

National View
Project update

18 February 2026

 **PETRA**

Project Status

Detailed Site Plan

Approved by Planning Board

The following drawings provide an overview of the look and feel of the project.

They represent the project design and several critical public components.



WEST AERIAL VIEW



SOUTHWEST AERIAL VIEW



DBI
A GF COMPANY

Specialist
LANDSCAPE ARCHITECTURE AND CONSULTING
ENGINEERING

Owner
NATIONAL VIEW DEVELOPMENT, LLC

Project Manager
[Redacted]

Architect
[Redacted]

Engineer
[Redacted]

Scale
1/8" = 1'-0" (SEE DETAILED SITE PLAN)

Project Name / Location
NATIONAL VIEW DEVELOPMENT
PRINCE GEORGES CO., MD
20746

[Redacted]

DBI Project Number
2534-001

File Path
[Redacted]

File
BUILDING
PERSPECTIVE VIEWS

Sheet
[Redacted]

G-001

Scale
NTS

Project overview

These images are arial views of the main buildings and public spaces of the project



PERSPECTIVE FROM CREE DR.



PERSPECTIVE FROM CREE DR.



Consultant
 CIVIL, SITE, CIVIL AND CONSULTING
 ENGINEERING

Owner
 NATIONAL VIEW DEVELOPMENT, LLC

Project Manager

Designer

Renderer

View
 0100000 - DETAILED SITE PLAN

Project Name / Location
 NATIONAL VIEW DEVELOPMENT
 PRINCE GEORGES CO., MD
 20746

View Project Number
 0034-001

File Path

File
 BUILDING
 PERSPECTIVE VIEWS

Sheet

G-003

Scale
 NTS

Project overview

These images are arial views of the main buildings and public spaces of the project

