

ANNAPOLIS JUNCTION

ANNAPOLIS JUNCTION, MD 20763

DESIGN ADVISORY PANEL PRESENTATION

APRIL 22, 2026





LOCATION





SITE PHOTOS





SITE PHOTOS





SITE PHOTOS



Architecture + Engineering + Environmental + Planning

ANNAPOLIS JUNCTION
ANNAPOLIS JUNCTION, MARYLAND 20763 - 04/22/2026
ISG PROJECT NO. 26-34006



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SITE PHOTOS



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SITE PHOTOS





SITE PHOTOS



Architecture + Engineering + Environmental + Planning

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SITE PLAN



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LANDSCAPE PLAN

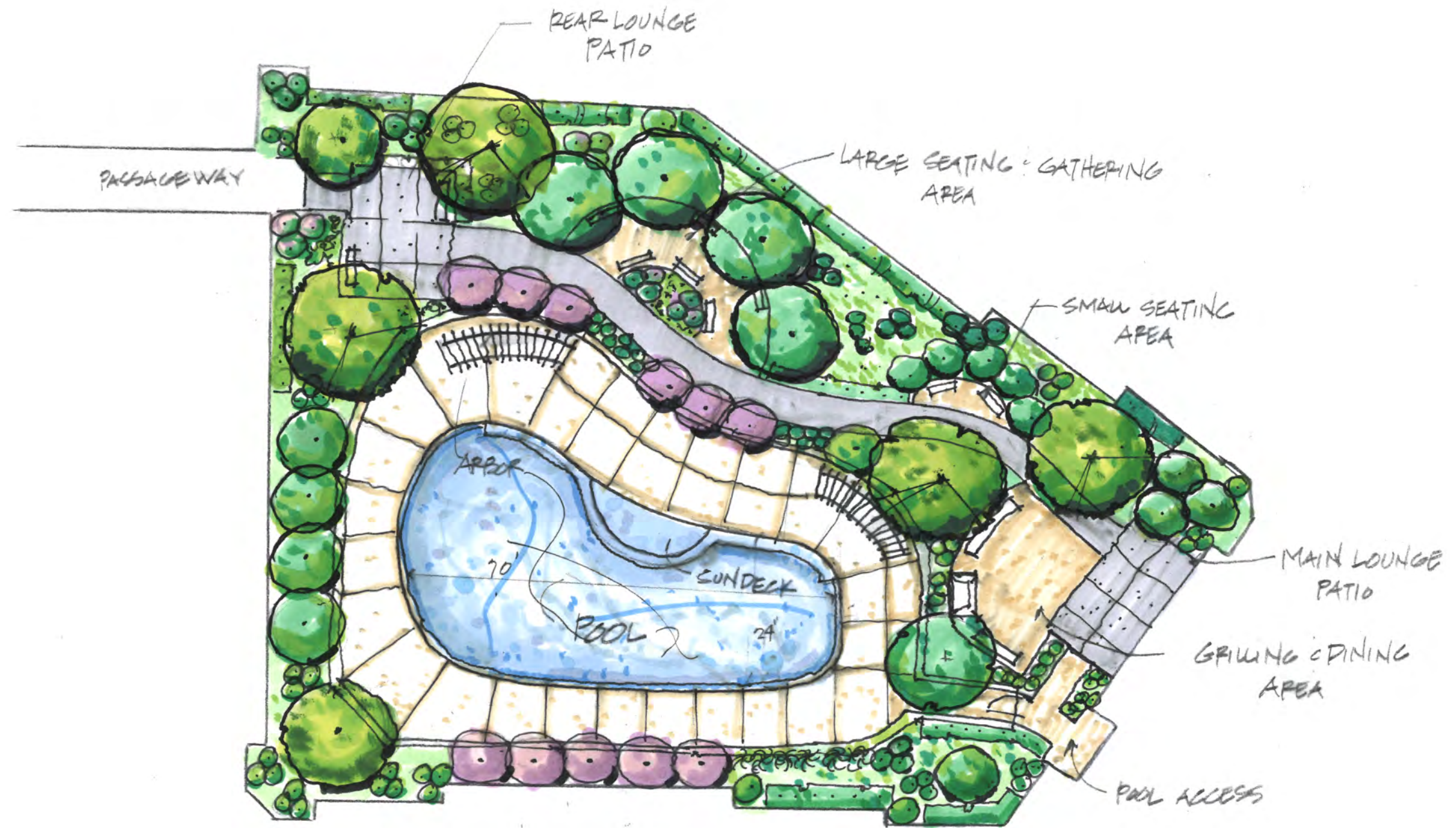


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BUILDING 'A' AMENITY AREA
1" = 20'

