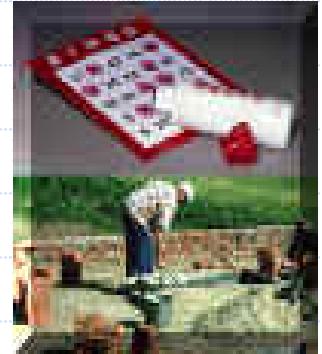


# Division of Permitting and Development Review

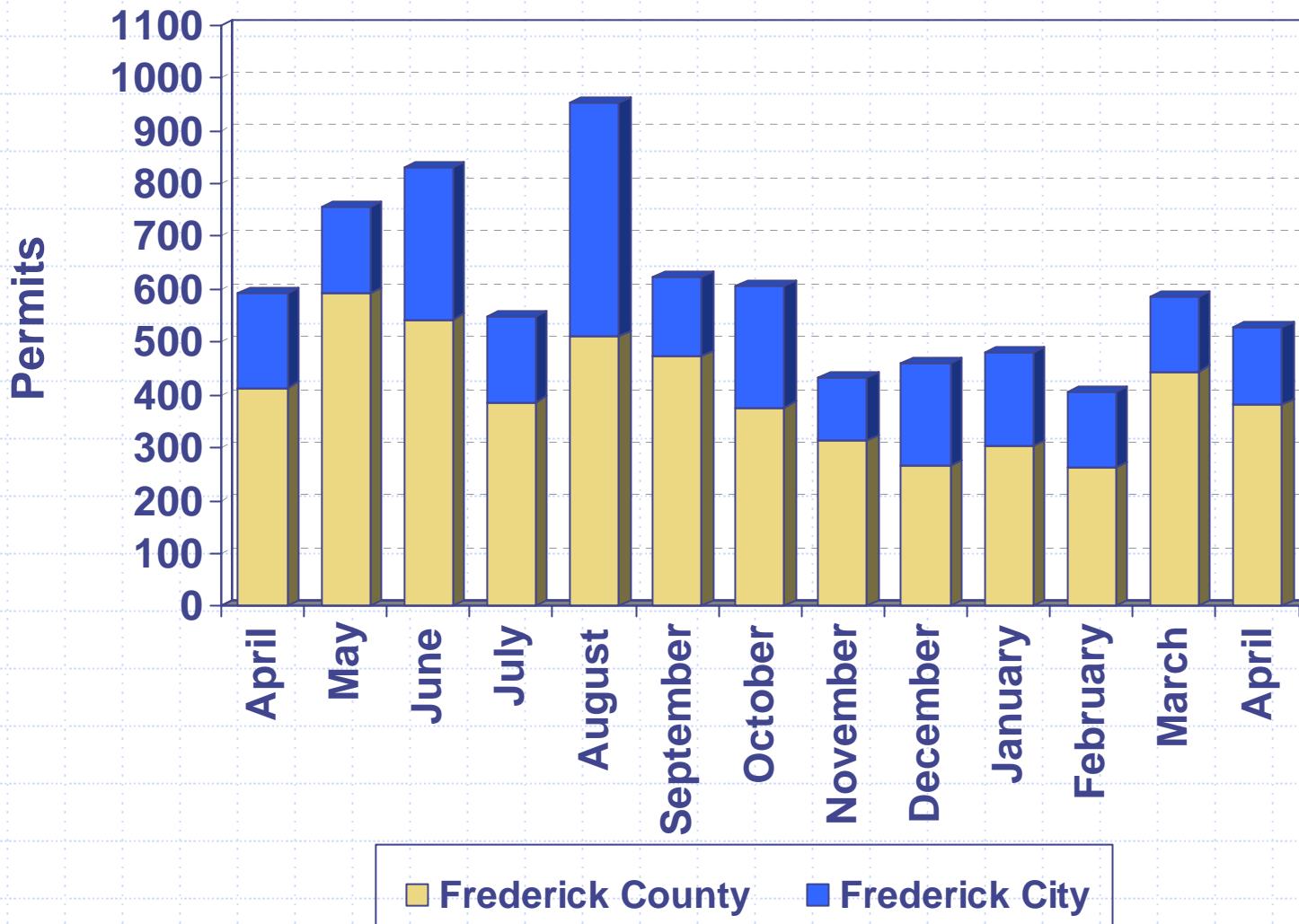


- May 25, 2006
- Director's Development Data/Project Presentation to the County Commissioners

