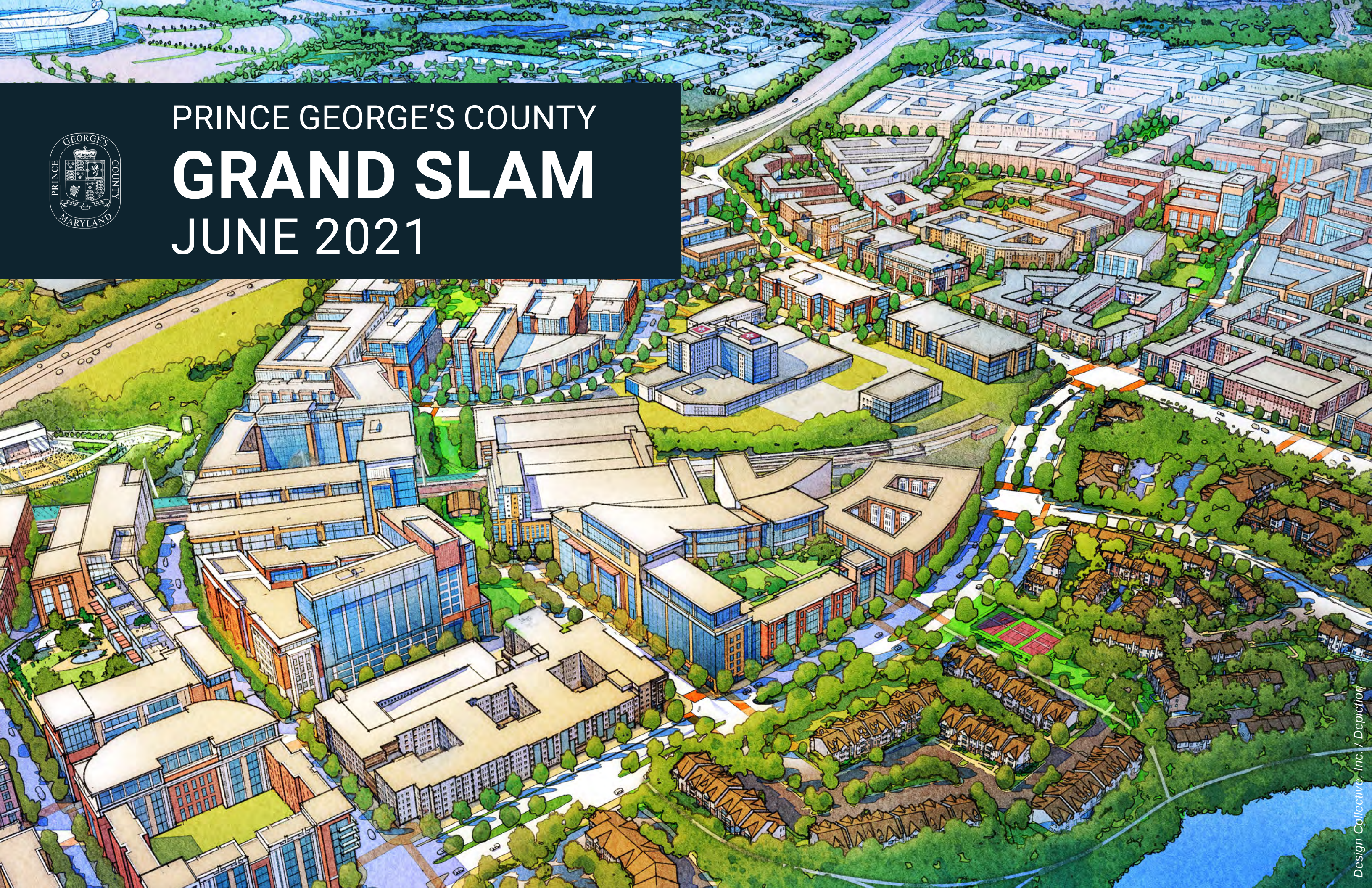




PRINCE GEORGE'S COUNTY **GRAND SLAM** JUNE 2021



ACKNOWLEDGMENTS

OFFICE OF PRINCE GEORGE'S COUNTY EXECUTIVE ANGELA ALSOBROOKS

DEPARTMENT OF ENGERGY HOUSING AUTHORITY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PRINCE GEORGE'S ARTS AND HUMANITIES COUNCIL

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

ECONOMIC DEVELOPMENT CORPORATION REDEVELOPMENT AUTHORITY

EMPLOY PRINCE GEORGE'S REVENUE AUTHORITY

EXPERIENCE PRINCE GEORGE'S OFFICE OF CENTRAL SERVICES

FSC FIRST BOWIE STATE UNIVERSITY

PROJECT CONTRIBUTORS

HR&A ADVISORS REAL ESTATE AND ECONOMIC DEVELOPMENT

DESIGN COLLECTIVE, INC. URBAN DESIGN & GRAPHICS

ECONOMIC DEVELOPMENT PLATFORM



WHERE THE REGION LIVES AND WORKS

BUILDING A MORE SUSTAINABLE ECONOMY

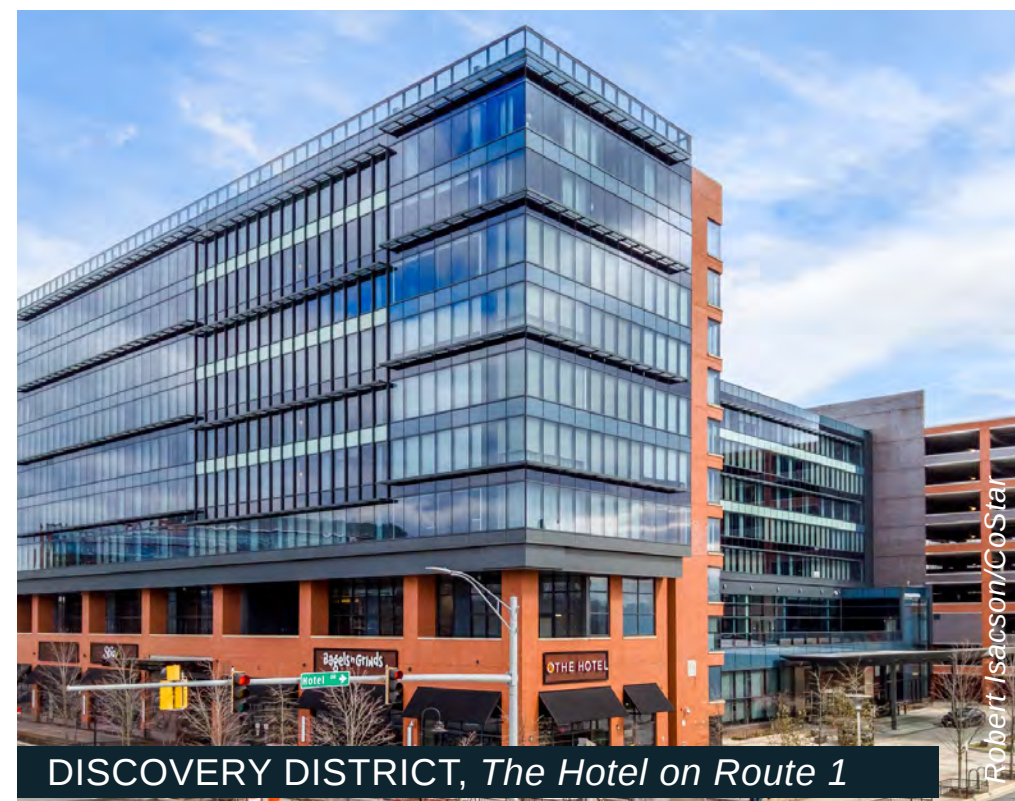
GROWING THE NUMBER OF PEOPLE WHO CALL THE COUNTY "HOME"

