

IHHAAC, INC.
(Indian Head Highway Area Action Council, Inc.)
A Federation of South County Citizens & Civic/Neighborhood Associations
P. O. Box 44013, Fort Washington, Maryland 20749
Web Site: <https://IHHAAC.org>
Email: IHHAACBoard@gmail.com

March 23, 2021

To Whom It May Concern:

Re: Zoning Map Amendment – National View
A-10055

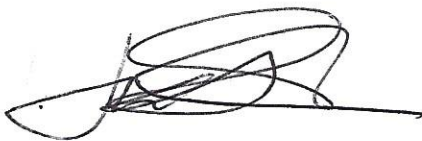
At a duly constituted meeting of the Board of Directors of the Indian Head Highway Area Action Council held on Monday, March 22, 2021, and with a quorum present and voting, the following action was taken.

“We vote to oppose the rezoning of the property from the R-R and R-55 Zones to the M-X-T Zone, We support the technical staff report which recommends “Disapproval.”

There are significant issues with transportation, traffic, adequate public facilities, the environment and the historic sites.

The vote was unanimous.

We authorize Sarah Cavitt or her designee to present the testimony.

A handwritten signature in black ink, appearing to read 'Judith Allen-Leventhal', with a long horizontal line extending to the right.

Judith Allen-Leventhal
Secretary

Mark Cruse
12700 Halwood Place
Fort Washington MD 20744

March 12, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:

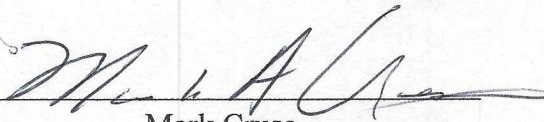
I am a long-time resident of Prince George's County and I recently learned about National View. Over the years, I have spent a lot of time in Forest Heights and the surrounding areas. I currently reside in Fort Washington MD. I am familiar with the land that the developer discussed with me recently and believe this venture is long overdue.

This particular area of the county needs attention and I support the plans the developer shared with me. They are offering the kind of housing that will respond to the needs of residents of this county. We all know not everyone can afford to live at National Harbor. I like the developer's plans to create a mixed income community that has affordable housing mixed in with market rate condos and rentals. This makes sense when you think about how often low income residents are pushed into certain areas and those tend to be the areas that lack quality services, retail, schools, and I can go on.

What I also really like about the proposal is how a neglected swamp land will be transformed into something that will directly benefit the community. I often sigh when crossing the Wilson Bridge into Prince Georges County. On the Old Town Alexandria side I see bustling downtown type ambiance and social energy. On the Forrest Heights side it's nothing but rattlesnakes and mud. Even with the full implementation of this project there remains tons of forest to maintain the ecosystem. We deserve decent development just like every other surrounding county seems to enjoy. In addition, this provides Forrest Heights with a vast array of incentives and a substantial increased tax base that's needed. This initiative will bring thousands of jobs to our community with some development contracts awarded to local minority owned businesses.

I plan on following this project. I support the rezoning of the property. I appreciate the opportunity to give my opinion and I believe the developer is committed to keeping the community informed and involved and they respect our opinions. It's imperative that the residents who will be directly impacted have say-so as opposed to the typical outsider whose primary motivation rests with profit margin alone.

Sincerely,



Mark Cruse

Richard A. Walsh
10915 Old Fort Road
Ft. Washington, MD 20744

March 16, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:

I'm writing to you in reference to the zoning case A-10055-National View. This project has been referred to based on Petra Development rezoning application.

I have lived my whole life in close proximity to this site. I grew up in Southeast Washington, DC off Livingston Road. And as a curious young child I wandered through the area near my home. I became familiar with the general area of Forest Heights. In the late sixties we moved from our home in SE Washington to Ft. Washington, MD, just across the beltway from Forest Heights. I continue to live in Ft. Washington into my early retirement years. I have grown up, married, and settled in Prince Georges County for the last 55 years. I have seen many changes in my life in this area.

