

5801 Columbia Park Road

Town of Cheverly

Modern Ecommerce Delivery Station Replaces Shuttered Smithfield Meat Packing Plant

Presented By:
Prologis & Amazon

Recent Site History

5801 Columbia Park Road site is identified as an economically healthy Category 5 Industrial Area which should be protected as industrial land in the 2010 Prince George's County Industrial Land Needs and Employment Study – **May 2010**

Plan 2035 Prince George's is adopted which includes as Economic Prosperity Policy 7 to Maintain and promote economically healthy Category 5 Industrial Areas identified in the 2010 Prince George's County Industrial Land Needs and Employment Study **May 2014**

Smithfield shuts down Smokehouse & Meat Packing Operation – **May 2014**

Prologis (via Predecessor LPT) begins planning & re-zoning process presenting plan to redevelop the property into a pair of modern warehouse facilities totaling 206,000 SF – **October 2015**

Prince Georges County Council Votes to Re-zone Property to I-2 from I-3 – **May 2017**

At request of community Prologis (via Predecessor LPT) demolishes the vertical improvements – **June 2018**

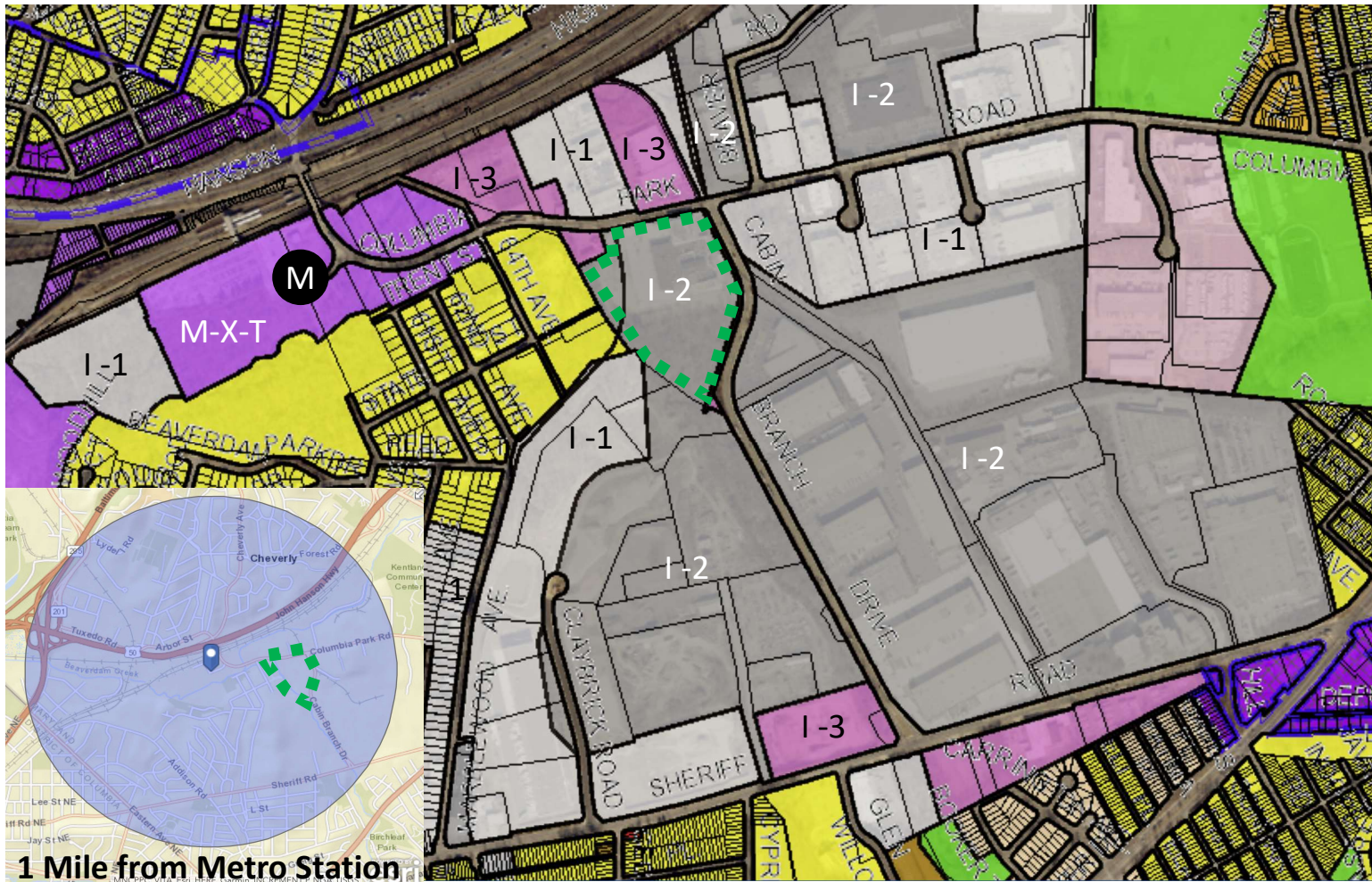
Preliminary Plan Submission Notification is filed and sent – **11/21/2019**

