

**APPENDIX D
PROJECTS UNDER REVIEW OR CONSTRUCTION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	30-Aug-19													
2	Projects Under Review or Construction													
3	Project Name	Address	Description	Status	Type	TrakIt Number	Units	Units Net new	Sq. Footage	Sq. ft. Net new	FCA Status	Last Action	MPDU Required	MPDU Built
4	9 St. Mary's St	99 Compromise	Special Exception application with Site Design Plan Review. This project now is addressed as 99 Compromise	Under construction	Residential	SE2016-003 Approved HPC2016-042 Approved GRD16-0045 Approved BLD16-0782 Approved	9	9	18,703	0	N/A -- Critical Area	4/29/2019	N/A -- Under 10 units	N/A
5	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.	Building permit is approved. Under Construction.	Residential	SE2017-008 Approved SPD2017-066 Approved HPC2018-055 Approved DEM18-0048 Approved BLD18-0636 Approved	9	9	16,000	0	N/A -- Critical Area	12/21/2018	N/A -- Under 10 units	N/A
6	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.	Modified site design approved. Under construction	Commercial	SDP2018-005 Approved DEM18-0050 Intl Appvl GRD18-0027 Intl Appvl VAR2019-002 Approved BLD19-0202 Issued	N/A	N/A	1,836	0	N/A -- Under 40,000 sq. ft.	8/30/2019	N/A	N/A
7	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
8	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.	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

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9	285 West Street	285 West Street	18 New Townhouse Units	Building permits under review. Grading permit is issued. Grading underway	Residential	SDP2017-026 Approved GRD18-0022 Issued BLD18-0517-534 Review	18	18			N/A – Under 40,000 sq. ft.	3/29/2019	2	Fee in lieu
10	418 Fourth Street	418 Fourth Street	Second floor building addition & improvements to the parking lot	Variance approved by Board of Appeals. Site Design approved. Variance appealed to Circuit Court. Circuit Court upheld BOA. Building permits under review. Appeal of use permit.	Commercial	SDP2018-004 Approved ZBA2018-001 Approved VAR2018-008 Approved BLD19-0068 Issued	N/A	N/A	1835		N/A – Under 40,000 sq. ft.	6/27/2019	N/A	N/A
11	424 Fourth Street	424 Fourth Street	Restaurant with 75 seats. Special Exception with Site Design, Variance, Zoning Boundary Adjustment and APF required. Existing buildings are 9,867 sq. ft.	Appeal before Board of Appeals May 15, 2019. Case will continue at Board until complete	Commercial	SDP2018-008 Board SE2018-003 Board VAR2018-013 Board ZBA2018-002 Board	N/A	N/A	13,937	4,069	N/A – Under 40,000 sq. ft.	7/30/2019	N/A	N/A
12	1415 Forest Drive	1415 Forest Drive	Site Design Plan Review for a proposed 2-story, 2,988 sf footprint (4,938 gfa), addition to the existing 1-story, 4,057 sf, commercial building.	Under construction. Permit extended.	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.	6/27/2019	N/A	N/A
13	1503 Forest Drive	1503 Forest Drive	New building with 18,900 sq. ft. office and 2780 retail	Under construction. Continuation permit issued.	Commercial	SDP2005-11-137 Approved BLD08-0379 Issued BLD18-0035 Issued GRD08-0027 Issued SUB2017-009 Approved	N/A	N/A	22680	22680	N/A – Under 40,000 sq. ft.	6/27/2019	N/A	N/A
14	Annapolis Public Library	1410 and 1420 West Street	Replacement of existing library. Under construction	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
15	Annapolis Towns at Neal Farm	Dorsey Road	50 unit residential planned development. Under construction	Under construction	Residential	PD2015-001 Approved FCP2014-002 Approved GRD16-0001 Issued BLD16-0483 Finaled BLD17-0008 Finaled BLD17-0009 Finaled BLD17-0010 Finaled BLD17-0011 Finaled BLD17-0012 Received	50	50	N/A	N/A	Approved	8/30/2019	6	Fee in lieu

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16	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	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
17	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.	Under construction	Institutional	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
18	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 approved. Planning Commission approved Planned Development on Dec. 19, 2018. To apply for building and grading permits.	Residential	FSD2015-008 Approved FCP2017-003 Approved PD2017-001 Approved	45	37	N/A	N/A	FCP approved 11/29/2018	12/21/2018	5	Fee in lieu
19	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	3/29/2019	5	Fee in lieu
20	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.	Some tenant space occupied.	Mixed Use	PD2014-001 Approved GRD15-0042 Issued BLD15-0557 issued DEM15-0028 Finaled	11	11	2842	-18945	N/A – Critical Area	7/30/2019	1	Fee in lieu

