

Maryland Coordinated Permitting Review Council Quarterly Report to Governor Wes Moore FY26 Q2



Executive Order 01.01.2024.39

Strengthening Maryland's Business Climate
to Bolster Economic Competitiveness

Executive Order



01.01.2024.39, Section D—The purpose of the Permitting Review Council is to facilitate interagency coordination and efficient processing of approvals required to advance priority infrastructure and place-based projects within the State to bolster transparency, ensure predictability, and foster interagency coordination to grow Maryland's economy while safeguarding the health and safety of residents.

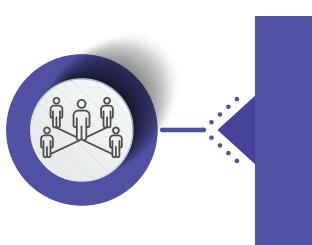
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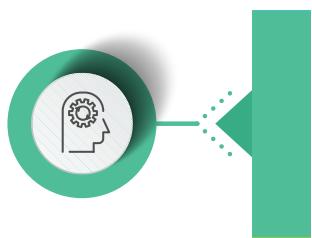
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Accomplishments



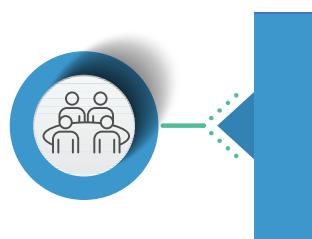
Pilot Projects

Facilitated monthly Pilot Project Team meetings for 6 projects
Addressed multiple project challenges identified by project teams
Streamlined process for coordination with state permitting and review agencies



Intake System & Dashboard

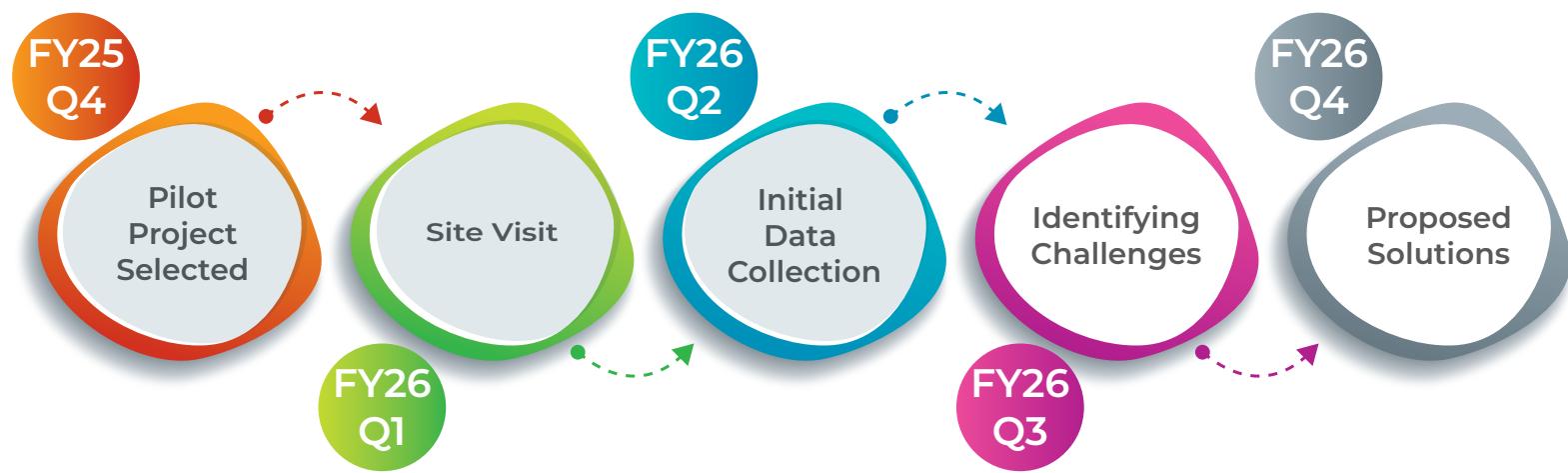
Completed a prototype dashboard for internal testing.
Initiated discovery process for evaluation of software core functionality across permitting agencies
Completed dashboard data input from permitting and commenting agencies for pilot projects



