



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

145 Gorman Street, 3rd Floor, Annapolis, Maryland 21401

Annapolis 410-260-2200 • FAX 410-263-9158 • MD Relay (711)

Chartered 1708

C. PETE GUTWALD, AICP
DIRECTOR

City of Annapolis
Community Meeting Form

In accordance with Chapter 21.10 of the Annapolis City Code, a community meeting shall be held before submission of an application that requires a certificate of adequate public facilities under Title 22 of the City Code and for a proposed subdivision that will contain a new street.

The purpose of a community meeting is to inform persons and community associations, including but not limited to, homeowners associations, condominium associations, resident associations, and business associations. The prospective applicant shall address the items identified by the Planning and Zoning Director's checklist and receive comments and concerns about the development proposal so that the prospective applicant may become aware of those comments and concerns before submission and formal consideration of the application.

Date: **April 3, 2019** Project Name **106-108 Annapolis Street, Annapolis, Maryland 21401**

Type of project(s) (i.e., residential townhouse, single family commercial etc.)

Mixed-Use project consisting of commercial and residential uses.

Tax I.D. # **06 000 05860100 and 06 000 01428005** Tax Map: **45I** Block: **16** Parcel(s): **68 and 69**

Ward: **2** Alderperson: **Frederick M. Paone** Zoning: **B1** Critical Area (circle one) **Y/N**
If yes, circle designation:

LDA/RCA/IDA **N/A**

Elementary School: **West Annapolis** Open or Closed (circle one)

Middle School: **Bates Middle** Open or Closed (circle one)

High School: **Annapolis** Open or Closed (circle one)

Property Location/Address and intersecting streets: **106-108 Annapolis Street, Annapolis, Maryland 21401**

Site Design Plan Planned Development Subdivision

Project Description: **Mixed-Use projecting consisting of commercial and residential uses.**

Owner: **MRE Fund I, LLC (P.68) and 106 Annapolis Street, LLC (P.69)**

Developer: **MRE Properties**

Community Meeting Date/Time: **April 3, 2019** Copy of scaled map of meeting location is attached

Meeting Location & Address: **706 Giddings Avenue, Annapolis, Maryland 21401**

Contact Person for Project: **Steven D. Hyatt, Esq.** Telephone: **410-260-6586** Email: **shyatt@hwlaw.com**

Submitted by: **Steven D. Hyatt, Esq.** Telephone: **410-260-6589** Email: **shyatt@hwlaw.com**

THE MEETING SHALL BE HELD AT A LOCATION THAT IS REASONABLY ACCESSIBLE TO PERSONS WHO RESIDE OR OWN PROPERTY IN CLOSE PROXIMITY TO THE LAND THAT WILL BE SUBJECT TO THE APPLICATION. A COMMUNITY MEETING SHALL BE HELD NOT EARLIER THAN ONE YEAR PRIOR TO SUBMISSION OF AN APPLICATION AND NO LATER THAN 14 DAYS PRIOR TO SUBMISSION OF AN APPLICATION.

NOTICE IS REQUIRED TO BE SENT TO THE FOLLOWING 15 DAYS PRIOR TO THE MEETING:

- All parties with a financial or vested interest in the property that is the subject of the application.
- Property owners and tenants of property located within two hundred feet of any property boundary of the proposed development
- The Alderperson representing the Ward for which the project is planned.
- The President or other person in a position of authority of any Community Association, including but not limited to, homeowners associations, condominium associations, resident associations, and business associations whose geographic boundaries lie within 200 feet of the proposed development. The list of associations and their contact information, including the name of the association's president or other person in a position of authority, the association's mailing address, and the association's email address shall be maintained by the Office of the Mayor. Contact information for Constituent Services may be found at <https://www.annapolis.gov/1354/Constituent-Services>

The Applicant shall provide a copy of the written notification and a list of all persons and organizations included in the notice of mailing to the Department of Planning and Zoning.

Community Meeting Checklist

The following list represents the **MINIMUM** information that must be presented at the Community Meeting. Please confirm with a checkmark that all items have been addressed and the required information provided. This checklist must be submitted with the minutes from the meeting:

- 1. Project Name (*if known*)
- 2. Zoning of the property
- 3. Impacted schools and whether they are open or closed
- 4. Number of proposed lots or total square footage if commercial
- 5. Type of proposed development i.e., residential, commercial, mixed use
- 6. Approximate road configuration
- 7. Approximate location of environmental features on the site
- 8. Impact of the proposed development on the environmental features
- 9. If the site is in the Critical Area, a delineation of those portions within the IDA, LDA, and/or RCA. A delineation of the 100' buffer if applicable.
- 10. Conceptual storm water management

A PROSPECTIVE APPLICANT WHO HAS CONDUCTED A COMMUNITY MEETING SHALL PROVIDE A WRITTEN SUMMARY OF THE COMMUNITY MEETING TO THE PLANNING AND ZONING DIRECTOR WITHIN 30 DAYS AFTER THE CONCLUSION OF THE COMMUNITY MEETING, UNLESS ALREADY SUBMITTED WITH THE APPLICATION. THE WRITTEN SUMMARY SHALL INCLUDE A LIST OF MEETING ATTENDEES, A SUMMARY OF ATTENDEE COMMENTS, AN OVERVIEW OF DISCUSSIONS RELATED TO THE DEVELOPMENT PROPOSAL, AND ANY OTHER INFORMATION THE PROSPECTIVE APPLICANT DEEMS APPROPRIATE. THE WRITTEN SUMMARY SHALL BE SUBMITTED WITH THE APPLICATION AND BE MADE AVAILABLE BY THE PLANNING AND ZONING DIRECTOR FOR PUBLIC INSPECTION. ANYONE ATTENDING THE COMMUNITY MEETING MAY SUBMIT A WRITTEN RESPONSE TO THE PROSPECTIVE APPLICANT'S SUMMARY TO THE PLANNING AND ZONING DIRECTOR. IF AN APPLICATION IS NOT FILED WITHIN ONE YEAR AFTER A COMMUNITY MEETING OCCURS, THE PROSPECTIVE APPLICANT SHALL HOLD ANOTHER COMMUNITY MEETING TO BE CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION BEFORE AN APPLICATION IS FILED.

Here is the format for advertising a community meeting:

NOTICE OF COMMUNITY MEETING

In accordance with chapter 21.10 of the Annapolis City Code, a Community Meeting will be held at *(time)* on *(Date)* at *(Location)* Annapolis, MD regarding a Development Proposal for *(description of project and location of project)*. The public is invited to attend. For more information, contact:

(Applicant Name) _____

(Phone) _____

(Email) _____

Here is the format for posting of the property:

The applicant is required to post a "Notice of Community Meeting" sign on the property, which is the subject of the application, at least 15 days prior to the community meeting. *(Please consult the Department of Planning and Zoning as to whether more than one sign will be required.)*

The applicant is responsible for having the sign(s) made as per the following specifications:

- Sign size: 28"x44"
- Sign must be made of a durable water resistant material.

The Applicant shall provide a photograph of the sign(s) after posting, and an affidavit of posting to the Department of Planning and Zoning. .

