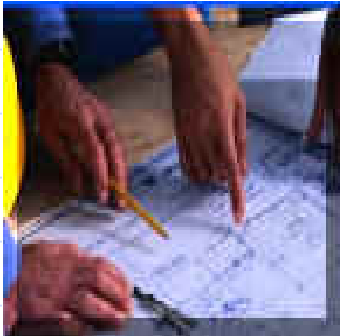


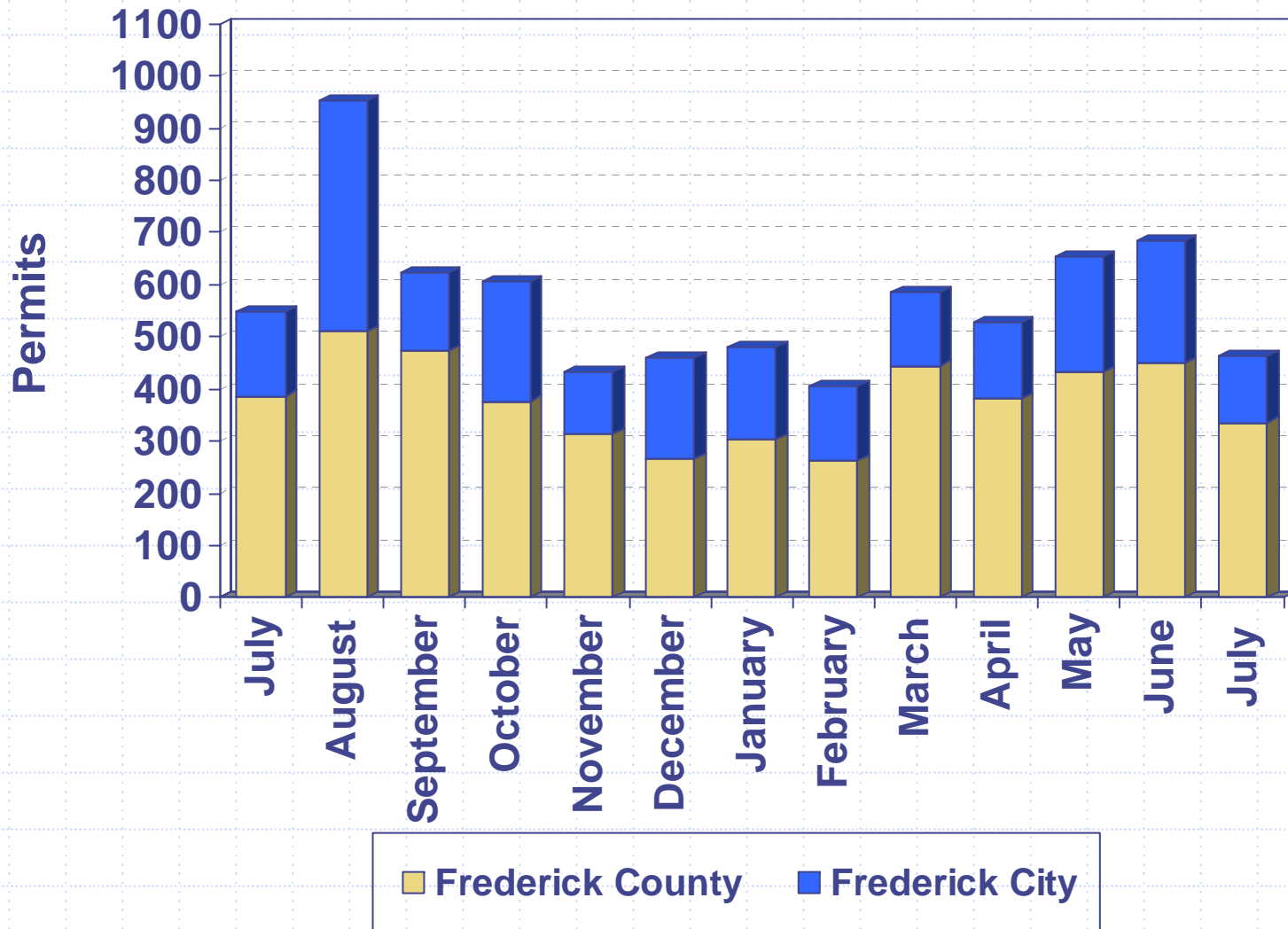
Division of Permitting and Development Review



- August 31, 2006
- Director's Development Data/Project Presentation to the County Commissioners

