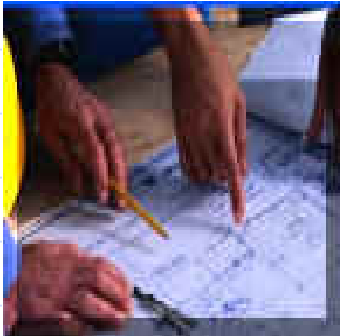


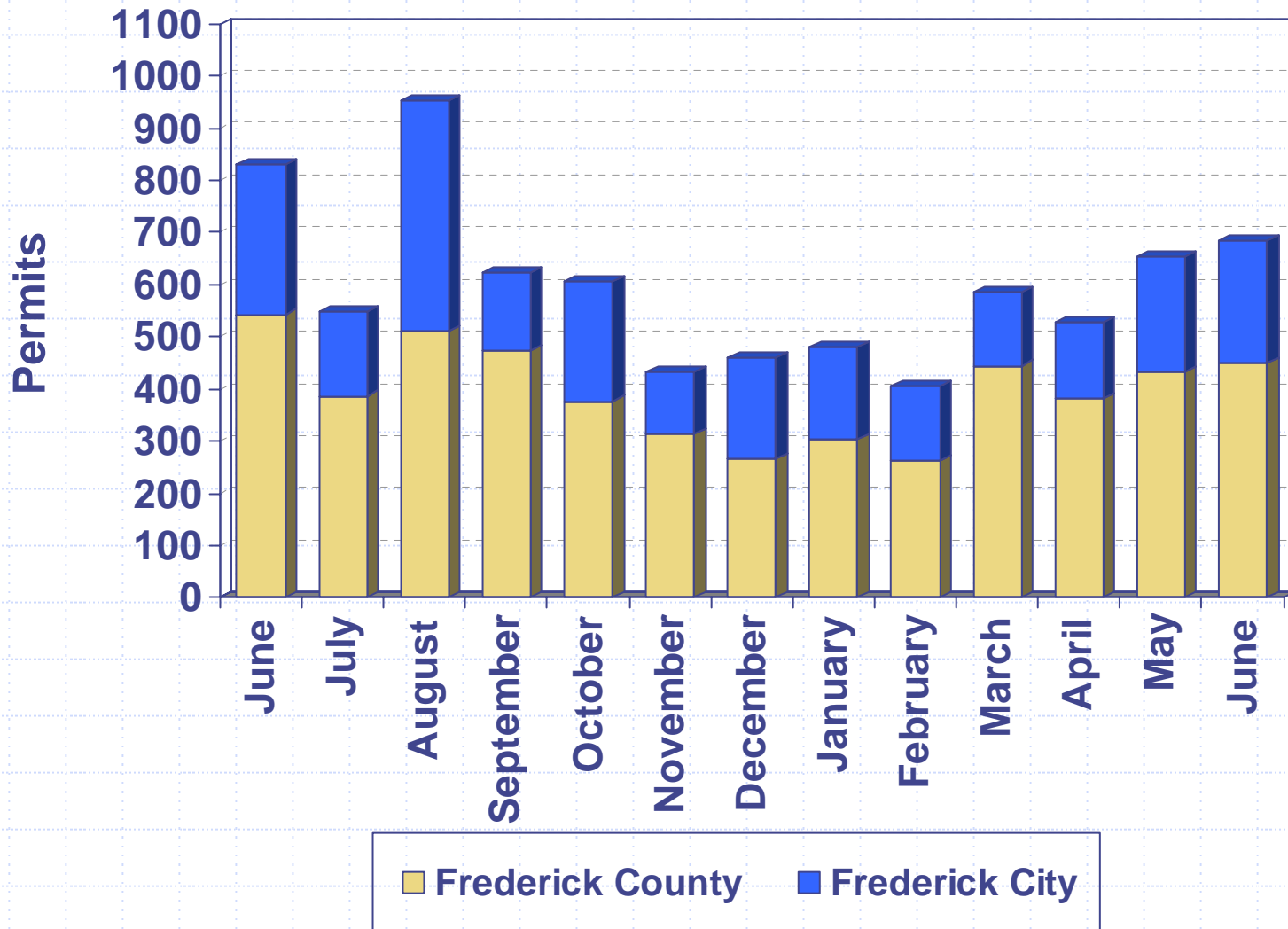
Division of Permitting and Development Review



- July 27, 2006
- Director's Development Data/Project Presentation to the County Commissioners