I have seen farms bought out for development. I have seen our country living get more urban. As I get older, I can cherish the past but I also can lay the foundation to the future.

I believe the application to build the "National View" project at this gateway location is both sound and will help the Citizens of Forest Heights as well as other Prince Georgians elevate their standard of living.

I am 100% in favor of the approval of this application. Hoping for your consent as well.

Sincerely,
Richard A. Walsh

Gina Marie Lewis
3700 Shady Rest Road
Fort Washington, MD
301/445-4462 * gmarielewis@aol.com

March 16, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:

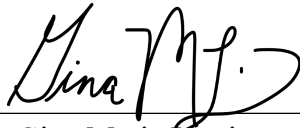
I have been a resident of Fort Washington, MD a neighboring community to the Town of Forest Heights, since 2001. Over the years I have learned to appreciate the rich natural and cultural beauty of this area. It has been a pleasure to rear my children here from the time they were in elementary school, through high school, and to have them return home to Prince George's County. I have been closely following National View for some time, and have met with the developer and his attorney, Ms. Traci Scudder. I am very pleased with the development of their concept for National View and believe that it will add a much needed, new dimension to our community.

In my most recent meeting with the developer and his attorney, I was intrigued to learn more about the many ways that this project will bring cultural resources, community engagement, intergenerational living, and educational/recreational amenities to the neighborhoods in the area. Although the National Harbor, MGM Casino, and Tanger Outlets have provided an economic infusion to the neighborhood, it has been clear that they cater to the many welcome tourist who come to Oxon Hill each year. What strikes me about the National View project is the intentional addition of homes and businesses that will cater to the long-neglected needs of our community. Further, Petra development has expressed an interest in recognizing and remembering the rich African American cultural legacy represented by the Henry Alexander Butler Home, and I believe their plan demonstrates an interest in documenting this site and presenting its story to the public in ways that are in keeping with best practices in public history and public art. Ideas like a walking trail that connects to existing heritage trails, a community garden, and landscaping that includes such environmentally friendly ideas as green

roofs and non-invasive native plants lets me know that it is their intention to act in keeping with the Forest Heights vision of sustainable living.

Based on my knowledge of the planned development, I am in support of A-10055 to rezone the subject property. I look forward to watching this important and significant development project become a reality for the Town of Forest Heights.

Sincerely,

A handwritten signature in black ink, appearing to read "Gina M. Lewis", written over a horizontal line.

Gina Marie Lewis

J.L. Marks, IV
4601 Jean Marie Dr.
Fort Washington, MD 20744

March 17, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

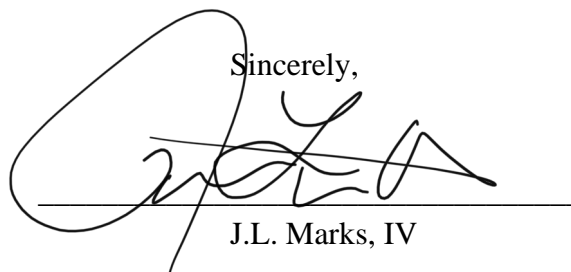
Re: National View (A-10005)

Dear Ms. McNeil:

Recently I had the pleasure to listen to Ms. Scudder speak passionately about the National View vision. I am 3rd generation Prince George's County native (Seat Pleasant and Fort Washington) so I have seen the good and the bad times in the County. I didn't personally live in the Forest Heights neighborhood, I attended Crossland and many of my close friends were from that area. So, being familiar with the area where Petra Development is proposing their project then hearing more information directly from Mr. Borek it was amazing to see how much thought was put towards the actual community. Prince George's needs to do more of this throughout the County but starting here is the perfect platform to show a true transformation in a city that needs more change. And preserving history is very important many Prince George's County residents don't know who or what the Butler House is and what it represents to the Forest Heights community.

