

27-Feb-18											
Projects Under Review or Construction											
Project Name	Address	Description	Status	Type	TrakIt Number	Units	Units Net new	Sq. Footage	Sq. ft. Net new	FCA Status	Last Action
9 St. Mary's St	9 St. Mary's St	Special Exception application with Site Design Plan Review	Under construction	Residential	SE2016-003 Approved HPC2016-042 Approved GRD16-0045 Approved BLD16-0782 Approved	9	9		0	N/A -- Critical Area	5/26/2017
39 Hudson Street	39 Hudson Street	Absolute Fire Protection warehouse (10,000 sq. ft.) and office (5,000 sq. ft.)	Forest Conservation Plan has preliminary approval. Site Design Plan approved. Grading permit under review	Commercial	FSD2016-004 Approved FCP2017-005 Prelim Appvl SDP2017-011 Approved GRD17-0040 Review	N/A	N/A	15,000	15,000	FSD Approved FCP Preliminary Approval	2/27/2018
51 Franklin Street	51 Franklin Street	The project involves the redevelopment of the existing office building at 51 Franklin Street into 9 residential condominium units, and architecturally appropriate enhancements to the building's exterior.	Site design and special exception under review. Board of Appeals hearing scheduled March 6, 2018	Residential	SE2017-008 Review SPD2017-066 Review	9	9	16,000	-16,000	N/A -- Critical Area	2/27/2018
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	200	N/A -- Critical Area	9/29/2016
141 West Street	141 West Street	Site Design Plan Review for 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.	Building permit approved. Under construction	Mixed Use	SDP2016-032 Approved SUB2017-002 Approved DEM17-0031 Intl Appvl GRD17-0019 Intl Appvl BLD17-0274 Approved	24	24	31,852	31,852	N/A -- Under 40,000 sq. ft.	12/29/2017
285 West Street	285 West Street	18 New Townhouse Units	Agency review	Residential	SDP2017-026 Review	18	18			N/A -- Under 40,000 sq. ft.	6/26/2017
706 & 712 Giddings Ave	706 & 712 Giddings Ave	Site Design Plan Review to renovate and expand the existing office building.	Under construction	Commercial	FSD2015-006 Approved SDP2015-049 Approved BLD16-0446 Issued GRD16-0028 Issued	N/A	N/A	22,086	11,374	N/A -- Under 40,000 sq. ft.	3/29/2017
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.	Under construction	Commercial	VAR2014-010 Approved SDP2015-057 Approved GRD16-0026 Issued BLD16-0772 Issued	N/A	N/A	7043	2986	N/A -- Under 40,000 sq. ft.	3/29/2017
1503 Forest Drive	1503 Forest Drive	New building with 18,900 sq. ft. office and 2780 retail	Under construction	Commercial	SDP2005-11-137 Approved BLD08-0379 Issued GRD08-0027 Issued	N/A	N/A	22680	22680	N/A -- Under 40,000 sq. ft.	
Acura Dealership	1701 West Street	Demolition of existing covered display area and overhang, and construction of a 2,920 sq.ft. showroom addition.	To apply for building permits	Commercial	SDP2016-009 Approved	N/A	N/A			N/A -- Under 40,000 sq. ft.	
Annapolis Public Library	1410 and 1420 West Street	Replacement of existing library	Subdivision is pending revision. Building and grading permits require revisions. Final record plat is pending	Institutional	FSD2016-001 Approved FCP2016-001 Approved SE2016-007 Approved SUB2016-010 Plat BLD17-0513 Revisions GRD17-0032 Revisions	N/A	N/A	32,500	12,653	FCP approved 3/7/2017	1/29/2018

