

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3  
4  
5 THE MALL AT PRINCE GEORGE'S (SELF STORAGE)  
6 Detailed Site Plan, DSP-99044-20

7  
8 T R A N S C R I P T  
9 O F  
10 P R O C E E D I N G S

11  
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14  
15 October 14, 2021

16 VOLUME 1 of 1  
17

18  
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 MANUEL R. GERALDO, Commissioner

23 WILLIAM M. DOERNER, Commissioner

24 A. SHUANISE WASHINGTON, Commissioner

25  
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OTHERS PRESENT:

HENRY ZHANG, Staff Reviewer

NATE FOREMAN, Attorney for Applicant

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James Dankovich	21
Kate Powers	25

1 P R O C E E D I N G S

2 MADAM CHAIR: Six and that is Detailed Site Plan  
3 99044-20, the Mall at Prince George's Self Storage. So I  
4 want to make sure that we have everyone that we need. Mr.  
5 Zhang, are you on?

6 MR. ZHANG: Yes, ma'am. Thank you.

7 MADAM CHAIR: Okay. Mr. Foreman?

8 MR. FOREMAN: Good morning, Madam Chair, yes, I'm  
9 present.

10 MADAM CHAIR: Okay. Wonderful. Shimon Kanter?

11 MR. KANTER: Good morning, I am here, how are you?

12 MADAM CHAIR: I'm good. Did I pronounce it  
13 correctly?

14 MR. KANTER: Yes, you did. Thank you.

15 MADAM CHAIR: Okay. Wonderful. Thank you.

16 MR. KANTER: It's a tough one.

17 MADAM CHAIR: Okay. I've seen more difficult  
18 ones. Okay. Eugene Poverni? I might have messed that up  
19 though.

20 UNIDENTIFIED MALE SPEAKER: He's not, I'm  
21 representing --

22 MADAM CHAIR: Okay. Wonderful.

23 UNIDENTIFIED MALE SPEAKER: -- because he will not  
24 be attending.

25 MADAM CHAIR: Okay. Nicholas Speech?

1 MR. SPEACH: Good morning.

2 MADAM CHAIR: Okay. James Dankovich?

3 MR. DANKOVICH: Good morning.

4 MADAM CHAIR: And Kate Powers?

5 MS. POWERS: Present.

6 MADAM CHAIR: Wonderful. Okay. Mr. Zhang, you are  
7 on.

8 MR. ZHANG: Good morning, Madam Chair and members  
9 of --

10 MADAM CHAIR: Good morning.

11 MR. ZHANG: -- the Planning Board, for the record  
12 this is Henry Zhang with Urban Design Section. Item 6 in  
13 front of you is a Detailed Site Plan. The applicant is  
14 proposed to use the property owner's procedure within the  
15 TDOZ Zone which will first to amend the listed use for the  
16 subject property and the second to propose a development of  
17 796 consolidated storage units in the basement of the Mall  
18 Building at the Mall of Prince George's Plaza. Next slide,  
19 please.

20 The site is in Planning Area 68, Council District  
21 02, excuse me, Council District 02. Next slide, please.

22 Specifically the site is located north of East-  
23 West Highway in the northwest quadrant of the intersection  
24 with Belcrest Road outlined in red here in the middle of  
25 this size. Next slide, please.

1           This property is zoned M-U-I basically by 2016  
2 Prince George's Plaza Transit District Development Plan.  
3 Next slide, please.

4           This is the Overlay Map, shows that the site is  
5 also within the Transit District Overlay Zone. Next slide,  
6 please.

7           This aerial photo shows the site basically fully  
8 developed with the more building in the middle of the  
9 property. Next slide, please.

10           This map basically shows the site is generally  
11 level and there is no important any environmental features  
12 at this site. Next slide, please.

13           This Master Plan Right-of-Way shows that East-West  
14 Highway is an arterial roadway and then Belcrest Road is a  
15 collector roadway. Next slide, please.

