



# PRINCE GEORGE'S COUNTY GRAND SLAM 2022



## ACKNOWLEDGMENTS

OFFICE OF PRINCE GEORGE'S COUNTY EXECUTIVE ANGELA ALSOBROOKS

DEPARTMENT OF ENGERGY	HOUSING AUTHORITY
DEPARTMENT OF ENVIRONMENT	MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	PRINCE GEORGE'S ARTS AND HUMANITIES COUNCIL
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT	PRINCE GEORGE'S COUNTY MEMORIAL LIBRARY SYSTEM
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
ECONOMIC DEVELOPMENT CORPORATION	REDEVELOPMENT AUTHORITY
EMPLOY PRINCE GEORGE'S EXPERIENCE PRINCE GEORGE'S	REVENUE AUTHORITY
FSC FIRST	OFFICE OF CENTRAL SERVICES

## PROJECT CONTRIBUTORS

HR&AADVISORS REAL ESTATE AND ECONOMIC DEVELOPMENT

# WELCOME



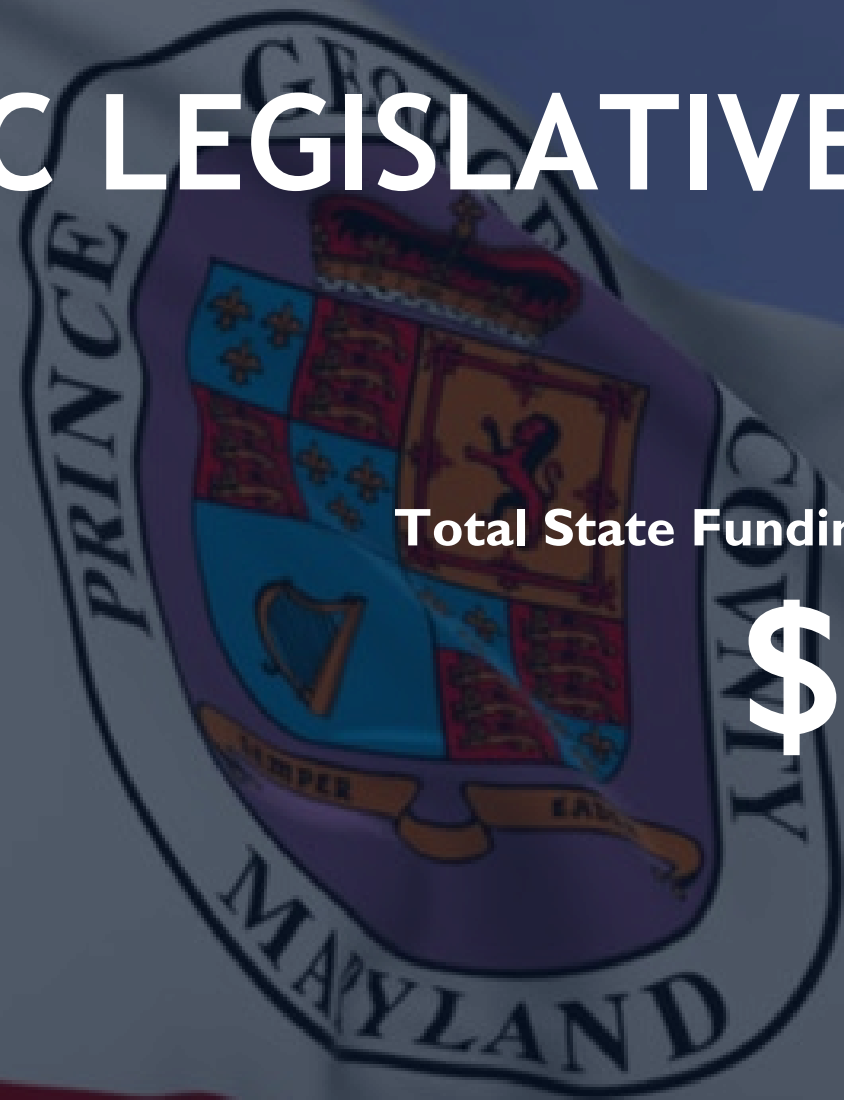
**GRAND SLAM 2022**

# GRAND SLAM 2022

IT'S BEEN A BUSY YEAR...



# HISTORIC LEGISLATIVE SESSION



Total State Funding for Prince George's County

**\$2.5B**

Non-Formula State Funding for County Initiatives

**\$624M**

Economic Development

**\$56M**

Education

**\$40M**

Healthcare

**\$37.5M**

Infrastructure

**\$20M**

Affordable Housing

# BLC IN THE NEWS

**GREATER GREATER WASHINGTON**  
The Washington, DC region is great and it can be greater.

ABOUT US 2022 ELECTIONS GET INVOLVED ADVERTISE SUPPORT US

Enter keyword(s) SEARCH

## Top posts of 2021: Prince George's County outlines plans for ambitious transit-oriented development along the Blue Line


### LARGO STATION VISION



## PUBLIC SQUARE

A CNU Journal

### Blue Line Corridor Vision wins Merit Award in *The Region: Metropolis, City, and Town* category of CNU's 2022 Charter Awards



**The Washington Post**  
*Democracy Dies in Darkness*

## Pr. George's officials say long-awaited transformation is coming



# TURNING BLC DREAMS INTO DOLLARS

**\$466M**

State Funding for Blue Line Corridor to Date

# ECONOMIC DEVELOPMENT OBJECTIVES



**GRAND SLAM 2022**



# ECONOMIC DEVELOPMENT OBJECTIVES

**GOAL 1:** Increase the number of people who live and work in the County

**GOAL 2:** Increase commercial tax collections by \$100M

**GOAL 3:** Increase population by 50,000 and density in TOD areas (Metro, MARC, Amtrak, Purple Line) and other local growth centers to promote a mix of incomes, housing options, amenities and job growth

**GOAL 4:** Preserve housing affordability & diversify the County's housing stock

**GOAL 5:** Increase the amount of healthy food retail square footage in Low Income, Low Access areas by 100,000 SF

**GOAL 6:** Increase areas in the County with identifiable character & sense of place

# INVESTING IN TOD & PLACEMAKING



LARGO

Design Collective



ADDISON ROAD

Torr Gallas + Partners



NEW CARROLLTON

Urban Atlantic



WEST HYATTSVILLE

Gilbane Development Co.



SUITLAND

Cober Johnson Romney



COLLEGE PARK

Gilbane Development Co.

# PRESERVING HOUSING AFFORDABILITY



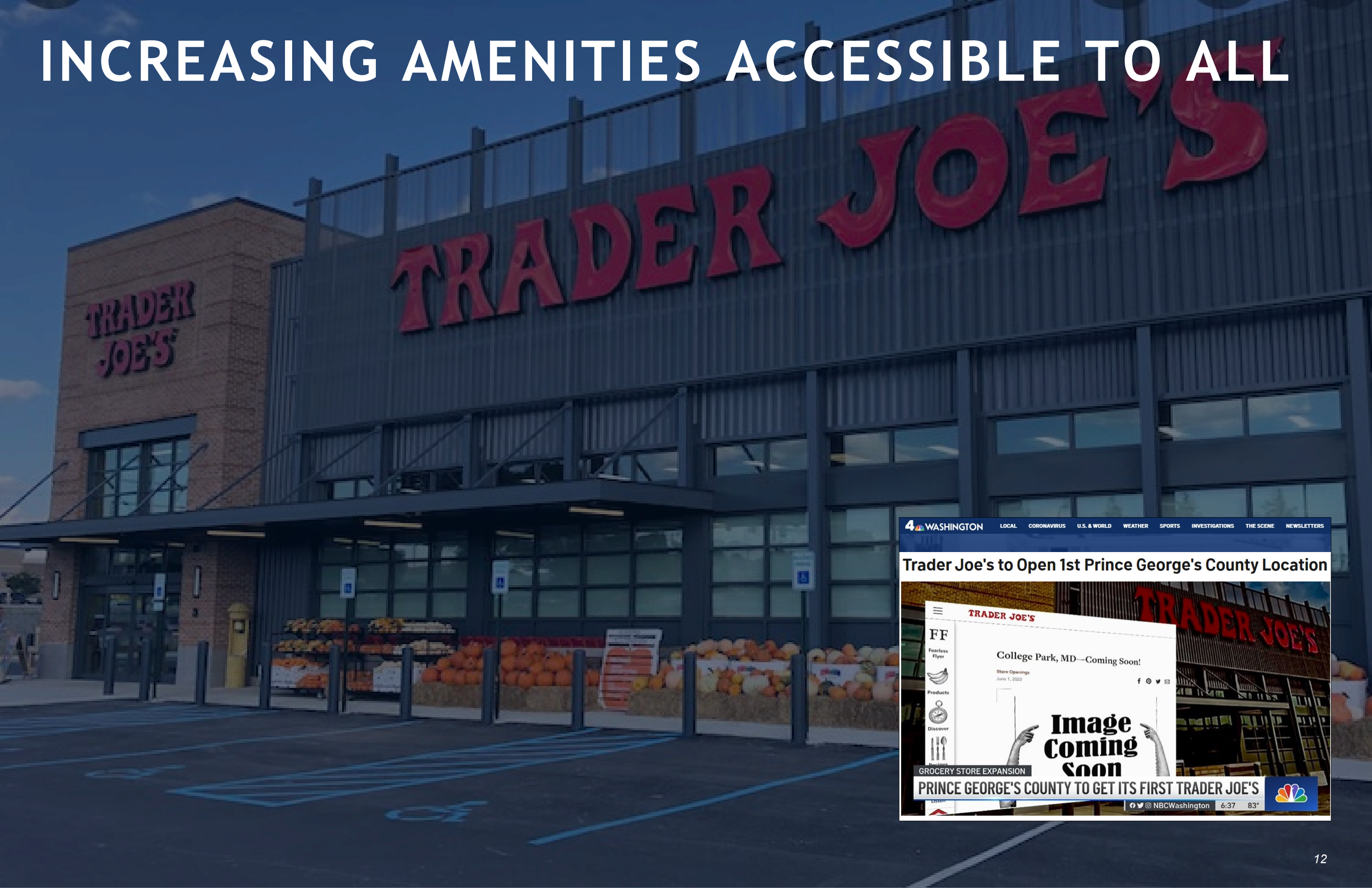
WASHINGTON  
BUSINESS JOURNAL

Commercial Real Estate

**Amazon loans developers \$82M for new affordable housing near Pr. George's Metro stations**



# INCREASING AMENITIES ACCESSIBLE TO ALL



4 WASHINGTON LOCAL CORONAVIRUS U.S. & WORLD WEATHER SPORTS INVESTIGATIONS THE SCENE NEWSLETTERS

### Trader Joe's to Open 1st Prince George's County Location

College Park, MD—Coming Soon!  
Store Openings  
June 1, 2022

**Image Coming Soon**

GROCERY STORE EXPANSION  
PRINCE GEORGE'S COUNTY TO GET ITS FIRST TRADER JOE'S

6:37 83° NBCWashington

This is a screenshot of a news article from NBC Washington. The article title is 'Trader Joe's to Open 1st Prince George's County Location'. The main text indicates a new store opening in College Park, MD, on June 1, 2022. A large graphic placeholder says 'Image Coming Soon'. A banner at the bottom of the article reads 'GROCERY STORE EXPANSION PRINCE GEORGE'S COUNTY TO GET ITS FIRST TRADER JOE'S'. The NBC Washington logo and time/temperature (6:37, 83°) are visible in the bottom right corner.