{Hyatt Files/M10638/0010/00799428-}

← 44" →

NOTICE OF COMMUNITY MEETING	
In accordance with Chapter 21.10 of the Annapolis City Code, a Public Meeting will be held on: <i>(Date)</i> _____ at <i>(time)</i> _____ at <i>(Location)</i> _____, Annapolis, MD	
Regarding a Development Proposal for:	

For more information, contact:	
<i>(Applicant Name)</i> _____	
<i>(Phone)</i> _____	
<i>(Email)</i> _____	

28



HYATT & WEBER, P.A.
ATTORNEYS AT LAW

STEVEN D. HYATT
e-mail: shyatt@hwlaw.com

April 15, 2019

VIA E-MAIL pgutwald@annapolis.gov

AND FIRST CLASS MAIL

Pete Gutwald, Director
City of Annapolis Department of Planning and Zoning
145 Gorman Street, 3rd Floor
Annapolis, Maryland 21401

RE: 106 and 108 Annapolis Street – Major Site Design Plan Review
Community Meeting materials

Dear Pete:

As the pre-requisite to the submittal of development applications for the proposed re-development of 106 and 108 Annapolis Street, and in accordance with City Code 21.10.010 (B) a community meeting was held on April 3, 2019. Enclosed the following materials that demonstrate compliance with the community meeting code requirement:

1. City of Annapolis Community Meeting Form
2. Certificate of Publication
3. Affidavit of Mailing Notice
4. Affidavit of Posting
5. Location map of meeting location
6. Copy of the power point presentation
7. Written summary of community meeting presentation and discussion
8. Community Meeting sign-in sheet

Very truly yours,

HYATT & WEBER, P.A.

Steven D. Hyatt

SDH/aes

cc: EJ Rumpke (via e-mail: ej@mre-properties.com)

{Hyatt Files/M10638/0010/00799481-}



300 E. Cromwell Street
Baltimore, Maryland 21230
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 6190771

Sold To:

HYATT & WEBER P A - CU00173419
200 Westgate Cir Ste 500
Annapolis,MD 21401-3374

Bill To:

HYATT & WEBER P A - CU00173419
200 Westgate Cir Ste 500
Annapolis,MD 21401-3374

Was published in "The Capital", "Daily", a newspaper printed and published in Anne Arundel County on the following dates:

Mar 18, 2019

**NOTICE OF
COMMUNITY MEETING**

In accordance with Chapter 21.10 of the Annapolis City Code, a Community Meeting will be held at 6:30 p.m. on April 3, 2019 at the office of MRE Properties, 706 Giddings Avenue, Suite 400, Annapolis, Maryland 21401, regarding a development proposal for a major site development plan review for a proposed mixed use project consisting of commercial and residential uses at 106/108 Annapolis Street, Annapolis, Maryland. The public is invited to attend. For more information, contact:

MRE Properties LLC c/o Steven D. Hyatt,
Phone: 410-266-0626

E-mail: shyatt@hwlaw.com

CAP 12/001 Mar. 18

6190771

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

Affidavit of Mailing Notice

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

- (1) That the attached notice letter providing the date and location of the community meeting for the redevelopment project proposed for 106|108 Annapolis Street was mailed, first-class, postage prepaid on March 18, 2019 to property owners and tenants of property located within 200' of the subject project, to all parties with a vested or financial interest in the property, the alderperson, and to the president or other person in a position of authority on behalf of any homeowners associations, condominium associations, resident associations, and business associations which geographic boundaries lie within 200 feet of the proposed development.
- (2) That the list containing the names and addresses of the parties to whom notice was mailed is also attached hereto.

Signature of Affiant:



Printed Name of Affiant:

Amanda E. Smith

Complete address of Affiant

200 Westgate Circle - Suite 500
Annapolis, Maryland 21401

Date: March 18, 2019



HYATT & WEBER, P.A.
ATTORNEYS AT LAW

March 18, 2019

**NOTICE OF
COMMUNITY MEETING**

In accordance with Chapter 21.10 of the Annapolis City Code, a Community Meeting will be held at 6:30 p.m. on April 3, 2019 at the office of MRE Properties, 706 Giddings Avenue, Suite 400, Annapolis, Maryland 21401, regarding a development proposal for a major site development plan review for a proposed mixed use project consisting of commercial and residential uses at 106/108 Annapolis Street, Annapolis, Maryland. The public is invited to attend. For more information, contact:

MRE Properties LLC c/o Steven D. Hyatt, Phone: 410-266-0626
E-mail: shyatt@hwlaw.com

{Hyatt Files/M10638/0010/00788938-}

SEVERN BANK BUILDING
200 WESTGATE CIRCLE, SUITE 500
ANNAPOLIS, MARYLAND 21401
WWW.HWLAW.COM

ANNAPOLIS: 410-266-0626
BALTIMORE: 410-841-6899
WASHINGTON, D.C.: 301-261-8550
FAX: 410-841-5065

**PROPERTY & FINANCIAL
INTEREST OWNERS**

	Tenant 109 Tucker Street Annapolis, Maryland 21401	Diane L. Domino 503 Giddings Avenue Annapolis, Maryland 21401-1319
MRE Fund I LLC 706 Giddings Avenue Annapolis, Maryland 21401	Julie Cooke 107 Tucker Street Annapolis, Maryland 21401-1338	Tenant 503 Giddings Avenue Annapolis, Maryland 21401-1319
106 Annapolis Street LLC 706 Giddings Avenue – Suite 400 Annapolis, Maryland 21401	Tenant 107 Tucker Street Annapolis, Maryland 21401-1338	John Tapajcik Alice Tapajcik 105 Tiffany Lane Gettysburg, PA 17325
MRE Properties, LLC 706 Giddings Avenue Annapolis, Maryland 21401	Alicia Campbell 105 Tucker Street Annapolis, Maryland 21401	Tenant 505 Giddings Avenue Annapolis, Maryland 21401
John B. Eggleston Marie W. Eggleston 500 Melvin Avenue Annapolis, Maryland 21401-1305	Tenant 105 Tucker Street Annapolis, Maryland 21401	100 Annapolis Street, LLC 121 Cathedral Street Annapolis, Maryland 21401
Tenant 500 Melvin Avenue Annapolis, Maryland 21401-1305	Stephen H. Tew Carolyn E. Tew 174 Wells Street Greenfield, MA 01301	Tenant 100 Annapolis Street Annapolis, Maryland 21401
Kurt Johanson Melissa Johanson 111 Tucker Street Annapolis, Maryland 21401-1338	Tenant 103 Tucker Street Annapolis, Maryland 21401	Carl B. Ihli Marla M. Sanzone-Ihli 104 Annapolis Street Annapolis, Maryland 21401
Tenant 111 Tucker Street Annapolis, Maryland 21401-1338	Terence M. Velasco, Trustee 501 Giddings Avenue Annapolis, Maryland 21401-1319	Tenant 104 Annapolis Street Annapolis, Maryland 21401
Patricia Zantzinger 1308 River Crescent Drive Annapolis, Maryland 21401	Tenant 501 Giddings Avenue Annapolis, Maryland 21401	Marcus Keith Properties LLC 2047 Chesapeake Road Annapolis, Maryland 21401
Tenant 110 Annapolis Street Annapolis, Maryland 21401	Rebecca M. Chapman 7847 Statesman Street Severn, Maryland 21144	Tenant 608 Melvin Avenue – Unit 205 Annapolis, Maryland 21401