To conclude this letter, "I am in support of A-10055 to rezone this property." I look forward to seeing this vision come to reality, sooner than later.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.L. Marks, IV', is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long, sweeping tail that extends to the right.

J.L. Marks, IV

Maurence Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

RE: National View Development (A-10055)

Dear Ms. McNeil:

Good afternoon, my name is Herbert Jones a new resident in the North Tantallon Community. I have had the opportunity to be part of a discussion by Petra Developers on the proposed project and their request for a rezoning. Based on the information and the discussion, I support the application by Petra Development and the request for rezoning. I would ask that developer take into account the importance of establishing small business minority goals for at least 25%. Additionally, I would ask that these contractors not only do supplies, but actual construction and demolition opportunities. Based on discussion with other residents in the area - there is some concern about the criminal element and the need to expand staff at the VII District Police Headquarters. I hope you can be a supporting voice in this endeavor.

Additionally, I am pleased about the mix use of both affordable housing, senior facilities and mixed commercial opportunities. It is my hope that the latest green technologies will be used in the construction phase and utility installation of both the senior facilities and the affordable housing units and that they are equipped with the latest energy efficient technology in order keep the utility bills affordable. The use of noise suppression construction practices (i.e. windows/doors etc.) are also of value to all potential residents in the project area.

Herbert H. Jones
11905 Autumnwood Ln
Fort Washington, MD., 20744

Robin Waller
525 Broad Creek Drive
Fort Washington, MD 20744

March 12, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:

As a resident of Fort Washington, I would be a close neighbor of the National View project by Petra Development and I support the zoning change.

In my community, one of the top concerns is protecting residential homes, and historic properties located along the Potomac River tributaries (i.e.: Harmony Hall and St. John's Church) from flooding. Petra's answers to my questions regarding storm water management were impressive. Their development team appears to have done a good share of diligence in this area. The team described consultations with experts to reduce storm water drainage to below accepted standards, reports indicating this project will NOT add to the already over-burdened Broad Creek WSSC pump station and when asked, a willingness to work with the Riverkeepers, good stewards of the Potomac River. I and many residents I have spoken to would like to see the County's direct involvement in implementing modern (SuDS) Sustainable Drainage System ideas with Petra Development for this National View project.

The Fort Washington residents I know, are empathetic to our Forest Heights neighbor's desire for quality retail and the increased walkability the National View project offers. After reviewing Petra Development's presentation and speaking with a few residents (in both Fort Washington and Forest Heights) I believe changing the RR zone to a Mixed-Use zone is an example of smart development that would be a complement to the area.

Yours truly,
Robin Waller

Brian Woolfolk
616 Swan Creek Rd.
Fort Washington, MD 20744

March 17, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:

I appreciate the opportunity to express my support for the zoning request of the National View Project. I have reviewed the project and had multiple opportunities to pose questions to the applicants. I am extremely impressed by the level of community engagement and transformative design associated with this development. Plans for senior housing, retail and bike path integration are all desperately needed in our community. I ask that the Planning Board do all in its power to support and expedite this development.

Sincerely,

Brian Woolfolk

Prince George's County Zoning Hearing Examiner Meeting
March 24, 2021, 9:30AM

Testimony on Zoning Application A-10055

Good morning, I'm Mike Commisso, acting Superintendent of Piscataway Park, which includes Oxon Hill Farm and Oxon Cove Park. I appreciate the opportunity to comment on zoning application A-10055 for National View, which is bounded on two of three sides by National Park Service lands known as Oxon Hill Farm and Oxon Cove Park.