# ATTRACTING NEW EMPLOYERS

PROPOSED NEW FBI HEADQUARTERS  
GREENBELT, MD

# AGENCY ADVANCEMENT OF OBJECTIVES



Preserved long-term affordability of **850 naturally occurring affordable homes** through the ROFR program



Increasing areas in the County with **identifiable character & sense of place** through new and ongoing planning studies



Selection of developers to **advance redevelopment** at Suitland Town Center and Hyattsville Justice Center



Selection of developers to **advance redevelopment** at Cheverly Hospital and Forestville Road & Suitland Parkway



Secured **\$370K for public art** through participation in Public Art Developer Program

# DISPOSITION & JOINT DEVELOPMENT OPPORTUNITIES



# GRAND SLAM 2022

## DISPOSITION & JD OPPORTUNITIES

### CREATIVE SUITLAND

4701, 4703, 4707, AND 4719 SILVER HILL ROAD SUITLAND, MD



**AGENCY:** REVENUE AUTHORITY

**OWNER:** REVENUE AUTHORITY

**TOTAL ACREAGE:** ~3.5 ACRES

**ZONING:** LMUTC (LEGACY MIXED-USE TOWN CENTER)

#### SITE CONTEXT

The Revenue Authority of Prince George's County will be soliciting proposals for the development of an approximately 3.5-acre site at the corner of Silver Hill Rd and Swann Rd, across from the Suitland Federal Center. The vision for this development is a mixed-use project, which encompasses affordable artist and social entrepreneur / community change-maker housing over an art center and food-related concept.

**Questions? Contact:** Donny James, Chief Real Estate Officer  
at [DRJames@co.pg.md.us](mailto:DRJames@co.pg.md.us)



# GRAND SLAM 2022

## DISPOSITION & JD OPPORTUNITIES

### SUITLAND BLOCK J

SILVER HILL ROAD AND SUITLAND ROAD, SUITLAND, MD



**AGENCY:** REDEVELOPMENT AUTHORITY

**OWNER:** PRINCE GEORGE'S COUNTY

**TOTAL ACREAGE:** ~2.5 ACRES

**ZONING:** LMUTC (LEGACY MIXED-USE TOWN CENTER)

#### SITE CONTEXT

The Redevelopment Authority of Prince Georges County (RDA) will issue a Request for Proposals (RFP) for a fee for service developer or team for the development of a full-service hotel and meeting facility ("Suitland Hotel") within the Towne Square at Suitland Federal Center Subdivision in Suitland MD ("Towne Square").

This development opportunity includes responsibility for design, infrastructure, build out and operation of the site in a manner that maintains harmony with Towne Square and maximizes the aesthetic and commercial impact to Suitland and Prince George's County overall.

The Hotel's parking requirements will be satisfied by dedicated/reserved spaces within a free-standing parking facility to be developed by the RDA on an adjacent parcel.

The site is currently encumbered by certain general obligation bonds that mature in 2046 and are eligible for prepayment in 2026. Respondents are also expected to include in their proposal an optimized strategy for the defeasance of the general obligation bonds along with price and terms for (1) the purchase of the Suitland Hotel site and improvements, and (2) the pro rata share of the cost to develop and operate an adjacent free standing parking facility with dedicated parking for the Suitland Hotel.

**Questions? Contact:** Jerry Konohia, Senior Manager at [gpkonohia@co.pg.md.us](mailto:gpkonohia@co.pg.md.us)

# GRAND SLAM 2022

## DISPOSITION & JD OPPORTUNITIES

### GLENARDEN HILLS

BRIGHTSEAT ROAD, GLENARDEN, MD



GLENARDEN HILLS PHASE 3 - Glenarden, MD

**AGENCY:** REDEVELOPMENT AUTHORITY

**OWNER:** PRINCE GEORGE'S COUNTY

**TOTAL ACREAGE:** ~27 ACRES

**ZONING:** TAC-E (TOWN ACTIVITY CENTER - EDGE)

**SPECIAL CLASSIFICATIONS:** SUSTAINABLE COMMUNITY

#### SITE CONTEXT

The Redevelopment Authority of Prince George's County (RDA) and Penrose LLC ("Penrose"), are soliciting Letters of Intent (LOI) from licensed and qualified homebuilders for the purchase and development of 20 town house lots located in the new Glenarden Hills master planned community and represent a unique opportunity to build in a desirable, mixed income and easily accessible location.

Upon completion, the 27-acre Glenarden Hills development will feature a total of 430 rental and homeownership units within a walkable, traditional neighborhood design setting, featuring a diverse mix of housing types, amenities, and ample green space. The planned community will include an approximately 6,000 square foot clubhouse, pool, tot-lot, outdoor patio, and recreation spaces.

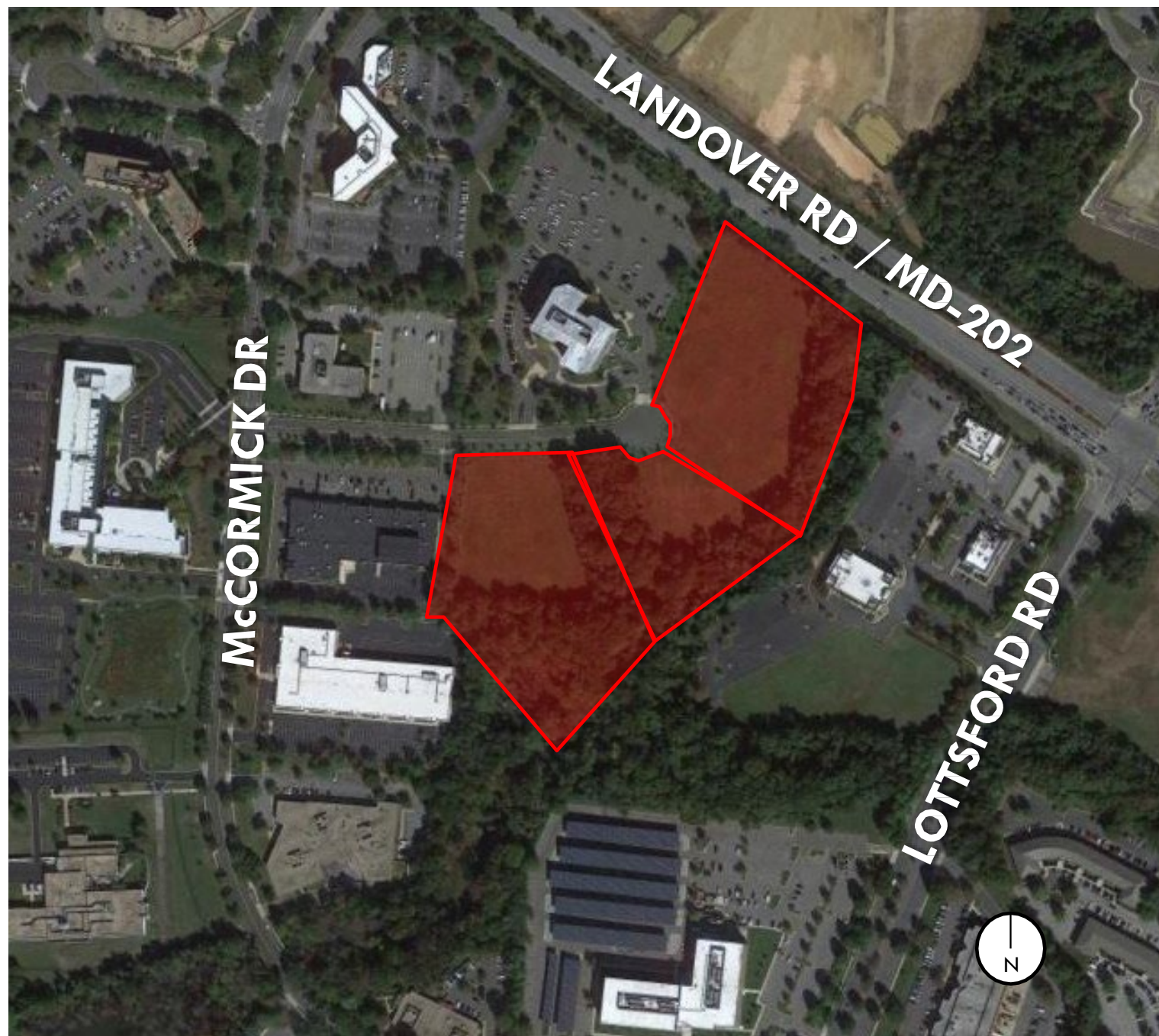
**Questions? Contact:** Jerry Konohia, Senior Manager at [gpkonohia@co.pg.md.us](mailto:gpkonohia@co.pg.md.us)

# GRAND SLAM 2022

## DISPOSITION & JD OPPORTUNITIES

### PEPPERCORN PLACE

9401-9450 PEPPERCORN PLACE



**AGENCY:** OFFICE OF CENTRAL SERVICES (OCS)

**OWNER:** PRINCE GEORGE'S COUNTY

**TOTAL ACREAGE:** 13.3 ACRES

**CURRENT ZONING:** C-O (COMMERCIAL OFFICE)

#### SITE CONTEXT

The Office of Central Services will be issuing a Request for Expressions of Interest for the development of a 13.3-acre site. New development can leverage proximity to nearby educational anchors, including the UM Global Campus, the recently opened University of Maryland Capital Region Medical Center, and the Prince George's Community College campus a few miles south. Concepts that prioritize partnerships to deliver workforce training and/or development of a new public or charter school can further help create a downtown feel in Largo will also be favorably considered.

**Questions? Contact:** Ikenna Udejiofor, Property Acquisition & Development Manager, at [iudejiofor@co.pg.md.us](mailto:iudejiofor@co.pg.md.us)

# PROCUREMENT OPPORTUNITIES



**GRAND SLAM 2022**

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### HOUSING CHOICE VOUCHER PROGRAM-PROJECT BASED



Cottage City Towers - Brentwood, MD

**AGENCY:** HOUSING AUTHORITY

**SERVICES DESIRED:** UFAS-ELIGIBLE HOUSING UNITS

#### **PROJECT DESCRIPTION:**

HAPGC is seeking respondents who have existing multifamily properties or single-family dwellings that meet or could be converted to meet the Uniform Federal Accessibility Standard (UFAS). Under this Request for Proposal (RFP) and subject to funding availability, HAPGC will provide no less than one hundred (100) vouchers for project-based assistance for Accessible Units. Under the Project-Based Voucher (PBV) Program, the subsidy is attached to specific units for an original contract term of 15 years. An Accessible Unit may include a scattered site unit, a single-family home or an apartment or townhouse unit as long as the unit meets the requirements for accessibility for persons with disabilities who use wheelchairs.

