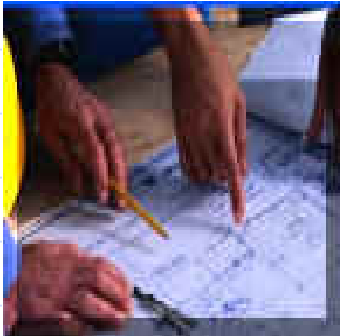


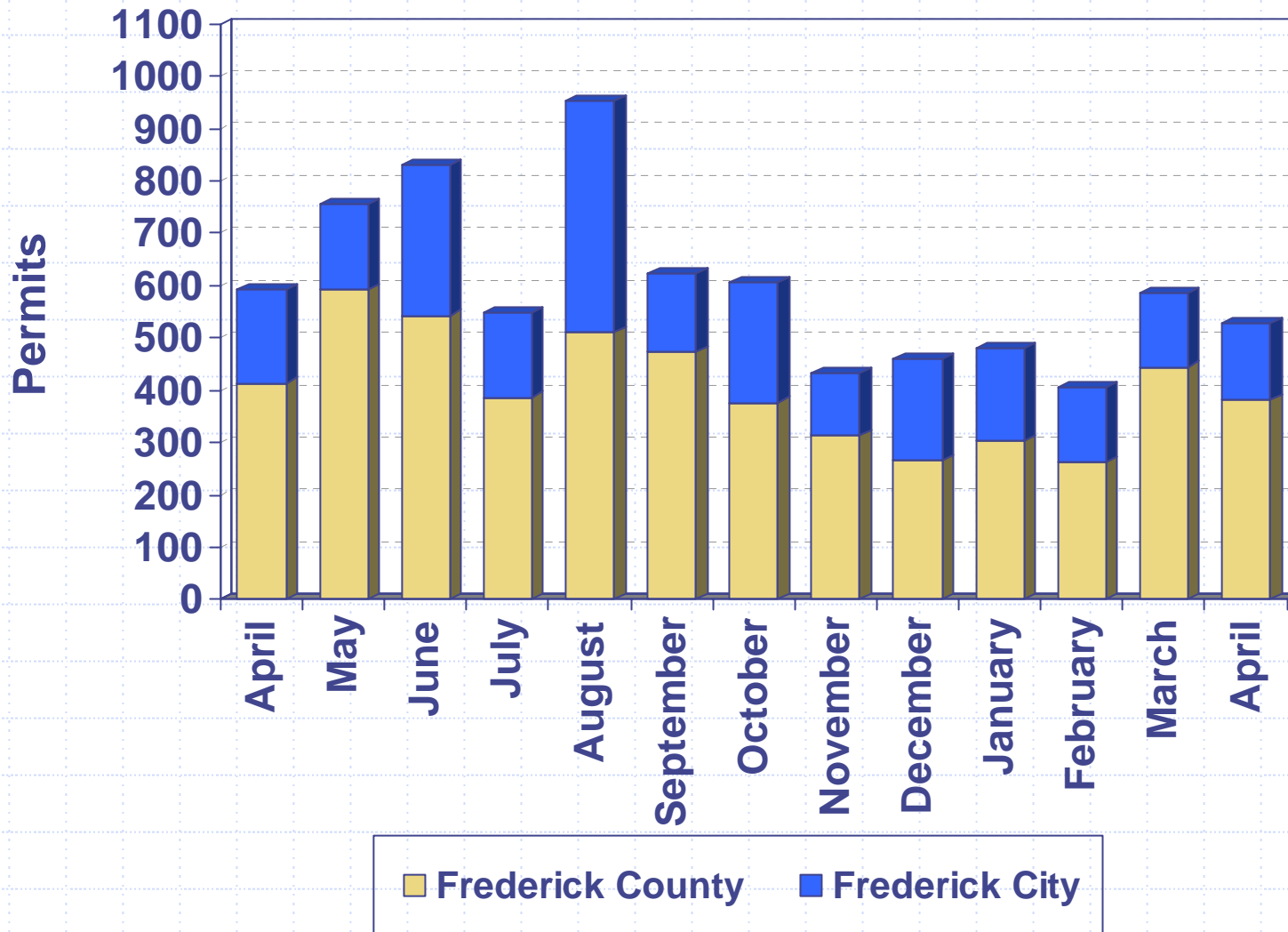
# Division of Permitting and Development Review