Building Information

No of buildings

6

Building type

Multi-family Rental

Age Restricted (55+) Rental

Building A

214 Multi-family units

Ground Floor Retail/Commercial

Building B

361 Multi-family units

Ground Floor Retail/Commercial

Building C

435 Multi-family units

Ground Floor Retail/Commercial

Police sub station part of commercial

Building D

227 Age Restricted (55+) units

Ground Floor Retail/Commercial

Building E

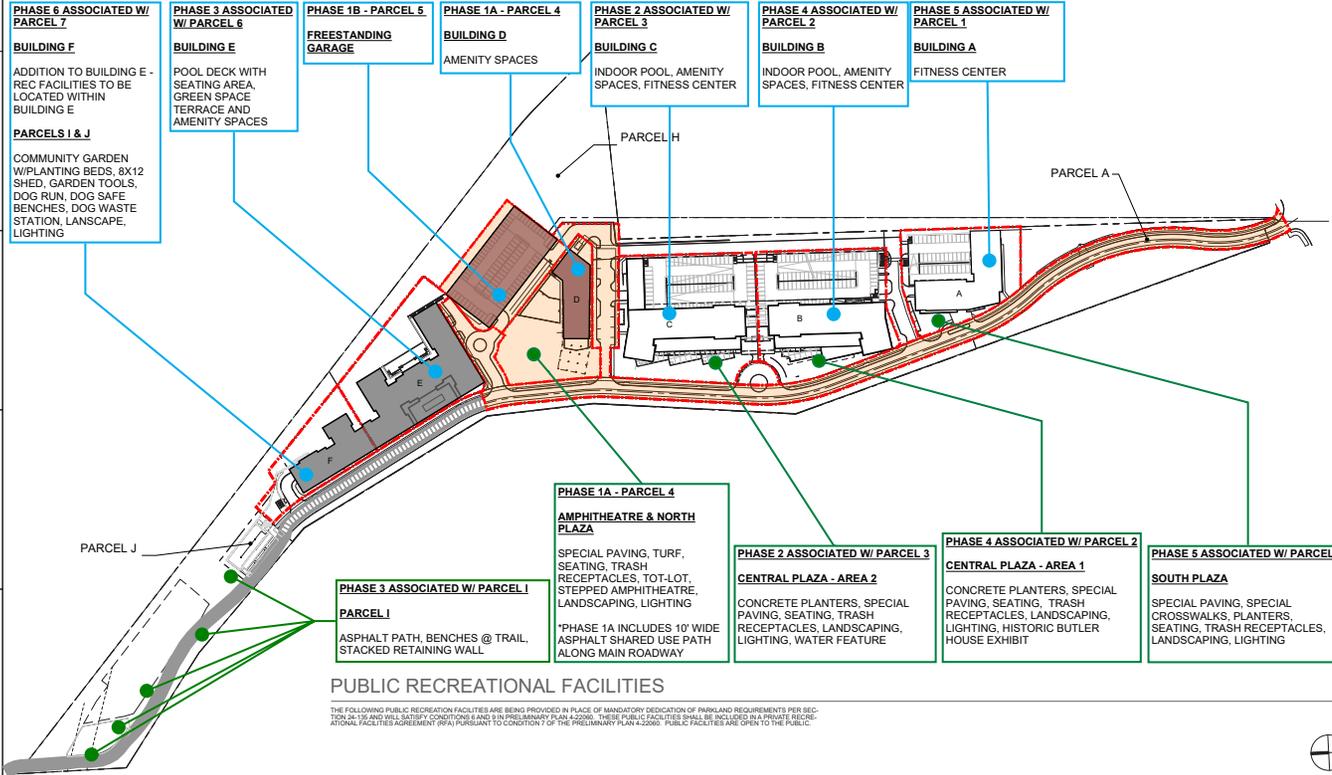
181 Age Restricted (55+) units

Building F

97 Age Restricted (55+) units

PRIVATE RECREATIONAL FACILITIES

THE FOLLOWING PRIVATE FACILITIES ARE FOR RESIDENT USE ONLY AND SHALL NOT BE INCLUDED IN A PRIVATE RECREATIONAL FACILITIES AGREEMENT (PRA) PURSUANT TO CONDITION 7 OF PRELIMINARY PLAN 4-2000. THE PRIVATE FACILITIES SHALL NOT BE SUBJECT TO A SEPARATE RECREATION FACILITIES BOND DESCRIBED IN CONDITION 8 OF PRELIMINARY PLAN 4-2000. THE PRIVATE FACILITIES WILL BE BONDABLE AS PART OF THE PERFORMANCE BONDS ASSOCIATED WITH THE BUILDING PERMIT FOR EACH BUILDING. PRIVATE FACILITIES ARE NOT OPEN TO THE PUBLIC.



PUBLIC RECREATIONAL FACILITIES

THE FOLLOWING PUBLIC RECREATION FACILITIES ARE BEING PROVIDED IN PLACE OF MANDATORY DEDICATION OF PARKLAND REQUIREMENTS PER SECTION 24.130 AND WILL SATISFY CONDITIONS 8 AND 9 IN PRELIMINARY PLAN 4-2000. THESE PUBLIC FACILITIES SHALL BE INCLUDED IN A PRIVATE RECREATIONAL FACILITIES AGREEMENT (PRA) PURSUANT TO CONDITION 7 OF THE PRELIMINARY PLAN 4-2000. PUBLIC FACILITIES ARE OPEN TO THE PUBLIC.

RECREATIONAL FACILITIES NOTES

1. ADDITIONAL DETAILS ON AMENITIES (SUCH AS SITE FURNISHINGS, PAVING OPTIONS, SIGNAGE, AND LIGHTING OPTIONS) TO BE PROVIDED FOR THE PROPOSED RECREATION FACILITIES ARE SHOWN ON SHEETS L-110 - L-123, SHEETS L-212 - L-213, AND SHEETS L-206 - L-208.
2. AMENITIES PROVIDED IN LIEU OF MANDATORY DEDICATION OF PARKLAND, PER CONDITION 8 OF PPS 4-22000.
3. ALL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR EACH PHASE OF DEVELOPMENT, AS SHOWN ON THE PHASING PLAN.
4. REQUIRED SWM FACILITIES ARE NOT INCLUDED IN THE RECREATIONAL FACILITIES COST ESTIMATE.

LEGEND

- EXTENT OF PEDESTRIAN TRAIL CONSTRUCTED WITH PHASE 1
- EXTENT OF PERMANENT PAVED ROAD CONSTRUCTED WITH PHASE ASSOCIATED W/ PARCEL 6
- PHASE 1



Consultant
 CIVIL, SITE-CIAL AND CONSULTING ENGINEERING

Name
 PRINCIPAL DEVELOPMENT, LLC

Project Manager

Assistant

Stamp

Scale
 1" = 100' (SEE DRAWING FOR DETAILS)

Project Name / Location
 NATIONAL VIEW DEVELOPMENT
 PRINCE GEORGES CO., MD
 20746

DBI Project Number
 2024-001

File Path

Title
 RECREATIONAL FACILITIES PLAN

Sheet

A-100A

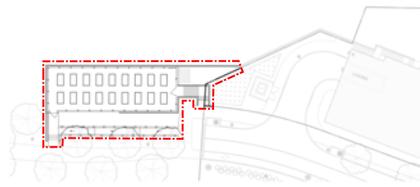
Scale
 1" = 100'

Project overview

This image indicated the main public and private recreational facilities envisioned for the project