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Annapolis Towns at Neal Farm	Dorsey Road	50 unit residential planned development	Grading permit issued. Building permit for retaining wall and stairwells issued. Building permits for townhomes are issued. Under construction	Residential	PD2015-001 Approved FCP2014-002 Approved GRD16-0001 Issued BLD16-0483 Issued BLD17-0008 Issued BLD17-0009 Issued BLD17-0010 Issued BLD17-0011 Issued BLD17-0012 Received	50	50	N/A	N/A	Approved	9/27/2017
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.	Building permit for repairs issued. Under construction	Commercial	SDP2016-043 Approved DEM16-0032 Issued HPC2016-177 Approved BLD17-0127 Issued BLD17-0179 Issued	N/A	N/A	16,838	16,838	N/A -- Critical Area	8/29/2017
Annapolis Yacht Club-Eastport	314 Sixth Street and 510 Severn Avenue	Redevelopment of the Annapolis Yacht Club – Family Activity and Sailing Centers on AYC owned parcels located on each side of Sixth Street in Eastport	Site Design Plan Review approved. The record plat for the subdivision is approved and the grading permits have initial approval. Under construction	Commercial	SDP2016-011 Approved SE2016-004 Approved SUB2016-009 Approved GRD17-0002 Init Apprvl GRD17-0003 Init Apprvl DEM17-0020 Init Apprvl DEM17-023 Init Apprvl DEM17-0024 Init Apprvl DEM17-0025 Init Apprvl	N/A	N/A			N/A -- Critical Area	8/29/2017
Bay Village Assisted Living	979 Bay Village Drive	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.	Special Exception approved. Grading and building permits issued. Under construction	Mixed Use	FSD2015-003 Approved FCP2015-005 Approved VAR2016-007 Approved SE2016-001 Approved GRD16-0034 Issued BLD16-0778 Issued BLD17-0321 Issued	N/A	N/A	92020	92020	Approved	8/29/2017
Bowman Housing for Veterans	61 West Washington Street	The existing building is in disrepair. The developer is proposing to demolish the existing structure which is a mix of commercial and residential unit, and replace it with a multifamily dwelling unit consisting of 6, 1 bedroom units.	Site design plan review approved. To apply for building permit	Residential	SDP2017-058 Approved	6	2	N/A	N/A	N/A -- Under 40,000 sq. ft.	1/29/2018
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 under agency review. Planning Commission work session on May 4, 2017	Residential	FSD2015-008 Approved FCP2017-003 Review PD2017-001 Review	45	35	N/A	N/A	FCP Review	4/27/2017
Chesapeake Grove at Bembe Beach	Bembe Beach Rd	Residential Development. Now proposing 42 units, not 44	Pending revisions	Residential	PD2012-003 Revisions	42	42	N/A	N/A	N/A -- Critical Area	11/30/2017
Eastport Sail Loft	Fourth St/Chesapeake Ave	Mixed Planned Development replacing warehouse. Construction of a mixed use building including eleven(11) residential units and four(4) retail/commercial spaces along Fourth Street.	Under Construction	Mixed Use	PD2014-001 Approved GRD15-0042 Issued BLD15-0557 Issued DEM15-0028 Issued	11	11	2842	-18945	N/A -- Critical Area	
Enclave on Spa	1023 Spa Rd	Residential Planned Development replacing commercial auto repair and rental use	Under construction	Residential	GRD14-0023 Issued PD2013-001 Approved DEM16-0007 Issued GRD16-0005 Issued BLD16-0534 Issued	36	36	N/A	N/A	N/A -- Critical Area	

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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 Finaled DEM14-0024 Finaled	12	12	N/A	N/A	Approved	
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.	Site design plan approved. To apply for building permits	Commercial	SDP2016-022 Approved	N/A	N/A	13,200	13,200	N/A -- Under 40,000 sq. ft.	1/29/2018
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 127 rental apartments units with retail and/or commercial uses on portions of the ground floor.	Planned Development application under staff review	Mixed Use	PD2016-002 Review	127	127	11898	11898	No FSD required, more than 50% Critical Area	1/28/2017
Manekin	1750 Forest Drive	Site design plan review for alterations of existing building and parking lot	Site Design Plan Review approved. Under construction	Commercial	FSD2016-006 Approved FCP2017-002 Approved SDP2017-001 Approved BLD17-0369 Issued	N/A	N/A	107324	0	FSD and FCP approved	11/30/2017
Parkside Preserve	745 Annapolis Neck Road	Residential Planned Development 66 SF + 86 TH (19 MPDUs) = 152 units. Reduced to 44 SF + 86 TH	Grading permit has initial approval. To apply for building permits.	Residential	FSD2015-002 Approved PD2010-004 Approved GRD15-0026 Initl Appvl	130	130	N/A	N/A	Approved	10/27/2017
Parole Place	103 Solomon's Island Road	A planned unit development including retail, multi-family and townhouse uses. There are 90 residential over retail units proposed and 68 townhomes proposed.	Forest stand delineation and planned development application under review	Mixed Use	FSD2017-001 Review PD2017-002 Review	158	158	30000	30000	FSD under review	2/27/2018
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.	Completed	Commercial	SDP2016-016 Approved BLD16-0383 Finaled GRD16-0011 Finaled	N/A	N/A	5000	0	N/A -- Critical Area	2/27/2018
Primrose Hill	Milkshake Ln	Residential Planned Development 7 SF + 19 TH (no MPDU's) = 26 units	Building permits, portion under review, portion approved for Primrose Hill, Norma Alley, and Landmesser. Under construction	Residential	PD2012-001 Approved FCP2013-002 Approved GRD15-0060 Issued DEM16-0051 Issued BLD17 various Revision	26	26	N/A	N/A	Approved	11/30/2017
Public Works Maintenance Facility	935 Spa Road	The project consists of the construction of four new buildings, two of which are storage facilities and two are for administration and maintenance operations.	Special Exception and site design approved. Grading permit issued. Building Permits issued.	Institutional	SDP2017-004 Approved SE2017-004 Approved DEM15-0039 Intl Apprl GRD17-0026 Issued BLD17-0422 Issued BLD17-0423 Issued	N/A	N/A	21000	0	N/A -- Critical Area	12/29/2017
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 to March 2, 2017. Planning Commission denied application for modification. Denial has been appealed to Circuit Court	Residential	GRD14-0006 Approved FSD2014-001Approved PD2016-001 Denied	46	46	N/A	N/A	Approved	3/29/2017