Oxon Hill Farm and Oxon Cove Park were established for scenic and recreation values, as part of the corridor of trails, parkways, forests, and wetlands in the comprehensive system of parks in and around our nation's capital. This remarkable refuge from the urban development that surrounds it provides a place for people to walk, cycle, go fishing, and see wildlife, such as bald eagles soaring overhead, flocks of wild turkeys, deer, and foxes. Within the intensively developed urban area of the Washington D.C. beltway, the park provides hands-on opportunities for children to milk a cow and collect fresh eggs from chickens, and to explore the long history of farming at the site—from its connection to early plantation farming by enslaved people, to farming as a therapeutic treatment for the mentally ill, and to local food production and sustainability movements.

At the park, we are concerned with the proposed rezoning because of its potential negative impacts to park land and to people's experiences at the parks. If this change is approved, we believe that the resulting project will have significant deleterious effects on traffic and safety at the park's entrance, park viewsheds, and historic resources.

IMPACT TO PARK ENTRANCE (TRAFFIC)/SAFETY (SINGLE POINT OF ENTRANCE AND EXIT): The property proposed for rezoning shares driveway access to Bald Eagle Road with the park. All development on this property will have only a single, constrained access point (width of historic roadbed) as it is bounded on two of three sides by park land and on the third by privately owned and occupied homes. There is no opportunity for another access point without additional property acquisition. We believe allowing such substantial development that relies on this constrained access point will damage the park's entrance and will cause safety issues for both park visitors and the general public. We are concerned with such a dramatic increase in traffic on the shared driveway access and the proposal to widen Bald Eagle Road.

IMPACT TO PARK VIEWSHED: The existing zoning for the property allows moderate residential development, which is in keeping with the adjacent suburban Forest Heights neighborhood. The introduction of any higher density use will have negative impacts on the historic setting of the park and the rural experience park visitors now enjoy. Specifically, the proposed changes in zoning will greatly impact the park's viewshed with the introduction of high-rise structures that will be seen from all areas of the farm's historic core.

IMPACTS TO HISTORIC RESOURCES: A significant portion of the area proposed for rezoning is a parcel known as the Butler property, which is in the National Register of Historic Places. This property, adjacent to the park, includes the Butler house (ca. 1853), the only surviving antebellum free Black homestead in Prince George's County. It has been documented by the county historic preservation office as one of the most important existing Black history sites in Prince George's County. The proposed rezoning and development plans for National View will remove this important piece of American history from the landscape.

For these reasons the park is concerned with this proposed rezoning. Thank you for your attention to preserving Oxon Hill Farm and Oxon Cove Park.

Maureen Epps McNeil
Zoning Hearing Examiner for
Prince George's County, MD
3/24/21

Dear Ms. McNeil,

As a concerned and engaged resident of the town Forest Heights, I support the approval of this rezoning request for the land located on the site to allow for M-X-T zoning, or mixed-use transit-oriented. For clarity, I have not spoken to anyone at Petra Development involved with this proposed project. All of my view are solely based on my personal observations.

Over the years, the local area and the county has outlined goals for the long-term viability of the neighborhoods of Forest Heights and neighboring Oxon Hill and Glassmanor, most extensively in a 2014 sector plan. This plan was a collaboration between residents and planners outlining the kinds of projects that will help to carry our town and neighboring areas into the future. These highlighted included creating opportunities for active, walkable communities where people can live, shop, and have recreation, and high-quality living spaces.

Currently, we live in a car dependent area and this is one of the first zoning requests in our area that proposes an opportunity for to create housing, retail and recreational green space in one location. Furthermore, the stated goals of the developer include addressing the need for diverse senior housing, as well as providing much needed extension of the existing, but incomplete, trails and bike/running paths.

I am voicing my support for the rezoning because it will begin a trend of smart development where Prince George's County or Forest Heights residents can live in place with or without a vehicle. I look forward to future rounds of shaping this project to benefit Forest Heights and my town, and to support our neighboring community.

Thank you for your consideration.

Best,

A handwritten signature in black ink, appearing to read 'Troy Lilly', with a stylized, flowing script.

