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1	28-Nov-18													
2	Projects Under Review or Construction													
3	Project Name	Address	Description	Status	Type	Trakit Number	Units	Units Net new	Sq. Footag	Sq. ft. Net new	FCA Status	Last Action	MPDU Required	MPDU Built
4	1 Martin Street	1 Martin Street	The proposed development intends to renovate the existing building shell with additions. The proposed renovation on the existing building also consists of constructing a second floor deck and associated site improvements.	Withdrawn. Will be reviewed by the State, not the City	Commercial	SDP2018-007 Review HPC2018-121 Approved	N/A	N/A	3,650	2,378	N/A -- Critical Area	11/28/2018	N/A	N/A
5	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	18,703	0	N/A -- Critical Area	5/26/2017	N/A -- Under 10 units	N/A
6	39 Hudson Street	39 Hudson Street	Absolute Fire Protection warehouse (10,000 sq. ft.) and office (5,000 sq. ft.)	Forest Conservation Plan has approval. Site Design Plan approved. Grading permit initial approval	Commercial	FSD2016-004 Approved FCP2017-005 Approved SDP2017-011 Approved GRD17-0040 Approved BLD18-0550 Revisions	N/A	N/A	15,000	15,000	FSD Approved FCP Approved	10/29/2018	N/A	N/A
7	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.	Interior demolition approved. Revisions are required for building permit	Residential	SE2017-008 Approved SPD2017-066 Approved HPC2018-055 Approved DEM18-0048 Approved BLD18-0636 Revisions	9	9	16,000	0	N/A -- Critical Area	11/28/2018	N/A -- Under 10 units	N/A
8	107 Forbes Street	107 Forbes Street	Site Design Plan Review for the proposed redevelopment of the existing commercial building with a new commercial building in the same location, on property located at 107 Forbes Street.	Site design approved. Interior demolition has initial approval and grading permit is under review.	Commercial	SDP2018-005 Approved DEM18-0050 Intl Appvl GRD18-0027 Review	N/A	N/A	1,836	0	N/A -- Under 40,000 sq. ft.	11/28/2018	N/A	N/A

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9	110 Compromise St	110 Compromise St	Renovation of existing structure to accommodate retail maritime and restaurant tenants as well as various site improvements. Some tenant space occupied	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	11/28/2018	N/A	N/A
10	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 Finaled GRD17-0019 Issued BLD17-0274 Approved	24	24	31,852	31,852	N/A -- Under 40,000 sq. ft.	6/28/2018	1	Fee in lieu
11	285 West Street	285 West Street	18 New Townhouse Units	Building permits under review	Residential	SDP2017-026 Approved GRD18-0022 Review BLD18-0517-534 Review	18	18			N/A -- Under 40,000 sq. ft.	10/29/2018	2	Fee in lieu
12	418 Fourth Street	418 Fourth Street	Second floor building addition & improvements to the parking lot	Variance approved by Board of Appeals. Site Design approved. To apply for building permits.	Commercial	SDP2018-004 Approved ZBA2018-001 Approved VAR2018-008 Approved	N/A	N/A	1835		N/A -- Under 40,000 sq. ft.	11/28/2018	N/A	N/A
13	424 Fourth Street	424 Fourth Street	Restaurant with 77 seats. Special Exception with Site Design, Variance, Zoning Boundary Adjustment and APF required. Existing buildings are 9,867 sq. ft.	Agency review	Commercial	SDP2018-008 Review SE2018-003 Review VAR2018-013 Review ZBA2018-002 Review	N/A	N/A	13,937	4,069	N/A -- Under 40,000 sq. ft.	9/28/2018	N/A	N/A
14	706 & 712 Giddings Ave	706 & 712 Giddings Ave	See also Se2018-003, VAR2018-013 and ZBA2018-002	Under construction	Commercial	FSD2015-006 Approved SDP2015-049 Approved BLD16-0446 Finaled GRD16-0028 Issued	N/A	N/A	22,086	11,374	N/A -- Under 40,000 sq. ft.	4/29/2018	N/A	N/A
15	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	N/A	N/A
16	1503 Forest Drive	1503 Forest Drive	New building with 18,900 sq. ft. office and 2780 retail	Under construction. Plat consolidation approved	Commercial	SDP2005-11-137 Approved BLD08-0379 Issued GRD08-0027 Issued SUB2017-009 Approved	N/A	N/A	22680	22680	N/A -- Under 40,000 sq. ft.	7/31/2018	N/A	N/A

