

27-Jan-17																	
Projects Under Review or Construction																	
Project Name	Address	Description	Status	Type	Trakt Number	Units	Net new	Sq. Footage	Net new	FCA Status	MPDU Required	MPDU Built	Elementary School	APF School Status	Also Known As	Tax ID	
9 St. Mary's St	9 St. Mary's St	Special Exception application with Site Design Plan Review by O2 Rec Center, LLC, to allow the establishment of multifamily residential use, containing 9 dwelling units, on property located at 9 St. Mary's Street.	Grading permit pending revisions; Board of Appeals hearing April 20, 2016--approved, opinion adopted July 5, 2016; HPC hearing May 10, 2016--approved	Residential	SE2016-003 Approved HPC2016-042 Approved GRD16-0045 Revisions	9	9		0	N/A -- Critical Area	N/A -- Under 10 units	N/A	Annapolis Elementary	N/A -- Under 11 units	Old Recreation Center	20600090003858	
39 Hudson Street	39 Hudson Street	Absolute Fire Protection warehouse (10,000 sq. ft.) and office (5,000 sq. ft.)	FSD Approved. To apply for Forest Conservation plan	Commercial	FSD2016-004 Approved	N/A	N/A	15,000	15,000	FSD Approved	N/A	N/A	N/A	N/A		20600090086052	
110 Compromise St	110 Compromise St	Renovation of existing structure to accommodate retail maritime and restaurant tenants as well as various site improvements	Under Construction	Commercial	SDP2016-014 Approved HPC2016-027 Approved BLD16-0289 Issued DEM16-0028 Issued	N/A	N/A	11,378		N/A -- Critical Area	N/A	N/A	N/A	N/A	Fawcett's	20600001565300	
122 Main	122 Main Street	New building	Under Construction	Commercial	VAR2014-008 Approved BLD15-0395 Issued GRD15-0035 Issued	N/A	N/A	2300	2300	N/A -- Critical Area	N/A	N/A	N/A	N/A		20600004562600	
141 West Street	141 West Street	Site Design Plan Review for a proposed 31,852 sf, 4-story, condominium building, with 2,892 sf of retail space on the first floor, 24 residential dwelling units above, and 39 on-site parking spaces.	Agency review	Mixed Use	SDP2016-032 Review	24	24	31,852	31,852	N/A -- Under 40,000 sq. ft.	1	0	Annapolis Elementary	N/A -- A&E District	Bozzuto	20600000817500	
706 & 712 Giddings Ave	706 & 712 Giddings Ave	Site Design Plan Review to renovate and expand the existing office building. The expansion includes the addition of an upper level floor, a lobby, and a new surface parking lot, as well as, additional landscaping and stormwater management facilities.	Building and grading permit pending revisions	Commercial	FSD2015-006 Approved SDP2015-049 Approved BLD16-0446 Approved GRD16-0028 Revisions	N/A	N/A	10712 existing	11,374	N/A -- Under 40,000 sq. ft.	N/A	N/A	N/A	N/A		20600001266001	
929 West Street	929 West Street	Expansion of neighboring parking lot with associated stormwater management and landscaping	Revisions required	Commercial	FSD2016-005 Approved FCP2016-004 Prelim Apprvl SDP2016-066 Revisions SUB2016-017 Received	N/A	N/A			FSD Approved	N/A	N/A	N/A	N/A		02-06000-90043180	
1415 Forest Drive	1415 Forest Drive	Site Design Plan Review for a proposed 2-story, 2,986 sf footprint (4,938 gfa), addition to the existing 1-story, 4,057 sf, commercial building.	Grading permit pending revisions	Commercial	VAR2014-010 Approved SDP2015-057 Approved GRD16-0026 Revisions	N/A	N/A	7043	2986	N/A -- Under 40,000 sq. ft.	N/A	N/A	N/A	N/A		20600005194005	
1503 Forest Drive	1503 Forest Drive	New building with office and retail	Updating grading permit	Commercial	SDP2005-11-137 Approved BLD08-0379 Issued GRD08-0027 Issued	N/A	N/A			N/A -- Under 40,000 sq. ft.	N/A	N/A	N/A	N/A		20600008978225	