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Rodgers Heights	Rodgers Heights	Redevelopment of existing subdivision	Under Construction	Residential	SDP2008-170 Approved BLD15-0530 Issued	5	0	N/A	N/A	N/A -- Critical Area	9/29/2016
Society for the Prevention of Cruelty to Animals (SPCA)	1815 Bay Ridge Ave	Modification of existing special exception to build a new animal building and reconfigure the parking lot	Pending revisions	Institutional	SE2017-003 Revision VAR2017-007 Review	N/A	N/A	27415	7155	N/A -- Critical Area	6/26/2017
South Annapolis Yacht Centre (SAYC)	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.	Preliminary approval of subdivision given by Planning Commission in January. Site plan approved. Permits under review	Mixed Use	PORT17--0024 Review SDP2015-063 Approved SUB2016-007 Initl Aprvl BLD17-0629 Review GRD17-0041 Review	9	0	14,660	14,660	N/A -- Critical Area	11/30/2017
St. Mary's School	109 Duke of Gloucester	Proposed two-story addition to existing elementary school to provide 8 classrooms for students.	Pending revisions.	Institutional	SDP2016-005 Review HPC2016-010 Approved	N/A	N/A	12,694	12,694	N/A -- Critical Area	1/28/2017
Starbucks	S. Edgewood Road at Bay Village Drive/Bay Ridge Road	Proposed one-story 1,993 sq. ft Starbucks with drive-thru. Site Design Plan Review for Lot 2 of the Bay Village Subdivision	Site Design Approved. Building permits have initial approval. Grading permit issued. Under construction	Commercial	SDP2017-030 Approved BLD17-0458 Intl Aprvl BLD17-0459 Intl Aprvl GRD17-0031 Issued	N/A	N/A	1993	1993	N/A--Part of a larger subdivision already approved	11/30/2017
Terrapin Station	201 and 203 Taylor Avenue at Poplar	Six unit subdivision SFD	Pending revisions	Residential	FSD2015-001 Approved FCP2016-002 Prelm Aprvl SUB2016-006 Revision	6	6	N/A	N/A	FCP Prelim Approval	5/26/2017
Thomas Woods	Forest Drive	10 unit SFD/Townhouse PD	Grading permit has initial approval. To apply for building permits	Residential	PD2014-002 Approved FCP2014-001 Approved GRD15-0059 Approved	10	10	N/A	N/A	Approved	1/28/2017
Timothy Gardens	Monument Street	Site improvements to repair drainage problems. Building renovations will consist of the removal and replacement of the front porches and renovation of rear tenant storage sheds.	Grading permit and building permits issued	Residential	SDP16-0042 Approved GRD16-0038 Issued BLD16-0556 various Issued	14	0			N/A -- Critical Area	4/27/2017
Towne Courts	2010 West Street	Mixed-use development with 42 units and 2,400 sq. ft. of commercial	Project has tax credits. FCP under review and SDP -- incomplete application	Residential	FSD2017-002 Approved SDP2017-054 Incmplte	42	42	2400	2400	FSD approved FCP review	10/27/2017
Tyler Heights Elementary	200 Janwall Street	Renovation and 44,000 sq. ft. addition to the existing school	Staff review	Institutional	FSD2017-003 Approved FCP2017-007 App	N/A	N/A	71627	44,000	FSD approved Have applied for FCP	1/29/2018
Villages at Providence Point	2625 Masque Farm Road/Spa Road and Forest Drive	Continuing Care Retirement Community Main Building – · Independent Living: 315 apartments · Healthcare/Nursing: 48 beds Other Structures – · Cottages/Duplexes: 28 units · Maison Court: 40 units	Forest Stand Delineation was approved under previous Crystal Spring proposal. Have submitted Forest Conservation Plan and other applications. Applications are not complete. Need additional information before review.	Institutional	FCP2017-006 App SE2017-004 Incmplte VAR2017-010 Incmplte SUB2017-004 Incmplte SDP2017-044 Incmplte	383 units and 48 beds	383 units and 48 beds	N/A	N/A	FSD Approved FCP2017-006 Application received	8/29/2017
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	Approved	
Woodsback Marina	719 Chester Avenue	Minor Subdivision, also renovate existing and add new SFD	Building permit issued. Under construction.	Residential	SUB2015-001 Approved SDP2015-007 Approved BLD17-0140 Issued	2	0			N/A -- Critical Area	9/27/2017

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	Legend										
	ADM	Administrative Interpretation									
	APF	Adequate Public Facilities									
	BLD	Building permit									
	BMP	Buffer Management Plan									
	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									
	RNC	Residential Neighborhood Conservation Site Design									
	SDP	Site Design Plan Review									
	SE	Special Exception									