

# DEVELOPMENTACTIVITY

FY05-06 FOURTH QUARTER

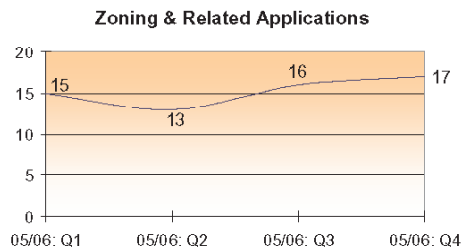
APRIL - JUNE 2006

This report highlights the activity of the Community & Economic Development Department for the last quarter. The Community & Economic Development Department includes four divisions 1) Administration, 2) Building & Development Services, 3) Planning and 4) Business Development.

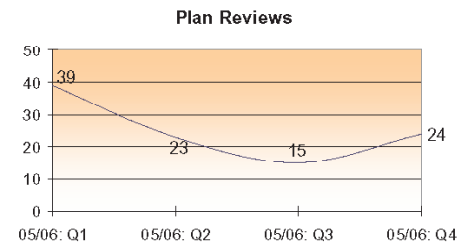
The Building & Development Services Division oversees building plan reviews, permits and inspections. The Planning Division is responsible for zoning, variances, entitlements and subdivisions. The Business Development Division handles all matters related to economic development, including business attraction, business retention and also provides staff for the Modesto Redevelopment Agency.

## Planning Division Activity

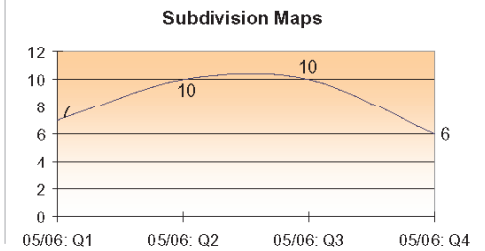
Zoning & Related Applications: 17



Administrative Plan Reviews: 24

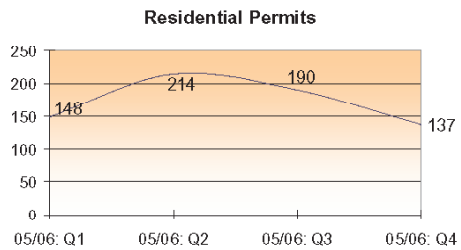


Tentative Subdivision/Parcel Maps  
# of Maps: 6  
# of Lots: 984

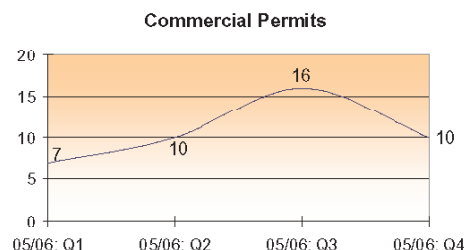


## Building & Development Services Division Activity

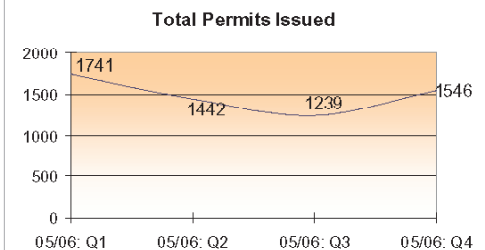
New Single-family: 137  
New Multi-family: 24  
Residential Remodel: 1,209



