

16-Sept-22															
Project Name	Address	Description	Status	Type	TrakIt Number	HH Units	HH Units Net new	Sq. Foota	Sq. ft. Net new	FCA Status	First Action	Recent Action	MPDU Required	MPDU Built	Elemen. School
9 St. Mary's St	99 Compromise	Special Exception application with Site Design Plan Review. This project now is addressed as 99 Compromise. Revision under review for new unit	Building 7 units plus one additional proposed	Residential	SE2016-003 Approved HPC2016-042 Approved GRD16-0045 Approved BLD16-0782 Issued BLD18-0490 Issued MSD2021-001 Review SE2021-001 Review	8	8	18,703	0	N/A -- Critical Area	3/2/2016	8/5/2022	N/A -- Under 10 units	N/A	Annapolis Elementary
39 Hudson Street/Pu	39 Hudson Street	Proposed City of Annapolis DPW Maintenance buildings, facilities, and surface parking lot.	Board of Appeals and Planning Commission approval. Under construction	Institutional	SDP2020-003 Approval SE2020-005 Approval FCP2020-003 Approval BLD21-0327 Issued BLD21-0329 Issued GRD17-0050 Issued BLD21-0328 Issued GRD19-0027 Issued	0	0	0	26017	FSD Approved FCP2020-003 Approved 11/17/2020	4/1/2021	8/17/2022	N/A	N/A	N/A
100 Ridgely Ave	100 Ridgely Ave	Major Site Design Plan Review for the proposed redevelopment the subject property with a new 6,200 gsf two-story single-family attached residential building containing four(4) dwelling units, approximately 1,550 sf each, as well as required off-street parking with vehicular access from Giddings Avenue	Approved by Planning Commission. Permits issued. Under construction	Mixed Use	SDP2020-002 Approval GRD21-0010 Issued BLD21-0413 Issued	4	4	6,200	4,952	N/A -- Under 40,000 sq. ft.	6/22/2020	89/14/2022	N/A -- Under 10 units	N/A	West Annapolis
106-108 Annapolis Street	106-108 Annapolis Street	The proposed project consists of demolishing the existing structures and then building a new multi-story mixed use building. The proposed new structure will be two and one-half stories. The first floor will have a small retail portion and the remainder is designed for an 89-seat restaurant.	Approved by Planning Commission. Permits issued. Under construction	Mixed Use	SUB2020-003 Approved SDP2019-002 Approved DEM20-0027 Issued DEM20-0026 Issued BLD20-0503 Issued GRD20-0016 Issued	6	6	14,186	10,498	N/A -- Critical Area	5/7/2020	8/30/2022	N/A -- Under 10 units	N/A	West Annapolis

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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	Approved by Board of Appeals. Opinion adopted. U&O issued	Commercial	SDP2016-014 Approved SE2020-002 Approved HPC2020-011 Approved HPC2019-141 Approved HPC2018-306 Approved BLD20-0231 Issued BLD20-0499 Finaled BLD21-0479 Issued	N/A	N/A	11,378	200	N/A -- Critical Area	3/18/2016	6/30/2022	N/A	N/A	N/A
418 Fourth Street	418 Fourth Street	Second floor building addition & improvements to the parking lot	Variance approved by Board of Appeals. Revised parking lot plan	Commercial	SDP2018-004 Approved ZBA2018-001 Approved VAR2018-008 Approved BLD19-0068 Finaled MSD2020-005 Review ADJ2020-011 Approved	N/A	N/A	1835		N/A -- Under 40,000 sq. ft.	6/27/2018	11/1/2021	N/A	N/A	Eastport Elementary
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.	Revisions to site design approved. Appeal at Board of Appeals Jan. 5, 2021, June 1, 2021. Board denied in part and remanded for restaurant parking evaluation. Interior work applied for	Commercial	SDP2018-008 Approved SE2018-003 Approved VAR2018-013 Denied ZBA2018-002 Approved APL2020-004 Part Upheld BLD21-0045 Finaled	N/A	N/A	13,937	4,069	N/A -- Under 40,000 sq. ft.	6/25/2020	9/7/2021	N/A	N/A	Eastport Elementary
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. 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.	12/4/2014	6/1/2021	N/A	N/A	N/A
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 Expired BLD18-0035 Issued GRD08-0027 Issued SUB2017-009 Approved	N/A	N/A	22680	22680	N/A -- Under 40,000 sq. ft.	11/21/2007	6/27/2019	N/A	N/A	N/A
Bay Village II, Bay Village Suites	960 Bay Village Drive	Proposed development of independent living facility, on property located at 960 Bay Village Drive.	Planning Commission Opinion 4/7/2022	Institutional	SDP2020-006 Approved SUB2020-006 Review (waiting on Applicant for revisions)	N/A	N/A			To be amended	11/30/2020	4/7/2022	N/A	N/A	N/A
Chesapeake Grove at Bembe Beach	Bembe Beach Rd	Residential Development. Now proposing 40 units, not 44	Agency review. Revisions under review	Residential	PD2012-003 Hold	40	40	N/A	N/A	N/A -- Critical Area	11/13/2012	1/27/2022	5	Fee in lieu	Georgetown East Elementary