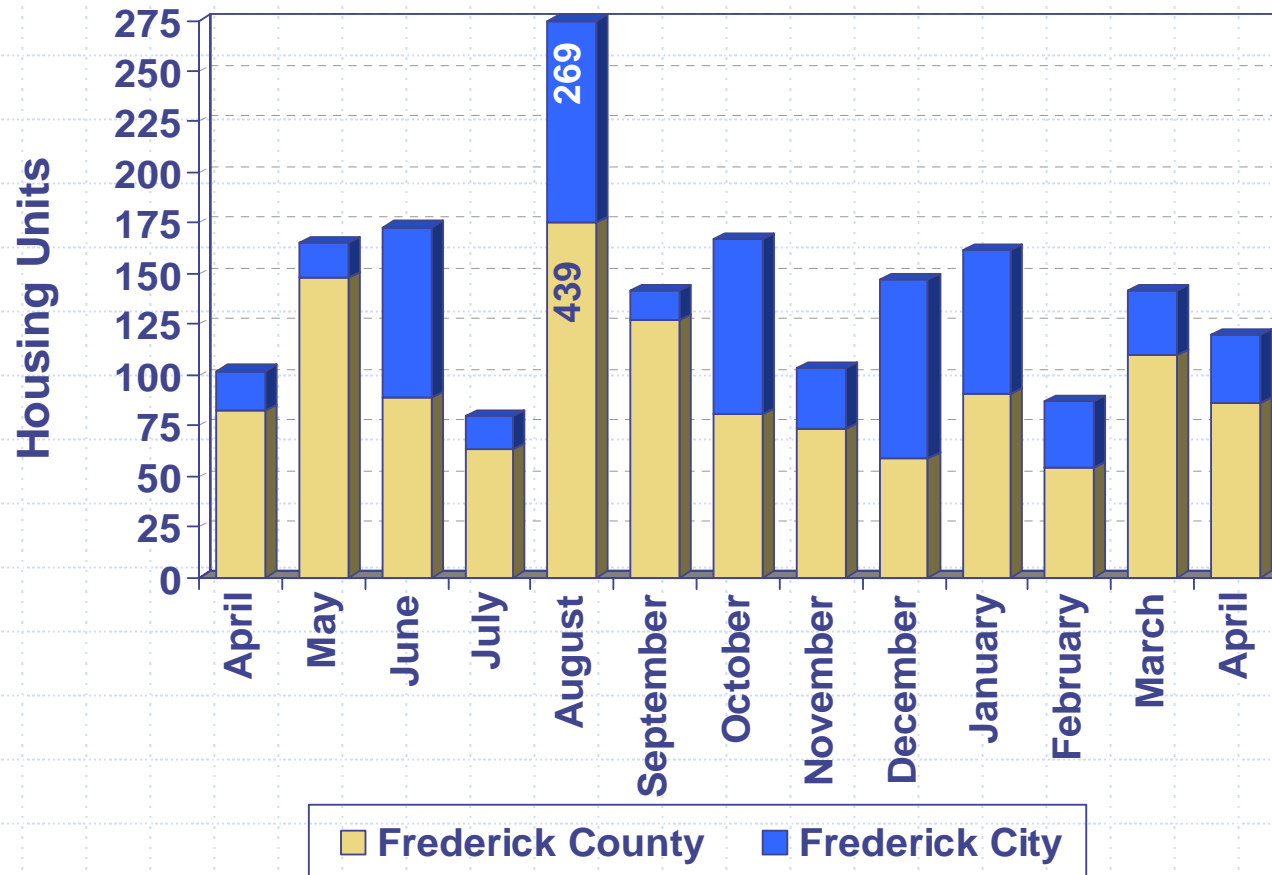
- May 25, 2006
- Director's Development Data/Project Presentation to the County Commissioners



