

# The Prince George's Post



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Left to right: William Messori: Managing Director of Real Estate Development, Griffin Capital Company; Nihar Shah: Partner, Perseus TDC; Robert Cohen: CEO / President, Perseus TDC; Rich Jordan: Managing Director, Potomac Investment Properties; Angie Rodgers: Deputy Chief Administrative Officer for Economic Development, Prince George's County; Robert Croslin: Mayor of Hyattsville

## Perseus TDC, in Partnership With Potomac Investment Properties, Griffin Capital and Eaglebank, Celebrate Groundbreaking of New Mixed-Use Apartment Residences: The Six

The Mayor of the City of Hyattsville, Robert Croslin, Welcomes Prince George's County's First Multifamily Development Designed for National Green Building Standard Gold Certification

By PRESS OFFICER  
Perseus TDC

HYATTSVILLE, Md. (Aug. 4, 2022)—Perseus TDC, in partnership with Potomac Investment Properties, Griffin Capital and EagleBank, today celebrated the groundbreaking of The Six, a 316 unit, 400,000-square-foot mixed-use development in the University Town Center area of Hyattsville, MD. Joined by the Mayor of the City of Hyattsville, Robert Croslin, county officials, stakeholders from Parks & Planning and DPIE, Perseus TDC shared their vision for The Six and honored it as the City of Hyattsville and Prince George's County's first multifamily development designed for National Green Building Standard Gold certification.

"As we mark the beginning of construction, we're thrilled to be adding an innovative residential offering to The City of Hyattsville that will forge meaningful ties to this vibrant community, connect future residents to public transit corridors and provide them with a thoughtfully and sustainably designed oasis to rest, recharge and connect," said Nihar Shah, Partner at Perseus TDC. "With strong ties to the arts through indoor/outdoor murals commissioned by local artists and an abundance of sustainable elements, The Six exemplifies a commitment to building a better community for Hyattsville."

"The City is thrilled to celebrate the groundbreaking of the new multi-family Residences at The Six development project," said The City of Hyattsville Mayor

Robert Croslin. "Expanding affordable housing has always been at the forefront for my colleagues and me, so we are pleased that the Perseus TDC team and partners have chosen to invest and commit to developing sustainable and affordable housing units in Hyattsville."

The Six helps to achieve all three goals set forth by the Metropolitan Washington Council of Governments (MWCOG). This includes providing new housing near high-capacity transit and having at least 75 percent of new housing be affordable to low- and middle-income households, which MWCOG has determined to be \$2,499/month or less. The development

See THE SIX Page A5

## Watershed Implementation Plan a Work-In-Progress

Department of Environmental Science and Technology soil and water quality scientist secures \$3.2M for EPA collaboration to improve Chesapeake Bay water quality

By PRESS OFFICER  
University of Maryland Extension

COLLEGE PARK, Md. (Aug. 4, 2022)—Restoration goals for the Chesapeake Bay cannot be realized overnight; it takes years of coordination, cooperation, and compromise to induce the changes needed to positively affect water quality. Gurpal Toor, professor, extension specialist, and associate chair in the Department of Environmental Science and Technology at the University of Maryland College of Agriculture and Natural Resources (AGNR), secured an Environmental Protection Agency (EPA) grant for \$3.2M to continue working under the Chesapeake Bay Watershed Agreement to deliver research-based science to the Chesapeake Bay Program regarding agriculture and its contribution to water quality issues.

"The partnership between UMD and federal and state agencies to help Chesapeake Bay restoration allows us to use science

to guide the policy-making in our backyards," said Toor, who leads a project team of three faculty members. "It's a complex project with huge ramifications for improving water quality in the Chesapeake Bay, and the university has a long history of working with the EPA."

The goal of the project, with funding in effect through 2027, is to tackle water quality goals by understanding agricultural and other nonpoint source inputs of nutrient pollution like nitrogen and phosphorus, and to a lesser degree, sediments. Agriculture is a critically important component of food production for 18+ million inhabitants of the Chesapeake Bay Watershed that includes parts of six states—Delaware, Maryland, New York, Pennsylvania, Virginia, West Virginia—and the entire District of Columbia. At the same time, agriculture is also a primary source of nutrient pollution in the Bay.

See WATERSHED Page A5



PHOTO BY ALICIA PIMENTAL/CHESAPEAKE BAY PROGRAM

Soper Farm in Carroll County, Md., has implemented cattle exclusion fencing and walkways through the Environmental Quality Incentives Program (EQIP) and a forested stream buffer on Little Morgan Run.

## Gdavis Productions and Alzheimer's Association Present "Unforgettable"

Stage play will debut in Bowie, MD on Sunday, September 18

By CINDY SCHELHORN  
Alzheimer's Association National Capital Area Chapter

MCLEAN, Va. (Aug. 8, 2022)—Gdavis Productions and Films, LLC and the Alzheimer's Association have joined together to create a new stage play titled Unforgettable. The play will debut in Bowie, MD on Sunday, Sept. 18 at the Bowie Center for the Performing Arts.

The dynamic and emotional stage play will showcase the effects of caring for a loved one with Alzheimer's and the importance of understanding early detection and participating in clinical trials while introducing them to the plethora of resources offered via the Alzheimer's Association.

Gdavis Productions has been touring the country and raising awareness for Alzheimer's disease and caregiving in communities of color for more than 13 years with the critically acclaimed stage plays Forget Me Not and Mama's Girls. Over the last decade, Forget Me Not has toured over 27 cities in 10 states in an attempt to close the health disparities gap in underserved and disproportionately affected communities.

"This is the next phase of what we originally started with the Alzheimer's Association 13 years ago. To come full circle and to be in a position to take the Forget Me Not project to Unforgettable is truly a humbling moment and I am looking forward to the impact that will be made in communities of color across the nation," said creator and award-winning playwright and filmmaker Garrett Davis.

According to the Alzheimer's Association, older Black Americans are twice as likely to develop Alzheimer's disease than White Americans. Black Americans are also less likely to receive a timely diagnosis, with many receiving a diagnosis much later in the disease, when their medical needs are greater.

"Unfortunately, there's a lack of culturally appropriate and tailored programming that resonates with Black and Hispanic/Latino audiences



COURTESY ALZHEIMER'S ASSOCIATION NATIONAL CAPITAL AREA CHAPTER

as it relates to Alzheimer's and other dementia research, care and support," said Carl V. Hill, Ph.D., M.P.H., Chief Diversity, Equity and Inclusion Officer at the Alzheimer's Association. "This community theater will give us the opportunity to deliver important education, awareness, support and other resources to these communities in a fun and entertaining way that will resonate well with audiences that have been vastly underserved."

Unforgettable features a stellar cast of characters who were a part of the drama series Daddy's Boys including Dartz Wright and Kenneth Pierce, as well as American Idol finalist Scott Savol, LeJuene Thompson from Donald Lawrence and the Tri-City Singers, and Yessie Rodriguez from the drama series My Family.

The theme song was written by songwriter and vocalist Blanche McAllister, one of the lead singers from the Grammy award-winning group Donald Lawrence and at the Tri-City Singers.

For more information about Unforgettable and to reserve your free ticket for the performance, visit unforgettableplay.com.

Gdavis Productions and films is an urban theater/film company that has been touring stage plays since 1994. Gdavis Production is committed to bringing real life situations to the stage that will bring light to issues and concerns that affect our community in hopes of creating a change for a better quality of life for everyone. Visit gdavisproductions.net for more information.

The Alzheimer's Association is a worldwide voluntary health organization dedicated to Alzheimer's care, support and research. Our mission is to lead the way to end Alzheimer's and all other dementia—by accelerating global research, driving risk reduction and early detection, and maximizing quality care and support. Our vision is a world without Alzheimer's and all other dementia. Visit alz.org or call 800.272.3900.