Administration

Held monthly Council meetings with 76-88% attendance record
Held monthly Working Group meeting with 65-85% attendance record
Presented three pilot projects by owners and two state agency permitting processes to the Council
Prepared multi-year proposal for automation, scaling and alignment of permitting processes to build on the current pilot discovery and prototype phase

PILOT PROJECT TIMELINE



Pilot Projects Overview



Phase I at Bainbridge MRP Industrial

Large-scale commercial/industrial redevelopment of a former naval training center, including 4 lots (Phase I; Lots A, B, C, and D) to be occupied by various tenants. The history of the former Bainbridge Naval Training Center site spans from the late 1800s to today. Past uses include a prep. school (the Tome School) and U.S. naval training station.

The completed project will create jobs and economic growth, including at least 750 full-time equivalent positions and more than 300 construction jobs.



MRP Industrial is aiming to complete a year's worth of site work in six months.

KEY STATE AGENCIES UPDATES

MDE	MDOT SHA-Dist 2	DNR	Local Permitting
<p>Tier II Permits</p> <ul style="list-style-type: none">• Application submitted• Permitting review begun• Public hearing scheduledEasement forms under reviewAbbreviated Joint Federal/State Application for the Alteration of any Tidal Wetland and/or Tidal Waters in Maryland (JPA)	<p>Traffic Impact Analysis</p> <ul style="list-style-type: none">• Approved <p>SHA Access Permits</p> <ul style="list-style-type: none">• Developer concept plans anticipated by mid-January to allow construction start by late 2026/early 2027	<p>Forest Conservation Plan</p> <ul style="list-style-type: none">• Approval is required for the next project phases associated with Diamond Jim Road.• Approval target date: July 1, 2026MDE's Tier II Review (concurrent)• Requested by DNR for review	<p>Revised Preliminary Site Plan</p> <ul style="list-style-type: none">• Approved by the Town of Port Deposit on November 20

DEVELOPER STATUS UPDATE

A Third-Party Logistics provider fitted out one warehouse and is now operating at ~50% capacity. The developer continues to negotiate with a confidential user for the largest space—that building design changed from 5 stories to 1 story with a larger footprint, but expected economic benefits remain unchanged.

Pilot Projects Overview



Burnt Hill Farm

Owner/Developer Andrew Baker

Open in August 2025, Burnt Hill Farm models regenerative agriculture and environmental stewardship, producing sustainable and healthy food for their community.

Future plans include putting in a septic system, creating a commercial chef's kitchen, expanding commercial and agricultural operations.

Burnt Hill Farm is finalizing SWM compliance plans and coordinating compliance State and local authorities.



KEY STATE AGENCIES UPDATES

MDE

Continues to meet with developer to discuss SWM strategies.

- MDE currently undertaking major SWM update; on track for the 15-year update cycle.
- Public comment period open until January 30, 2026.

MDA

NA

Local Permitting

- SWM compliance
- Well and septic (and associated right-of-way) approval from DPS
- Food service facility license from HD
- Campground use approval from DPS

DEVELOPER STATUS UPDATE

Owner met with MDE and SWM Program Manager on 1/9/2026 to determine the best course of action in light of the special circumstances of value-add farming and local permitting violation. Owner/developer and MDE have committed to coordinating with the local authorities to review the permitting issues and ensure all potential stormwater management and septic system options are considered.

Pilot Projects Overview



Loch Raven Overlook Pax Development

Located near the Loch Raven Reservoir, this proposed 122-unit residential development will feature both market-rate and affordable housing. The project consists of two separate buildings, one financed with 4% LIHTC and the other with 9% LIHTC which has already received PUD approval.



Coordination with MDE and MDOT SHA has been productive, and the project continues to benefit from priority review programs. Construction start is now expected in Q2 2026, pending all approvals by February to secure financing.

