December 9, 2020

Ms. Andre Plummer
Financial Services Program Manager,
Prince George's County Economic Development Corporation
1801 McCormick Drive, Suite 350
Largo, MD 20774

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: MD20201105-0952
Applicant: Prince George's County Economic Development Corporation
Project Description: Prince George's County Re-designation of Enterprise Zone and Focus Areas: Proposal to add +/- 806.67 acres to the existing +/- 9,385 acres with existing Focus area of +/- 430 acres Reduced to +/- 389.43 and New Proposal to Designate +/- 14.60 acres
Project Location: County(ies) of Prince George's
Approving Authority: Maryland Department of Commerce COMMERCE
Recommendation: Consistent with Qualifying Comments

Dear Ms. Plummer:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 34.02.01.04-.06, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter, with attachments, constitutes the State process review and recommendation. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Department(s) of Natural Resources, Transportation, the Environment; and the Maryland Department of Planning, including the Maryland Historical Trust.

The Maryland Department of Natural Resources; and the Maryland Department of Planning, including the Maryland Historical Trust found this project to be consistent with their plans, programs, and objectives.

Our Department (Planning) noted the following:

1. This application submitted by the Prince George's County Economic Development Corporation is for the re-designation and expansion of the existing Enterprise Zones and Focus areas, with eligibility based on factors including unemployment, low-income poverty area, low median family income, property vacancy, and median family income.

2. This action is consistent with the Prince George's County Council Resolution No. CR-53-2020 adopted on July 21, 2020; and

3. All lands are within Priority Funding Areas.

The Maryland Historical Trust has determined that the project will have "no effect" on historic properties and that the federal and/or State historic preservation requirements have been met.

The Maryland Department(s) of Transportation, and Environment found this project to be generally consistent with their plans, programs, and objectives, but included certain qualifying comments summarized below.

The Maryland Department of Transportation's comments are attached.

The Maryland Department of the Environment (MDE) noted the following:

1. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land and Materials Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.

2. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.

3. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.

4. The Resource Management Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.

5. Any contract specifying “lead paint abatement” must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1978 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.

6. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please Land Restoration Program at (410) 537-3437.

7. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may requires site approval. Contact the Mining Program at (410) 537-3557 for further details.

Any statement of consideration given to the comments should be submitted to the approving authority, with a copy to the State Clearinghouse. The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at myra.barnes@maryland.gov. **Also please complete the attached form and return it to the State Clearinghouse as soon as the status of the project is known.** ***Any substitutions of this form must include the State Application Identifier Number.*** **This will ensure that our files are complete.**

Thank you for your cooperation with the MIRC process.

Sincerely,

Myra Barnes, Lead Clearinghouse Coordinator

MB:MB
Enclosure(s)
cc: Ebony Stocks
Kathleen Herbert
Tony Redman - DNR
Amanda Redmiles - MDE
Beth Cole - MHT
Ian Beam - MDOT
Joseph Griffiths - MDPL

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PROJECT STATUS FORM

Please complete this form and return it to the State Clearinghouse upon receipt of notification that the project has been approved or not approved by the approving authority.

TO: **Maryland State Clearinghouse**
Maryland Department of Planning
301 West Preston Street
Room 1104
Baltimore, MD 21201-2305

DATE: _____
(Please fill in the date form completed)

FROM: _____
(Name of person completing this form.)

PHONE: _____-____-_____
(Area Code & Phone number)

RE: **State Application Identifier:** **MD20201105-0952**
Project Description: Prince George's County Re-designation of Enterprise Zone and Focus Areas: Proposal to add +/- 806.67 acres to the existing +/- 9,385 acres with existing Focus area of +/- 430 acres Reduced to +/- 389.43 and New Proposal to Designate +/- 14.60 acres

PROJECT APPROVAL

This project/plan was: ☐ **Approved** ☐ **Approved with Modification** ☐ **Disapproved**

Name of Approving Authority: _____

Date Approved: _____

FUNDING APPROVAL

The funding (if applicable) has been approved for the period of:

_____, 201____ to _____, 201____ as follows:

Federal $:	Local $:	State $:	Other $:
_____	_____	_____	_____

OTHER

☐ *Further comment or explanation is attached*

Ms. Andre Plummer
Financial Services Program Manager,
Prince George's County Economic Development Corporation
1801 McCormick Drive, Suite 350

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Ebony Stocks

Kathleen Herbert

Maryland Department of Commerce (COMMERCE)
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