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# TOWNS *and* NEIGHBORS

## In & Around Morningside-Skyline

by Mary McHale 301-735-3451

### D.C. happenings: Korean War heroes, Amelia Earhart, and right-on-red

The Wall honoring 43,000 lost in the Korean War was unveiled during a memorial on the National Mall July 27, the 69th anniversary of the end of the War. The ceremony took place (I quote the Washington Post) “on a humid afternoon, under gray skies with a sprinkling of rain. Dragonflies flitted over the seated crowd as dignitaries from the United States and South Korea spoke. Later, people placed white roses near relatives’ names on the gray granite of the monument.”

Aviator Amelia Earhart has finally come to the U.S. Capitol’s National Statuary Hall, following a ceremony July 27 that focused more on her role as a trailblazer for women’s rights rather than the enduring mystery of her disappearance. She was one of my heroes back in the 1930s. I was broken-hearted when, in July 1937, she took off in her Lockheed Electra from New Guinea, and vanished.

Be warned: D.C. is considering a ban on right-on-red turns.

### Town of Morningside

The Morningside Town Meeting will be August 16, 7 p.m. at the Town Hall. Mayor Cann wrote in the July newsletter, “I want to encourage you to come to the Town Hall meetings to see what is happening.” He went on to say they would appreciate feedback on such matters as Trash Providers, Street and Road Projects, Town Operations and Communications, and ARPA Funds, “to name a few.”

The Town rents out its meeting space for special occasions. They have had baby showers, weddings and receptions of all kinds. Call 301-736-2300.

Morningside’s Yard Sale is coming up Sept. 10 at the Fire Department. Table rental is \$15, or 2 tables for \$25. For information, email Morningsiderec@morningsidemd.gov or call 301-736-2300.

### Neighbors & other good people

Davonte Cornett, who once lived two doors down, dropped by his old neighborhood and knocked on my door. I was sorry I didn’t recognize him—he’s grown up. He moved about 10 years ago but now lives in Suitland and is a member of the Federal Police Department. He told me how busy the FPC is! He also introduced me to his wife Shawney. There’s something special about having kids grow up and revisit their old neighborhoods.

Randall Matthews, who grew up in the City of District Heights on Kipling Parkway, is now the Head Chef at Underground Food Court in DuPont Circle.

Frances J. Hall, 96, of Aquasco, died July 11. She leaves her children, Regina, Rene, LaShawn, Calvin “Gregory,” Andre and Darryl Sr; 11 grandchildren, 21 great-grandchildren, seven sisters and two brothers. Mass of Christian Burial was at Mount Calvary Church in Forestville.

We recently entertained three of our Texas relatives, in town at National Harbor for a jewelry convention. We took them to Texas Ribs in Clinton. Among the other customers were Tom and Barbara Zetty who are Texas Ribs regulars. Our party was very loud, but Tom and Barbara said they didn’t mind. I told them I’d put them in my column.

### St. Philip’s Crab Feast

St. Philip’s invites you to their All-you-can-eat Crab Feast fundraiser at Sarto Hall on August 21. Feast on crabs, BBQ chicken, fried fish, hotdogs, beef/turkey burgers, potato salad, coleslaw, corn-on-the-cob, soda, beer, music & more.

Hours are 1–5 p.m. Cost: \$70 per person. Sarto Hall (Knights of Columbus hall) is at 3611 Stewart Road in Forestville. For information and tickets, contact Andre Jordan, 841-0141; Renee at the church office, 301-423-4244; or Stephanie at the school, 301-423-4740.

### Changing landscape

Recent news about the Chesapeake Bay blue crabs is not good. There has been a severe drop in the numbers of crabs—the lowest ever recorded! I assume our next McHale crab feast will be a lot more expensive.

Adventist HealthCare Fort Washington Medical Center has announced its planned relocation two miles up the road from the current location in Prince George’s. Which means a new hospital in South County. The medical center recently purchased 23 acres of land between Livingston Road and Route 210 on Old Fort Ford in Fort Washington. This empty land is across from the new Giant grocery.

The Fairytale Museum has opened in Waldorf at 2935 Festival Way, next to The Christmas Tree Shop. Hours are 10 a.m. to 2 p.m. Monday through Saturday but that time may occasionally be extended. It includes interactive exhibits and guided play and offers special events such as birthday parties. Admission is \$12, free for

adults when accompanied by a child. Info: 844-722-4642.

The name “National Landing” is being shorted to a two-syllable abbreviation; Amazon is calling it “NaLa.” I don’t think this is official, but you need to know the latest in kitsch.

### County Fairs Coming up

Prince George’s County Fair will be at the Show Place Arena in Upper Marlboro Sept. 8–11.

The 98th (!) Charles County Fair will be at the Fairgrounds Sept. 15–18.

### Ike loved to dance, especially the jitterbug

Alfred N. “Ike” Eichelberger, 92, died July 31 with family by his side. He was born in Washington, son of Agnes and Linwood Eichelberger.

He married Anita in 1958. They raised their three children in Camp Springs and were members of St. Philip the Apostle Church. Through St. Philip’s, they made many lifelong friends and remained active in the community until moving to Dunkirk in 1993.

Ike retired from the Washington D. C. Fire Department, Engine Company 3, in 1970. After several years, he began a second career working for the Prince George’s County Department of Public Works & Transportation as Construction Standards Inspector.

He loved construction projects, so much so that he built both his and his daughter’s homes in Dunkirk—which inspired his son to build his own house next door. He spent summers at his home in Ocean City, fishing, crabbing and swimming in the ocean. He loved to dance.

Survivors include his wife Anita, son Keven, daughters Karen and Brenda, grand- and great-grandchildren. He was predeceased by his daughter Vickie, siblings Velma Cook, Jeanne Pontillo and brother James. Mass of Christian burial was at Jesus the Good Shepherd Church in Owings.

### Milestones

Happy birthday to Mary Berkley and Brittany Short, Aug. 13; Kathy Beardmore, Aug. 15; Margaret Hunt, Nancy Stacey and Gracie Mothershead, Aug. 16; Hildagard Koenig, Aug. 17; my remarkable granddaughter-in-law Heather McHale, Le August Brent and Mark Cummings, Jr., Aug. 19. Send birthdays to me at muddmm@gmail.com.

## Brandywine-Aquasco

by Audrey Johnson 301-922-5384

### TRIBUTE TO BERNARD MATTHEW JOHNSON

Bernard Matthew “Bud” Johnson was born on July 1, 1910, to Robert Johnson and Isabelle Pinkney Johnson Bowie in Brandywine, Maryland. He was the second child of nine siblings, born of this union. Under Bud’s leadership and the labor of his brothers, this family was able to survive a war, a depression, and many other obstacles, by the grace of Almighty God.

As other brothers and sisters left the family farm to attain their own personal goals, he remained on the farm and continued to easily attest to this fact. John and Isabelle Acres Farm exists today through the efforts of Bud who remained and continued to till the soil and grow things until his sudden illness on May 24, 1993.

Bud was an active participant in the Brandywine community. He organized the first 4-H Club for African American children in Brandywine-Naylor area. This club met in the Brooks Church Hall. He was a mentor for Black males before it became the fashionable thing to do to “save our Black males.” this mentorship and ministry were demonstrated through the organization and coaching of the Tractor Club softball team. This organization was comparable to our little league teams of today. He was known for his outstanding athletic skills as center fielder for the renowned Brandywine Baseball Team.

Bud was a first-class farmer. He received a Soil Conservation Award for his outstanding techniques in preserving the environment. He was an active participant in the Prince George’s County Fair and the Maryland State Fair. He won many prize ribbons for his tobacco. Bud was an ambassador for the American farmer as he hosted farmers from the country of India as they attempted to learn the methods of American farm life.

In his early years, Bud worked at Fort Meade Military Base building the barracks and housing that exist today.

He was deeply appreciative of all the good deeds of his church. The renaming of the church fellowship Hall to the Bernard Johnson Covenant Hall was a tribute that brought him much joy.

Regardless of any obstacles he encountered or any joys he received, one would invariably hear or see Bud giving God the praise. He “lived the life and walked the walk” through his ministry of songs with the famous Rising Sun Male Chorus of Nottingham, Maryland, and his lifelong membership at Myers United Methodist Church where he had been actively involved in the Chancel Choir, United Methodist Men, Trustee Board and Adult Church School Class. He did not leave his religion

at the church door but lived it daily as he consistently continued to reach out and make life better for those whom he came in contact.