16           A bird's eye view, another shot of the shopping  
17 center. The mall building is in the middle of the site  
18 along the East-West Highway there are several text signs.  
19 Next slide, please.

20           This is the Land Use Vision of the 2016 approved  
21 Prince George's Plaza Transit District Development Plan.  
22 The site is within the core of this Transit District and the  
23 Land Use Vision is a very intense development which will be  
24 using as the center to attract activity to the areas. And  
25 then will serve a large quantity of multifamily units

1 surrounding this site. Next slide, please.

2           This is the Overall Site Plan, the site has a very  
3 long approval history, dating back to 1950's and the current  
4 site basically developed. There is no other exterior  
5 improvement other than limited signage on this site. Next  
6 slide, please.

7           This basically shows the basement level, basically  
8 it's under the ground. Portion of the basement shows that  
9 796 consolidated storage units as well as 17 additional  
10 parking, which located basically on the driveway. It's  
11 wider driveway and also four loading spaces. Since the  
12 proposal to consolidate the storage is totally within the  
13 basement of this existing mall building, there is no  
14 basically visible negative impact this proposed use will be  
15 under the existing neighborhood. Actually, the use will be  
16 further intensify this building, I mean this shopping center  
17 as well. And then therefore it's not an appropriate use  
18 which we believe the use consistent with the recommendation  
19 and purpose of the transit development district. Next  
20 slide, please.

21           This is the truck turning exhibit basically show  
22 how the movement of the moving truck will be access to  
23 consolidated storage unit. The site will be accessed  
24 through one direction, the entrance will be close to the  
25 Target store and the exit will be from the JCPenney store.

1 Next slide, please.

2           The photometric exhibit shows enough lighting has  
3 been proposed at both entrance and exit and also within the  
4 subterranean consolidated storage areas. Next slide,  
5 please.

6           This slide shows that the limited exterior  
7 improvements to this proposal which will limit it to the  
8 signage building mounted and also freestanding signage,  
9 which will be used in the existing structure, just add  
10 information on. Next slide, please.

11           Those required findings for approval of the  
12 Detailed Site Plan within both M-U-I and the Transit  
13 District Overlay Zone has been fully met. Discussion has  
14 been provided in detail on page 9 to 13 of the Staff Report.  
15 No agencies opposed the approval of this Detailed Site Plan,  
16 actually the City of Hyattsville and the Town of University  
17 Park basically support the proposal and their support  
18 letters are also included in the backup.

19           The Urban Design Section recommends the Planning  
20 Board adopt the findings of this Staff Report and recommends  
21 approval to the District Council, including two parts. One  
22 is to recommend approval to District Council to permit the  
23 property, the property owner, excuse me, to utilize this  
24 procedure to develop a consolidated storage within the  
25 basement of the existing mall building. And then second

1 part is approve Detailed Site Plan, DSP-99044-20 to develop  
2 796 consolidated storage units, with one condition on page  
3 17 of the Staff Report.

4 This concludes the staff's presentation. I'll be  
5 happy to answer any question the Board has. Thank you.

6 MADAM CHAIR: Okay. Thank you very much, Mr.  
7 Zhang, and I'm going to ask Mr. Foreman to elaborate as  
8 well. So I know we have to, one is we're recommending to  
9 the District Council that the Council approve the request to  
10 permit a consolidated storage unit within the existing  
11 subterranean space. But the other is we are approving the  
12 Detailed Site Plan, correct?

13 MADAM VICE CHAIR: Yes.

14 MR. ZHANG: Yes. Yes.

15 MADAM CHAIR: Because we're not recommending to  
16 the Council that they approve the Detailed Site Plan, we're  
17 approving the Detailed Site Plan, right? Yes?