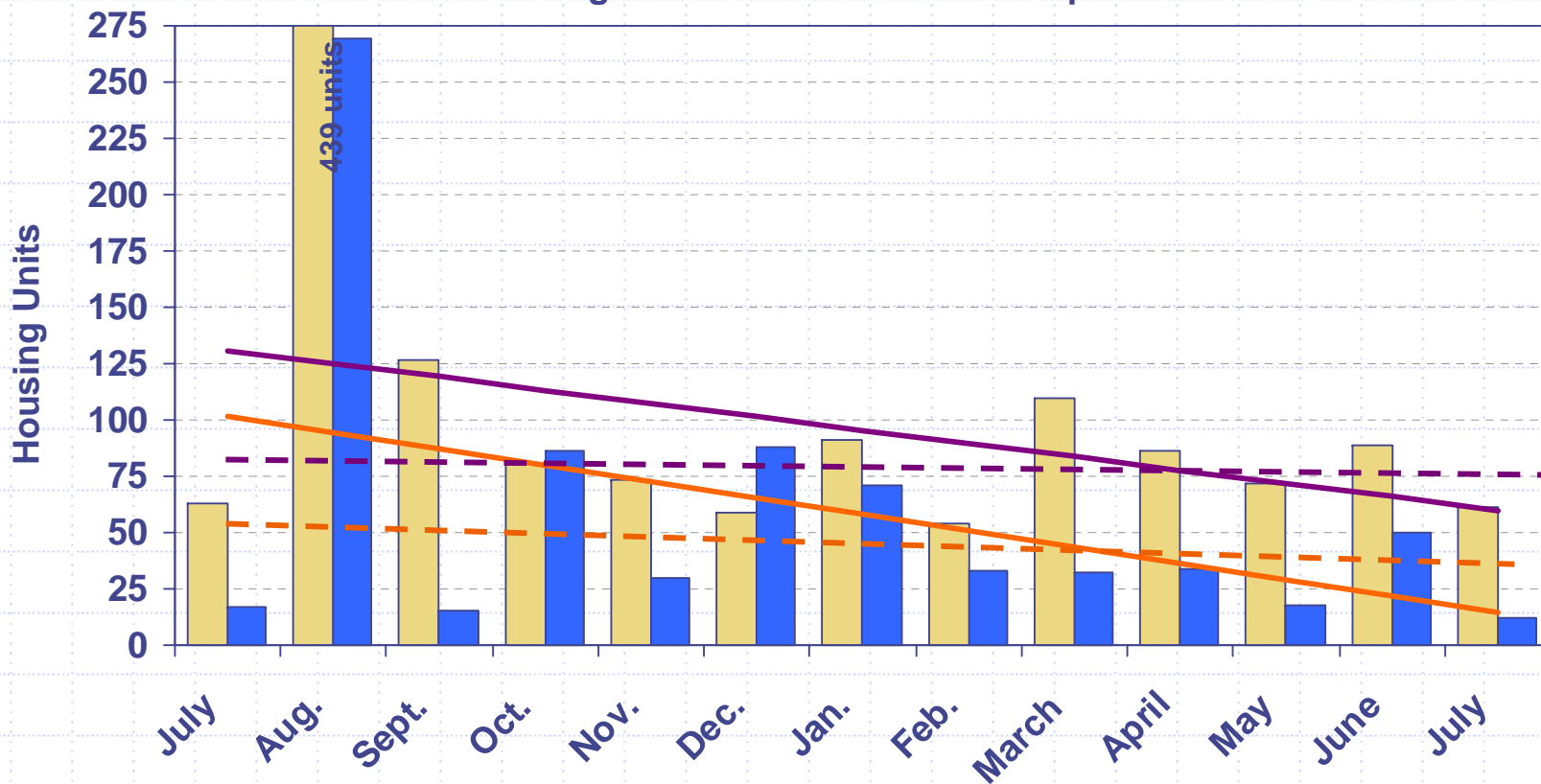


Building Permits Issued 2005 - 2006



Housing Unit Construction 2005 - 2006

Housing units are based on issued permits



Frederick County Frederick City County Trendline City Trendline

Minus August's Data: - - - County Trendline - - - City Trendline

12 Month Total (August 2005 – July 2006): 2080 units

