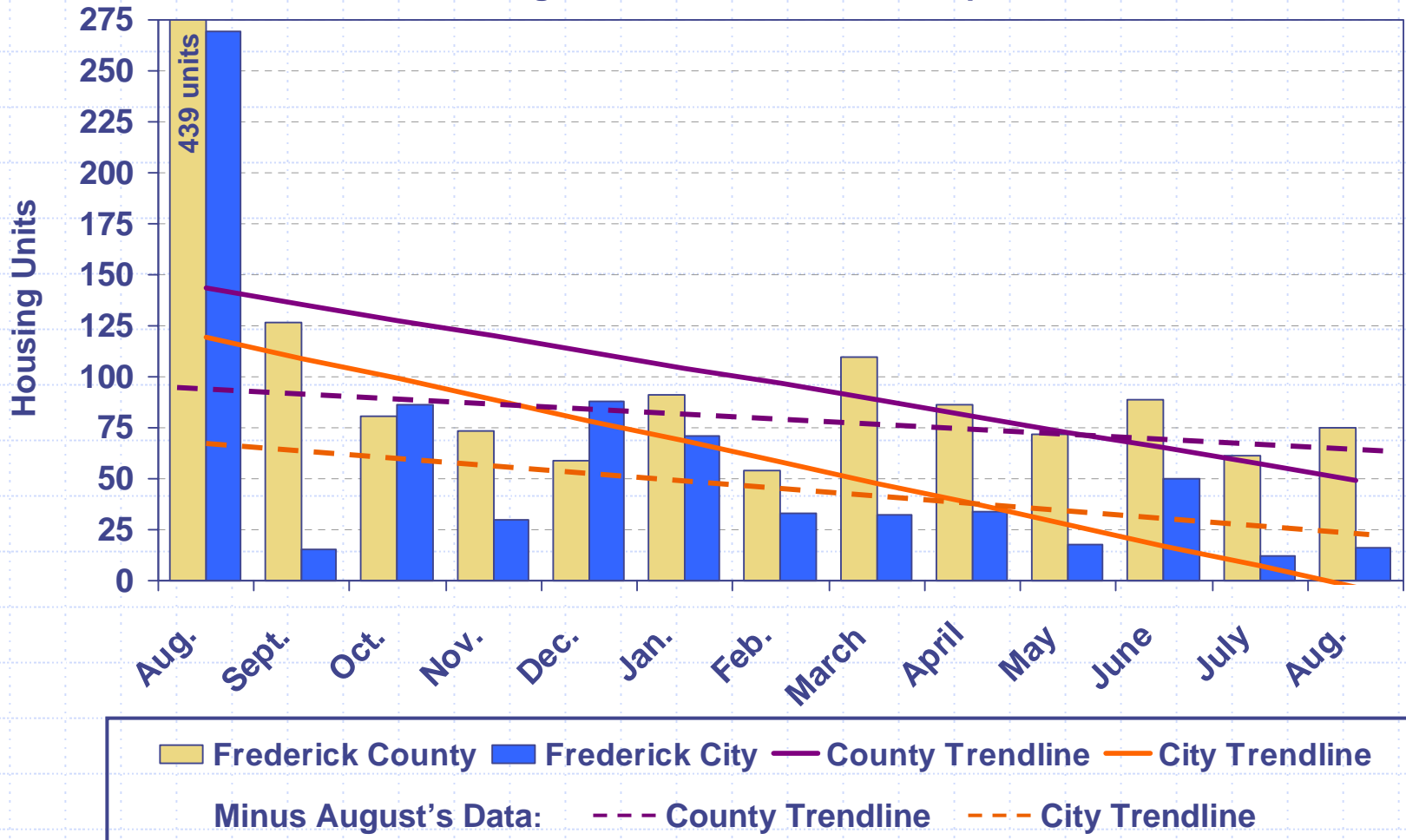


Building Permits Issued 2005 - 2006



Housing Unit Construction 2005 - 2006

Housing units are based on issued permits



12 Month Total (September 2005 – August 2006): 2,171 units

Aug. 2005 - Co. includes 297 Summit Clearbrook Apts. & City includes 144 Riverwalk Apts.