# Building Permits Issued 2005 - 2006



# Housing Unit Construction 2005 - 2006



Housing units are based on issued permits

12 Month Total (May 2005 – April 2006): 2,196 units

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

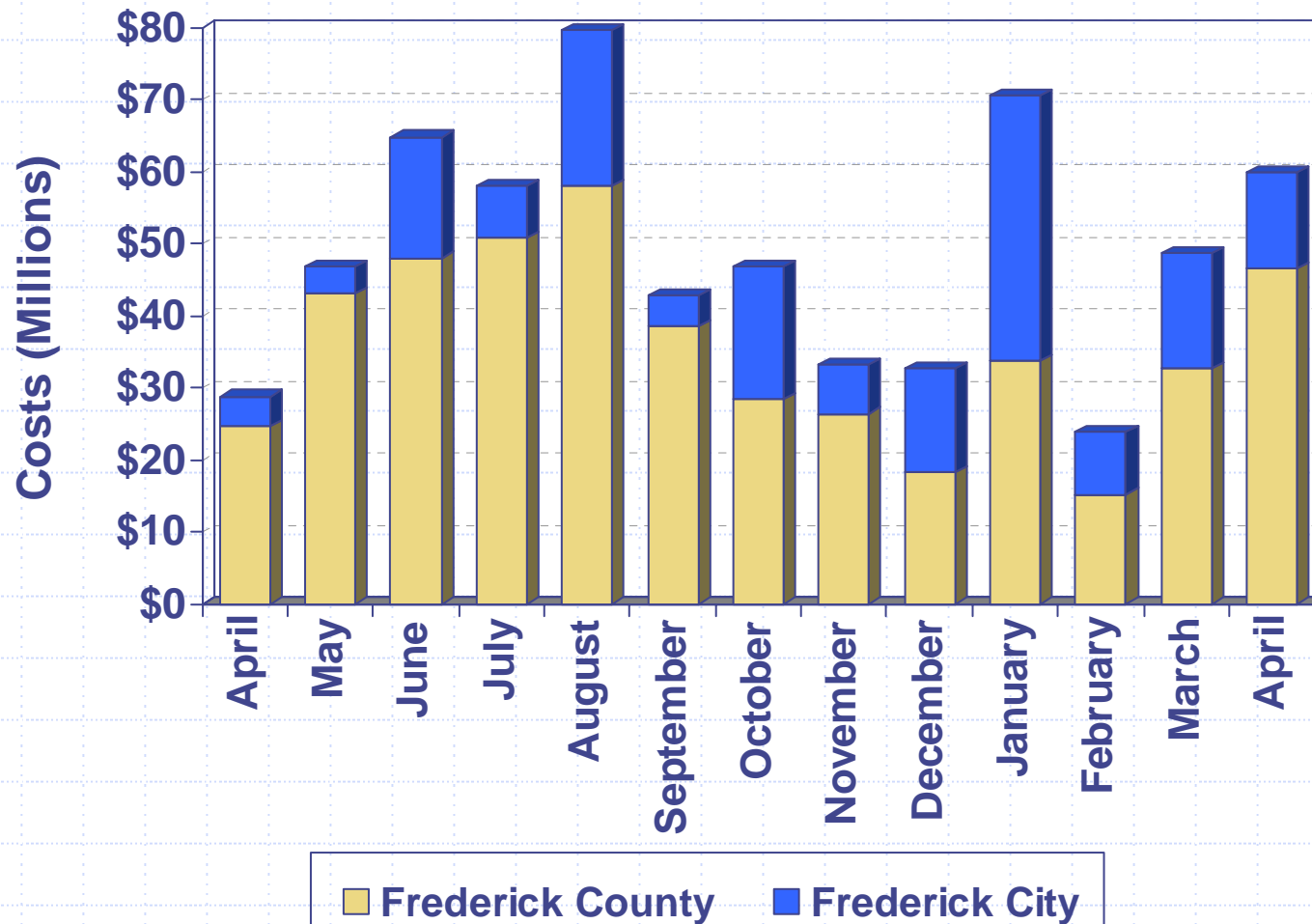
# Housing Unit Construction

## Comparison of Current Month and YTD Units

| Current Month - April |        |      |       |
|-----------------------|--------|------|-------|
| Year                  | County | City | Total |
| 2006                  | 86     | 34   | 120   |
| 2005                  | 82     | 20   | 102   |
| 2004                  | 94     | 24   | 118   |
| 2003                  | 98     | 12   | 110   |
| 2002                  | 119    | 6    | 125   |
| 5 Year Avg.           | 96     | 19   | 115   |

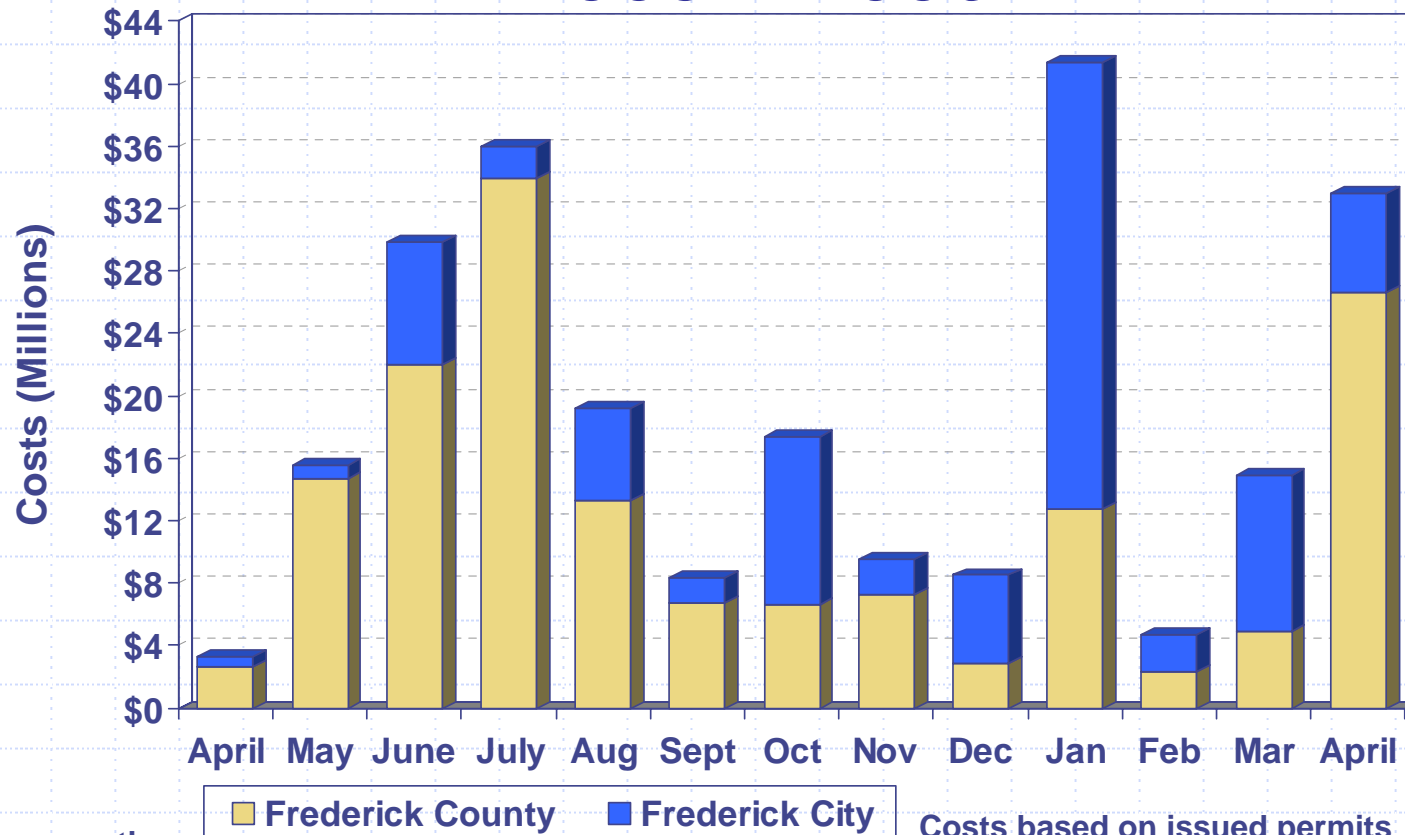
| YTD - January – April |        |      |       |
|-----------------------|--------|------|-------|
| Year                  | County | City | Total |
| 2006                  | 341    | 170  | 511   |
| 2005                  | 401    | 165  | 566   |
| 2004                  | 387    | 163  | 550   |
| 2003                  | 410    | 12   | 422   |
| 2002                  | 693    | 38   | 731   |
| 5 Year Avg.           | 446    | 110  | 556   |