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Chesapeake Region Accessible Boating Center	7040 Bembe Beach Road	Proposed construction of a 2,637 sf principle structure, a 600 sf boathouse and bathroom structure, a 24' x 12' pavilion, and a 160 sf storage shed.	Approved by Planning Commission Opinion 12/2/2021	Institutional	SDP2021-002 Approved GRD21-0030 Issued DEM22-0001 Finaled BLD22-0137 Issued	N/A	N/A	3,085	-680	N/A -- Critical Area	4/20/2021	9/15/2022	N/A	N/A	Georgetown East Elementary
Chinquapin at Lincoln Drive	Saunders Family	Commercial building for retail, office space or residential, and warehouse on Chinquapin Round Road/Lincoln Drive, Lot 2	Agency review. Received revisions	Commercial	SDP2021-001 Revisions	8	8	11600	11600	N/A -- Under 40,000 sq. ft.	3/15/2021	8/8/2022	N/A	N/A	Mills - Parole Elementary
Griscom Square	Tyler Avenue / Bay Ridge Avenue	12 single family dwelling Res Planned Development	Phase 1 for MPDU completed and occupancy issued.	Residential	FSD2014-002 Approved FCP2015-002 Approved BLD14-0360 Finaled DEM14-0024 Finaled GRD16-0003 Issued ADM2021-002 Approved	12	12	N/A	N/A	Approved	10/10/2014	9/13/2022	1	1	Tyler Heights Elementary
Kiddie Academy	1919 West Street	One-story building addition for a proposed day care facility and parking and access improvements	U&O Issued	Commercial	MSD2020-009 Approved BLD21-0299 Finaled DEM21-006 Finaled GRD21-0006 Finaled	N/A	N/A	5888	1920	N/A -- Under 40,000 sq. ft.	10/7/2020	6/14/2022	N/A	N/A	N/A
Thomas Woods	Forest Drive	10 unit SFD/Townhouse PD.	Under construction	Residential	PD2014-002 Approved FCP2014-001 Approved GRD15-0059 Issued SE2019-004 Withdrawn SDP2019-001 Withdrawn BLD20-0299 Cancelled BLD20-0538 Issued BLD21-0613 Pending revisions	10	10			Approved	11/21/2014	9/15/2022	N/A	N/A	Tyler Heights Elementary

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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. Appeal of site design approval has been filed. Hearing on preliminary motions held Feb. 20, 2019. Decision issued March 26, 2019. Hearing on merits held June 4, 2019 and July 17, 2019. APF approval remanded to Planning and Zoning. APF reissued. Reissue appealed. Board of Appeals remanded to PZ. Appealed to Circuit Court--Opinion issued 5/2/2022 back to the Board of Appeals which remanded back to P&Z	Mixed Use	PD2016-002 Cancelled SDP2018-006 Approved APL2018-002 Remand APL2020-002 Remand Currently in Agency review for remanded APF issues	98	98	11898	11898	No FSD required, more than 50% Critical Area	9/16/2016	9/1/2022	6	0	Eastport Elementary
Newtowne 20	810 Brooke Court	Redevelopment of Newtowne 20	Planned Development, preliminary plat, and preliminary FCP Approved. Final Record plat approved.. Under construction.	Residential	FSD2019-001 Approved FCP2020-001 Appoved PD2020-001 Approved DEM20-0012 Finaled BLD20-0308-0386 Finaled GRD20-0012 Finaled	78	0			FSD approved 5/27/2020 and FCP approved 7/2/2020	8/22/2019	9/13/2022	N/A	N/A	Mills - Parole Elementary
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	Approved by Planning Commission. Under construction	Commercial	PD2018-002 Approved GRD21-0013 Issued BLD21-0449 Issued BLD22-0504 Issued	N/A	N/A			No FSD required, more than 50% Critical Area	5/1/2018	9/16/2022	N/A	N/A	N/A
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. Under construction.	Residential	FSD2015-002 Approved PD2010-004 Approved GRD15-0026 Issued	130	130	N/A	N/A	Approved	4/14/2015	9/16/2022	19	0	Hillsmere Elementary