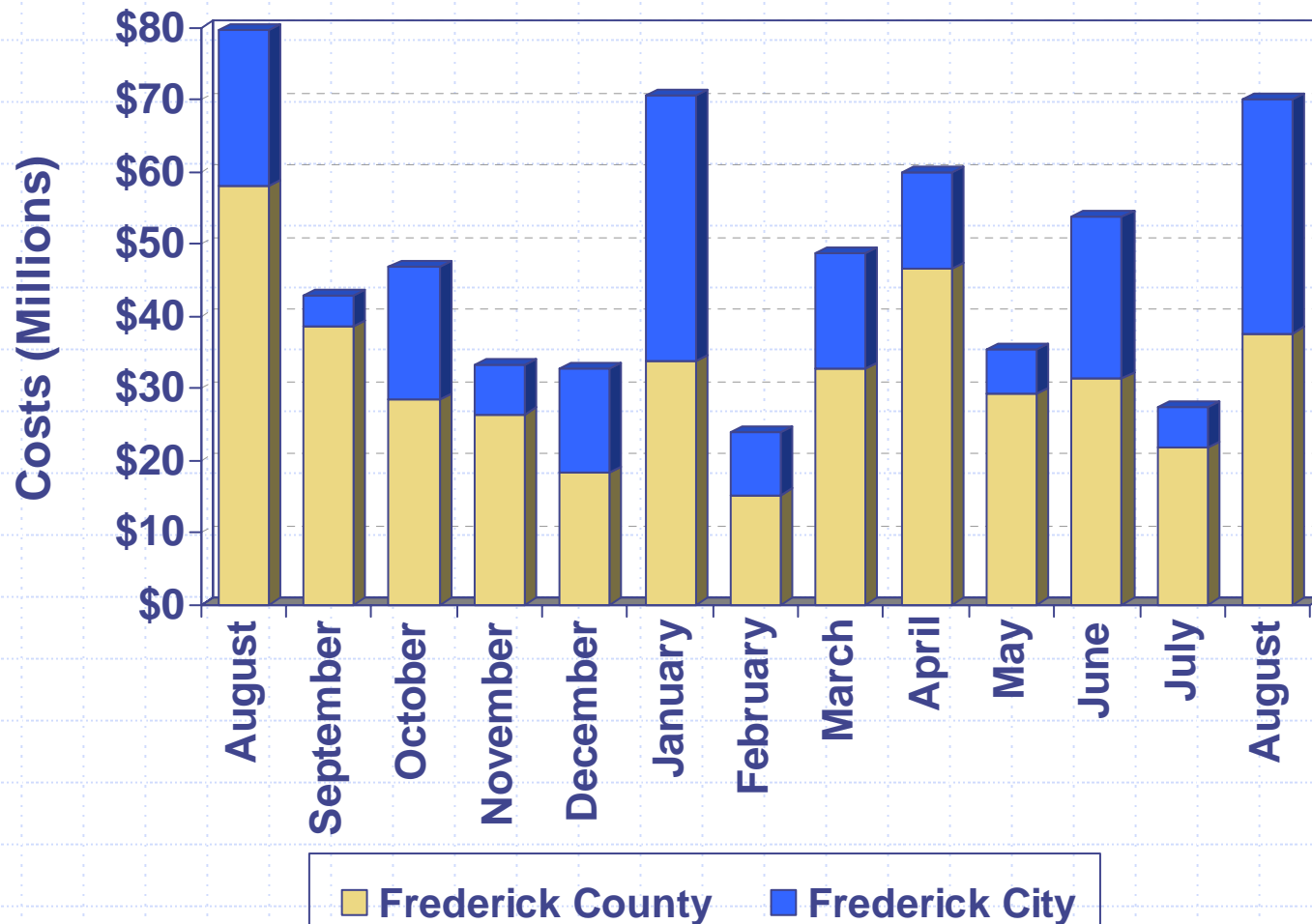
Housing Unit Construction

Comparison of Current Month and YTD Units

Current Month – August			
Year	County	City	Total
2006	75	16	91
2005	439	269	708
2004	52	21	73
2003	146	39	185
2002	119	0	119
5 Year Avg.	166	69	235

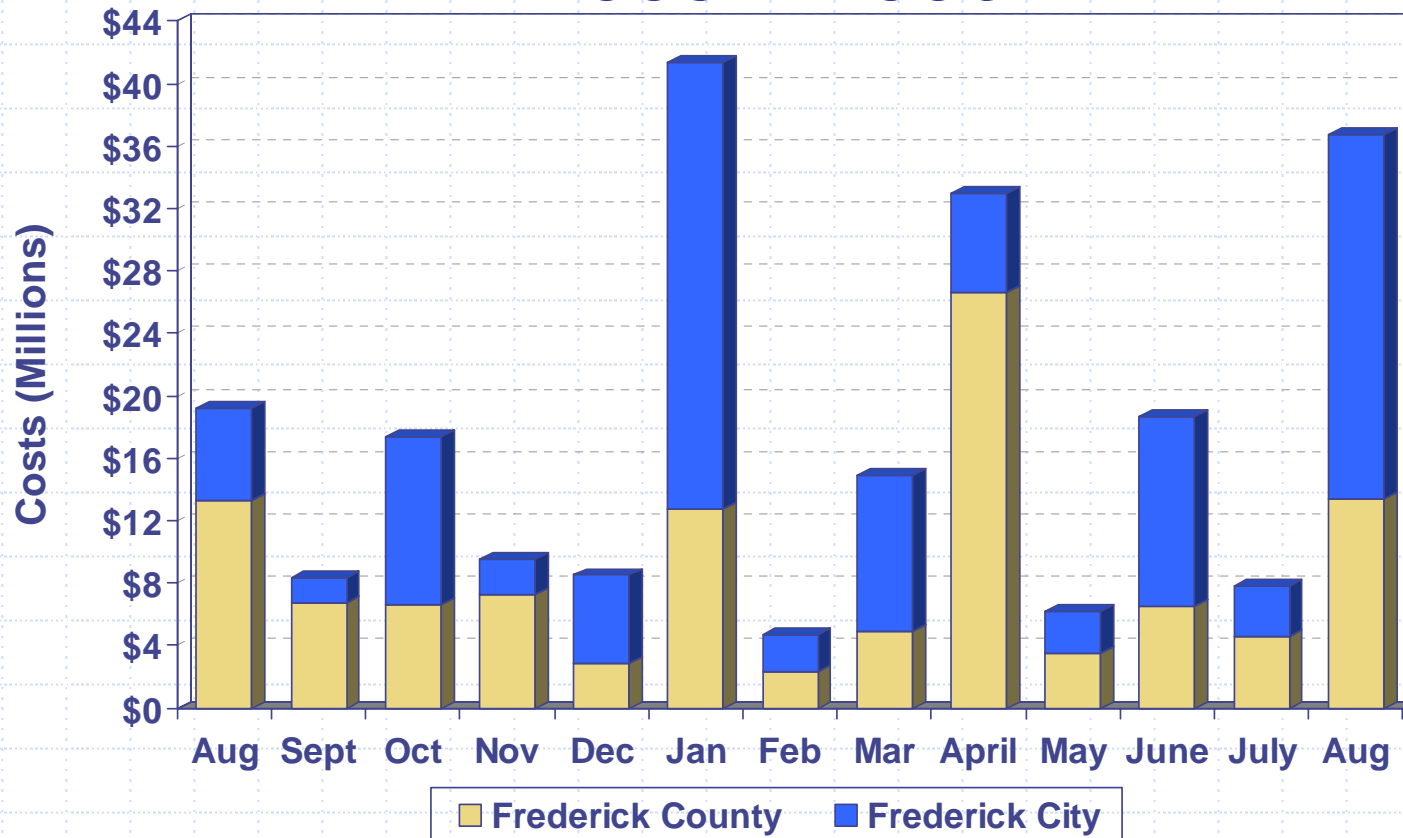
YTD - January – August			
Year	County	City	Total
2006	638	266	904
2005	1,140	552	1,692
2004	736	359	1,095
2003	1,009	324	1,333
2002	1,146	38	1,184
5 Year Avg.	934	308	1,242

Construction Costs 2005 - 2006



Costs based on issued permits

Commercial Construction Costs 2005 – 2006



Costs based on issued permits

Cost per month:

August 2005 Co. – Wedgewood building finish (\$7M) & Walmart Renovation (\$3.5M)

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)