Units awarded assistance under this RFP must be occupied by Applicants referred by HAPGC.

**Questions? Contact:** Nathan Simms, Executive Director  
at [nfsimms@co.pg.md.us](mailto:nfsimms@co.pg.md.us)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### WAYNE K. CURRY CIVIC PLAZA DESIGN COMPETITION



**AGENCY:** ARTS & HUMANITIES COUNCIL

**SERVICES DESIRED:** DESIGN AND ARCHITECTURE SERVICES

#### PROJECT DESCRIPTION:

PGAHC is seeking proposals from qualified design firms, art and architecture practices and urban plaza developers to provide design services for a new civic plaza at the Wayne K. Curry Building in Largo. The project intent is to create a vibrant public space that creates connectivity between the Wayne K. Curry Building and surrounding communities while promoting social gathering and civic engagement activated by public art and multi-level programming. The design approach must articulate a sensitivity to Prince George's County's mosaic of diverse cultures and people within an overarching framework of well-being, equity and inclusion.



**Questions? Contact:** Rhonda Dallas, Executive Director  
at [rdallas@pgahc.org](mailto:rdallas@pgahc.org)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### LARGO PARKING DISTRICT STUDY



Largo Town Center - Largo, MD

**AGENCY:** REVENUE AUTHORITY

**SERVICES DESIRED:** TRAFFIC, TRANSPORTATION, PARKING

#### PROJECT DESCRIPTION:

The Revenue Authority of Prince George's County ("RAPGC") has an immediate need for a consultant with expertise in the areas of traffic, transportation, parking, and mobility to conduct a parking district study and strategic plan for Largo. The study area is defined as the area encompassed by I-495, MD-202, and MD 214. The objective of this project is to help the County better understand future parking demand in Largo and develop a district-wide strategy to ensure that land is not wasted and redevelopment is not cost-burdened by requiring unnecessary parking.

The study should help RAPGC answer the following questions:

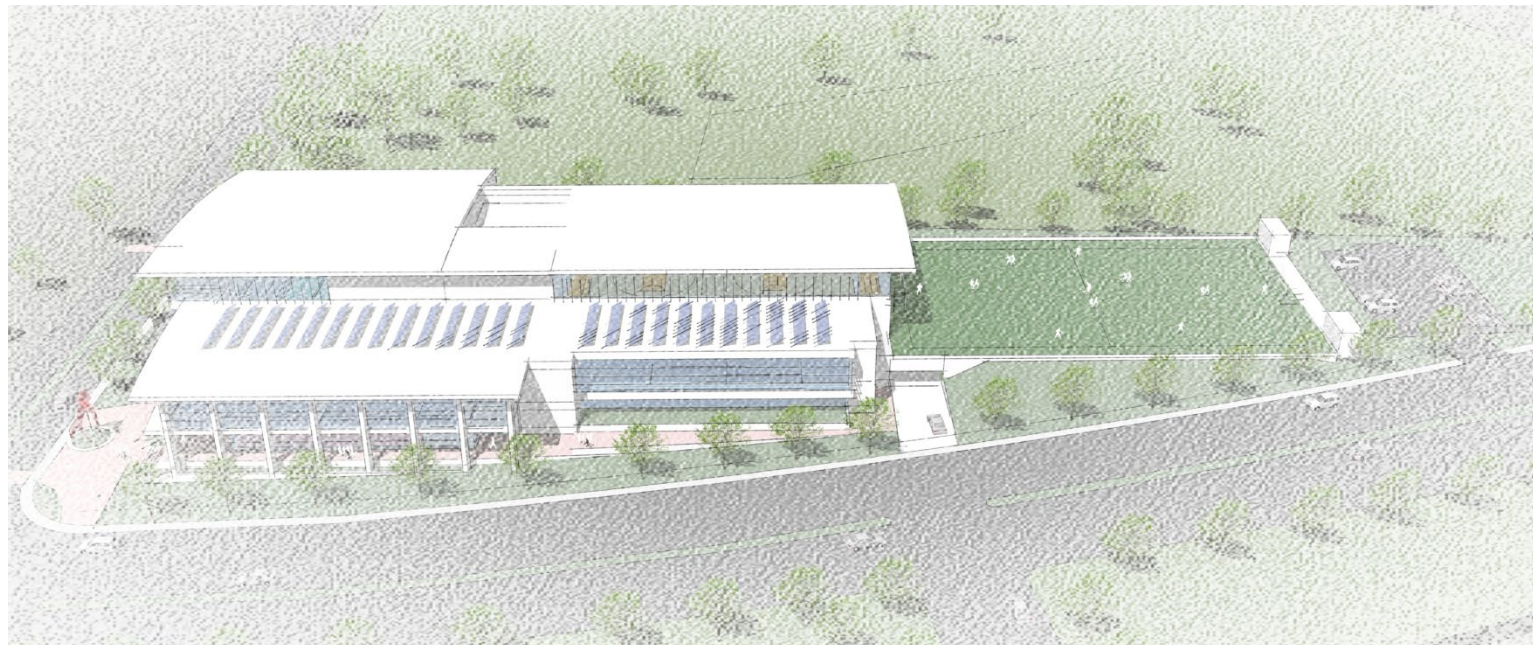
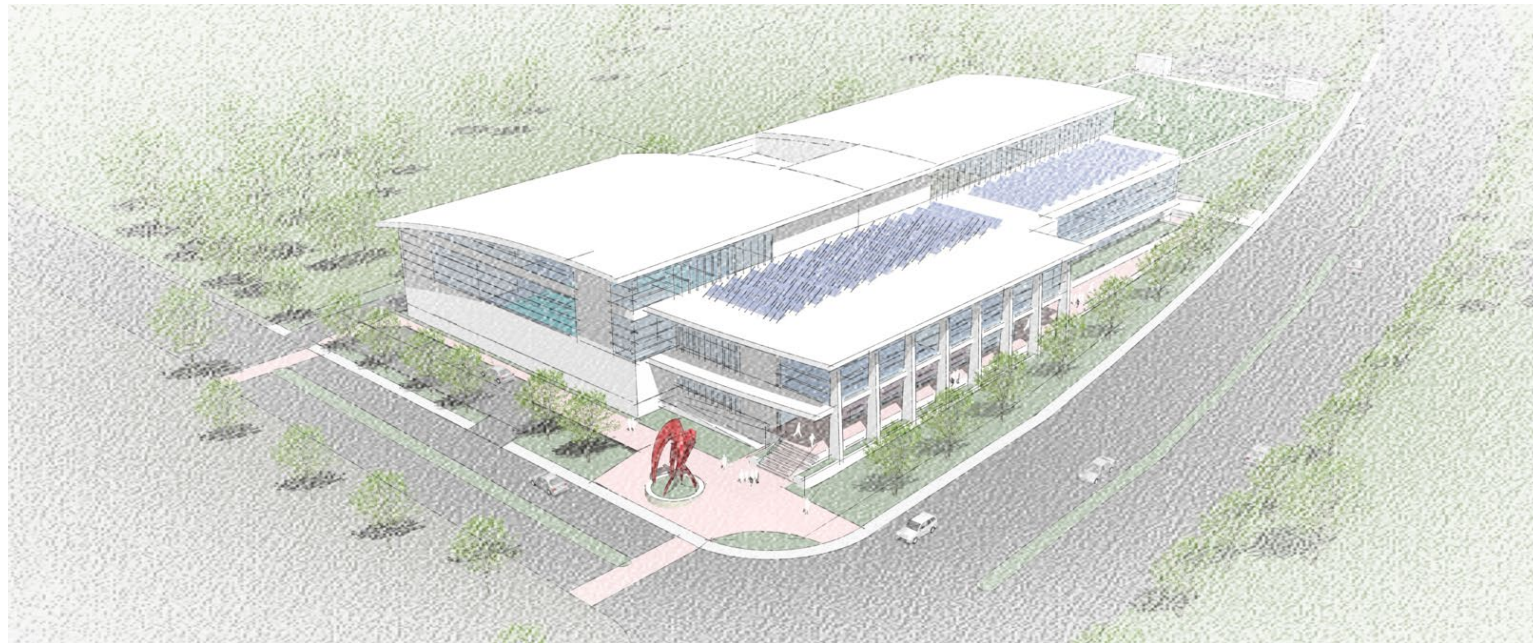
- How much parking is required to support existing and planned uses in Largo?
- What opportunities are there for consolidation and/or sharing of parking facilities?
- How and where should the County provide public parking facilities that will support the overall vision for Largo and reduce the burden on private developers to oversupply their individual projects with dedicated parking?
- What strategies should the County, and RAPGC specifically, deploy to promote shared parking and/or reduce parking demand?

**Questions? Contact:** Donny James, Chief Real Estate Officer  
at [DRJames@co.pg.md.us](mailto:DRJames@co.pg.md.us)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### MULTIGENERATIONAL CENTER FOR SERVICE AREA 2



**AGENCY:** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**SERVICES DESIRED:** DESIGN, BUILD

#### PROJECT DESCRIPTION:

M-NCPPC seeks design/build services for the development of a new multigenerational center to replace the current Prince George's Plaza Community Center at 6600 Adelphi Rd in Hyattsville. Based on the 2021 Feasibility Study & Implementation Plan for Multigenerational Centers, the facility is envisioned to be approximately 86,000 square feet with an indoor aquatic feature, double gymnasium, fitness center with a running track, and flexible multipurpose program spaces to meet the requirements for a variety of activities and programs.

The first multigenerational community center was recently completed in the southern area of the county. It is referred to as the Southern Area Aquatics & Recreation Complex (SAARC). SAARC offers one example of how to design and build a multigenerational community center in a suburban environment.

For more information: <https://www.pgparcs.com/4842/Multigenerational-Feasibility-Studies>

**Questions? Contact:** Bridget Stesney, Division Chief  
at [bridget.stesney@pgparcs.com](mailto:bridget.stesney@pgparcs.com)



# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### CENTRAL AVENUE CONNECTOR TRAIL



**AGENCY:** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**SERVICES DESIRED:** DESIGN (CONSTRUCTION DOCUMENTS)

#### PROJECT DESCRIPTION:

M-NCPPC is seeking design consultants with experience producing construction documents to support with Phase 1 of the Central Avenue Connector Trail (CACT), which consists of a one-mile segment of roadside trail along MD 214 (Central Avenue) in the Seat Pleasant area

The Central Avenue Connector Trail (CACT) will serve as a major trail (or “spine” facility) within a comprehensive countywide trail network and is being planned to complement the ongoing economic, community, and cultural revitalization of the Central Avenue-Metro Blue Line Corridor. The CACT will begin west of the Capitol Heights Metro Station, running through a combination of Washington Metropolitan Area Transit Authority (WMATA) right-of-way, neighborhood streets, and existing and planned trail segments before ending at the Largo Town Center Metro Station, with connections to the Addison Road-Seat Pleasant and Morgan Boulevard Metro Stations along the route.