KEY STATE AGENCIES UPDATES

MDE	MHT	MDOT SHA – Dist. 4	Local Permitting
<p>Voluntary Cleanup Program (VCP) Application</p> <ul style="list-style-type: none">Submitted to MDE in October and is currently within the 75-day review period.MDE is working to expedite this timeline to allow Developer to close on its financing by February 2026.	<p>Historic Preservation Review</p> <ul style="list-style-type: none">Completed in June 2025.“No Adverse Effect on Historic Properties” finding issued.	<p>Access Permit</p> <ul style="list-style-type: none">On track. <p>MDOT SHA is expediting the extinguishment of the existing slope and snow fence easements to align with the developer’s need to obtain all approvals to close on its financing in February 2026.</p>	<ul style="list-style-type: none">Majority of permits are processed through Baltimore County.Project included in County’s priority review program, which establishes agreed-upon timelines set for review to speed up progress.

DEVELOPER STATUS UPDATE

Loch Raven Overlook has not identified any major concerns or hurdles at this stage of the development process. The project is benefiting from Baltimore County’s Priority Review Program and participation in the Maryland Coordinated Permitting Review Council. The development team is targeting a Q2 2026 construction start, contingent on securing all required permits by February 2026.

Pilot Projects Overview



Pimlico Redevelopment Maryland Stadium Authority- Developer, MEDCO – Owner/Operator

The Pimlico Redevelopment is a transformative, mixed-use revitalization of the historic Pimlico Racetrack, aiming to create a year-round destination. The project will feature new venue bandstands and event spaces, horse barns, office space, and dormitories for the horse jockeys.



Coordination with MDE and MSP/OSFM has been impactful to advance the project's development plan.



KEY STATE AGENCIES UPDATES

MDE	MHT	MSP/OSFM	Local Permitting
<p>Erosion/Sediment Control and Storm Water Management Plan</p> <ul style="list-style-type: none">Approved for demolition July 2025 <p>Water Supply Program</p> <ul style="list-style-type: none">Application submitted November 3, 2025 <p>Phase 2 Stormwater Review</p> <ul style="list-style-type: none">Paused while the developer addresses project coordination and budgeting issues.	<p>Historic Preservation Review</p> <ul style="list-style-type: none">Completed in July 2025 allowing demolition to start	<p>Fire Protection Systems</p> <ul style="list-style-type: none">Approved the 100% tunnel construction document drawings	<ul style="list-style-type: none">No current concerns reported

DEVELOPER STATUS UPDATE

The Pimlico Redevelopment project has not identified any major challenges at this stage of the development process. Demolition began in August 2025 and has been completed. Construction documents continue to be updated on schedule.

Pilot Projects Overview



Quantum Frederick Catellus Development Corporation

Development of a data center on a 2,100-acre campus with previous industrial and agricultural uses. The project will be part of a 46-mile fiber optic network to Leesburg, Virginia. Two data center companies are actively constructing facilities at the site. Remaining areas of the site include active agricultural land, which the developer is working to rezone for data center use, and a historic building.



Parcels have been sold to two data center developers, and construction is underway at those areas. The horizontal developer is working to get agricultural areas of the site re-zoned and market/sell three additional data center sites on the campus.

KEY STATE AGENCIES UPDATES

MDE

Water and Sewerage Construction Permit

- Permit approval (for water and sewer lines over 15" in diameter) facilitated through the work of the MCPRC 10/29/26

Recycled Water System

- Developer is ramping up efforts on system design and will request MDE assistance.

Environmental Management Plan (EMP)

- Approved 12/23/2025

General Permits for Construction Activity & Stormwater (20 CP)

- Developer cannot obtain MDE permits to install a fiber loop around the campus until the land management team approves the work per the EMP

Dust Compliance

- Developer is helping to address MDE's dust concerns from Rowan's construction activities

MDOT SHA-Dist 2

Off-Site Improvements

- Developer's plans may require future discussions

MHT

Historic Preservation Review

- MHT confirmed finding of "No Adverse Effect on Historic Properties" for the horizontal developer

JPA

- MHT suggested that the developer submit a pre-application to MHT (and DNR) for the bridge over Tuscarora Creek to expedite feedback

Local Permitting

Frederick County Soil Conservation District and County Stormwater Management Authority have the project under review

DEVELOPER STATUS UPDATE

Phase I development of the 600-acre site is underway, with data center construction by Aligned and Rowan currently in progress. Catellus is managing environmental remediation, geotechnical improvements, and horizontal infrastructure while marketing three additional sites for sale. Infrastructure milestones include road and utility design alongside critical permitting: MDE/USACE scoping for a bridge over Tuscarora Creek and coordination with MDE for a recycled water system returning to the Monocacy River to support future phases.