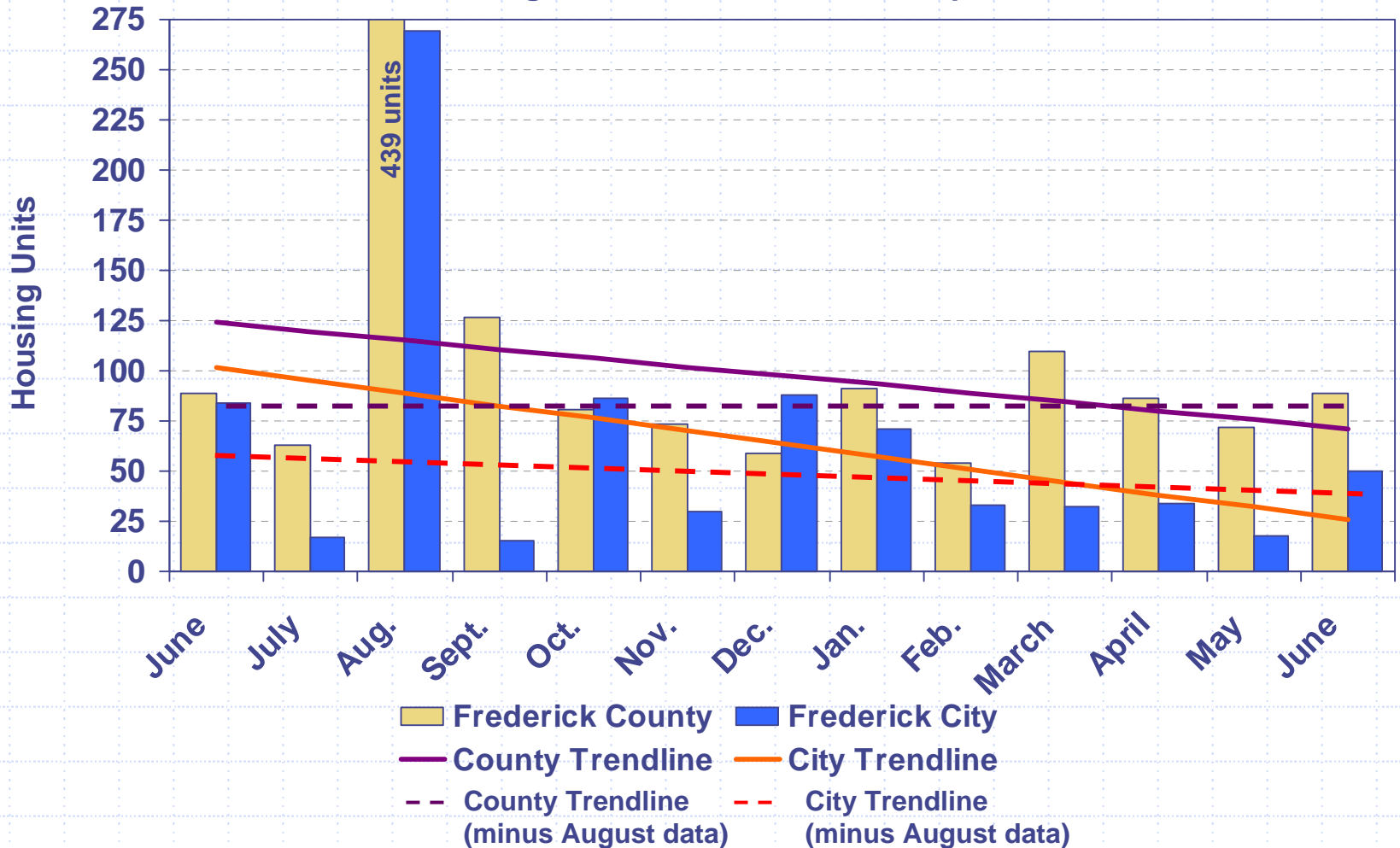


Building Permits Issued 2005 - 2006



Housing Unit Construction 2005 - 2006

Housing units are based on issued permits



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

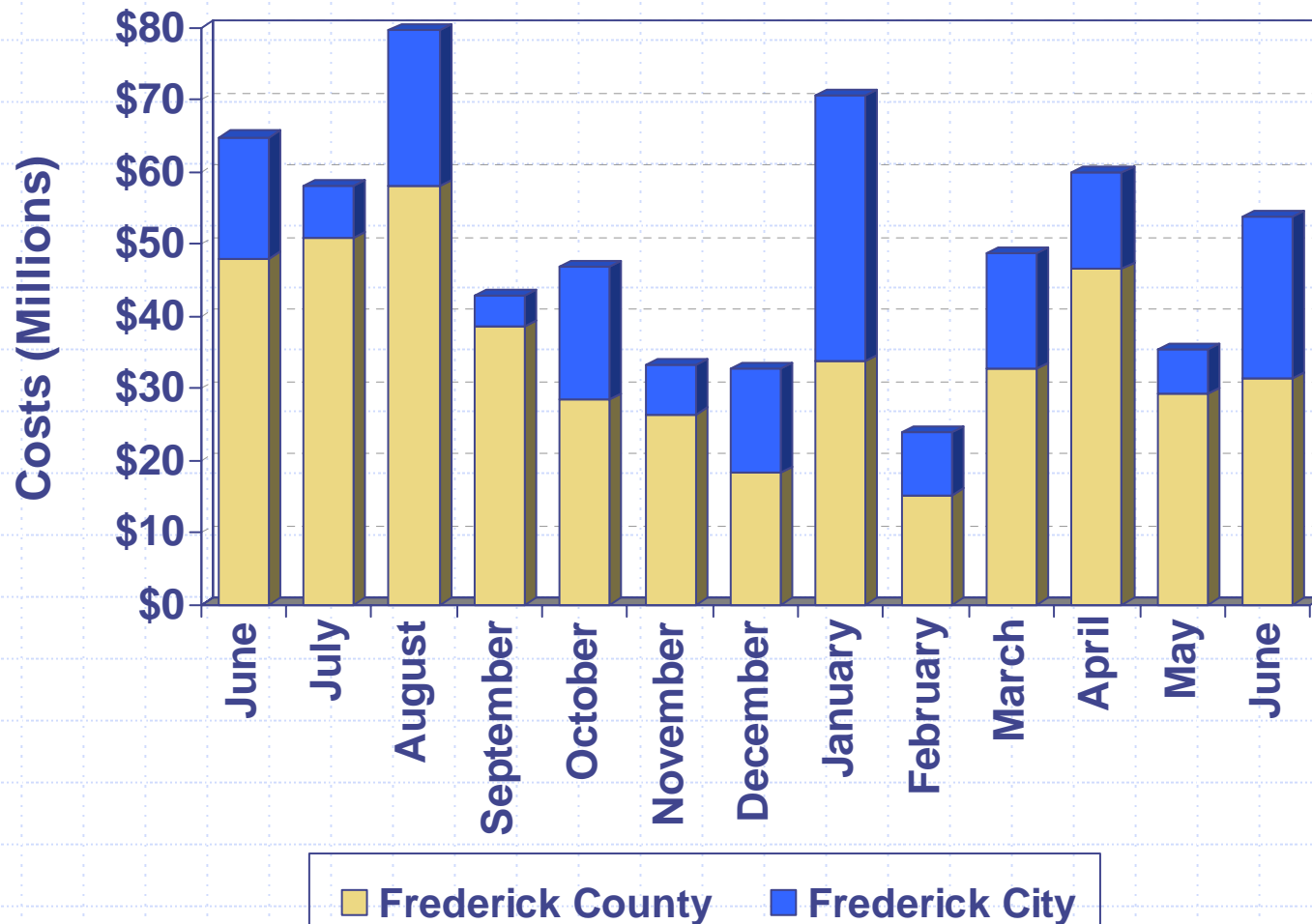
Housing Unit Construction

Comparison of Current Month and YTD Units

Current Month - June			
Year	County	City	Total
2006	89	50	139
2005	89	84	173
2004	129	6	135
2003	156	12	168
2002	94	0	94
5 Year Avg.	111	30	142