Bernard Matthew married Mabel Lancaster, his devoted wife of over forty years. Many lives were enhanced because of the love, joy, and care of this couple by all whom they embraced.

### BIRTHDAY GREETINGS

Happy Birthday to Marcus Long, Brian Harper, Quivianna Stroman, Demetria Brooks Knight, Emeka Mbakwe, Ben Caple, Karl Pinkney, Valentine Grant, Sr., Mason Pilch, Donovan Joiner, Kevin Augustus, James V. Dorsett, Norville Hughes, Rev. Stella Tay, Esther Neckere, Georgia Kinard, Denia Peralta who are Clinton United Methodist Church members celebrating birthdays in August.

### WEDDING ANNIVERSARIES

Happy Wedding Anniversary to Elton and Janet Smalling, Wayne and Beverly Baker, John and Pamela Stahl, Cameron Barron and Betty Rivers, Umaru and Mariama Davis, William and Judy Terry who are Clinton United Methodist Church members celebrating Wedding Anniversaries in August.

### CENTENNIAL CELEBRATION

Pomonkey High School 1922–2022 Centennial Celebration will be held on Saturday, August 20, 2022, 11 a.m.–5 p.m. at Indian Head Village Green Pavilion, 100 Walter Thomas Road, Indian Head, Maryland 20640. Doors will open at 11 a.m. Program starts at 2 p.m. Admission is \$5.00 at the door. Food Sales: Food Trucks from 11 a.m.–5 p.m., 50/50 Raffle Ticket available. Proceeds to Benefit Scholarship Fund and School Restoration. Music provided by: DJ Jackie Baker. Masks may be required.

### THE CHESAPEAKE CAROUSEL

The Chesapeake Carousel is located within Watkins Regional Park. The Carousel operated at Chesapeake Beach through 1972. Restoration has been ongoing since its acquisition by M-NCPPC in 1974. The Carousel is open seasonally and provides delightful experiences for the young-at-heart. The Carousel is wheelchair accessible.

Contact: Watkins Regional Park, 301 Watkins Park Drive, Upper Marlboro. General Information: 301-218-6700 TTY 301-699-2544, Wonderful World of Watkins (mainline) 301-218-6757, TTY: 301-699-2544.

## Around the County

### Join a Time of Sharing Family Grief Support Center

Residents are encouraged to join the 8-week adult support group for those 18 and older who have experienced loss of someone else. The orientation will be held **Monday, August 29, 2022** from 6–8 p.m. Sessions will be held September 5–October 3, 2022 from 6–8 p.m. For more information or to register, contact 301-880-5100 or info@robertashouse.org.

—From *District 2 News You Can Use*

### UW-Madison Announces 2022 Spring Graduates

MADISON, Wis. (Aug. 2, 2022)—About 7,700 students received degrees from the University of Wisconsin-Madison on May 13 and 14, including students from your area.

There were two live ceremonies: one at the Kohl Center on May 13 for doctoral, MFA and medical students; and one at Camp Randall on May 14 for undergraduate, law and master’s students.

The commencement speaker was U.S. ambassador to the United Nations Linda Thomas-Greenfield, who encouraged students to take risks.

“If you stay comfortable—if you stay in your comfort zone, sticking to what you know—then you are making a bet,” she said. “You are betting that your life, and the world, will stay the same. And let me tell you, you will lose that bet every time.”

It was the last Badger commencement for Chancellor Rebecca Blank.

“In my nine years leading this great university, some of my most memorable moments have been with our students,” Blank told graduates Saturday. “You have inspired—and occasionally challenged me—with your passion, enthusiasm, and curiosity. And I’ll admit you’ve given me a good laugh with some of your ‘Becky Blank’ memes.”

Barni Shiferaw, the senior class vice president and Saturday’s student commencement speaker, said the celebration came with mixed feelings.

“In the past few days, there have been a lot of lasts,” he told his fellow graduates. “The last class. The last test. The last day at The Terrace. The last night out on the town. And I’m not going to lie, it’s a bittersweet feeling. But that feeling means something. It’s a testament to the place this university holds in our hearts.”

For more information about UW-Madison, visit <http://www.wisc.edu>.

Here are the degree recipients from your area:

Hyattsville, MD: **Katarina Yocum**, College of Letters and Science, Doctor of Philosophy, Chemistry

—Mike Klein, *University of Wisconsin-Madison*

### UAlbany Announces Graduates of 178th Commencement

ALBANY, N.Y. (Aug. 2, 2022)—Marking the culmination of their hard work and success, the University at Albany celebrated more than 4,200 students who received their degrees at the University’s 178th Commencement. This includes summer, fall and winter semester recipients from the 2021–2022 academic year.

The following students have graduated from the University at Albany:

Capitol Hgts, MD: **Yourry Tapande-Ngombe**, Certificate of Graduate Study, Information Security

—Michael Parker, *University at Albany*

### Park University Announces Spring 2022 Graduates

PARKVILLE, Mo. (July 22, 2022)—Park University announces its Spring 2022 graduates. The list of graduates includes those from the University’s flagship campus in Parkville as well as its 40 additional campuses across the country and online worldwide.

The University had 963 students eligible to graduate—214 students received a master’s degree specialist degree and/or graduate certificate, and 749 students received a bachelor’s degree, associate degree and/or undergraduate certificate.

### List of Graduate Degrees Conferred

(Name, Degree Concentration [if applicable], Hometown and High School Attended [if provided])

*Graduate Certificate:*

**Tommy L. Butler**, Disaster and Emergency Management, Bowie, Md.

### List of Undergraduate Degrees Conferred

(Honors designation key ([at least 30 earned credit hours prior to the last term of enrollment at Park University]):

@ — Summa Cum Laude (3.9 to 4.0 grade point average)

# — Magna Cum Laude (3.7 to 3.899 GPA)

\$ — Cum Laude (3.5 to 3.699 GPA)

(Name, Degree Concentration [if applicable], Hometown and High School Attended [if provided])

*Bachelor of Science*

**Cheryl Ann Thomson**, Management, Woodbridge, Va. (attended Central High School, Capitol Heights, Md.)

*Associate of Science*

**Mervies U. Davies**, Construction Management, Waynesville, Mo. (attended Frederick Douglass High School, Upper Marlboro, Md.)

**Paige N. Lewis**, Management/Accounting, Joint Base Andrews, Md. (attended Carl Albert High School, Midwest City, Okla.)

*Undergraduate Certificate*

**Denise Ann Cornett**, Terrorism and Homeland Security, Warrenton, Va. (attended High Point High School, Beltsville, Md.)

—Brad Biles, *Park University*

# COMMUNITY

## Prince George's County Planning Department Announces Historic Property Grant Program Workshops

By PRESS OFFICER  
M-NCPPC

UPPER MARLBORO, Md. (Aug. 3, 2022)—The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission (M-NCPPC) will host virtual workshops on the Historic Property Grant Program. The County Historic Property Grant Program is designed to preserve, protect and enhance historic properties, encourage others to preserve, protect and enhance historic properties and to promote interest in and the study of historic properties. Grants

will be awarded for the rehabilitation, restoration, preservation, or acquisition of historic property. The grant program is administered by the Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission on behalf of the Prince George's County Planning Board.

Monday, Aug. 29  
2–3:30 p.m.

Tuesday, Sept. 6  
9:30–11 a.m.

Thursday, Sept. 15  
6–7:30 p.m.

Saturday, Sept. 24  
9:30–11 a.m.

M-NCPPC Historic Preservation Section staff will guide workshop attendees through the application process and instructions for the Historic Property Grant Program, explain the requirements for the preservation easement, and give examples of successful projects.

All workshops are free and open to the public,

but reservations are required. To register, please use the webform at the following link: <https://forms.office.com/r/fZnZ3usUq3>. Instructions on how to attend the virtual workshop will be sent to you via email after registration. Registration should be completed at least one business day before the start time of the workshop of your choice to ensure that you will have access.