AMENITY PLAN



SHINGLE OAK



WILLOW OAK



BLACK GUM



LINDEN



HORNBEAM



RIVER BIRCH



SERVICEBERRY



SERVICEBERRY



SWEETBAY MAGNOLIA



WHITE FRINGETREE



WITCHHAZEL



MAPLELEAF VIBURNUM



RED CHOKEBERRY



SUMMERSWEET



WINTERBERRY



VIRGINIA SWEETSPIRE

PLANTS



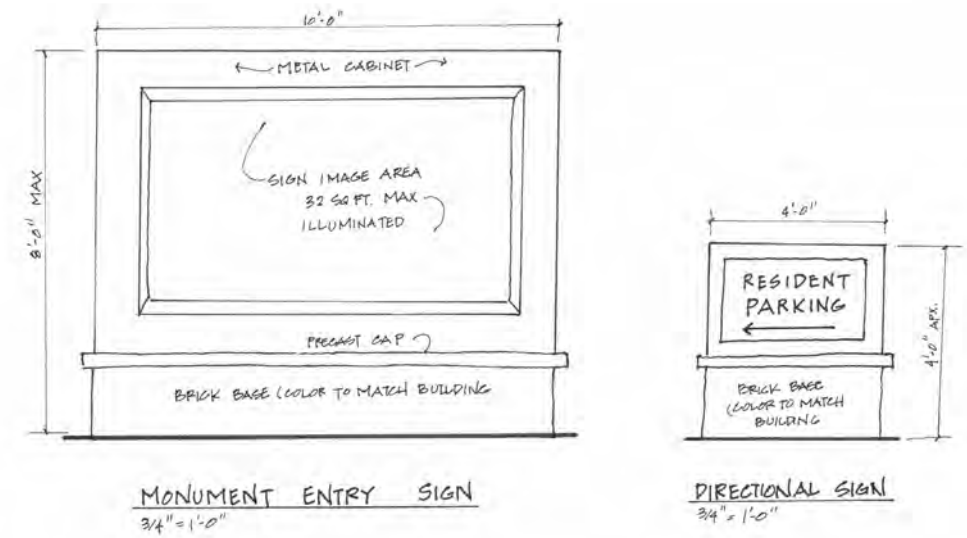


BIKE RACK



LED ROUND AREA LIGHT

SITE SIGNAGE



DUMPSTER ENCLOSURE



LED ROUND AREA LIGHT



TRASH/TOWEL RECEPTACLE

SITE ACCESSORIES



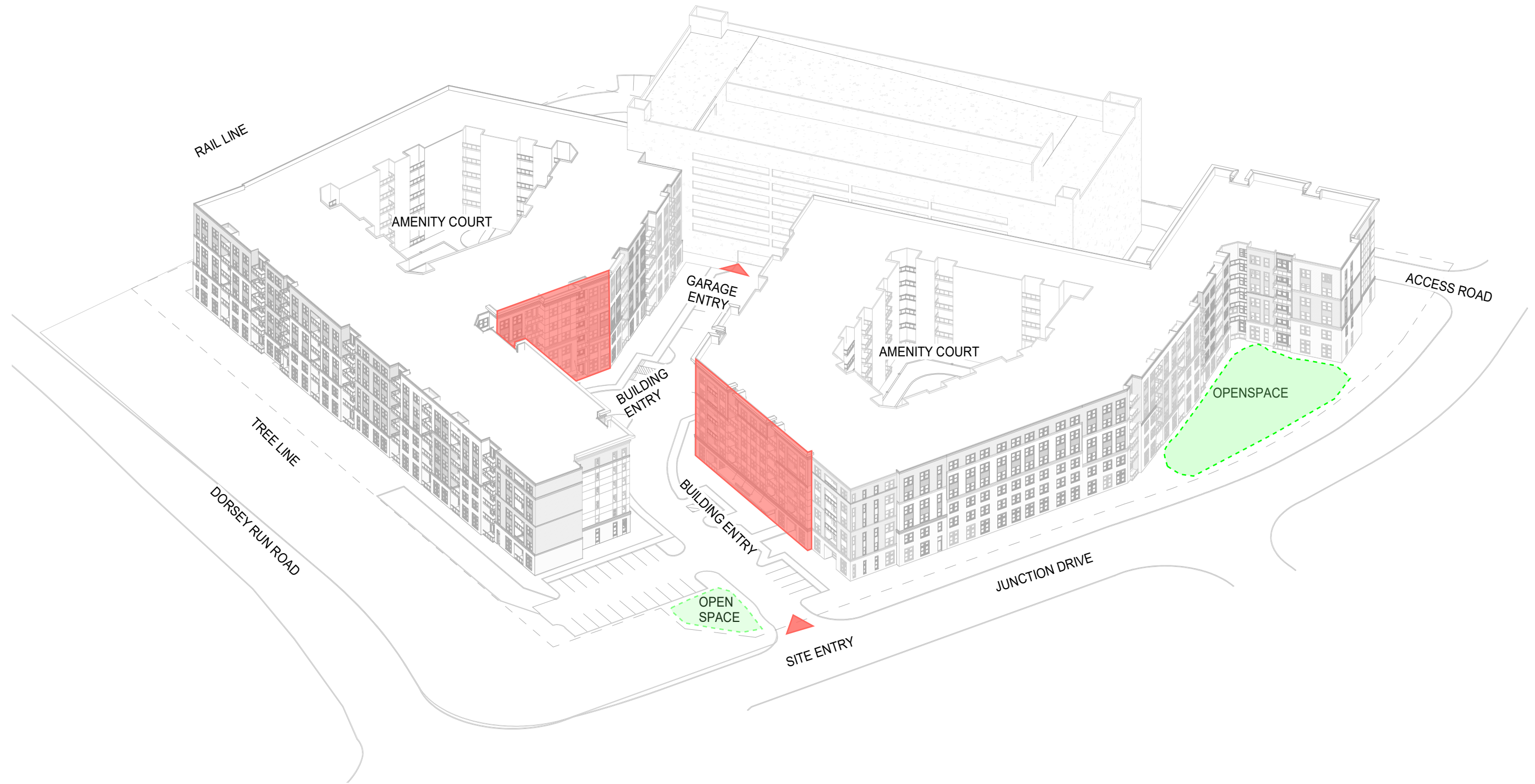
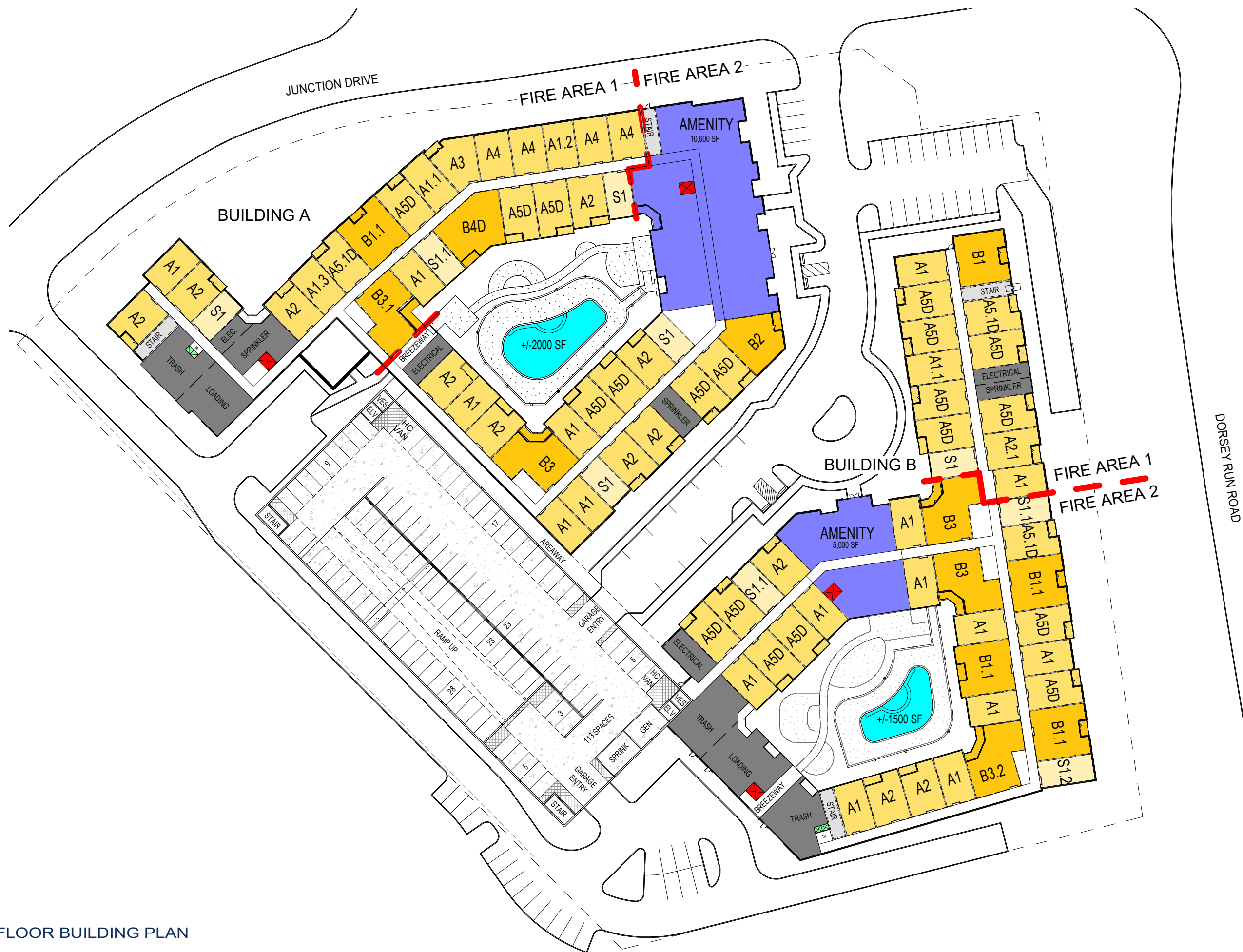