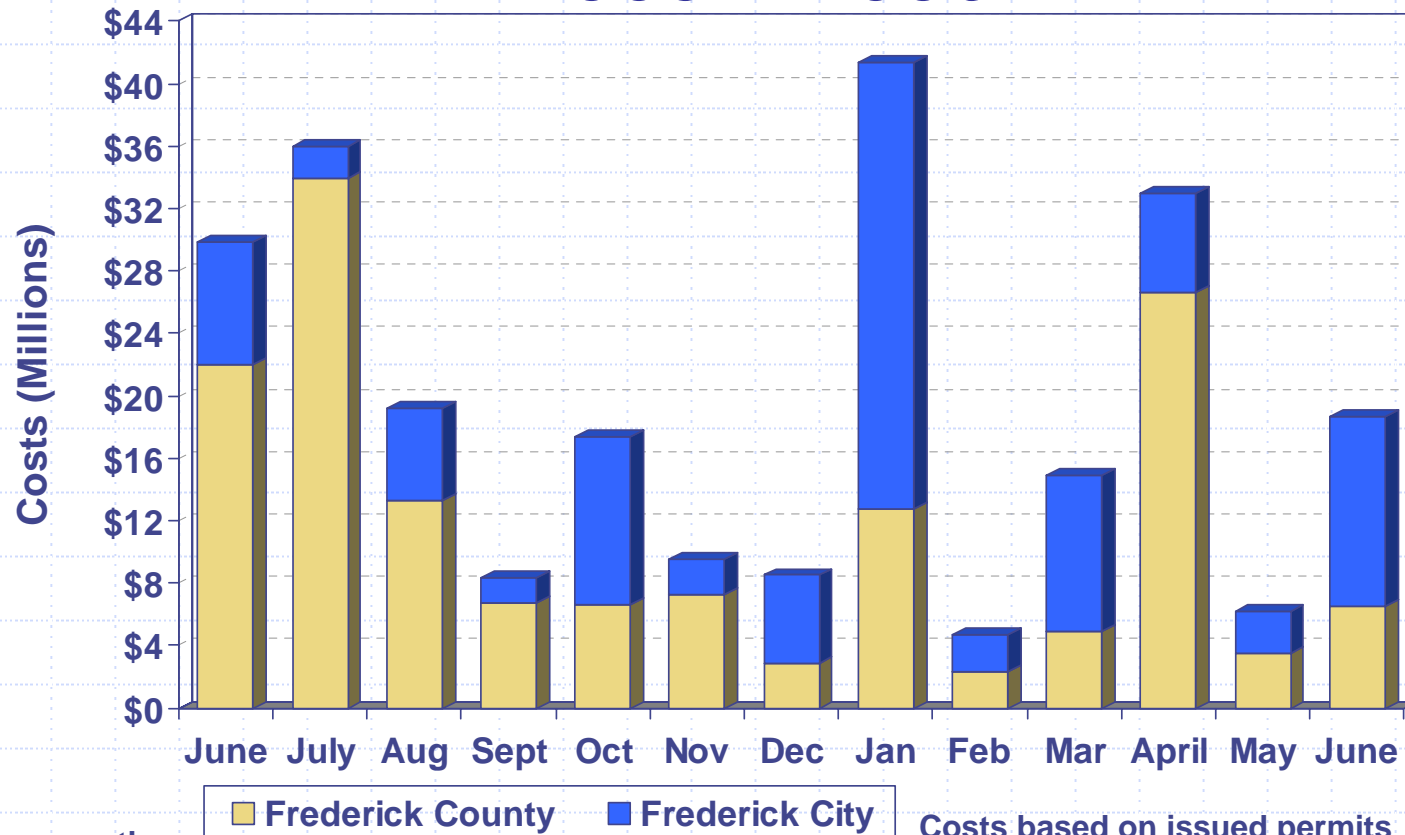
YTD - January – June			
Year	County	City	Total
2006	502	238	740
2005	638	266	904
2004	610	211	821
2003	711	253	964
2002	921	38	959
5 Year Avg.	676	201	878