For more information:

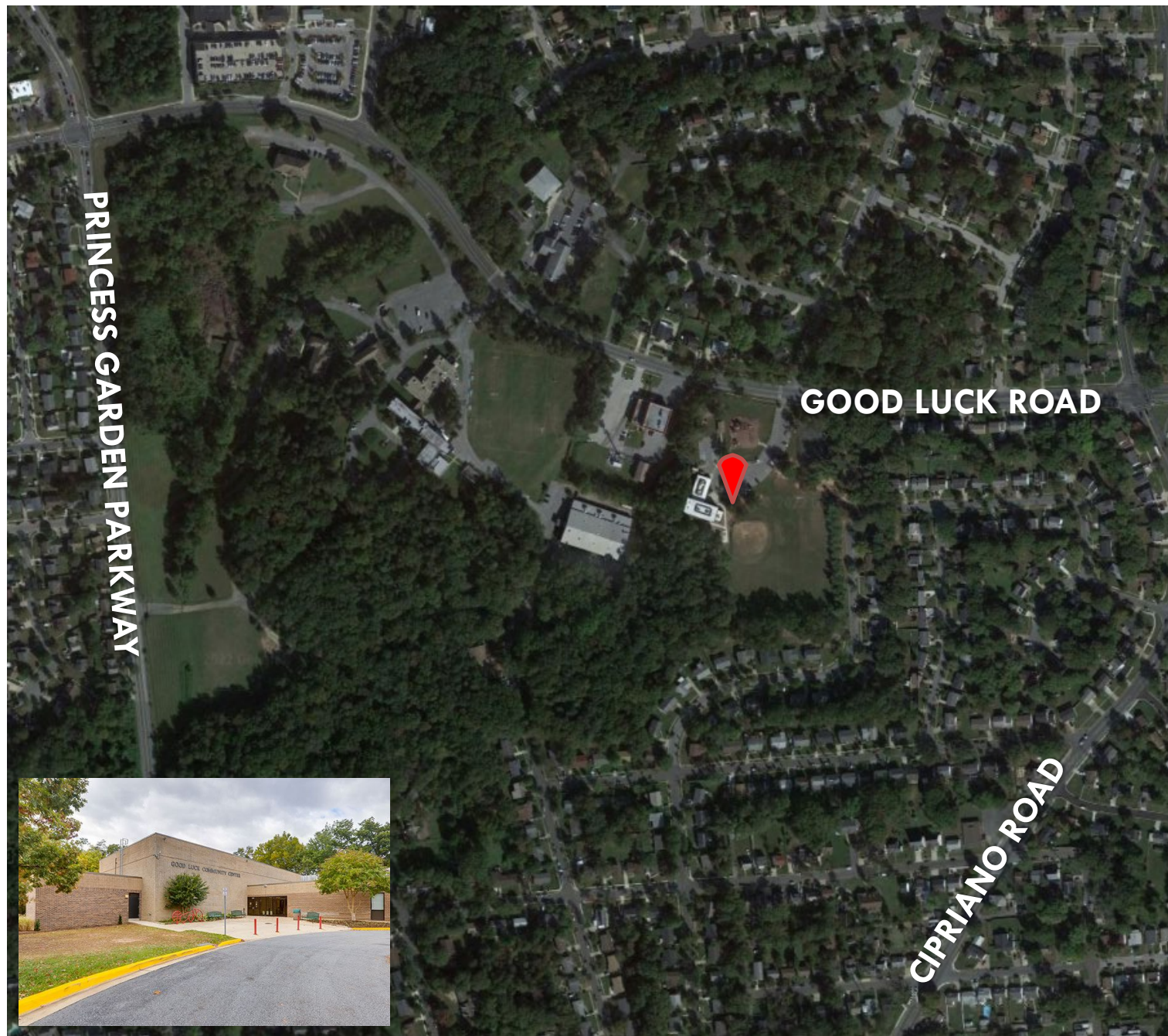
[https://issuu.com/mncppc/docs/cact\\_for\\_web\\_single\\_page\\_v3/1?e=2864017/36566506](https://issuu.com/mncppc/docs/cact_for_web_single_page_v3/1?e=2864017/36566506)

**Questions? Contact:** Bridget Stesney, Division Chief  
at [bridget.stesney@pgparks.com](mailto:bridget.stesney@pgparks.com)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### GOOD LUCK COMMUNITY CENTER



**AGENCY:** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**SERVICES DESIRED:** DESIGN, BUILD

#### PROJECT DESCRIPTION:

M-NCPPC is seeking design/build services for a new community center (app. 20,000 square feet) and outdoor recreation amenities at Good Luck Community Center in Lanham. In 2014, M-NCPPC developed Formula 2040, a functional master plan for recreation in the County. Formula 2040 noted that there is a deficit of recreation space in Service Area 3 with the goal to add non-aquatic recreation space to Good Luck Community Center.

For more information about the project:

<https://www.pgparcs.com/5212/Good-Luck-Community-Center-Feasibility-S>

**Questions? Contact:** Bridget Stesney, Division Chief  
at [bridget.stesney@pgparcs.com](mailto:bridget.stesney@pgparcs.com)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### DEERFIELD RUN COMMUNITY CENTER



**AGENCY:** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**SERVICES DESIRED:** DESIGN, BUILD

#### PROJECT DESCRIPTION:

Based on a completed feasibility study, M-NCPPC will be seeking design/build services for an expanded community center and outdoor recreation amenities at Deerfield Run Community Center in South Laurel.

**Questions? Contact:** Bridget Stesney, Division Chief  
at [bridget.stesney@pgparks.com](mailto:bridget.stesney@pgparks.com)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### GREEN BRANCH ATHLETIC COMPLEX



**AGENCY:** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**SERVICES DESIRED:** CONSTRUCTION

#### PROJECT DESCRIPTION:

M-NCPPC is seeking construction services for the implementation of a recreation field complex (rectangular and diamond fields) and supporting amenities such as restrooms, picnic areas, playgrounds at the Green Branch Athletic Complex in Bowie.

**Questions? Contact:** Bridget Stesney, Division Chief  
at [bridget.stesney@pgparks.com](mailto:bridget.stesney@pgparks.com)

### FAIRLAND REGIONAL PARK MASTER DEVELOPMENT



**AGENCY:** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**SERVICES DESIRED:** PLANNING AND ENGINEERING

**PROJECT DESCRIPTION:**

M-NCPPC is seeking planning and engineering services for Master Plan Development for Fairland Regional Park IN West Laurel, to include infrastructure planning, long term development plan for the regional park which includes a future multigenerational center. Fairland Regional Park includes more than 150 acres of parkland that has been developed for recreational use.

For more information about Fairland Regional Park:  
<https://www.mncppc.org/3245/Fairland-Regional-Park>

For more information about multigenerational centers:  
<https://www.pgparcs.com/4842/Multigenerational-Feasibility-Studies>

**Questions? Contact:** Bridget Stesney, Division Chief  
at [bridget.stesney@pgparcs.com](mailto:bridget.stesney@pgparcs.com)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### CHILLUM ROAD AT KNOLLBROOK DRIVE INTERSECTION CIP



**AGENCY:** DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

**STATUS:** CONTRACT AD AND AWARD PROCESS

**SERVICES DESIRED:** CONSTRUCTION

#### **PROJECT DESCRIPTION:**

DPW&T is seeking construction services for roadway improvements. The intersection is currently poorly configured and presents a safety issues, particularly to pedestrians and other users of the roadway. Project involves a pedestrian-friendly intersection reconfiguration of Chillum Road and Knollbrook Drive with SWM, street lighting, and greenspace improvements.

For more information, please visit:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/29744/Chillum-Rd-Knollbrook-Dr-Road-Intx-Project>

**Questions? Contact:** Erv Beckert, Division Chief  
at [etbeckert@co.pg.md.us](mailto:etbeckert@co.pg.md.us)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### LARGO AREA CIP ROADWAY



**AGENCY:** DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

**STATUS:** SEMI-FINAL DESIGN

**SERVICES DESIRED:** CONSTRUCTION

#### **PROJECT DESCRIPTION:**

DPW&T is seeking construction services for roadway improvements. The project will provide for pedestrian and bicycle facilities in the Largo area. Buffered bike lanes will be implemented on Lottsford Road and a road diet will be provided on both McCormick Drive and Lottsford Road. All pedestrian facilities will be upgraded within the project limits.

For more information, please visit:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/30923/Largo-Area-CIP-Roadway-Project-2>

**Questions? Contact:** Erv Beckert, Division Chief  
at [etbeckert@co.pg.md.us](mailto:etbeckert@co.pg.md.us)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### METZEROTT ROAD, MD 650 TO ADELPHI ROAD, PEDESTRIAN SAFETY IMPROVEMENTS



**AGENCY:** DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

**STATUS:** PS&E REVIEW

**SERVICES DESIRED:** CONSTRUCTION

#### PROJECT DESCRIPTION:

DPW&T is seeking construction services for pedestrian safety improvements on Metzerott Road from New Hampshire Avenue to Adelphi Road (which has a high pedestrian crash index, 3rd highest on County-maintained roadways). This project will provide continuous pedestrian and bicycle facilities, and a road diet will be implemented. Pedestrian crossings will be upgraded and enhanced. LED street lighting will be installed throughout the project limits. Pavement and concrete rehabilitation will be performed. Stormwater management quantity and quality controls will be provided.

For more information, please visit:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/30199/Metzerott-Rd-MD-650-to-Adelphi-Rd-Ped-Safety-Improv>

**Questions? Contact:** Erv Beckert, Division Chief  
at [etbeckert@co.pg.md.us](mailto:etbeckert@co.pg.md.us)



# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### ADDISON ROAD AT WALKER MILL ROAD INTERSECTION IMPROVEMENT



**AGENCY:** DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

**STATUS:** PS&E REVIEW

**SERVICES DESIRED:** CONSTRUCTION

#### PROJECT DESCRIPTION:

DPW&T is seeking construction services for roadway improvements. This project consists of reconstructing Addison Road from Walker Mill Road to MD 214. Initially, four travel lanes with a median will be constructed. Improvements will include roadway widening, the construction of crosswalks, sidewalks, landscaping, street lighting and a roadway median to improve the safety, function, capacity and appearance of the roadway.