PRESERVING DIVERSITY, EVEN AS WE GROW

CREATING ACCESS & EQUITY ACROSS ALL OF ITS COMMUNITIES

A DESTINATION

ECONOMIC DEVELOPMENT PLATFORM



GOALS

Increase the number of people who both live and work in the County

Increase commercial tax collections by \$100M

Increase population by 50,000 and density in transit-oriented development areas (Metro, MARC, Amtrak, Purple Line) and other local growth centers to promote a mix of incomes, housing options, amenities and job growth

Preserve housing affordability & diversify the County's housing stock

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

Increase areas in the County with identifiable character and a sense of place



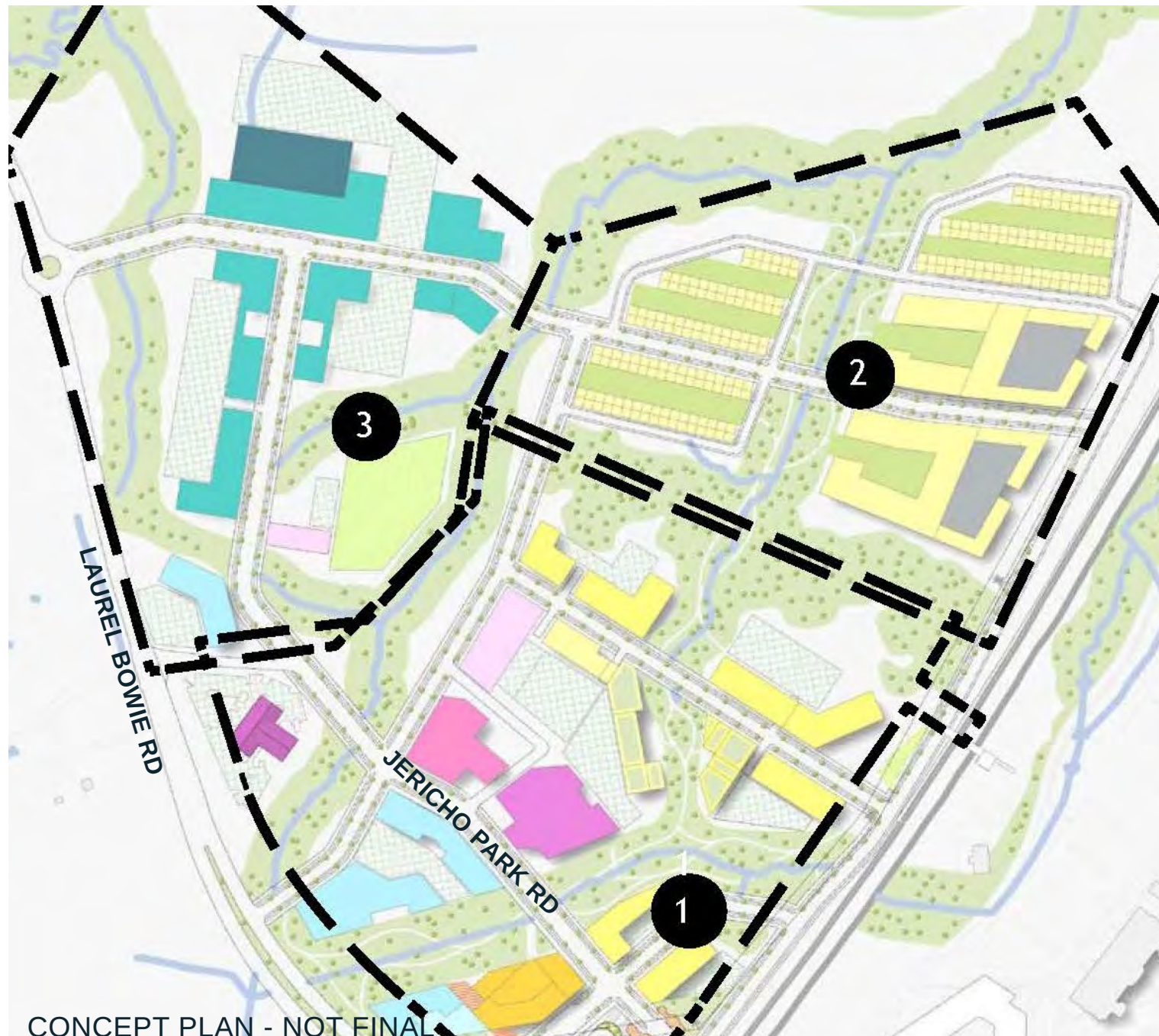
GRAND SLAM 2021 LAND DISPOSITION OPPORTUNITIES

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

BOWIE STATE UNIVERSITY MARC STATION TOD

13900 JERICO PARK ROAD, BOWIE, MD 20720



AGENCY: BOWIE STATE UNIVERSITY / REVENUE AUTHORITY

OWNER: PRINCE GEORGE'S COUNTY / BOWIE STATE UNIVERSITY

TOTAL ACREAGE: ~94 ACRES

CURRENT ZONING: M-X-T

PROPOSED ZONING: NAC

SPECIAL CLASSIFICATIONS: Priority Funding Area and Transit-Oriented Development

SITE CONTEXT

The Revenue Authority of Prince George's County (RVA) and Bowie State University will be issuing a joint Request for Expressions of Interest (RFEI) for the development of approximately 94 acres of land northwest of the Bowie State University MARC station. The MARC station was recently designated as a Transit-Oriented Development site by the Maryland Department of Transportation. Prince George's County, in collaboration with Bowie State University, has a shared vision to develop the area surrounding the MARC station into a walkable community consisting of housing, office space, university-related uses and community amenities.