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17	Annapolis Public Library	1410 and 1420 West Street	Replacement of existing library	Subdivision and plat are approved. Building and grading permits have initial approval. Under construction.	Institutional	FSD2016-001 Approved FCP2016-001 Approved SE2016-007 Approved SUB2016-010 Approved DEM17-0036 Issued BLD17-0513 Issued GRD17-0032 Issued	N/A	N/A	32,500	12,653	FCP approved 3/7/2017	8/31/2018	N/A	N/A
18	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	6	Fee in lieu
19	Annapolis Yacht Club-Eastport	314 Sixth Street and 550 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 Issued GRD17-0003 Issued DEM17-0020 Finaled DEM17-023 Finaled DEM17-0024 Finaled DEM17-0025 Finaled BLD17-0248 Issued BLD17-0553 Issued BLD18-0019 Issued	N/A	N/A			N/A -- Critical Area	9/28/2018	N/A	N/A
20	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	6/28/2018	N/A	N/A
21	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. Building permits pending revisions	Residential	SDP2017-058 Approved BLD18-0153 Intl Appvl DEM16-0031 Int Apprvl GRD18-0009 Int Apprvl	6	2	N/A	N/A	N/A -- Under 40,000 sq. ft.	11/28/2018	N/A	N/A

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22	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 is under review. Tentatively scheduled to go to Planning Commission on Dec. 19, 2018	Residential	FSD2015-008 Approved FCP2017-003 Review PD2017-001 Review	45	35	N/A	N/A	FCP Review	11/28/2018	5	0
23	Chesapeake Grove at Bembe Beach	Bembe Beach Rd	Residential Development. Now proposing 42 units, not 44	Revisions under review	Residential	PD2012-003 Revisions	42	42	N/A	N/A	N/A -- Critical Area	11/28/2018	5	Fee in lieu
24	Eastport Sail Loft	Fourth St/Chesapeake Ave	Mixed Planned Development replacing warehouse. Construction of a mixed use building including eleven(11) residential units--six of the residential units are side by side townhomes that front on Chesapeake and five are apartments above the commercial space--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		1	Fee in lieu
25	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		4	Fee in lieu
26	Griscom Square	Tyler Avenue / Bay Ridge Avenue	12 single family dwelling 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 GRD16-0003 Intl Appvl	12	12	N/A	N/A	Approved	4/27/2018	1	1
27	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	N/A	N/A

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28	Lofts at Eastport Landing	Chesapeake Avenue	Revised Site Design application to redevelop an approximately 2 acre portion of the existing Eastport Shopping Center site (6.75 acres) with a proposed project consisting of 98 rental apartments units with retail and/or commercial uses on portions of the ground floor. The commercial/retail component comprises approximately 3,029 square feet. Parking areas of 150 structured spaces are located within the proposed garage.	Site design application approved. To apply for building permits.	Mixed Use	PD2016-002 Cancelled SDP2018-006 Approved	98	98	11898	11898	No FSD required, more than 50% Critical Area	11/28/2018	6	0
29	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 GRD16-0025 Issued	N/A	N/A	107324	0	FSD and FCP approved	11/30/2017	N/A	N/A
30	Park Place Hotel	Park Place	JB Management Company, Inc. proposes to modify the Park Place planned development to add a second hotel with 139 rooms on the Taylor Avenue at Tax Map 51C, Grid 15, Parcel 53/Expansion Area #9	Agency review	Commercial	PD2018-002 Review	N/A	N/A			No FSD required, more than 50% Critical Area	5/28/2018	N/A	N/A
31	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 Intl Apprvl	130	130	N/A	N/A	Approved	8/31/2018	19	0
32	Parole Place	103 Old 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 conservation plan and planned development application under review	Mixed Use	FSD2017-001 Approved FCP2017-008 Review PD2017-002 Review SUB2017-010 Review	158	158	30000	30000	FSD approved and FCP under review	6/28/2018	TBD	0

