

# DEVELOPMENTACTIVITY

FY04-05 THIRD QUARTER

JANUARY - MARCH 2005

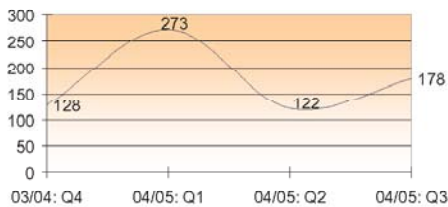
This report highlights the activity of the Community & Economic Development Department for the last quarter. The Community & Economic Development Department includes four divisions 1) Administration, 2) Building & Development Services, 3) Planning and 4) Business Development.

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.

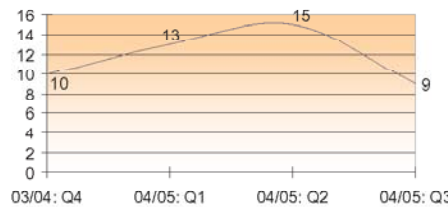
## Building & Development Services Division Activity

New Residential:	178	New Commercial:	9	Total Permits:	1,234
Single-family:	176	Commercial Remodel:	154	Inspections:	10,923
Multi-family:	2	Commercial Misc:	82	YTD Valuation:	\$ 243,226,814
Residential Remodel:	811				

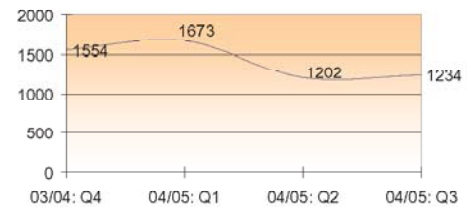
Residential Permits



Commercial Permits



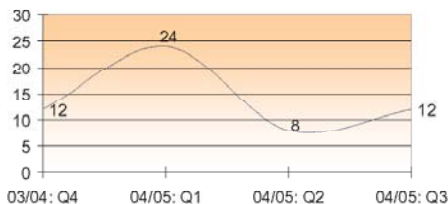
Total Permits



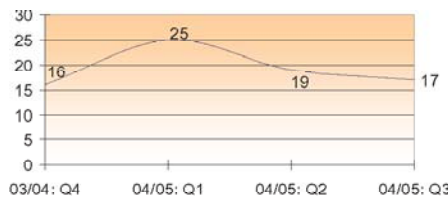
## Planning Division Activity

Zoning & Related Applications:	12	Administrative Plan Reviews:	17	Tentative Subdivision/Parcel Maps	
				# of Maps:	6
				# of Lots:	40