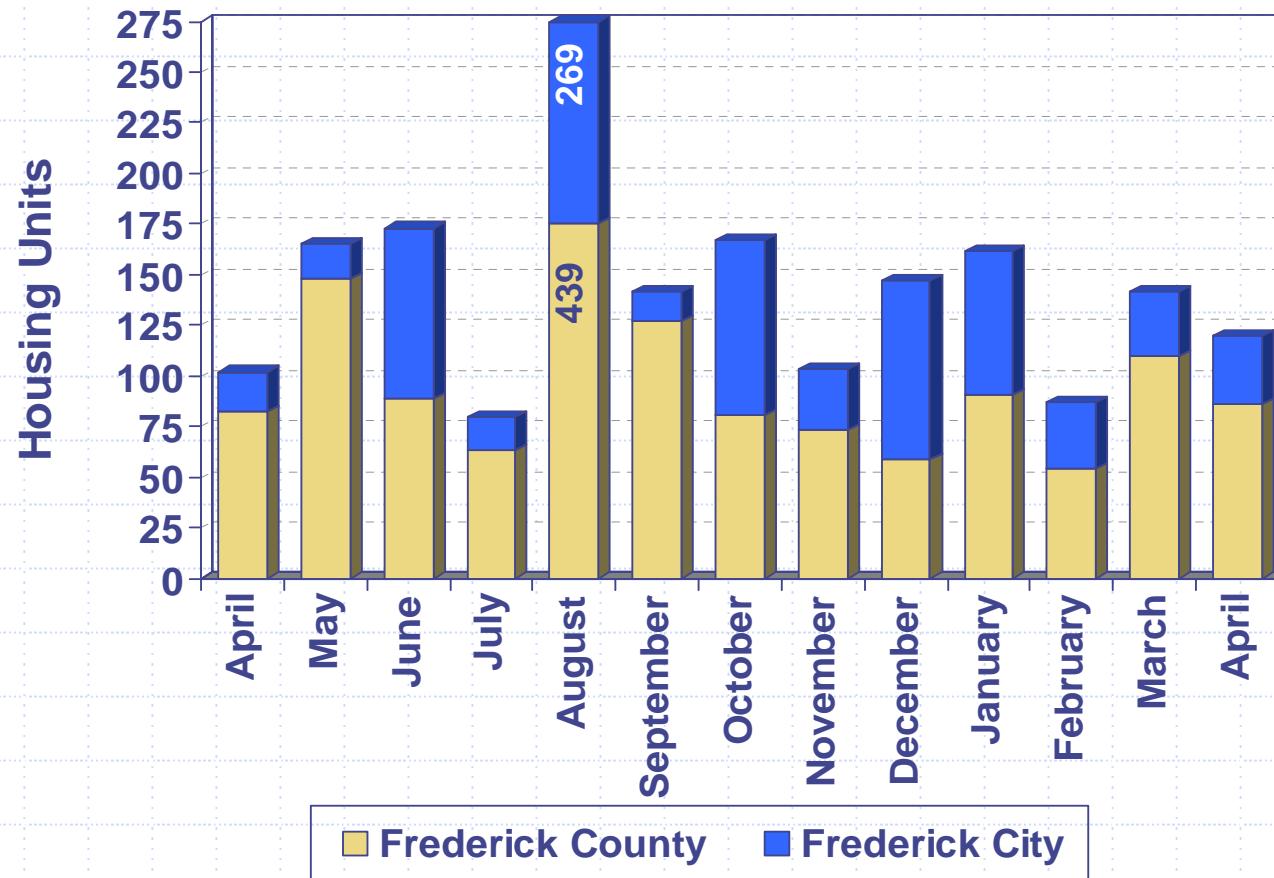


# Building Permits Issued

## 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