18 UNIDENTIFIED SPEAKER: (Indiscernible).

19 MR. ZHANG: Yes, ma'am.

20 MADAM CHAIR: Okay.

21 MR. ZHANG: I'm sorry.

22 MADAM CHAIR: Well, I'm going to come, okay, I'll  
23 turn to Mr. Foreman at this point then. Thank you, Mr.  
24 Zhang. Well, let me see if the Board has any questions of  
25 you at this time. Madam Vice Chair?

1           MADAM VICE CHAIR: No questions. Thank you, Mr.  
2 Zhang. No questions.

3           MADAM CHAIR: Okay. Commissioner Washington?

4           COMMISSIONER WASHINGTON: No questions.

5           MADAM CHAIR: Okay. Commissioner Doerner?

6           COMMISSIONER DOERNER: Yes, I just have a question  
7 about the bicycle rack parking. So in the condition that we  
8 have, Mr. Zhang, it talks about the southern entrance of the  
9 building, is this convenient to the entrance on the south  
10 side of the building, right. It seems to me that the only  
11 entrance and exit for this use is on the north side of the  
12 building. So I was wondering is that supposed to be by the  
13 food court or by Target? Like where are we proposing for  
14 this bike rack to be? Because I thought the only entrance  
15 and exit was on the north side.

16           MR. ZHANG: For the record, this is Henry Zhang  
17 with the Urban Design Section. Yes, Mr. Doerner, I think  
18 the vehicular access is limited to the entrance portion  
19 located close to Target and access from the JCPenney, but  
20 there are multiple pedestrian, you know, access which will  
21 be throughout, basically storefront. We recommended provide  
22 the bicycle rack located on the south side of the building,  
23 basically convenient to the entrance, but that entrance is  
24 not like vehicular entrance. Basically it's a pedestrian  
25 entrance.

1           COMMISSIONER DOERNER: Okay. Can you orient me to  
2 where, because I had no idea there was even a basement in  
3 this building.

4           MR. ZHANG: Oh yes.

5           COMMISSIONER DOERNER: So can you orient me to  
6 where on the south side of the building you're asking for  
7 the bike rack to be, because that south side is a pretty  
8 long strip.

9           MR. ZHANG: Right. Right. There is an old  
10 storefront, basically we asked for just add bicycle racks on  
11 the south side. Kenny, that's the north. South will be  
12 upper, yes, fronting to East-West Highway. Yes, that's this  
13 is the south side of the building.

14          MADAM CHAIR: Is there a better slide that orients  
15 you or no?

16          MR. ZHANG: Maybe bird's eye view is a little bit  
17 closer. Yes. Yes, basically, well, yes, that's true, we  
18 don't have any specific, basically we leave that to the  
19 owner of the mall.

20          COMMISSIONER DOERNER: Okay. So maybe we can wait  
21 for the applicant attorney to talk about where they would  
22 potentially put that in. Thank you.

23          MADAM CHAIR: Okay.

24          MR. ZHANG: Thank you.

25          MADAM CHAIR: That was it for you. Okay.

1 Commissioner Geraldo?

2 COMMISSIONER GERALDO: Madam Chair, I have no  
3 questions of Mr. Zhang. Thank you.

4 MADAM CHAIR: Okay. Thank you. Mr. Foreman, you  
5 are on.

6 MR. FOREMAN: Thank you, Madam Chair. Good  
7 morning again --

8 MADAM CHAIR: Good morning.

9 MR. FOREMAN: -- and members of the Board, my name  
10 is Nate Foreman and I'm attorney with O'Malley, Miles, Nysten  
11 and Gilmore with offices here in Greenbelt. I do want to  
12 begin my statement by thanking Mr. Zhang and Mr. Hunt in  
13 getting us to where we are today with the recommending  
14 approval of this Detailed Site Plan along with the proposed  
15 draft resolution. They have been very helpful and  
16 instrumental in getting us kind of squared away with this  
17 weird process we've been going through because as Mr. Zhang  
18 explained, this is a Detailed Site Plan request but there's  
19 really very, very little if any noticeable changes to the  
20 site itself. Because we're all just going to be converting  
21 space that is already used as storage to make it commercial  
22 storage for private users.