Stormwater Management Concept Notification for 5801 Columbia Park Road is filed and sent – **12/16/2019**

Preliminary Plan Acceptance Notification for 5801 Columbia Park Road is filed and sent – **5/13/2020**

Preliminary Plan for 5801 Columbia Park Road is formally Accepted by M-NCPPC – **5/21/2020**

Zoning Map & Use Categories



I – 2 Zoning
Heavy Industrial

I – 1 Zoning
Light Industrial

I-3 Zoning
Planned Industrial

M-X-T
Mixed Use - TOD

R - 55
Residential – Single Family Detached

Washington Gateway Site Data

Total gross site area= 17.9 ac.

Road dedication area=1.183 ac

Net site area=16.717 ac

Outlot area (non-buildable)=1.336 ac. This is included in the net site area

Building = 3.953 ac (23.6%)

Woods= 2.63 ac (15.7%)

Pavement=6.411 ac

Parking (only) = 3.162 ac

Grass = 3.723 ac

Open space (grass+woods)= 6.353 ac = 38% of net site area

Zoning Ordinance Requirements:

- **Green Area**
 - I-3 Zone (typical): 25%
 - I-3 Zone (within 1 mile of Metro): 10%
 - I-2 Zone: 10%
 - Washington Gateway Proposed: 38%
- **Building Coverage**
 - I-3 Zone (typical): 45%
 - I-3 Zone (within 1 mile of Metro): 90%
 - I-2 Zone (no requirement)
 - Washington Gateway Proposed: 23%