Questions? Contact: Donny James, Chief Real Estate Officer
at DRJames@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

HYATTSVILLE JUSTICE CENTER

5000 RHODE ISLAND AVE., HYATTSVILLE, MD



AGENCY: REVENUE AUTHORITY

OWNER: PRINCE GEORGE'S COUNTY

TOTAL ACREAGE: ~7.5 ACRES

CURRENT ZONING: C-O, R-10

PROPOSED ZONING: NAC

SPECIAL CLASSIFICATIONS: Priority Funding Area, Sustainable Communities, Gateway Arts and Entertainment District, Maryland Milestones Heritage Area, and Hyattsville Historic District

SITE CONTEXT

The Revenue Authority of Prince George's County (RVA) will be soliciting proposals for the development of an approximately 7.5-acre site located along Rhode Island Avenue / Route 1 at the southern end of downtown Hyattsville in the Gateway Arts District. The vision for this development is a mixed-use project, which encompasses for-sale and rental housing, an art/entertainment venue, and a potential commercial component.

Questions? Contact: Donny James, Chief Real Estate Officer
at DRJames@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

CREATIVE SUITLAND

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



AGENCY: REVENUE AUTHORITY

OWNER: REVENUE AUTHORITY

TOTAL ACREAGE: ~3.5 ACRES

CURRENT ZONING: MU-TC

PROPOSED ZONING: LMUTC

SITE CONTEXT

The Revenue Authority of Prince George's County (RVA) 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

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

CHEVERLY HOSPITAL SITE

3001 AND 3005 HOSPITAL DRIVE, HYATTSVILLE, MD



AGENCY: REDEVELOPMENT AUTHORITY
OWNER: PRINCE GEORGE’S COUNTY
TOTAL ACREAGE: 26 ACRES
CURRENT ZONING: R-55 (ONE-FAMILY DETACHED RESIDENTIAL)
PROPOSED ZONING: CGO

SITE CONTEXT

The Redevelopment Authority of Prince George’s County (RDA) will be soliciting proposals for a master developer for the development of an approximately 26-acre site consisting of two contiguous parcels located at 3001 and 3005 Hospital Drive, Hyattsville, MD. The development of this parcel includes responsibility for the entitlement process, infrastructure construction, and build-out of the site. The site is currently occupied by the UM Prince George’s County Hospital. The goal of this development is to deliver a mixed-use community that should be supportive and compatible to the existing Town of Cheverly that is immediately adjacent to the site to the south.

Questions? Contact: Stephen Paul, Executive Director
at sjpaul@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

FORESTVILLE - PEPCO

FORESTVILLE ROAD AND SUITLAND PARKWAY



AGENCY: REDEVELOPMENT AUTHORITY

OWNER: PEPCO

TOTAL ACREAGE: 32 ACRES

CURRENT ZONING: RT - RESIDENTIAL TOWNHOUSE

PROPOSED ZONING: R-SFA (RESIDENTIAL, SINGLE-FAMILY ATTACHED)

SITE CONTEXT

The Redevelopment Authority is hereby soliciting proposals for the development of an approximately 32-acre site located at the intersection of Forestville Road and Suitland Parkway. The development of this parcel includes responsibility for the entitlement process and infrastructure construction. The site is undeveloped, covered in trees, and there is a section of wetlands in the middle portion of the site toward the east boundary.

The vision for this development is for a sustainable townhome community targeting first-time homebuyers. The goals for this development are to be environmentally sustainable and resilient to utility grid disruptions. The development shall be a Smart Community that integrates high-performance and energy-efficient systems and appliances as well as connected devices in its townhome units, all of which are connected to a microgrid on a community-wide scale. The Smart Community shall utilize leading-edge microgrid technology to power its energy needs and the development solution should be replicable in other developments. The developer of this community shall build a highly energy-efficient owner-occupied community. The developer will coordinate with the Potomac Edison Power Company (“Pepco”) and its microgrid developer to incorporate the energy technology into the community design but will not be responsible for designing, developing, or owning the microgrid itself.

Questions? Contact: Stephen Paul, Executive Director
at sjpaul@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

HOUSING AUTHORITY LARGE-ACRE PARCELS

4300 VERMILLION AVENUE



GLENARDEN HILLS PHASE 3 - Glenarden, MD

AGENCY/OWNER: HOUSING AUTHORITY

TOTAL ACREAGE: 4.98 ACRES

CURRENT ZONING: R-55

PROPOSED ZONING: R-55

SPECIAL CLASSIFICATIONS: Priority Funding Area, Sustainable Communities

SITE CONTEXT

The Housing Authority of Prince George's County (HAPGC) will be issuing a Request for Expressions of Interest (RFEI) for the development of 4.98 acres zoned R-55 located at 4300 Vermillion Avenue in Prince George's County. This RFEI is open to developers (Respondents) previously selected under HAPGC's Repositioning Public Housing Assets Large-Acre Multifamily Rental Development Request for Qualifications No. 2020-01. This RFEI is anticipated for release in September 2021.

This parcel also presents opportunities for developers who are not on HAPGC's approved list to partner with the Respondents who are.

Questions? Contact: James McGraw, Division Manager
at jfmcgraw@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

RIVERDALE SCATTERED SITES

6106, 6220, 6016, 6100, 6004, 6006 **64TH AVE.** & 6511, 6507, 6509 **63RD PL.**



AGENCY/OWNER: HOUSING AUTHORITY

TOTAL ACREAGE: 4.55 ACRES

CURRENT ZONING: R-55

PROPOSED ZONING: RSF-A AND RSF-65

SPECIAL CLASSIFICATIONS: Priority Funding Area, Sustainable Communities

SITE CONTEXT

The Housing Authority of Prince George's County (HAPGC) will be soliciting proposals for the development of six sites (Development Parcels) that collectively include 66 individual lots for a total of approximately 4.55 acres. The Development Parcels, currently zoned R-55 and designated for single family residential use, are strategically located within an Employment Area targeted for future growth in Plan Prince George's 2035, the County's approved General Plan. Further, the Development Parcels are located between the Riverdale Park-Kenilworth and Beacon Heights-East Pines Purple Line Stations, both of which are targeted for mixed-use redevelopment. The approved East Riverdale-Beacon Heights Sector Plan designates Development Parcels 1 through 5 for Residential Medium-High use, supporting residential development at densities ranging from 8 to 20 dwelling units per acre, and Development Parcel 6 as Residential Medium use, supporting residential development at densities ranging from 3.5 to 8 dwelling units per acre. The RFP is anticipated for release in June 2021.