Construction Costs 2005 - 2006



Costs based on issued permits

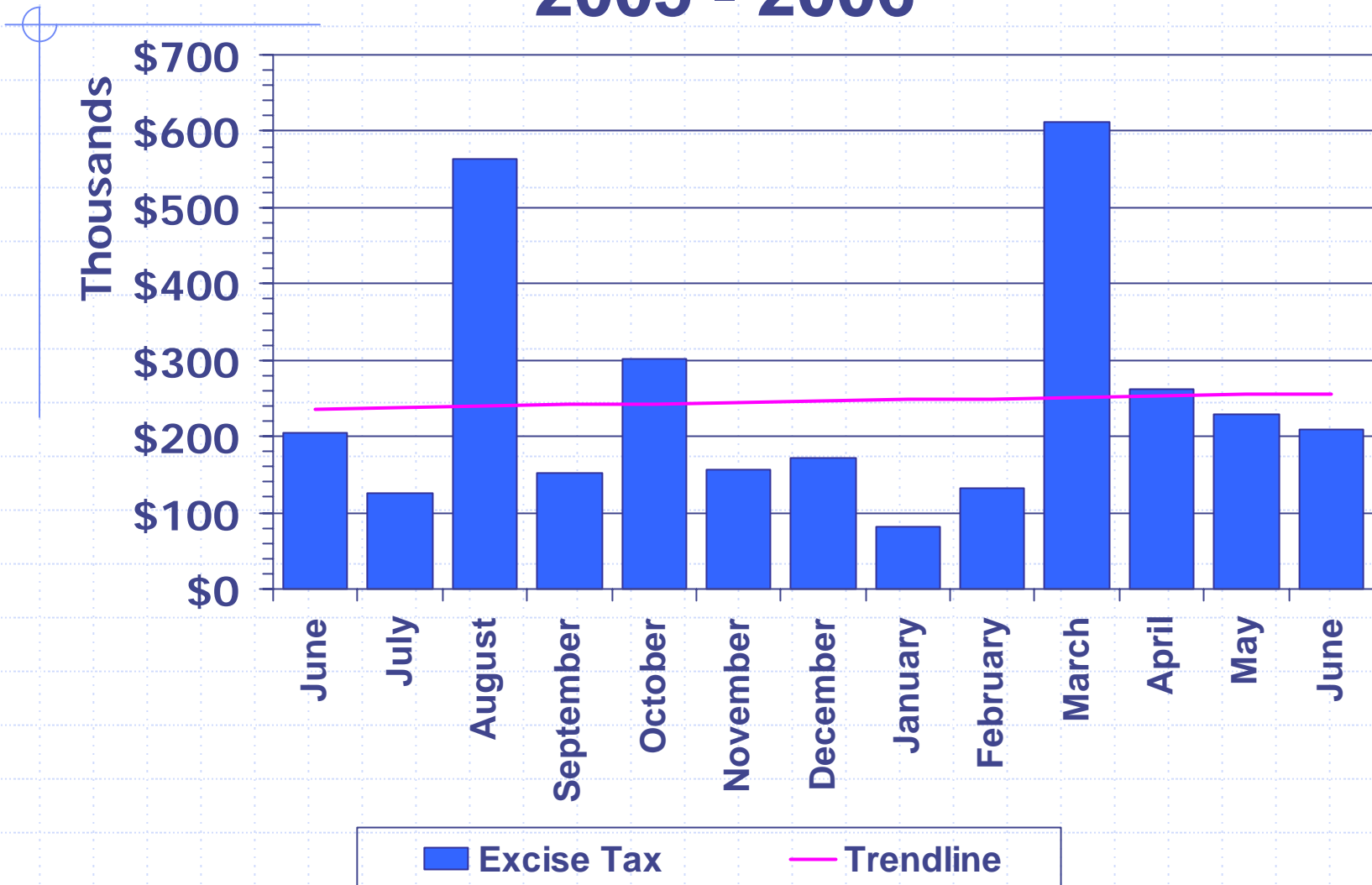
Commercial Construction Costs 2005 – 2006



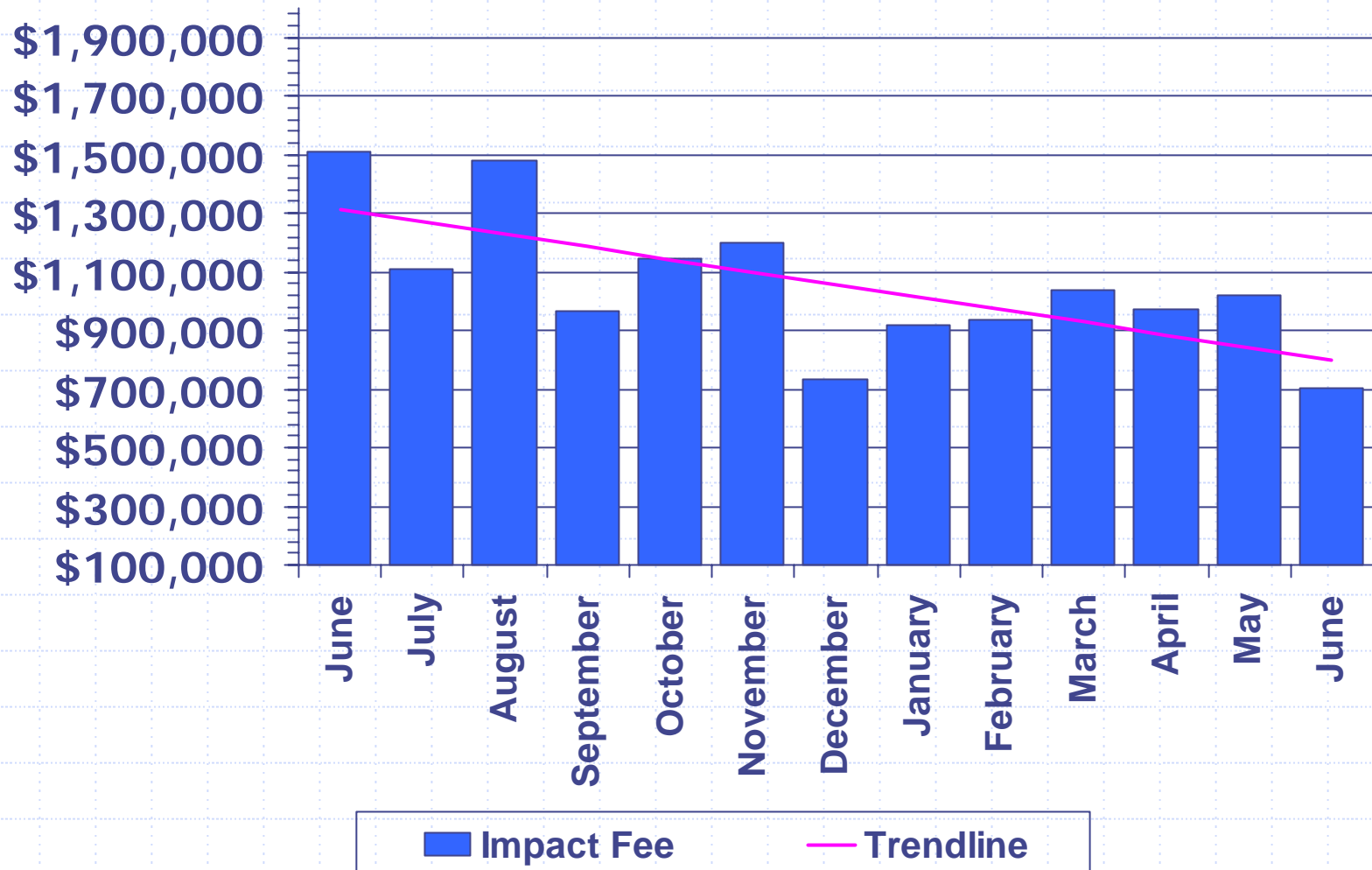
Cost per month:

June 2005 County - Middletown Primary, Bishop Claggett Ctr, MIE Shell & Urbana Ctr Shell
 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

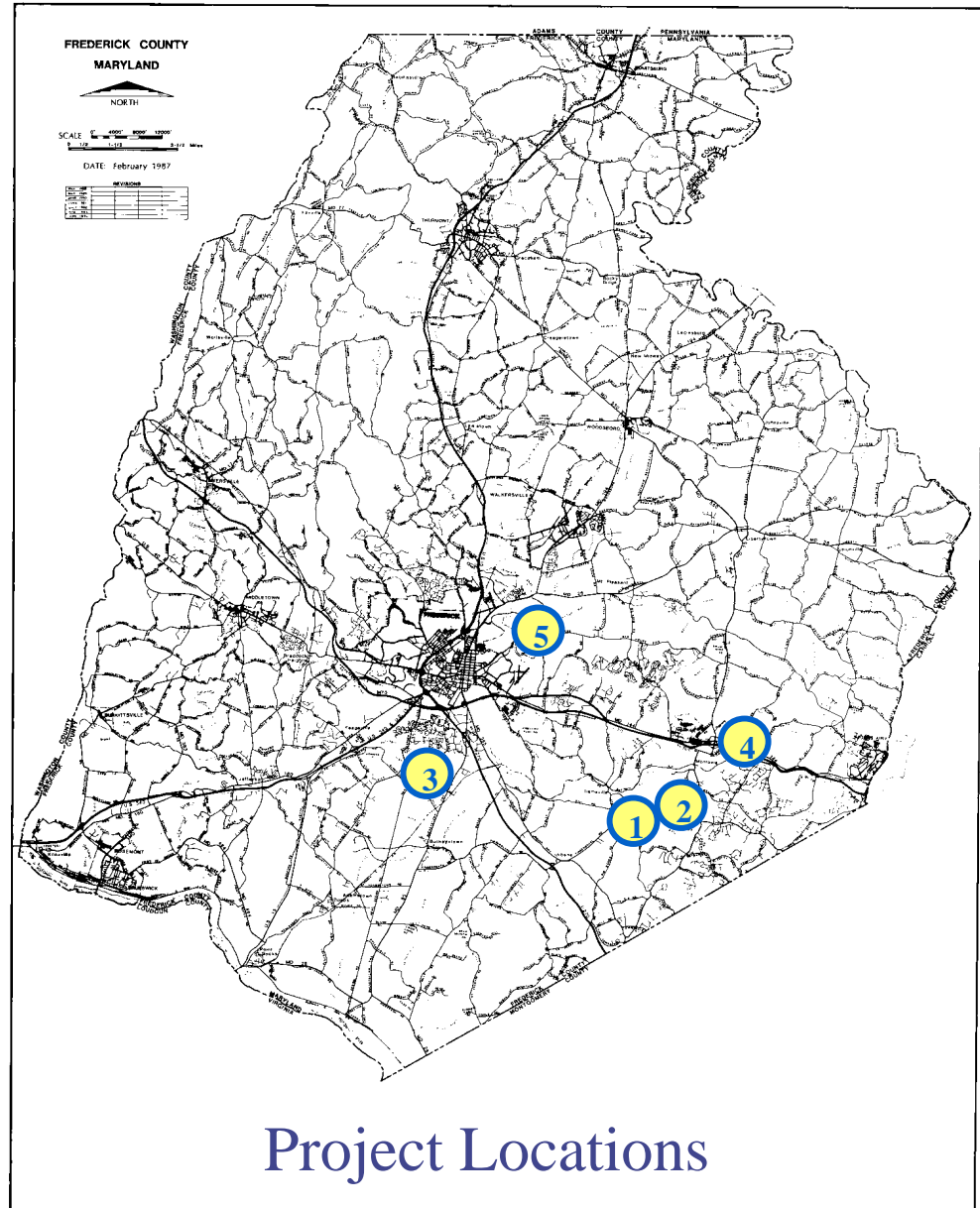
(expected to be presented
at upcoming FcPc meeting)

County Projects

1. **St. Ignatius of Loyola Catholic Church**
2. **Green Valley Active Adult**
3. **Wedgewood Business Park, Section II, Lot 21**
4. **Turnpike Farm, Lot 4**

Municipality Projects

- ## 5. Riverside Corporate Park, Lot 257 & 258

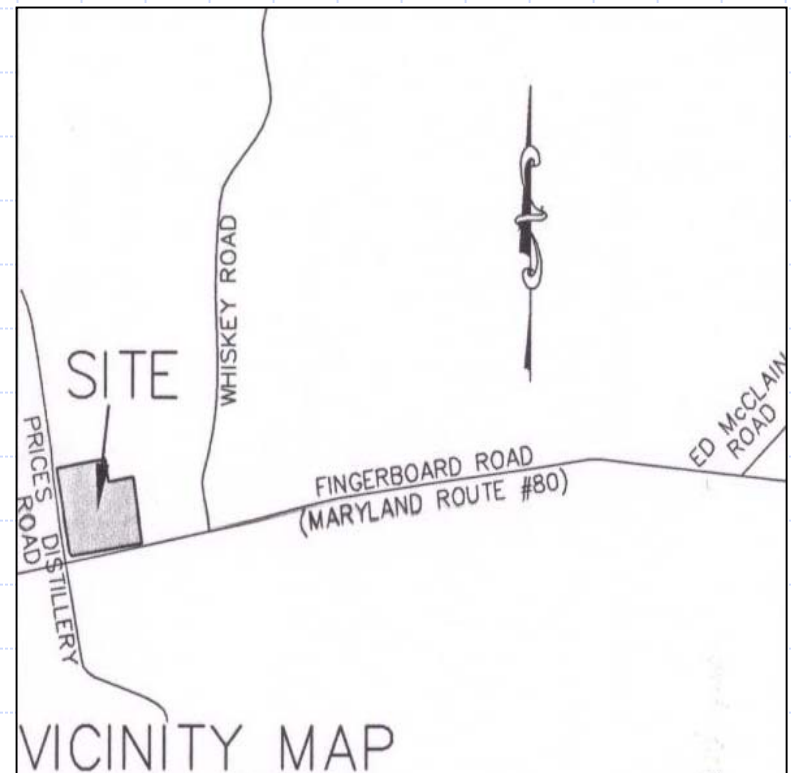




County Projects

St. Ignatius of Loyola Catholic Church

- ❑ Request: Site Plan Approval
- ❑ Location: Intersection of Fingerboard Rd. and Prices Distillery Rd.
- ❑ Total Use: 22,273 sq. ft. addition to existing Parish Hall
- ❑ Zoned: Agricultural
- ❑ Applicant: Archdiocese of Baltimore
- ❑ Engineer: Harris, Smariga & Associates, Inc.