Pilot Projects Overview



SBY Market Center Green Street Housing

Located in the heart of historic downtown Salisbury, the SBY Market Center project will bring new vitality to the area through the creation of a ground-floor marketplace, 50 affordable apartment units, and a ground-level coworking and community space to support small businesses and entrepreneurs.



SBY Market Center is progressing through development with strong coordination from MDE, MDOT SHA, and DNR. Locally, the project secured Historic District Commission approval and strengthened its partnership with the City of Salisbury.

KEY STATE AGENCIES UPDATES

MDE	DNR	MHT	MDOT SHA – Dist 1	Local Permitting
<p>JPA</p> <ul style="list-style-type: none">Approved by MDE last Quarter	<p>Critical Area Commission Review</p> <ul style="list-style-type: none">Issued comments to the developer, who is currently coordinating with DNR to address them	<p>Historic Preservation Review</p> <ul style="list-style-type: none">“No Adverse Effect on Historic Properties” finding issued in August 2025 for three areas	<p>Sidewalk and parking lot encroachments</p> <ul style="list-style-type: none">Plans submitted; meeting held to address local requests; revisions underway	<p>The Salisbury Historic District Commission under the City of Salisbury Department of Infrastructure & Development (DID)</p> <ul style="list-style-type: none">Approved its Historic preservation review, with only signage pending.The City of Salisbury granted a waiver for compact parking spaces, reflecting a more collaborative review process.
<p>EMP</p> <ul style="list-style-type: none">Comments are pending on the revised plans				

DEVELOPER STATUS UPDATE

SBY Market continues to progress through its development timeline and is benefiting from this initiative as it advances submissions with MDE and MDOT SHA, helping to ensure timely review and coordination. The anticipated groundbreaking has been adjusted from May to July 2026.

Tracking System & Public Facing Dashboard



The following summary of current state agency permitting systems is based on what has been discovered through the data collection process.

Permitting Agency	Agency	Agency Permit System	Description
	MDE	Custom, in-house built (ETS) (Constant Maintenance)	MDE has built a robust internal permitting system which includes an intake system, tracking system, online payment system, and data visualization tools.
	MDOT	ProjectWise (SaaS)	Access permits are managed locally by MDOT SHA's seven Districts with technical reviews from supporting offices and tracked through a centralized database. MDOT SHA created an Access Permits dashboard to collect data, determine efficiency, and show accountability.
	MHT	Custom, in-house built (2023)	Uses a reporting system similar to other State Historic Preservation Offices: Electronic Section 106 Documentation Submittal System (e106 system)
Reviewing Agency	DNR	Excel/Email prompt from MDE	DNR does not maintain their own database of permits they comment on. Review requests are sent automatically by MDE by email.
	CAC	SalesForce (SaaS)	Salesforce system is used as a submission portal and case management system. Applicants receive an email confirmation project was submitted. There's no public-facing ability to track status.
	OSFM	Excel	Currently creating a statewide reporting system using Excel.

MDE – Maryland Department of the Environment

MDOT - Maryland Department of Transportation- State Highway Administration

MHT – Maryland Historical Trust

DNR – Department of Natural Resources

CAC - Critical Area Commission

OSFM - Office of the State Fire Marshal

SaaS – Software as a Service

Dashboard Prototype



The public-facing interface of our prototype application provides stakeholders with real time project oversight through a map-based visualization of the pilot projects and associated key performance metrics. The prototype application integrates permitting data from a provisional tracking system, which currently supports manual data input for the pilot phase. Metrics were derived from the tracking system which will be updated automatically as more data is collected.