These parcels also present opportunities for developers who are not on HAPGC's approved list to partner with the Respondents who are.

Questions? Contact: James McGraw, Division Manager
at jfmcgraw@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

CAPITOL HEIGHTS SCATTERED SITE

1214 CHAPELWOOD LN, 5113 EMO ST., 5600 EAGLE ST., 6192 OLD CENTRAL AVE., 808 60TH AVE., & 1005 57TH PL.



AGENCY: HOUSING AUTHORITY

TOTAL ACREAGE: 0.92 ACRES

CURRENT ZONING: R-55 AND C-S-C

PROPOSED ZONING: R-55 AND LTOE

SPECIAL CLASSIFICATIONS: Priority Funding Area, Sustainable Communities, Opportunity Zone

SITE CONTEXT

The Housing Authority of Prince George's County (HAPGC) will be soliciting proposals for the development of six vacant and infill lots located in the Capitol Heights area of Prince George's County. This RFP is open to developers (Respondents) previously selected under HAPGC's Small-Acre, Multifamily Rental, and Home Ownership Request for Qualifications No. 2020-02. The RFP is anticipated for release in Aug 2021.

These parcels also present opportunities for developers who are not on HAPGC's approved list to partner with the Respondents who are.

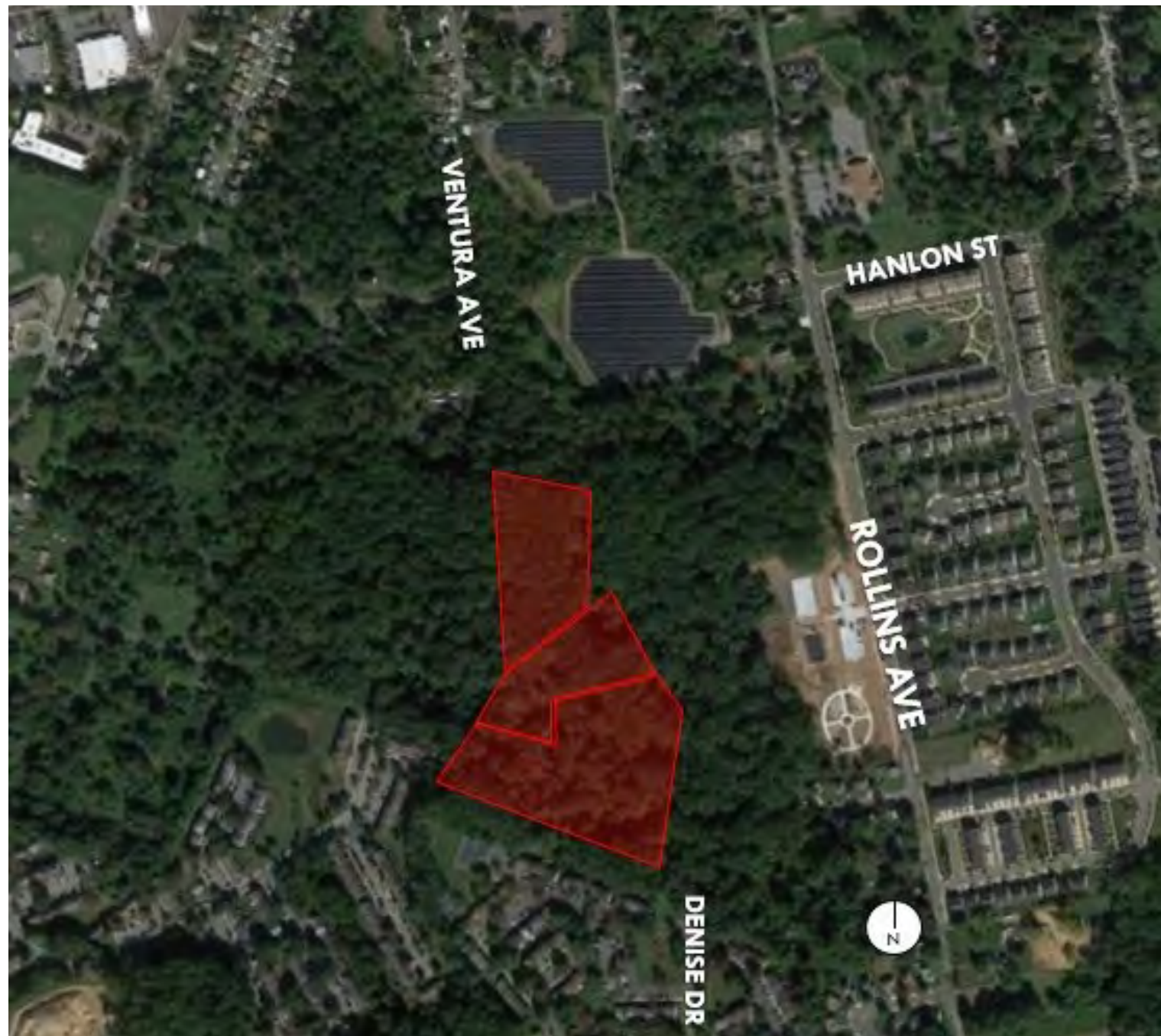
Questions? Contact: James McGraw, Division Manager
at jfmcgraw@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

ROLLINS AVE

ROLLINS AVENUE & DENISE DRIVE



AGENCY: OFFICE OF CENTRAL SERVICES (OCS)

OWNER: PRINCE GEORGE'S COUNTY

TOTAL ACREAGE: 14.72 ACRES

CURRENT ZONING: R55 (ONE-FAMILY DETACHED RESI) & OS (OPEN SPACE)

PROPOSED ZONING: RSF-65 RESIDENTIAL, SINGLE-FAMILY-65

SITE CONTEXT

The Office of Central Services will be soliciting proposals for the development of an 14.72-acre site. The County envisions the development of this site as high-density residential, but would consider other mixed-use alternatives consistent with the design requirements contained in the Zoning Ordinance that complements the quality and character of the surrounding community. Special consideration will be given to the manner in which proposed applicants address affordability in relationship to the project. M-NCPPC owns the adjacent 17.58-acre parcel to the immediate east of the site (701 Rollins Ave, Capitol Heights), which is currently zoned O-S (Open Space Local Park).