23 Previously it's been used as overstock space,  
24 inventory space for patrons of the Mall of Prince George's,  
25 who through the rise in ecommerce and the, you know, change

1 in just how shopping goes that a lot of the retail stores  
2 that were in the Mall of Prince George's just didn't see the  
3 need for keeping inventory in the basement when there was  
4 just a lack of keeping extensive inventory on hand, and even  
5 when inventory was kept a lot of the retailers wanted to  
6 keep it closer than having on the first level near their  
7 stores and having to have their employees go all the way to  
8 the basement to access these sites. So in essence, we're  
9 keeping the use almost exactly the same, we're just changing  
10 the user that it's tailored for.

11 To answer Commissioner Doerner's question, when  
12 you're looking at this map of the property, if you look kind  
13 of at the southeastern side of it, that is where there's  
14 going to be a pedestrian access (indiscernible) east,  
15 southeastern (indiscernible) --

16 MADAM CHAIR: Okay.

17 UNIDENTIFIED SPEAKER: Once, thank you.

18 MADAM CHAIR: Hold on a second. We're going to  
19 mute everybody else because we have a whole other  
20 conversation that has, so let's, thank you. All right, Mr.  
21 Foreman, go ahead.

22 MR. FOREMAN: Okay. Thank you. So we're looking  
23 at this image right now, if you could move the cursor to the  
24 south eastern façade of the building of the mall itself, not  
25 the property line but the mall itself.

1 MADAM CHAIR: Okay.

2 MR. FOREMAN: Right around there, a little bit to  
3 the west, a little bit to the west, a little bit south, yes,  
4 right around there is roughly where the pedestrian entrance  
5 is going to be.

6 MADAM CHAIR: Okay.

7 MR. FOREMAN: And that will be where if you need  
8 to go talk to an employee of the site, that's where you can  
9 go in into the office, you can go towards the site, the  
10 property itself. So yes, while it is anticipated that most,  
11 well, all vehicle traffic will be from the northern part of  
12 the property, there is pedestrian access to go and see and  
13 the units and maybe drop off small items, pick up small  
14 items through that entrance. And if you wouldn't mind  
15 changing the slide to the images of the signs, that may help  
16 explain too. Yes, right there, thank you.

17 The top image on the right, is it possible to zoom  
18 in at all too? Or is this --

19 MADAM CHAIR: Yes, let's see.

20 MR. FOREMAN: -- that's what you get? There we  
21 go. So you'll notice that it's going to be like a retail  
22 shop just like any other instead of saying you know, And  
23 Pizza Company, it'll say you know whatever the name of the  
24 shop, the self-storage property is going to be. And that's  
25 where you would use a key fob access to go into the lobby

1 and then go talk to an employee and access the units. And I  
2 believe the condition that Mr. Zhang is imposing is having  
3 the two point of contact bicycle rack outside that entrance.  
4 That is the space we have control over in our lease  
5 agreement, so that is the space, if we have to provide a  
6 bike rack, we would request it be where we actually have  
7 control, not on another portion of the mall where it's  
8 outside of where, you know, our lease arrangement would be.

9           So I hope that explains the Commissioner's  
10 question about the bicycle parking and the pedestrian  
11 access. I would say that my development team is here to  
12 answer any other questions and that we would recommend and  
13 request that the Planning Board approve this application.  
14 Approve the Detailed Site Plan and recommend approval of the  
15 change in the Table of Uses to the District Council.

16           MADAM CHAIR: Thank you.

17           MR. FOREMAN: I think that Madam Chair, I think I  
18 got that correct.

19           MADAM CHAIR: Yes. I think that's right. Okay.  
20 Thank you, Mr. Foreman. I will see if the Board has any  
21 questions of you before I go onto Ms. Powers. So, Madam  
22 Vice Chair?

