

Maryland Coordinated Permitting Review Council
Quarterly Report to Governor Wes Moore
FY26 Q3



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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For Questions please visit [Maryland Coordinated Permitting Review Council webpage](#)

Accomplishments



Pilot Projects

Efficiency Improvement

As result of project meetings, DNR and MDE combined Tier II and Forest Conservation submissions into one for Phase I Bainbridge, allowing for a more economical utilization of the land reserved for forest conservation (which impacts the development footprint for future phases).

Facilitated 15 monthly Pilot Project Team meetings for six projects, with active attendance and participation from developers (at 87% of the meetings) and four critical agencies

Addressed multiple project challenges identified by project teams
Streamlined process for coordination with state permitting and review agencies

Intake System & Dashboard

Launched prototype public-facing dashboard for pilot projects only
Total Dashboard Views to Date: 437

Conducted a survey of agencies to compile a comprehensive

inventory of technological system improvements for state permitting. Preliminary results indicate multiple technology projects are planned or underway with varying levels of improvement

Preliminary findings of Supplemental Research

Most local permit issuing authorities use digital software to track permits. All but two permit issuers collect data on permitting, and only 54% publicly report this data. State storm water management permits and environmental health permits (well and septic permits, percolation testing) cause the most delays in local permitting.

Supplemental Research

Local Permitting Survey was distributed to 188 localities as an update to the MDP 2020 Permit

Software Report. There were 38 responses, representing 20 counties and 15 localities

Administration

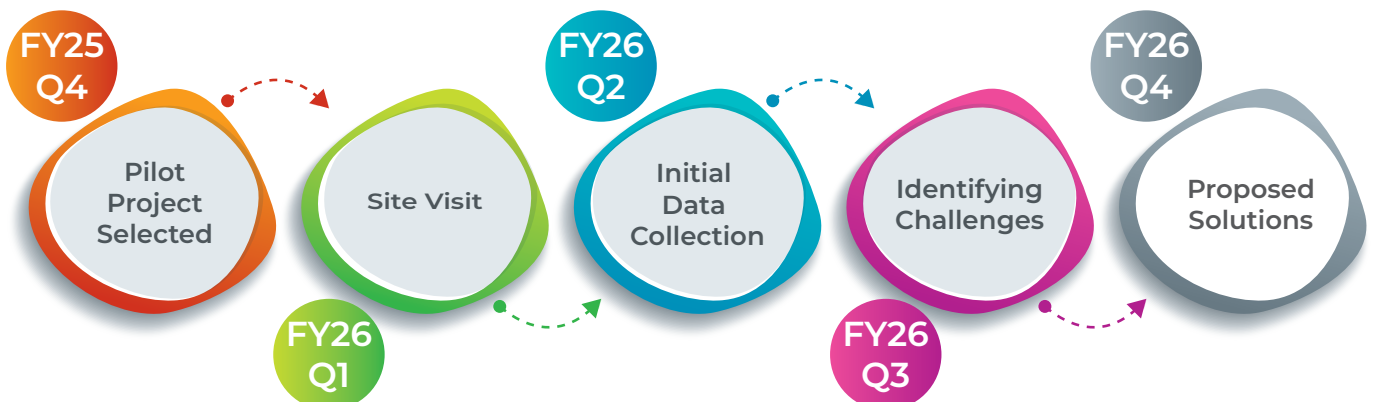
Council met three times with 100% attendance

Working Group met three times with 50-70% attendance

Presentations made to the Council included two pilot projects by developers, three state agency permitting/reviewing processes, and three local permitting officials

Held six briefings to members of MGA and Governor's office on progress and findings to-date, and submitted an updated FY27 funding proposal, as requested

PILOT PROJECT TIMELINE



Pilot Projects Overview



Phase I at Bainbridge MRP Industrial

Large-scale commercial/industrial redevelopment of a former naval training center, including four 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 preparatory 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 is aiming to start site work for the Lot A public access road construction in summer 2026.