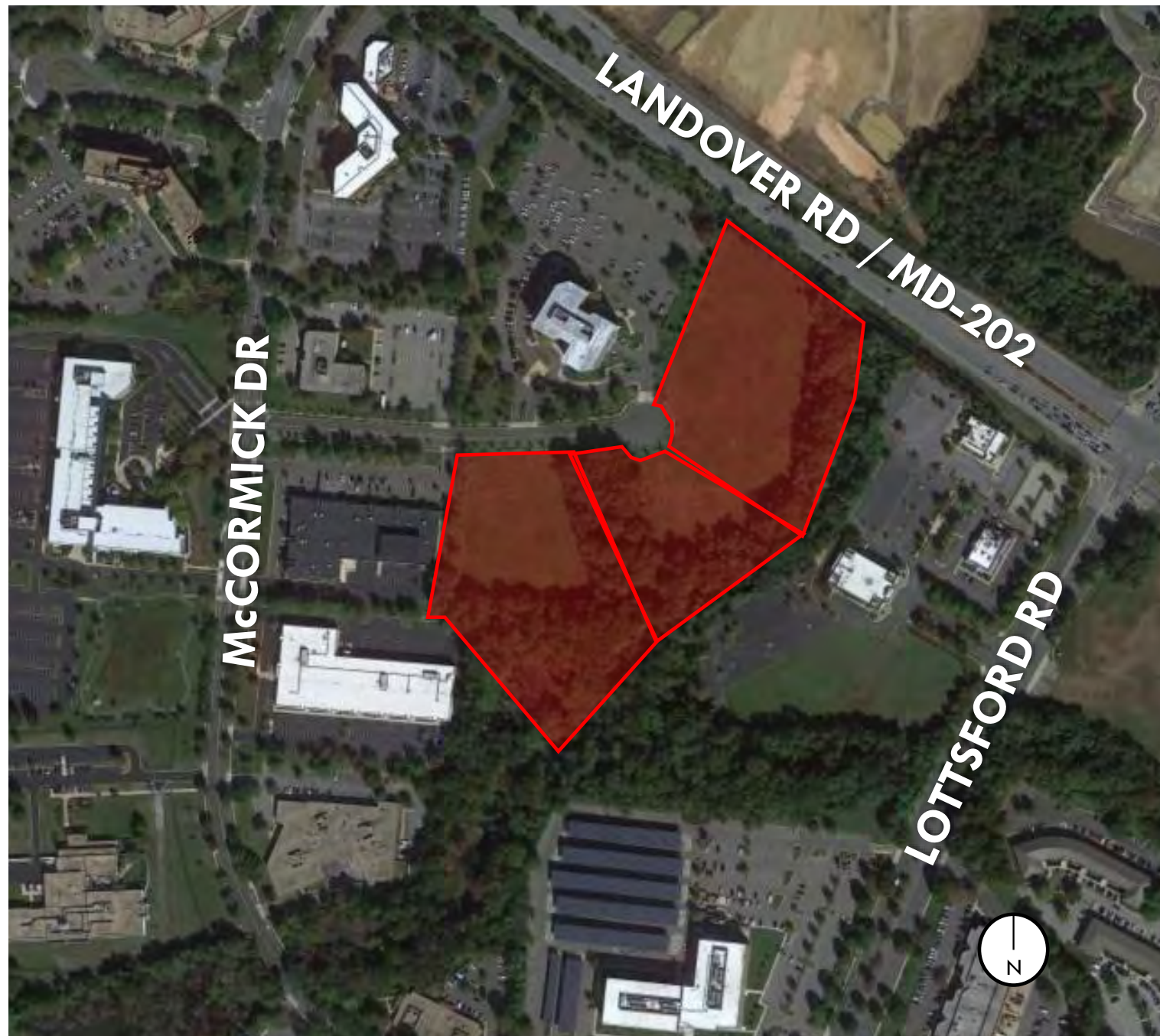
Questions? Contact: Ikenna Udejiofor, Property Acquisition & Development Manager, at iudejiofor@co.pg.md.us

GRAND SLAM 2021

LAND DISPOSITION OPPORTUNITIES

PEPPERCORN PLACE

9401-9450 PEPPERCORN PLACE



AGENCY: OFFICE OF CENTRAL SERVICES (OCS)

OWNER: PRINCE GEORGE'S COUNTY

TOTAL ACREAGE: 13.26 ACRES

CURRENT ZONING: C-O (COMMERCIAL OFFICE)

PROPOSED ZONING: RTO-H-E (REGIONAL TRANSIT ORIENTED-HEIGHT; INTENSITY (EDGE))

SITE CONTEXT

The Office of Central Services will be soliciting proposals 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



Design Collective, Inc.

GRAND SLAM 2021 PROCUREMENT OPPORTUNITIES

THE ASTER, College Park, MD

GRAND SLAM 2021

PROCUREMENT OPPORTUNITIES

AMPHITHEATER



AGENCY: REVENUE AUTHORITY

SERVICES DESIRED: ARCHITECTURE & ENGINEERING

PROJECT DESCRIPTION:

Prince George's County seeks to establish a destination outdoor amphitheater to support live music events. The County is preparing to issue a request for proposals for Architecture & Engineering (A&E) services through the design and construction phases of the amphitheater.

Prince George's County underwent a feasibility and site analysis for the proposed amphitheater. After narrowing down options based on transit accessibility, regional accessibility, existing parking infrastructure, Opportunity Zones, catalytic growth potential, and alignment with County priorities, the County selected a site in the Largo area as the most viable option for the amphitheater. The site is centrally located in the County, with easy access to the Beltway and WMATA Blue/Silver line. It also benefits from high visibility due to its adjacency to a WMATA station.

The feasibility study resulted in a concept plan and test fit that should inform the final design. The program envisions an outdoor venue with an approximate capacity of 5,500-6,000, with both fixed seating covered by a roof as well as lawn area for additional attendees; covered stage and back-of-house facilities; sound and lighting infrastructure; supporting facilities including concession stands, bathrooms, VIP lounge area, and a box office.

Questions? Contact: Peter Shapiro, Executive Director
pashapiro@co.pg.md.us

GRAND SLAM 2021

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 fifty (50) 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.

A grant of up to 10K is also available to help with the cost of modifications to the unit(s) to meet UFAS standards.