23           MADAM VICE CHAIR: (No audible response.)

24           MADAM CHAIR: I don't hear you. I think that's us  
25 on this side. We're frozen?

1 (End of recording 1.)

2 MADAM CHAIR: I'm back, you can hear me, right?  
3 Can anybody?

4 MADAM VICE CHAIR: Yes, Madam Chair.

5 MADAM CHAIR: Okay. Good. Okay. Thank you.  
6 Yes, we froze here in the building for a moment. Okay. So  
7 I see we have Commissioner Geraldo back. Okay. And then  
8 Commissioner Washington. Hold tight. Well, let me just say  
9 our apologies here for the problem in the building, but  
10 we're back up and just waiting for one more Commissioner who  
11 is back. Okay. We're good. All right, Mr. Foreman, I'm  
12 sorry about that.

13 MR. FOREMAN: No problem, Madam Chair, although  
14 unfortunately I am on my laptop right now and it looks like  
15 my battery just went from like 25 percent to 6 percent. So  
16 I may need to rejoin on my phone in a second.

17 MADAM CHAIR: Okay.

18 MR. FOREMAN: Or I was going to say if I can join  
19 without my camera on, I can do that if I have it connected  
20 to a power supply.

21 MADAM CHAIR: That's fine. That's fine. You have  
22 the number, right?

23 MR. FOREMAN: Yes. I will be --

24 MADAM CHAIR: Okay. Good.

25 MR. FOREMAN: -- on in just a --

1 MADAM CHAIR: Yes, you're gone.

2 COMMISSIONER WASHINGTON: And I was starting to  
3 freeze up so sorry for the in and out.

4 MADAM CHAIR: Okay. No worries.

5 (End of recording 2.)

6 MADAM CHAIR: Mr. Foreman, it looks like you have  
7 arrived via phone, can you hear us?

8 MR. FOREMAN: Can everyone hear me?

9 MADAM CHAIR: Yes, we can hear you perfect. Thank  
10 you.

11 MR. FOREMAN: Okay. Thank you very much, Madam  
12 Chair. I think where we had left --

13 MADAM CHAIR: Uh-oh.

14 MR. FOREMAN: -- (indiscernible).

15 MADAM CHAIR: Mr. Foreman?

16 MR. FOREMAN: And we've been (indiscernible) off  
17 is we were, to answer Commissioner Doerner's question is  
18 there's been (indiscernible) to approve the Detailed Site  
19 Plan and recommend approval of the amendment to the Table of  
20 Uses to the District Council. And I think we would then  
21 make myself and the team available to any other questions  
22 that the Board might have.

23 MADAM CHAIR: Okay. Does that conclude your  
24 questions, Commissioner Doerner?

25 COMMISSIONER DOERNER: No, not entirely. So I

1 wanted to ask just a clarification, which I appreciated the  
2 clarification on the storefront. I didn't realize that that  
3 entrance right there was (indiscernible) so would there be  
4 an elevator that goes down from there, down a level into the  
5 storage unit, I assume? Or is that just going be purely  
6 like client based would be one of my questions. And then  
7 related to the bike rack, I want to be really careful that  
8 the placement of it is not disruptive to pedestrian traffic  
9 on the sidewalk that it's either located right next to the  
10 building there or a little bit closer to the roadway itself.  
11 But not enough that you would like push the bikes and bike  
12 users into the roadway just because there's a lot of  
13 pedestrian traffic that goes right around there. I'm quite  
14 familiar with the adjacent unit that's right there, and I  
15 ride my bike right through there. So I would probably be  
16 using that bike rack at some point to go around to some of  
17 the stores and I just want to make sure it's not going to be  
18 pushing people around, it's not going to create any problems  
19 for folks who might be in wheelchairs or in strollers or  
20 anything pushing around on the sidewalk.