DIAGRAM 01





OVERALL FIRST FLOOR BUILDING PLAN



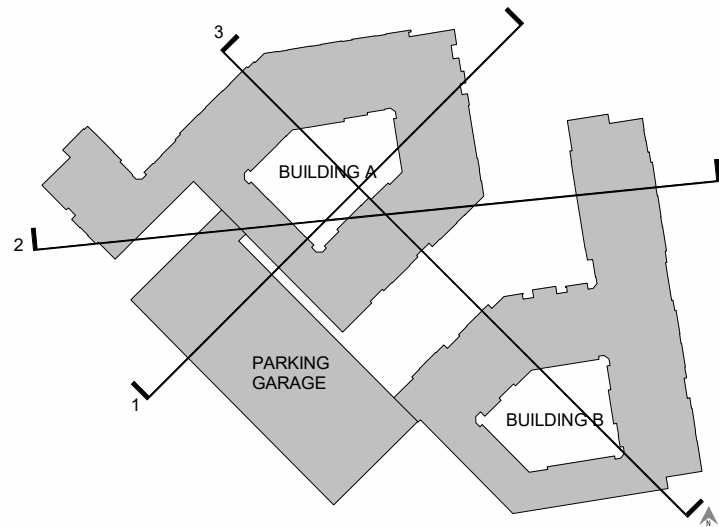
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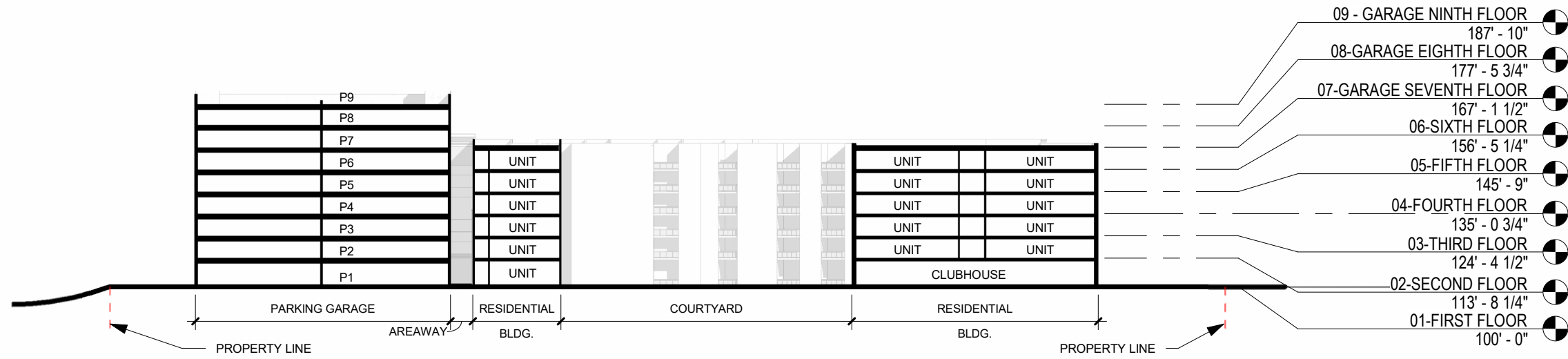
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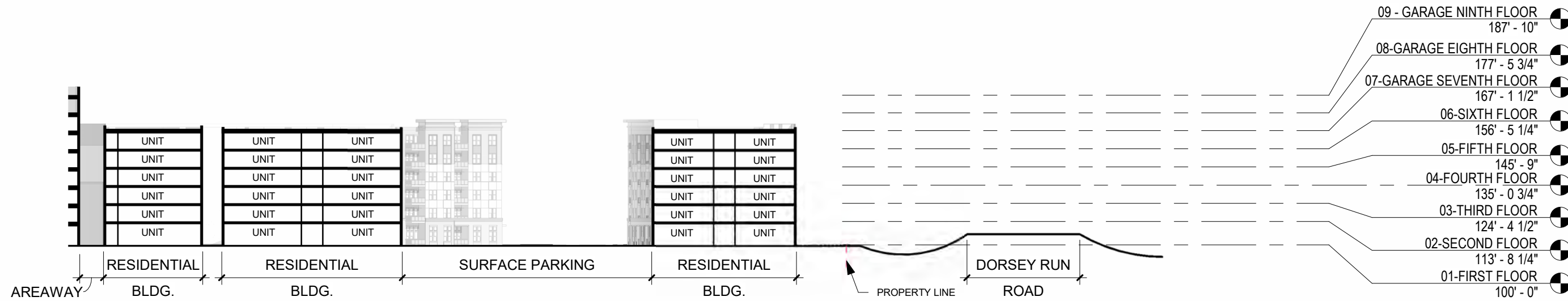


KEY PLAN

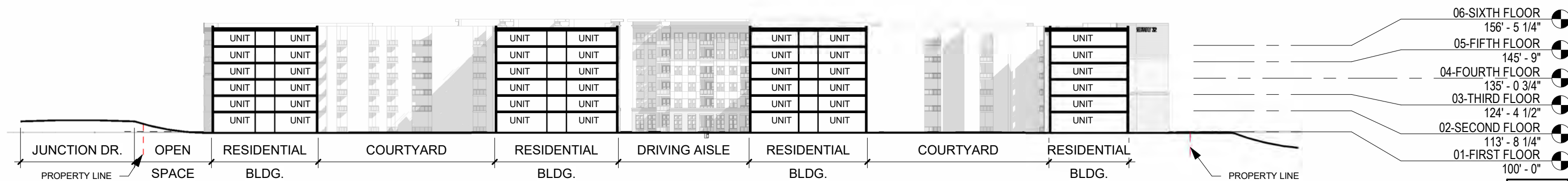
1" = 200'-0"