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

PARKS AND RECREATION - SOLICITATIONS/STUDIES



AGENCY: DEPARTMENT OF PARKS & RECREATION

SERVICES DESIRED: GENERAL CONTRACTOR

PROJECT DESCRIPTION:

The Maryland-National Capital Park and Planning Commission ("Commission") hereby invites the submission of bids by interested and qualified parties for the furnishing of all labor, supervision, equipment and materials, and the performance of all work necessary for the following projects:

- **Henson Creek Golf Course Bridge Replacement** (1641 Tucker Road, Fort Washington, MD 20744)
 - Project Contact: Lisa Buckmaster (Lisa.Buckmaster@pgparks.com)
- **College Park Airport Taxiway Rehabilitation and Airfield Lighting Improvements** (1909 Corporal Frank Scott Drive, College Park, MD 20740)
 - Project Contact: Natasha Newton (Natash.Newton@pgparks.com)

For more information, please visit: <https://pgparks.com/Bids.aspx?CatID=showStatus&txtSort=Category&showAllBids=&Status=open>

Sign up at <https://pgparks.com/list.aspx?Mode=Subscribe#bids> to receive a text message or email when new bids are added.

Questions? Contact: Aaron Waller, Capital Improvement Program
Budget Manager at Aaron.Waller@Pgiparks.com



GRAND SLAM 2021 FUNDING & PARTNERSHIP OPPORTUNITIES

GRAND SLAM 2021

FUNDING OPPORTUNITIES

PRINCE GEORGE'S COUNTY GREEN BANK

AGENCY: [FSC FIRST](#)

PROGRAMS

[Strive for 35](#)

Supported by the Washington Gas Light Company for the purpose of funding the development of minority owned, women owned, and service-disabled veteran owned businesses interested in serving the natural gas industry. Loan amounts up to \$50,000.

[Commercial Property Assessment for Clean Energy \(C-PACE\)](#)

CB 29 2018 provides for the financing of energy efficiency, renewable energy, and water conservation upgrades to commercial buildings. Upgrades are financed, up to 20% of appraised value, through an energy lender and then repaid via an annual assessment on the property tax bill over a long term. This program is also available for multi-family buildings.

[Green Energy Loan Program](#)

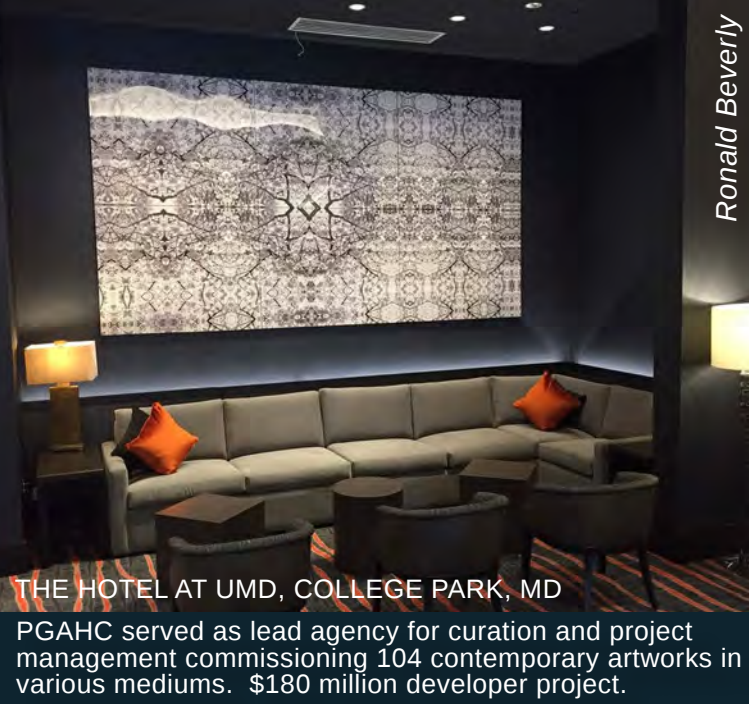
A Pepco/Exelon sponsored program that supports an emerging industry in the County with direct loans, loan guarantees or loan loss reserves to back local banks that fund direct loans for commercial and multi-family building energy efficiency improvements, energy conservation & renewable energy measures. Loan amounts up to \$250,000. Applications for the Commercial Green Energy Loan Programs are available by sending an email request to drmedley@fscfirst.com.

Questions? Contact: Dawn Medley, SVP
Business Finance Programs at drmedley@fscfirst.com

GRAND SLAM 2021

PARTNERSHIP OPPORTUNITIES

PUBLIC ART PARTICIPATION & SUPPORT



AGENCY: ARTS & HUMANITIES COUNCIL

PROJECT DESCRIPTION

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.

ELIGIBILITY

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.