21           And I mention this because I was just at a nearby  
22 facility last night, and the bike racks (indiscernible) are  
23 in like the worst possible position, so there's no way if  
24 you're on wheelchair you're going to be able to get around  
25 these things and there's just really super poor placement.

1 So I just wanted to make sure you're aware of that.

2 And then I have one other question, also Mr.  
3 Foreman, on the back driveway and then on the north end, but  
4 I can answer that in just a second, if you wanted to jump  
5 in.

6 MR. FOREMAN: Okay. Thank you, Commissioner  
7 Doerner. Yes, I'd like to tackle the two questions you  
8 posed just now. For the bike rack we will work with staff  
9 as part of the certification process to ensure that we put  
10 the bike rack in an appropriate location and we can have it  
11 orient, have the bike rack orient to provide the maximum  
12 type of pedestrian flow that we can. You know, I don't know  
13 much else how to say that because given we have to provide  
14 the bike racks, we can put it in the best place we can.

15 Regarding the operations, I will ask Shimon Kanter  
16 on behalf of the client to kind of answer the operational  
17 questions you might have regarding the pedestrian access and  
18 all that. Shimon?

19 MR. KANTER: Sure. So I believe your question was  
20 if they were accessing that storefront, so to speak, would  
21 there be an elevator and the answer is no, it's one flight  
22 down. This is more for people who are going to be coming  
23 just the way it's going to operate is people are going to  
24 come, they're going to go through there, they're going to  
25 get buzzed in, you know, because before you rent the unit

1 you don't have access either, you don't have the key fob  
2 yet. You get buzzed in by the store manager, you go down,  
3 you rent the unit and then you come back with your vehicle  
4 with the stuff in it and go through the truck entrance. If  
5 someone is going to be accessing that area, it's going to be  
6 something very small and it's one flight down, so the long  
7 and short of it, there is no elevator from that access  
8 point.

9           COMMISSIONER DOERNER: Okay. But that access  
10 point will be, you'd enter and go down a flight right there  
11 from that storefront, not entering by the Target side or  
12 anywhere else?

13           MR. KANTER: Correct. So yes, you would, well if  
14 people are going to be coming and dropping off stuff I would  
15 say 99.9 percent of the people who are going to be coming  
16 are going to be coming in entering through the Target and  
17 exiting out the other side with their vehicles. When they  
18 do come and rent the unit initially they will probably be  
19 coming through that storefront entrance, go down, speak to  
20 the store manager and rent the unit and then come back at a  
21 separate time with their vehicle.

22           COMMISSIONER DOERNER: Okay. And then on the  
23 other question that I had on the north side entrance where  
24 you guys have it (indiscernible) I guess, the  
25 (indiscernible) way in, and maybe this is a question for

1 staff, but the sidewalk there is terribly like dangerous for  
2 cars going in there if we're going to now have commercial  
3 lots in there. Because if you're walking out the north  
4 entrance, you go out Target or whatever, you walk in through  
5 the mall, you go down the escalators, walk out there going  
6 over to Marshall's or the other stores there's no visibility  
7 on the sidewalk there to, for pedestrian kind of safety. If  
8 you guys can paint that so there's awareness as the cars are  
9 pulling in, have some sort of a light at night or whatever  
10 if somebody is walking just so a car doesn't clip somebody,  
11 that would be great. Because it's just not really super  
12 well lit in the evenings when people are walking around  
13 there and it just doesn't invite kind of like safety. So I  
14 think we need to be really careful about just that piece of  
15 sidewalk as you're going down where, because that's like a  
16 hidden driveway right there. Like you wouldn't know that  
17 it's going down to a storage unit or anything if you're a  
18 pedestrian walking through there.

19 MR. FOREMAN: Commissioner Doerner just for  
20 clarification, are you talking about the entrance driveway  
21 that's near the Target?