Thank you to Ward 4 Civic Association

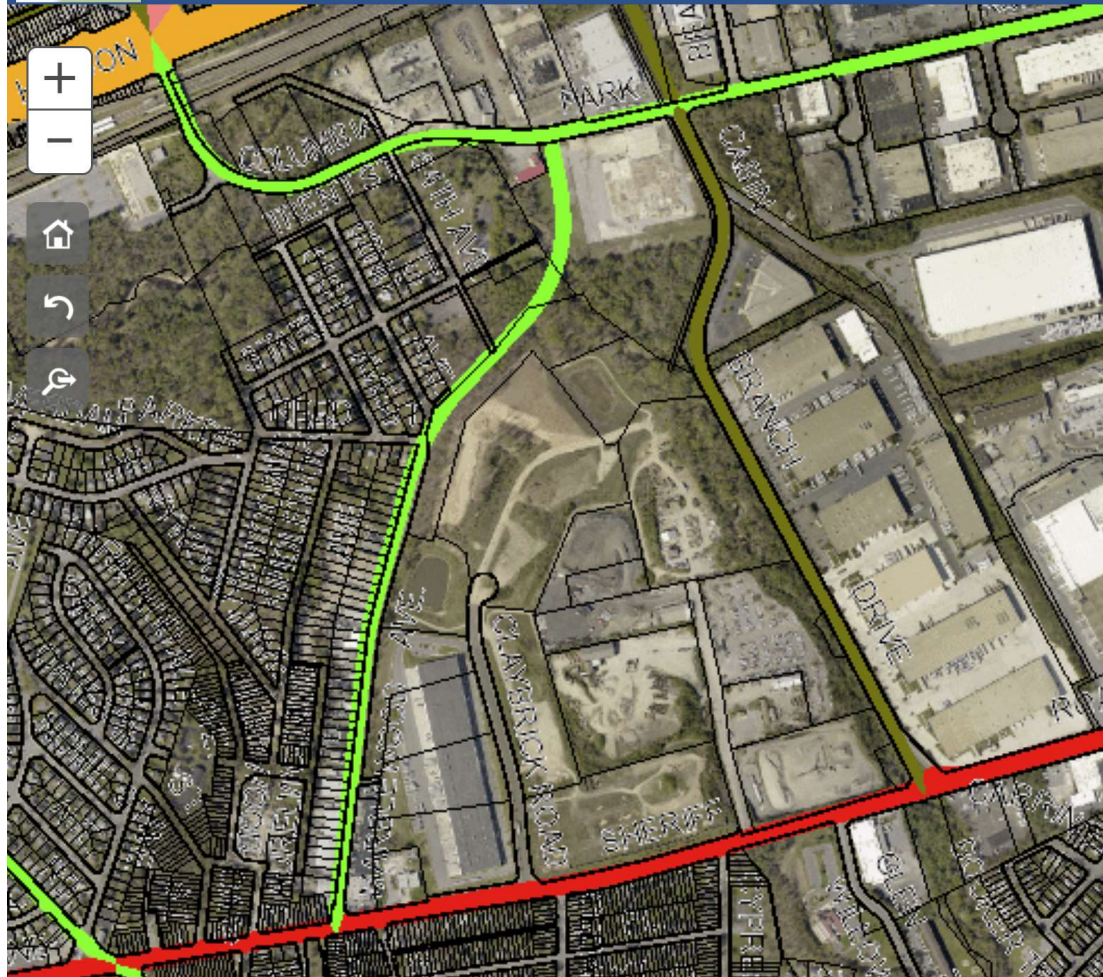
Special Thanks to:

Ward 4 Council-Member Kayce Munyeneh, Mr. Reddick, Mrs. & Mr. Price & Mr. Abadeu

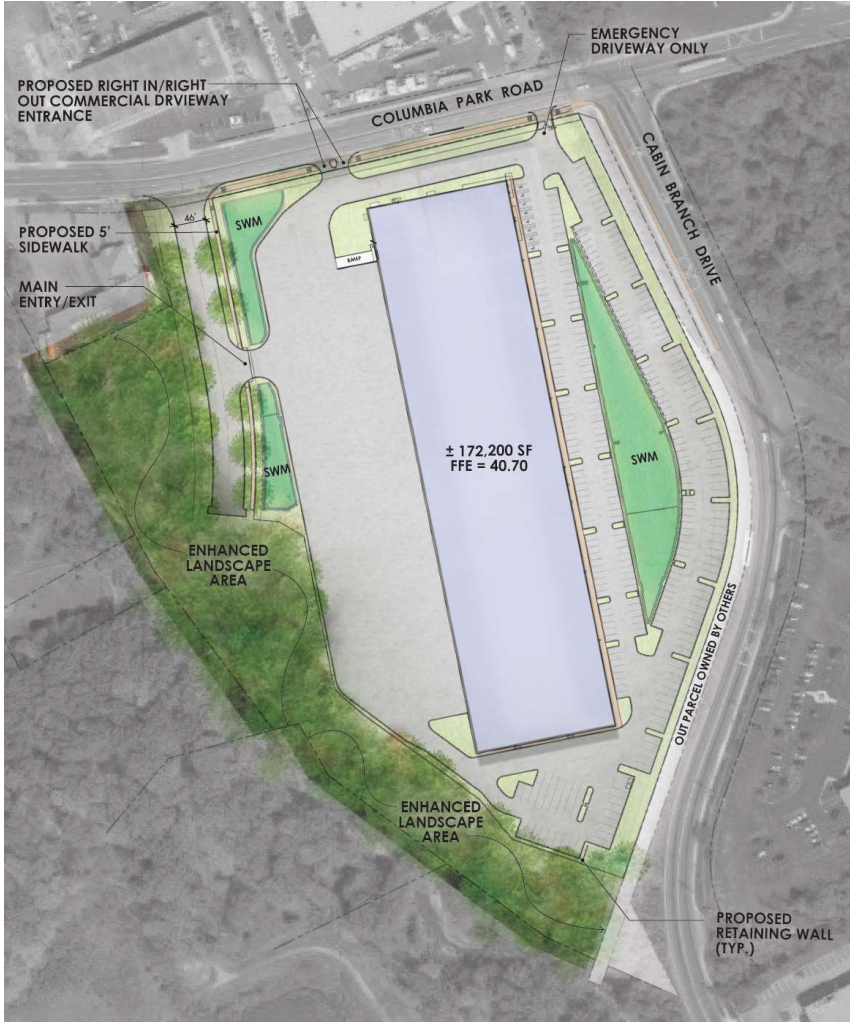
We are grateful for the opportunity to spend time with you on Tuesday evening's Zoom Session and for your time on Wednesday in Boyd Park/Neighborhood Walk

Key takeaways from our time together:

- 1) We must resolve the access issue at the top of 62nd Avenue – the current situation is unacceptable and we cannot ever allow DSP Vans in the future to use this as cut through to Columbia Park Road
- 2) The Old 4th Ward does NOT want to see the County's Master Plan Road connecting Columbia Park Road to Sherriff Road built.
- 3) Sightlines onto Lots 11 & 12 (Old Bilo Lots) are very important to your quality of life – especially the homes on 62nd Avenue
- 4) Vehicle and Industrial Activity noise is a major concern to your quality of life
- 5) The Mining Operation has been a very challenging neighbor
- 6) We need to do a MUCH better job keeping of you informed about what construction activity is occurring and when it will occur.
- 7) We need to establish a relationship with open lines of communication between us. Mr Reddick has my cell phone and email and we will be in touch with how to best make that happen



