



From: Fort Washington Forward, Inc.
938 E. Swan Creek RD. STE 123
Fort Washington, MD. 20744

To: Councilmember Edward Burroughs III

Subj : Alternatives to Proposed Self-Storage Facility on MD-210.

On February 1st, 2023 Fort Washington Forward hosted a meeting with The Peterson Companies and community residents to listen to its justifications for proposing a self-storage facility development in Fort Washington, Maryland along MD-210. We sincerely appreciated the opportunity to listen and learn, and also presented alternatives to their proposal (listed below). While we have not received a response from The Peterson Companies regarding our alternatives, we remain confident that positive dialogue will eventually occur between Fort Washington Forward and Peterson regarding this development site.

Since that evening, Fort Washington Forward has continued to brainstorm ideas, and are presenting additional alternatives below for your review as well. Fort Washington Forward's commercial development recommendations accomplishes the following:

- Provides workforce candidates, and apprenticeship opportunities for area businesses such as Adventist Health Care Hospital, and LIW Ironworks, both of which will be located in the same general area.
- Brings badly needed office space density to the South Prince George's County region
- Connects the County's Secondary and Post-Secondary education system to local business partners
- Allows for the collection of tax revenues from leasing arrangements.
- Utilizes development sites to build community identity that can be leveraged to attract future investment

Since our initial meeting with The Peterson Companies, we've received over 200 responses to our community survey regarding this proposed self-storage development. 94% are opposed to it.

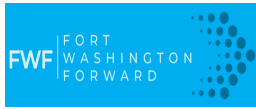
While Plan 2035 currently guides county development around transit centers, there is no true existing development strategy along the MD-210 corridor. As a result, individual developments have been allowed to manifest resulting in disconnected commercial properties, and no sense of community identity along a major transportation artery in the South Prince George's County. This has an economic impact, as survey data reveals residents leave Prince George's County to spend money in neighboring counties.

Fort Washington Forward believes development in the 20744 zip code should be strategic, deliberate, and aligned with the ethos of our community: strong families, health and wellness, social connectivity, and respect for the environment and nature. Fort Washington Forward asks that you strongly encourage The Peterson Companies to rethink their self-storage development plan, and we also ask that you join us and the Fort Washington community in presenting alternative development plans to The Peterson Companies that manifest long term benefits for South Prince George's County residents, and local businesses alike.

We look forward to speaking with you regarding this.

David B. Owens

Sincerely,
David B. Owens
President
Fort Washington Forward, Inc.



Fort Washington Forward Development Recommendations

1. Build satellite classroom space for secondary and post-secondary institutions to support continuing education in high-demand careers (i.e., medical professionals, and career technical education fields of study).
 - Enrollment of residents from zip codes in the southern part of Prince George’s County at some post-secondary institutions such as PGCC, lags behind other location areas (source: PGCC). Establishment of satellite classroom space would help increase enrollment of target populations in southern Prince George’s County.
 - Friendly High School (approx. 2.5 miles from proposed site) is home to the Academy of Health Sciences program that trains future medical professionals. Establishment of satellite classroom space would increase continuing studies opportunities and workforce pipelines to the future Adventist Health Care Hospital campus located less than two miles away.
 - Crossland High School (approx. 6 miles from proposed site) is the South County hub for Prince George’s County Public Schools Career & Technical Education and features programs such as HVAC, construction, culinary, manufacturing, engineering, and technology. Establishment of satellite classroom space would increase continuing studies opportunities and workforce pipelines to local businesses such as LIW Ironworks which will be located less than a mile away.
2. Build satellite classroom and provide green space to support continuing education for environmental studies students from area schools.
 - Gwynn Park High School (approx. 10 miles away) features the Academy of Environmental Studies.
3. Lower the environmental impact of construction and operations, bring environmental and community benefits for all stakeholders for example:
 - a. Pervious pavement and green infrastructure so all stormwater is managed on site (Stormwater permits may already require it).
 - b. EV charging stations
 - c. Solar canopy for parking areas with battery storage for lighting.
 - d. Increased tree canopy and a reduced parking footprint
4. Shared Use Agreement-Fort Washington Forward proposes a shared use agreement that allows part of the property to be used for uses such as:
 - a. Community garden space and/or environmental programming
 - b. Community health and wellness (i.e., climbing walls, etc.)
5. Remote/Work Space site or space for Gig Economy workers/companies
6. Build a community Sportsplex instead (i.e., Wayne Curry Sports and Learning Center, The St. James Center). This provides job growth and there is currently nothing like this in South Prince George’s County.
7. Create local hiring or community benefits agreements (or local hiring for construction and then local landscaping contracts).