Total Permit Applications	Total Approved Permits	Total Pending Permits	Total Withdrawn Permits
73	23	2	3

Interactive Project Map

This tool displays the geographic location of active projects along with their associated permits. Users seeking comprehensive metric visualizations and in-depth permit status can access further data via the “Details” function.

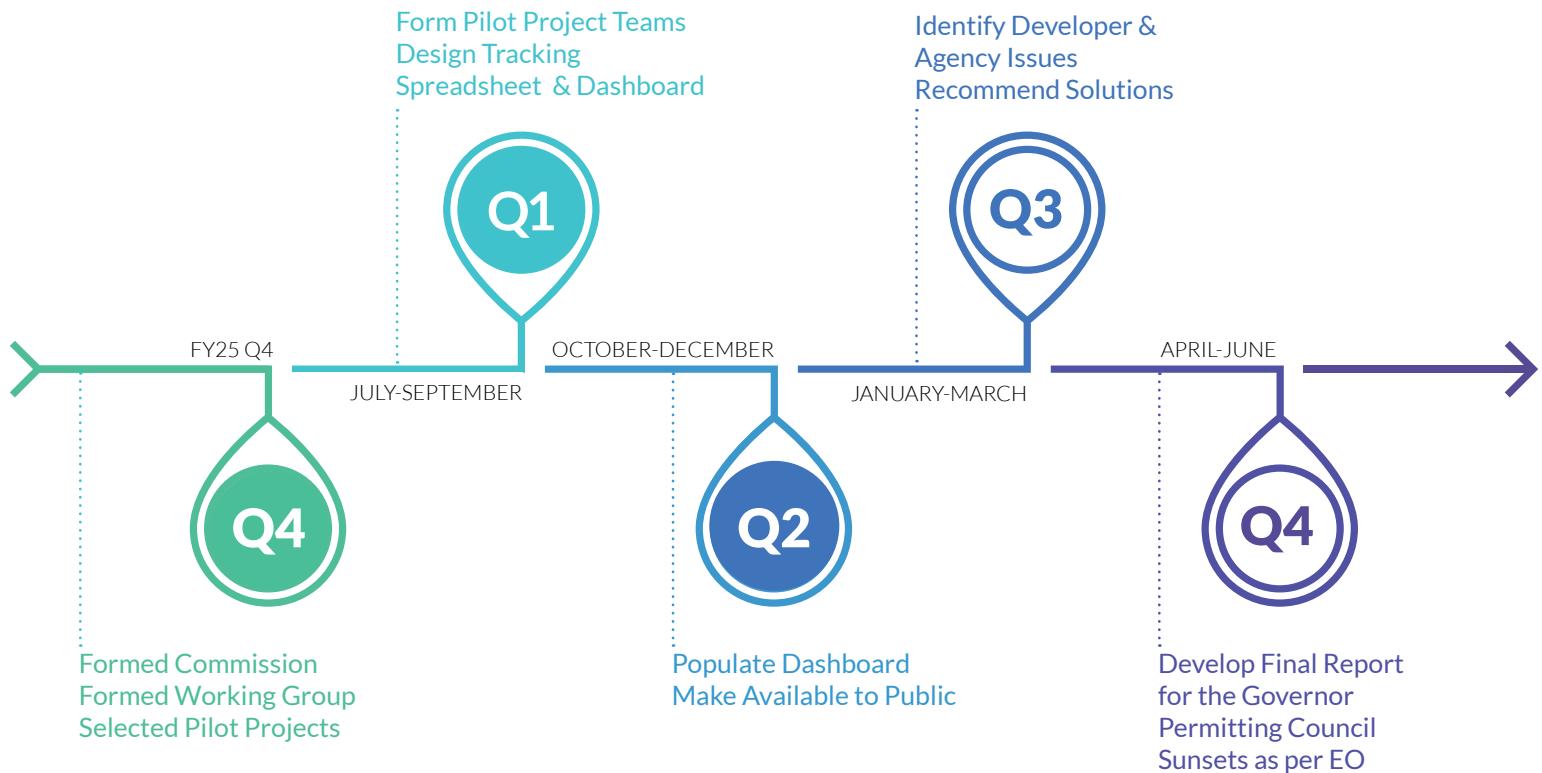


Key Performance Indicators (KPIs)

This specialized dashboard provides data-driven insights through various charts and project-specific performance metrics.