1750 Forest Drive	Manekin	Site design plan review for alterations of existing building and parking lot	Under review	Commercial	FSD2016-006 Review FCP2017-002 Review SDP2010-001 Review	N/A	N/A			FSD under review	N/A	N/A	N/A	N/A	MAIF	020600007674002	
2010 West Street	2010 West Street	Residential Development	Applying for federal tax credits	Residential						FSD revisions required			Mills - Parole Elementary	Need to test		20600090027260	
Acura Dealership	1701 West Street	Demolition of existing covered display area and overhang, and construction of a 2,920 sq. ft. showroom addition. Removal and replacement of existing EIFS finish and metal trim. Includes removal and re-installation of existing signs.	To apply for building permits	Commercial	SDP2016-009 Approved	N/A	N/A			N/A -- Under 40,000 sq. ft.	N/A	N/A	N/A	N/A		20655101153600	
Annapolis Public Library	1410 and 1420 West Street	Replacement of existing library	SE with SDP and APF pending revisions. Traffic Study under review	Institutional	FSD2016-001 Approved FCP2016-001 Review SE2016-007 Revisions SUB2016-010 Review	N/A	N/A	32,500	12,653	FCP revisions submitted 8/26/2016	N/A	N/A	N/A	N/A		20600090013602	
Annapolis Towns at Neal Farm	Dorsey Road	50 single family attached townhomes	Grading permit issued. Building permit for retaining wall and stairwalls pending revisions	Residential	PD2015-001 Approved FCP2014-002 Approved GRD16-0001 Issued BLD16-0483 Revisions	50	50	N/A	N/A	FCP approved	6	Fee in lieu	Mills - Parole Elementary	N/A --Vested	Hayes	20600090236546	
Annapolis Yacht Club-Downtown	2 Compromise Street	Minor Site Design Plan Review for the proposed in-kind reconstruction of the Annapolis Yacht Club structure that was damaged by fire on December 12, 2015, on property located at 2 Compromise Street.	Site Design plan review approved. Building permit under review.	Commercial	SDP2016-043 Approved DEM16-0032 Issued HPC2016-177 Approved BLD17-0022 Review	N/A	N/A			N/A -- Critical Area	N/A	N/A	N/A	N/A		20600000151200	
Annapolis Yacht Club-Eastport	321 Burnside Street	Site Design Plan Review with Adequate Public Facilities Review for the comprehensive redevelopment of the Annapolis Yacht Club -- Family Activity and Sailing Centers, which review also includes Buffer Management Plan Review, as well as, Demolition Review regarding an existing R2-NC zoned structure; And, for a Special Exception for 319 6th St. and Severn Ave. to allow proposed parking and access to be located in the R2-NC zoning district to serve uses located in an adjacent nonresidential district, all on AYC owned parcels located on each side of Sixth Street in Eastport, comprised of approximately 4.34 acres of land, with various addresses currently known as 305, 307, 309 & 321 Burnside Street, Severn Avenue, and 319 Sixth Street	Site Design plan review pending revisions. Special Exception to BOA in June--Approved	Commercial	SDP2016-011 Review SE2016-004 Approved	N/A	N/A			N/A -- Critical Area	N/A	N/A	N/A	N/A		20600000153110	

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Bay Village Assisted Living	979 Bay Ridge Road / Edgewood Road	Special Exception application with Site Design Plan Review and Adequate Public Facilities Review by Brigg, LLC property owner, and Bay Village Assisted Living, LLC, contract purchaser, for the proposed development of an 88-unit, full-service assisted living facility containing 72 assisted living units and 16 units for memory care, on property located at 979 Bay Village Drive. The applicant is also requesting a Variance for a reduction to the front yard setback as required by the R1 district bulk regulations for an 'institution for the care of the aged' in order to allow the proposed assisted living facility.	Special Exception approved. Building permits under review	Mixed Use	FSD2015-003 Approved FCP2015-005 Approved VAR2016-007 Approved SE2016-001 Approved GRD16-0034 Review BLD16-0778 Review	N/A	N/A	92020	92020	FCP Approved	N/A	N/A	N/A	N/A		20600012623805