KEY STATE AGENCIES UPDATES

MDE	MDOT SHA-Dist 2	DNR	Local Permitting
<p>Tier II Permit/Forest Conservation Easement</p> <ul style="list-style-type: none"> • Awaits final documentation for approval as of March 31 • February 2 public hearing (14 attendees) produced six comments • Forest conservation Easement forms to be recorded <p>Joint Federal/State Application (JPA)</p> <ul style="list-style-type: none"> • Applicant compiles final Phase 2 mitigation forms for MDE review • Awaits completion of wetland mitigation credit purchase March 31 	<p>Traffic Impact Analysis</p> <ul style="list-style-type: none"> • Received, reviewed, returned for revisions twice, and approved <p>Plan Review submitted February 2026</p> <ul style="list-style-type: none"> • Plan Review returned for revision in March 2026 • Re-submittal Plan received March 2026. This SHA review focuses on traffic engineering items (a subset of the entire plan) with a review and comments due back to the project engineers on or before April 10, 2026. 	<p>Forest Conservation Plan</p> <ul style="list-style-type: none"> • Lot A User plan approved • Approval is required for the next project phases associated with Diamond Jim Road; target date: July 1, 2026 <p>MDE's Tier II Review (concurrent)</p> <ul style="list-style-type: none"> • 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 is now fully operational at full capacity in the 200 Powers Road facility. The developer continues to negotiate with a confidential user for the largest facility, including negotiations about needed off-site traffic improvement costs to support the user's operations.

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 has received one of two septic permits and is navigating sediment control challenges with the second permit



KEY STATE AGENCIES UPDATES

MDE

- Finalizing additional value-add agricultural guidance to be released in August

MDA

N/A

Local Permitting

- Denied campground use approval
- Septic permits for tasting room and farmhouse (owner's residence) outstanding
- Department of Permitting Services has ceded Storm water Management compliance oversight back to Soil Conservation District

DEVELOPER STATUS UPDATE

Burnt Hill Farm continues to navigate the local jurisdiction's requirements for issuing certain permits, including storm water management, sediment control, and septic

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. Demolition on the project has started.

KEY STATE AGENCIES UPDATES

MDE	MHT	MDOT SHA – Dist. 4	Local Permitting
<p>Voluntary Cleanup Program (VCP) Application Applicant submitted files in October; officials approved February 2026 Response Action Plan (RAP)</p> <ul style="list-style-type: none"> • Team resubmitted December 22; staff provided comments January 9; approval followed February 2026 Updated Notice of Intent application (NOI) with Storm water Pollution Prevention Plan (SWPPP) • Submitted and under review <p>Notice of Intent</p> <ul style="list-style-type: none"> • Approval is the final step before construction 	<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"> • SHA requires a recorded Right-to-Discharge plat within 90 days; easement submitted to land records on February 17 <p>Snow Fence & Slope Easements</p> <ul style="list-style-type: none"> • Extinguishment approved January 2026; pursuing formal vacation on the April 1 BPW agenda 	<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 benefits from Baltimore County’s Priority Review Program and participation in the Maryland Coordinated Permitting Review Council. Demolition on the project has commenced.

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

- Erosion/Sediment Control and Storm Water Management Plan
- Approved for demolition
- Water Supply Program
- Temporary permit nearly complete, with a final permit to follow after monitoring system data
- Phase 2 Storm water Review
- MSA is two to three weeks away from submitting final documents

MHT

- Historic Preservation Review
- Completed in July 2025 allowing demolition to start

MSP/OSFM

- Fire Protection Systems
- Approved the 100% tunnel construction document drawings
- 50% Construction Document drawings for a number of the barns are planned for OSFM review in March

Local Permitting

No current concerns reported

DEVELOPER STATUS UPDATE

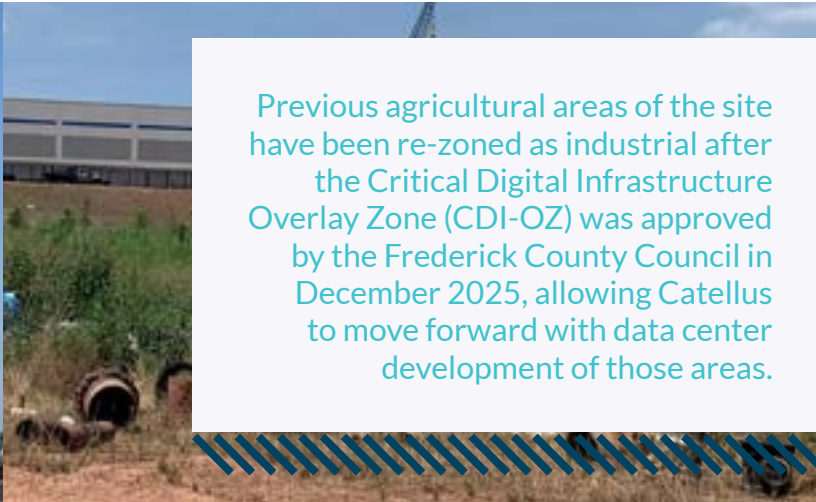
The Pimlico Redevelopment project has not identified any major challenges at this stage. Demolition began August, 2025 and is now complete. Construction documents continue to advance on schedule. The updated race-only "ship-in" operations plan has also reduced the need for stabling, resulting in the removal of several planned barns and converting that area back to parking.