Carbone Properties LLC
P.O. Box 41
Scotland, Maryland 20687

Tenant
114 Annapolis Street
Annapolis, Maryland 21401

Carbone Properties LLC
P.O. Box 41
Scotland, Maryland 20687

Tenant
114 Annapolis Street
Annapolis, Maryland 21401

Cha S. An
OK Y An
506 Melvin Avenue
Annapolis, Maryland 21401-1305

Tenant
506 Melvin Avenue
Annapolis, Maryland 21401-1305

Rebecca M. Chapman
7847 Statesman Street
Severn, Maryland 21144

Tenant
608 Melvin Avenue
Annapolis, Maryland 21401

Tenant
105 Forbes Street – Unit A
Annapolis, Maryland 21401

Tenant
105 Forbes Street – Unit D
Annapolis, Maryland 21401

West Annapolis Properties LLC
2444 Solomons Island Road
Suite 209
Annapolis, Maryland 21401

West Annapolis Properties, LLC
2444 Solomons Island Road
Suite 209
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 100
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 101
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 102
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 201
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 203
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 204
Annapolis, Maryland 21401

Tenant
105 Forbes Street – Unit B
Annapolis, Maryland 21401

103 Annapolis Street MRE LLC
706 Giddings Avenue - Suite 400
Annapolis, Maryland 21401

Tenant
608 Melvin Avenue – Unit 206
Annapolis, Maryland 21401

Raphael Building LLC
115 Annapolis Street
Annapolis, Maryland 21401-1309

Tenant
115 Annapolis Street
Annapolis, Maryland 21401

Jacob M. Antwerpen
Dolores R. Antwerpen
500 S. Ocean Boulevard – 202E
Manalapan, FL 33462

Tenant
111 Annapolis Street
Annapolis, Maryland 21401

Navy Marine Corps Olympic Training
Center / Colorado LLC
3535 E. 5th Avenue
Denver, CO 80206

Tenant
107 Annapolis Street
Annapolis, Maryland 21401

Tenant
107 Annapolis Street – Suite J
Annapolis, Maryland 21401

Tenant
105 Forbes Street – Unit C
Annapolis, Maryland 21401

Tenant
103 Annapolis Street
Annapolis, Maryland 21401

101 Annapolis Street MRE LLC
706 Giddings Avenue – Suite 400
Annapolis, Maryland 21401

**ASSOCIATIONS AND
ALDERPERSON**

West Annapolis Civic Association
Attn: Mike Christman, President
707 Arundel Place
Annapolis, Maryland 21401

Tenant
101 Annapolis Street
Annapolis, Maryland 21401

West Annapolis Business Affiliation
Attn: Frederik DePue, President
17 Annapolis Street
Annapolis, Maryland 21401

Frederick M. Paone, Alderman
Annapolis City Council
160 Duke of Gloucester
Annapolis, Maryland 21401

MRE Properties LLC
106 | 108 Annapolis Street
Community Meeting – April 3, 2019 at 6:30 p.m.

Affidavit of Posting

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

- (1) That I posted the notice signs for the community meeting scheduled for April 3, 2019 on the adjoining boundary line of the properties located at 106 | 108 Annapolis Street.
- (2) That the signs were posted on the property on the 18th day of March, 2019.
- (3) That the signs were monitored and remained continuously posted up to and through the date of the meeting.
- (4) That I posted the signs at the following locations on the property:
 - a) On the adjoining property line facing Annapolis Street, and
 - b) On the adjoining property line facing Segelken Lane

Signature of Affiant:

J.E. Bailey

Printed Name of Affiant:

J.E. Bailey

Complete address of Affiant

200 Westgate Cir.

Ann. md 21401

Date: 4-3-19





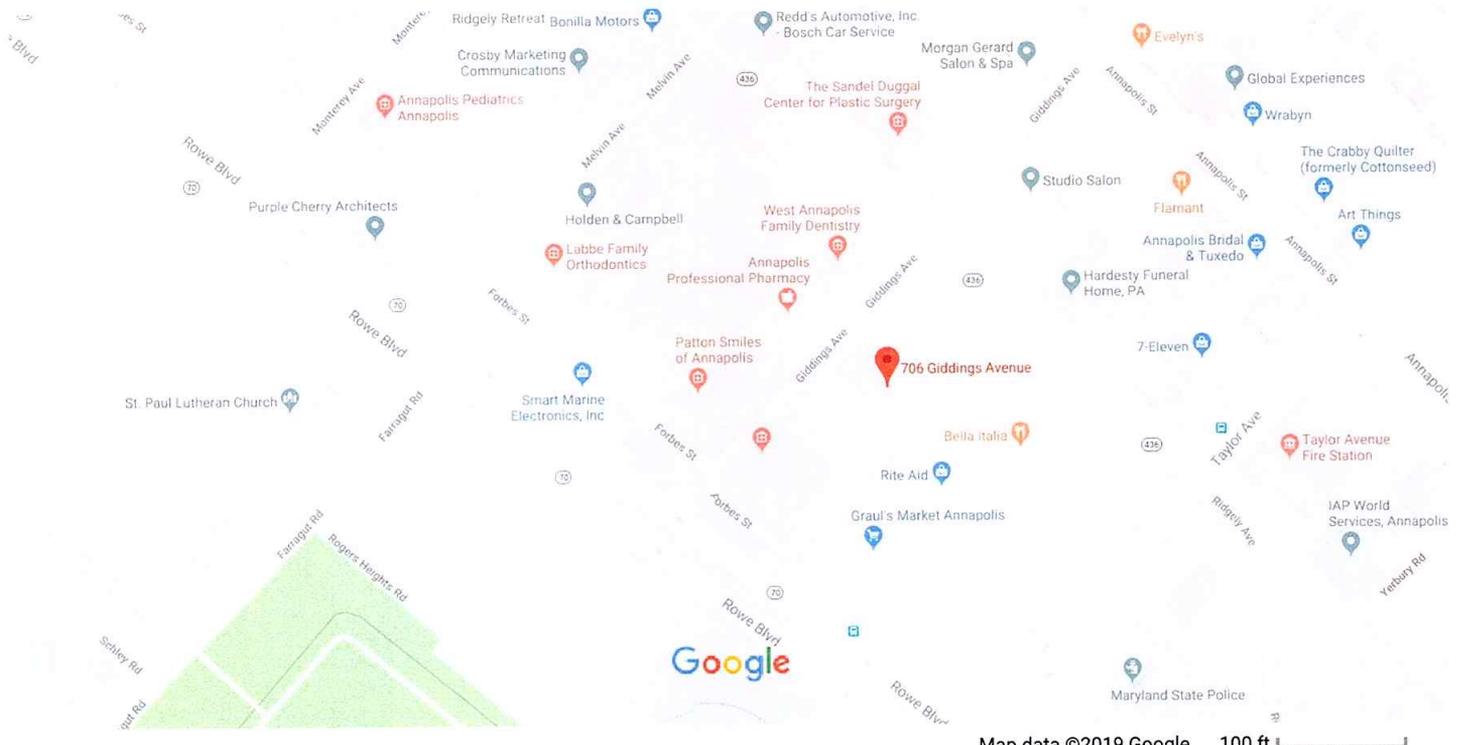
**NOTICE OF
COMMUNITY MEETING**

In accordance with Chapter 21.10 of the Annapolis City Code, a Community Meeting will be held at 6:30 p.m. on April 3, 2019 at the office of MRE Properties, 706 Giddings Avenue, Suite 400, Annapolis, Maryland 21401, regarding a development proposal for a major site development plan review for a proposed mixed use project consisting of commercial and residential uses at 106/108 Annapolis Street, Annapolis, Maryland.