IHHAAC, INC.
(Indian Head Highway Area Action Council, Inc.)
A Federation of South County Citizens & Civic/Neighborhood Associations
P. O. Box 44013, Fort Washington, Maryland 20749
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March 23, 2021

To Whom It May Concern:

Re: Zoning Map Amendment – National View
A-10055

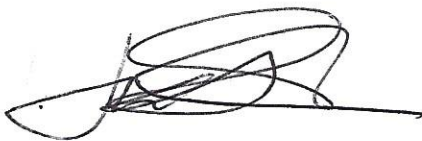
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There are significant issues with transportation, traffic, adequate public facilities, the environment and the historic sites.

The vote was unanimous.

We authorize Sarah Cavitt or her designee to present the testimony.

A handwritten signature in black ink, appearing to read 'Judith Allen-Leventhal', with a long horizontal line extending to the right.

Judith Allen-Leventhal
Secretary

Leslie Echols
700 Fair Winds Way
National Harbor
Oxon Hill, MD 20745

March 12, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:


This area is in desperate need of development of green space, a grocery store that can provide an array of products for healthier a healthier lifestyle and a better school system. Prince Georges County is one of the wealthiest black communities in the country. Most residents drive across the bridge to Northern Virginia to restaurants and grocery stores and private schools.

The lack of a good public-school system is a major issue for families in this area. If you spend \$700,000 on a home, why do you need to cross the bridge to Northern Virginia to take your child to another state to get a proper education.

The looming question, why can't we spend our dollars in Maryland ? Why don't we invest in our own community ? We have the means, but we are forced to spend it in another state, less than 2 miles away.

I am in support of the rezoning request for National View.

Sincerely,

A handwritten signature in black ink that reads "Leslie Echols". The signature is fluid and cursive, with a long horizontal stroke at the end.

Leslie Echols



NEIGHBORS FOR FORT WASHINGTON COMMERCIAL DEVELOPMENT

NFWCD2020@GMAIL.COM

March 16th, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10055)

Dear Ms. McNeil:

On behalf of the nearly 800 members of Neighbors For Fort Washington Commercial Development, we are writing to express support for the rezoning request made by Petra Development under the above-referenced application. Petra Development's request to rezone the property from Rural Residential (R55/RR) to Mixed Use (MXT) represents a forward-thinking "smart development" mindset that can catalyze commercial tax revenue growth, increased property valuation, and improved residential quality of life. Additionally, the inclusion of senior living options allows citizens to "age in place" in a lively, energetic atmosphere where they aren't forgotten. We applaud that!

During Petra Development's presentation to our members, they expressed their commitment to collaborate with Forest Heights residents to design a plan that included community gardens, culturally-sensitive art, and an enhanced trail network. This was a welcome declaration that, to us, signaled a holistic approach to neighborhood building.

Commercial development always features complex variables and this will be no different. Development must be balanced with conservancy, traffic studies need to reflect current patterns, and storm water management plans must be transparent and innovative. We feel strongly that this can all be accomplished if Petra Development, local community groups, and Prince George's County government work together.

The Neighbors For Fort Washington Commercial Development have taken the time to study the National View development plan proposed in the Forest Heights area and believe it would be a great addition to the area. While National View would not be in Fort Washington, our residents realize developments in the National Harbor area directly impact our community's quality of life. The area is currently vacant, and there are too many unused parcels in the "south county" already. That needs to change! The Neighbors For Fort Washington Commercial Development believe this area would be much better suited for mixed use development (as National View will be), versus purely residential as it will offer more services to the community, enhance aesthetics, and balance tax revenue bases. Furthermore, a strictly residential parcel right beside the highway and MGM isn't ideal.

The MD-210 corridor (outside of National Harbor) is in desperate need of commercial density, and a carefully crafted plan such as National View can serve as a genesis for increased smart development along the entirety of MD-210. Therefore, the Neighbors For Fort Washington Commercial Development submit this letter voicing our support for the project thus far.