For information about the Historic Property Grant Program, visit [pgplanning.org/466/Grants](http://pgplanning.org/466/Grants).

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is responsible for preserving, protecting, and managing the county's resources through high-quality planning services and growth management guidance. Visit our website, [www.pgplanning.org](http://www.pgplanning.org) to learn how you can become engaged in shaping the future of your community.



Exterior of the Aster, College Park



Virtual Staged Unit at the Aster, College Park

IMAGES COURTESY TBG PRESS TEAM (THE BRAND GUILD)

## Aster, New Mixed-Use Residential Community in the Heart of College Park, Is Now Leasing for August 2022 Move-Ins

393-Unit Residential Offering Brings Elevated Living to College Park Community Along with Curated Retail Including Trader Joe's, Crunch Fitness, Roots Natural Kitchen and Bandit Taco

By PRESS OFFICER  
Aster College Park

COLLEGE PARK, Md. (Aug. 1, 2022)—Today, Bozzuto, along with partners Terrapin Development Company and Willard Retail, announced leasing for Aster, an elevated, mixed-use residential community in College Park, offering move-ins starting in August 2022. The 393 unit, two-building complex connected by an amenitized, glass-walled skybridge, will deliver an ambitious 61,000-square-foot ground floor retail environment paired with abundant green spaces.

"We are incredibly grateful to be developing and building such

an extraordinary new community in our own backyard," said Toby Bozzuto, President and Chief Executive Officer, Bozzuto. "Together with our partners, it is our hope that we can continue to add to the vibrancy of College Park."

Located at 7150 Baltimore Ave, less than a mile from the University of Maryland's campus and the College Park Metro Station, the community's curated retail offerings will be anchored by a 14,662-square-foot Trader Joe's location and a Crunch Fitness location. Additional on-site retail options will include Roots Natural Kitchen, Bandit Taco, The Joint Chiropractic, Inspire Nail and All Care, paired with ample outdoor

dining and gathering space.

"We are proud to see Aster emerging as a key milestone in the reimagining of Downtown College Park. Bozzuto Development and Willard Retail have been incredible partners in moving our shared vision of serving the greater College Park community with essential retail offerings and gathering spaces forward," said Ken Ulman, President, Terrapin Development Company.

Aster's modern residences and more than 16,000 square feet of amenity offerings provide a thoughtfully designed living experience focused on connectivity and wellness. The project's iconic skybridge offers light-filled and

high-tech individual and coworking lounges which flow into a collection of social and wellness spaces that culminate in a stunning outdoor pool set within a landscaped courtyard with terraced gardens and grill areas. A curated artwork program featuring a collection of pieces by regionally local artists underscores the property's biophilic design characterized by natural materials, botanical art and greenery throughout the property.

Aster redefines apartment living in College Park with artfully-designed residences offering light-filled spaces, graciously proportioned rooms and elevated finishes. Each residence, ranging

from studios to three-bedrooms, features expansive, open floor plans allowing for the perfect space to live, work and entertain. Elevated finishes and features include two unique color finish packages, sustainable wood flooring and chef-inspired kitchens outfitted with state-of-the-art GE appliances, quartz countertops, tile backsplashes, custom islands and contemporary light wood tone cabinetry, as well as expansive balconies in select units.

Aster is now leasing with move-ins slated for August 2022. For more information on Aster, please visit [www.astercollegepark.com](http://www.astercollegepark.com) and follow on Instagram and Facebook @astercollegepark.

Terrapin Development Company (TDC) is a joint venture real estate and economic development entity created by the University of Maryland, College Park, and the University of Maryland College Park Foundation. TDC's mission is to create long term value for its members while transforming Greater

College Park into a vibrant, diverse and walkable community that attracts the best faculty, staff and students, and galvanizes a culture of research and entrepreneurship.

Willard Retail is a retail real estate development, consulting and investment management firm based in Bethesda, MD. Founded in 2015 by partners of JBGR Retail, Willard Retail delivers a depth of free-standing and mixed-use retail development experience with creativity and fresh thinking. The company's focus is on urban and suburban in-fill investments within the Mid-Atlantic that involve great retail.

Bozzuto is an experience-focused real estate company distinguished by their innovative developments, dedicated customer service, and top-rated workplace culture. With award-winning expertise in homebuilding, multifamily development, construction, and management, Bozzuto is devoted to delivering extraordinary experiences for those they serve. [www.bozzuto.com](http://www.bozzuto.com)

## Register Now for "The Woods in Your Backyard" Online Course

September 6 to November 15, 2022

Registration is now open for the fall 2022 session of "The Woods in Your Backyard" online course. Our self-directed, non-credit course runs 10 weeks from September 6 to November 15, 2022. The online format lets you access the content when it's convenient for you, without worrying about attending evening classes or weekend workshops.

The course will help landowners convert lawn to natural areas and enhance stewardship of existing natural areas. The course provides strategies to landowners of small parcels of land (1–10 acres) that improve the stewardship of their property for personal enjoyment and environmental quality. It uses a hands-on learning approach to help participants develop and implement a plan for their property. Activities include how to map habitat areas, understand basic ecological principles about woodland and wildlife, choose and implement a few habitat management projects, and how to set a timetable and record your progress. Online discussion groups will allow participants to interact with others taking the course. A certificate of completion is awarded when all assignments are completed.

The course costs \$95.00 per person, which includes the 108-page "Woods in Your Backyard" guide, workbook, and a tree identification guide. The course is limited to 25 participants, so sign up now! **Registration closes September 6, 2022** or when filled. Registration is through Eventbrite; go to [https://WIYB\\_Fall\\_2022.eventbrite.com](https://WIYB_Fall_2022.eventbrite.com).

For more information, go to [https://go.umd.edu/the\\_course](https://go.umd.edu/the_course) or contact course coordinator Andrew Kling, University of Maryland Extension, [akling1@umd.edu](mailto:akling1@umd.edu), 301-432-2767, extension 307.

## Governor Hogan Declares August as Immunization Awareness Month, Encourages Marylanders to Remain COVIDReady

State Has Administered Nearly 12.7 Million COVID-19 Vaccines

State Health Officials Encourage Families to Update Vaccines and Boosters During Back-to-School Appointments

By SHAREESE CHURCHILL  
Office of the Governor

ANNAPOLIS, Md. (Aug. 1, 2022)—Governor Larry Hogan today declared August as Immunization Awareness Month in the State of Maryland, encouraging Marylanders to stay COVIDReady by staying up to date on vaccines and boosters—especially as back-to-school season begins.

"The dominant BA.5 subvariant is a reminder of how important it is for Marylanders to stay up to date on vaccines and boosters, as well as routine immunizations," said Governor Hogan. "Through our COVIDReady Maryland plan, we will continue to maximize all of the available tools and treatments for preventing severe illness, and maintaining a state of readiness so that we are prepared to respond to emerging waves and variants."

Through the COVIDReady Maryland plan, the state continues to maintain a robust vaccination infrastructure of hun-

dreds of providers. With all the evolving guidance coming from the federal government, state health officials have launched a new "Are You Up-To-Date?" portal that will allow you to check your vaccination status within seconds. Find a vaccination clinic near you, or call 1-855-MD-GOVAX.

In addition, state health officials continue to stress the importance of making sure children receive their recommended immunizations against vaccine-preventable diseases.

Families can view official vaccination records online at MyIRMobile.com, a secure portal where users can access official copies of their records and those of their family members. Back-to-school immunization guidance is available here: <https://health.maryland.gov/phpa/OIDEOR/IMMUN/Pages/back-to-school-immunization-requirements.aspx>.

"We encourage all families to get the COVID-19 vaccine or booster during their

routine immunizations, an important step in keeping Maryland children strong, healthy, and COVIDReady," said Dr. Jilene Chan, Deputy Secretary for Public Health Services at the Maryland Department of Health. "Protect your children and your neighbors by contacting your local healthcare provider, the school nurse, or your local health department to ensure all your child's shots are up to date."