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

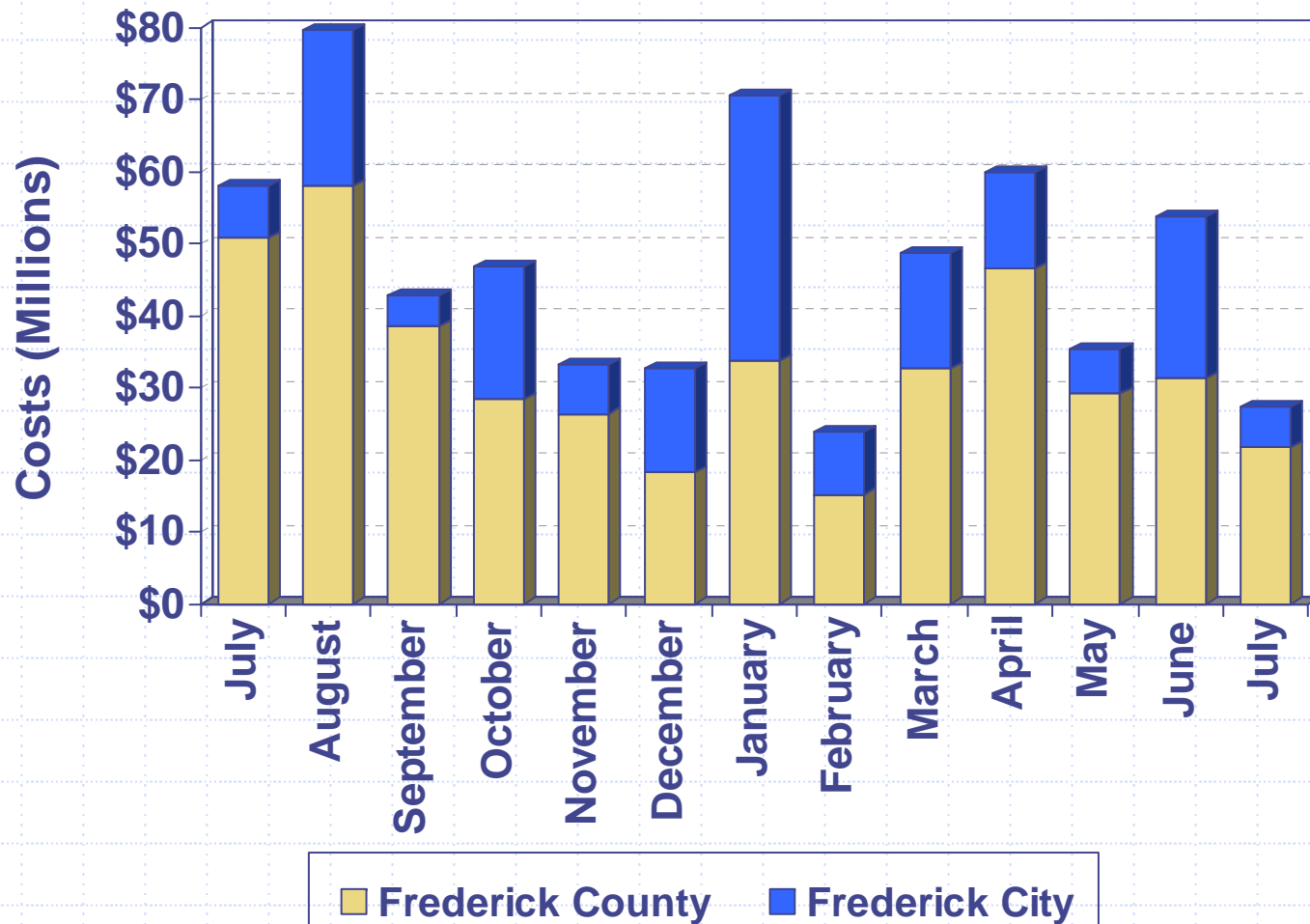
Housing Unit Construction

Comparison of Current Month and YTD Units

Current Month – July			
Year	County	City	Total
2006	61	12	73
2005	63	17	80
2004	74	127	201
2003	152	32	184
2002	106	0	106
5 Year Avg.	91	38	129