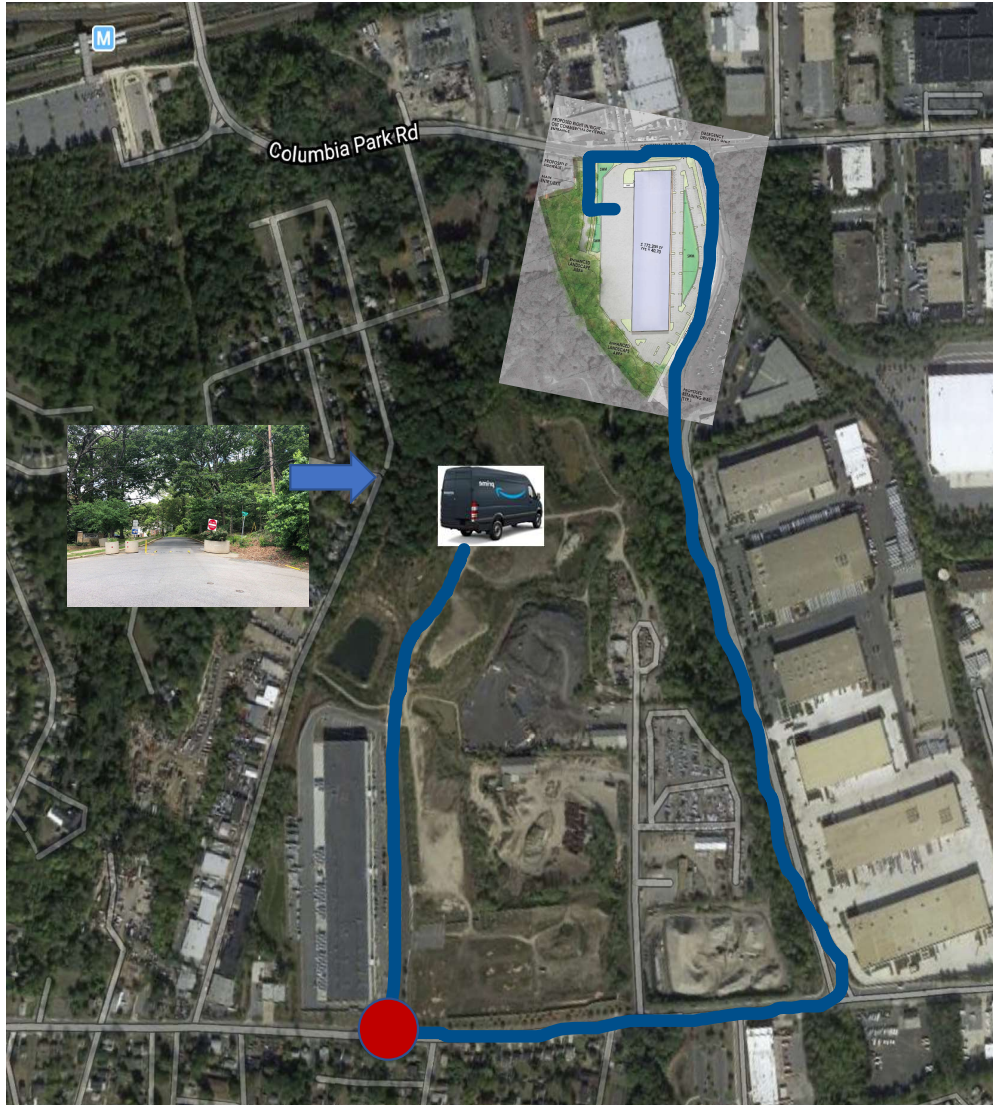
Summer 2016



Transportation Modes Used in 5801 Columbia Park Road Delivery Station

Transportation Mode	Role in Delivery Station	Trip Distribution
<p style="text-align: center;">DSP Delivery Van</p> 	<p style="text-align: center;">Delivery of Packages to Amazon's customers in the local community</p>	<p style="text-align: center;">DSP Vans are dispatched throughout the day to avoid congestion during morning and evening peak hours</p>
<p style="text-align: center;">Linehaul Trucks</p> 	<p style="text-align: center;">Takes packages from Larger Regional Warehouse Distribution Center to local Delivery Station. Packages are sorted and placed in DSP vans for delivery</p>	<p style="text-align: center;">10 -15 Linehails per day depending upon package volume</p>

Delivery Stations are very different than Fulfillment Centers in terms of Vehicles Used and Trip Distribution



1. DSP Vans are stored on Adjacent Property (former ARMG Mining Site)
 2. DSPs drive their personal vehicles or use MetroBus to arrive on Adjacent Property
 3. DSPs pick up their delivery vans and drive from Adjacent Property to Delivery Station located at 5801 Columbia Park Road
 4. DSPs are loaded with packages at Delivery Station
 5. DSPs are dispatched onto their routes to deliver the packages in the local community
 6. DSPs return to Adjacent Property after their routes are finished and depart in their personal vehicles or MetroBus
- Prologis & Amazon have asked County for and will cover all costs on a traffic signal at Claybrick & Sherriff Roads

Delivery Station Overview

Amazon Investment and Employment Opportunities in Modern Growth Industry

- Delivery Station within Amazon Network
- Associate Positions with benefit packages available
- DSP Small Business Ownership Opportunities
- Information on DSP Opportunities available at www.logistics.amazon.com



Thank you!

Q & A