SECTION 01
1
1/64" = 1'-0"



SECTION 02
2
1/64" = 1'-0"



SECTION 03
3
1/64" = 1'-0"

BUILDING SECTIONS





PERSPECTIVE AT SITE ENTRANCE





RENDER



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RENDER

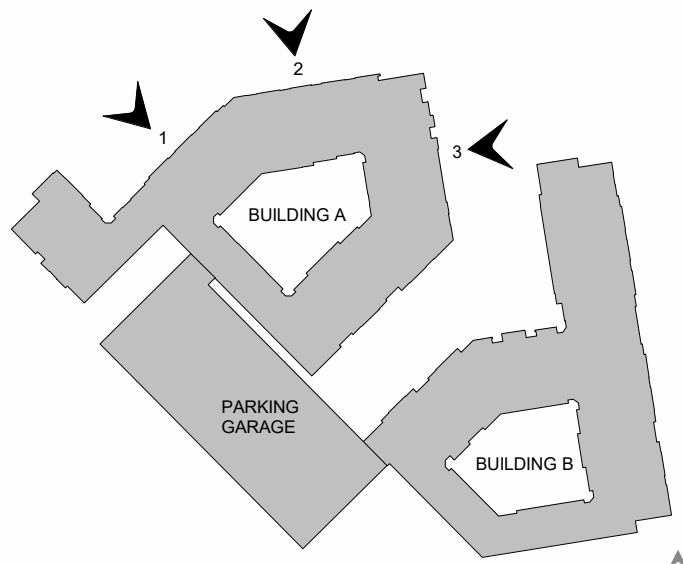


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KEY PLAN

1" = 200'-0"

EXTERIOR FINISH LEGEND

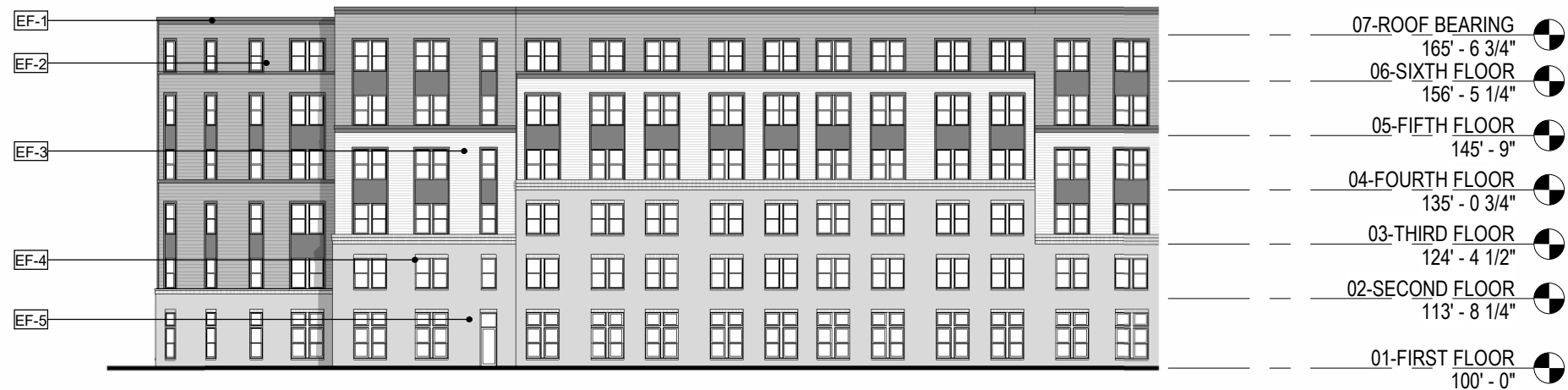
	EF-1 CEMENTITIOUS TRIM, BAND & SOFFIT VIRTUAL TAUPE
	EF-2 CEMENTITIOUS LAP SIDING ANALYTICAL GRAY
	EF-3 CEMENTITIOUS REVEAL PANEL CREAMY
	EF-4 STOREFRONT, WINDOW FRAMES & GUARDRAILS DARK BRONZE
	EF-5 BRICK VENEER, SOLDIER, ROWLOCK OLD LIBERTY



ELEVATION 01

1

1/32" = 1'-0"



ELEVATION 02

2

1/32" = 1'-0"



ELEVATION 03

3

1/32" = 1'-0"

BUILDING ELEVATIONS - BUILDING A

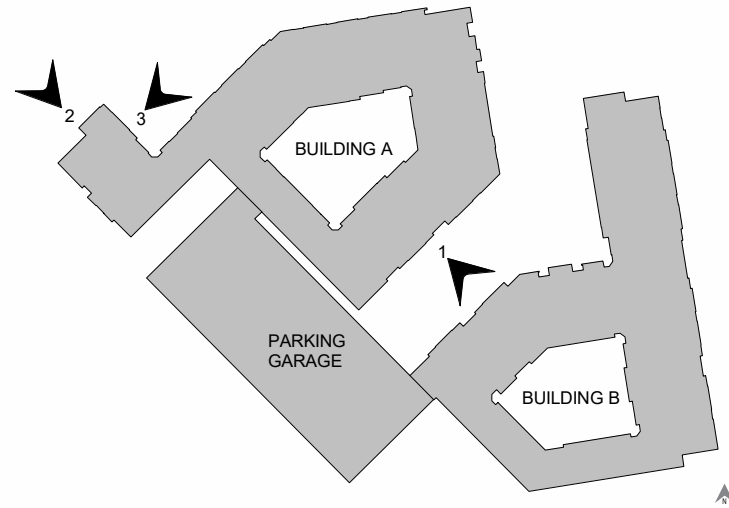


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KEY PLAN

1" = 200'-0"