Bywater Park	Bywater Drive	New parking area	Under review	Public/ Institutional	FSD2016-002 Application	N/A	N/A	N/A	N/A	FSD under review	N/A	N/A	N/A	N/A		20652290225744
Central Park	9 Elliott Road	Residential Planned Development of forty-five (45) single-family attached townhomes on 4.973 acres, located on the west side of Elliot Road at Hilltop Lane	Forest conservation plan under review. Planned Development application received	Residential	FSD2015-008 Approved PD2017-001 Application	45	35	N/A	N/A	FCP Revisions	5		Tyler Heights Elementary Georgetown East Elementary	Closed	Pastrana	20600006776020
Chesapeake Grove at Bembe Beach	Bembe Beach Rd	Residential Development	PD Pending Revisions	Residential	PD2012-003 Review	44	44	N/A	N/A	N/A -- Critical Area	5	Fee in lieu		Need to test		20600008791710
Chinquapin	508 Chinquapin Round Road	Demolition of former Pit Boys building, installation of a new parking lot, and renovations to the existing second building on site	Under Construction	Commercial	SDP2015-059 Approved BLD16-0149 Issued GRD2016-0010 Issued	N/A	N/A			N/A -- Critical Area	N/A	N/A	N/A	N/A		20600090074236
Chinquapin Self-Storage	1833 George	Storage facility	Special Exception --approved Subdivision-- Record Plat approved. Grading and building permit issued. Under construction	Commercial	FSD2015-005 Approved FCP2015-004 Approved SE2015-004 Approved SUB2015-008 Approved GRD16-0013 Issued BLD16-0284 Issued	1	1	106,750	106,750	FCP Approved	N/A	N/A	Mills - Parole Elementary	N/A -- Under 11 units	Chinquapin Storage Facility 1829 George	20655190060507
Crystal Springs	Crystal Spring Road	Mixed Planned Development	Project on hold	Mixed Use	FCP2013-001 Review	140	140			On hold			Hillsmere Elementary			20600004291000
Eastport Sail Loft	Fourth St/Chesapeake Ave	Mixed Planned Development replacing warehouse -- Demolition of existing one-story vacant concrete block warehouse and two-story vacant wood frame structure. Construction of a mixed use building including eleven(11) residential units and four(4) retail/commercial spaces along Fourth Street. The project also includes the construction of detached garages for 12 cars and on-site parking for an additional 15 vehicles.	Under Construction	Mixed Use	PD2014-001 Approved GRD15-0042 Issued BLD15-0557 Issued DEM15-0028 Approved	11	11	2842 commercial space	-18945	N/A -- Critical Area	1	Fee in lieu	Eastport Elementary	Vested	Hopkins	020600003651900 020600004153800
Enclave on Spa	1023 Spa Rd	Residential Planned Development replacing commercial auto repair and rental use	Remediation Action Plan approved by MDE. Grading permit has initial approval. Building permit for retaining wall issued. Under construction	Residential	GRD14-0023 Issued PD2013-001 Plat DEM16-0007 Issued GRD16-0005 Approval BLD16-0534 Issued	36	36	N/A	N/A	N/A -- Critical Area	4	Fee in lieu	Germantown Elementary	Vested	Clow Property	20600002725685