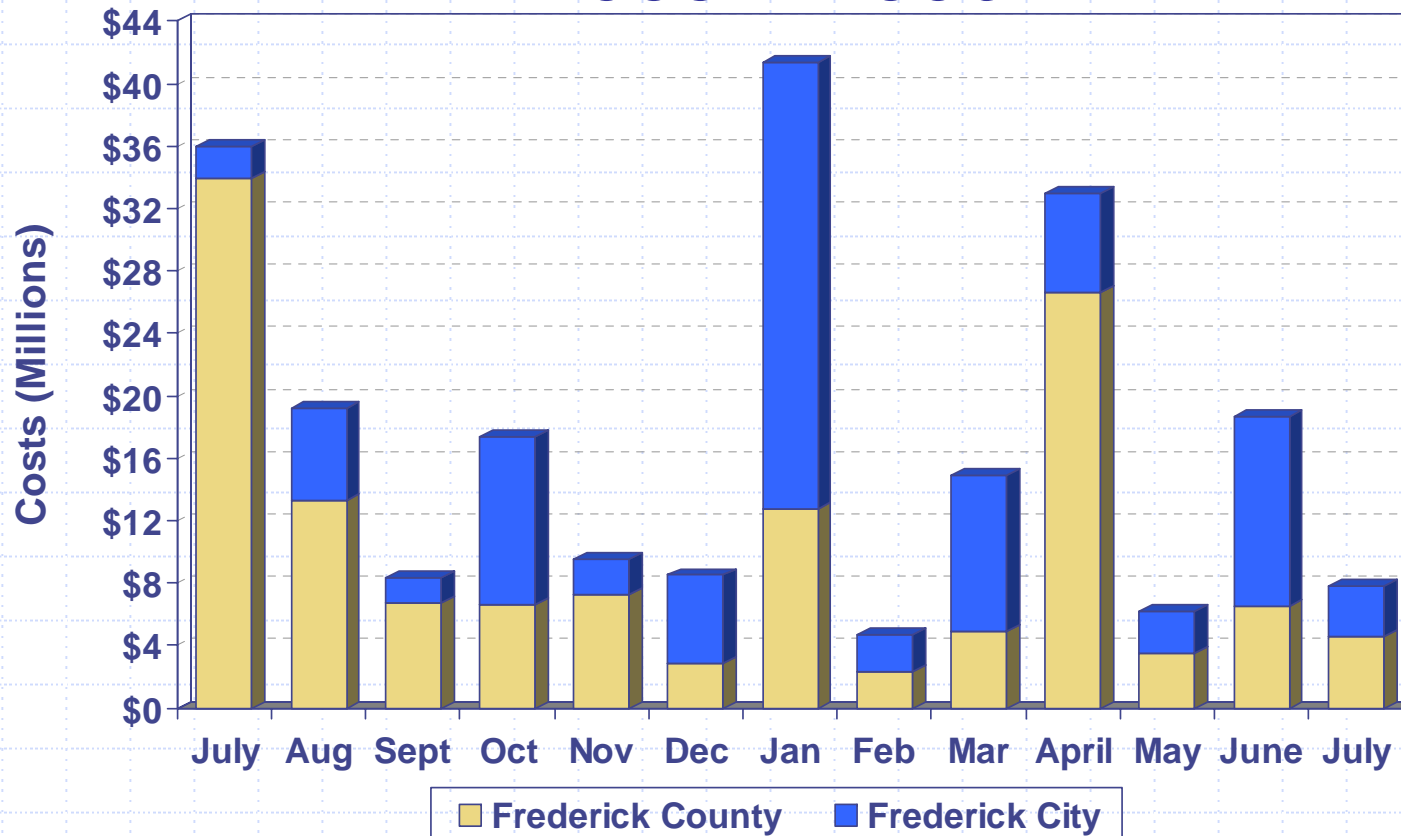
YTD - January – July			
Year	County	City	Total
2006	563	250	813
2005	701	283	984
2004	684	338	1,022
2003	863	285	1,148
2002	1,027	38	1,065
5 Year Avg.	768	239	1,006

Construction Costs 2005 - 2006



Costs based on issued permits

Commercial Construction Costs 2005 – 2006



Costs based on issued permits

Cost per month:

July 2005 Co. - Urbana Regional Library & Senior Ctr(\$6.3 M), Cambrex Bio Sci.(\$22 M) & Knowledge Farms Shell (\$3.8M)

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)