# Construction Costs 2005 - 2006



Costs based on issued permits

# Commercial Construction Costs 2005 – 2006



## Cost per month:

May 2005 County - Frederick Co. East County Pumping Station

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)

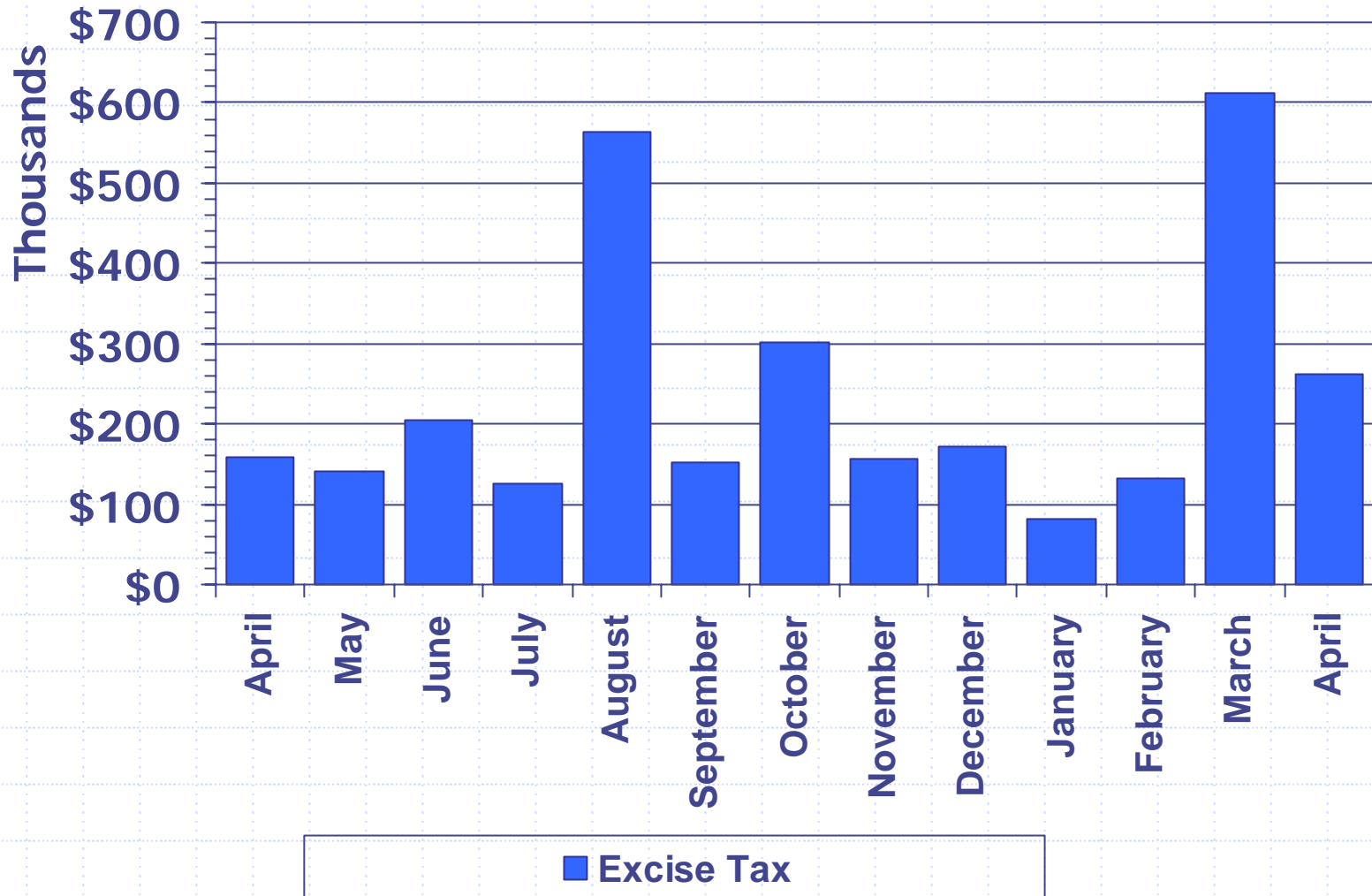
October 2005 City – Riverside Tech Park I & II Shell Buildings (\$5M) & 7<sup>th</sup> Street Shopping Center Renovation (\$2.2M)

January 2006 Co. – Frederick Nissan (\$3M) & Weis Market (\$3.3M); City – ALDI Inc. Food Warehouse (\$27.8M)