The public is invited to attend.

For more information, contact:
MRE Properties LLC c/o Steven D. Hyatt,
Phone: 410-266-0626 ✉-mail: shyatt@hwlaw.com

Google Maps 706 Giddings Ave



706 Giddings Ave

Annapolis, MD 21401

- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

Photos

106-108 Annapolis Street

Community Meeting

April 2, 2019



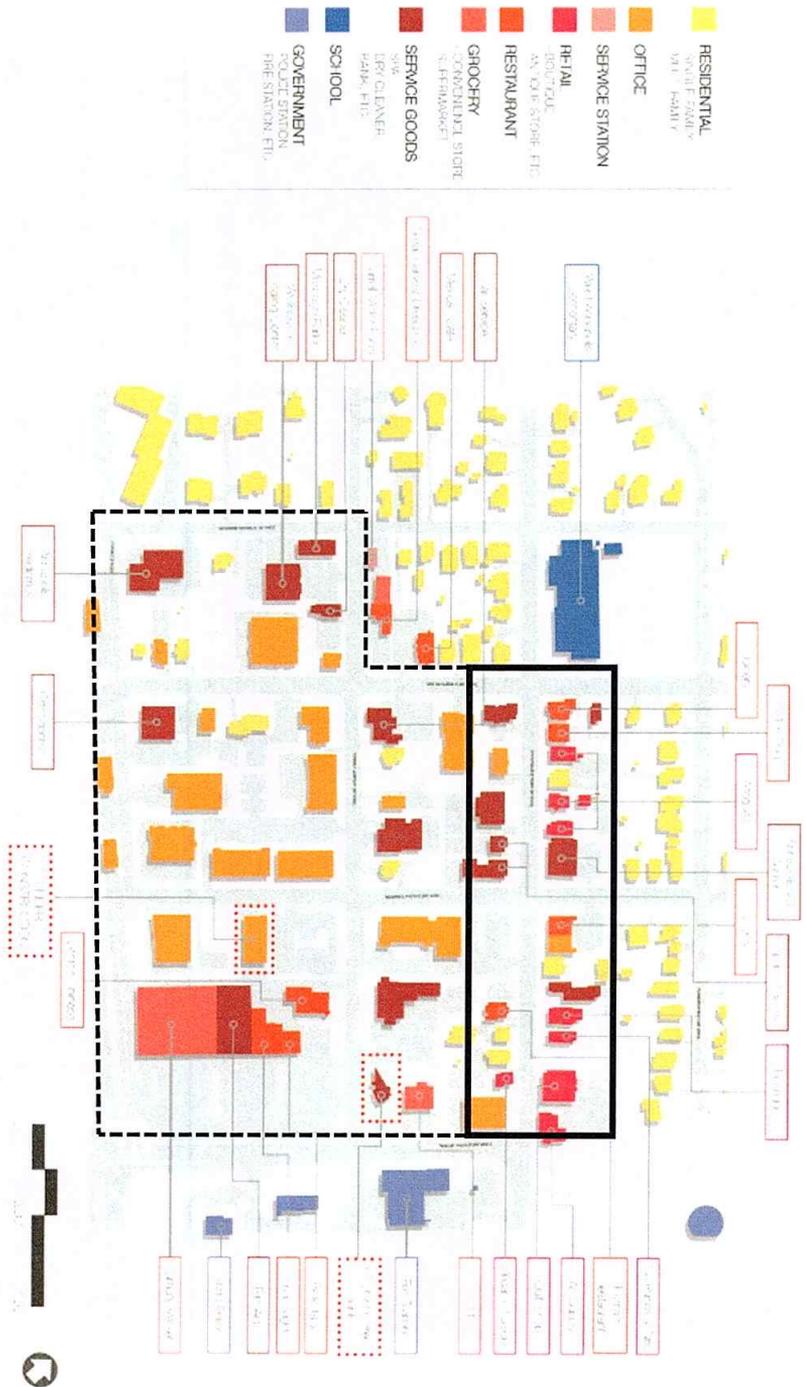
MRE Properties

Annapolis based commercial real
estate development and investment
firm

Aerial View of West Annapolis



West Annapolis Land Use Plan



106 Annapolis Street

- 1,672 SF
- Single family home with garage converted to retail/office space



108 Annapolis Street

- 2,016 SF building
- Mixed-use building with ground floor retail and apartment



Project Details



Name 106-108 Annapolis Street



Zoning B-1



Lot Size 15,140 SF



Schools West Annapolis Elementary
Bates Middle
Annapolis High



Proposed 14,692 SF mixed-use building (includes circulation)
4,879 SF restaurant
7,360 SF residential apartments

West Annapolis Elementary School

Anne Arundel County July 2018 Educational Facilities Master Plan

FACILITIES INVENTORY AND ENROLLMENT PROJECTIONS BY GRADE

WEST ANNAPOLIS ELEMENTARY (Grade K-5)
565 Melvin Avenue
Annapolis

Score Based Capacity: 340

	ACTUAL					PROJECTED					
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
KIDN	44	38	43	44	44	43	43	43	43	44	44
1	44	46	38	42	43	43	42	42	42	42	43
2	32	46	46	37	41	43	40	40	41	41	41
3	39	36	46	46	37	40	43	42	40	39	40
4	39	40	35	46	46	36	40	41	41	39	39
5	29	41	40	35	46	45	35	38	40	41	39
6											
7											
8											
9											
10											
11											
12											
Total	227	347	348	250	257	250	246	246	246	246	246
ITE	227	247	248	250	257	250	246	246	246	246	246

Date of Occupancy: 1938
Addition/Renovation: 1972, 1984, 2016
Evaluation of physical condition: Excellent

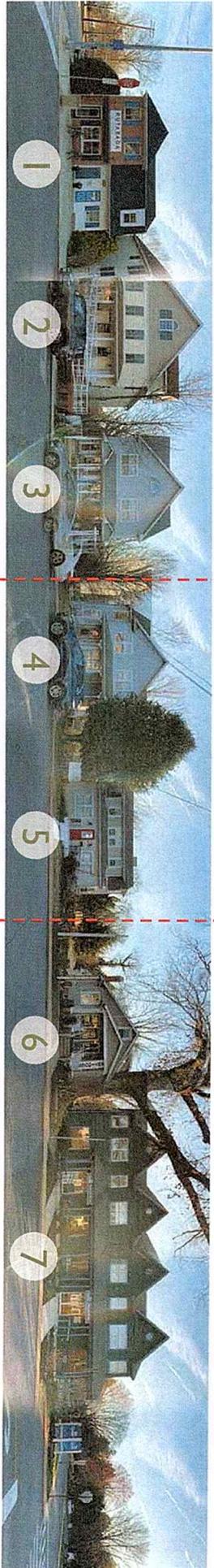
Size of existing building: 53,885 sq. ft.
Average of site: 2.23 acres