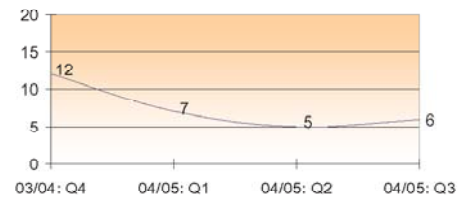
Zoning & Related Applications



Plan Reviews



Subdivision Maps



# ACTIVITYMAP

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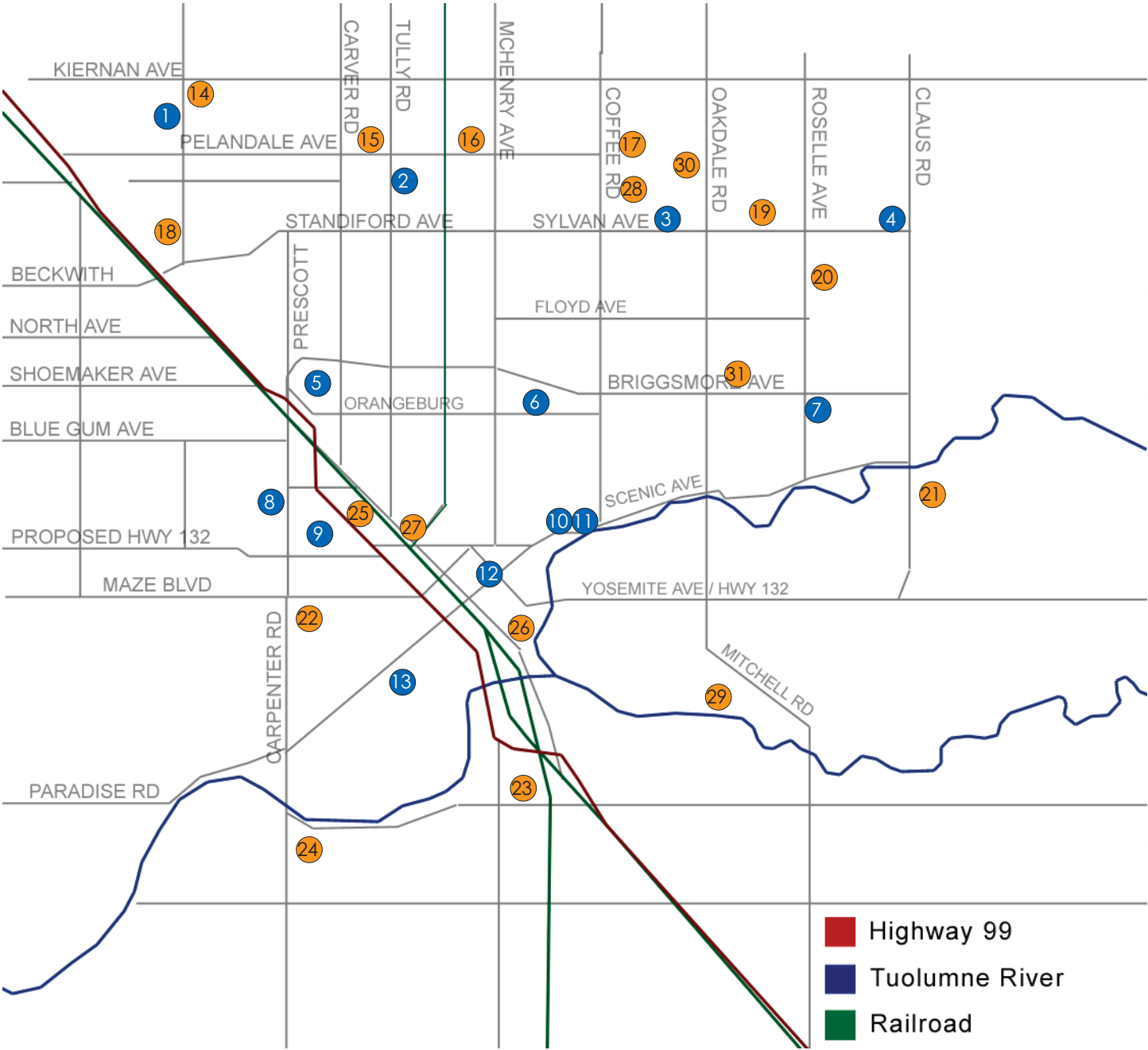
## Building & Development Services Division Activity

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|---|--|---|
| <b>1</b> Kaiser Hospital (HSW TI)<br>4601 Dale Road<br>Sq. Ft: 154,375<br>Valuation: \$ 46,363,776                          | <b>6</b> Medical Office Building<br>630 East Orangeburg Avenue<br>Sq. Ft: 5,497<br>Valuation: \$ 1,100,000 | <b>11</b> PMZ Real Estate TI<br>1120 Scenic Avenue<br>Sq. Ft: 17,900<br>Valuation: \$ 780,000         |
| <b>2</b> Big Valley Grace Church<br>4040 Tully Road<br>Sq. Ft: 16,720<br>Valuation: \$ 960,000                              | <b>7</b> IRS Tenant Improvement<br>1533 Lakewood Avenue<br>Sq. Ft: 10,758<br>Valuation: \$ 650,000         | <b>12</b> Shell Office Building<br>630 16th Street<br>Sq. Ft: 16,957<br>Valuation: \$ 1,275,000       |
| <b>3</b> Windows by Jericho<br>2101 Sylvan Avenue<br>Sq. Ft: 14,652<br>Valuation: \$ 751,364                                | <b>8</b> El Rosal Restaurant<br>1101 Carpenter Road<br>Sq. Ft: 4,490<br>Valuation: \$ 920,000              | <b>13</b> Fire & Police Substation<br>420 Chicago Avenue<br>Sq. Ft: 11,202<br>Valuation: \$ 3,000,000 |
| <b>4</b> Multiple Shell Buildings (A-C)<br>3948 Sylvan Avenue<br>Sq. Ft: 9,031 (Shell C)<br>Valuation: \$ 455,162 (Shell C) | <b>9</b> Storage Building<br>939 Lone Palm Avenue<br>Sq. Ft: 26,805<br>Valuation: \$ 747,860               |   |
| <b>5</b> RCFE Nursing Home<br>1932 Evergreen Avenue<br>Sq. Ft: 25,822<br>Valuation: \$ 2,187,123                            | <b>10</b> Shell Office Building<br>1120 Scenic Avenue<br>Sq. Ft: 17,916<br>Valuation: \$ 1,878,650         |   |