To date, the state has administered nearly 12.7 million COVID-19 vaccinations, including more than 3.1 million booster shots. More than 95% of Marylanders 12 and older have received a first dose; 88.9% of Marylanders 12–17 years old and 51.4% of Marylanders 5–11 years old have received a first dose. To date, 7.6% of Marylanders under 5 have received a first dose, ranking third in the nation.

# COMMENTARY

## Marc Morial

President and CEO, National Urban League



### To Be Equal:

## NBA Great Bill Russell Paved the Way for Two Generations of Social Activist Athletes

*"Racism cannot just be shaken out of the fabric of society because, like dust from a rug, it dissipates into the air for a bit and then settles right back where it was, growing thicker with time. Police reform is a start, but it is not enough. We need to dismantle broken systems and start over. We need to make our voices heard, through multiple organizations, using many different tactics. We need to demand that America gets a new rug."*

—Bill Russell

When current NBA players speak out against racism and social injustice, they might face criticism from right-wing media, like Laura Ingram's infamous "shut up and dribble" tirade, but they

have the backing of their union and of the league.

That wasn't the case in the 1950s and 1960s when Bill Russell risked not only his livelihood, but his very life, to demand equal treatment and respect.

When Milwaukee Bucks players refused to leave their locker room in response to the police shooting of Jacob Blake in August 2018, the NBA cancelled not only the Bucks' playoff game against the Orlando Magic, but every game that day. The WNBA, Major League Baseball, NHL, and Major League Soccer responded with boycotts of their own.

Sixty years earlier in 1961, Black players were refused service in their hotel's restaurant just before an exhibition game in Lexington, Kentucky.

Russell, along with four of his Black teammates and two Black members of the opposing St. Louis Hawks, walked out, but the game went ahead as scheduled. One of the striking Hawks, rookie Cleo Hill, never played another season.

After the walkout, Celtics owner Walter Brown vowed "never to subject my players to that embarrassment again."

That was the same year Russell first met a 14-year-old who idolized him: Lew Alcindor, later known as Kareem Abdul-Jabbar, who kept a 1956 photo of Russell, then a University of San Francisco track and field star, competing in the high jump.

"There was something else about that photo that affected me even more than Bill's amazing performance," Abdul-Jabbar wrote. "If you do a search of the image, you'll find that most versions are cropped to frame Bill flying up over the bar. Yet, if you see the complete photo, you'll see about three dozen white people watching him, most of them frowning, glaring, or just staring. But standing beside the post is one young Black kid with a smile on his face. A kid who suddenly saw the possibilities for achievement, despite a crowd of mostly white faces who maybe saw the future of sports in America—and didn't like what they saw."

Abdul-Jabbar would join Russell in what became to be known as the Cleveland Summit of 1967—a meeting of the nation's top Black athletes regarding Muhammad Ali's refusal to be drafted into the Army. After subjecting Ali to tough ques-

tioning about his motives and beliefs, the group decided to back his decision. Russell later told Sports Illustrated,

"I envy Muhammad Ali. He faces a possible five years in jail and he has been stripped of his heavyweight championship, but I still envy him. He has something I have never been able to attain and something very few people I know possess. He has an absolute and sincere faith. I'm not worried about Muhammad Ali. He is better equipped than anyone I know to withstand the trials in store for him. What I'm worried about is the rest of us."

Any serious debate about the greatest NBA player of all time surely would cite Russell's record 11 championship rings and his unrivaled defensive stats. But what made Russell the GOAT, to quote Washington Post sports columnist Thomas Boswell, "was ferocious, indomitable seriousness of purpose, wedded to elite intelligence ... His presence, his competitive menace, his fearless, reckless abandon in midair and his desire to glare into the opponent's psyche and break some crucial gear made him exhilarate and frightening to watch."

Russell never put his love for the game above the fight for dignity and racial justice. In his final years, he was heartened by the wave of Black Lives Matter protests that swept the nation. As we mourn his passing, we share his unflagging hope that these kinds of strange days are forever behind us, and that real, lasting change will finally be realized."

—August 5, 2022

## Marian Wright Edelman

Founder and President Emerita, Children's Defense Fund



### ChildWatch:

## "We Belong in History"

*History is important. If you don't know history it is as if you were born yesterday. And if you were born yesterday, anybody up there in a position of power can tell you anything, and you have no way of checking up on it.*

—Howard Zinn

Earlier this week staff at the Children's Defense Fund-Texas joined students, parents, teachers, and coalition members of Teach the Truth: Texans United Against Censorship in Education at a State Board of Education meeting on proposed changes to the state's social studies curriculum. Texas is one of many states reexamining what history schools will be expected and allowed to teach, and when young people were given their turn to speak, current Texas middle school, high school, and college students shared comments like these:

"We deserve to have ourselves reflected in the courses we study."

"It's important to accurately teach history to prepare your future leaders to make informed decisions with proper historical con-

text. It is just as important for students to understand the diversity of the human experience."

"I'm here as a student to ask for a public education system with an accurate representation of the history of America."

CDF-Texas Youth Civic Education and Engagement Intern Alisha Tuff put her thoughts this way: "It is time to strengthen African American/Black, Latino, Hispanic, Asian, Pacific Islander, Indigenous, women, and LGBTQ+ voices in the curriculum. This country was built on the backs of many of these people. It is time to honor all of our experiences. We are going to be the generation that changes things ... We will not allow the white-washing of our ancestors' experiences to prevail. We have the power to influence education reform, and our collective voices will lead to the education we deserve. We are the protectors of our ancestors' stories. We belong in history, and we will no longer allow our existence and history to be tarnished."

I was blessed to have Howard

Zinn as one of my own history professors and mentors at Spelman College. An eloquent chronicler of The People's History of the United States, the Civil Rights Movement, and the longings of the young and the poor and the weak to be free, he understood and taught us the importance of history. He also taught us to stand up and feel empowered to act and change our own lives and the community and region in which we lived. This is a lesson these students already understand. Young people are speaking up, and their voices are yet another reminder that all children need to be taught the full truth about their own and others' history in our increasingly multicultural nation and world; that Black, Native American, Latino, Asian American, LGBTQ, immigrant, and women's history are all American history; and that none of our children can afford miseducation and ignorance about the rainbow of others around them. Only the truth will set us all free!

—August 5, 2022

## Van Hollen: Inflation Reduction Act Marks Transformative Progress on Climate Change, Prescription Drug Costs, and Corporate Tax Reform

Legislation includes provisions from Van Hollen's HOPE for HOMES Act and Clean Energy Accelerator proposal

WASHINGTON (Aug. 7, 2022)—Today, U.S. Senator Chris Van Hollen (D-Md.) released the following statement applauding the passage of the Inflation Reduction Act, legislation to confront climate change, lower prescription drug prices for seniors, and lower costs for all Americans, which includes key provisions from the Senator's HOPE for HOMES Act and his and Senator Markey's Clean Energy Accelerator (National Climate Bank) proposal:

"This is a historic win for the American people. With today's passage of the Inflation Reduction Act, we're taking action to address some of the biggest challenges our nation faces: the worsening climate crisis, sky-high prescription drug costs, a tax code that unfairly puts corporations and the wealthy before working Americans, and inflation. This bill will address each of these challenges head-on, while reducing our national debt and creating thousands of good-paying jobs.

"I was proud to author two key provisions that

are included in this proposal: one will provide rebates to help Americans make their homes more energy efficient so they can reduce their heating and cooling bills. The other provision creates a Greenhouse Gas Reduction Fund, which will provide resources that can be used to launch a National Climate Bank to partner with the private sector and community-based lenders to make an array of investments in clean energy technologies and energy efficiency improvements. This will serve as a force multiplier for the development and deployment of clean energy, with a large focus on underserved communities.

"We face a pivotal moment in our nation — from our fight against the climate emergency, to our battle to lower the costs of prescription drugs and other important needs, to our efforts to build an economy that invests in more prosperity and opportunity for all Americans. This transformative measure will help build a better future for our nation and our world."