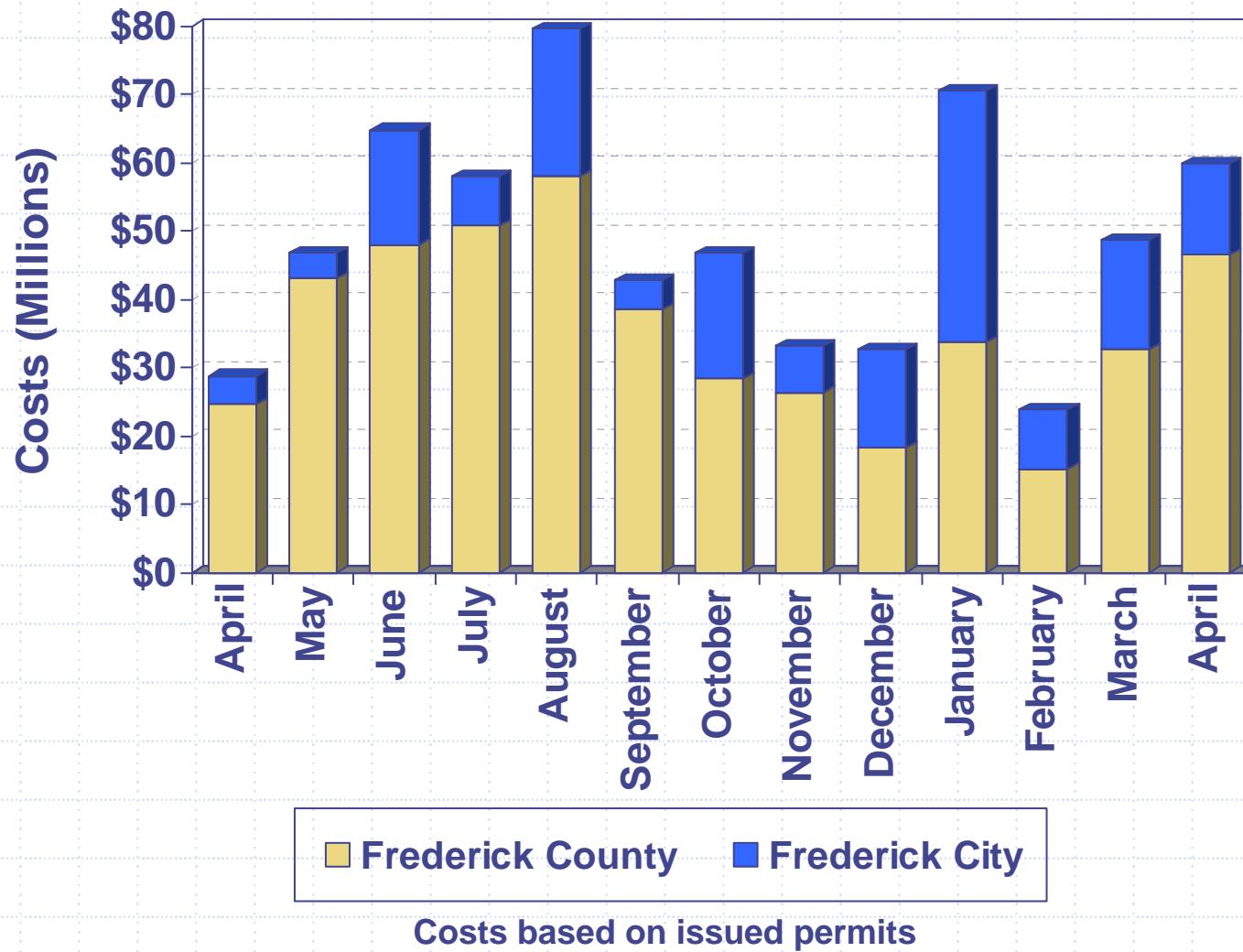
Year	County	City	Total
2006	86	34	120
2005	82	20	102
2004	94	24	118
2003	98	12	110
2002	119	6	125
5 Year Avg.	96	19	115