## Planning Division Activity

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|--|--|--|
| <b>14</b> Kiernan Business Park  | <b>20</b> Village One <ul style="list-style-type: none"><li>• Several subdivisions in process</li><li>• Multi-family projects under construction</li><li>• Village Center application in progress</li><li>• Small lot/cluster project under construction</li></ul> | <b>24</b> Fairview Specific Plan       |
| <b>15</b> Waterman-Luchessa Measure M Area   |  | <b>25</b> Kansas-Woodland Business Pk. |
| <b>16</b> Pelandale-McHenry Specific Plan  |  | <b>26</b> TRRP Gateway Park            |
| <b>17</b> Shelter Cove Church <ul style="list-style-type: none"><li>• Final Development Plan</li></ul> |  | <b>27</b> Virginia Corridor            |
| <b>18</b> The Promenade <ul style="list-style-type: none"><li>• EIR in process</li></ul>               | <b>21</b> Johansen/Empire North Measure M Area   | <b>28</b> Hetchy-Hetchy Bicycle Trail  |
| <b>19</b> Roselle-Claribel Specific Plan   | <b>22</b> St. Stanislaus Church  | <b>29</b> Airport Master Plan/EIR      |
|  | <b>23</b> Shackelford Measure M Area   | <b>30</b> Martin Property Subdivision  |
|  |  | <b>31</b> Senior Housing Project       |

# 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

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## Workforce Development

The Program is just weeks away. Results from the first nine programs are as follows:

Total students enrolled:	219
Total students graduated:	161
Total graduates employed:	112

The program is maintaining an employment rate of approximately 70% of those that graduate, and a graduation rate of approximately 74%. The collaborative is currently working with the King Kennedy West Side Collaborative to develop a recruitment program. In addition, the collaborative is planning to expand the program by participating in the MJC ASIP program, which offers programs in several career fields such as automotive mechanics and several others.

## Enterprise Zoning

There are three Enterprise Zone (EZ) designations available through the State. The State has notified us that our EZ application has been selected to continue through the approval process, along with two other areas. Considering that there are only three EZ's available, we are very hopeful that we will be selected. The EZ's offer benefits to businesses including tax benefits and workforce options. The City of Modesto has joined with the Alliance, the County and the cities of Ceres and Turlock in this regional application. The portion located inside of Modesto's Sphere of Influence includes the Beard Industrial Tract and other industrial areas.

## Downtown Development

The Redevelopment Agency Board directed staff to prepare a Request for Proposal for distribution to all interested developers for selection of a new proposal for this site to produce a Mixed-use project. The RFP was distributed on January 25, 2005 and all proposals were due on March 8, 2005. The Selection Board is scheduling a meeting to review the proposal that was received.

## Demographics

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Population	206,200
Median Age	32.7
Race & Hispanic Origin (2000)	
White	69.6%
Black or African American	4.0%
American Indian and Alaska Native	1.2%
Asian	6.0%
Native Hawaiian/Pacific Islander	0.5%
Other Race	12.7%
Two or More Races	5.9%
Hispanic or Latino (of any race)	25.6%
Non-Hispanic or Latino	74.4%
Households (2000)	
Median Household Income (1999)	40,394
Housing Units (2003)	70,969
Median Home Sales Price (03/2004)	\$ 240,000

## Community & Economic Development Divisions & Contacts

Director: Brad Kilger

Administration Division  
Phone: (209) 571-5566  
ASO: Laurie Smith

Building & Development Services  
Phone: (209) 577-5232  
Manager: Daryl Willey

Business Development  
Phone: (209) 571-5566  
Manager: Linda Boston

Planning Division  
Phone: (209) 577-5267  
Manager: George Osner