9 Apartments = 1.278 Students

Student Generation Factors (SGF's) by Feeder Zone and Grade Level

FEEDER ZONE	ELEMENTARY SCHOOL AVERAGE YIELD	MIDDLE SCHOOL AVERAGE YIELD	HIGH SCHOOL YIELD
Annapolis HS	0.142	0.054	0.063
Arundel HS	0.224	0.092	0.126
Broadneck HS	0.198	0.100	0.139
Chesapeake HS	0.178	0.086	0.117
Glen Burnie HS	0.188	0.066	0.094
Meade HS	0.258	0.079	0.096
North County HS	0.181	0.105	0.114
Northeast HS	0.187	0.081	0.116
Old Mill HS	0.154	0.073	0.092
Severna Park HS	0.268	0.134	0.174
South River HS	0.181	0.092	0.127
Southern HS	0.156	0.078	0.109
Average/Total	0.194	0.084	0.114





114 ANNAPOLIS ST.
 RIDGE HEIGHT 26'-0"
 JOHN WOOD MESSAGE
 COMMERCIAL

112 ANNAPOLIS ST.
 RIDGE HEIGHT 38'-0"
 BEAN RUSH CAFE
 MIXED USE

110 ANNAPOLIS ST.
 RIDGE HEIGHT 34'-0"
 ANTIQUE STORE
 MIXED USE

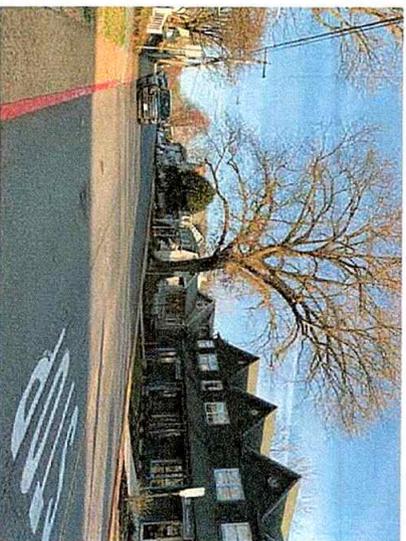
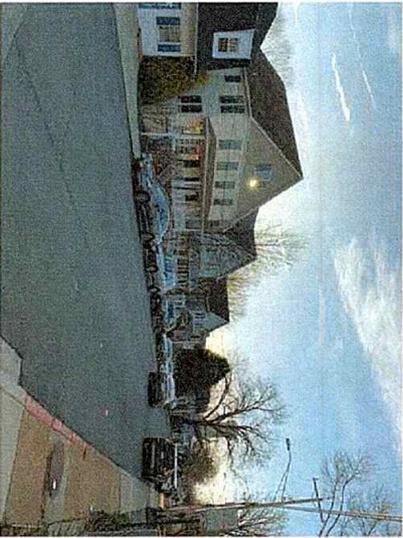
108 ANNAPOLIS ST.
 RIDGE HEIGHT 30'-0"
 TBD
 MIXED USE

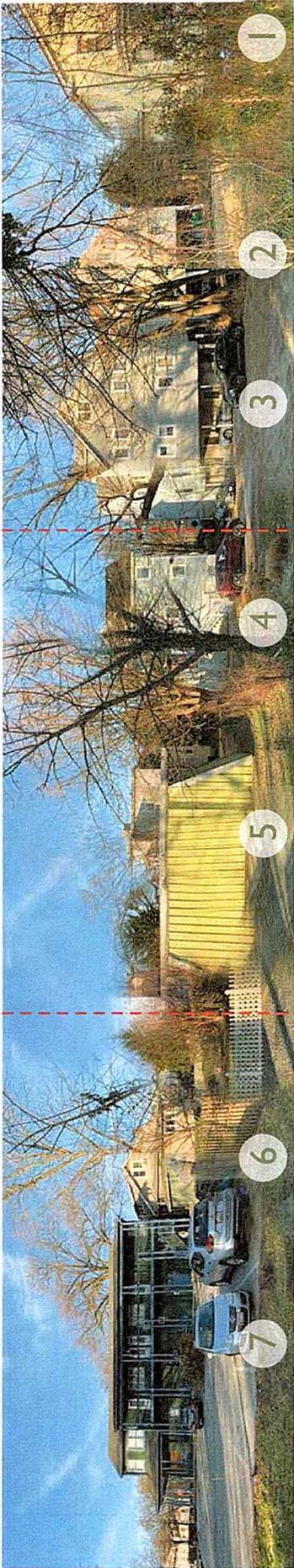
106 ANNAPOLIS ST.
 RIDGE HEIGHT 21'-0"
 OFFICE
 MIXED USE

104 ANNAPOLIS ST.
 RIDGE HEIGHT 20'-0"
 BON VIVANT ANTIQUES
 COMMERCIAL

100 ANNAPOLIS ST.
 RIDGE HEIGHT 29'-0"
 VETERANS CENTER
 MIXED USE

ANNAPOLIS STREET





1

2

3

4

5

6

7

114 ANNAPOLIS ST.
RIDGE HEIGHT 26'-0"
JOHN WOOD MESSAGE
COMMERCIAL

112 ANNAPOLIS ST.
RIDGE HEIGHT 38'-0"
BEAN RUSH CAFE
MIXED USE

110 ANNAPOLIS ST.
RIDGE HEIGHT 34'-0"
ANTIQUA STORE
MIXED USE

108 ANNAPOLIS ST.
RIDGE HEIGHT 30'-0"
TBD
MIXED USE

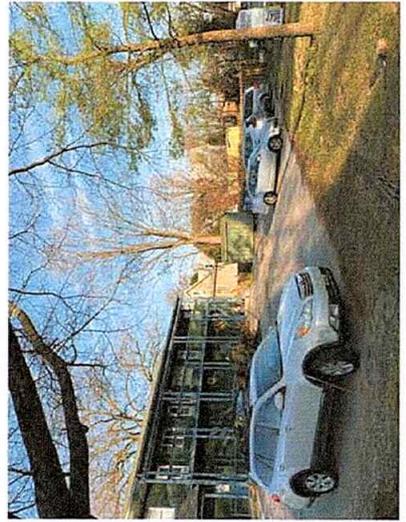
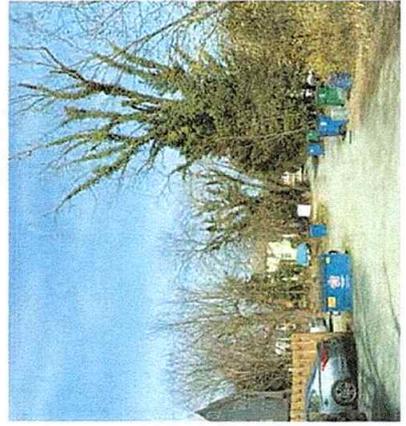
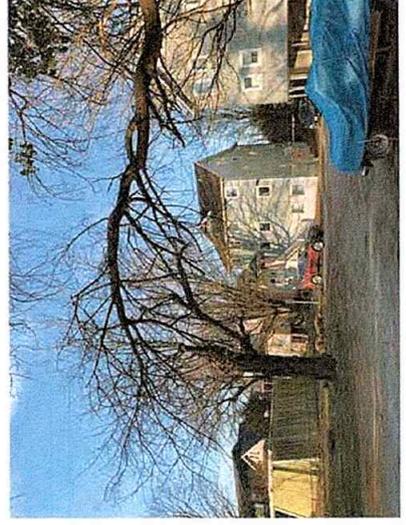
106 ANNAPOLIS ST.
RIDGE HEIGHT 21'-0"
OFFICE
MIXED USE