YTD - January – April

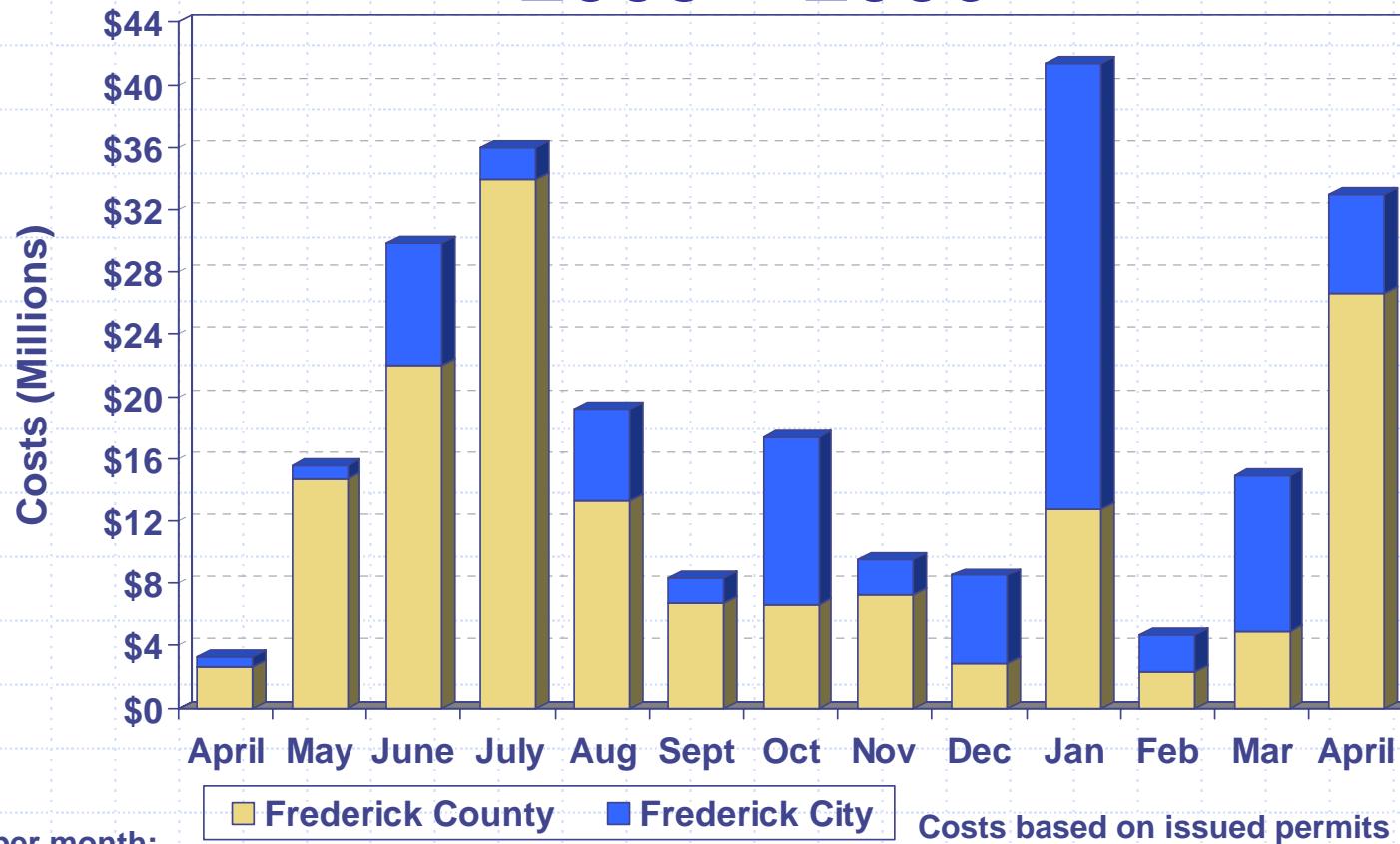
Year	County	City	Total
2006	341	170	511
2005	401	165	566
2004	387	163	550
2003	410	12	422
2002	693	38	731
5 Year Avg.	446	110	556