Sincerely,

Abigail Pari Crowe

Abigail Pari'

Founder

Neighbors For Fort Washington Commercial Development

David Owens

David Owens

Development and Zoning Committee Coordinator

Neighbors For Fort Washington Commercial Development



NEIGHBORS FOR FORT WASHINGTON COMMERCIAL DEVELOPMENT

NFWCD2020@GMAIL.COM

March 22nd, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10055)

Dear Ms. McNeil:

With regards to the zoning hearing for the National View project scheduled for March 24th, David Owens has permission to speak on behalf of the nearly 800 members of Neighbors For Fort Washington Commercial Development.

Sincerely,



Abigail Pari'
Founder
Neighbors For Fort Washington Commercial Development

Keith Gray
3402 Stonesboro Road
Fort Washington, Maryland 20744

March 12, 2021

Maurene Epps McNeil, Esquire
Chief Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive, Lobby Level
Upper Marlboro, Maryland 20772

Re: National View (A-10005)

Dear Ms. McNeil:

I recently had the pleasure to speak with Petra Development representatives, Mr. Eli Borek and Mrs. Traci Scudder regarding their proposed development “National View”. I use the word “pleasure” specifically due to the fact that this development is a game-changer for this area. Even though it’s primary impact point is the City of Forrest Heights, a city in dire need of the project, it creates a gateway into the southern part of the county via 210.

I am a former candidate for delegate of MD Legislative District 26, which encompasses all areas south of the proposed project. I am also an entrepreneur and resident of, roughly, 10 years here who has seen very little development in this part of the county outside of the National Harbor and its subsequent developments in Oxon Hill. I believe that this project will attract other investors to develop south on 210, as it will serve as another anchor development in this cluster that is a part of the county’s 2035 vision. Such a commitment as the “National View” will undoubtedly provide significant value to the area, a value that my fellow neighbors (many of whom are senior retirees) sorely need.

Petra’s project will develop land that has remained undeveloped for more than half a century and is now a prime physical location for economic development. Petra’s plan clearly indicates a thorough understanding of environmental and historical considerations. As former treasurer of the Prince George’s Historical Society and historic homeowner, their effort and commitment to recognize and preserve the rich history of the former owners shouldn’t be understated. They have included the input of that family as they explore ways to best capture and share the history. That same attention to detail plans to be paid to the environmental concerns that would arise from a project of this size.

In summation, I urge the Council to grant Petra Development the, much needed, rezone request required to proceed with this impactful project. Thank you for your time and consideration of this testimony.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Gray". The signature is fluid and cursive, with the first name "Keith" and last name "Gray" clearly distinguishable.

Keith Gray



United States Department of the Interior

NATIONAL PARK SERVICE
Interior Region 1- National Capital Area
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

March 25, 2021

Prince George's County Zoning Hearing Examiner
County Administration Building
14741 Governor Oden Bowie Drive
2nd Floor
Upper Marlboro, MD 20772

To Whom It May Concern:

The National Park Service was invited to testify before the Prince George County Zoning Examiner at a hearing on Wednesday, March 24, 2021, to discuss the re-zoning application A-10055 for National View, which is bounded on two of three sides by National Park Service lands known as Oxon Hill Farm and Oxon Cove Park.

In accordance with 43 CFR 2.288, Acting Superintendent of Piscataway Park, Michael Commisso, was authorized to participate and provide testimony in this hearing to express the views of the National Park Service regarding zoning application A-10055.

If you have any questions or concerns regarding this matter, please feel free to contact me or Peter May, National Park Service Associate Area Director, Lands and Planning, Interior Region 1, National Capital Area at (202) 360-8160.