EXTERIOR FINISH LEGEND

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ELEVATION 01

1

1/32" = 1'-0"



ELEVATION 02

2

1/32" = 1'-0"

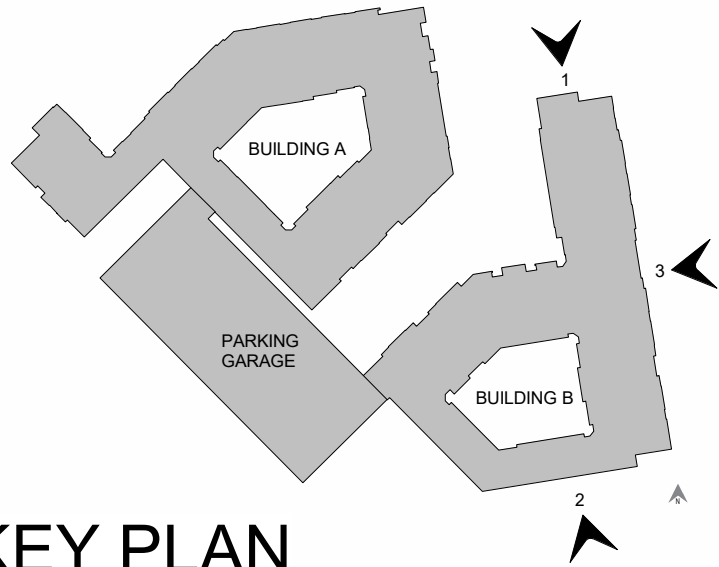


ELEVATION 03

3

1/32" = 1'-0"

BUILDING ELEVATIONS - BUILDING A



KEY PLAN

1" = 200'-0"

EXTERIOR FINISH LEGEND

EF-1	CEMENTITIOUS TRIM, BAND & SOFFIT VIRTUAL TAUPE
EF-2	CEMENTITIOUS LAP SIDING ANALYTICAL GRAY
EF-3	CEMENTITIOUS REVEAL PANEL CREAMY
EF-4	STOREFRONT, WINDOW FRAMES & GUARDRAILS DARK BRONZE
EF-5	BRICK VENEER, SOLDIER, ROWLOCK OLD LIBERTY



ELEVATION 01 1
1/32" = 1'-0"



ELEVATION 02 2
1/32" = 1'-0"



ELEVATION 03 3
1/32" = 1'-0"

BUILDING ELEVATIONS - BUILDING B

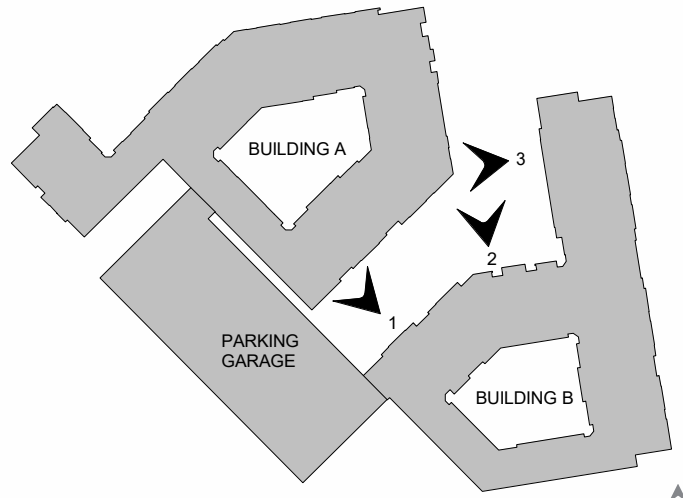


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KEY PLAN

1" = 200'-0"

EXTERIOR FINISH LEGEND

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	EF-5 BRICK VENEER, SOLDIER, ROWLOCK OLD LIBERTY



ELEVATION 01 1
1/32" = 1'-0"



ELEVATION 02 2
1/32" = 1'-0"



ELEVATION 03 3
1/32" = 1'-0"