For more information, please visit:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/29804/Addison-Rd>

**Questions? Contact:** Erv Beckert, Division Chief  
at [etbeckert@co.pg.md.us](mailto:etbeckert@co.pg.md.us)

# GRAND SLAM 2022

## PROCUREMENT OPPORTUNITIES

### MARLBORO PIKE PEDESTRIAN SAFETY IMPROVEMENTS, PHASE II



**AGENCY:** DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

**STATUS:** PS&E REVIEW

**SERVICES DESIRED:** CONSTRUCTION

#### PROJECT DESCRIPTION:

DPW&T is seeking construction services for pedestrian safety improvements on Marlboro Pike. The project will include a road diet to convert the existing 4-lane roadway to a 2-lane roadway with bike lane/shoulders and turning lanes to improve overall pedestrian, bicyclist, transit and driver safety. The project also includes ADA upgrades to all pedestrian facilities and crosswalks, traffic signal upgrades and LED street lighting installation.

For more information, please visit:

<https://www.princegeorgescountymd.gov/DocumentCenter/View/29806/Marlboro-Pk-Ph-2>

**Questions? Contact:** Erv Beckert, Division Chief  
at [etbeckert@co.pg.md.us](mailto:etbeckert@co.pg.md.us)

# PANEL DISCUSSIONS



# TECH TRANSIT ORIENTED DEVELOPMENT



**KEN ULLMAN**  
*Terrapin Development Co.*  
**Moderator**



**MARK LAWRENCE**  
*Inncuvate*



**DEAN LOPEZ**  
*COPT*



**CHRIS MONROE**  
*IonQ*

# AFFORDABLE HOUSING PRESERVATION



**ASPASIA XYPOLIA**  
*DHCD*  
*Moderator*



**John Maneval**  
*Oculus CAS*



**Moha Thakur**  
*National Housing Trust*



**Mary Claire Davis**  
*AHC Greater Baltimore*



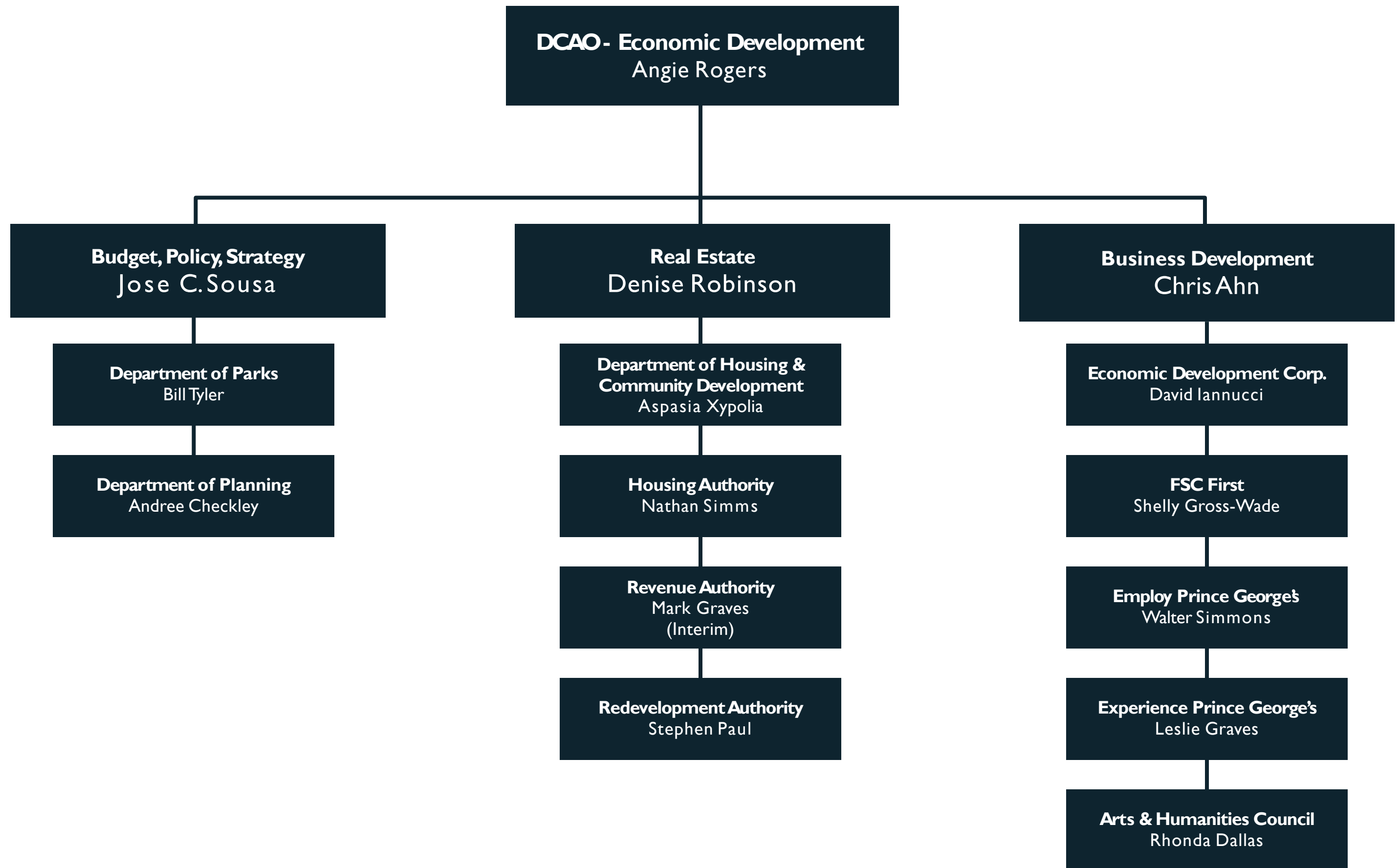
**Jair Lynch**  
*Jair Lynch Real Estate Partners*

# ECONOMIC DEVELOPMENT CLUSTER AGENCIES



**GRAND SLAM 2022**

# ECONOMIC DEVELOPMENT CLUSTER ORG CHART



# THE COUNTY EXECUTIVE'S ECONOMIC DEVELOPMENT TEAM



## WHO WE ARE

The County Executive's Economic Development team is led by Deputy Chief Administrative Officer (DCAO), Angie Rodgers. The team oversees the Economic Development Cluster Agencies, which includes the Departments of Parks and Recreation, Planning, Housing & Community Development, the Housing Authority, Revenue Authority, Redevelopment Authority, Economic Development Corporation, FSC First, Employ Prince George's, Experience Prince George's, and the Arts & Humanities Council.

DCAO Rodgers and her team are responsible for shaping and implementing the County's economic development strategy and platform. The team provides strategic direction for each of the cluster agencies and ensures they are consistent with the County Executive's vision.

## KEY STAFF CONTACTS

**Angie Rodgers** – Deputy Chief Administrative Officer  
[arodgers@co.pg.md.us](mailto:arodgers@co.pg.md.us)

**Chris Ahn** – Business Development  
[cahn@co.pg.md.us](mailto:cahn@co.pg.md.us)

**Denise Robinson** – Real Estate  
[dnrobinson@co.pg.md.us](mailto:dnrobinson@co.pg.md.us)

**Jose C. Sousa** – Budget, Policy, & Strategy  
[jcsousa@co.pg.md.us](mailto:jcsousa@co.pg.md.us)

## TOOLS AND PROGRAMS

The County Executive's Economic Development team oversees the following incentives. For assistance, please reach out to the relevant contacts above or visit:

<https://www.princegeorgescountymd.gov/852/County-Incentives>.

- School Surcharge Waiver
- Public Safety Surcharge Waiver
- WSSC Waiver
- Tax Increment Financing (TIF)
- Economic Development Payment in Lieu of Taxes (PILOT)
- Infrastructure and Adequate Public Facilities Developer Participation Agreements (DPAs)



# ECONOMIC DEVELOPMENT CORPORATION



## WHO WE ARE

The mission of the Prince George's County Economic Development Corporation (EDC) is to help businesses create jobs in the County, expand the commercial tax base and fill commercial office, retail and industrial space. EDC accomplishes this by: (1) marketing and promoting the County as the best location for business; (2) providing tailored business services to retain and grow existing businesses; (3) attracting new businesses in targeted sectors (such as IT and healthcare); (4) revitalizing, repurposing and re-developing commercial spaces; and (5) acquiring growth-oriented retail and restaurant establishments.

Support may include expediting permits, identifying tax credits and workforce assistance, providing site identification, marketing and promotion, and connecting businesses to County, State, and federal financial assistance programs. EDC also offers a number of training and counseling programs for local businesses.

## KEY STAFF CONTACTS

**David Iannucci** – President/CEO

[dsiannucci@co.pg.md.us](mailto:dsiannucci@co.pg.md.us)

**Ebony Stocks** – Executive Vice President

[ebstocks@co.pg.md.us](mailto:ebstocks@co.pg.md.us)

**Lori C. Valentine** – Vice President of Policy & Public Relations

[lcvalentine@pgcedc.com](mailto:lcvalentine@pgcedc.com)

**John Anthony Mason** – Director of Business Development

[jamason@co.pg.md.us](mailto:jamason@co.pg.md.us)

# ECONOMIC DEVELOPMENT CORPORATION



## TOOLS AND PROGRAMS

### ECONOMIC DEVELOPMENT INCENTIVE FUND (EDI FUND)

Economic Development Incentive Fund (EDI Fund) is a \$50 million County program used to expand the County's commercial tax base, increase job retention and attraction, facilitate development and redevelopment opportunities, and promote transit-oriented development and growth of key industry sectors. Qualified applicants can use funding for land and building acquisition, building infrastructure and empowerment, and equipment acquisition and working capital. Traditional loans and conditional loans are available for eligible businesses.

### TAX INCENTIVES

EDC assists businesses to qualify for the following:

- Enterprise Zone Tax Credit
- High Technology Tax Credit
- New Jobs Tax Credit (NJTC) and Enhanced New Jobs Tax Credit
- Grocery store tax credit
- Redevelopment/Revitalization Area Tax Credits
- Payment in Lieu of Taxes (PILOT)
- New Markets Tax Credit (NMTC)
- Tax Increment Financing (TIF)

### OTHER INCENTIVE PROGRAMS & FEE WAIVER

A Foreign Trade Zone (FTZ) covers the entire County and is intended to facilitate import and export activities by allowing domestic activity involving foreign items to take place prior to formal customs entry. This has the effect of reducing duties, tariffs and quota charges. If the items are re-exported, duty is waived.

WSSC Systems Waiver allows the County Executive to waive the WSSC/SDC (System Development Charge) for eligible revitalization projects and to partially waive the charge for elderly housing and biotechnology projects. Full or partial exemptions from the WSSC Systems Development Charge (SDC) are available in the Enterprise Zone.