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26	Manekin	1750 Forest Drive	Site design plan review for alterations of existing building and parking lot	Site Design Plan Review approved. Permits issued. Under construction. Some spaces leased.	Commercial	FSD2016-006 Approved FCP2017-002 Approved SDP2017-001 Approved BLD17-0369 Finald GRD16-0025 Issued BLD19-0265 Issued	N/A	N/A	107324	0	FSD and FCP approved	8/30/2019	N/A	N/A
27	Newtowne 20	810 Brooke Court	Redevelopment of Newtowne 20	Forest stand delineation under review	Residential	FSD2019-001 Review	78	0			FSD under review	8/30/2019	N/A	N/A
28	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	Pending revisions from applicant.	Commercial	PD2018-002 Revisions	N/A	N/A			No FSD required, more than 50% Critical Area	3/29/2019	N/A	N/A
29	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 Appvl	130	130	N/A	N/A	Approved	8/31/2018	19	0
30	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 pending revisions from applicant	Mixed Use	FSD2017-001 Approved FCP2017-008 Revisions PD2017-002 Revisions SUB2017-010 Revisions	158	158	30000	30000	FSD approved and FCP under review	3/29/2019	TBD	0
31	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 Finald BLD17 various Approved	26	26	N/A	N/A	Approved	7/30/2019	3	Fee in lieu
32	Public Works Maintenance Facility	835 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 Appvl 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

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33	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 FSD2014-001 Approved PD2016-001 (modification of original approval) Denied GRD15-0044 Intl Appvl	46	46	N/A	N/A	Approved	8/31/2018	6	0
34	Rodgers Heights	Rodgers Heights	Redevelopment of existing subdivision	Under Construction	Residential	SDP2008-170 Approved BLD15-0530 Finaled GRD15-0016 Issued DEM17-0049 Finaled GRD18-0013 Issued	5	0	N/A	N/A	N/A – Critical Area	7/30/2019	N/A – Under 10 units	N/A
35	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	Under construction	Mixed Use	PD2018-001 Approved GRD18-0034 Issued BLD18-0762 Issued	0	1	N/A	N/A	N/A–Lot exists	5/29/2019	N/A–Lot exists	N/A–Lot exists
36	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	Variance approved at Board of Appeals meeting on March 5, 2019. Grading permit pending revisions	Institutional	SE2017-003 Approved VAR2017-007 Approved GRD19-0031 Revisions	N/A	N/A	27415	7155	N/A – Critical Area	8/30/2019	N/A	N/A
37	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. Building permits under review and demolition permits approved. First phase of construction underway.	Mixed Use	PORT17-0024 Approved SDP2015-063 Approved SUB2016-007 Intl Appvl BLD17-0629 Issued GRD17-0041 Intl Appvl DEM18-0036 Intl Appvl DEM18-0037 Intl Appvl BLD18-0191 Revisions BLD18-0213 Review BLD18-0234 Review BLD18-0268 Review	9	0	14,660	14,660	N/A – Critical Area	5/29/2019	N/A – Under 10 units	N/A
38	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 Revision HPC2016-010 Approved	N/A	N/A	12,694	12,694	N/A – Critical Area	1/28/2017	N/A	N/A

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39	Terrapin Station	201 and 203 Taylor Avenue at Poplar	Six unit subdivision SFD	Planning Commission approved on Oct. 4, 2018. To apply for building and grading permits	Residential	FSD2015-001 Approved FCP2016-002 Prelim Appvl SUB2016-006 Approved	6	5	N/A	N/A	FCP Prelim Approval	10/29/2018	N/A – Under 10 units	N/A
40	Towne Courts	2010 West Street	Mixed-use development with 42 units and 2,400 sq. ft. of commercial	Project has tax credits. FCP has preliminary approval and SDP is approved. Building and grading permits pending revisions	Residential	FSD2017-002 Approved FCP2018-001 Prlim Appvl SDP2017-054 Approved BLD19-0249 Revision GRD19-0021 Revision BLD19-0250 Revision BLD19-0252 Revision BLD19-0251 Revision	42	42	2400	2400	FSD Approved FCP prelim. approval 11/28/18	7/30/2019	3	0
41	Truxtun Park Pool	251 Pump House Road	Project to rebuild existing pool and add improved facilities	Board of Appeals hearing held 4/2/2019 and opinion is pending	Institutional	SE2019-0011 Board					N/A—Critical Area	4/29/2019	N/A	N/A
42	Tyler Heights Elementary	200 Janwall Street	Renovation and 44,000 sq. ft. addition to the existing school	FCP approved. Building and Grading permit issued	Institutional	FSD2017-003 Approved FCP2018-002 Prelim Appvl 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
43	Villages at Providence Point	2625 Masque Farm Road/Spa Road and Forest Drive	Continuing Care Retirement Community with a total of 351 units with 30 residential cottages, 2 multi-residence buildings, and 8 duplexes	Forest Stand Delineation was approved under previous Crystal Spring proposal. Have submitted Forest Conservation Plan and other applications. Plans are out for agency review.	Institutional	FCP2017-006 Review PD2019-001 Review SUB2017-004 Review	351	351	N/A	N/A	FSD Approved FCP2017-006 Application under review	5/29/2019	N/A	N/A
44														
45	Legend													
46	ADM	Administrative Interpretation												
47	APF	Adequate Public Facilities												
48	BLD	Building permit												
49	BMP	Buffer Management Plan												
50	DEM	Demolition permit												
51	FCA	Forest Conservation Act												
52	FCP	Forest Conservation Plan												
53	FSD	Forest Stand Delineation												