104 ANNAPOLIS ST.
RIDGE HEIGHT 20'-0"
BON VIVANT ANTIQUES
COMMERCIAL

100 ANNAPOLIS ST.
RIDGE HEIGHT 29'-0"
VETERANS CENTER
MIXED USE

116 ANNAPOLIS ST.
RIDGE HEIGHT 26'-0"
RUTABAGA CAFE
COMMERCIAL

SEGELKEN LANE



Bay Engineering Inc.
 10000 Bay View Road
 Suite 100
 Annapolis, MD 21402
 Phone: 410-291-1100
 Fax: 410-291-1101
 www.bayeng.com

DATE: 08/11/11
 PROJECT: 1103 & 108 ANAPOLIS STREET
 DRAWN BY: J. B. BAY
 CHECKED BY: J. B. BAY
 SCALE: AS SHOWN

TOPOGRAPHIC SURVEY
 1103 & 108 ANAPOLIS STREET
 ANNAPOLIS, MARYLAND
 DATE: 08/11/11
 ANNE ARUNDEL COUNTY, MD



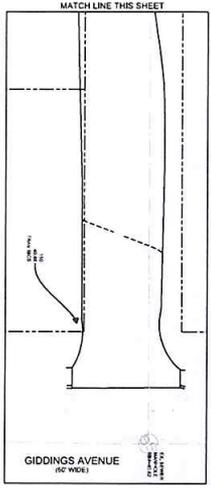
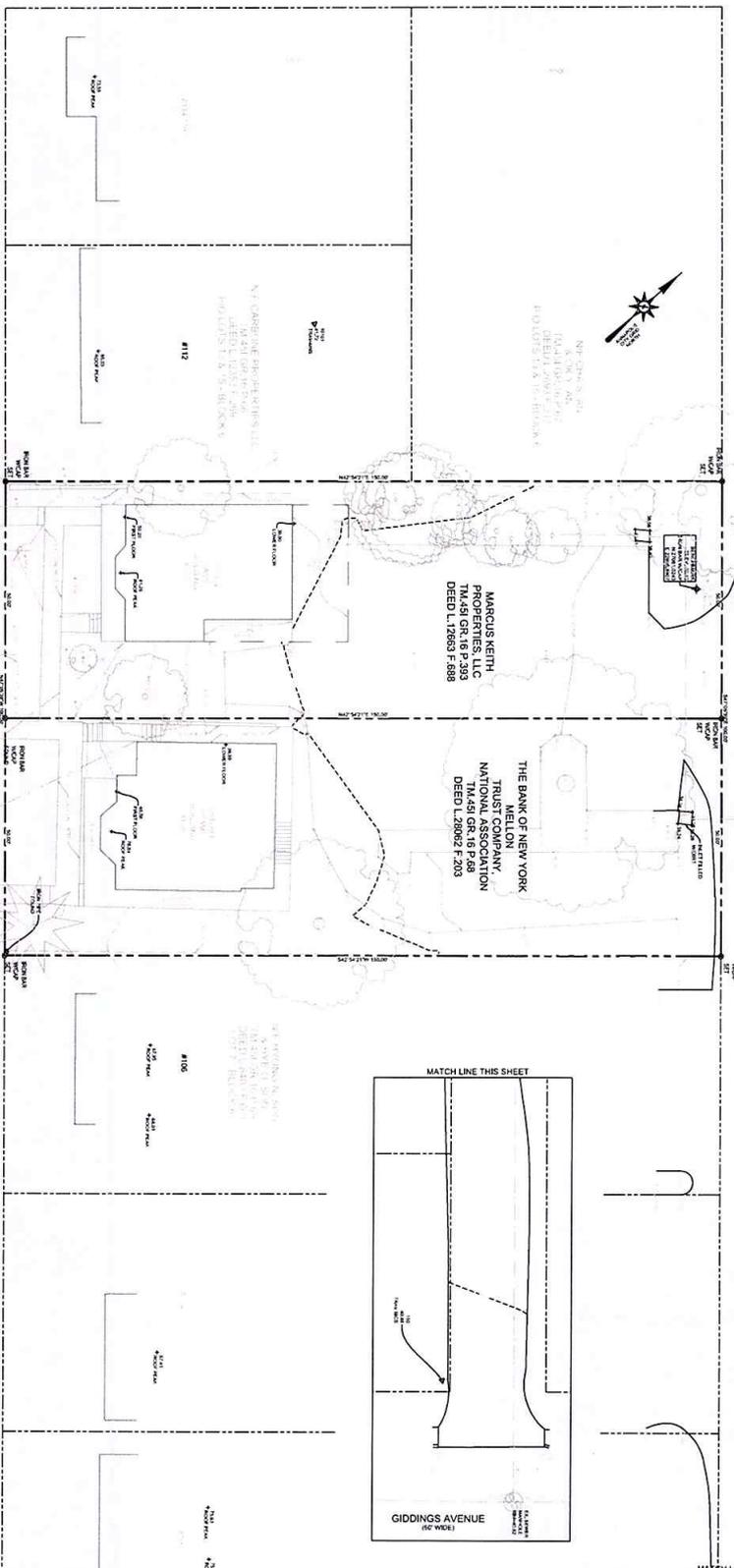
1103 & 108 ANAPOLIS STREET
 ANNAPOLIS, MARYLAND
 DATE: 08/11/11
 ANNE ARUNDEL COUNTY, MD

ANNAPOLIS STREET
 (62' WIDE)

MELVIN AVENUE
 (62' WIDE)

GIDDINGS AVENUE
 (62' WIDE)

SEBELKEN LANE
 (20' WIDE)