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



## WHO WE ARE

To support the creation and preservation of healthy and inclusive communities where access to opportunity for all County residents is increased. DHCD supports equitable economic growth in the County by creating and preserving quality homes that both current and future County residents of all incomes can afford.

## KEY STAFF CONTACTS

**Aspasia Xypolia** – Director

[axypolia@co.pg.md.us](mailto:axypolia@co.pg.md.us)

**Tamika Gauvin** – Deputy Director

[tgauvin@co.pg.md.us](mailto:tgauvin@co.pg.md.us)

**Pam Wilson** – Community Developer HOME & HITF,  
PILOTS, ROFR, HRAP

[pawilson@co.pg.md.us](mailto:pawilson@co.pg.md.us)

**LeShann Murphy** – Community Developer Housing  
Opportunities for All Liaison

[lbmurphy@co.pg.md.us](mailto:lbmurphy@co.pg.md.us)

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



## TOOLS AND PROGRAMS

### HOUSING DEVELOPMENT PROGRAMS

DHCD facilitates the County's housing development programs utilizing federal, state and local funds, encompassing multi-family development and preservation, single family owner-occupied housing rehabilitation, and down payment and closing cost assistance. DHCD's programs include:

- HOME Investment Partnerships Program
- Community Development Block Grant Program
- Maryland National Capital Strategic Economic Development Fund
- County's Housing Investment Trust Fund and Payments in Lieu of Taxes

### RIGHT OF FIRST REFUSAL (ROFR) PROGRAM

DHCD administers the County's Right of First Refusal (ROFR) program to preserve and maintain affordable housing in areas of increased investment in accordance with Section 7-506.1 of the Tax-Property Article of the Annotated Code of Maryland.

# EMPLOY PRINCE GEORGE'S



## WHO WE ARE

EMPLOY Prince George's (EPG) provides workforce intelligence and solutions for the job seeker and business. Our mission is to improve the local economy by creating a demand-driven workforce system with workforce development programs that deliver qualified workers to businesses, improves the productivity of businesses, and provides job seekers with opportunities for careers in high demand/high growth industries.

## KEY STAFF CONTACTS

**Walter Simmons** – President/CEO

[wsimmons@co.pg.md.us](mailto:wsimmons@co.pg.md.us)

**Alexander Austin** – Director - Business Services Department

[aaustin@co.pg.md.us](mailto:aaustin@co.pg.md.us)

**Armani McMillan** – Director - Talent Acquisition Department

[admcmillan@co.pg.md.us](mailto:admcmillan@co.pg.md.us)

# EMPLOY PRINCE GEORGE'S

## TOOLS AND PROGRAMS



### BUSINESS SERVICES

EPG's Business Services Department provides customized job seeker recruitment services for businesses operating in the DC Metropolitan Region who are interested in hiring Prince George's County residents. EPG's services include free job postings, screening and referrals of qualified job seekers, virtual and on-site recruitment assistance, customized job fairs, and free social media marketing. Additionally, EPG provides business with information related to incentive programs and tax credits.

### APPRENTICESHIP INNOVATION PROGRAM

EPG's Apprenticeship Innovation Program (AIP) provides a full array of apprenticeship services to businesses. AIP serves as an apprenticeship intermediary providing customized services to design, register and operate Registered Apprenticeships, Industry Recognized Apprenticeships, and Industry Associated Apprenticeships on behalf, or in partnership with, local businesses. AIP is the only local workforce development program dedicated to increasing and expanding apprenticeships and improving apprenticeship linkages between job seekers, businesses, industry associations, and government entities, occupational skills training providers, post-secondary institutions, K-12 educational providers, research entities and the Maryland Department of Labor.

# EXPERIENCE PRINCE GEORGE'S



## WHO WE ARE

Experience Prince George's is a not-for-profit organization that serves as Prince George's County's official visitor, travel and tourism information & promotion resource. The mission of Experience Prince George's is to promote, enhance and support the hospitality, tourism, sports and meeting industries for Prince George's County. Through a cooperative effort with county government, our membership, and the State of Maryland, Experience Prince George's actively works to increase the viability and visibility of Prince George's County as an important destination within the state and region.

## KEY STAFF CONTACTS

**Leslie Graves** – President & CEO

[lwgraves@co.pg.md.us](mailto:lwgraves@co.pg.md.us)

**George Cooley II** – Executive Vice President

[gacooley@co.pg.md.us](mailto:gacooley@co.pg.md.us)

**Rhonda Walker** - Interim Director of Sales & Marketing

[rlwalker@co.pg.md.us](mailto:rlwalker@co.pg.md.us)

## WHO WE ARE

FSC First is a reliable provider of creative and innovative business financing solutions to established and emerging businesses in the State of Maryland. We also provide comprehensive loan administration services for loan programs that stimulate the growth and development of the local economy.

FSC First provides direct loans and grants to small, women, veteran and minority-owned businesses. We offer a wide portfolio of financial programs and collaborate with local and regional organizations to provide loan packaging, management, and technical assistance to level their access to capital. The loans are a product of public-private partnerships between a consortium of FDIC-insured participating banks, Prince George's County, State of Maryland, U. S. Small Business Administration, U. S. Treasury/Community Development Financial Institution and FSC First.

We are currently servicing more than \$45 million dollars in loans and grants that range from \$5,000 to \$5.5 million dollars. Our average loan is \$187,500.

We have over \$30 million dollars to lend and are able to develop creative deal structures customized to assist businesses in their recovery and expansion efforts. Visit our website to learn more. [www.fscfirst.com](http://www.fscfirst.com)

## KEY STAFF CONTACTS

**Shelly M. Gross-Wade** – President & CEO

[smgross-wade@fscfirst.com](mailto:smgross-wade@fscfirst.com)

**Dawn Medley** – Senior Vice President-Business Finance Programs

[drmedley@fscfirst.com](mailto:drmedley@fscfirst.com)

**Eddie Tuvin** – Chief Lending Officer

[et@fscfirst.com](mailto:et@fscfirst.com)

**Stewart Smith** – Business Development Manager

[jsmith@fscfirst.com](mailto:jsmith@fscfirst.com)



## TOOLS AND PROGRAMS

FSC First serves as the grant and loan administrator for several compatible programs that align with our mission and vision – including:

- SBA 504 Commercial Real Estate Loan
- Small Business Growth Fund
- City Of Bowie Loan Fund
- Micro-Enterprise Loan Program (MD DHCD)
- Small Business Flex Fund
- EDI Fund Contractors Advantage Program (CAP)
- Small Minority Women-owned Business Account (Video Lottery Terminal (VLT))
- Green Bank
- Strive For 35 Loan Fund
- Green Energy Loan Program
- Commercial Property Assessment for Clean Energy (C-PACE)

# HOUSING AUTHORITY



## WHO WE ARE

The mission of the Housing Authority of Prince George's County (HAPGC) is to expand access to a broad range of quality housing options, create safe, well planned, attractive residential communities while assisting families in maintaining self-sufficiency and promoting stability within communities. The beneficiaries of our efforts are individuals and families with housing or community improvement needs. Special emphasis is given to low- and moderate-income people who live in the County. We carry out our mission through aggressive financing; innovative planning; and productive partnerships with the public, private and community-based organizations.

HAPGC controls vacant land, which it intends to develop into affordable single family and multifamily units through public-private partnerships. HAPGC sees the opportunity to develop its vacant sites as opportunity to support the County Executive's goals of creating new affordable housing units near transit, providing local hiring opportunities, and inclusion of minority and women business enterprises.

## KEY STAFF CONTACTS

**Nathan F. Simms, Jr.** – Executive Director  
[nfsimms@co.pg.md.us](mailto:nfsimms@co.pg.md.us)

**Ronald McCoy** – Housing Choice Voucher Division Manager  
Rental Assistance Division  
[rmmccoy2@co.pg.md.us](mailto:rmmccoy2@co.pg.md.us)

**James McGraw** – Bond and Development Manager Housing  
Assistance Division  
[jfmcgraw@co.pg.md.us](mailto:jfmcgraw@co.pg.md.us)

**Jay Noble** – Contract and Procurement Officer Financial and  
Administrative Services Division  
[hapgcprocurement@co.pg.md.us](mailto:hapgcprocurement@co.pg.md.us)

# HOUSING AUTHORITY

## TOOLS AND PROGRAMS

### HOUSING CHOICE VOUCHER

HAPGC administers the Housing Choice Voucher program, which provides rental assistance to households with incomes up to 80% of area median income. This partnership allows HAPGC to develop relationships with private landlords/developers and voucher participants.

### AFFORDABLE HOUSING BOND PROGRAM (AHBP)

HAPGC administers the Affordable Housing Bond Program (AHBP), which provides capital to facilitate mixed income development through the issuance of private activity bonds. AHBP serves as a critical tool that leverages to private resources to expand affordable rental housing in Prince George's County.

# MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



THE MARYLAND-NATIONAL CAPITAL  
Park and Planning Commission

## WHO WE ARE

Throughout 90 plus years of service, The Maryland-National Capital Park and Planning Commission (M-NCPPC) has endeavored to improve the quality of life for all of the citizens of Prince George's County and Montgomery County and of the communities in which these citizens live, work and raise their families. This mission is embodied in three major program areas which respond to the vision of our founders and are incorporated into our charter. M-NCPPC's mission is to:

- Manage physical growth and plan communities.
- Protect and steward natural, cultural and historic resources
- Provide leisure and recreational experiences.

## KEY STAFF CONTACTS:

### DEPARTMENT OF PLANNING

**Andree Green Checkley, Esq.** - Planning Director

[andree.checkley@ppd.mncppc.org](mailto:andree.checkley@ppd.mncppc.org)

**Derick Berlage** - Acting Deputy Planning Director

[derick.berlage@ppd.mncppc.org](mailto:derick.berlage@ppd.mncppc.org)

**James Hunt** - Chief of Development Review

[james.hunt@ppd.mncppc.org](mailto:james.hunt@ppd.mncppc.org)

### DEPARTMENT OF PARKS & RECREATION

**Bill Tyler** – Director

[bill.tyler@pgparks.com](mailto:bill.tyler@pgparks.com)

**Steven Carter** – Deputy Director

[steven.carter@pgparks.com](mailto:steven.carter@pgparks.com)

# PRINCE GEORGE'S ARTS AND HUMANITIES COUNCIL



## WHO WE ARE

### *VISION UP, CREATIVITY FORWARD*

Recognizing the importance of the arts to a vital and healthy community, the Prince George's Arts and Humanities Council, Inc. (PGAHC) is dedicated to promoting creative excellence and expanding access to the arts and cultural experiences for all citizens of Prince George's County and beyond through arts-centered economic development and an energetic program of advocacy, education, and financial support.