## Hoyer, Secretary Marty Walsh Highlight Apprenticeship Opportunities in Maryland at the International Masonry Training and Education Foundation

BOWIE, Md. (Aug. 4, 2022)— [Last Thursday] afternoon, Congressman Steny H. Hoyer (MD-05) and Secretary of Labor Marty Walsh hosted a roundtable and tour at the John J. Flynn BAC/IMI International Training Center at the International Masonry Training and Education Foundation (IMTEF) in Bowie. The IMTEF provides critical support to workers through registered apprenticeship opportunities that provide economic mobility and good family-supporting jobs. During the visit, Congressman Hoyer and Secretary Walsh discussed the just-passed CHIPS and Science Act, which will bolster domestic manufacturing of semiconductors, reduce dependence on foreign supply chains, and give workers and small businesses the tools they need to make it in America.

"Making registered apprenticeship opportunities more accessible to American workers not only ensures they receive the training and skills they need to build meaningful careers, but also allows the U.S. to maintain our competitive edge in this twenty-first century global economy," said Congressman Hoyer. "I was glad to host this roundtable with Secretary of Labor Marty Walsh, apprentices, and labor leaders at the IMTEF today to discuss the progress Maryland has made on expanding registered apprenticeship and job training programs. As a key part of my Make It In America agenda, I was proud to vote for and send the historic CHIPS and Science Act to the President, which will be essential to bolstering our supply chain and creating opportunities for American workers. I look forward to continuing to work alongside the Biden-Harris administration to advance the goals of the Make It In America agenda to ensure our workers have the tools they need to get ahead."

"Registered Apprenticeship is a proven model to connect workers to good jobs—a key priority for the Biden-Harris administration and for Congressman Hoyer," said Secretary of Labor Marty Walsh. "The IMTEF offers critical workforce development and training that ensures workers can support their families and create a rewarding career. Bolstering

job training across industries is a major part of making more products in America, which is a key component of the recently passed CHIPS Act. I look forward to continuing working with Congressman Hoyer to ensure and robust investment in Registered Apprenticeship to support communities and our nation's economy."

"We appreciate Secretary Walsh, Congressman Hoyer, and others taking the time to tour our facility and speak with our members," said BAC Local 1 Maryland, Virginia, and District of Columbia Secretary-Treasurer Pedro Clavijo. "Apprenticeships change lives every day. BAC apprentices receive the best training, benefits and job opportunities in the construction industry. Over 3-4 years, apprentices earn money while they train on-the-job and in the classroom. They are able to access health care and other member benefits for themselves and their families. Through this process they master a craft that is in demand across the country."

"Registered Apprenticeship has long been recognized as the most practical and efficient training system to meet the construction industry's needs for a continuing supply of a skilled workforce," said IMI/IMTEF

President Caryn Halifax. "The International Training Center is the jewel in the crown of our apprenticeship system. Here, we give new craftworkers the training they need to be productive on the job from day one, train instructors to the highest standards and latest curriculum, and advance policies that ensure equitable and diverse training experiences."

"Skilled labor is important. Not everyone can be a doctor or lawyer," said BAC Local 1 Maryland, Virginia, and District of Columbia Secretary-Treasurer Pedro Clavijo. "You can make good money being a union mason. This career allows them to provide for their families and contribute to their communities, which strengthens the economy."

"Being an apprentice with BAC is all about developing tangible skills that cannot be taken away from you, no matter what," said BAC Local 1 Maryland, Virginia, and District of Columbia stone apprentice Peter Thuronyi. "I like being able to see and point to the work that I've done. I admire how this program is all about people coming together and creating a standard of living that's increasingly rare."

## The Prince George's Post

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# BUSINESS AND FINANCE

## BOWIE BIC (Business Innovation Center)

### Sales Strategies Open Door One-on-One Sessions

August 25, 2022

11 a.m. - 2 p.m.

In person

Free, Register at:

<https://www.eventbrite.com/e/entrepreneur-open-door-sales-strategies-one-on-one-tickets-396816106657>

The Bowie Business Innovation Center (Bowie BIC) offers a FREE Sales Strategies Open Door Session for entrepreneurs and small businesses hosted by Thomas Ellis, President and Chief Sales Coach, WEC Consultants. Thomas will be available to meet One-on-One in person at the Bowie Business Innovation Center with entrepreneurs and early stage companies who have questions related to Sales Strategies.

Bowie Business Innovation Center  
14000 Jericho Park Road  
ELLC A-130  
Bowie, MD 20715

## Social Security Matters

### Ask Rusty:

## Do My Canadian Earnings Count Toward US Social Security?

By RUSSELL GLOOR,

National Social Security Advisor at the AMAC Foundation, the non-profit arm of the Association of Mature American Citizens

**Dear Rusty:** I am a 62 year old Canadian holding a green card and I have lived in the U.S. for nearly twenty-three years. For 19 years prior I contributed to the Canada Pension Plan (CPP) which is the equivalent of U.S. Social Security. I am contemplating retirement in the U.S. and have been told that I can draw my old age pension from either the U.S., or from Canada, but I cannot draw from both.

My 19 years of contributions to the Canadian Pension Plan are not accounted for in the calculation of my U.S. SS benefits. Conversations with the U.S. Social Security office suggested that my contributions to the CPP would "probably" be applied to my U.S. pension upon application for benefits. However, the individual I spoke with was not sure how that would work. Do you know the process for having my Canadian earnings transferred to my U.S. SS account and how I might find out what my combined benefits will be? **Signed: Retiring Canadian**

**Dear Retiring Canadian:** Allow me to clarify how things work under the bi-lateral agreement between the U.S. and Canada. Although you worked and contributed to CPP while living in Canada, your earnings in Canada do not count when computing your U.S. Social Security benefits (nor do your U.S. earnings contribute to your CPP benefit entitlement). Although the bi-lateral U.S./Canada agreement permits earnings credits from both countries to be combined to gain eligibility for benefits, computation of benefit amounts in each country uses only dollars earned in-country. Thus, your U.S. entitlement is based only on your U.S. earnings.

Because of your years contributing to the Canadian program, you are also eligible to separately collect a CPP pension, and you can apply for your CPP pension through your local U.S. Social Security office by submitting SSA form CDN-USA1. Your local SS office can provide the correct form and needed guidance to apply for your CPP benefits. You should be aware, however, that collecting your CPP pension will impact the amount of your U.S. benefit because of a U.S. regulation known as the Windfall Elimination Provision (WEP). WEP reduces the U.S. Social Security benefit for anyone who has a pension earned separately without contributing to Social Security (that includes some U.S. state & local government employees, as well as those who have a pension from another country).

Your U.S. benefit will be computed using a special WEP formula which considers the number of years you contributed to the U.S. program from "substantial earnings." Assuming you have 23 years of substantial U.S. earnings from which you contributed to the U.S. SS program, your U.S. benefit will be reduced by approximately 35%. Your CPP pension will cause WEP to apply, which will reduce your U.S. pension, but it cannot reduce it by more than 50% of your CPP benefit amount.

FYI, WEP and international benefits are complex topics, and it's not especially unusual that SS representatives you first encounter (e.g., on the phone) aren't fully versed in how those benefits work. You may wish to make an appointment to apply for your CPP benefits in person at your local Social Security office and at the same time obtain more specific information on how WEP will affect your U.S. Social Security benefits. That may require speaking with a senior person who is well versed in WEP and international pensions.

Finally, be aware that at age 62 your U.S. benefit will be further reduced because you haven't yet reached your full retirement age (which is 66 years and 10 months). Be aware, too, that until you reach your full retirement age, you'll be subject to Social Security's earnings test, which limits how much you can earn before some benefits are taken away.

The 2.4 million member Association of Mature American Citizens [AMAC] [www.amac.us](http://www.amac.us) is a vibrant, vital senior advocacy organization that takes its marching orders from its members. AMAC Action is a non-profit, non-partisan organization representing the membership in our nation's capital and in local Congressional Districts throughout the country. And the AMAC Foundation ([www.AmacFoundation.org](http://www.AmacFoundation.org)) is the Association's non-profit organization, dedicated to supporting and educating America's Seniors. Together, we act and speak on the Association members' behalf, protecting their interests and offering a practical insight on how to best solve the problems they face today. Live long and make a difference by joining us today at [www.amac.us/join-amac](http://www.amac.us/join-amac).