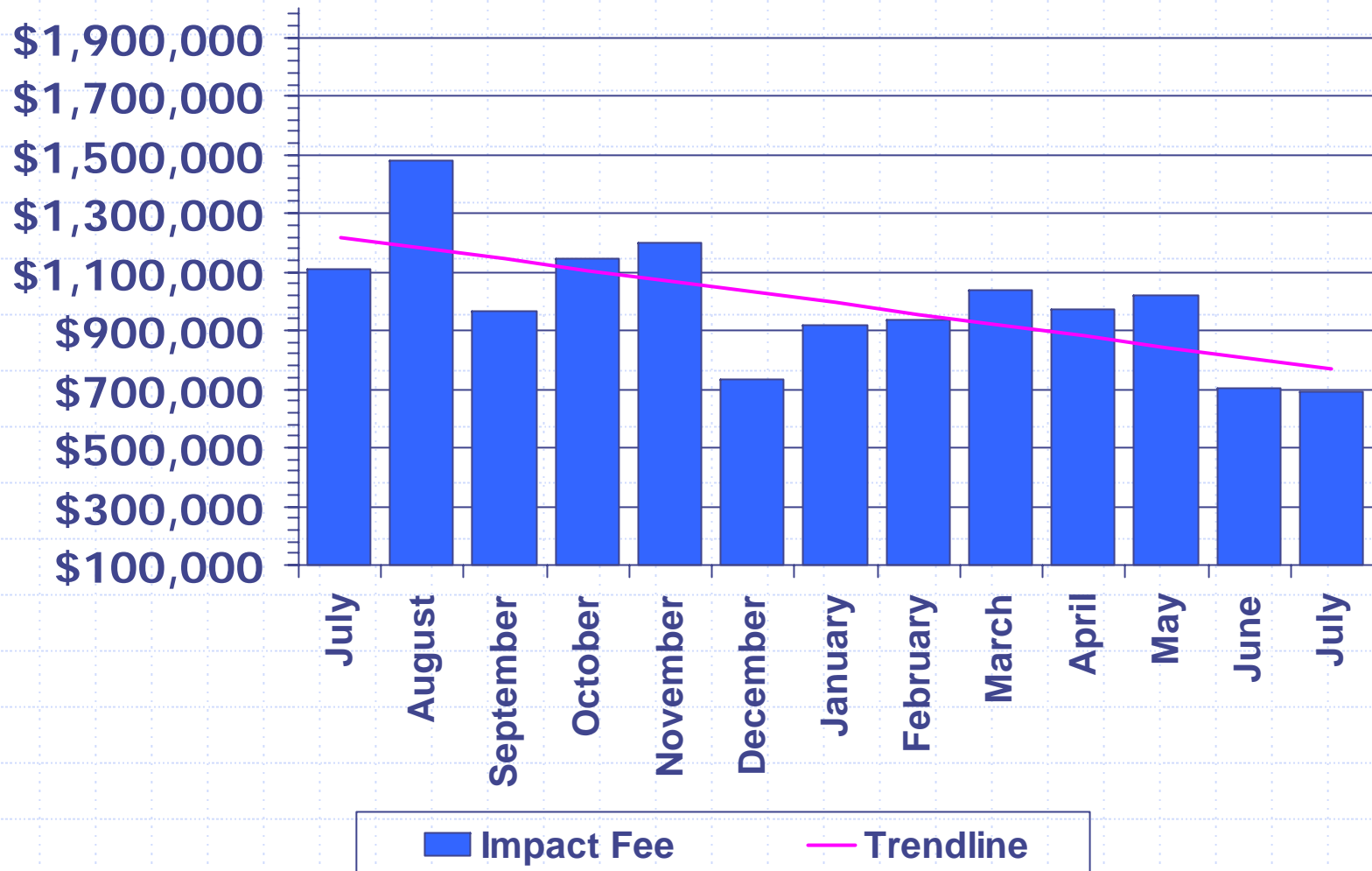
April 2006 Co. – Hilton Garden Inn (\$9.3M), Super Giant (\$5M) & Country Meadows Retirement Community Addition (\$4M)