New Commercial: 10  
Commercial Remodel: 105  
Miscellaneous Permits: 85



Total Permits: 1,516  
Inspections: 11,883  
YTD Valuation: \$298,025,900



# ACTIVITYMAP

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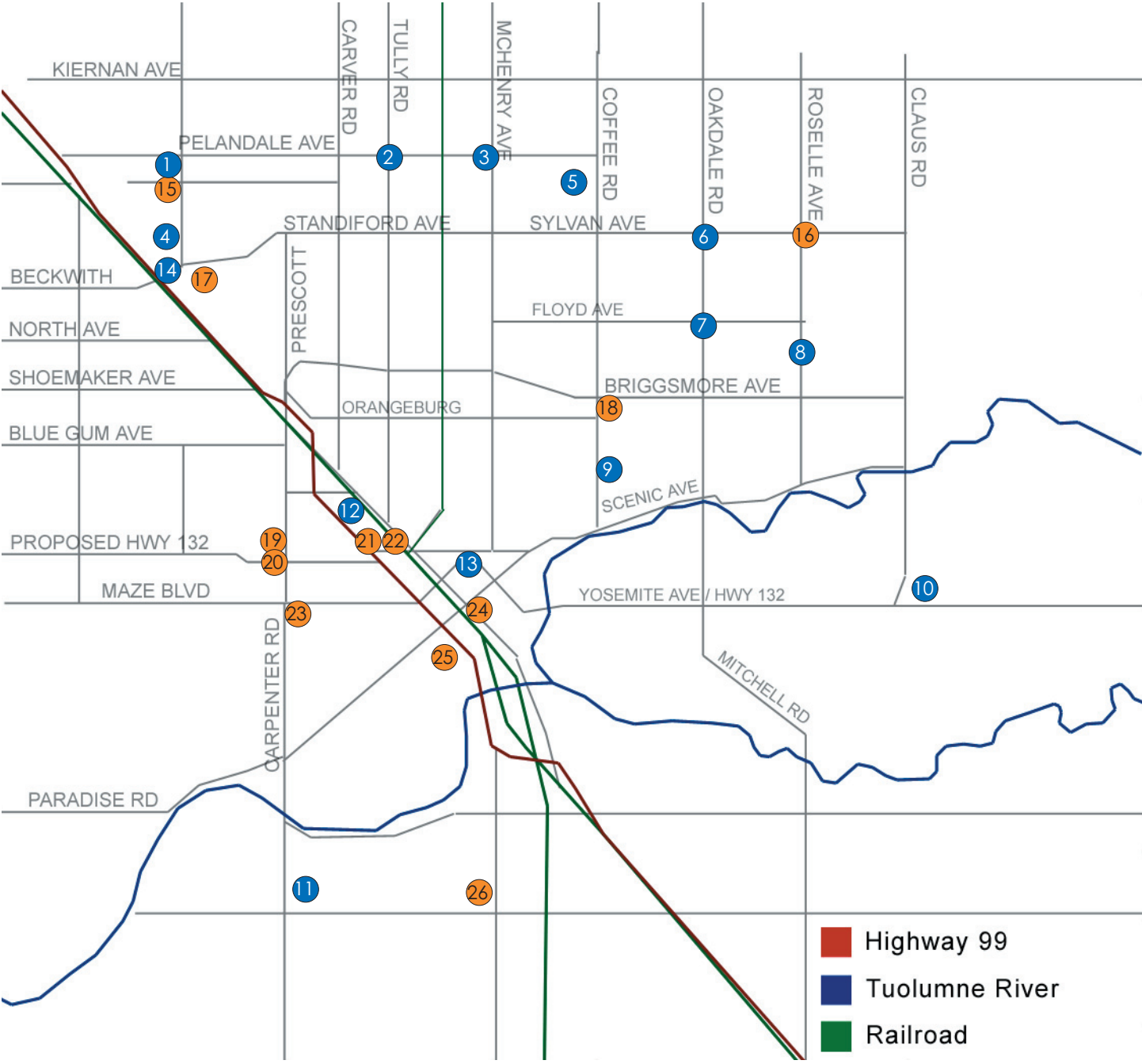
## Planning Division Activity

- 1 Kiernan Business Park East  
Dale Rd. & Bangs Ave.  
- Undergoing Staff Review
- 2 Woodglen  
Tully Rd. & Pelandale Ave.  
- Pending Complete Application
- 3 Pelandale/McHenry SP  
Pelandale Ave. & McHenry Ave.  
- Undergoing staff review
- 4 The Promenade Retail Center  
Dale Rd & Vintage Ave.  
- Preparing draft EIR
- 5 Mana/Wagner GPA/SPA  
Bangs Ave. & American Ave.  
- Pending clarification
- 6 Tivoli Specific Plan  
Oakdale Rd. & Sylvan Ave.  
- Undergoing staff review
- 7 Tanglewood Subdivision  
Oakdale Road & Floyd Ave.  
- Undergoing Staff Review
- 8 Affordable Housing Project  
Roselle Ave. & Belharbour Rd.  
- Pending Final Approval
- 9 Gould Medical Center  
600 Coffee Road  
- Undergoing CEQA review
- 10 Johansen/Empire North SP  
Yosemite Ave. & Claus Rd.  
- Concept Plan Under Review
- 11 Fairview Specific Plan Amend.  
Carpenter Rd. & Hatch Rd.  
- Undergoing staff review
- 12 Kansas Woodland Business Park  
Hwy 99 & Kansas Ave.  
- Undergoing Staff Review
- 13 First Baptist MP Building  
Needham Rd. & 11th St.  
- Undergoing staff review
- 14 Vintage Faire Mall Expansion  
Sisk Rd. & Standiford Ave.  
- Undergoing staff review