Griscom Square	Tyler Avenue / Bay Ridge Avenue	12 Unit Res Planned Development	Phase 1 under construction. To apply for building permits for phase 2	Residential	FSD2014-002 Approved FCP2015-002 Approved BLD14-0360 Finald DEM14-0024 Finald	12	12	N/A	N/A	FCP Approved	1	1	Tyler Heights Elementary	Vested		20600090085398
Lincoln Drive	Lincoln Drive and Chinquapin Round Road	Proposed commercial building for retail office space & warehouse. (The property's street frontage is on Lincoln Drive) 13,200 sq.ft. commercial space for retail, office & warehouse.	Agency review	Commercial	SDP2016-022 Review	N/A	N/A	13,200	13,200	N/A -- Under 40,000 sq. ft.	N/A	N/A	N/A	N/A		20655107021705
Lofts at Eastport Landing	Chesapeake Avenue	Special Mixed Planned Development application to redevelop an approximately 2 acre portion of the existing Eastport Shopping Center site (6.75 acres) with a proposed project being known as "The Lofts at Eastport Landing" consisting of 127 rental apartments units with retail and/or commercial uses on portions of the ground floor. The apartments units comprise approximately 103,771 square feet of residential use containing studio, one and two bedroom units. The commercial/retail component comprises approximately 11,898 square feet of space including offices and a restaurant. Parking areas to serve the project are located on the interior of the basement and first floors of the proposed structure.	Traffic study approved. Planned Development application under staff review	Mixed Use	FSD2016-003 Review PD2016-002 Review	127	127	11898		FSD for non-Critical Area portion of site under review	8		Eastport Elementary	Need to test	Eastport Shopping Center Mixed Use Project / Eastport Commons	20600004896700

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Monarch Academy	2000 Capital Drive	Building renovation for contract school.	Traffic study approved. Under construction	Institutional	BLD15-0846 Issued	N/A	N/A		0	N/A--Not required for building renovation	N/A	N/A	N/A	N/A		20600090086053
Obery Court, Phase II & III	Obery Court / New Vernon Street	HACA public housing redevelopment	Under Construction	Residential	BLD14-0530 Issued	124	12	N/A	N/A	N/A -- Critical Area	N/A	N/A	Annapolis Elementary	Vested	Capital Site	20661390234840
Parkside Preserve	745 Annapolis Neck Road	Residential Planned Development 66 SF + 86 TH (19 MPDU's) = 152 units	Grading permit under review	Residential	FSD2015-002 Approved PD2010-004 Approved GRD15-0026 Review	152	152	N/A	N/A	FCP Approved	19	0	Hillsmere Elementary	Vested	Reserve at Quiet Waters	Various 020600090050259
Port Annapolis	7074 Bembe Beach	For replacement of two (2) existing tent structures used for boat maintenance. Building will be placed on existing gravel parking lot. New office building on hold.	Approved. To apply for building permits	Commercial	SDP2016-016 Approved SDP2015-009 Hold SDP2015-010 Hold SUB2015-002 Hold	N/A	N/A			N/A -- Critical Area	N/A	N/A	N/A	N/A		20600090010863
Primrose Hill	Milkshake Ln	Residential Planned Development 7 SF + 19 TH (no MPDU's) = 26 units	Grading and demolition permit issued.	Residential	PD2012-001 Approved FCP2013-002 Approved GRD15-0062 Issued DEM16-0051 Initial Approval	26	26	N/A	N/A	FCP Approved	3	Fee in lieu	Tyler Heights Elementary	Vested	Landmesser and Milkshake Lane	020600004595500 020600090087897
Public Works Garage	935 Spa Road	The proposed project consists of the construction of four new buildings, two of which are storage facilities and two are for administration and maintenance operations. Site work consists of roadways and parking for connectivity throughout the site, retaining walls, stormwater management facilities, and native planting for buffer establishment.	Application for site design review incomplete	Institutional	ADM2016-005 Approved DEM15-0036 Approved GRD15-0052 Revisions SDP2016-056 Incomplete	N/A	N/A			N/A -- Critical Area	N/A	N/A	N/A	N/A		20600001407408