St. Ignatius of Loyola Catholic Church

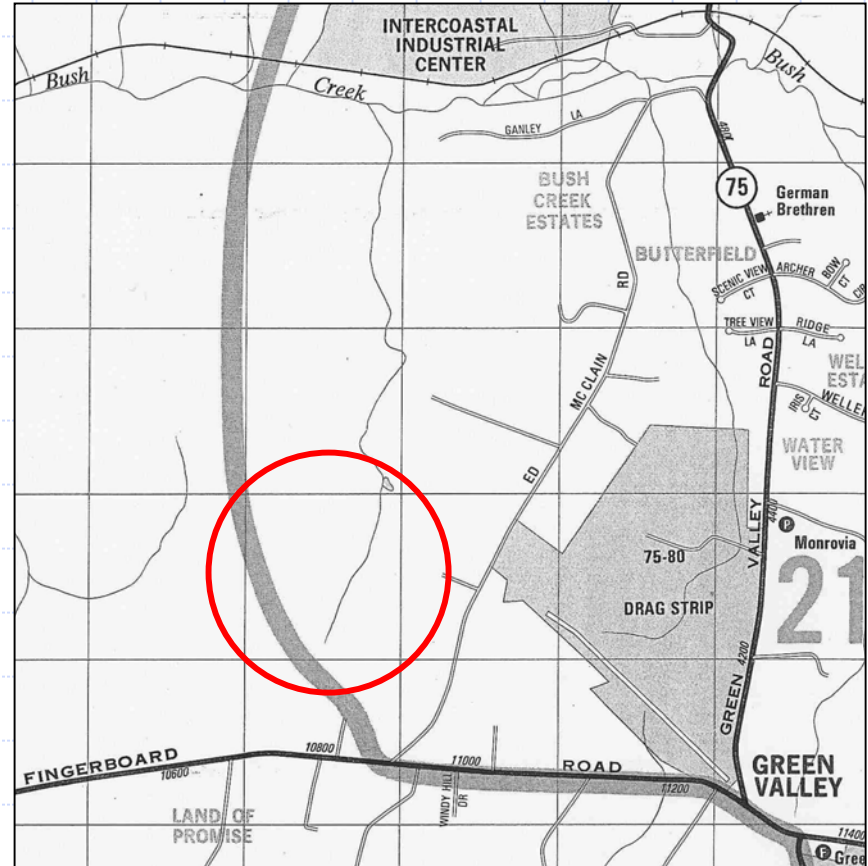
Prices Distillery Rd.



Fingerboard Rd.

Green Valley Active Adult

- ❑ Request: Preliminary Plat Approval
- ❑ Location: West side of Ed McClain Rd., ½ mile North of Rt. 80
- ❑ Total Use: 1,100 attached and detached single family lots
- ❑ Zoned: PUD
- ❑ Applicant: Monocacy Ventures, LLC
- ❑ Engineer: Rodgers Consulting