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.



Previous agricultural areas of the site have been re-zoned as industrial after the Critical Digital Infrastructure Overlay Zone (CDI-OZ) was approved by the Frederick County Council in December 2025, allowing Catellus to move forward with data center development of those areas.

KEY STATE AGENCIES UPDATES

MDE

- Water and Sewerage Construction Permit
 - Permit previously approved and developer will submit an as-built plan as a courtesy copy to MDE—anticipated by April 2026
- Recycled Water System
 - Proposed system design recently submitted (by county) to MDE
- Environmental Management Plan (EMP)
 - Approved 12/23/2025
- General Permits for Construction Activity & Storm water (20 CP)
 - Approved, public notice complete, and permit issued
- Dust Compliance
 - Developer is actively addressing MDE's dust concerns from Rowan's construction activities

MDOT SHA-Dist 2

- Off-Site Improvements
 - SHA will review impacts after a revised traffic impact study, based on the new scope, is submitted to Frederick County in April
 - MDOT SHA is awaiting the resubmission of Phase I items for US 15

MHT

- Historic Preservation Review
 - MHT confirmed finding of "No Adverse Effect on Historic Properties" for the horizontal developer
- JPA
 - Developer determined that the bridge over Tuscarora Creek was incorporated in the original plan that was approved early in the project, so MHT recommended that the developer note on the application that "activities have been previously reviewed regarding historic properties," which will expedite the MHT review process for the JPA application

Local Permitting

- Remaining areas of the site were recently approved for re-zoning as industrial since they are within the newly approved Critical Digital Infrastructure Overlay Zone (CDI-OZ)
- APFO requirements for water, sewer, and traffic impacts for the developable lots that were recently approved under the CDI-OZ

DEVELOPER STATUS UPDATE

Phase I (approximately 600 acres) has been sold to Aligned and Rowan and those facilities are currently under construction. Catellus is overseeing the design and construction of the horizontal infrastructure (roads, utilities, bridges) to the parcels, while Aligned and Rowan are responsible for the design and construction within their site boundaries. Additional sites are also being marketed for sale.

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 co-working 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 in July 2025 <p>EMP</p> <ul style="list-style-type: none"> No further action is needed as of January <p>SWPPP</p> <ul style="list-style-type: none"> Developer plans to submit SWPPP plan for a Notice of Intent (NOI) permit to MDE in Q2 	<p>Critical Area Commission Review</p> <ul style="list-style-type: none"> Meeting held with CAC, City of Salisbury staff, and the civil engineer to discuss phosphorus removal strategies. A solution was identified to meet the requirement, with resubmission on February 20 Under review by city staff 	<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 SHA has agreed to the Scope of Work, pending final approval of the encroachment/easement permit 	<ul style="list-style-type: none"> Salisbury’s Historic District Commission approved the preservation review, pending signage. The City also waived compact parking requirements through a collaborative review. Submitted 3rd CDP February 26; building permits expected March and grading permits May 2026.

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 as of the end of Q3.

Agency	Agency Permit System	Description
Permitting Agency	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	Digital Portal for Traffic Impact Study (TIS) submissions; Access Permits dashboard (Performance Management tools) Access permit applications begin locally, with the County submitting the TIS via SHA's online portal. SHA's process includes TIS Review, Plan Review, and Final Approval
Reviewing Agency	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)
	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 management system using a web based solution that will include a public-facing portal and field-based electronic inspection.