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

Excise Tax 2005 - 2006



Impact Fee 2005 - 2006

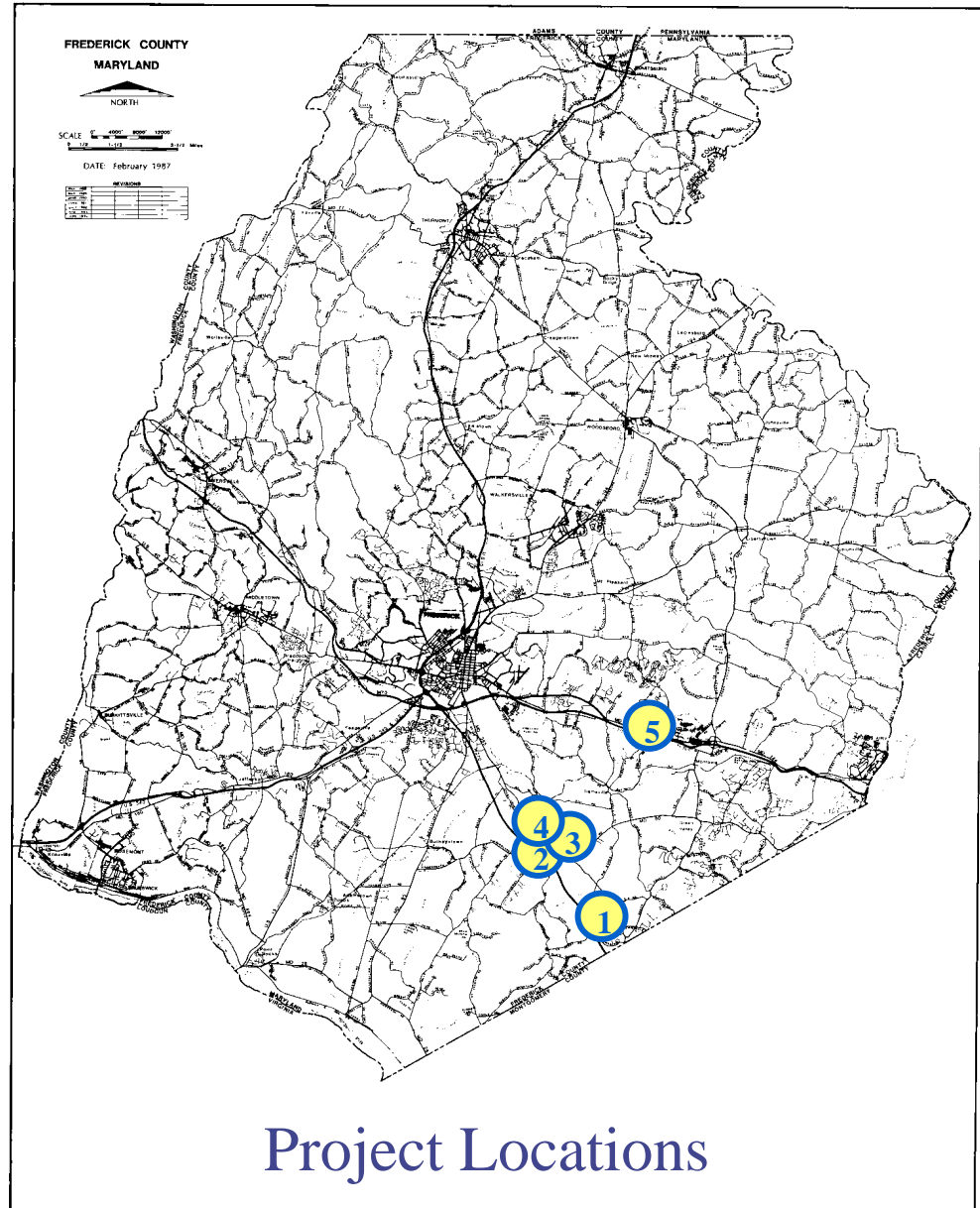


LIST OF PROJECTS

(expected to be presented
at upcoming FcPc meeting)

County Projects

1. Dustin Construction
2. Village Commons,
(Patel Property – North Side)
3. Villages of Urbana, M-1C
4. Villages of Urbana,
M-1D & p/o M-1E
5. New Market Shopping Center





County Projects

Dustin Construction

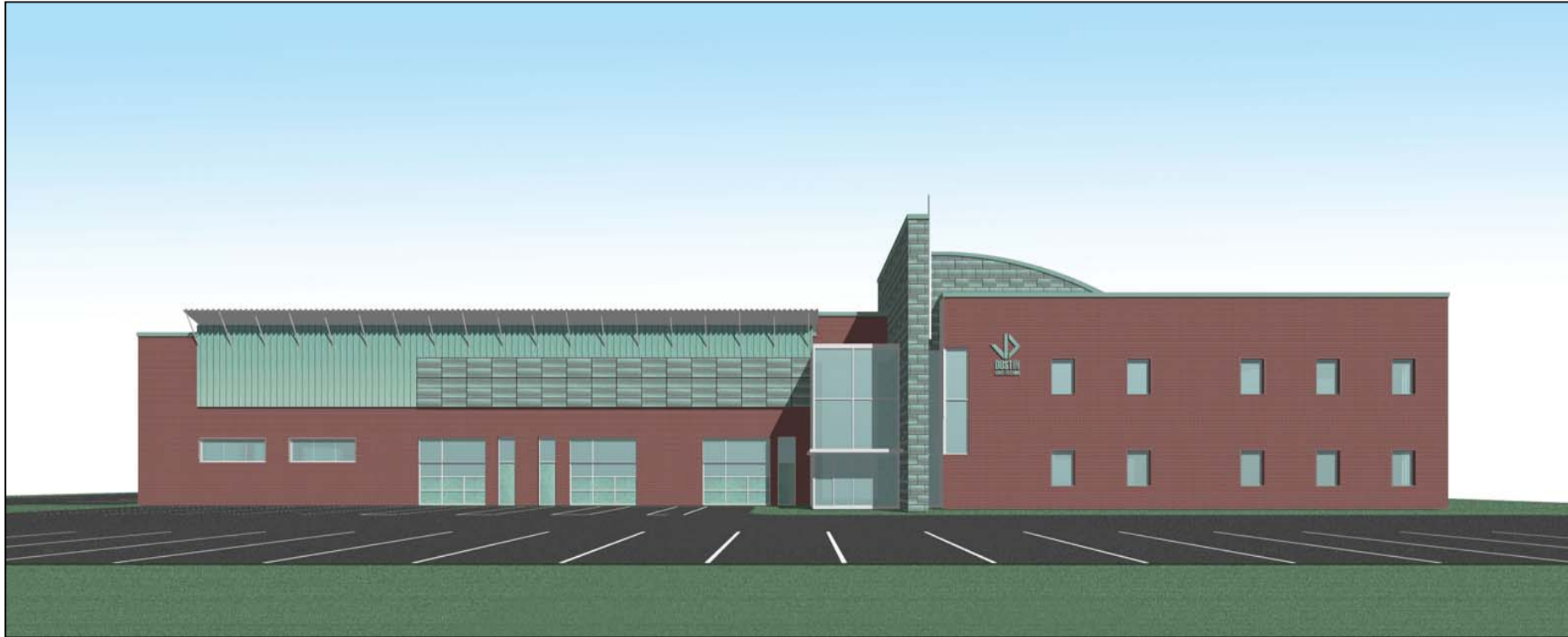
- ❑ Request: Site Plan Approval
- ❑ Location: West side of Rt. 355, North of Mott Road
- ❑ Total Use: 30,000 sq. ft. office/warehouse/equipment repair building
- ❑ Zoned: Limited Industrial
- ❑ Applicant: CD Family LLC, Attn: Danny Dustin
- ❑ Engineer: Harris, Smariga & Associates, Inc.