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

1103 & 108 ANAPOLIS STREET
 ANNAPOLIS, MARYLAND
 DATE: 08/11/11
 ANNE ARUNDEL COUNTY, MD

1103 & 108 ANAPOLIS STREET
 ANNAPOLIS, MARYLAND
 DATE: 08/11/11
 ANNE ARUNDEL COUNTY, MD

1103 & 108 ANAPOLIS STREET
 ANNAPOLIS, MARYLAND
 DATE: 08/11/11
 ANNE ARUNDEL COUNTY, MD

1103 & 108 ANAPOLIS STREET
 ANNAPOLIS, MARYLAND
 DATE: 08/11/11
 ANNE ARUNDEL COUNTY, MD



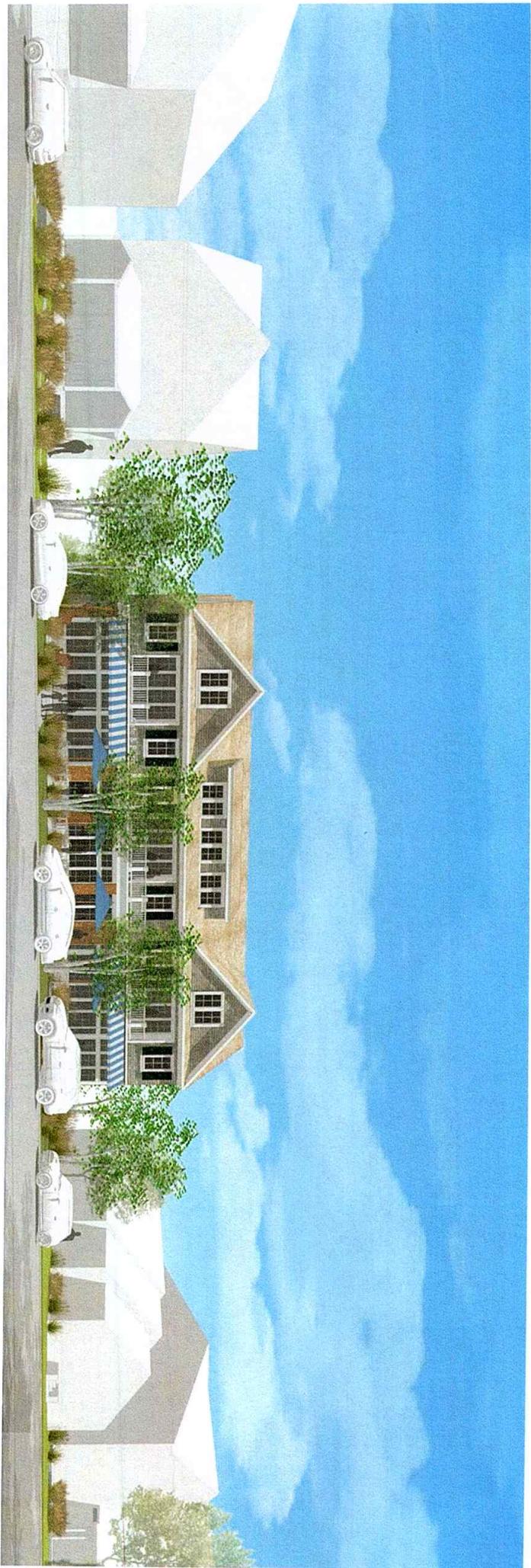












April 3, 2019

**Community Meeting for 106-108 Annapolis Street
706 Giddings Ave, Annapolis, MD 21401 @ 6:30PM**

**See copy of PowerPoint presentation - EJ/LEO

**See sign-in sheet

Introduction by EJ/MRE – current projects MRE is currently working on; reasons why MRE is focusing on West Annapolis/AA County

Hammond/Wilson is architect for the project

Overview of 106 Annapolis (existing conditions)

Overview of 108 Annapolis (existing conditions)

Goal is to combine both 106 & 108 into a single parcel/mixed-use project

Name “106-108 Annapolis Street”

Zoned B1

± 15,140 SF

Discussed which schools are tied to this property

Proposed mixed-use ± 14,692 SF; first floor retail/commercial with residential above

Discussion re: West Annapolis Elementary School

EJ/David both have young kids that will be attending West Annapolis Elementary School – not trying to “overcrowd” the school;

Discussed elements of AACPS Master Plan re: enrollment factors; Capacity = 340; 227 students; projected 2018 enrollment is 240 (73%) capacity based on 340 figure; max in 10-year projection is 256 and then tapers out; each residential unit will yield/generate approximately .142 students

9 apartments = 1.278 students (based on AACPS APF calculations); HOWEVER, the type of apartments will not be conducive to “young family” style living that would generate elementary-school-aged children

(Handoff to Leo) Introduction to Hammond/Wilson; trends of development in Annapolis towards mixed-use development and in-fill in areas like West Annapolis;

Review existing buildings on Annapolis Street (same side as 106/108 Annapolis); discuss/share images of scale of those buildings; Alley-way behind buildings; alley keeps services off of Annapolis Street; site plan with existing conditions to give context for setbacks; site plan of proposed building/project; grade is significant, but goal is to keep building as pedestrian friendly as practicable; ADA access, parking in rear of building (won't be visible from Annapolis Street); green space in rear; Bay Engineering (Terry is here) happy to answer questions about site work/storm water management; Floor plans (viewed from Annapolis Street) – outdoor dining, plaza (limited by impervious service coverage maximums); TRASH – rubber totes in lieu of dumpsters permanently set outside (better aesthetically and reduces noise);

setbacks are 9-feet (side) 21-feet to front; overview of apartments – limited by FAR; benefit is gabled roof and units with small balconies;

(Displayed rendering of proposed building) – discussed purpose and attributes of design elements; goal is to keep with scale/intent of buildings in area and along Annapolis Street; material – brick/glass/paneling – consistent with nearby properties; green space and café space depicted for scale; view from further down Annapolis Street (in front of Bean Rush); overall height is ± 35-feet; second view from down the street (Giddings Ave side); displayed image from rear (alley-way), which will have setback from alley way and improve aesthetics of alley with green space and additional landscaping; Discuss West Annapolis Sector Study: Urban Center Low (2-4 story buildings with retail on first floor) – restaurant will be in the ± 4,000 SF range and seat approximately 80-90 patrons; similar in scale and size to Vin 909;

QUESTION FROM AUDIENCE: “When is construction going to begin?”

LEO/EJ responded with development timeline (also restaurant will need special exception; no restaurant user identified at this point)

QUESTION FROM AUDIENCE: “What improvements will be done to alley-way? How many parking spaces dedicated to restaurant?”

EJ: 22 parking spaces for the project (9 for apartments/13 for restaurant); based on requirements in bulk-regulations;

In discussions with the City about what improvements (if any) need to happen to alley; City hasn’t given any direction at this point; no intention of paving alley way;

AUDIENCE COMMENT: “Paving alley way will flood backyards, so will object (also sewer access to houses front (backing) alley way)”;

AUDIENCE COMMENT [Kurt Riegel]: “I normally oppose most types of development, but I strongly support this type of development at this type of location!”; concerned with “durability” of the plan? “What assurances can MRE provide that vacancy of apartments won’t lead to conversion to office space?”

EJ: Parking is too limiting; not consistent with West Annapolis Sector Study (Mike Christman chimed in too);

AUDIENCE COMMENT: “Concerned about the number of parking spaces”

LEO: available street parking, but the project is adequately parked to City Code; also looked at existing projects similar in nature to see what works, and MRE feels that the parking is sufficient

Kristy Miller – spoke up about what works, supporting this type of use (restaurant and retail on first floor along Annapolis Street) rather than offices and over-parking situation; willing to work on parking solutions for this type of use along Annapolis Street;

AUDIENCE QUESTION: “Rent for apartments?”

EJ: \$3/SF; Also have the potential to utilize 706 Giddings parking in evening (informally) (addressing/adding on to comments from Kristy Miller);

Alex Pline (Planning Commission) "City encourages official "shared parking" arrangements";

AUDIENCE COMMENT: "Concerns about noise coming from restaurant to housing along Tucker Street"

LEO: can be addressed at time of special exception; limited hours of operation by liquor license; landscape buffer;

AUDIENCE COMMENT: "Rental apartments or for sale?"