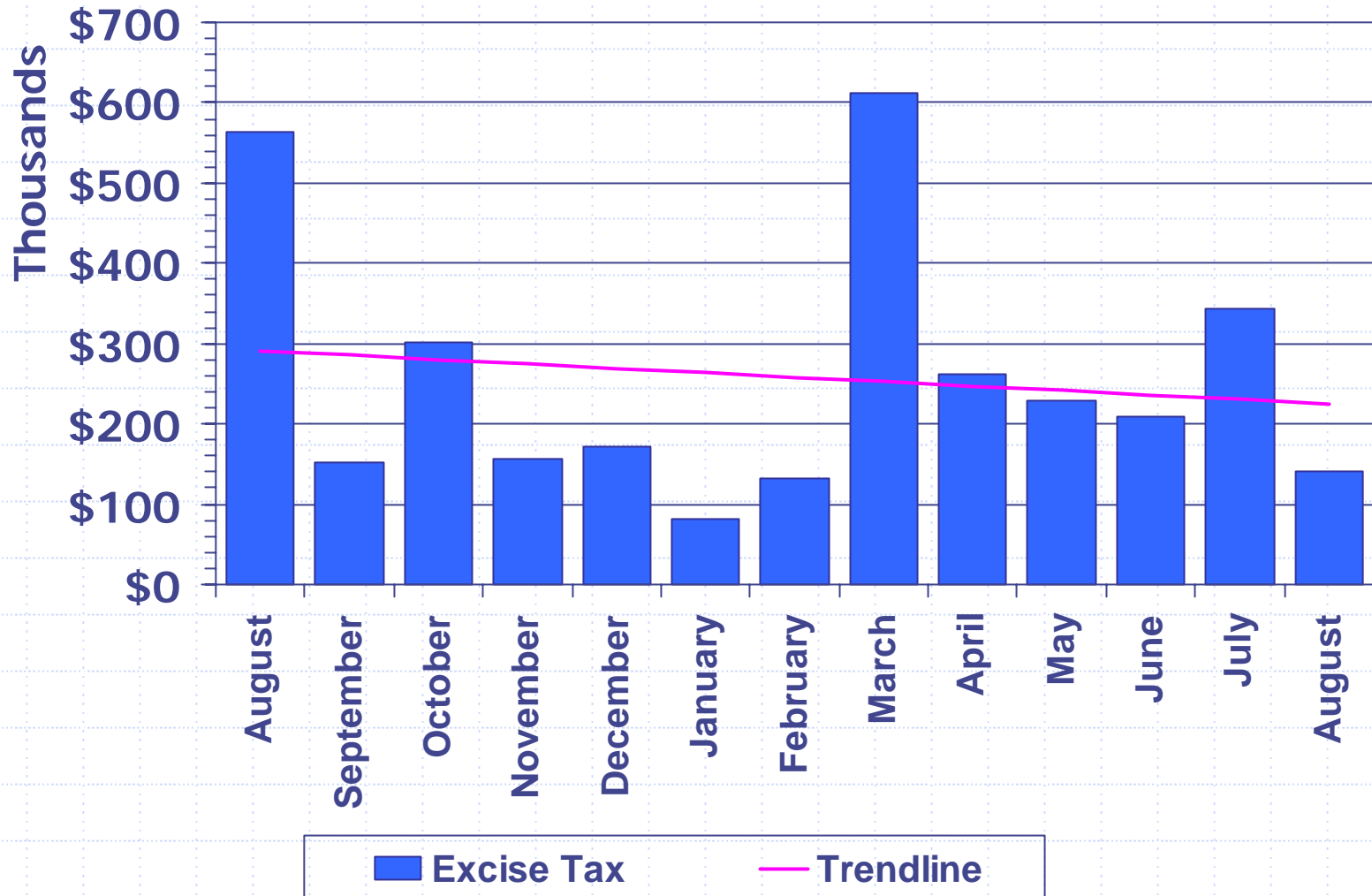
March 2006 City – Creekside Plaza (\$6.3M)

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

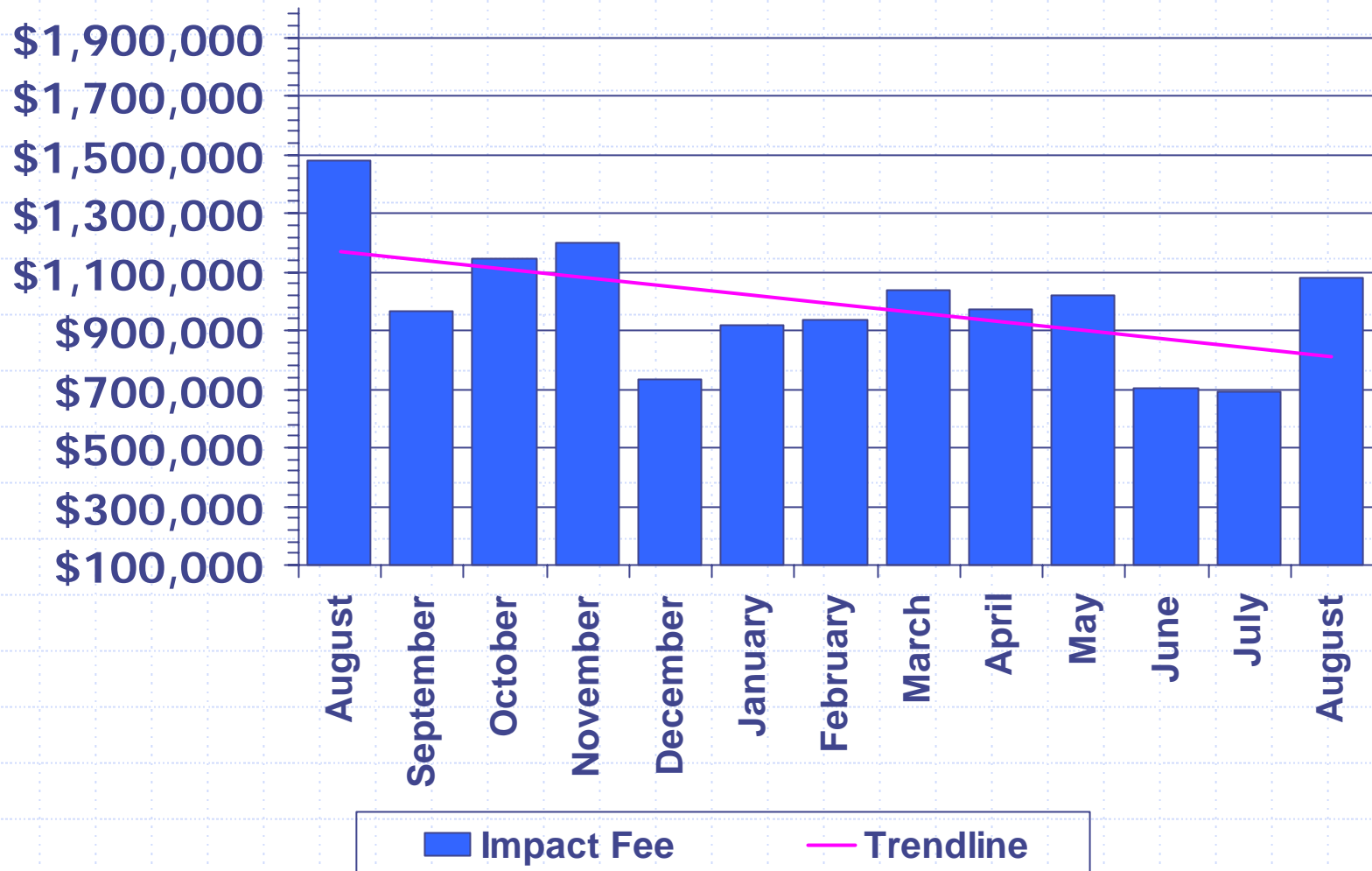
June 2006 City – Riverside flex-commercial warehouse space (\$2.3M, \$2.4M, \$2M) & Riverside Bakery (\$1.9M)