Dustin Construction

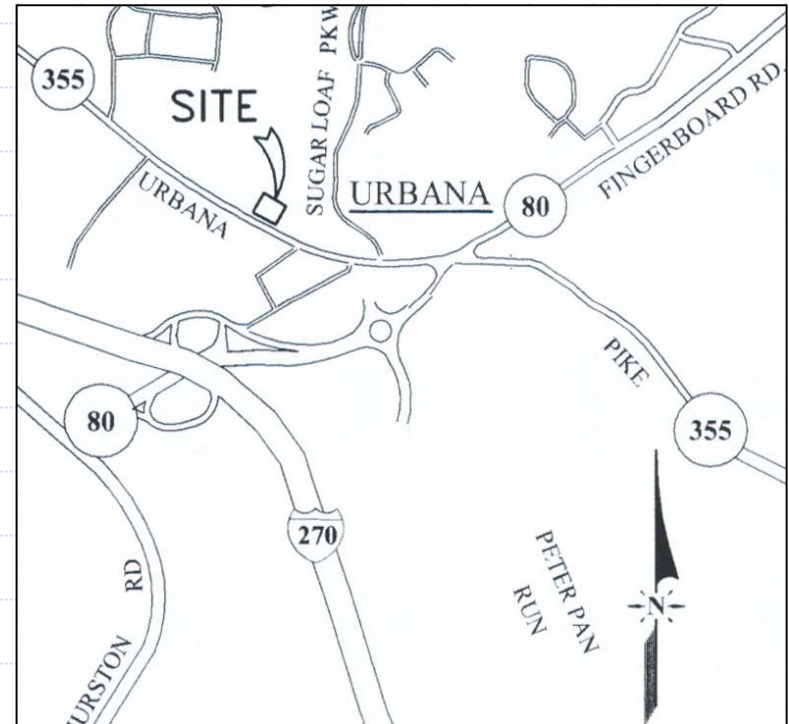


Dustin Construction



Village Commons (Patel Property - North Side)

- ❑ Request: Presentation of three Sketch Plan Concepts
- ❑ Location: North side of Urbana Pike, Rt. 355, nearly opposite Urbana Elementary Sch.
- ❑ Total Use: 8 -14 Townhomes and 0 -2 Single Family Lots
- ❑ Zoned: Village Center
- ❑ Applicant: Swaminarayan Investments, LLC
- ❑ Engineer: GLM Enterprises



Village Commons (Patel Property – North Side)

Sketch “1”



MD Rte. 355

MANTZ LANE

URBANA PIKE

REMAINDER 4,745 SF

REMAINDER

REMAINDER 4,355 SF

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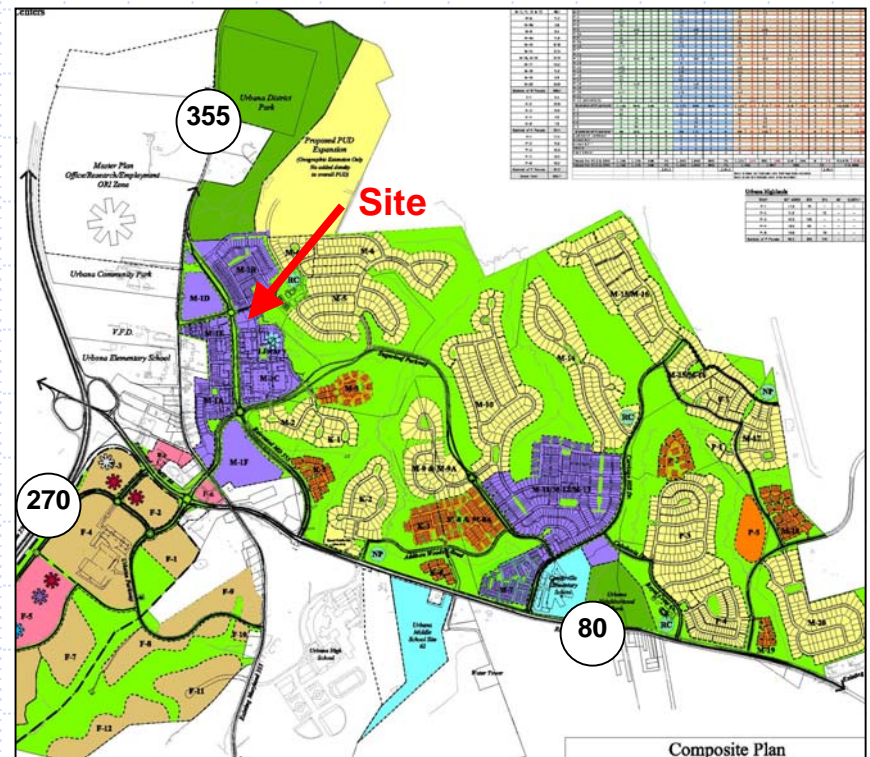
LOT 665