22 COMMISSIONER DOERNER: Yes, so it's not the  
23 Target. Like the Target is the building on the southeastern  
24 side of there, I totally understand that. But if you're  
25 entering by the car, I think that the driveway is actually

1 on the north side of that building where you would be coming  
2 out a level below the Target and it's almost like a hidden  
3 driveway right there that's adjacent to the Marshall  
4 connection on the north side of that building.

5 MR. DANKOVICH: Hello, I'm James Dankovich, the  
6 architect from BDW. I just wanted to clarify, that entrance  
7 by the Target is an in only entrance, so a one-way drive  
8 aisle. So that's people coming down the page from the top  
9 towards the building. There aren't any cars existing from  
10 the building towards the top of the page there.

11 COMMISSIONER DOERNER: Yes, so let's just forget  
12 Target, because it's not Target. It's actually a level  
13 below Target, I think, that's Marshall's right?

14 MR. DANKOVICH: Yes, if you look at the picture on  
15 the lower right or sorry, lower left here where the Target  
16 sign is, that is where the drive aisle dips down to go  
17 underneath the building. Is this the area that you're  
18 concerned about?

19 COMMISSIONER DOERNER: So where potentially, I  
20 mean these pictures are super small, so it's really hard to  
21 (indiscernible) could we zoom in on, that's actually  
22 (indiscernible) I mean there's no way to get into Target on  
23 that --

24 MR. DANKOVICH: No, I believe that's the entrance  
25 to the Marshall's there on the left of it.

1           COMMISSIONER DOERNER: Okay. Well let's just stop  
2 using Target, because that's confusing. It's Marshall's  
3 that's right there and there's sort of like a hidden  
4 driveway right there that you wouldn't necessarily know if a  
5 pedestrian walking around going from Marshall's --

6           MR. DANKOVICH: Yes.

7           COMMISSIONER DOERNER: -- moving back up into the  
8 mall or coming out of the mall and looping into Marshall's.  
9 So my concern is that that sort of hidden roadway right  
10 there that's the entrance is not necessarily something that  
11 a person walking would realize that a car might be coming  
12 and they may not be looking for cars. So I want to make  
13 sure that that's a little bit safer --

14          MR. DANKOVICH: But that's an entrance only, so  
15 there aren't any cars coming out of that roadway, only going  
16 in.

17          MADAM CHAIR: Okay.

18          MR. DANKOVICH: So I don't, I don't think think  
19 there's a concern for a vehicle coming out of that roadway  
20 to where a pedestrian, you know, would be crossing. It's if  
21 they're going in from the parking lot area.

22          MR. FOREMAN: I think the Commissioner's question  
23 is that a person walking may not realize that a car even  
24 coming from, I think that's Belcrest on the north side,  
25 would just continue straight and down into the loading ramp.

1 I think that what the Commissioner might be saying is that a  
2 person that's trying to cross over that ramp would have the  
3 expectation that a car would not be going straight across.  
4 So I think maybe if we provide a crosswalk or something that  
5 could at least alter the pedestrians that they're crossing a  
6 roadway, would that be sufficient?

7           COMMISSIONER DOERNER: Yes, because I mean that's  
8 my concern is as I'm walking through, I walk back there a  
9 ton. I had no idea that there was that hidden kind of like  
10 walkway until this case was coming up and then I realized  
11 oh, there's a way to get into the building right there. And  
12 I've walked a bunch between the mall and Marshall's and the  
13 adjacent stores around there. So having a little bit more  
14 visibility for pedestrians to realize there's a crosswalk  
15 that you're actually crossing over of an area that might  
16 actually have a car coming into it so they don't get clipped  
17 would be useful.

18           MR. DANKOVICH: I think that's a great idea. I'm  
19 also opposed to people being hit by cars, so. I think --

20           COMMISSIONER DOERNER: Good.

21           MR. DANKOVICH: -- I assume we'll have to work it  
22 out with the landlord to make sure, you know, to get that  
23 done. But I think it's a great suggestion.