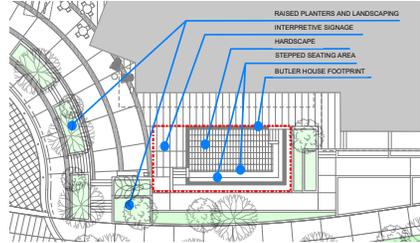


TRAIL CONNECTIONS



COMMUNITY GARDEN

COMMUNITY GARDEN SITE CONSTRUCTION INCLUDES:
 RETAINING WALLS
 FENCING
 LANDSCAPING AND PLANTERS
 SITE LIGHTING
 CONCRETE WALKS AND STAIRS
 SIGNAGE



HISTORIC BUTLER HOUSE EXHIBIT

HISTORIC BUTLER HOUSE EXHIBIT CONSTRUCTION INCLUDES:
 HANDRAIL & RETAINING WALLS
 RAISED PLANTERS AND LANDSCAPING
 HARDSCAPE
 HISTORIC BUTLER HOUSE EXHIBIT
 INTERPRETIVE SIGNAGE
 CONCRETE STAIRS



CONSULTING AND CONSULTING ENGINEERING

Client: NATIONAL VIEW DEVELOPMENT, LLC

Project Manager:

Architect:

Engineer:

Title: 01/10/2025 DETAILED SITE PLAN

Project Name / Location: NATIONAL VIEW DEVELOPMENT PRINCE GEORGES CO., MD 20742

Use / Project Number: 5/20/2021

Use / Page:

Title: HISTORIC BUTLER HOUSE EXHIBIT

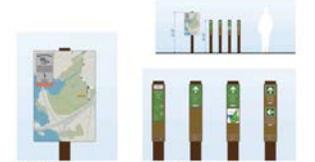
Scale:

A-100C

Scale: 1" = 100'

Project overview

This drawing shows the location and layout of the community garden and historic butler house exhibit whose concept has been approved by the historic preservation commission



WAYFINDING SIGN & TRAIL MARKER OPTIONS / NATIONAL VIEW / 07/2025



HISTORIC COMMEMORATION SITE / NATIONAL VIEW / 07-2025

All Rights Reserved © 2025 DBI, a GF Company



PERSPECTIVE VIEW / NATIONAL VIEW / 07-2025

All Rights Reserved © 2025 DBI, a GF Company



PERSPECTIVE VIEW / NATIONAL VIEW / 07-2025

All Rights Reserved © 2025 DBI, a GF Company



COMMUNITY GARDENS / NATIONAL VIEW / 07-2025

All Rights Reserved © 2025 DBI, a GF Company

LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES. SEE LANDSCAPE SHEETS.



B - NORTH-WEST AERIAL VIEW



A - NORTH-EAST AERIAL VIEW

Copyright © 2018 DBI. All Rights Reserved.



CONCEPTS OF LANDSCAPING
ENGINEERING

Client: PRINCETON DEVELOPMENT, LLC

Project Manager:

Designer:

Scale:

Date: 06/20/2018 DETAILED SITE PLAN

Project Name / Location: NATIONAL VIEW DEVELOPMENT
PRINCE GEORGES CO., MD
20746

Sheet Number:

Sheet Number: 0034-001

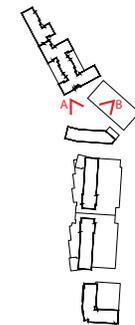
Sheet Title:

Title: BUILDING D -
PERSPECTIVE VIEWS

Scale:

G-006

Date: NTS



KEY PLAN

Project overview

These images show the public amphitheater.

This site amenity also acts as one of the ways to move from the lower site to the upper site utilizing an ADA compliant ramp system with a gentle slope.