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## CJR Development Announces New Internship Program for Young Men

By PRESS OFFICER  
CJR Development

HILLCREST HEIGHTS, Md. (Aug. 3, 2022)—The partners at CJR Development, Nicole Cober and Harold Johnson, created an internship to encourage career exploration among young boys ages 12 and 15. "There are so many careers in the development world. We wanted to be proactive and show the young men how many opportunities exist when we are building and taking care of our neighborhood," said Cober. "Not only do the boys do daily chores of cleaning up the neighborhood, but they also serve as greeters in the neighborhood, specifically for the senior citizens who are members of the Lewis, a new active seniors' community," she continued. Initially, the program was a response to the spike in property crime among the Towne Square community by young boys around the same age as the participants. With the introduction of the internship, the community is starting to see positive changes in their youth. Gavin Stewart, a program participant

expressed his enthusiasm about the program, stating, "I really enjoyed our engineering week. We got to work on projects, create structures, and ask questions about their stability." Even those connected to the boys are witnessing the growth. Gavin's father, Damien Stewart, mirrored his son's sentiment, saying, "Thank you for creating this program. My son now talks more about construction and engineering than he does basketball."

During the program, the boys learned about day-to-day careers and responsibilities for different facets in the development world such as real estate, architecture, engineering, construction management, finance management, and the law. In addition to learning about development, the internship teaches the participants valuable life skills to create well-rounded successful youth. Cober explained, "The boys also received financial literacy information, set up a bank account, and deposited their weekly stipend into their checking account. They now must budget for meals and clothing. To ensure the boys receive

the most accurate experience of having a career and maintain consistency throughout the program, Cober and Johnson implemented a system to help the participants learn responsibility. "If they lose a uniform piece or if they are late, it's deducted from their salary. I wanted to make sure that they really start to see the value of money and the value of their time and mine," laughed Nicole Cober.

Cober and Johnson hope to expand this program to their other development and hope that the county will be a partner with them in the future. They think that this is an excellent career development opportunity for young people to receive hands-on experience for their professional lives.

CJR Development is a full-service company that prides itself on transforming communities across the globe and partnering with global developers to deliver healthy communities. For businesses interested in partnering with CJR Development, reach out to Karrington Duncan at [kduncan@thejcrgroup.com](mailto:kduncan@thejcrgroup.com) to receive more information.

## The Six from A1

also injects capital into an Opportunity Zone, thus achieving regional and federal goals with its construction and future operations.

Located at 6400 America Boulevard, The Six will feature over 21,000-square-foot of thoughtfully designed, community-centered amenity space including a dual-level fitness center, lush courtyard with ample gathering space and a rooftop pool terrace with fireplaces and grilling stations. Residents will also have premier access to a dedicated pet spa with grooming stations and ample bicycle parking and bike workshop for reduced carbon-emissions commutes.

Amenity spaces, designed by STU-DIOS Architecture, accentuate textural and hand crafted themes found in artistic hubs to foster an atmosphere that inspires the creativity of future residents and emphasizes wellness and connection to nature. The retreat-style residences feature open floor plans and luxurious features for reimagined, modern living. The Six is nestled in an urban, highly walkable community with an eclectic, thriving Arts District complete with galleries, parks, nightlife, shopping, breweries and restaurants. The residences are easily accessible with nearby access to

the Hyattsville Crossing metro station and just eight Metro stops from DC's Central Business District.

Pre-leasing is projected to begin Q2, 2024. To learn more about The Six, please visit [thesixliving.com](http://thesixliving.com).

Perseus TDC, an affiliate of Transwestern Development Company, invests alongside its financial partners in well-located Washington, D.C., metro area properties, adding value through skilled entitlement planning, design, risk management and operations. The firm draws upon its principals' expertise in developing office, hospitality, multifamily, retail and mixed-use real estate, refined through decades of experience. Based in Washington, D.C., Perseus TDC wields the capabilities of a national firm with the dexterity of a local developer. Visit [perseustdc.com](http://perseustdc.com) for more information.

Transwestern Development Company (TDC®) creates value through the execution of development projects for itself, its partners and valued clients throughout the United States. Part of the Transwestern companies, the diversified business develops logistics, multifamily, office, mixed-use and healthcare properties, with a pipeline of projects in process or completed since 2012 exceeding \$7.1 billion.

Griffin Capital is a leading alternative investment asset manager headquartered in El Segundo, California. Founded in 1995, Griffin Capital has owned, managed, sponsored or co-sponsored investment programs encompassing approximately \$22 billion in assets. The Company's senior executives and employees have co-invested over \$300 million in various investment verticals, aligning Griffin Capital's interest with those of its more than 200,000 investors. The Company leverages the breadth and depth of its cycle tested investment management teams to capitalize on long-term economic trends and secular growth opportunities in the real estate sector through direct investment strategies.

1. Includes estimated total project costs for assets under construction. Additional information is available at: [www.griffincapital.com](http://www.griffincapital.com)

Eagle Bancorp, Inc. is the holding company for EagleBank, which commenced operations in 1998. EagleBank is headquartered in Bethesda, Maryland, and conducts full service commercial banking through 17 offices, located in Suburban, Maryland, Washington, D.C. and Northern Virginia. EagleBank focuses on building relationships with businesses, professionals and individuals in its marketplace.

## Watershed from A1

"Most of the project efforts are focused on agriculture, with a side conversation about urban and other nonpoint sources, but it's really about the nutrients and how the transport of nutrients from land affects water quality in the Bay," said Toor. "Having this project at AGNR allows us to demonstrate our familiarity with our local resources and allows us to provide research-based science to help make policy decisions that take our farmers into consideration."

The work encompasses several objectives that will support the implementation of best management practices and provide better data inputs into models that inform programs and policies related to water quality goals for the Bay and its tributaries throughout the watershed region.

"One of the EPA's main goals is protecting water quality, and the best tool they have is the Chesapeake Bay model to help understand agricultural nutrient loads from different places in the watershed," Toor said.

"We want to improve agricultural model input data...to more accurately represent current agricultural contributions of nutrients and sediments to the tidal Chesapeake Bay and its tributaries," said Mark Dubin, Senior Agricultural Advisor on the project. Dubin devises research projects in partnership with other universities and agencies to develop more robust and accurate information on input sources and their variability to close identified gaps in the model. A member of the project since 2006, Dubin also assists agencies and partners with developing approved methods to track, report, and verify implemented Best Management Practices (BMPs) to reduce nutrient and sediment pollution.

"There are a lot of complicated factors in tracking nutrient inputs, so the model has to consider those factors," said Toor. "There's variability in the landscape, and the model tries to capture that variability."

The Chesapeake Bay model informs each state's Watershed Implementation Plan (WIP) regarding how much nitrogen and phosphorus from nonpoint sources like agriculture and urban stormwater, is allowed to run off into tributary waters. This amount is the region's Total Maximum Daily Load, or TMDL, and each region/state has a target TMDL determined by the numerous factors in the Chesapeake Bay model.

Decisions on regional TMDLs and BMPs, like field buffers



PHOTO BY MATT RATH/CHESAPEAKE BAY PROGRAM

Members of the Watershed Stewards Academy construct a rain garden in Severna Park, Md., on April 10, 2010.

or cover crops, are informed through a comprehensive collaboration by the Chesapeake Bay Program Agricultural Workgroup (AgWG). This group of stakeholders, made up of county, state and federal government agencies, non-governmental organizations, industry representatives, and university scientists, provides expertise in agriculture management, scientific research, programs, and policies, says Loretta Collins, Coordinator of the AgWG.

"The AgWG provides expertise on the latest findings in research related to best management practices in agriculture and identifies areas where more needs to be understood," said Collins, who has been a part of the project for over five years.