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33	Primrose Hill	Milkshake Ln	Residential Planned Development 7 SF + 19 TH (no MPDUs) = 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 Approved	26	26	N/A	N/A	Approved	11/30/2017	3	Fee in lieu
34	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 Appri GRD17-0026 Issued BLD17-0422 Issued BLD17-0423 Issued	N/A	N/A	21000	0	N/A -- Critical Area	12/29/2017	N/A	N/A
35	Rocky Gorge	Aris T. Allen Blvd / Yawl Rd.	17 SF + 31 TH (6 MPDUs) = 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. Hearing on March 2, 2017. Planning Commission denied application for modification. Applicants are proceeding under original approval issued in 2006 (2005-11-547)	Residential	Original approval for 48 units approved in 2006 GRD14-0006 Approved FSD2014-001Approved PD2016-001 (modification of original approval) Denied GRD15-0044 Intl Apprvl	46	46	N/A	N/A	Approved	8/31/2018	6	0
36	Rodgers Heights	Rodgers Heights	Redevelopment of existing subdivision	Under Construction	Residential	SDP2008-170 Approved BLD15-0530 Finaled GRD15-0016 Issued DEM17-0049 Approved GRD18-0013 Issued	5	0	N/A	N/A	N/A -- Critical Area	9/28/2018	N/A -- Under 10 units	N/A
37	Sailor's Quay	812 Bay Ridge Ave	The Applicant seeks approval to modify the planned development by amending Condition 3 such that a residential use or a commercial use may be established on Lot 8	Approved. To apply for building permits.	Mixed Use	PD2018-001 Approved	0	1	N/A	N/A	N/A--Lot exists	7/31/2018	N/A--Lot exists	N/A--Lot exists
38	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	7/31/2018	N/A	N/A

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39	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. Plat had been recorded. Permits under review	Mixed Use	PORT17-0024 Review SDP2015-063 Approved SUB2016-007 Initl Aprvl BLD17-0629 Revisions GRD17-0041 Review DEM18-0036 Review DEM18-0037 Review BLD18-0191 Revisions BLD18-0213 Review BLD18-0234 Review BLD18-0268 Review	9	0	14,660	14,660	N/A -- Critical Area	7/31/2018	N/A -- Under 10 units	N/A
40	St. Mary's School	109 Duke of Glouce	Proposed two-story addition to existing elementary school to provide 8 classrooms for students.	Pending revisions.	Institutional	SDP2016-005 Revision HPC2016-010 Approved	N/A	N/A	12,694	12,694	N/A -- Critical Area	1/28/2017	N/A	N/A
41	Terrapin Station	201 and 203 Taylor Avenue at Poplar	Six unit subdivision SFD	Planning Commission approved on Oct. 4, 2018. To apply for building permits	Residential	FSD2015-001 Approved FCP2016-002 Prelm Aprvl SUB2016-006 Approved	6	6	N/A	N/A	FCP Prelim Approval	10/29/2018	N/A -- Under 10 units	N/A
42	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	1	Fee in lieu
43	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 issued and building permits finalized	Residential	SDP2016-0042 Approved GRD16-0038 Issued BLD16-0566 Finald	14	0			N/A -- Critical Area	9/28/2018	N/A -- Under 10 units	N/A
44	Towne Courts	2010 West Street	Mixed-use development with 42 units and 2,400 sq. ft. of commercial	Project has tax credits. FCP and SDP under review and	Residential	FSD2017-002 Approved FCP2018-001 Review SDP2017-054 Review	42	42	2400	2400	FSD approved FCP review	3/29/2018	3	0
45	Tyler Heights Elementary	200 Janwall Street	Renovation and 44,000 sq. ft. addition to the existing school	FCP and Grading permit approved	Institutional	FSD2017-003 Approved FCP2018-002 Prelm Aprvl SDP2018-002 Approved BLD18-0368 Issued GRD18-0015 Issued	N/A	N/A	71627	44,000	FSD approved 12/15/17 FCP approved 9/10/18	11/28/2018	N/A	N/A

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46	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. Planning Commission work session has been scheduled for 9/26/18	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	7/31/2018	N/A	N/A
47	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 Finaled GRD17-0001 Issued	2	0			N/A -- Critical Area	9/28/2018	N/A -- Under 10 units	N/A
48	<p>Legend</p> <p>ADM Administrative Interpretation</p> <p>APF Adequate Public Facilities</p> <p>BLD Building permit</p> <p>BMP Buffer Management Plan</p> <p>DEM Demolition permit</p> <p>FCA Forest Conservation Act</p> <p>FCP Forest Conservation Plan</p> <p>FSD Forest Stand Delineation</p> <p>GRD Grading permit</p> <p>HPC Historic Preservation Commission</p> <p>MPDU Moderately Priced Dwelling Unit</p> <p>PD Planned Development</p> <p>RNC Residential Neighborhood Conservation Site Design</p> <p>SDP Site Design Plan Review</p> <p>SE Special Exception</p> <p>SUB Subdivision</p> <p>VAR Variance</p>													
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