

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT

BUILDING BLOCKS

BUSINESS DEVELOPMENT SECTION NEWSLETTER



SPECIAL EDITION

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DPIE Celebrates a Milestone: The BDS Turns 1!

From the Director

A year ago, I established the Business Development Section — BDS — to support the growth of businesses in Prince George's County by providing guidance and assistance to entrepreneurs and established business owners in navigating the permitting and licensing processes. Since that time, BDS Officers Nicole Reece and Tanya Hedgepeth have helped numerous businesses open their doors, despite these trying times due to the COVID-19 pandemic. The BDS team coordinates with agency personnel to facilitate the completion of paperwork and document review. They educate entrepreneurs about DPIE requirements and procedures and serve as liaisons between the entrepreneurs, DPIE divisions and other government agencies.



Melinda Bolling
Director

The BDS provides a valuable service. The team has developed relationships with community stakeholders and lawmakers, as well. They provide much-needed information about permitting and licensing through their seminars on the DPIE YouTube channel and their monthly Building Blocks newsletter. They also act as a conduit between DPIE and resources outside the agency, such as the Economic Development Corporation (EDC), the Redevelopment Authority and the Small Business Development Center.

The BDS has demystified DPIE's processes and given business owners a team to support them through the process. Whether you need assistance opening a hair salon or pulling permits to expand a restaurant, Tanya and Nicole stand ready to assist you. Please let us know when we can be of assistance. Our office is closed, but we continue to serve you every day.

Be safe!

The BDS Team



Nicole



Tanya

Nicole Reece came to DPIE after operating her own business and working as a policy attorney for the District of Columbia Office of the Attorney General and the Deputy Mayor’s Office on Greater Economic Opportunity. She is passionate about economic development and supporting entrepreneurs as they bring their ideas to fruition.

“Helping DPIE to effect change has been very rewarding as businesses continue to grow,” Reece said. “As a former business owner, I empathize with the concerns of the business community and understand the pressures they face. I think the entrepreneurs we work with understand that I feel their pain and work as hard as possible to help them get their issues resolved.”

Tanya Hedgepeth worked as the construction outreach coordinator at the D.C. Water and Sewer Authority before joining the DPIE team. She previously served as a planner coordinator for the Maryland–National Capital Park and Planning Commission (M–NCPPC).

As a Prince George’s resident, Hedgepeth is pleased with the success of the BDS team and excited about the growth of business in the County. “It is thrilling to see a business come to fruition knowing that our team assisted the owner with the processes needed to make it happen,” Hedgepeth said. “One of DPIE’s mandates is to help expand business, and we are excited to be directly involved in that mission.”



BDS Officers Nicole Reece (left) and Tanya Hedgepeth (right) assist business owners after a training.

Responding to Customer Needs During COVID-19



DPIE has modified its delivery of services due to the COVID-19 pandemic. Although the agency's offices are closed to the public, the staff continues to assist its customers by responding to questions about permits and the review of electronically submitted building plans

and business license applications. The BDS is working remotely and has adapted the way the team assists its customers, as well. The team has developed a series of YouTube videos on a variety of topics: obtaining a special event permit; building and use & occupancy permits; tenant fit-outs; and inspections. In addition, the BDS officers have hosted webinars on the peer review program and business licenses. The videos and webinars can be accessed on the DPIE website under presentations.

Videos and Webinars

- Introduction to the Business Development Section
- Tenant Fit-Out Webinar
- Obtaining a Special Event Permit
- Peer Review Program
- Building and Use & Occupancy (U&O) Permits
- Licenses
- All About Inspections

A Year of Business Spotlights



Small Business Highlights

The BDS has assisted several businesses in the last year, including restaurants, grocers, retail establishments, day care centers, assisted living facilities, hair salons and barber shops. Here are a few of the business highlights.



From left to right, top to bottom: **Lidl Food Market** — This international grocery store chain is expanding in Prince George's County; **PJ's Coffee** — This franchise eatery opened in Bowie in August 2020; **Physiocare** — Located in the Eastgate Shopping Center in Lanham, Physiocare provides rehabilitative and wellness treatment to patients in the surrounding area; **Proteus Bicycle Shop** — Proteus, located in College Park, opened a coffee shop to serve customers while waiting for bicycle services.

BDS Helps Restauranters Implement Outdoor Seating in Response to Pandemic

Prince George's County established the Restaurant Temporary Outdoor Seating Area (RTOSA) Permit this summer to allow restaurants to offer outdoor seating to diners while following social distancing mandates. The permits allow restaurants to provide additional dining options to residents and augment limited indoor seating, carryout and delivery services.



2Fifty Central Texas BBQ — This Riverdale Park eatery added outdoor seating to accommodate customers and abide by social distancing mandates. Previously, it operated at the Riverdale Park Farmers' Market. **Shortcake Bakery** and **Maryland Meadworks**, located side by side in Hyattsville (middle and bottom photo sets), opened their outdoor seating areas in July 2020.