BUILDING ELEVATIONS - BUILDING B

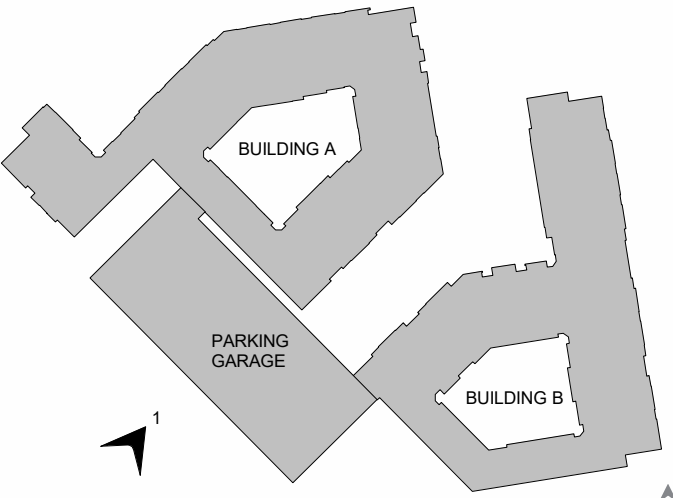


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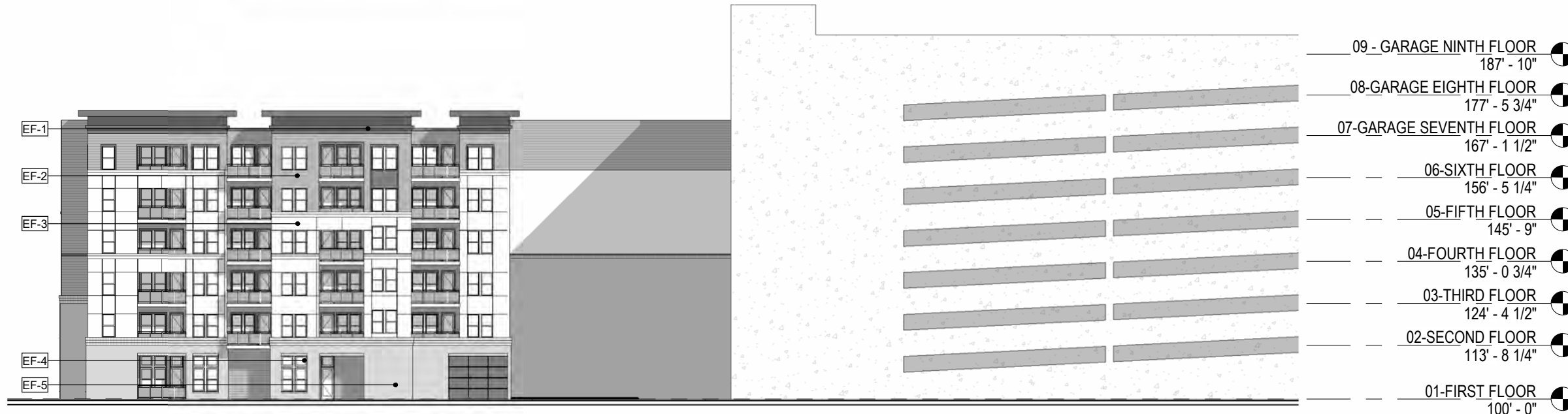
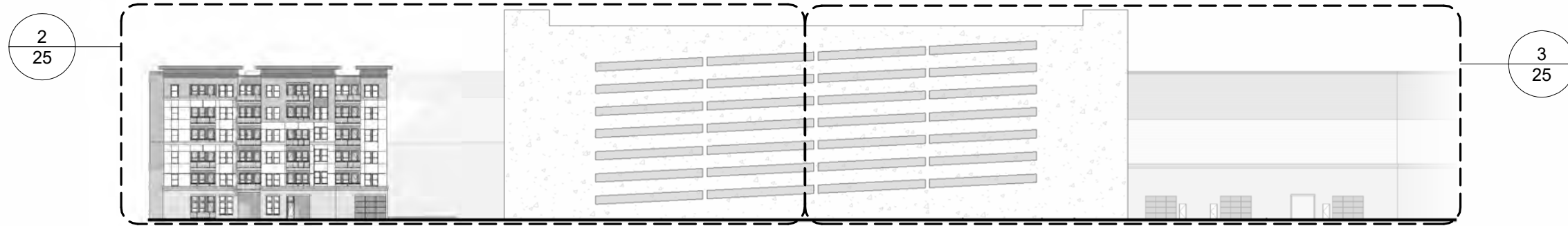


KEY PLAN

1" = 200'-0"

EXTERIOR FINISH LEGEND

	EF-1 CEMENTITIOUS TRIM, BAND & SOFFIT VIRTUAL TAUPE
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BUILDING A ELEVATION

2

1/32" = 1'-0"



BUILDING B ELEVATION

3

1/32" = 1'-0"

OVERALL BUILDING ELEVATION



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CEMENTITIOUS TRIM, BAND &
SOFFIT
VIRTUAL TAUPE



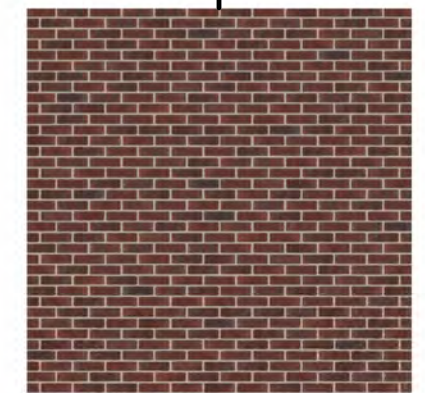
CEMENTITIOUS
REVEAL PANEL
CREAMY



CEMENTITIOUS LAP
SIDING
ANALYTICAL GRAY



STOREFRONT,
WINDOW FRAMES &
GUARDRAILS
DARK BRONZE



BRICK VENEER, SOLDIER,
ROWLOCK
OLD LIBERTY

BUILDING MATERIALS





Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

Christiana Rigby
Councilmember

District 3



HOWARD COUNTY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
9820 Patuxent Woods Drive, Suite 224 ■ Columbia, Maryland 21046 ■ 410-313-6318