Sincerely,

Kym A. Hall
Area Director

INTERIOR REGION 1 • NORTH ATLANTIC-APPALACHIAN

CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, KENTUCKY, MAINE, MARYLAND, MASSACHUSETTS,
NEW HAMPSHIRE, NEW JERSEY, NEW YORK, PENNSYLVANIA, RHODE ISLAND, VERMONT,
VIRGINIA, WEST VIRGINIA

ZONING HEARING EXAMINER
HEARING

FOR INFORMATION

301-952-3644

APPLICATION# **A-10055**

A-10055

FOR MORE INFO CONTACT ZH5Co. Reg. US

or Call: 301-952-3644 10:30 A.M.

DATE: **4-28-2021** TIME: **10:30 AM**

VIRTUAL HEARING

**COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov**

ZONING HEARING EXAMINER
HEARING

FOR INFORMATION

301-952-3644

APPLICATION# A-10055

A-10055

For more info, contact ZHEGCO.PG.MD.US

or call (301)-952-3644 10:30

TIME: 9:30 A.M.

DATE: 4-28-2021

VIRTUAL HEARING

VIRTUAL HEARING

COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

ZONING HEARING EXAMINER
HEARING

FOR INFORMATION

301-952-3644

APPLICATION# A-10055

A-10055

For more info, contact, ZHFCO.PG. MD.US

301-952-3644 10:30

DATE: 4-23-2021 **TIME: 10:30 A.M.**

VERTICAL Hearing

COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

STATE OF MARYLAND

Department of Assessments and Taxation

I, MICHAEL L. HIGGS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT HARBOR VIEW DEVELOPMENT LLC (W19289339) , REGISTERED DECEMBER 14, 2018, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS APRIL 21, 2021.



Michael L. Higgs
Director



301 West Preston Street, Baltimore, Maryland 21201
Telephone Baltimore Metro (410) 767-1340 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: **TFuVtuy4jEuOChjHleMa2g**
To verify the Authentication Code, visit <http://dat.maryland.gov/verify>

Commonwealth of Virginia



State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That Petra Development LLC is duly organized as a limited liability company under the law of the Commonwealth of Virginia;

That the limited liability company was formed on July 9, 2015; and

That the limited liability company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

April 21, 2021

A handwritten signature in cursive script, reading "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Agent Affidavit (Form PG 3)

General Information

The Prince George's land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires agents involved in applications filed with the District Council to submit this affidavit. This includes the following: any individual, sole proprietorship, corporation, partnership or joint venture hired by an applicant for purposes relating to land that is subject to the application and who is an accountant, attorney, architect, engineer, land use or economic consultant, real estate agent or broker, or traffic consultant or engineer. In addition to those listed above, "agent" includes the following:

- for a corporation, officers, directors and majority stockholders that are regularly engaged in substantive land development activities in Prince George's County;
- for a partnership, any partner regularly engaged in substantive land development activities in Prince George's County; and
- for a joint venture, principal members regularly engaged in land development activities in Prince George's County.

Agents are not required to file negative affidavits. In accordance with § 5-835(d) of the Public Ethics Law, individuals or entities listed above are required to file affidavits if they meet the following criteria:

- the individual or entity has acted on behalf of the applicant with regard to the specific application, and has made or solicited a payment/contribution as disclosed below, or
- the individual or entity made a payment/contribution by prearrangement or in coordination with one or more applicants before becoming an agent, or
- the individual or entity made a payment/contribution before becoming an agent and acted as agent as to any other application during the 36-month period before the filing of the application.

In completing this form you should review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out the District Council disqualification requirements, and specify the ex parte disclosure requirements. Agents should pay close attention to the sections of the Law that define agents, restrict contributions, and determine what must be disclosed. You may direct questions about the affidavit or other requirements of the Public Ethics Law to the State Ethics Commission by phone, 410-260-7770, or in writing to the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>.

Timing of Filing

You must file a signed original of this affidavit with the Clerk of the County Council as expeditiously as possible after you become an agent required to file. When possible, you should file your agent affidavit with the application or 30 days prior to Council's consideration of an application, but, in any event, you must file it prior to Council's consideration. In accordance with § 5-835(a) of the Public Ethics Law, an agent may not make a payment/contribution to a member during the pendency of the application.