## KEY STAFF CONTACTS

**Rhonda Dallas** - CEO and Chief Curator

[rdallas@pgahc.org](mailto:rdallas@pgahc.org)

**Taylor Dotson** - Special Assistant, Public Art

[tdotson@phahc.org](mailto:tdotson@phahc.org)

# PRINCE GEORGE'S ARTS AND HUMANITIES COUNCIL



## TOOLS AND PROGRAMS

### PUBLIC ART DEVELOPER PROGRAM

The County encourages developers to include public art in their projects. PGAHC's Public Art Developer Program allows opportunity for partnerships with developers in a variety of ways. The Program can provide support to advise on public art planning during the project approval phase, or curatorial direction during the commissioning phase. It can also provide planning, curatorial and project management services. These services are generally provided on a fee-for-service basis.

#### ***What Projects Should Include Public Art:***

Broadly, large-scale mixed-use, commercial and residential developments are the best types of land use to consider for public art. This is especially true of developments that are part of mixed-use or commercial districts and areas that encourage walkability, such as the County's designated downtowns, "town center" developments, and campus areas.

Public art should also be considered in any project that involves the redevelopment of County land by private developers. If RFPs are issued for the redevelopment of County property, proposers should be expected to include a statement or rendering of public art intent.

### PUBLIC ART APPRENTICESHIP PROGRAM

The Public Art Apprenticeship Program will provide a ladder of advancement for young creative workers and emerging professional artists. It will couple them with a variety of partners on projects that not only support their career and creative growth but also create sustainable, beautiful and safe physical environments in the County.

#### ***How to Become a Project Partner:***

PGAHC invites developers, local governments, public agencies, and non-profit organizations as Project Partners to propose projects that can be implemented through the Public Art Apprenticeship Program. Projects could include murals, mural restorations, small to large public art or placemaking initiatives, graphic design, photography or media projects.

# REDEVELOPMENT AUTHORITY



Redevelopment Authority  
of Prince George's County

## WHO WE ARE

The Redevelopment Authority of Prince George's County (RDA) is one of the largest developers in the County. RDA develops, redevelops, revitalizes and preserves targeted communities with an emphasis on communities within the Beltway in support of the County Executive's priorities of community and transit-oriented development along with market rate and affordable housing.

RDA contributes to the creation of a diverse and vibrant economy and living environment for Prince George's County, using community building techniques and providing responsible and responsive development and redevelopment that is designed to enhance quality of life, balance growth and create jobs for diverse sustainable communities.

Its primary objective is to decrease the number of blighted commercial and residential structures within a 1/2 mile radius of existing transit centers and improve the quality of life for the residents of Prince George's County.

## KEY STAFF CONTACTS

**Stephen J. Paul** – Senior Project Manager  
[sjpaul@co.pg.md.us](mailto:sjpaul@co.pg.md.us)

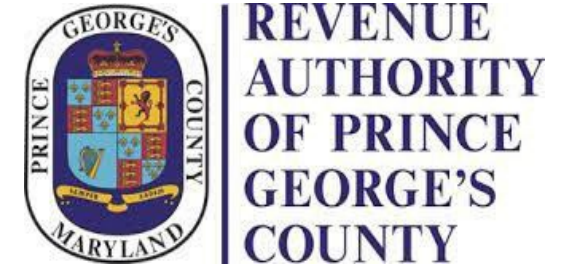
**Gerald P. Konohia** – Senior Project Manager  
[gpkohonia@co.pg.md.us](mailto:gpkohonia@co.pg.md.us)

**Ernest Y. Williams** – Community Services Manager  
[eywilliams@co.pg.md.us](mailto:eywilliams@co.pg.md.us)

## TOOLS AND PROGRAMS

Commercial Property Improvement Program – The Commercial Property Improvement Program provides matching funds to shopping centers owners to facilitate improvements.

# REVENUE AUTHORITY



## WHO WE ARE

The Revenue Authority of Prince George's County is a quasi-governmental entity that serves as a real estate development and development finance agency, an operator of programs and facilities, and a manager of programs and facilities in partnership with other County agencies.

The Revenue Authority generates trade, industry and economic growth for the public good through the acquisition, development and financing of real estate projects and the operation and management of facilities that stimulate employment for County residents and revenue for the County and its businesses.

The Revenue Authority is adept to enter in joint ventures, contracts, partnerships, and agreements with private entities to stimulate employment and economic growth, including stadiums, recreational facilities, housing projects, health facilities, transportation facilities and systems, parking garages, and more.

## KEY STAFF CONTACTS

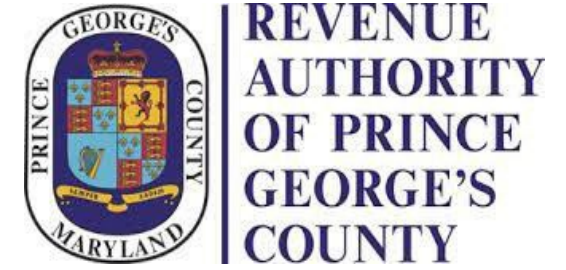
**Mark Graves** – Interim Executive Director  
[megraves@co.pg.md.us](mailto:megraves@co.pg.md.us)

**Donny James** – Chief Real Estate Officer  
[drjames@co.pg.md.us](mailto:drjames@co.pg.md.us)

**Consuela Henderson** – Special Projects Officer  
[cmhenderson@co.pg.md.us](mailto:cmhenderson@co.pg.md.us)



# REVENUE AUTHORITY



## TOOLS AND PROGRAMS

### WSSC SYSTEM DEVELOPMENT CHARGE WAIVER

The Washington Suburban Sanitary Commission (WSSC) assesses a System Development Charge (SDC) for new water and sewer service. These fees vary according to the proposed development, based largely on the number and types of fixtures. SDCs are waived by-right for public sponsored or affordable housing and the Council may grant full or partial exemption from charges at its discretion. ([See SDC Rates](#))

### PUBLIC SAFETY IMPACT FEE AND SCHOOL FACILITIES SURCHARGE

The County assesses a [Public Safety Impact Fee](#) and a [School Facilities Surcharge](#) on new residential construction for which a building permit is issued by the County. The County may waive some or all of the public safety impact fee at its discretion, and it may reduce the school facilities surcharge. (Rates for the current fiscal year are found [here](#).)

### PAYMENT IN LIEU OF TAXES (PILOT)

An agreement from the County to abate property taxes and instead charge an amount equal to a negotiated PILOT. The payment can range from zero up to the full amount of taxes due or more. In some cases, taxes are deferred rather than abated. Projects must be located within a designated focus area.

### TAX INCREMENT FINANCING (TIF)

A mechanism that helps fund public improvements related to economic development such as parking facilities, roadways, and other public infrastructure. The County has designated certain areas as pre-qualified and eligible for the use of TIFs for development projects.

# OTHER COUNTY AGENCIES



# DEPARTMENT OF THE ENVIRONMENT



## WHO WE ARE

The Department of the Environment (DoE) works for a healthy, beautiful and sustainable County through programs that provide clean water, flood control, recycling and waste management, litter prevention, sustainable animal management and pet adoption in partnership with residents and other stakeholders.

The Department consists of the following divisions:

- Strategic Services Division
- Animal Services Division
- Resource Recovery Division
- Stormwater Management Division
- Sustainability Division

## KEY STAFF CONTACTS

**Andrea L. Crooms** - Director

[acrooms@co.pg.md.us](mailto:acrooms@co.pg.md.us)

**Michelle Russell** - Deputy Director

[mwrussell@co.pg.md.us](mailto:mwrussell@co.pg.md.us)

**Jeff DeHan** - Associate Director, Stormwater Management Division

[vlstinnett@co.pg.md.us](mailto:vlstinnett@co.pg.md.us)

**Marilyn Naumann** - Associate Director, Resource Recovery Division

[menaumann@co.pg.md.us](mailto:menaumann@co.pg.md.us)

**Dawn Hawkins-Nixon** - Associate Director, Sustainability Division

[cgriffith@co.pg.md.us](mailto:cgriffith@co.pg.md.us)

**Rodney Taylor** - Associate Director, Animal Services Division

[rctaylor@co.pg.md.us](mailto:rctaylor@co.pg.md.us)

**Linda Lowe** - Public Information Officer, Office of Communications and Public Engagement

[lm Lowe@co.pg.md.us](mailto:lm Lowe@co.pg.md.us)

# DEPARTMENT OF THE ENVIRONMENT



## TOOLS AND PROGRAMS

### CORE SERVICES

- Water quality improvements in response to regulatory compliance with the County's NPDES MS4 Permit and flood control project implementation
- Sustainability, flood mitigation, climate and resiliency planning for the County
- Collection, processing and diversion of waste from the County operated landfill, commercial facilities and households
- Educating the community on environmental stewardship and pollution prevention
- Facilitating pet adoptions, managing an animal holding facility, issuing licenses, investigating cruelty complaints and conducting humane outreach and education events

# DEPARTMENT OF PERMITTING INSPECTIONS AND ENFORCEMENT



## WHO WE ARE

The Mission of the Department of Permitting, Inspections, and Enforcement (DPIE) is to promote economic development in Prince George's County and protect the safety of County residents, businesses, and visitors through efficient permitting, inspection and licensing services to ensure compliance with established building, zoning and property standards codes.

DPIE was created eight years ago to streamline government operations in permitting, business licensing, inspection, property maintenance and property standards enforcement. One of the agency's top priorities is to work with our business partners to facilitate a resolution to their needs in everything from application submission to final walk-thru approvals. The agency offers several initiatives designed specifically to assist our business partners. Each of our divisions prioritizes helping businesses working to develop projects in Prince George's County.

## KEY STAFF CONTACTS

**Melinda Bolling** - Director

[mmbolling@co.pg.md.us](mailto:mmbolling@co.pg.md.us)

**Dawit Abraham** - Deputy Director

[daabraham@co.pg.md.us](mailto:daabraham@co.pg.md.us)

- 
- **Permitting and Licensing** – Process building and site plan permits  
(301) 636-2050
  - **Building Plan Review** – Review plans for residential and commercial projects  
(301) 636-2070
  - **Enforcement** – Investigates code violations and conducts inspections at residential, commercial, and industrial properties  
(301) 883-6168
  - **Inspections** – Regulates construction, development and grading through inspection and enforcement of codes  
(301) 636-2080
  - **Site/Road Plan** – Reviews and approves site and roadway plans for proposed development and road improvement projects  
(301) 636-2060

# DEPARTMENT OF PERMITTING INSPECTIONS AND ENFORCEMENT



## TOOLS AND PROGRAMS

### BUSINESS DEVELOPMENT SECTION (BDS)

The BDS was created specifically to help spur economic development by assisting business owners. Business Development Officers Nicole Reece and Tanya Hedgepeth work directly with business owners and aspiring entrepreneurs every day to help them navigate the permitting and licensing processes. They can guide entrepreneurs through the required paperwork and document submission. They serve as contacts between businesses and DPIE staff and liaise with other government agencies on behalf of businesses. They offer a variety of webinars and trainings and produce a monthly newsletter with information designed to assist business owners.