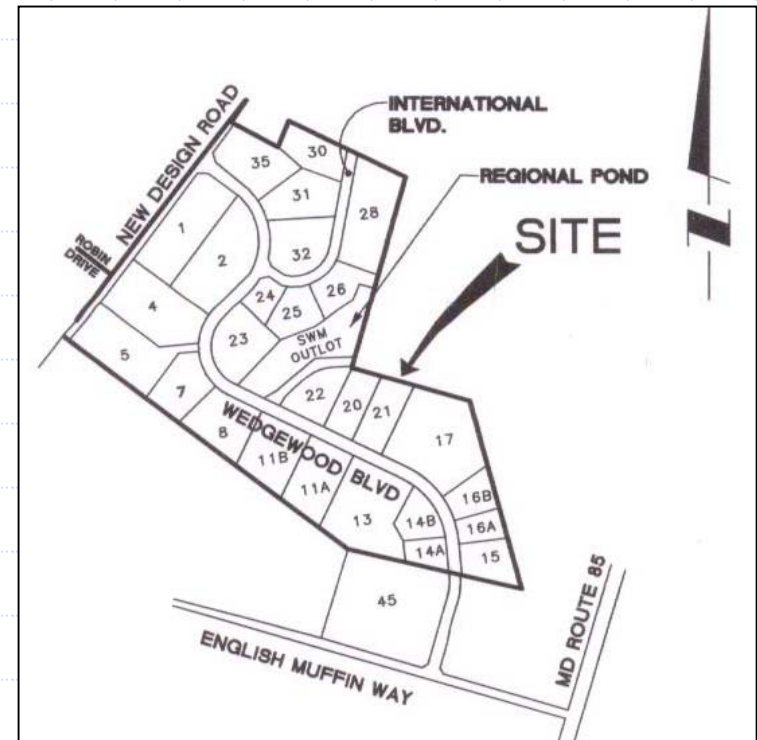


Green Valley Active Adult

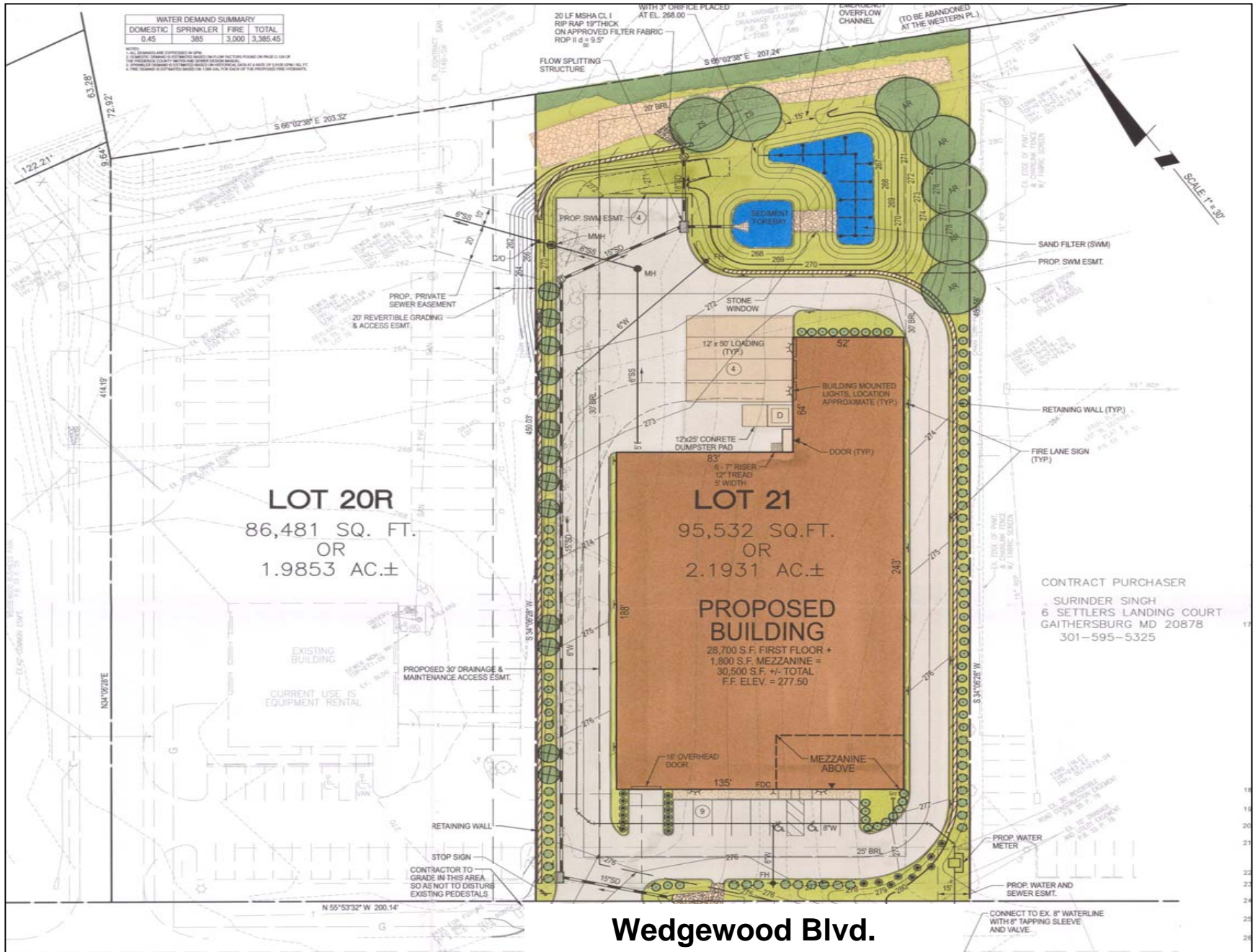


Wedgewood Business Park, Section II, Lot 21

- ❑ Request: Site Plan Approval
- ❑ Location: North side of Wedgewood Blvd., North of English Muffin Way
- ❑ Total Use: One 30,508 sq. ft. distribution facility for global hardware
(1,800 sq. ft. office and 28,708 warehouse space)
- ❑ Zoned: Limited Industrial
- ❑ Applicant: Mr. Surinder Singh
- ❑ Engineer: Loiederman Soltesz Associates, Inc.