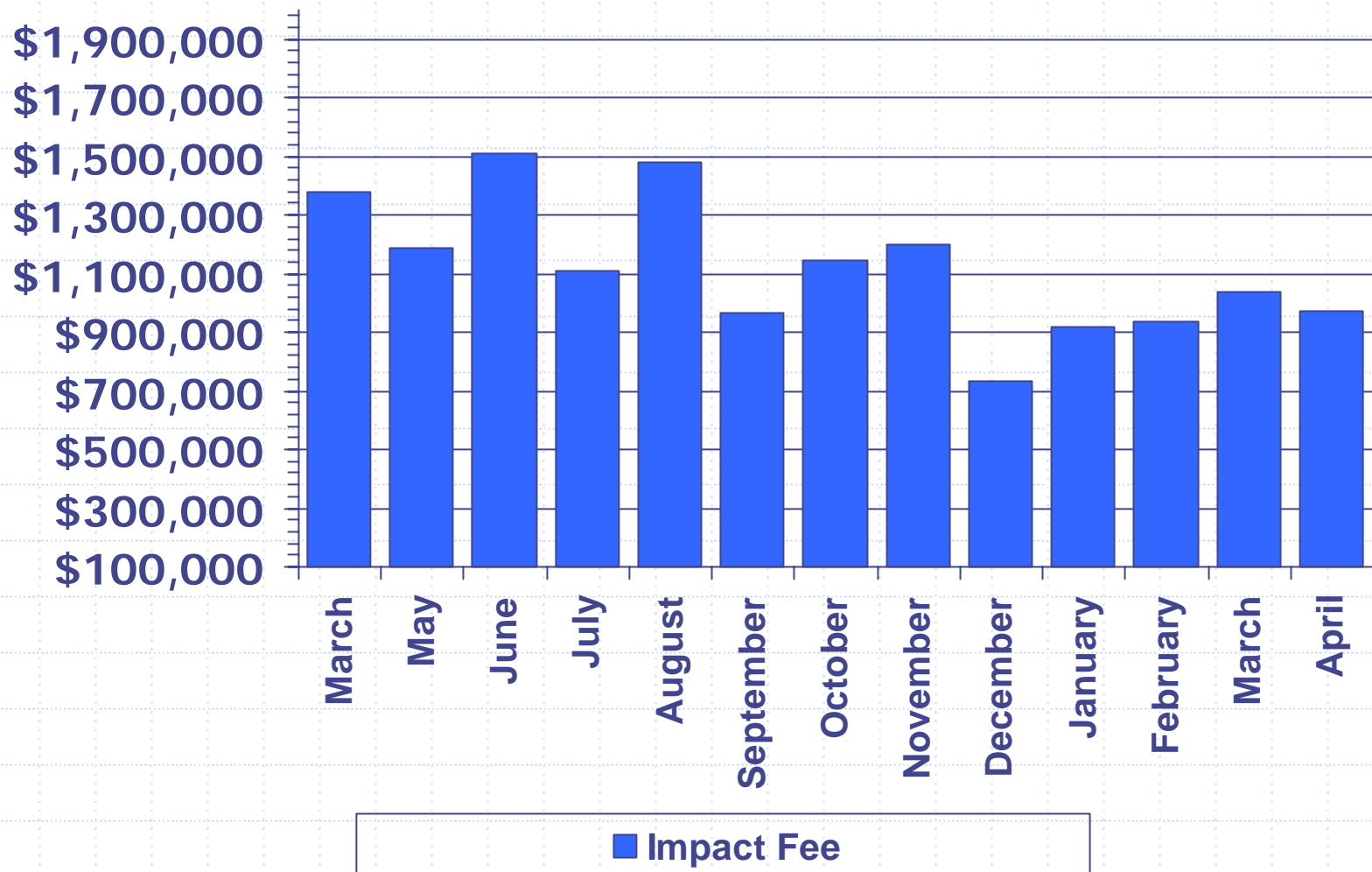
March 2006 City – Creekside Plaza (\$6.3M)

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

# Excise Tax 2005 - 2006



# Impact Fee 2005 - 2006





# LIST OF PROJECTS

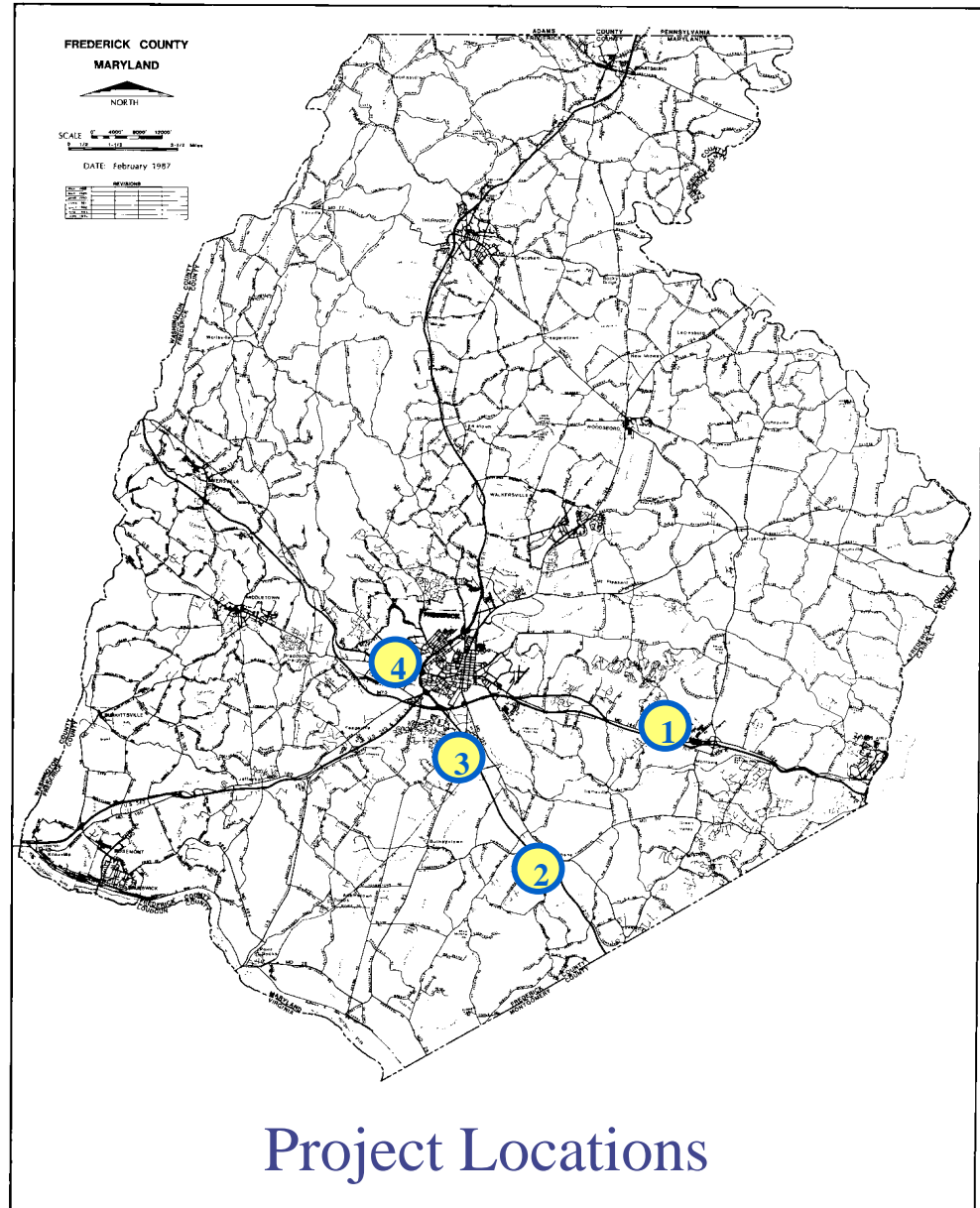
(expected to be presented  
at upcoming FcPc meeting)