# Construction Costs

## 2005 - 2006

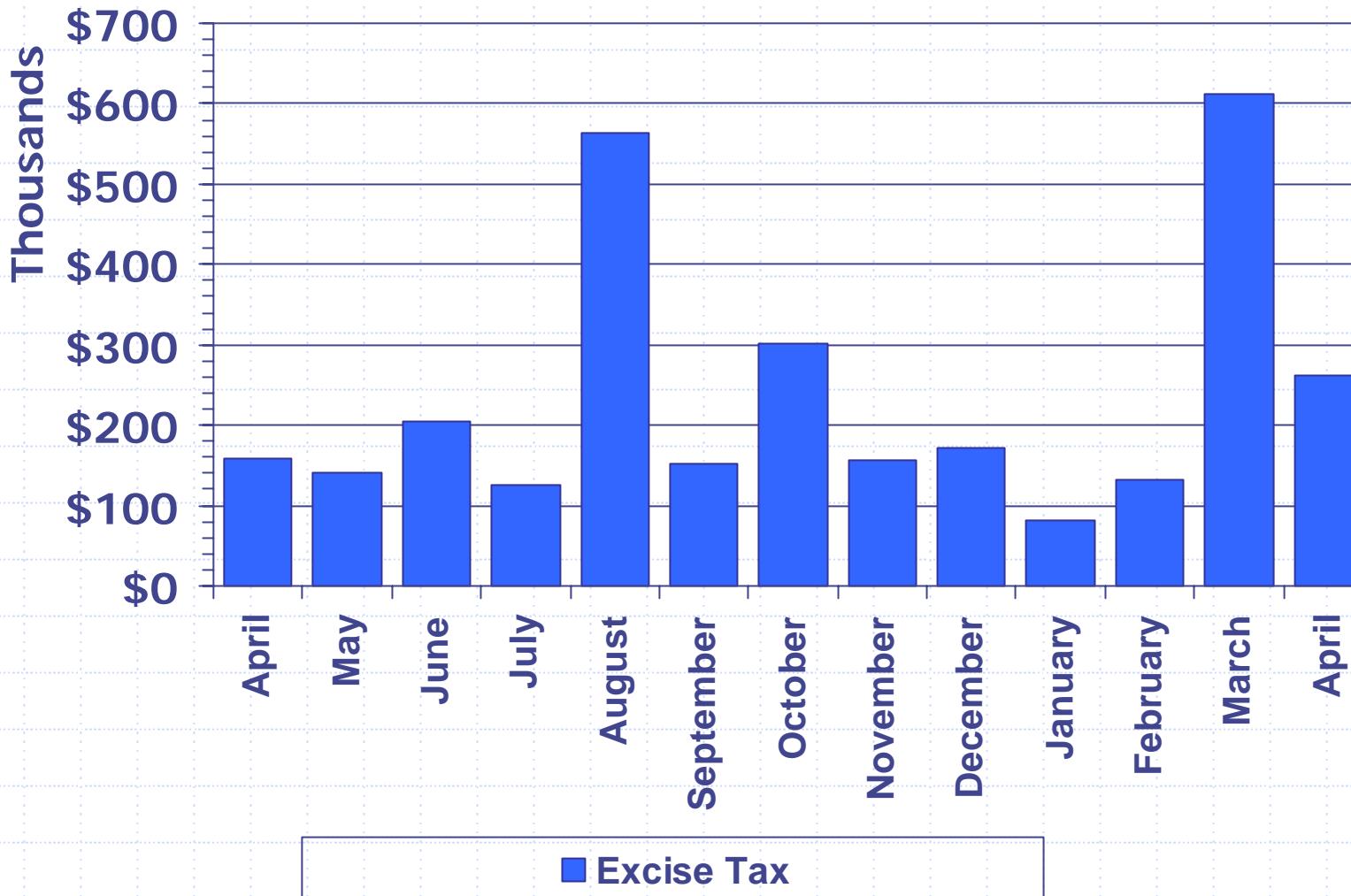


# Commercial Construction Costs 2005 – 2006

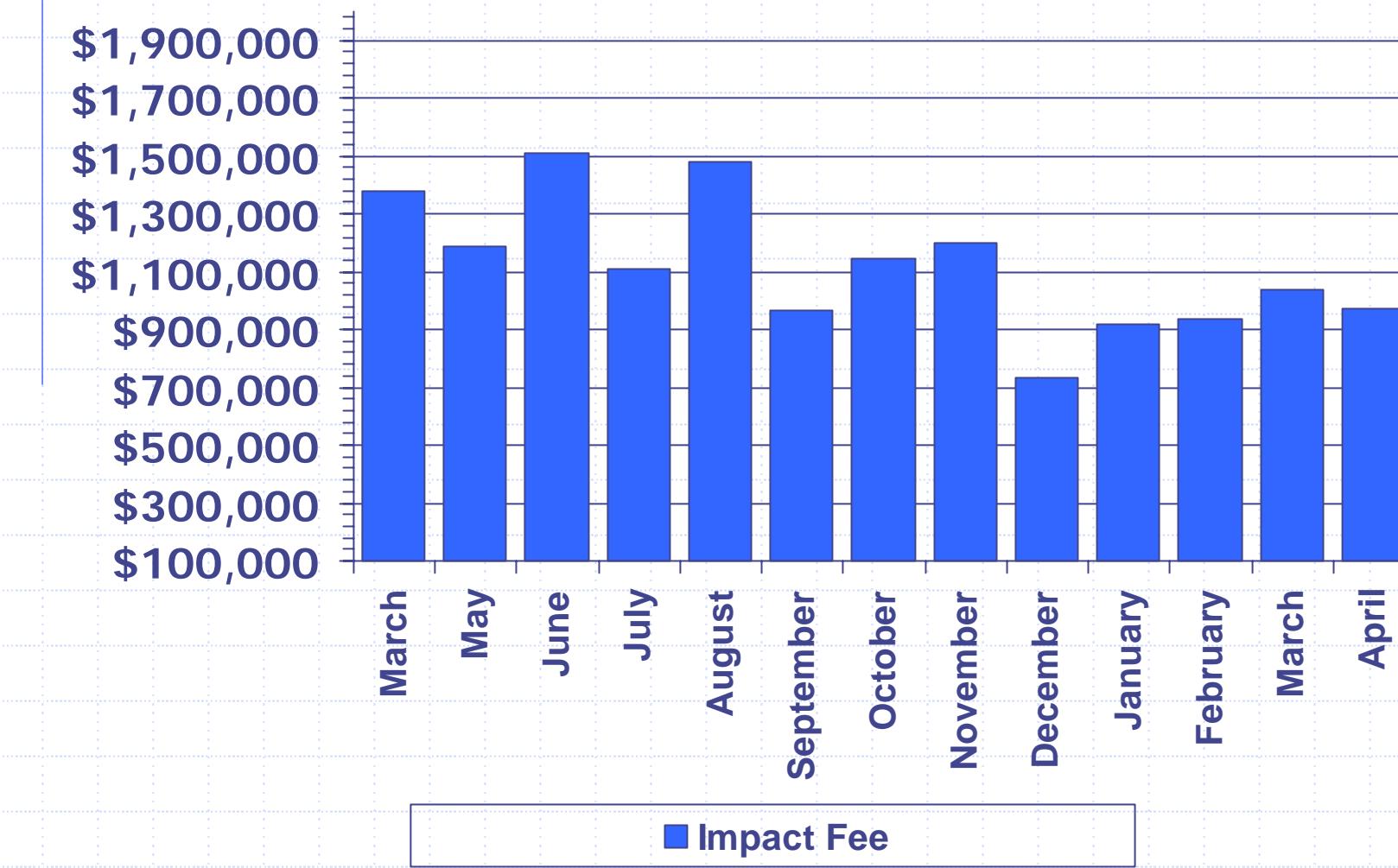