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

Excise Tax 2005 - 2006



Impact Fee 2005 - 2006

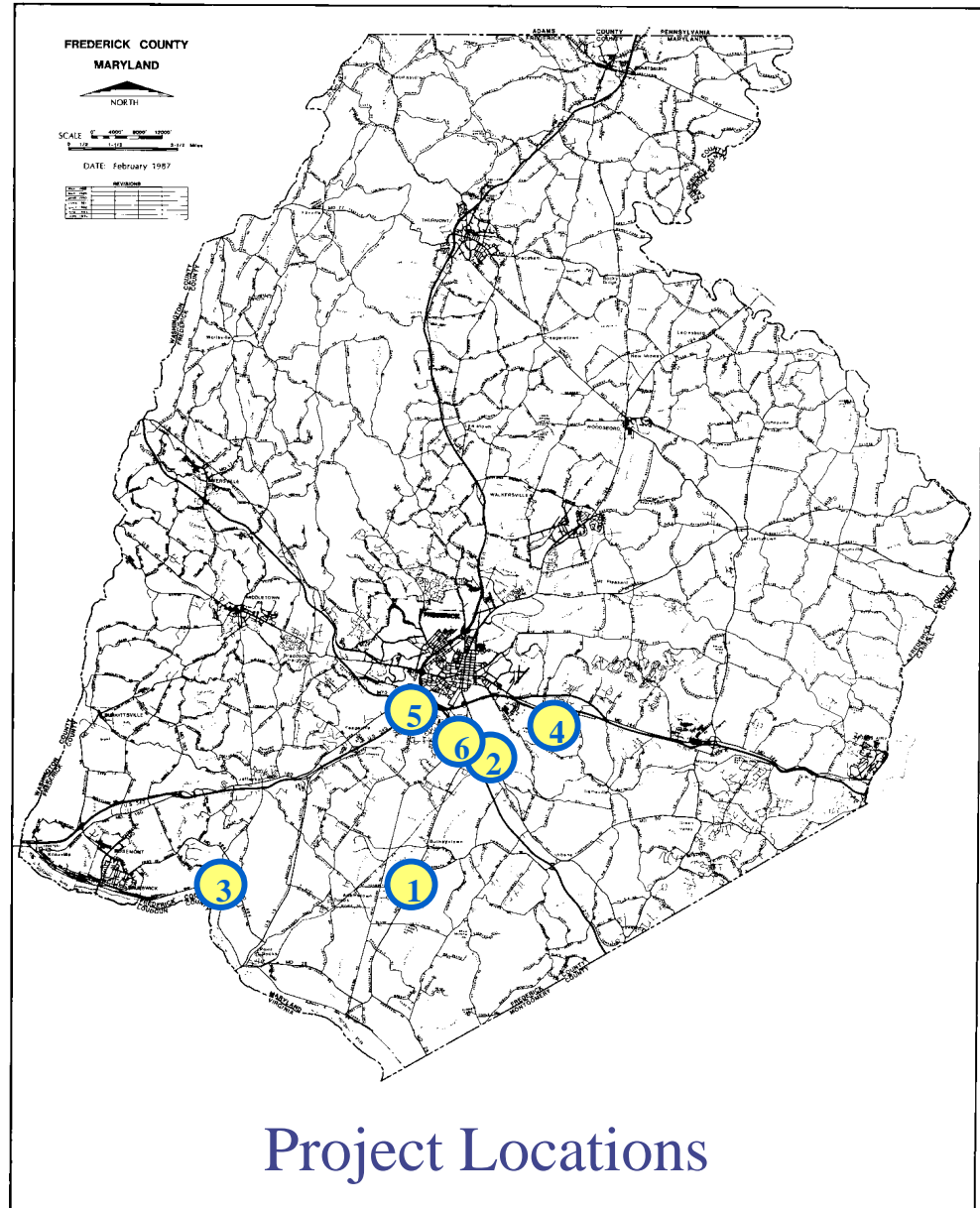


LIST OF PROJECTS

(expected to be presented
at upcoming FcPc meeting)

County Projects

1. Carroll Manor Fire Department
2. Urbana Pike L.L.C.
3. Sunrise, Section 4 & 5
4. Preston, Section 2
5. Jefferson Technology Park (Residential Portion)
6. Danac Remainder