Voice/Relay

Kelly A. Cimino, Director

FAX 410-313-5960

February 18, 2026

Housing & Community Development Board
Director Kelly Cimino
9820 Patuxent Woods Drive, Suite 224
Columbia, MD 21046

Dear Chair Brown, Vice Chair Daddio, Members of the DHCD Board and Director Cimino;

I am writing to express my strong support for the PILOT and Housing Opportunities Trust Fund Grant Request for the Annapolis Junction Development located at 10010 Junction Drive. As the Council representative for this area, I recognize how critical the continued redevelopment of Annapolis Junction is to the surrounding community and to Howard County's long-term growth strategy. This project represents exactly the kind of forward-thinking, inclusive, and transit-oriented development that our County has envisioned for this corridor.

This proposal is particularly significant given the scale and depth of affordability it provides. The development includes 32 Disability Income Housing Units (DIHUs), 32 Low-Income Housing Units (LIHUs), and 31 Moderate-Income Housing Units (MIHUs). Opportunities to deliver this level of deeply affordable and accessible housing at this scale are rare, and there is unlikely to be another project in this area with such a robust affordability and accessibility mix in the foreseeable future. The inclusion of 32 DIHUs is especially meaningful, as it represents a substantial increase in the County's accessible housing stock and directly responds to longstanding advocacy from the disability community for more inclusive housing options.

This project strongly advances many of the goals and guiding principles of HoCo By Design, including the plan's overall emphasis on the creation of complete communities where residents can live, work, and access daily needs within proximity. HoCo By Design calls for diverse, affordable, and accessible housing options to meet the needs of residents across income levels and life stages. By integrating deeply affordable, moderate-income, and accessible units within a mixed-income community, this redevelopment project advances those goals.

The Annapolis Junction Development's location adjacent to the Savage MARC Station directly supports the County's commitment to Transit-Oriented Development (TOD) by placing housing near transit. Not only does this support our County's climate goals, but it also prioritizes equity,

(410) 313-2001 fax: (410) 313-3297
<http://cc.howardcountymd.gov>

February 19, 2026

Mr. Jason M. Schubert
Executive Vice President
Chesapeake Realty Partners
4750 Owings Mills Blvd.
Owings Mills, MD 21117

RE: PILOT Request for Annapolis Junction Redevelopment

Dear Mr. Schubert:

Thank you for attending the Department of Housing and Community Development's Board meeting on February 12, 2026, to present Chesapeake Realty Partners' proposal and request for a Payment In Lieu Of Taxes (PILOT) to support the redevelopment of Annapolis Junction, which is located in a Transit Oriented Development (TOD) zoning district. The proposal is highly responsive to key priorities of Howard County's general plan, HoCo by Design, and was well received by the Board.

The Annapolis Junction project proposes redevelopment of 623 apartments to create a much needed, mixed-income rental community that incorporates 95 deeply affordable units across a mix of Moderate- (MIHU), Low- (LIHU) and Disability-income Housing Units (DIHU), exceeding the County's minimum affordability threshold. It directly supports the goals of HoCo by Design by placing housing in a walkable community alongside transportation ensuring residents have access to community amenities, resources, employment and other infrastructure. This proposal aligns closely with the County's goals of increasing housing for people of all ages, income levels and abilities, making it a desirable project for Howard County.

Chesapeake Realty Partners is eligible for and has requested a PILOT agreement from the County pursuant to Section 13.402 of the Howard County Code. The County has approved PILOTs previously as part of its local contribution to affordable housing projects like Annapolis Junction. We look forward to supporting Chesapeake Realty Partners as you finalize the PILOT request and submit it to the DHCD Board for a vote no later than March 12, 2026. Once approved, it will be forwarded to Howard County Council for approval.

We are also in receipt of your request for gap funding through the Howard County Department of Housing and Community Development to support the subsidized units within the project. Chesapeake Realty Partners may apply for gap funding through the Department when funding becomes available.

The County is committed to preserving, improving, and expanding the supply of affordable, attainable and accessible housing for our residents. This proposed community will revitalize the Annapolis Junction TOD and serve as a major asset in the County through the delivery of much-needed MIHUs, LIHUs, and DIHUs.

We look forward to working with you on this request.

Sincerely,

Kelly A. Cimino

Kelly A. Cimino
Director

cc: Calvin Ball, Howard County Executive
Mandee Heintz, Esq., Saul Ewing LLP

Howard County Government, Calvin Ball County Executive

www.howardcountymd.gov

LETTERS OF SUPPORT



Architecture + Engineering + Environmental + Planning

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