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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.	Plan and planned development application. Revisions under review. Work Session before the Planning Commission 9/1/2022	Mixed Use	FSD2017-001 Approved FCP2017-008 Review PD2017-002 Review SUB2017-010 Review	158	158	30000	30000	FSD approved and FCP under review	3/3/2017	9/1/2022	TBD	0	Mills - Parole Elementary
Primrose School	1125 Spa Road	Proposed daycare center	Site Design Approved Special Exception Approved	Commercial	FSD2020-001 Approved FCP2020-004 Prelim App SDP2020-005 Approved SE2020-006 Approved BLD22-0168 Review GRD22-0010 Review	N/A	N/A	12405	12405	FSD Approved 9/21/2020 FCP Prelim App. 3/3/2022	7/13/2020	9/1/2022	N/A	N/A	Germantown Elementary School
Rocky Gorge	Aris T. Allen Blvd / Yawl Rd.	17 SF + 31 TH (6 MPDUs) = 48 units. Planned development known as Aris T. Allen Boulevard, Lots 1-48. 17 single-family + 31 townhouses (6 MPDU's)	Applicants are proceeding under original approval issued in 2006 (2005-11-547). Under construction	Residential	Planned Development original approval for 48 units approved in 2006 GRD14-0006 Cancelled FSD2014-001 Approved PD2016-001 (modification of original approval) Denied GRD15-0044 Cancelled GRD20-0013 Issued	48	48	N/A	N/A	Approved	3/4/2014	9/9/2022	6	0	Mills - Parole Elementary
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, adopted on 8/14/19. Under construction	Institutional	SE2017-003 Approved VAR2017-007 Approved GRD19-0031 Cancelled BLD21-0640 Issued GRD21-0023 Issued	N/A	N/A	27415	7155	N/A -- Critical Area	3/23/2017	9/9/2022	N/A	N/A	N/A

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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.	Site plan approved. Plat has been recorded. Under construction. Denial of gate permit overturned at Building Board of Appeals. Under construction	Mixed Use	PORT17-0024 Approved SDP2015-063 Approved SUB2016-007 Approved BLD17-0629 Finaled GRD17-0041 Issued BLD18-0191 Issued BLD18-0213 Finaled BLD18-0234 Finaled BLD18-0268 Finaled FEN20-0087 Approved BLD19-0539 Finaled BLD19-0060 Finaled BLD19-0058 Finaled	11	0	14,660	14,660	N/A -- Critical Area	11/6/2015	9/12/2022	N/A -- Under 10 units	N/A	Eastport Elementary
Terrapin Station	201 and 203 Taylor Avenue at Poplar	Six unit subdivision SFD	Planning Commission approved on Oct. 4, 2018. Under construction	Residential	FSD2015-001 Approved FCP2016-002 Approved SUB2016-006 Approved GRD21-0009 Issued BLD21-0468 Finaled BLD21-0662 Issued BLD22-00171		5	N/A	N/A	FCP Approved 9/08/2021	2/4/2015	9/16/2022	N/A -- Under 10 units	N/A	Germantown Elementary
Town Courts	2010 West Street	Mixed-use development with 42 units	Project has tax credits. FCP and SDP are approved. Complete, U&O's issued	Residential	FSD2017-002 Approved FCP2018-001 Approved SDP2017-054 Approved BLD19-0249 Finaled GRD19-0021 Finaled BLD19-0250 Finaled BLD19-0252 Finaled BLD19-0251 Finaled	42	42	2400	2400	FSD and FCP approved 11/28/18	6/20/2017	12/27/2021	N/A	N/A	Mills - Parole Elementary
Willows at Forest Drive	1701 Forest Drive	Special Mixed Planned Development with 58 affordable housing units and business incubator space.	Agency review. Planning Commission work session September 15, 2022	Mixed Use	PD2022-001 Review FCP2022-001 Review SUB2022-003 Review	58	58	N/A	N/A	FSD and FCP under review	3/9/2022	9/15/2022	N/A affordable housing	N/A	
Godspeed Senior Housing	Aris T. Allen Blvd	Planned Development for 88 bed assisted living facility including 21 units of memory care	Agency Review	Institutional	PD2022-002 Review FSD2022-001 Review FCP2022-002 Review SUB2022-006 Review	N/A	N/A	N/A	N/A	FSD and FCP under review	4/22/2022	9/8/2022	N/A	N/A	N/A