Large-Scale Projects

In addition to assisting small businesses, the BDS has also assisted business owners involved with some of the County's larger scale, or mega, projects through the facilitation of the permitting and inspections processes.

Hampton Park Redevelopment Project, Capital Heights

This project focuses on the redevelopment of the Kingdom Square Shopping Center on Central Avenue at I-495, at the former Hampton Mall site. The 25-acre mixed-use development, renamed Hampton Park, will be comprised of a hotel, office building, restaurants, retail establishments and apartments. The Department of Health and Human Services (DHHS) and the Department of Veterans Affairs (VA) will have offices within the development.



Hampton Park project site renderings and office building under construction.

Liberty Sports Park, Bowie

This sports park is designed as a complex of multi-use athletic fields located on 76-acres near the intersection of routes 214 and 301. Initially, the sports park will feature 10 lighted grass and synthetic fields. A stadium field is planned for large competitions. The fields will accommodate football, field hockey, lacrosse, rugby, soccer and ultimate frisbee.



Liberty Sports Park rendering of the 76-acre sports complex located just outside of Bowie.

The Landing at Woodyard, Clinton

Several stores have opened at The Landing at Woodyard in Clinton, including Marshalls, Beauty Mart and Panera Bread. A franchise dine-in restaurant is slated to open in 2021.



Landing at Woodyard — A mixed-use shopping center located at Woodyard Road and Branch Avenue features a growing list of stores and restaurants.

The Shops at Iverson, Hillcrest Heights

Several new businesses have opened at The Shops at Iverson, a redevelopment of the previous Iverson Mall, located on Branch Avenue. The businesses include Chipotle, Wing Stop and Mamma Lucia. Shoppers World is the new addition slated to open in late November.



The Shops at Iverson, located on Branch Avenue in Temple Hills, feature retail, restaurant and office space.

BDS Collaborations



The BDS has collaborated with several County agencies and organizations during its tenure.

- ***Economic Development Corporation (EDC)*** — During COVID-19, the BDS has participated with the EDC on several Zoom calls with prospective and current business owners in need of assistance navigating DPIE's processes.
- ***The South County Economic Development Association (SCEDA)*** — In April, the BDS team presented information about the team's services to SCEDA members.
- ***M-NCPPC*** — When businesses have routine zoning inquiries, the BDS works with M-NCPPC staff to explain what is needed to get a zoning determination for a change of use or the regular zoning regulations for a site.
- ***Municipalities*** — The BDS works with economic development departments in Greenbelt, Mount Rainier and Riverdale Park to address permitting and licensing requirements in those jurisdictions.
- ***Agencies*** — The team works with the Department of Health, the Liquor Board and the Washington Suburban Sanitary Commission (WSSC) to assist food service establishments.

Feedback on the BDS

DPIE's Business Development Section is one of the best programs created for business owners and permit holders in recent memory. People need answers and this team gets to the root of the problems, and in a very reasonable time, solutions are implemented.

Eugene A. Jones

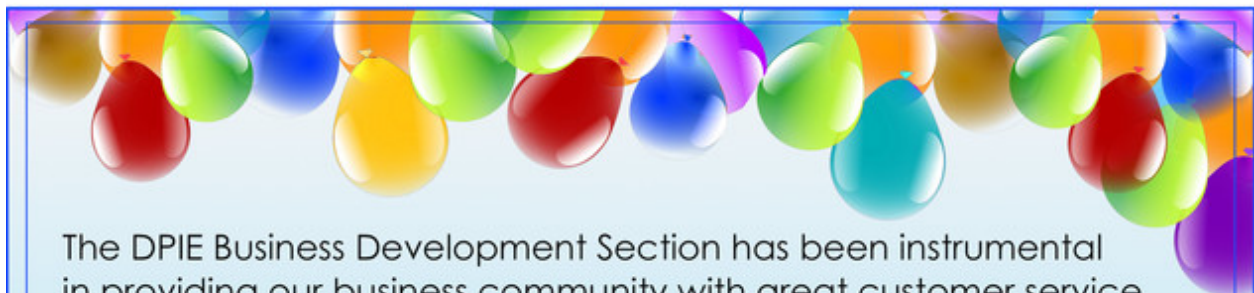
*Constituent Services Specialist
Council Member Thomas E. Dernoga, District 1
Prince George's County Council*



The DPIE Business Development Section has been instrumental in providing our business community with great customer service and responsive resources. Working with the team has enabled me to efficiently assist existing, new and expanding businesses. Their knowledge and willingness to jump in and lend their resources are truly appreciated.

Nicole Hall

*Business Development Manager, Retail/Restaurants
Economic Development Corporation (EDC)*



Permit us to help you build your business!

For more information on the permitting and licensing processes, please contact DPIEBIZDEV@co.pg.md.us.



Angela D. Alsobrooks
County Executive



Melinda Bolling
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