## Building & Development Services Division Activity

- 15 Office Building  
4016 Dale Rd  
Size: 9,581 sq. ft.  
Valuation: \$1,088,637
- 16 Veterinary Hospital  
3520 Roselle Ave  
Size: 6,268 sq. ft.  
Valuation: \$1,546,000
- 17 Office Building  
3048 Hahn Dr  
Size: 7,477 sq. ft.  
Valuation: \$1,200,000
- 18 Warehouse  
129 Drake Ave  
Size: 4,280 sq. ft.  
Valuation: \$210,000
- 19 Retail Building  
1219 N. Carpenter Rd  
Size: 9,817 sq. ft.  
Valuation: \$387,000
- 20 Retail Building  
1219 N. Carpenter Rd  
Size: 4,309 sq. ft.  
Valuation: \$106,000
- 21 New Building  
820 Kansas Ave  
Size: 1,726 sq. ft.  
Valuation: \$650,000
- 22 New Building  
822 Kansas Ave  
Size: 2,400 sq. ft.  
Valuation: \$250,000
- 23 New Church  
1200 Maze Blvd  
Size: 26,250 sq. ft.  
Valuation: \$11,800,000
- 24 New Warehouse  
500 7th St  
Size: 19,175 sq. ft.  
Valuation: \$840,000
- 25 Maddus Youth Center Renov.  
615 Sierra Dr  
Size: 13,225 sq. ft.  
Valuation: \$1,162,477
- 26 New Buildings (3)  
2301 Crows Landing Rd  
Size: 54,660 sq. ft. total  
Valuation: \$2,547,156 total

# ACTIVITYMAP



The projects depicted on this map were chosen based on their valuation or notability. The projects are displayed in no particular order and are presented only to give a general idea of development activity in the City of Modesto over the past quarter.

# BUSINESSACTIVITY

## **Kiernan Business Park Implementation Plan**

The Kiernan Business Park implementation plan enables infrastructure improvements to be planned comprehensively and enabling the completion of a bonded community facilities district. The City Council approved the funding agreements and the EIR contract with Turnstone Consulting.

## **Kansas-Woodland Business Park (FMC)**

Redevelopment Agency project to develop FMC parcel into a business park adjacent to State Route 99. The sale of the property to the Modesto RDA will be completed by November 2006. The sale to Terrence Rose will be completed subsequent to the FMC - RDA land transaction.

## **17th & G Street Downtown Affordable Housing Project**

Redevelopment Agency project to develop affordable housing in the downtown area. The Council and the Agency approved the sale and acquisition, respectively, of this site for use as an affordable housing project site. In compliance with CEQA regulations, a Mitigated Negative Declaration (MND) was also approved. At the Board's direction, staff has continued to negotiate with the surrounding property owners for expansion of the project site.

## **Downtown Mixed-Use Project 10th & H Streets**

Redevelopment Agency to assist in the development of office project at 10th & H Sts. The Agency staff is working with the developer team to create this

mixed-use development of retail, boutique hotel, market-rate housing and parking at 10th & H Streets.

## **Mixed use project: Transportation Center on 9th Street**

The fire-damaged building was demolished in late 2005. Council approved construction of a temporary surface parking lot for use over the next 3 years. The long-term development planning of the site will begin with a Request for Statement of Interests to the private sector.

## **Marketing Modesto**

Staff is working with a marketing firm to create a long-term marketing plan that will target business retention and expansion of existing businesses as well as business attraction. The Draft Marketing Plan will be reviewed by the staff and brought to the Council for consideration

## **Enterprise Zone**

Modesto is preparing an application requesting an expansion to the Enterprise Zone area. The State allows a 15% expansion of the total EZ area based on required criteria. The goal is to maximize the EZ area and include as many businesses as possible for the 15-year plan. The application will be packaged with others in the County and sent to the State for review.

## **Various Business Attraction Projects**

Staff is working on a daily basis with several businesses in their search

for the best site to relocate or expand their business. Current clients include:

1. Call Center: A national call center has selected the Modesto area for a new facility location. This is one of the top call center companies in the US. There will be approx. 150 new jobs created to start this business.
2. Plastic recycling company: Modesto has made the short list for this facility. Once the site is selected, it will take approximately 18-20 months until startup.
3. Plastics manufacturer: This company is considering building a new facility in Northern California. Modesto is under consideration for this company.

## **Community & Economic Development Department**

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