EJ: All rentals

AUDIENCE QUESTION: "On which street will restaurant receive commercial deliveries?"

EJ/LEO: Commercial deliveries to/from restaurant – likely via Annapolis Street;

EJ: limited based on loading/unloading zones that already exist (not sure if access along alley way for commercial deliveries is permitted);

AUDIENCE COMMENT/QUESTION: "Roof color finalized?"

LEO: green requirements for buildings over 7,500 SF; also mentioned "street lights" – not going to be "flood-style" lighting; limited in how light impacts adjacent properties, with goal of minimizing disturbances

AUDIENCE QUESTION: "Streetscape – access/sidewalk ADA compliant?"

LEO: Yes, and bench, bike racks, etc.

Kurt Riegel: "Comfort that EJ/David live in the neighborhood – have skin in the game."

AUDIENCE QUESTION: "How many restaurants can this area support?"

LEO: special exception process takes these factors into account (public need); not limited to a specific number; function of market demand

AUDIENCE QUESTION: "Will customers be parking behind the building? if so, how will you get them to park back there?"

EJ: Getting customers to park on alley way is an educational process; please communicate that to City officials ("we want to see alley improved" – tell your Alderman (Fred waived...))

Kristy Miller: "Think about what should be done with alley – one-way? Improved signage? And reach out to WACA/WABA, City officials – we can work on solutions that we want to see."

AUDIENCE COMMENT/QUESTION: "Concerned about ADA compliance."

LEO: Fully ADA compliant to and from building and inside building.

AUDIENCE QUESTION: "Buildings are old and beautiful – what happens next in the process?"

LEO: discussed SDP review process an next steps; restaurant (whenever determined) will go through special exception process

AUDIENCE QUESTION: "How many parking spaces?"

LEO: 22

Kurt: "Large tree in the rear – going to be saved not? We like trees."

EJ: Tree isn't doing great – we've had arborists out to confirm deteriorating health, so we are going to remove it; HOWEVER, replanting numerous trees on-site as part of landscaping plan, green space, and other stormwater/environmental improvements to the property

AUDIENCE QUESTION: "Discuss construction details/timeline with Tucker Street residents."

LEO/EJ: Happy to share the details once we have them

AUDIENCE QUESTION: "Can apartments get additional street parking permits?"

LEO: Yes.

Meeting concluded at approximately 7:45 PM

{Hyatt Files/M10638/0010/00796438-}

Community Meeting for 106-108 Annapolis Street

Date and Location of Meeting: April 3, 2019 at 6:30 p.m.

706 Giddings Avenue, Suite 400, Annapolis, Maryland

Thank you for joining us this evening, please sign in below.

	First and Last Name	Address	E-mail Address
1.	Anne Potter	103 Giddings	ascottpotter@gmail.com
2.	Bobbi Collins	9 Tolson St	bobbi.collins.22@gmail.com
3.	Pam LeVan	110 Annapolis St	p.levin.7711@gmail.com
4.	Larry Nandel	110 Annapolis St	
5.	Pam Storm	208 Ridgely Ave	greatharvestannapolis@gmail.com
6.	KIM HOVELL	105 Annapolis St St A	kimhovell@gmail.com
7.	Liz and Bryan Barrett	607 Monterey Ave. Annapolis, MD 21401	lizardhb@gmail.com
8.	Renee & Roger Kuttel	207 Claude St 21401	
9.	KRISTEN HOOPER	103 ANNAPOLIS ST	KHOOPER@GBIDARCHITECTS.COM
10.	CAROL HILL MARLA SANZONI	104 ANNAPOLIS ST. ANNAPOLIS, MD. 21401	konvivaantiques@yahoo.com

	First and Last Name	Address	E-mail Address
11.	Kirsty Myers	100 Claude St	Kirsty@cardinalthread.com
12.	Din Nolan	55 Emerald Rd 21401	nolan@corvicolbarded.com
13.	Juan Hughes	218 Claude St	susanhughes1937@gmail.com
14.	Teresa Christensen	97 Old Crossing	janeTeresac@gmail.com
15.	Ryan Turner	104 Norwood	Ryan.Turner@dnr.com
16.	Anthony Kuperstein	386 Monterey	tony.kuperstein@gmail.com
17.	Julie Coake	107 Tucker St.	Julieenc@aol.com
18.	Zoe Johnson	129 Porter Dr.	zoejohnson1@gmail.com
19.	Jon Myers	100 Claude St	jonathan.kemners@gmail.com
20.	MIRE (CHRISTINA)	707 Airport Rd	mehishivan55@gmail.com
21.	Bernad Lease	507 Monterey Ave	bernad@jsheld.com
22.	Molly Pet Smith	224 Westwood Rd	mhm.th@gmail.com

	First and Last Name	Address	E-mail Address
23.	DOUG GREENWELL	101 GIDDINGS	
24.	ALEX PLINE	305 Monterey Ave	
25.	KURT JOHANSEN	111 Tucker	
26.	MIKE COLLINS	9 Telson	
27.	JOE MACRIS	102 Old Crossing Ln.	
28.	Rebecca Brenia	99 Old Crossing Lane	
29.	Cheryl Thain	115 Annapolis St.	
30.	J. RYAN PARKER	601 MONTEREY AVE	RPARKER00@VERIZON.NET
31.	ALDERMAN FRED PAONE		ALDPAONE@ANNAPOLIS.gov
32.	KURT RIEHEL		KURT.RIEHEL@GMAIL.COM
33.			
34.			

	First and Last Name	Address	E-mail Address
47.	Rachel Meinhold	505 MONTEREY AVE	rachel@meinhold@gmail.com
48.	Lynne Sherlock	10 Annapolis Street	LSher1a12@aol.com
49.			
50.			
51.			
52.			
53.			
54.			
55.			
56.			
57.			
58.			

First and Last Name	Address	E-mail Address
59. Mona Galla	106 Medina Av.	monafgalla@gmail
60. Alison Kelly	20 Ridgely Ave	aliskelly17@gmail.com
61. Flavia Vastug	11 Annapolis St	flavia.vastug@gmail.com
62. Cheri Wendt-Tayak	213 Rosewood Rd	cheri@curtlaw.com
63. Keith Cook	415 Monterey Ave	keithcook@ymail.com
64. Dawn Goodburn	14 Tucker St.	dawngoodburn@gmail.com
65. John Goodburn	14 Tucker St.	john.goodburn@gmail.com
66. Hee-Joo Park	402 Monterey	park-heejoo@gmail.com
67. Jenn Macris	102 Old Crossing Ln	Jmacris@hotmail.com
68. Angela Caspita	104 Old Crossing Lane	
69. Kevin Cooke	415 Monterey Ave	Cookehomes@icloud.com Coldwell Banker
70. COUSTRAN RAMIREZ		cuaramirez@comcast.net

	First and Last Name	Address	E-mail Address
71.	Ann & Geoff Riefe	8 Tucker St	awriefe@gmail.com
72.	Su Anne Martinez West Annapolis Artworks	4 Annapolis St	artworksweste gmail
73.			
74.			
75.			
76.			
77.			
78.			
79.			
80.			
81.			
82.			