Rocky Gorge	Aris T. Allen Blvd / Yawl Rd.	17 SF + 31 TH (6 MPDU's) = 48 units. Major modification to residential planned development known as Aris T. Allen Boulevard, Lots 1-48. The modification includes vehicular access from Aris T. Allen Blvd., removes vehicular access from Yawl Rd. and eliminates two dwellings, from 48 to 46	Proposed modification to planned development to go to Planning Commission Nov. 3, 2016. Hearing continued	Residential	GRD14-0006 Approved FSD2014-001 Approved PD2016-001 Review	46	46	N/A	N/A	FCP Approved	6	0	Mills - Parole Elementary	Vested		Various 020602690230709
Rodgers Heights	Rodgers Heights	Redevelopment of existing subdivision	Under Construction	Residential	SDP2008-170 Approved	5	0	N/A	N/A	N/A -- Critical Area	N/A -- Under 10 units	N/A	Germantown Elementary	N/A -- Under 11 units		Various 020677190232298
South Annapolis Yacht Centre	Boucher Ave	Mixed Maritime Redevelopment. Major subdivision of parcels Tax Map 52D, Parcels: 80, 81, 82, 83, 84, 85, 86, 87, 122, 139, and 211.	Under staff review. To Planning Commission January 5, 2017	Mixed Use	SDP2015-063 Review SUB2016-007 Review	9	0		14,660	N/A -- Critical Area	N/A -- Under 10 units	N/A	Eastport Elementary	N/A -- Under 11 units	Sarles/Petrini Property	Various 020600006167000
St. Mary's School	109 Duke of Gloucester	Proposed two-story addition to existing elementary school to provide 8 classrooms for students.	Pending revisions. Traffic study approved	Institutional	SDP2016-005 Review HPC2016-010 Approved	N/A	N/A			N/A -- Critical Area	N/A	N/A	N/A	N/A		20600001396083
Terrapin Station	201 and 203 Taylor Avenue at Poplar	Six unit subdivision SFD	Pending revisions	Residential	FSD2015-003 Approved FCP2016-002 Prelim Apprvl SUB2016-006 Revision	6	6	N/A	N/A	FCP Under Review	N/A -- Under 10 units	N/A	Germantown Elementary	N/A		20600000142985
Thomas Woods	Forest Drive	10 unit SFD/Townhouse PD	Grading permit has initial approval	Residential	PD2014-002 Approved FCP2014-001 Approved GRD15-0059 Approved	10	10	N/A	N/A	FCP Approved	1	Fee in lieu	Eastport Elementary	N/A		20600090016218
Village Greens of Annapolis, Phase III	Forest Drive and S. Cherry Grove	89 units multi-family + Children's Daycare	Under Construction	Mixed Use	BLD Various 11-005	89	89	1000	1000	FCP Approved	11	Fee in lieu	Mills - Parole Elementary	Vested		Various 020600090213796
Woodsback Marina	719 Chester Avenue	Minor Subdivision, also renovate existing and add new SFD	Pending revisions	Commercial	SUB2015-001 Review SDP2015-007 Review	1	2			N/A -- Critical Area	N/A -- Under 10 units	N/A	Eastport Elementary	N/A		20600009087700
Legend																
ADM	Administrative Interpretation															
APF	Adequate Public Facilities															
BLD	Building permit															
DEM	Demolition permit															
FCA	Forest Conservation Act															
FCP	Forest Conservation Plan															
FSD	Forest Stand Delineation															
GRD	Grading permit															
HPC	Historic Preservation Commission															
MPDU	Moderately Priced Dwelling Unit															
PD	Planned Development															
SDP	Site Design Plan Review															
SE	Special Exception															
SUB	Subdivision															
VAR	Variance															