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



Total Dashboard Views To Date: 437

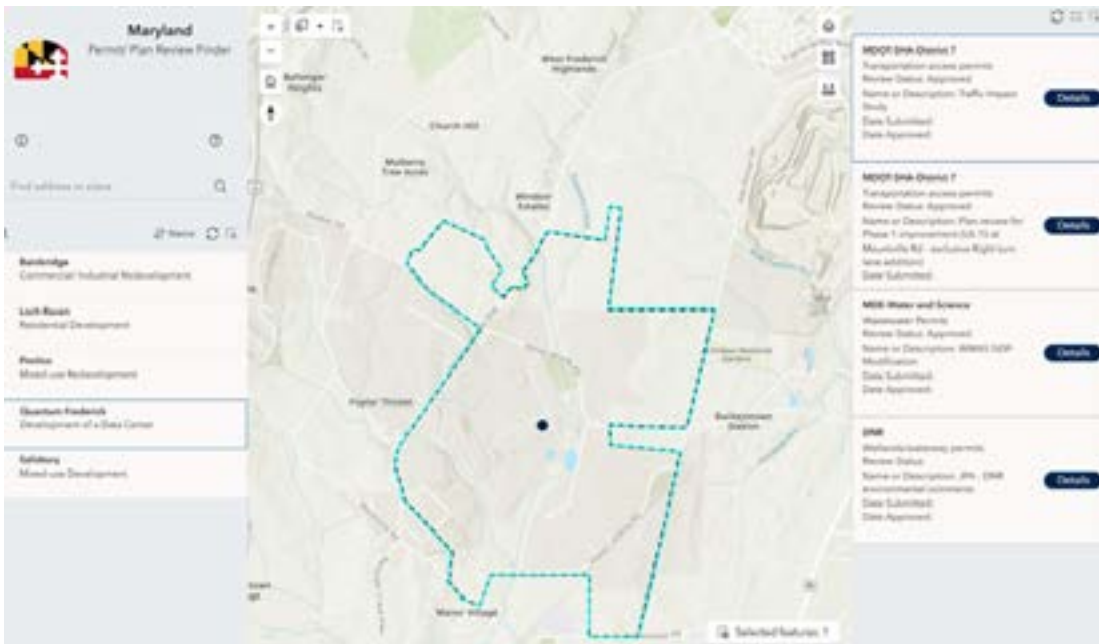
The map dashboard is a prototype and should not be used for time-sensitive matters at this stage. It relies on manual updates by permitting agencies and may not reflect the most current data.

New interface buttons now enable seamless view switching.

Full Map Dashboard: Provides an immersive, territory-wide view of active projects.

Full Metrics Dashboard: Tracks KPIs, including review durations and approval variances.

The refined KPI dashboard features enhanced data segmentation and a new Average Review Duration metric. This allows users to distinguish technical processing time from external delays or backlogs.



Quantum Project Deep Dive:

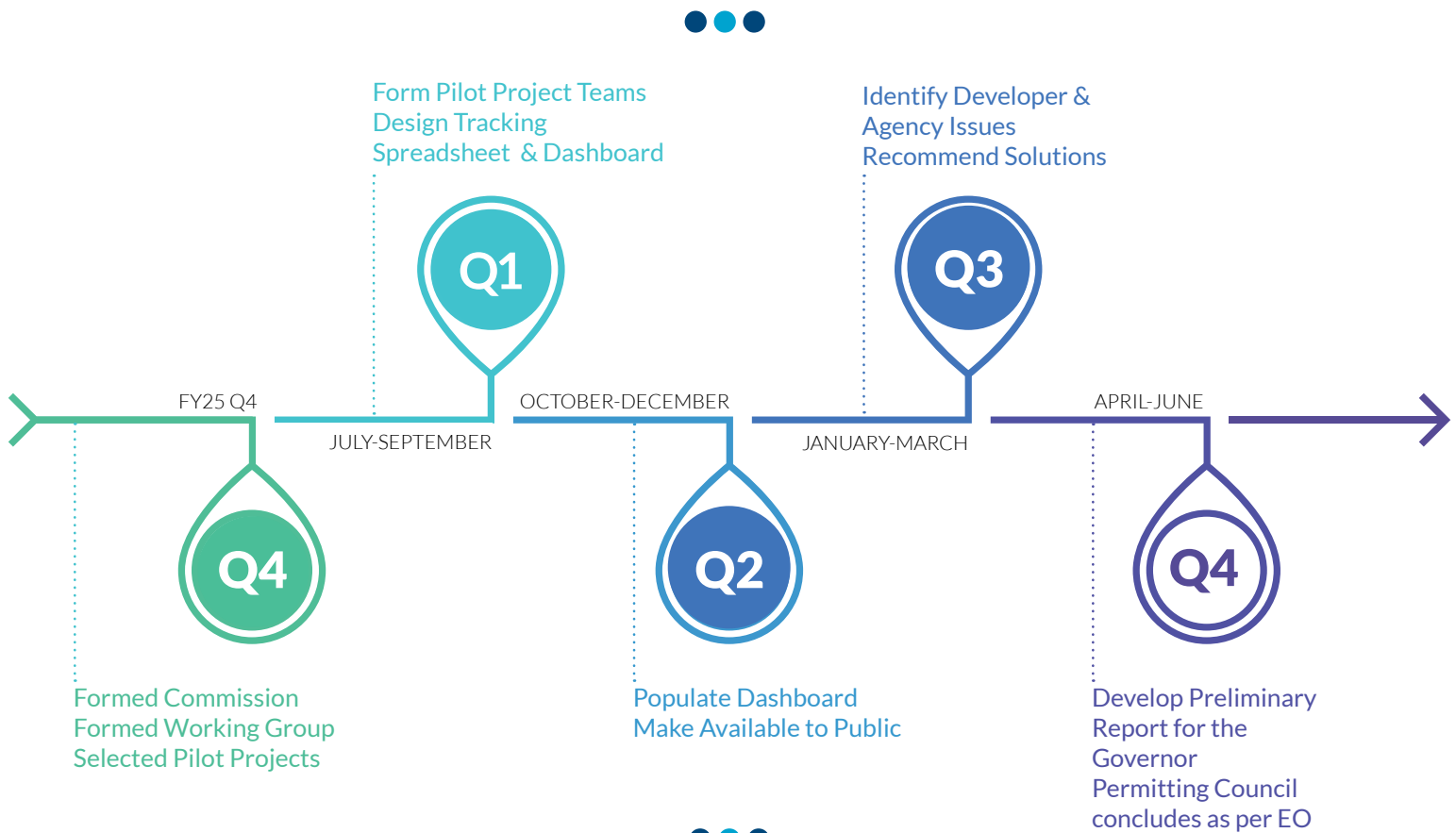
The map shows the location of the Quantum project and the permits involved