## County Projects

1. New Market Self Storage
2. Villages of Urbana, Lot 270  
Quasi Public Use Site
3. Russell Property

## Municipal Projects

4. Frederick Towne Center

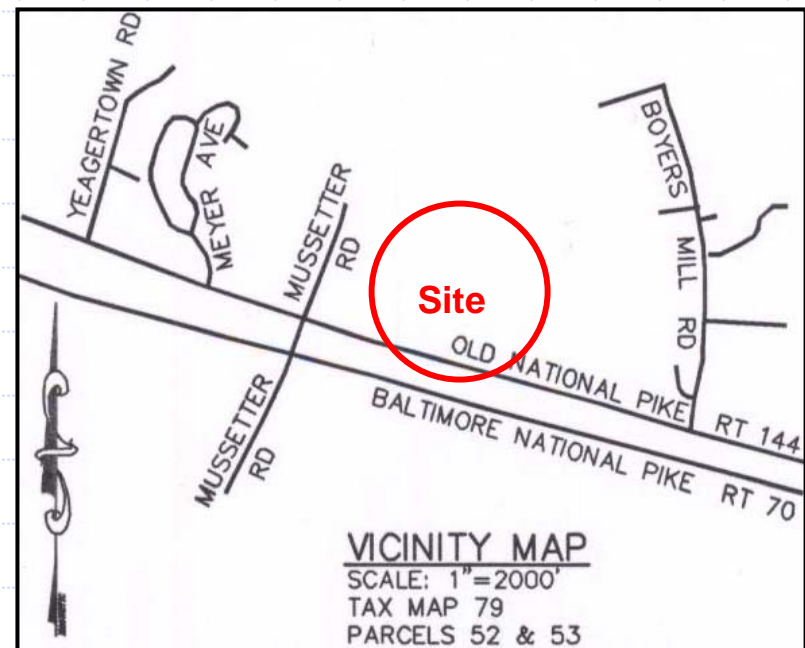




# County Projects

# New Market Self Storage

- ❑ Request: Site Plan Approval
- ❑ Location: North side of Route 144, East of Mussetter Road
- ❑ Total Units: Four storage (56,127 sq.ft.) & office (900 sq.ft.) buildings; 57,027 total sq.ft.
  - Building #1– storage (6,400 sq. ft.)
  - Building #2– storage (22,750 sq. ft.)
  - Building #3– storage (13,525 sq. ft.)
  - Building #4– storage (13,452 sq. ft.) & office (900 sq. ft.)/14,352 total sq. ft.
- ❑ Zoned: General Commercial
- ❑ Applicant: SEJ, LLC c/o David Jenkins
- ❑ Engineer: Harris, Smariga & Associates, Inc.