Wedgeood Business Park, Section II, Lot 21

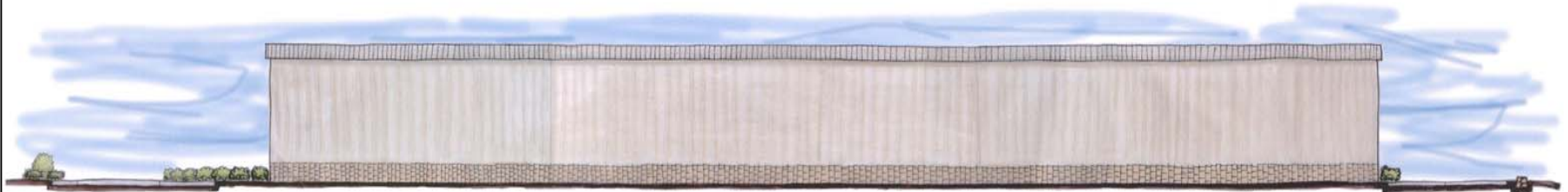


Wedgewood Business Park, Section II, Lot 21

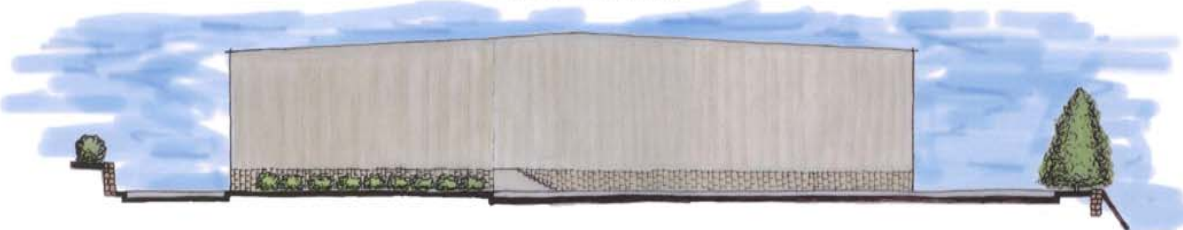
Wedgewood Lot 21



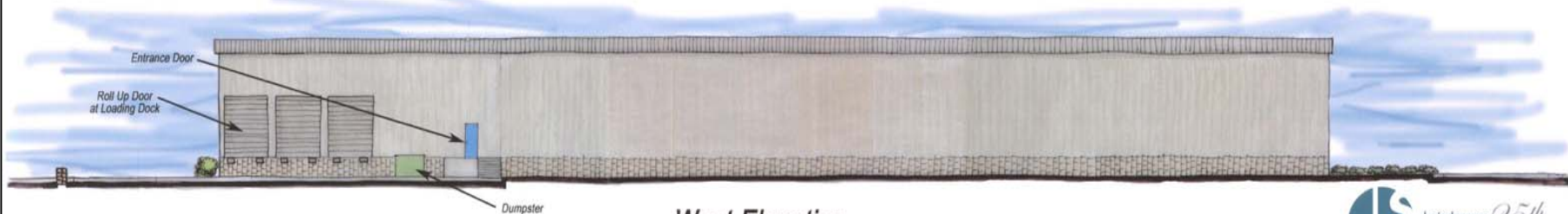
Front Elevation



East Elevation



Rear Elevation

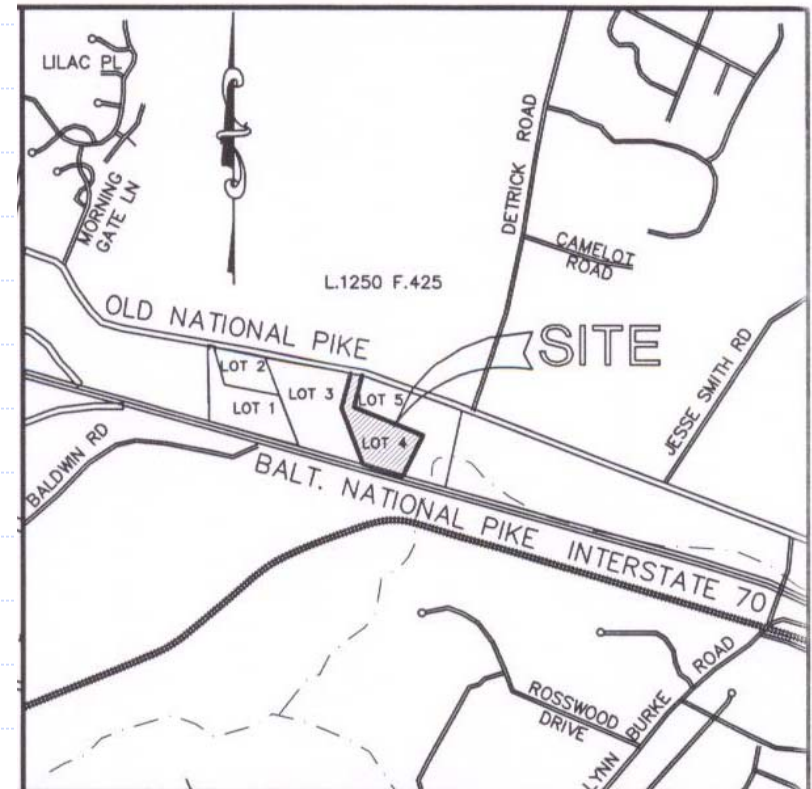


West Elevation

10 Scale
May 4, 2006

Turnpike Farm, Lot 4

- ❑ Request: Site Plan Approval
- ❑ Location: South of Old National Pike at Detrick Rd. and North of Interstate 70
- ❑ Total Use: Two Automotive Service/Parts buildings (19,800 total sq. ft.);
Service Center – 9,600 sq. ft. and Parts building - 10,200 sq. ft.
- ❑ Zoned: Limited Industrial
- ❑ Applicant: National Pike, LLC
- ❑ Engineer: B&R Design Group, Inc.

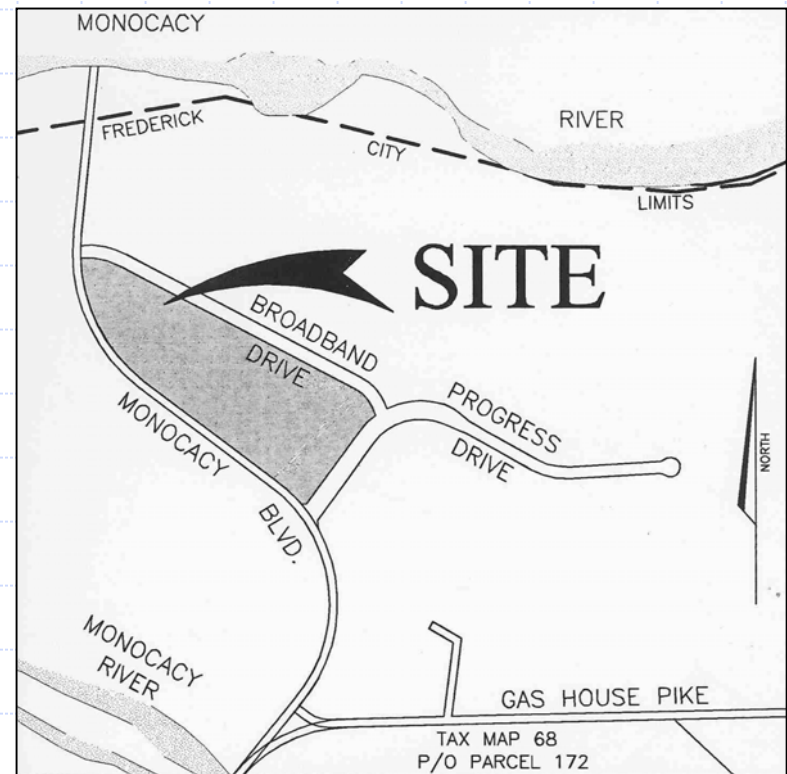


Old National Pike



Riverside Corporate Park, Lot 257 & 258

- ❑ Request: Site Plan Approval
- ❑ Location: East side of Monocacy Blvd., South of Broadband Dr.
- ❑ Total Use: Proposed 155,000 sq. ft. of retail commercial space including a bank, drugstore, five restaurants and a strip building of multiple tenants
- ❑ Zoned: M-2, MXE Overlay
- ❑ Applicant: Riverside Investment Group, LLC
c/o Morgan Keller, Inc.
- ❑ Engineer: Harms



Riverside Corporate Park, Lot 257 & 258