Key Performance Indicators (KPIs)

The KPI dashboard gives deeper insights into the permitting process by showing the Average Review Duration (Days) and the Average Approval Variance (Days), allowing users to distinguish between the actual time spent on technical work versus delays caused by external factors or backlog.

Timeline Milestones



FY26 Q4 Tasks

Permitting Council

- Conduct three meetings and maintain 90-100% meeting participation
- Review, comment, and submit the Preliminary Year End Report to the Governor (Report) as per the EO

Working Group

- Resolve state permitting barriers identified by project owners as feasible
- Update Smartsheet data entry, and review for accuracy and consistency to be aligned with report submission
- Develop draft findings and recommendations to Council for review

Tech Design Task Force

- Streamline pilot project tracking system fields to improve reporting accuracy and dashboard integration
- Finalize assessment of the technology project inventory
- Develop criteria for an automated event tracking system from the working group

Supplemental Research

- Complete and analyze local permitting survey to identify key trends, challenges, and opportunities for improvement.
- Plan and deliver the user experience roundtable to gather direct feedback from users of state permitting systems and validate pilot findings
- Update and expand research on benchmarking efforts in other states to inform recommendations for modernizing Maryland's permitting processes

Permitting Council Members



Maryland Department of Agriculture—Michael Calkins, MDA Assistant Secretary of Plant Industries and Pest Management
Maryland Department of Commerce—Luis Cardona, Director of Governor’s Office of Business Advancement
Maryland Department of the Environment—Suzanne Dorsey, MDE Deputy Secretary
Maryland Department of Housing and Community Development—Julia Glanz, DHCD Deputy Secretary
Maryland Department of Health—Clint Hackett, Deputy Secretary for Operations
Maryland Department of Information Technology—Marcy Jacobs, Deputy Secretary Digital Experience
Maryland Department of Natural Resources—David Goshorn, DNR Deputy Secretary
Maryland Department of Planning—Rebecca Flora, AICP, LEED ND / BD+C, MDP Secretary and Council Chair
State Highway Administration—Joe McAndrew, MDOT SHA Assistant Secretary for Project Development and Delivery
Maryland Economic Development Corporation—Tom Sadowski, MEDCO Executive Director
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. Willams, 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-Maryland Department of Planning
Maryland Department of Agriculture
Michael Calkins*
Martin Proulx
Maryland Department of Commerce
Luis Cardona
Maryland Department of the Environment
Scott Goldman*
Maryland Department of Housing and Community Development
Andrew Sovinski
Maryland Department of Information Technology
Julia Fischer
Dawn Blanchard
*Tracking Points of Contact

Maryland Historical Trust
Elizabeth Hughes
Dixie L. Henry*
State Highway Administration
Kenya Lucas*
Maryland Economic Development Corporation
Nick Henninger-Ayoub
Maryland Department of State Police and Office of the State Fire Marshal
Ken Bush*
Maryland Energy Administration
Jenn Aiosa

Tech Design Task Force

Ellen Mussman, Chair-Maryland Department of Planning
Maryland Department of Information Technology
Dawn Blanchard
Seemab Kazmi
Darren Lloyd

Maryland Department of Planning
Ted Cozmo
Doug Lyford

For Questions please visit the [26 Maryland Coordinated Permitting Review Council webpage](#)