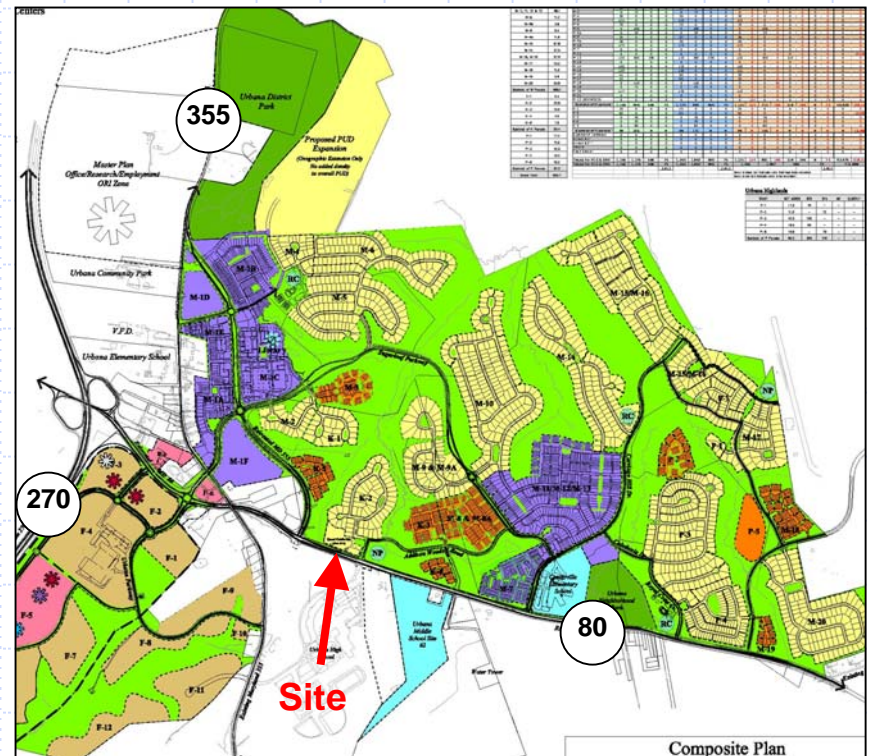


# New Market Self Storage



# Villages of Urbana, Lot 270 Quasi Public Use Site

- ❑ Request: Site Plan Approval
- ❑ Location: Campus Drive and Route 80
- ❑ Total Units: Two buildings (13,650 total sq. ft.):  
One daycare (8,000 sq. ft.) and one medical building (5,650 sq. ft.)
- ❑ Zoned: PUD
- ❑ Applicant: AMR Commercial, LLC
- ❑ Engineer: Rodgers Consulting