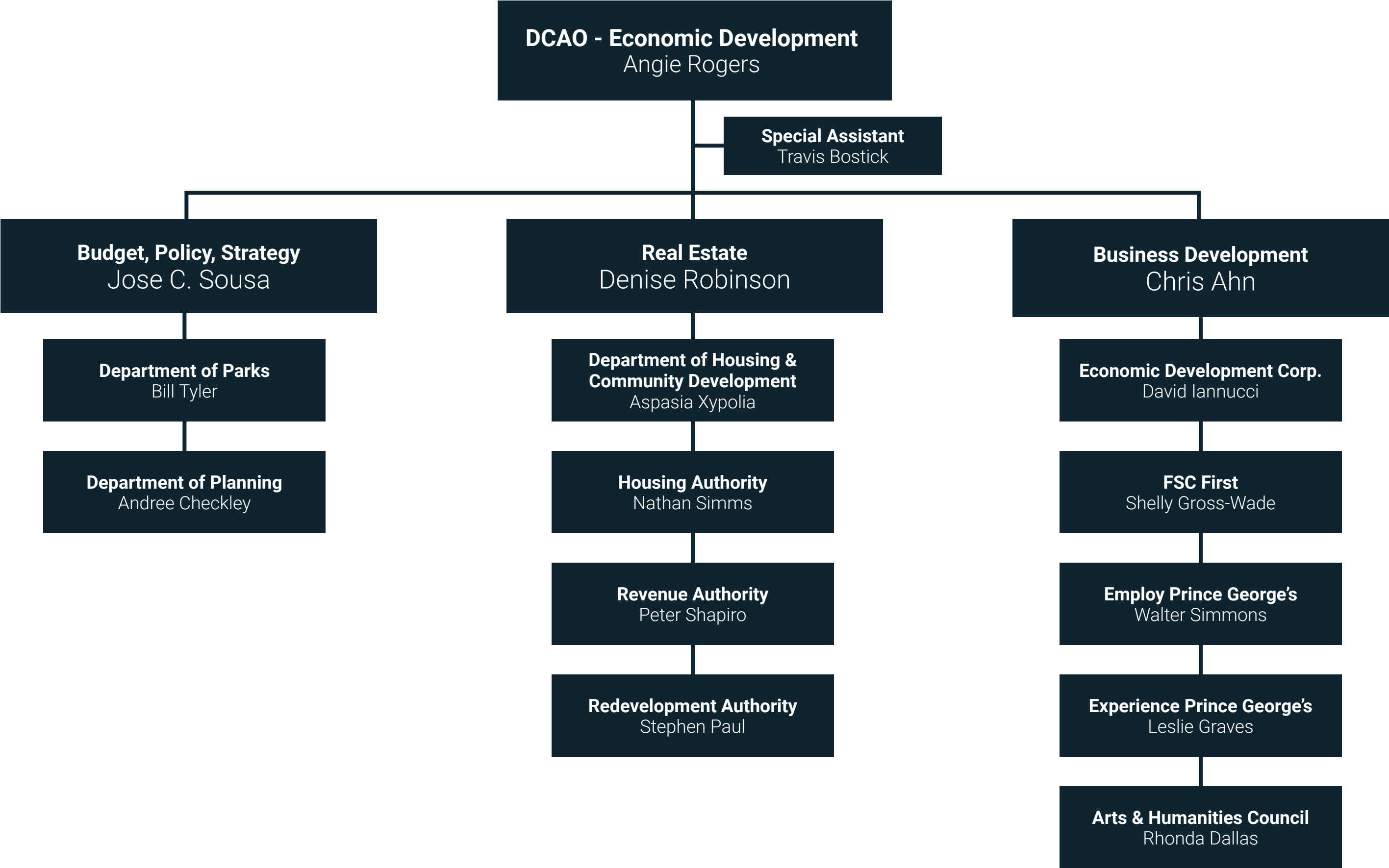


Questions? Contact: Rhonda Dallas, Arts & Humanities Council
rdallas@pgahc.org



GRAND SLAM 2021 ECONOMIC DEVELOPMENT CLUSTER AGENCIES

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

Chris Ahn – Business Development
cahn@co.pg.md.us

Denise Robinson – Real Estate
dnrobinson@co.pg.md.us

Jose C. Sousa – Budget, Policy, & Strategy
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

Ebony Stocks – Executive Vice President
ebstocks@co.pg.md.us

Lori C. Valentine – Vice President of Policy & Public Relations
lcvalentine@pgcedc.com

John Anthony Mason – Director of Business Development
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

Tamika Gauvin – Deputy Director
tgauvin@co.pg.md.us

Pam Wilson – Community Developer
HOME & HITE, PILOTS, ROFR, HRAP
pawilson@co.pg.md.us

LeShann Murphy – Community Developer
Housing Opportunities for All Liaison
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

Alexander Austin – Director - Business Services Department
aaustin@co.pg.md.us

Armani McMillan – Director - Talent Acquisition Department
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

George Cooley II – Executive Vice President
gacooley@co.pg.md.us

Rhonda Walker - Interim Director of Sales & Marketing
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

KEY STAFF CONTACTS

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Eddie Tuvin – Chief Lending Officer
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Stewart Smith – Business Development Manager
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FSC FIRST

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
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Ronald McCoy – Housing Choice Voucher Division Manager
Rental Assistance Division
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James McGraw – Bond and Development Manager Housing Assistance Division
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Jay Noble – Contract and Procurement Officer Financial and Administrative Services Division
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



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

Derick Berlage - Acting Deputy Planning Director
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James Hunt - Chief of Development Review
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DEPARTMENT OF PARKS & RECREATION:

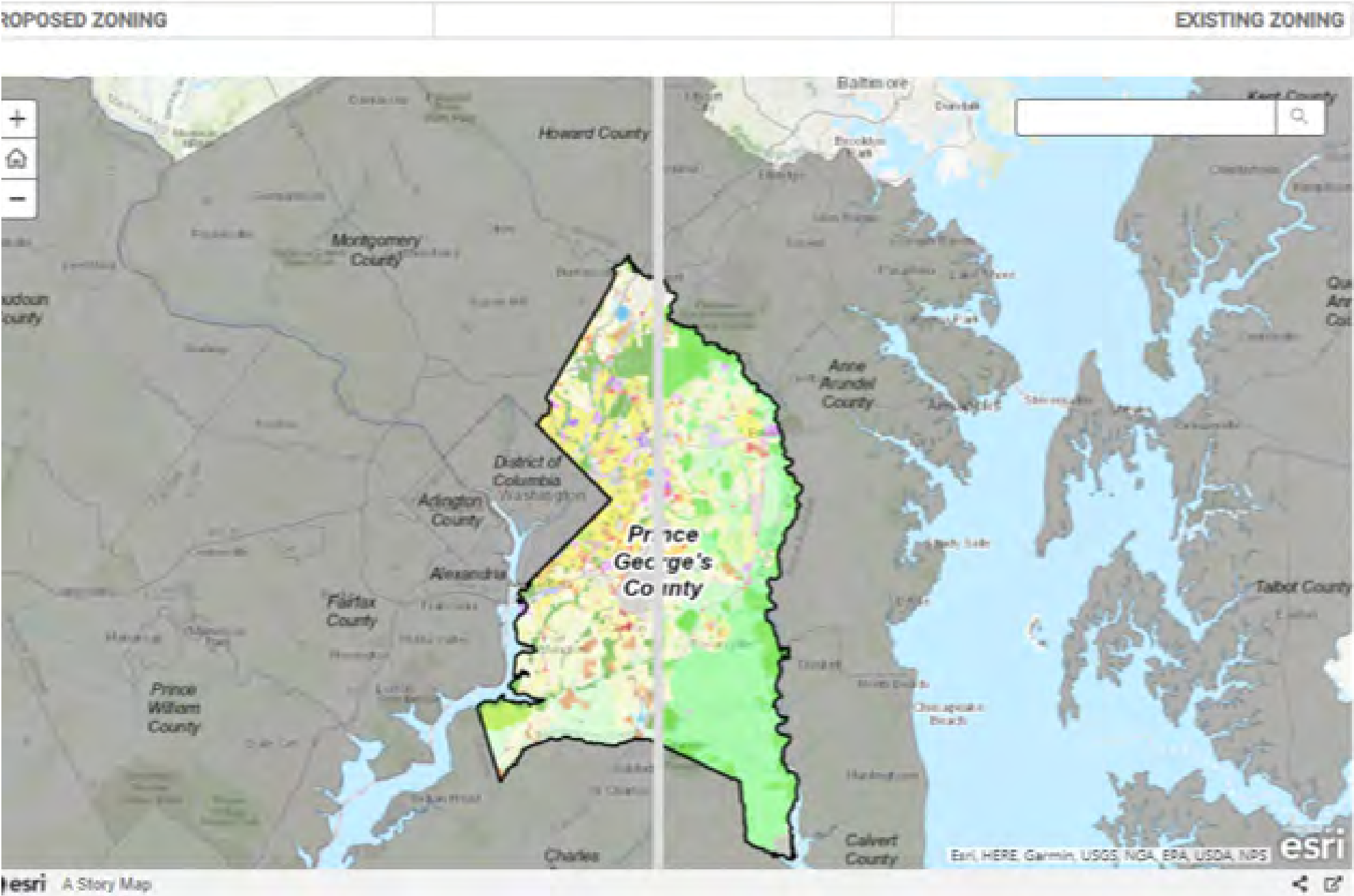
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Steven Carter – Deputy Director
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M-NCPPC ZONING REWRITE