# Excise Tax

## 2005 - 2006



# Impact Fee 2005 - 2006



# LIST OF PROJECTS

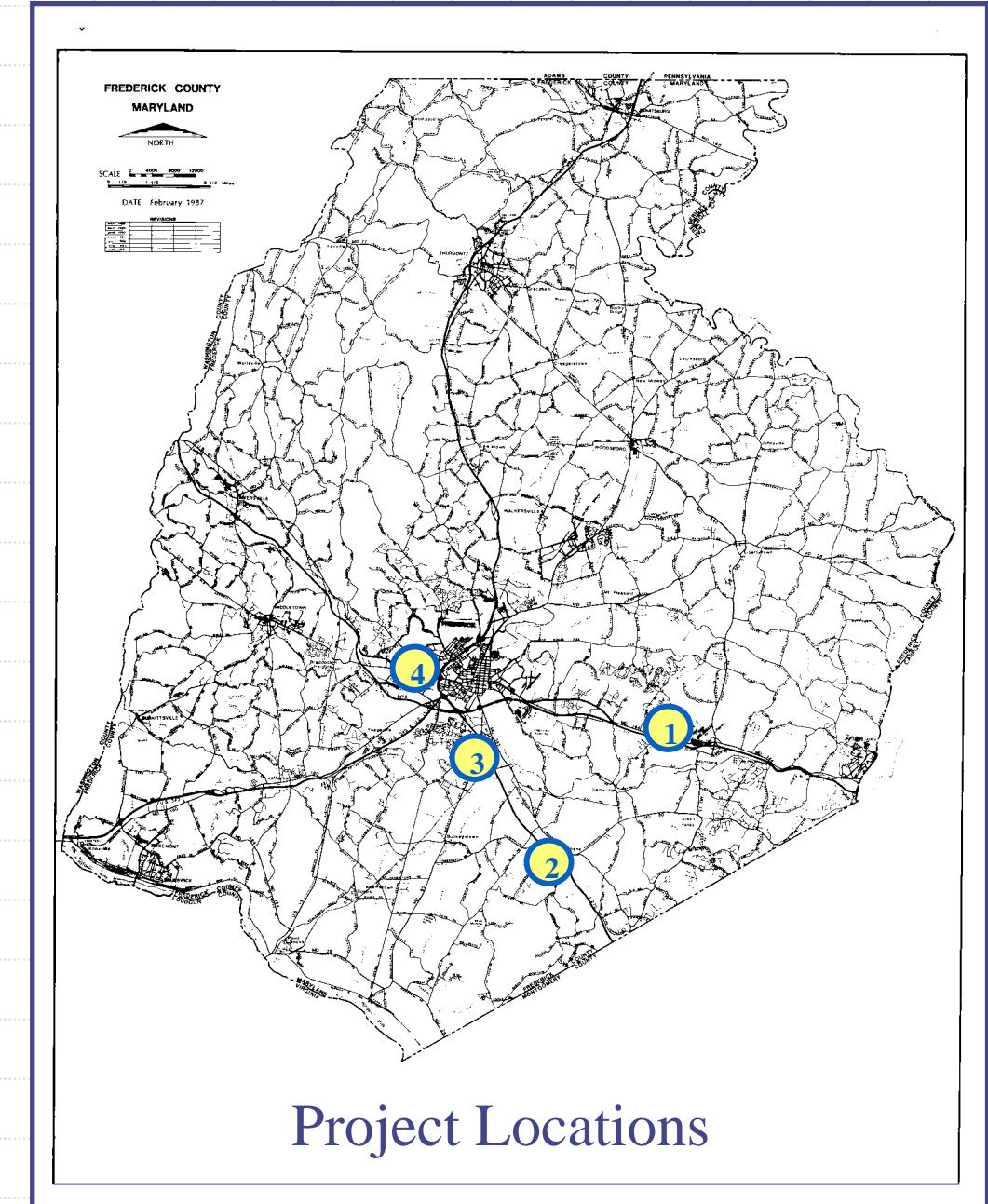
(expected to be presented  
at upcoming FcPc meeting)