Village Commons (Patel Property – North Side) Sketch “3”



Villages of Urbana, M-1C

- ❑ Request: Combined Preliminary Plat/Site Plan Approval
- ❑ Location: Northeast quadrant of Relocated Rt. 355 and Sprigg Street
- ❑ Total Use: 34 “Two-over-Two” Condominium Units
- ❑ Zoned: PUD
- ❑ Applicant: Monocacy Land Company LLC; c/o Natelli Communities
- ❑ Engineer: Rodgers Consulting

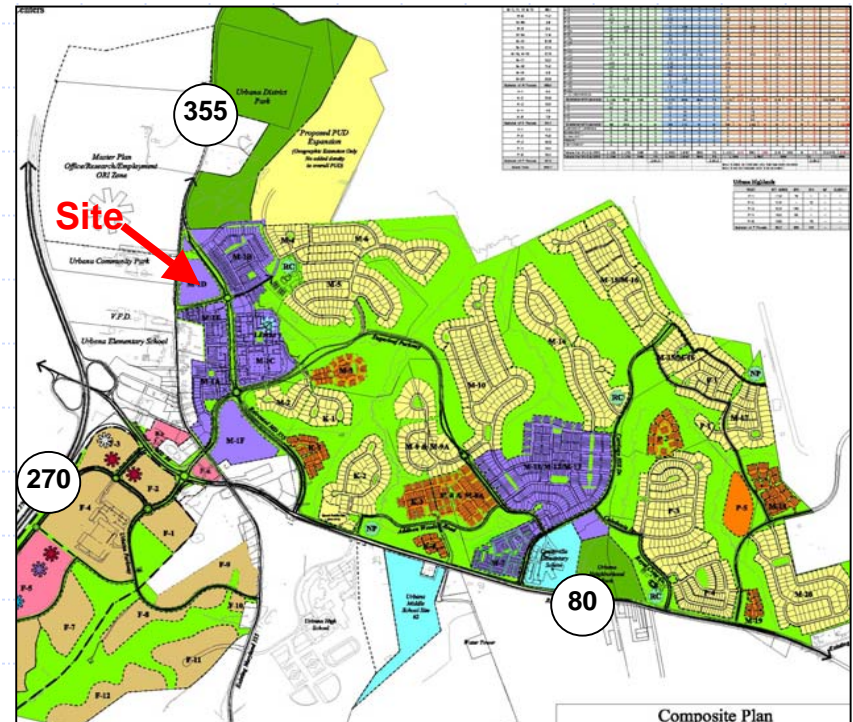


Villages of Urbana, M-1C



Villages of Urbana, M-1D & p/o M-1E

- ❑ Request: Combined Preliminary Plat/Site Plan Approval
- ❑ Location: Southeast and Southwest quadrants of Relocated Rt. 355 and Sprigg St.
- ❑ Total Use: 41 Townhomes, 11 Live/Work Townhomes, 2 Commercial Pad Sites and 2 Large Commercial Lots
- ❑ Zoned: PUD
- ❑ Applicant: Monocacy Land Company LLC; c/o Natelli Communities
- ❑ Engineer: Rodgers Consulting



Villages of Urbana, M-1D & p/o M-1E



New Market Shopping Center

- ❑ Request: Site Plan Approval
- ❑ Location: Northeast quadrant of Rt. 144 and Mussetter Road
- ❑ Total Use: Shopping Center with 6 pad sites - 146,182 total sq. ft.
 - Shopping Center – 116,298 sq. ft.
 - Pad sites – 29,884 total sq. ft. (9,230 sq. ft. daycare, 429 sq. ft. gas station, 9,000 sq. ft. warehouse & 3 undetermined sites)
- ❑ Zoned: General Commercial
- ❑ Applicant: New Market SC, LLC
- ❑ Engineer: Harris, Smariga & Associates, Inc.

New Market Shopping Center