### PRE-CONSTRUCTION MEETINGS

DPIE staff conduct meetings with developers and contractors at each phase of development – including pre-plan submittal, preconstruction and as projects progress – to facilitate tasks and address problems and concerns.

### THE THIRD-PARTY PLAN REVIEW & INSPECTIONS PROGRAMS

These two programs save money on review and inspections, which facilitates projects moving forward faster.

# DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION



## WHO WE ARE

The Department of Public Works and Transportation (DPW&T) is responsible for nearly 2,000 miles of County-maintained roadways that range from rural to urban classifications. The transportation infrastructure includes 900 bridges, as well as shoulders, sidewalks, curbs/gutters, stormwater management facilities, driveway aprons and nearly 3,000 acres of grassy area -- all of which are maintained by staff of the Department.

DPW&T is also responsible for the management and operation of the Prince George's County's public transportation system TheBus, a County bus service, to meet local transportation needs of its residents and visitors. TheBus' fixed route system consists of 28 routes that cover more than 10,000 miles throughout the County. The Department's transportation responsibilities include prioritizing Vision Zero principles through various multimodal transportation options such as transit, bicycle and pedestrian activity, and other modes available for the movement of people and goods throughout the County.

## KEY STAFF CONTACTS

**Michael D. Johnson** – Acting Director

[mdjohnson@co.pg.md.us](mailto:mdjohnson@co.pg.md.us)

**Oluseyi A. Olugbenle** - Deputy Director

[oaolugbenle@co.pg.md.us](mailto:oaolugbenle@co.pg.md.us)

**Michael O. Brown** – Acting Associate Director, Office of Highway Maintenance

[mobrown@co.pg.md.us](mailto:mobrown@co.pg.md.us)

**Kate Mazzara** - Associate Director, Office of Engineering and Project Management

[kmazzara@co.pg.md.us](mailto:kmazzara@co.pg.md.us)

**Charlie Griffith** - Associate Director, Office of Storm Drain Maintenance

[cgriffith@co.pg.md.us](mailto:cgriffith@co.pg.md.us)

**Semia Hackett** - Associate Director, Office of Transportation

[slhackett@co.pg.md.us](mailto:slhackett@co.pg.md.us)

**Eboni Gatewood-Crenshaw** - Associate Director, Office of Administrative Services

[egatewoodcrenshaw@co.pg.md.us](mailto:egatewoodcrenshaw@co.pg.md.us)

# DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION



## DEPARTMENT DIVISIONS

- **Office of the Director:** Executive management, communications, public engagement, elected official coordination, major projects.
- **Office of Administrative Services:** Grant management, contracts and procurement, recruitment and staffing, workforce development, payroll and labor relations.
- **Office of Engineering and Project Management:** CIP projects, bridge repairs, road improvements, driveway aprons, traffic signals, traffic calming devices, streetlights, and bike and pedestrian safety.
- **Office of Highway Maintenance:** Roadway repairs, snow removal, sidewalk repairs, grass mowing, illegal dumping, litter removal, tree removal and maintenance.
- **Office of Storm Drain Maintenance:** Unclog drainage inlets, manage pumping stations, and maintain stormwater management)
- **Office of Transportation:** TheBus, taxi operations, and the PGCLink.

## TOOLS AND PROGRAMS

- **Adopt-A-Road Program:** Beautification and anti-litter road program
- **Call-A-Bus Program:** Call-a-Bus is a demand response curb-to-curb service. Service is available to all residents of Prince George's County who are not served by, or cannot use, existing bus or rail service.
- **Call-A-Cab Program:** Call-A-Cab is a transportation assistance program that provides mobility at a reduced cost for County seniors (age 60+) and/or County persons with disabilities.
- **Road Sign Program:** Portable Dynamic Message Signs (DMS) are a vital component of the Center's Intelligent Transportation Systems' (ITS) initiative.
- **Stormwater Pond Beautification Program:** Maintenance of over 800 ponds throughout the County.
- **Right Tree Right Place Program:** DPW&T partners with the Neighborhood Design Center for the **Right Tree, Right Place** Program. The program focuses on removing diseased, dying, and/or hazardous street **trees** in communities, and replacing them with **trees** built to thrive in a street **tree** environment.
- **Growing Green with Pride:** Bi-annual county-wide community clean-up event.
- **Vision Zero Prince George's:** Strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all including people who bike walk, drive and use transit by the year 2040.



# OFFICE OF CENTRAL SERVICES



## KEY STAFF CONTACTS

**Jonathan R. Butler** – Director

[jrbutler1@co.pg.md.us](mailto:jrbutler1@co.pg.md.us)

**Michael W. Brown** – Deputy Director

[mwbrown@co.pg.md.us](mailto:mwbrown@co.pg.md.us)

**Glenn Moorehead** – Deputy Director

[gmoorehead@co.pg.md.us](mailto:gmoorehead@co.pg.md.us)

**Ikenna Udejiofor** – Property Acquisition & Development Manager

[iudejiofor@co.pg.md.us](mailto:iudejiofor@co.pg.md.us)

## WHO WE ARE

The Office of Central Services (OCS) is a vital service delivery agency for the Prince George's County Government. Our staff is intensely committed to delivering high performance and exceeding expectations while striving to achieve a first-class user experience that is collaborative, swift, responsive, and accountable.

OCS administers centralized support services for the County Government, including facilities operation and management, contract administration and procurement, fleet management, real estate, capital construction, sustainable energy general services and supplier development and diversity.

### TOOLS/PROGRAMS

<https://pgcbusinesshighway.com/>

# PRINCE GEORGE'S COUNTY MEMORIAL LIBRARY SYSTEM



## WHO WE ARE

The Prince George's County Memorial Library System (PGCMLS) helps customers discover and define opportunities that shape their lives. The Library serves the 967,000+ residents of Prince George's County, Maryland through 19 branch libraries, a [24/7 online library](#), and pop-up services throughout the community. PGCMLS is a responsive and trusted community-driven organization. Programs, services, and outreach activities serve booklovers, immigrants and refugees, job seekers, children, young professionals, seniors, and families alike.

PGCMLS' robust online offerings include curated content collections for kids, teens, educators, Spanish speakers, and more. Virtual events and outreach provide access to the Library from the comfort of home or on the go. Special programs include the [D.R.E.A.M. Lab](#), [STEM Pals](#), and [3D printing](#), which offer teens and lifelong learners with opportunities to learn cutting-edge technology and STEM skills for job readiness or personal enrichment. The Library also provides drive-up WiFi access at all branches and mobile hotspot devices. The Library's Laurel Branch Library received the [2018 AIA/ALA Library Building Award](#) and was designated the best new public building in Maryland.

As a strong community partner, the Library regularly collaborates with local government agencies and non-profit organizations to provide access to essential community services and programs. Partners include the Prince George's County Human Relations Commission, Employ Prince George's, Prince George's County Public Schools, and Prince George's Community College. Learn more at [pgcmls.info](#) or by visiting the Largo-Kettering Branch at 9601 Capital Lane, Largo, MD 20774.

## KEY STAFF CONTACTS

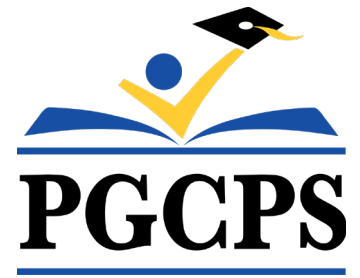
**Roberta Phillips – CEO**  
[roberta.phillips@pgcmls.info](mailto:roberta.phillips@pgcmls.info)

**Michael Gannon – COO for Support Services**  
[Michael.gannon@pgcmls.info](mailto:Michael.gannon@pgcmls.info)

**Nicholas Brown – COO for Communication & Outreach**  
[Nicholas.brown@pgcmls.info](mailto:Nicholas.brown@pgcmls.info)

**Jessica Freeman – Executive Assistant**  
[jessica.freeman@pgcmls.info](mailto:jessica.freeman@pgcmls.info)

# PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS



## WHO WE ARE

Prince George's County Public Schools (PGCPS), one of the nation's 20th largest school districts, has 208 schools and centers, more than 136,500 students and nearly 22,000 employees. The school system serves a diverse student population from urban, suburban and rural communities located in the Washington, DC suburbs. PGCPS is nationally recognized for college and career-readiness programs that provide students with unique learning opportunities, including dual enrollment and language immersion.

The Board of Education works to advance student achievement through community engagement, sound policy governance, accountability and fiscal responsibility. The school system's highest priority is to prepare students to meet the demands of college and careers.

Our mission statement defines the scope of our work and communicates what we hope to contribute to society as a result: To provide a great education that empowers all students and contributes to thriving communities.

## KEY STAFF CONTACTS

**Dr. Monica Goldson** - Chief Executive Officer

[ceo@pgcps.org](mailto:ceo@pgcps.org)

**Dr. Mark Fossett** - Chief Operating Officer

[mark.fossett@pgcps.org](mailto:mark.fossett@pgcps.org)

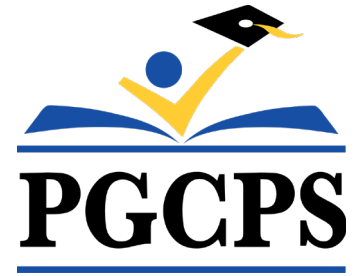
**Keith Stewart** - Purchasing and Supply Director

[keith.stewart@pgcps.org](mailto:keith.stewart@pgcps.org)

**Jason Washington** - Public-Private Partnerships Director

[jason.washington@pgcps.org](mailto:jason.washington@pgcps.org)

# PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS



## TOOLS AND PROGRAMS

### VENDOR REGISTRATION

Interested vendors may contact the Purchasing Department at 301-952-6560 to request an application or register in the iSupplier portal on the PGCPS website ([www.pgcps.org](http://www.pgcps.org)).

### PROCUREMENT OPPORTUNITIES

- General procurement opportunities are posted on the PGCPS website ([www.pgcps.org](http://www.pgcps.org)) and in the Purchasing Office, Louis Wilson Sr. Facilities Administration Building, 13300 Old Marlboro Pike, Room 20, Upper Marlboro.
- Capital Improvement Program construction bids are advertised on eMaryland Marketplace ([procurement.maryland.gov](http://procurement.maryland.gov)).
- PGCPS Blueprint Schools Program procurement information is available on the Blueprint Schools website ([www.pgcpsblueprintschools.com](http://www.pgcpsblueprintschools.com)). The Blueprint Schools Program utilizes a design, build, finance and maintenance (DBFM) alternative financing model to deliver six new public schools by 2023 in collaboration with Prince George's County Education and Community Partners (PGCECP). The team has developed a comprehensive County-Based Small-Business (CBSB), County-Based Business (CBB), and Minority Business Enterprise (MBE) contracting plan.