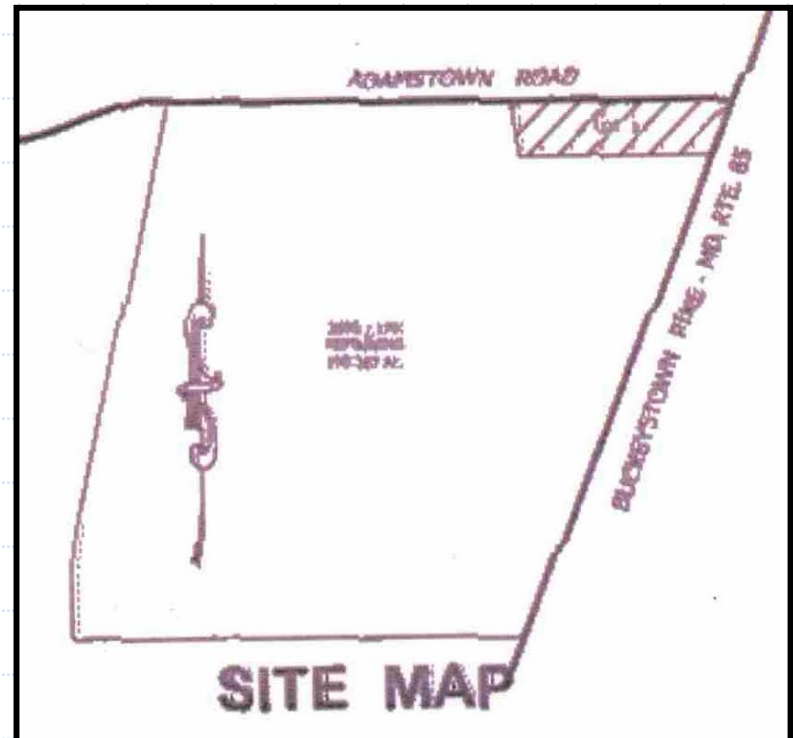




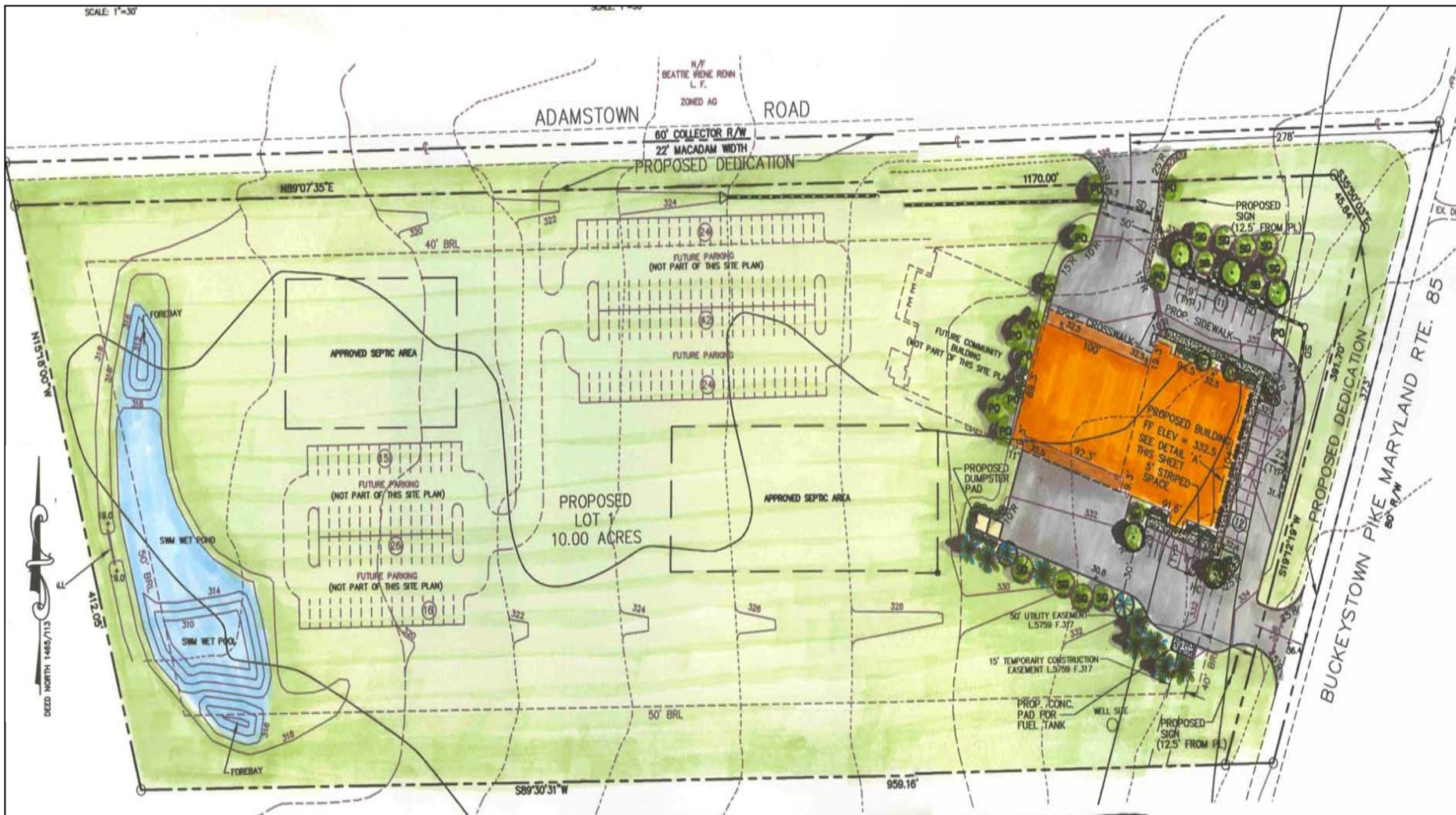
County Projects

Carroll Manor Fire Department

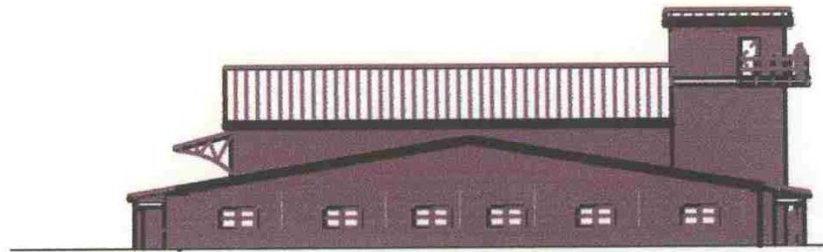
- ❑ Request: Site Plan Approval
- ❑ Location: Intersection of Adamstown Road and Route 85
- ❑ Total Use: 17,906 square foot Fire and Rescue Services building
- ❑ Zoned: Agricultural
- ❑ Applicant: Theodore H. Butz ET. AL.
- ❑ Engineer: Harris, Smariga and Associates, Inc.