Dawn Blanchard, Seemab Kazmi, and Darren Lloyd

Timeline Milestones



FY26 Q3 Tasks

Permitting Council

- Hold three meetings that include: pilot project presentations, local permitting process case examples and state permitting/reviewing agency briefings.
- Improve attendance rate to 90-100%.
- Support resolution of agency specific issues in project approvals and development of the prototype dashboard and manual tracking system.

Working Group

- Resolve state permitting barriers identified by project owners through team meetings.
- Support the permitting Points of Contact (POC) in assuring Smartsheet data entry, accuracy and consistency.
- Facilitate small focus group sessions with target audiences to provide feedback on permitting processes.

Tech Design Task Force

- Optimize tracking system fields to improve reporting accuracy and dashboard integration.
- Continue the discovery phase of permitting and plan review agencies workflow processes and tracking software.
- Develop criteria for an automated event tracking system.
- Launch public-facing prototype dashboard.
- Facilitate Tech Design Task Force meetings

Permitting Council Members



The Department of Agriculture—Michael Calkins, MDA Assistant Secretary of Plant Industries and Pest Management

The Department of Commerce—Luis Cardona, Director of Governor's Office of Business Advancement

The Department of the Environment—Suzanne Dorsey, MDE Deputy Secretary

The Department of Housing and Community Development—Julia Glanz, DHCD Deputy Secretary

The Department of Health—Clint Hackett, Deputy Secretary for Operations

The Department of Information Technology—Marcy Jacobs, Deputy Secretary Digital Experience

The Department of Natural Resources—David Goshorn, DNR Deputy Secretary

The Department of Planning—Rebecca Flora, AICP, LEED ND / BD+C, MDP Secretary and Council Chair

The State Highway Administration—Joe McAndrew, MDOT SHA Assistant Secretary for Project Development and Delivery

The Maryland Economic Development Corporation—Tom Sadowski, MEDCO Executive Director

The Maryland Department of State Police Office of the State Fire Marshal—Jason Mowbray, MDSP/OSFM Acting State Fire Marshal

Maryland Energy Administration—Jenn Aiosa, MEA Chief of Staff

Governor Appointed Seats:

Urban Municipality—Justin A. Williams, Director of Permitting & Development Services, City of Baltimore

Rural County—Tracey Greene Taylor, Director, Wicomico County Department of Planning, Zoning and Community Development

Urban County—Jason Sartori, Director, Montgomery County Planning, MNCPPC

Rural Municipality—Kelly Duty, Town Planner, Town of Thurmont Planning & Zoning

State Agency Team Members



MDP Permitting Project Team

Maggi Currier—Project Owner Liaison, Local Government Liaison

Ted Cozmo—MDP CIO

Melanie Gross—Project Administrator

Doug Lyford—IT Design Developer

Ellen Mussman—Tech Design Task Force Chair

Sylvia Mosser—Deputy Project Manager, Project Owner Liaison

Darius White—Project Director, Project Owner Liaison, Working Group Chair

Working Group Members

Darius White, Chair—Department of Planning

The Department of Agriculture

Michael Calkins*

Martin Proulx

The Department of Commerce

Luis Cardona

The Department of the Environment

Scott Goldman*

The Department of Housing and Community Development

Andrew Sovinski

The Department of Information Technology

Julia Fischer

Dawn Blanchard

*Tracking Points of Contact

Maryland Historical Trust

Elizabeth Hughes

Dixie L. Henry*

The State Highway Administration

Kenya Lucas*

The Maryland Economic Development Corporation

Nick Henninger-Ayoub

The Maryland Department of State Police and Office of the State Fire Marshall

Ken Bush*

Maryland Energy Administration

Jenn Aiosa

Tech Design Task Force

Ellen Mussman, Chair—Department of Planning

The Department of Information Technology

Dawn Blanchard

Seemab Kazmi

Darren Lloyd

The Department of Planning

Ted Cozmo

Doug Lyford

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