Safety

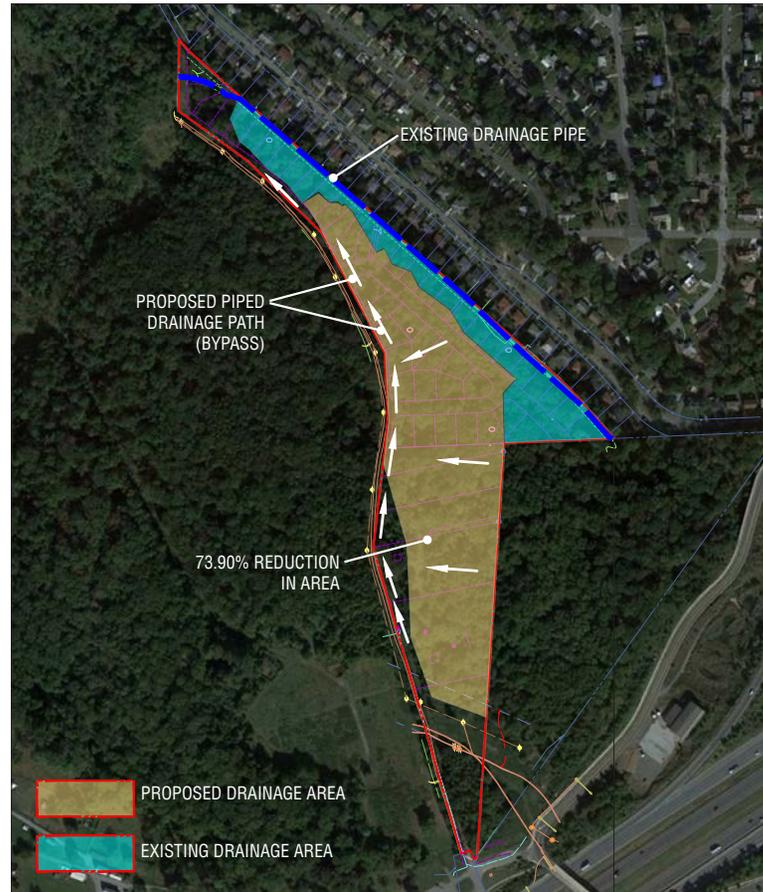
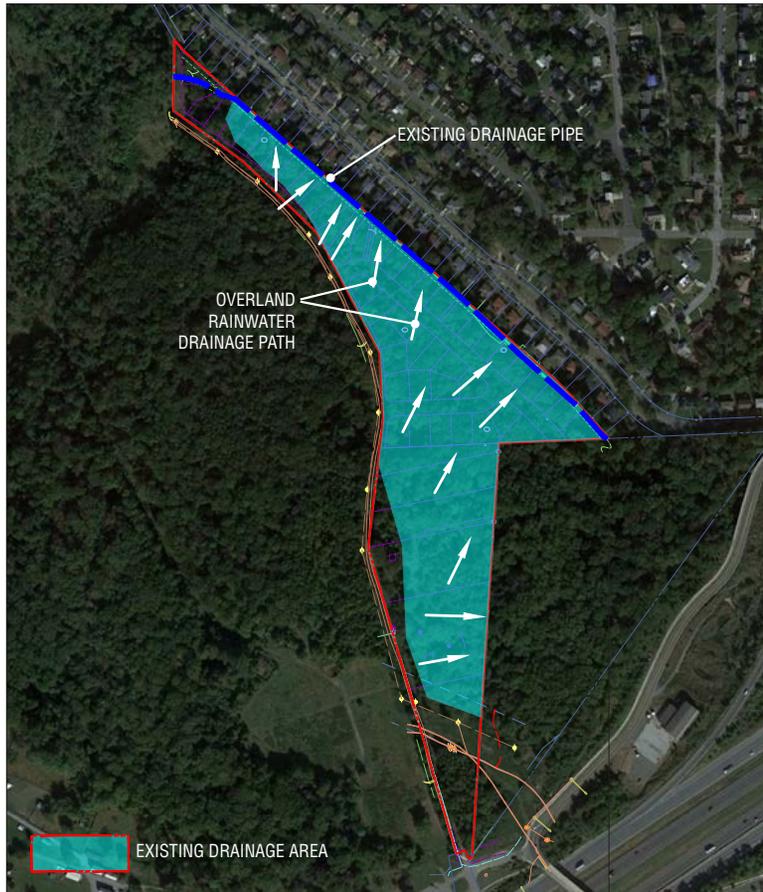
Police substation on site
with additional security per each building

Vehicular entrance at southern end only (no through traffic allowed) with roadway ending at building F near the community garden

Lighted public parking

A gate and/or bollards at the northern end of trail

Trail closure at sunset with the project following Prince George's county best practices for trail safety and maintenance



Project overview

Storm Water Management

These images show the positive changes in water flow at site completion.

Next Steps

Submit final Drawings for Certification

Submit matching Plats for Review

Submit Plats for final acceptance and recordation

Design team to complete site engineering drawings
in advance of a site permit

Next Steps

Time frame to start of Construction

If we were to work without stopping

DSP to Plats – 4 to 7 months from today

9 months design (from end of plat period)

2 months permitting

The earliest would be 18 months from today

Additional time considerations

We would also need time to arrange financing for next steps. This could add to the overall time to a construction start.

Questions

BOHLER // **P**ETRA



ZOOM PANORAMIC VIEW 1 / NATIONAL VIEW / 07-2025

All Rights Reserved © 2025 DBI, a GF Company

Thank you