Carroll Manor Fire Department

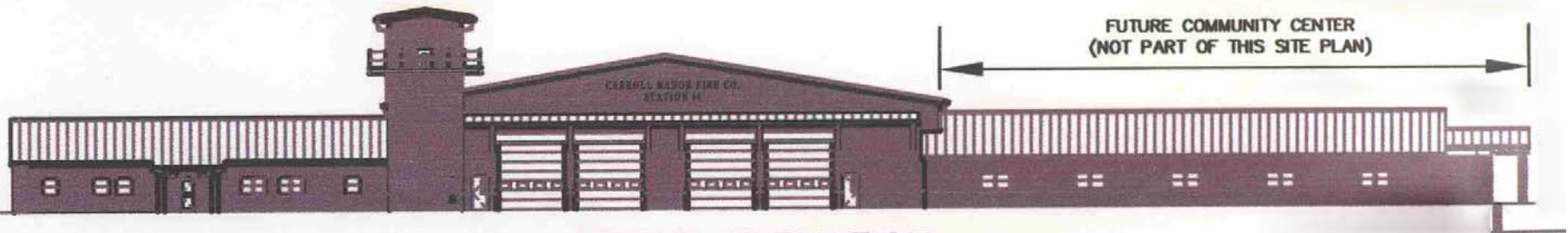


Carroll Manor Fire Department



EAST ELEVATION

SCALE: 1"=30'

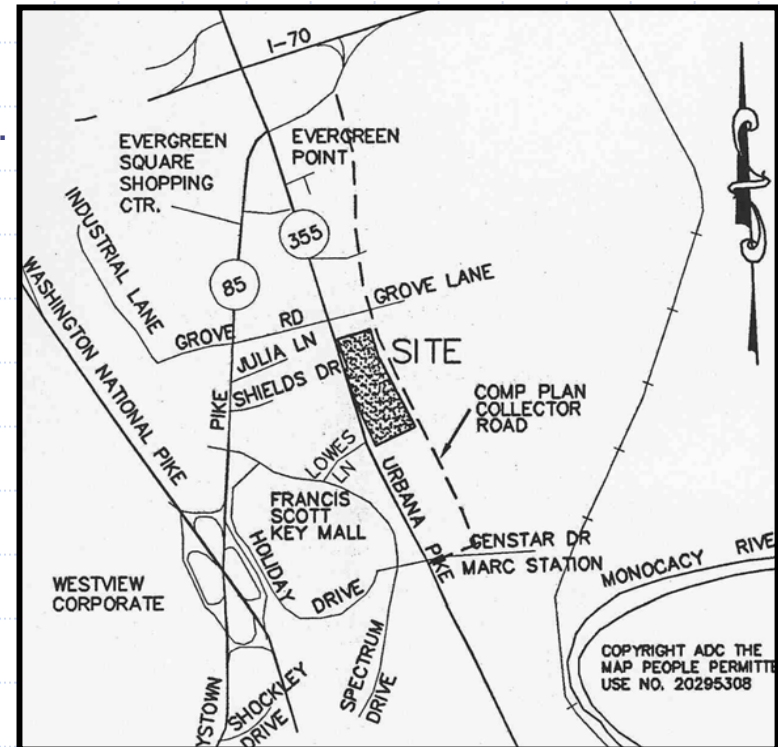


NORTH ELEVATION

SCALE: 1"=30'

Urbana Pike L.L.C.

- ❑ Request: Site Plan Approval
- ❑ Location: East side of Route 355, appx. 880 ft. South of the Route 355/ Grove Rd. intersection
- ❑ Total Use: Shopping Center and 4 pad sites – 87,180 total sq. ft.
Shopping Center - 69,200 sq. ft., Pad 1: 4,500 sq.ft., Pad 2: 3,880 sq.ft., Pad 3: 3,600 sq.ft. and Pad 4: 6,000 sq.ft.
- ❑ Zoned: General Commercial
- ❑ Applicant: Urbana Pike L.L.C.
- ❑ Engineer: Harris, Smariga and Associates, Inc.

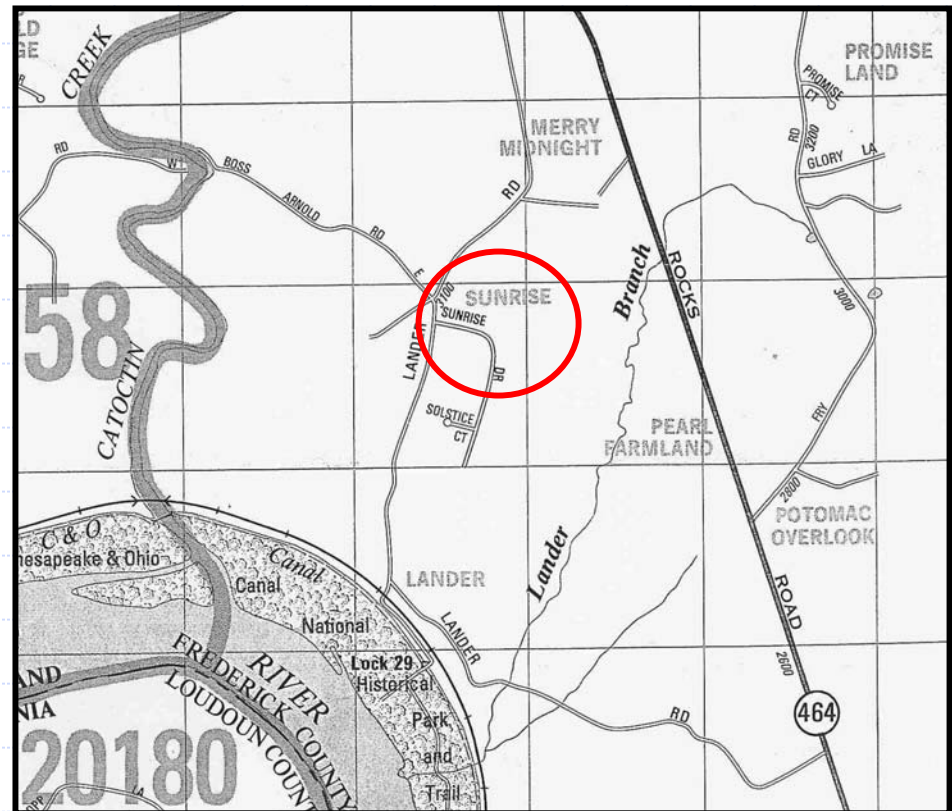


[illegible]