"We have a unique thing in that we coordinate all agriculture activities around the Chesapeake Bay, so the workgroup discusses things happening in the federal landscape, and what things are on the horizon that could potentially be affecting farmers," said Toor. Then, the workgroup is given the problem, members discuss the issue with subject matter experts, and the panel makes recommendations and produces a report, which is escalated to the EPA's Water Quality Goal Implementation Team, Toor said. "It's all a matter of compromise—how can we get

# DELICIOUS SUMMER

## Sweet Summer Treats that Beat the Heat

**FAMILY FEATURES**

**W**hether your family's ideal summer day consists of swimming, hiking, biking or simply enjoying the sunshine, all that time in the heat calls for a sweet way to cool off. It's hard to beat a homemade treat loaded with favorite summertime flavors that's as cold and creamy as it is sweet and delicious.

For a lighter, better-for-you solution, this Watermelon Gelato has about half the fat and fewer calories than traditional ice cream but with equally mouthwatering flavor. In fact, the word "gelato" means "ice cream" in Italian, and while the two frozen desserts have much in common, gelato is typically lower in fat with more density.

If you're looking for an added touch of tastiness, try adding a few chocolate chips to the mix in the last few minutes of churning in your ice cream maker, or simply add some on top before serving.

When a summer weekend offers opportunities for morning kitchen lessons with the kiddos, they can help measure ingredients for Watermelon Ice Cream Bars and watch the magic happen as you mix up a watermelon curd, homemade crust and whipped cream. Once your creation freezes completely throughout the day, turn out and cut into bars for a cold afternoon treat following all that fun in the sun.

While sweet and tasty, these desserts also provide a bite of hydration with the power of watermelon, which is 92% water for a delicious way to rehydrate. According to the Centers for Disease Control and Prevention, daily fluid intake is defined as the amount of water consumed from foods, plain drinking water and other beverages, meaning you don't have to rely only on what you drink to meet your fluid needs.

Because what you eat also provides a significant portion of daily fluids, fruits and vegetables like watermelon can help you and your family stay hydrated for whatever summer days bring your way.

Find more sweet summer recipe ideas at [Watermelon.org](http://Watermelon.org).



### Watermelon Ice Cream Bars

Servings: 8

**Watermelon Curd:**

- 3/4 cup watermelon juice
- 2 tablespoons lime juice
- 1/2 cup honey
- 1 pinch salt
- 3 eggs, lightly beaten
- 1/2 cup butter (1 stick), cut into small cubes

**Crust:**

- 8 graham crackers, crushed
- 2 tablespoons honey
- 1 pinch salt
- 4 tablespoons butter, melted and cooled
- basil leaves, for garnish

**Whipped Cream:**

- 1 cup heavy whipping cream

To make watermelon curd: In medium, heavy-bottomed saucepan, combine watermelon juice, lime juice, honey and salt. Stir to combine then add eggs.

Place pan over medium heat and cook, adding cubed butter to pan and stirring constantly, until mixture

thickens and coats back of wooden spoon. Immediately remove from heat and carefully pour through fine mesh sieve. Cool completely in refrigerator.

To make crust: Preheat oven to 350 F.

In food processor, pulse graham crackers until rough crumbs form. Add honey, salt and melted butter; pulse until mixture resembles wet sand.

Line 8-by-8-inch pan with parchment paper then press graham cracker mixture into bottom of pan in even layer. Bake crust about 10 minutes, or until just beginning to brown. Allow crust to cool completely.

To make whipped cream: When crust and curd are completely cooled, in large bowl, whip cream until stiff peaks form.

Gently push cream to one side of bowl and pour in watermelon curd. Using spatula, gently fold cream and watermelon curd together until no streaks are visible.

Pour creamy watermelon mixture over graham cracker crust. Freeze dessert completely, 4-6 hours or overnight.

When ready to serve, loosen sides with small spatula or butter knife. Turn out onto cutting board and use large spatula to flip so graham cracker crust is on bottom. Cut into eight bars and top each with basil leaf.

### Watermelon Gelato

Servings: 8

- 2 cups pureed watermelon
- 1/2 cup sugar
- 1 1/2 tablespoons cornstarch
- 1 cup fat-free half-and-half
- 3 tablespoons lemon juice
- 1/2 cup whipping cream

In blender, blend watermelon, sugar, cornstarch, half-and-half, lemon juice and whipping cream until smooth.

Using ice cream maker, process gelato according to manufacturer's instructions.



# Savor the Flavors of Summer

**FAMILY FEATURES**

**B**ringing your family together for a meal that tastes like summer is what the season is all about. If you're spending an evening firing up the grill, flipping on the oven, forming a homemade salad or anything in-between, the time spent together enjoying warm weather flavors is what everyone truly craves.

Your next backyard meal can start with a flavor infusion from Newman's Own Garlic Vinaigrette & Marinade, a versatile option that can be tossed with salads or added to proteins before cooking. Made with premium ingredients and a special blend of herbs and spices, it sets itself apart by mixing garlic into the dressing in four different forms — minced, powder, granulated and chopped — to deliver a delightfully bold and zesty flavor with every bite.

Take advantage of its mouthwatering taste with these Summer Shrimp and Squash Kebabs, an easy way to bring loved ones together both before and during the meal. Put an adult in charge of heating the grill while the entire family works together to marinate a concoction of shrimp, tomatoes, corn, red onion, squash and zucchini before threading onto skewers that are ready to hit the grates.

If hot weather means lighter fare is on the menu, this Mediterranean Orzo Salad can be ready in mere minutes. Just toss together a handful of tantalizing ingredients for a simple bite of summer that's perfect as a meatless meal or al fresco side dish. Or you can turn it into a quick weeknight dinner by adding cooked chicken, shrimp or a protein of your choice.

After a day of fun in the sun, some nights call for a quick and easy solution that lets the oven do the work for you. When pizza cravings strike, consider an option like Newman's Own Stone-Fired Crust Pizzas that bring authentic, Italian pizza with lightly blistered crusts to your kitchen table. Available in three authentic flavors — Margherita, Quattro Formaggi (Four Cheese) and Spinaci & Formaggi (Spinach & Cheese) — the light, airy, slightly crispy crust is ready to devour after just 10 minutes in the oven.

Find more summer meal solutions at [NewmansOwn.com](http://NewmansOwn.com).



Mediterranean Orzo Salad

### Summer Shrimp and Squash Kebabs

Servings: 4 (2 skewers per serving)

- 8 wooden skewers (12 inches each)
- 1 cup Newman's Own Garlic Vinaigrette & Marinade, plus additional for serving
- 16 large shrimp, peeled and deveined
- 16 cherry tomatoes
- 2 ears fresh corn, each cut into 1-inch pieces
- 1 large red onion, cut into 1-inch wedges
- 2 yellow squash, sliced 1/2-inch thick
- 2 zucchini, sliced 1/2-inch thick

Soak skewers in water at least 30 minutes.

In large bowl, combine vinaigrette, shrimp, cherry tomatoes, corn, red onion, yellow squash and zucchini; marinate 30 minutes-1 hour.

Preheat grill to medium heat. Skewer pieces of cherry tomato, shrimp, corn, zucchini, red onion and yellow squash on wooden skewer. Repeat with remaining ingredients and skewers. Grill kebabs about 8 minutes, turning frequently until shrimp and veggies are cooked. Serve with additional vinaigrette.

### Mediterranean Orzo Salad

Servings: 4

- 2 cups cooked orzo
- 2 mini cucumbers, thinly sliced
- 3/4 cup cherry tomatoes, quartered
- 1/2 cup canned chickpeas, drained and rinsed
- 1/2 cup arugula
- 1/4 cup pitted Kalamata and green olives, cut in half
- 1/4 cup crumbled feta cheese
- 1/3 cup Newman's Own Garlic Vinaigrette & Marinade, plus additional for serving (optional)

In large bowl, combine orzo, cucumbers, tomatoes, chickpeas, arugula, olives and feta cheese. Toss with vinaigrette.

Serve with additional vinaigrette, if desired.



Summer Shrimp and Squash Kebabs