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Hillman Garage	150 Gorman Street	5 level public parking garage	Planning Commission Opinion 11/04/2021 Under construction	Institutional	SDP2021-004 Approved GRD21-0024 Issued BLD22-0052 Issued	N/A	N/A	N/A	N/A	N/A critical area	8/2/2021	9/13/2022	N/A	N/A	N/A
Villages at Providence Point	2625 Masque Farm Road/Spa Road and Forest Drive	Proposed Institution for the care of the Aged as a Continuing Care Retirement Community with large multi-purpose building and 30 residential cottages, along with 2 multi-residence apartment buildings	FSD approved under previous Crystal Spring proposal. Prelim Forest Conservation Prelim Approval. Planning Development Planning Commission Opinion 3/31/2022	Institutional	FCP2017-006 Prelim Approval PD2019-001 Approved SUB2017-004 Approved GRD22-0023 Review BLD22-0636 Review BLD22-0637 Review	N/A	N/A	N/A	N/A	FSD Approved FCP2017-006 Prelim Approval	7/25/2017	9/16/2022	N/A	N/A	N/A

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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
- SUB Subdivision
- VAR Variance



Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year
1.14	0.43	0.50	N/A	Old Recreation Center	<a href="#">20600090003858</a>	544		2015-2020
N/A	N/A	N/A	N/A	Public Works Facility	20600090086052	538		2020-2025
0.57	0.22	0.25	N/A		20600005959300	544		2020-2025
0.85	0.32	0.38	N/A		02060001428005 020600005860100	545		2020-2025

Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year
			N/A	Fawcett's	20600001565300	542		2015-2020
			N/A	Forward Brewing	20600001222400	546	546C	2020-2025
			N/A	Adam's Ribs	20600006092091	546	546C	Pending approval
			N/A	Kenwood Kitchens	20600005194005	558	558B	On hold
			N/A		20600008978225	558	558B	On hold
			N/A		20600090029199	548		2020-2025
5.68	2.27	2.52	Open		20600008791710	548		2020-2025

Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year
N/A	N/A	N/A	N/A	CRAB	020600090027838	548		2020-2025
1.14	2.27	0.50	Open		20655107021705	540	540E	2025-2030
1.70	0.65	0.76	Vested		20600090085398	551	551A	2020-2025
			N/A		20600000404203	539		
			N/A		20600090016218	551	551D	2025-2030

Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year
13.92	5.29	6.17	Vested	Eastport Shopping Center Mixed Use Project / Eastport Commons	20600004896700	546	546D	2025-2030
			N/A		20600000142603	555	555B	2020-2025
			N/A		20666790222214	537		2025-2030
18.46	7.02	8.19	Vested	Reserve at Quiet Waters	Various 02060009005	558	558D	2025-2030

Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year		
22.44	8.53	9.95	Closed		020600003457550 020600001006605	556		Pending approval		
			N/A		20600001396045.00	549	549B	Pending approval		
6.82	2.59	3.02	Vested		Various 02060269023	554		2025-2030		
			N/A		20600007606058	546	546E	2015-2020		



Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year
			N/A	Former Crystal Springs site	20600004291000	555	555B	Pending approval

Elemen. Generated . 142	Middle Generated . 054	High Generated . 063	APF School Status	Also Known As	Tax ID	TAZ	SUBTAZ	Horizon Year