Identifying Information

Name of Agent Scudder Legal
Traci R. Scudder
Address of Agent 4200 Parliament Place, Suite 220
Lanham, MD 20706

Identity of Property/
Subject of Application See Attached

Identity of Client or Employer Petra Design Group, LLC
Rashid Salem, Owner Case No. (where applicable) A-10055

1. Agent Payment/Contribution to Member Information

A payment/contribution was made to a candidate or to a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application to the member or members on the date or dates listed below:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the transfer was through PAC, identify the PAC and the date of the transfer to the candidate of continuing committee:

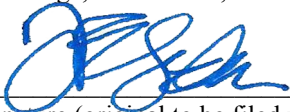
N/A	

2. Solicited Payment/Contribution Information

An individual or business entity was solicited to make a payment/contribution to a treasurer or continuing political committee during the 36 months prior to the application or during the pendency of the application as listed below:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

3. I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information, and belief.



Signature (original to be filed with the Clerk)

4/21/2021

Date

Traci R. Scudder

Printed Name of Signer

Attorney for Applicant

Title of Signer (if applicable)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
CORPORATIONS DIVISION



C E R T I F I C A T E

THIS IS TO CERTIFY that all applicable provisions of the District of Columbia Business Organizations Code (Title 29) have been complied with and accordingly, this ***CERTIFICATE OF GOOD STANDING*** is hereby issued to

PETRA DESIGN GROUP LLC

WE FURTHER CERTIFY that the foreign entity is registered to do business in the District on 07/17/2017 ; that all fees, and penalties owed to the District for entity filings collected through the Mayor have been paid and Payment is reflected in the records of the Mayor; The entity's most recent biennial report required by § 29-102.11 has been delivered for filing to the Mayor; and the entry's registration has not been terminated. This office does not have any information about the entity's business practices and financial standing and this certificate shall not be construed as the entity's endorsement.

IN TESTIMONY WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed as of 4/21/2021 11:43 AM

Business and Professional Licensing Administration



Josef G. Gasimov

JOSEF G. GASIMOV
Superintendent of Corporations,
Corporations Division

Muriel Bowser
Mayor

Tracking #: 1EbLxEde

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Business Entity¹ Affidavit (Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Harbor View Development, LLC Case No. (where applicable) A-10055
Address of Applicant C/O Rashid Salem
1875 K St NW, Floor 4, Suite 436/438
Washington, DC 20009
Identity of the Property/
Subject of Application See Attached Type of Application ZMA
(see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ____ Yes ☒ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes ☒ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

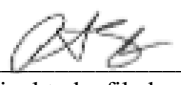
PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ☒ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
Rashid Salem, Managing Member and Robert Vricella, Member

2. ☒ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.



Signature (original to be filed with the Clerk)
Rashid Salem

Printed Name of Signer
Owner

Title of Signer (Authorized to sign for the business entity)

4/21/2021

Date

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Business Entity¹ Affidavit (Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant _____ Case No. (where applicable) _____

Address of Applicant _____

Identity of the Property/

Subject of Application _____ Type of Application _____
(see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ____ Yes ____ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes ____ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____


PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ____ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. ____ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.



Signature (original to be filed with the Clerk)

Date

Printed Name of Signer

Title of Signer (Authorized to sign for the business entity)

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In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Petra Design Group, LLC Case No. (where applicable) A-10055
Address of Applicant C/O Rashid Salem
1875 K St NW, Floor 4, Suite 436/438
Washington, DC 20009
Identity of the Property/
Subject of Application See Attached Type of Application ZMA
(see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ____ Yes ☒ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes ☒ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		


PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ☒ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
Rashid Salem, Managing Member and Robert Vricella, Member

2. ☒ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.



Signature (original to be filed with the Clerk)
Rashid Salem

Printed Name of Signer
Owner

Title of Signer (Authorized to sign for the business entity)

4/21/2021

Date