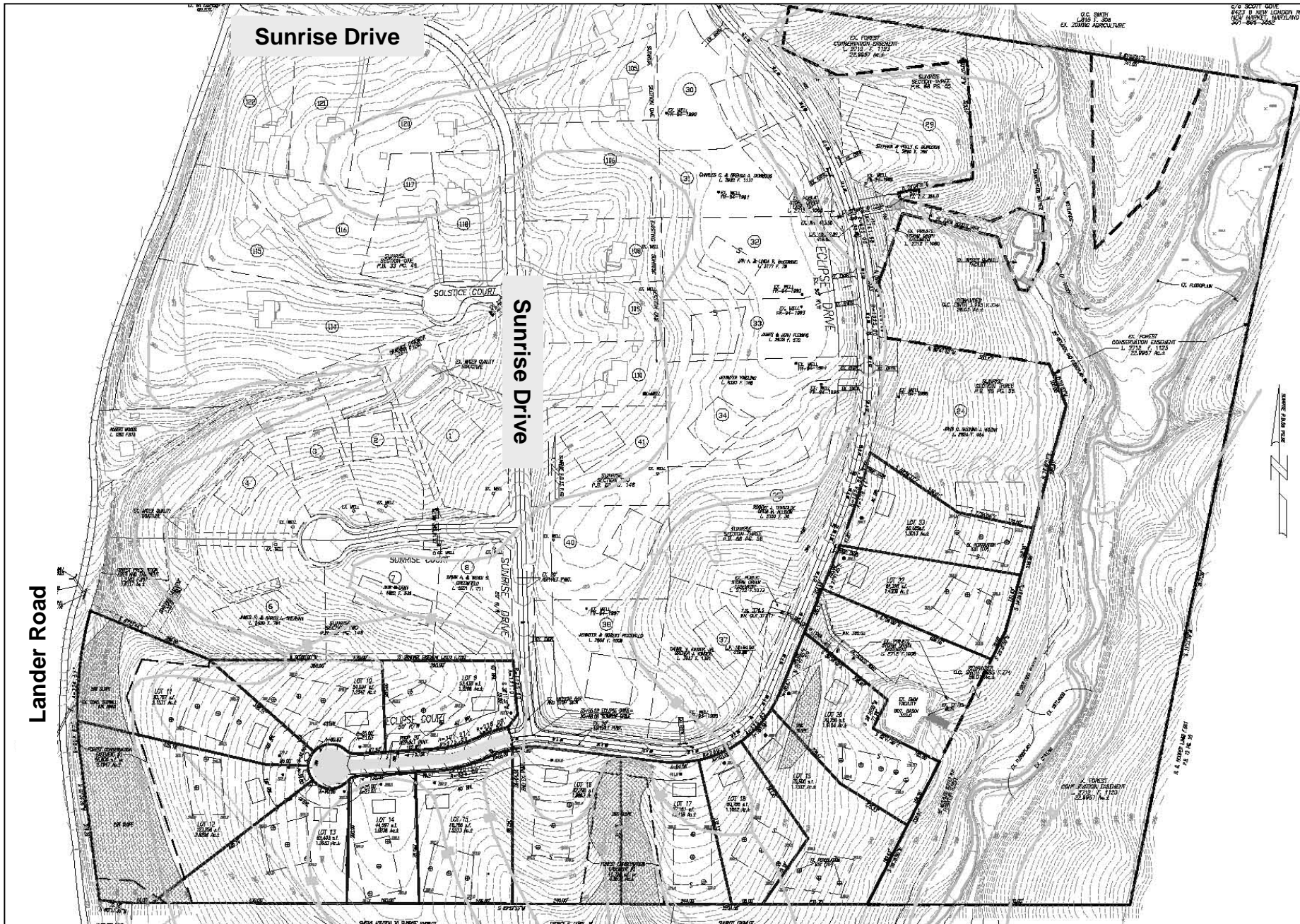
An aerial photograph of a section of Maryland Route 355. The road runs horizontally across the middle of the frame. To the left, it intersects with Interstate 97 (I-97), which has multiple lanes and overpasses. A large green rectangular label "Route 355" is superimposed over the center of the road. Various labels are visible on the map, including "LOWES/SHELDON ENRIDGE ENTRANCE" near the top left, "MARYLAND ROUTE 355 (150' R/W)" below the main road, and "EXISTING TRAFFIC SIGNAL" and "CONNECT TO EX. HWY" on the right side. The terrain shows some vegetation and developed areas.

Sunrise, Section 4 & 5

- ❑ Request: Preliminary Plat Approval
- ❑ Location: East side of Lander Road on Sunrise Drive
- ❑ Total Use: 14 Single Family Lots
- ❑ Zoned: R-1 Residential
- ❑ Applicant: Lander Road, LLC
- ❑ Engineer: VanMar

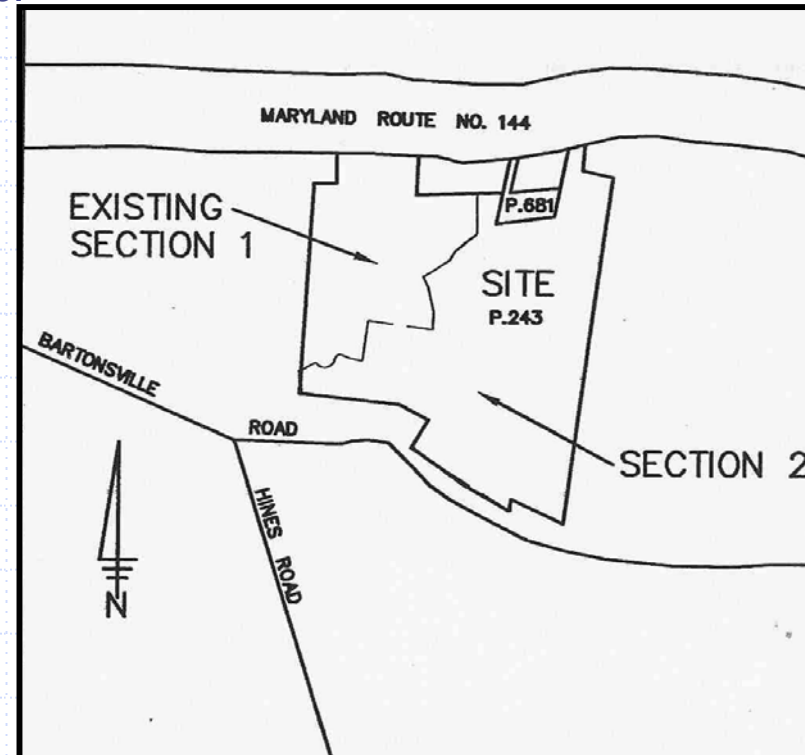


Sunrise, Sections 4 & 5



Preston, Section 2

- ❑ Request: Preliminary Plat Approval
- ❑ Location: ½ mile West of Mains Lane on Broad Branch Way
- ❑ Total Use: 84 Single Family Lots
- ❑ Zoned: R-3 Residential
- ❑ Applicant: Bronco LLLP and Clifton Drive LLLP
- ❑ Engineer: Harris, Smariga and Associates, Inc.