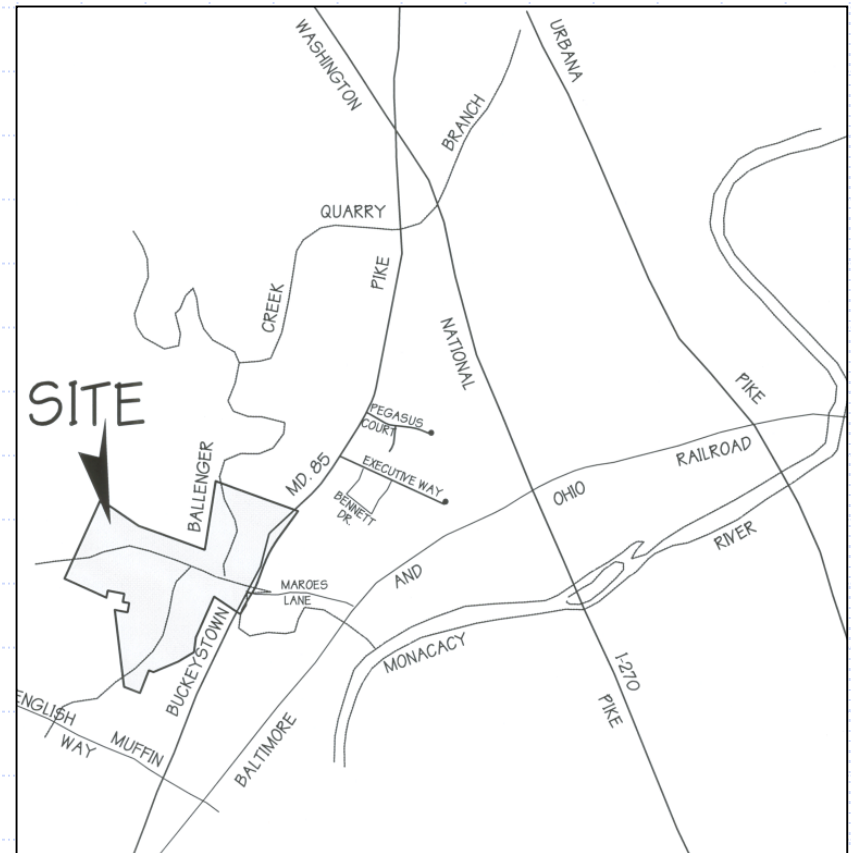


# Villages of Urbana, Lot 270 Quasi Public Use Site

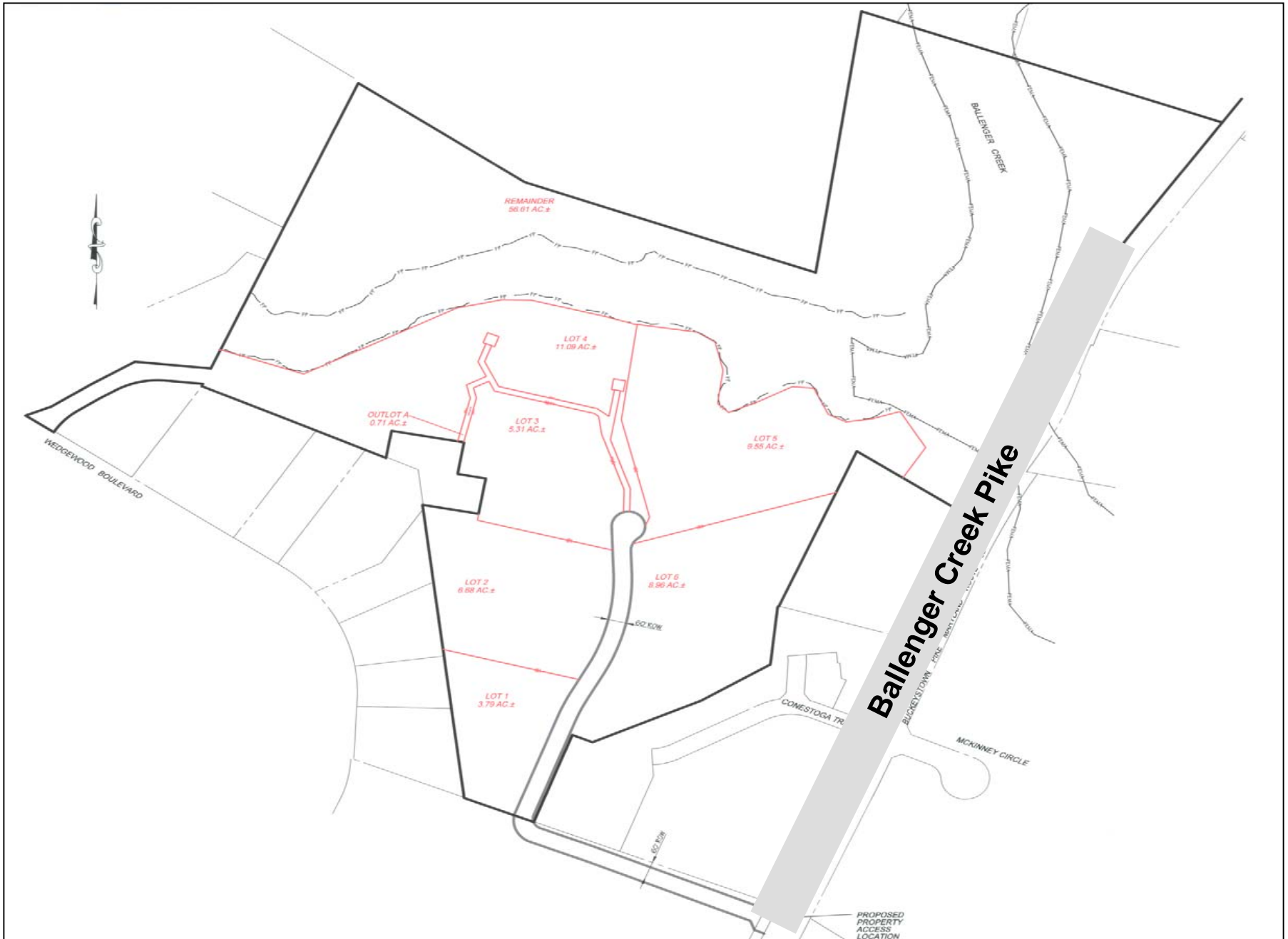


# Russell Property

- ❑ Request: Site Plan and Preliminary Plat Approval
- ❑ Location: West side of Route 85, ¼ mile South of Executive Way
- ❑ Total Units: Six industrial lots containing 11 warehouse/office buildings  
(413,730 total sq. ft.)
- ❑ Zoned: Limited Industrial/PUD
- ❑ Applicant: St. John Properties
- ❑ Engineer: Matis/Warfield



# Russell Property



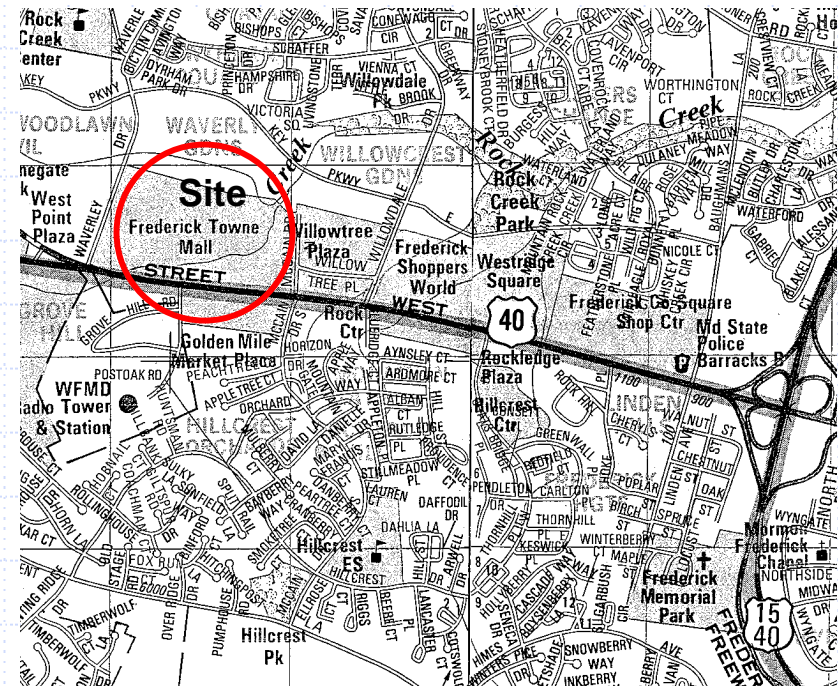




# **Municipal Projects**

# Frederick Towne Center

- ❑ Request: Multi-use Master Plan
- ❑ Location: Situated on Route 40 between Waverly Dr. and McCain Dr.
- ❑ Total Units: Redevelopment of the Frederick Towne Mall to include:  
multi-level parking deck, additional 258,670 sq. ft. of retail space,  
465 residential condo/rental units and five new pad sites
- ❑ Zoned: Multi-Use
- ❑ Applicant: Frederick Towne Mall Associates, LLC
- ❑ Engineer: Morris & Ritchie Associates



Fred  
 Clomine  
 770 Make  
 Parking numbers  
 for Forest + parking not  
 T16  
 traffic correction  
 flowing  
 Purpose vs Deck  
 Frederick Towne Mall Associates  
 10000 Old Hwy 101  
 Suite 100  
 Frederick, MD 21704  
 410-301-1000



APRIL 12, 2006

[illegible]