Proposed New Zone Comparison Map

Use the map below to determine the proposed new zone for your property.



HOW DOES THE ZONING REWRITE

The updated Zoning Ordinance and Subdivision Regulations provide numerous tools intended to achieve modern 21st Century development and are significant improvements over the County's existing regulations, which have become less effective with the passage of time.

The new Zoning Ordinance and Subdivision Regulations were adopted by the County Council on October 23, 2018, and the ongoing Countywide Map Amendment (CMA) to change the County's zoning to the new zones started on July 23, 2019. The CMA will resume in late summer 2021 as the County emerges from the Covid-19 emergency and may be approved in the winter. Once the CMA is approved, the new Zoning Ordinance and Subdivision Regulations will take effect.

Additional information on the Zoning Ordinance and Subdivision Regulations rewrite can be found at:

<http://zoningpgc.pgplanning.com>

The Prince George's County Planning Department rewrite project team can also be reached at 301-952-4944 or by e-mail at ZoningPGC@ppd.mncppc.org.

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
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Taylor Dotson - Special Assistant, Public Art
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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



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

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sjpaul@co.pg.md.us

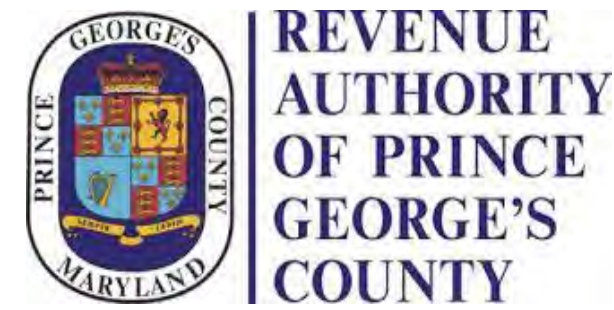
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Ernest Y. Williams – Community Services Manager
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TOOLS AND PROGRAMS

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

Peter Shapiro – Executive Director
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Donny James – Chief Real Estate Officer
drjames@co.pg.md.us

Consuela Henderson – Special Projects Officer
cmhenderson@co.pg.md.us

TOOLS AND PROGRAMS

Ability to issue tax-exempt and taxable bonds, including tax increment financing bonds, special obligation bonds, private activity bonds, conduit debt, and others to stimulate employment and economic growth, including funds for land acquisition, public infrastructure, parking structures, and vertical construction.



GRAND SLAM 2021 OTHER COUNTY AGENCIES

DEPARTMENT OF ENERGY



KEY STAFF CONTACTS

Andrea L. Crooms - Acting Director
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Jeff DeHan - Associate Director, Stormwater Management Division
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Marilyn Naumann - Associate Director, Resource Recovery Division
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Rodney Taylor - Associate Director, Animal Services Division
rctaylor@co.pg.md.us

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

DEPARTMENT OF ENERGY

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 (DPIE)



KEY STAFF CONTACTS

Melinda Bolling - Director
mmbolling@co.pg.md.us

Gary Cunningham - Deputy Director
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Dawit Abraham - Deputy Director
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- **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

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.

DEPARTMENT OF PERMITTING INSPECTIONS AND ENFORCEMENT (DPIE)

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's workforce keeps the County's various services moving by performing a myriad of activities among which include removing snow and ice from County-maintained roadways, upgrading traffic signals, installing street lights, clearing fallen trees, unclogging drainage inlets and maintaining stormwater management facilities, as well as performing roadway repairs ranging from potholes and sidewalk trip hazards to bridge repairs and resurfacing projects, as well as everything else in between.

KEY STAFF CONTACTS

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Vernon L. Stinnett - Associate Director - Office of Highway Maintenance (OHM)
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Kate Mazzara - Associate Director - Office of Engineering and Project Management (OE&PM)
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Charlie Griffith - Associate Director - Office of Storm Drain Maintenance (OSDM)
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Semia Hackett - Associate Director - Office of Transportation (OT)
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OFFICE OF CENTRAL SERVICES



KEY STAFF CONTACTS

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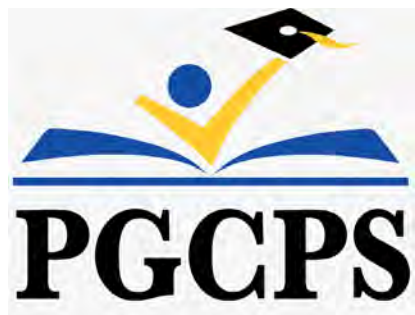
Michael Brown – Deputy Director
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Ikenna Udejiofor – Property Acquisition & Development Manager
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WHO WE ARE

The Office of Central Services is dedicated to successfully providing goods and services to Prince George’s County internal and external customers. OCS administers centralized support services for the County Government, including facilities operation and management, contract administration and procurement, fleet management, real estate, construction, administrative services and small, local and the minority business development.

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
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Dr. Mark Fossett - Chief Operating Officer
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Keith Stewart - Purchasing and Supply Director
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Jason Washington - Public-Private Partnerships Director
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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).

PROCUREMENT OPPORTUNITIES

- General procurement opportunities are posted on the PGCPS website (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).
- PGCPS Blueprint Schools Program procurement information is available on the Blueprint Schools website (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.



PRINCE GEORGE'S COUNTY **GRAND SLAM** JUNE 2021