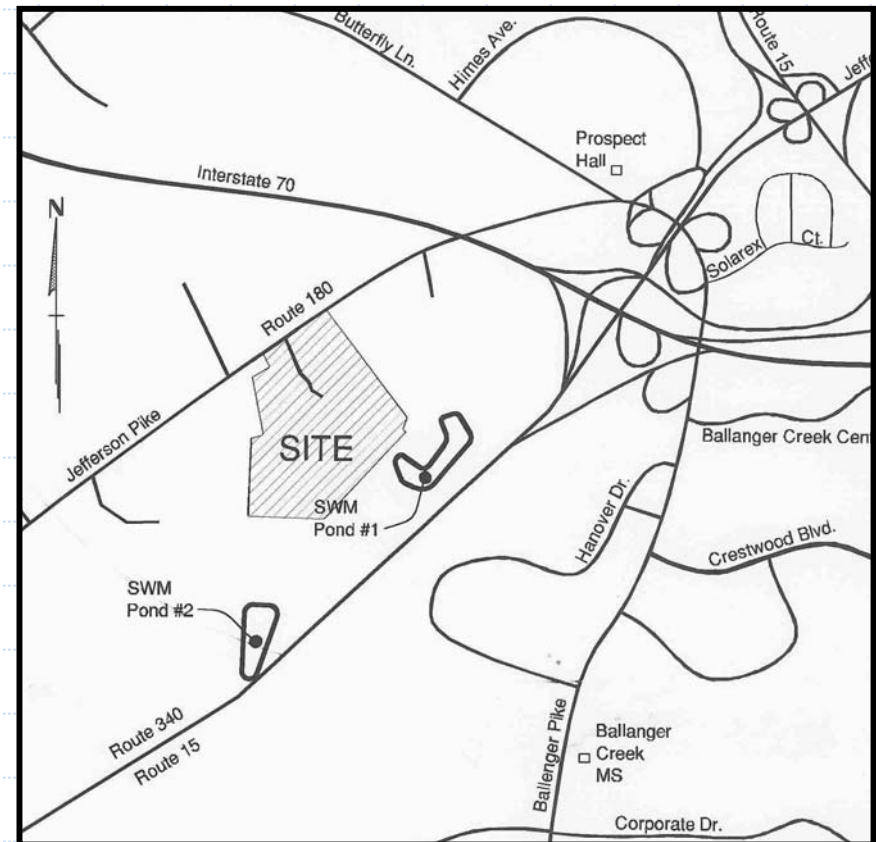
Preston, Section 2

Broad Branch Way



Jefferson Technology Park (Residential Portion)

- ❑ Request: Site Plan and Re-subdivision Preliminary Plat Approval
- ❑ Location: Between Route 180 and 340 at I-70
- ❑ Total Use: 825 Condominium Units (378 “Two-over-Two’s”, 99 Condos - 24’ wide, 124 Condos – 20’ wide and 224 Condo Flats)
- ❑ Zoned: MXD
- ❑ Applicant: Nexus Group, Inc.
- ❑ Engineer: Rodgers Consulting

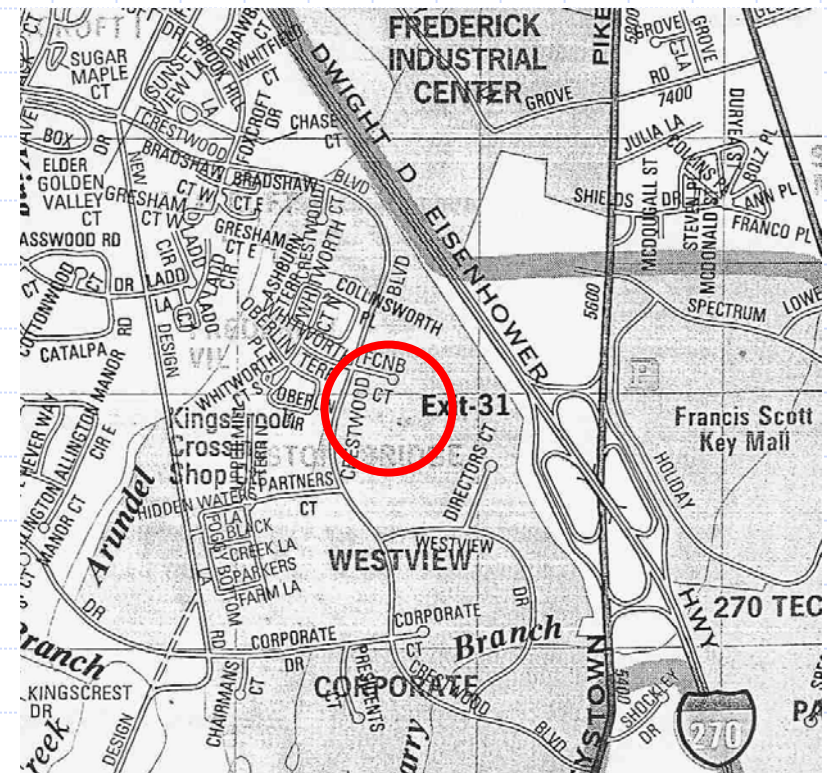


Jefferson Technology Park (Residential Portion)



Danac Remainder

- ❑ Request: Site Plan Approval
- ❑ Location: East side of Crestwood Blvd., South of Bank Court
- ❑ Total Use: Two 65,000 sq. ft. office buildings (130,000 total sq.ft.);
107,000 sq. ft general office space and 23,000 sq. ft. medical office space
- ❑ Zoned: Office Research Industrial
- ❑ Applicant: Abrams Development Group
- ❑ Engineer: Matis Warfield



Danac Remainder

Whitworth
Terrace

Bank Court
(Public Road Formerly FCNB Court)

Crestwood Boulevard

Quantitative
Storm Water Management

Qualitative
Storm Water Management

BUILDING A
PROPOSED TWO STORY BUILDING
65,000 SF GROSS
FF= 326.10

BUILDING B
PROPOSED TWO STORY BUILDING
65,000 SF GROSS
FF= 325.5

STONEBRIDGE
49.90

PLAT 89 777
SECTION ONE
2043-207
2038-442