## County Projects

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

## Municipal Projects

4. Frederick Towne Center

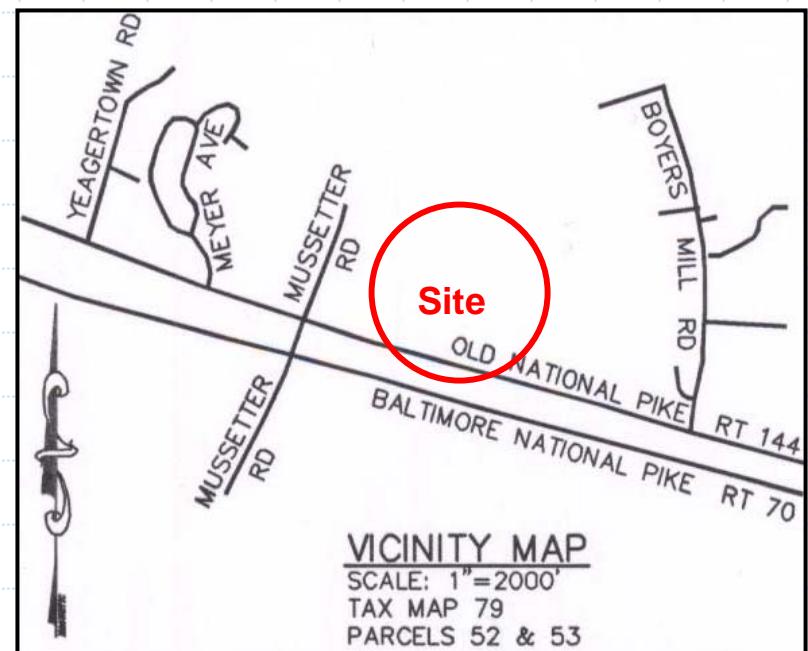




# County Projects

# 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.



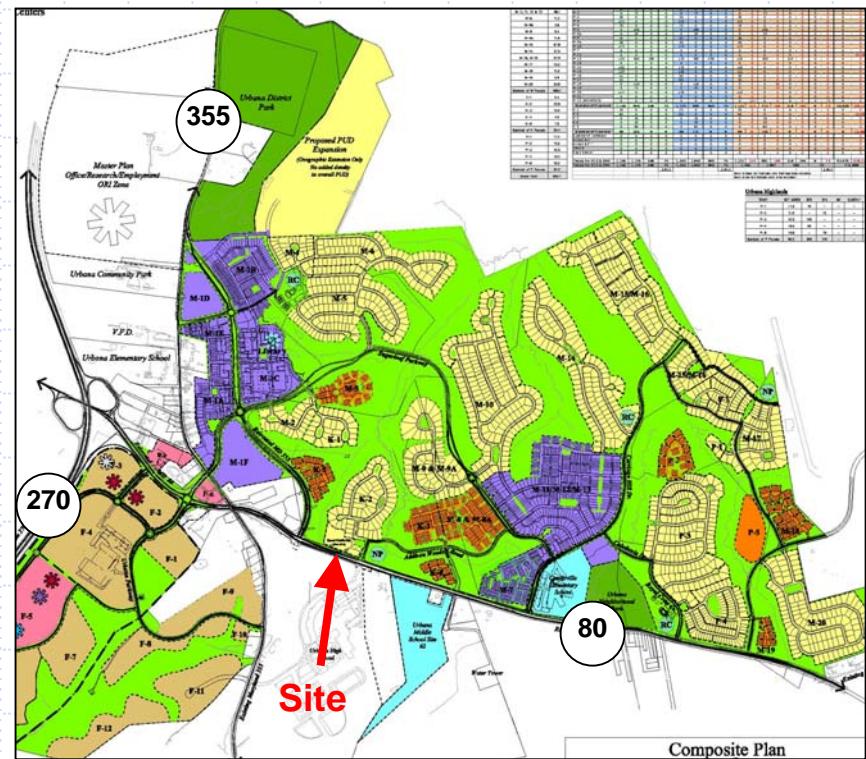
# New Market Self Storage

# Route 144



# 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

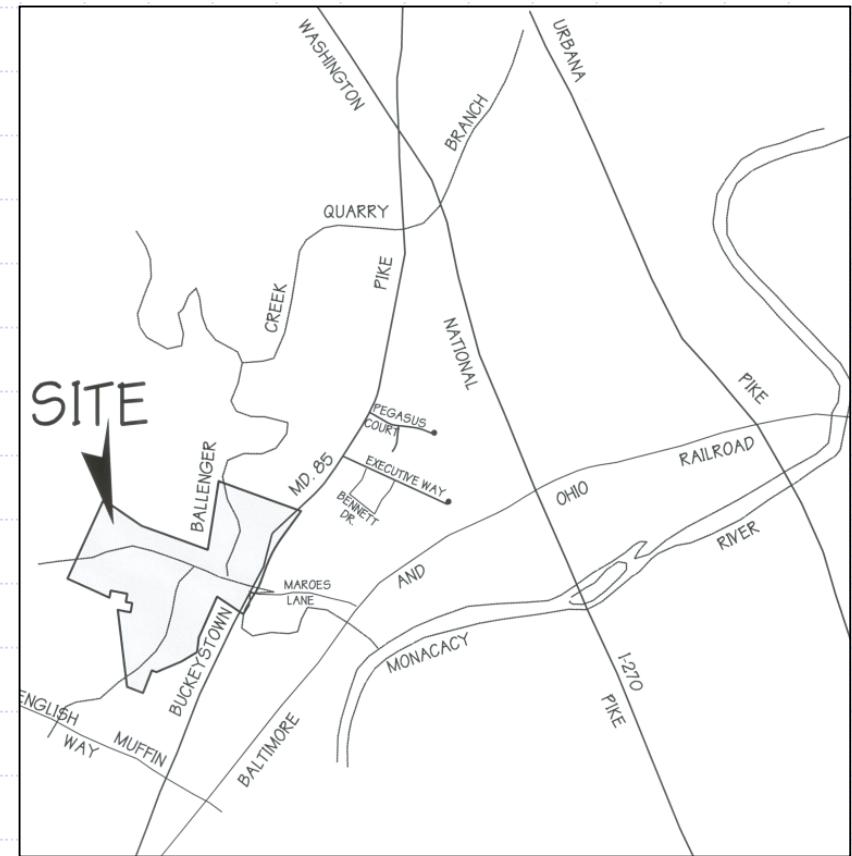


# Villages of Urbana, Lot 270 Quasi Public Use Site

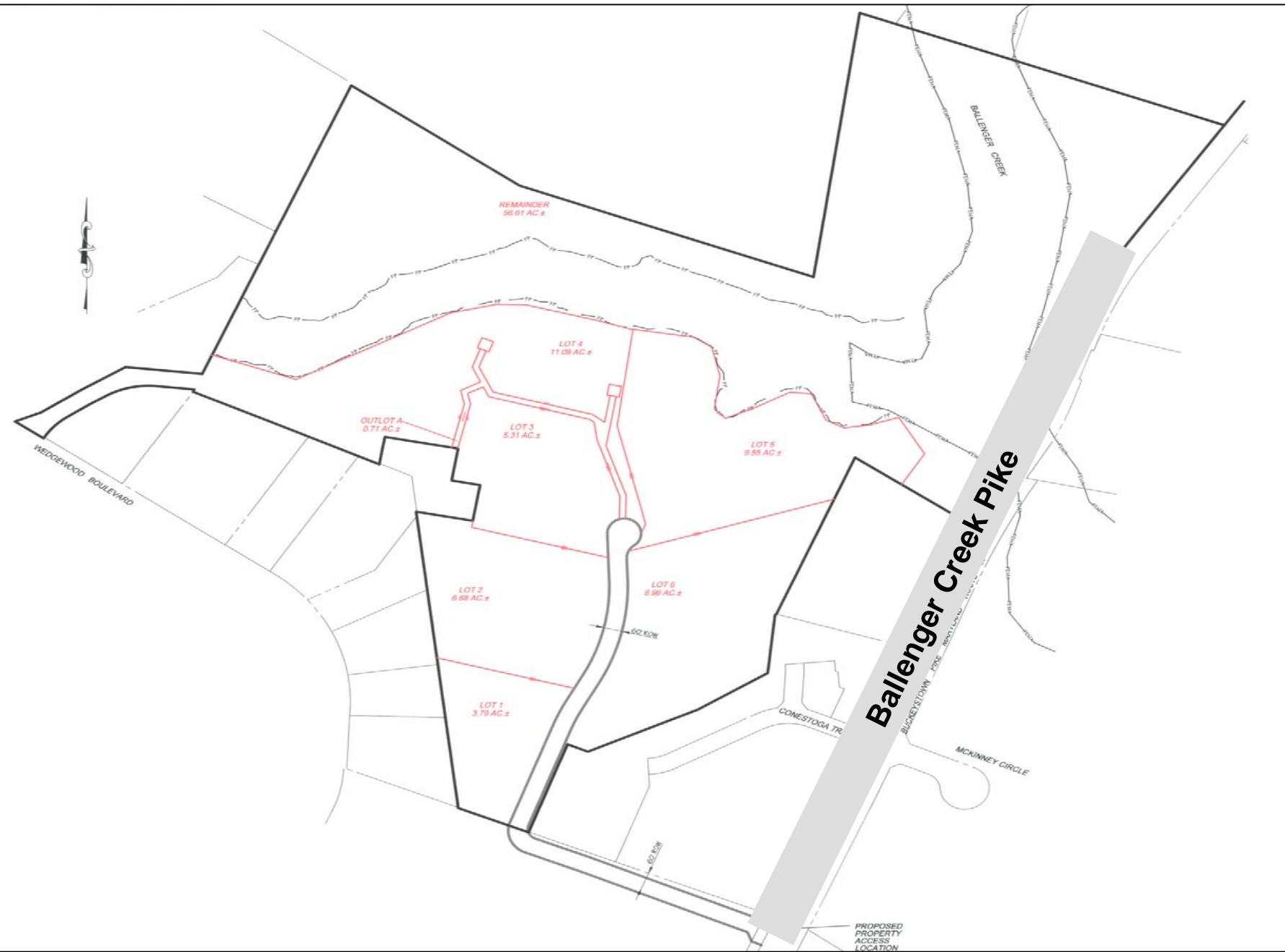


# Russell Property

- Request: Site Plan and Preliminary Plat Approval
- Location: West side of Route 85,  $\frac{1}{4}$  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

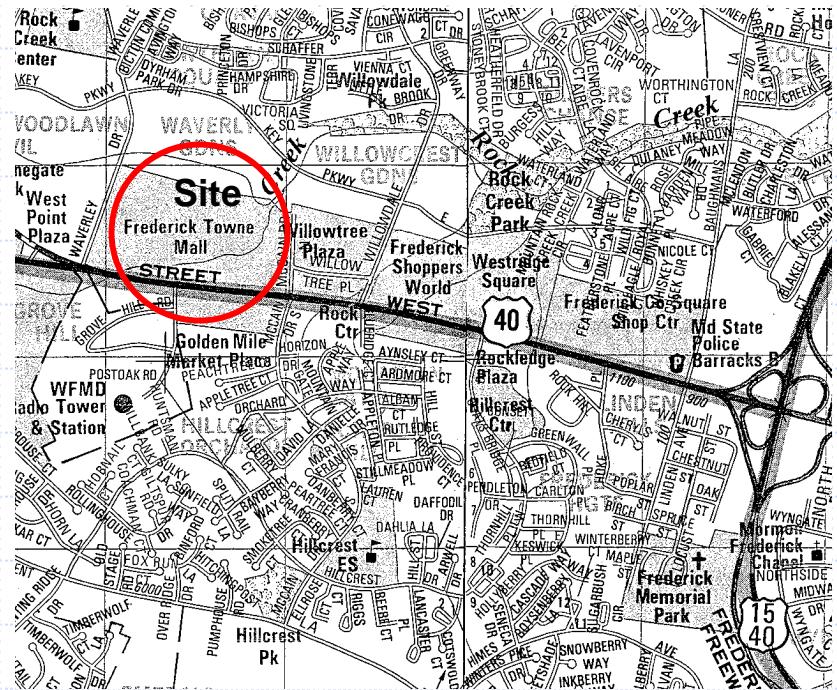




# Municipal Projects

# 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



# Frederick Towne Center



THE NEW FREDERICK TOWNE CENTER  
PROPOSED SITE PLAN - RETAIL & RESIDENTIAL

APRIL 17, 2006

NORTH