24           MR. FOREMAN: That's fair. I will take care of  
25 that.

1 MADAM CHAIR: Okay.

2 COMMISSIONER DOERNER: Okay. And then on the  
3 exit, just the same sort of deal because I don't even know  
4 where the exit one would be over by the JCPenney's because I  
5 don't walk over in that way very much, but same sort of a  
6 concern that if there's a crosswalk over there, or if  
7 there's sidewalks on both sides, just also make a crosswalk  
8 over there, please.

9 MR. DANKOVICH: It's been a couple months since  
10 I've been out there, but I do not think there is a crosswalk  
11 that goes over it. If there is, we'll give it the same  
12 consideration as the entry here.

13 COMMISSIONER DOERNER: Okay. Great.

14 MR. FOREMAN: The exit ramp is a little bit  
15 different in that unlike the entrance ramp, the exit ramp  
16 kind of dumps the car out in the middle of the parking lot  
17 closer to the road that goes around it. So unlike the one  
18 which is like it drops you off in front of a side parcel,  
19 sorry, you enter by going past the sidewalk. There is not  
20 really that same concern at the exit.

21 MADAM CHAIR: Okay.

22 MR. FOREMAN: Very much.

23 MADAM CHAIR: Okay. Is that --

24 MR. FOREMAN: Any other questions?

25 MADAM CHAIR: -- it for you, Commissioner Doerner?

1 Okay.

2 COMMISSIONER DOERNER: Yes, I just don't want to  
3 get clipped if I'm walking out there, so --

4 MADAM CHAIR: We don't want that either.

5 COMMISSIONER DOERNER: -- and (indiscernible).

6 UNIDENTIFIED SPEAKER: Yeah, no we don't.

7 MADAM CHAIR: We got a nice long life ahead of  
8 you, we hope. Okay. All right. Commissioner Geraldo, any  
9 questions?

10 COMMISSIONER GERALDO: Well since everybody is  
11 against anti-clipping, I don't have any questions.

12 MADAM CHAIR: Okay. All right. So with that,  
13 okay, so with that, Ms. Powers?

14 MS. POWERS: Hello, can you hear me all right?

15 MADAM CHAIR: Yes, we can.

16 MS. POWERS: Great. So good morning, almost good  
17 afternoon, Chairman Hewlett and members of the Planning  
18 Board. For the record my name is Kate Powers and I am the  
19 City Planner for the City of Hyattsville and today I'm here  
20 representing the City of Hyattsville regarding this DSP  
21 application for the self-service storage facility within the  
22 Mall of Prince George's.

23 So on Monday, September 20th, the City Council  
24 voted in support of this DSP application including the  
25 amendment to the Table of Uses to allow for the adaptive

1 reuse of you know the subgrade area of the Mall of Prince  
2 George's. The, the City feels that the, you know, unique  
3 circumstances of the space lend itself to this use and the  
4 City believes that the proposed use is suitable for this  
5 specific site as it is subgrade. So on behalf of the City  
6 of Hyattsville, I thank you in advance for your  
7 consideration of our comments. Thank you.

8 MADAM CHAIR: Thank you, Ms. Powers. And we do  
9 have your letter in the record as well as the letter from  
10 the Town of University Park both in support. Thank you so  
11 much. So if the Board doesn't have any questions of Ms.  
12 Powers, I don't see any hands raised there, I think and  
13 everyone else you have, Mr. Foreman is here for questions,  
14 is that correct, Mr. Foreman?

15 MR. FOREMAN: Yes, Madam Chair.

16 MADAM CHAIR: Okay. If there are no other  
17 questions of anyone, is there a motion?

18 COMMISSIONER WASHINGTON: Madam Chair, I move that  
19 we adopt the findings of staff and approve DSP-99044-20  
20 along with the condition as outlined in staff's report, in  
21 addition to recommending approval to the District Council of  
22 the property owner's request to permit a consolidated  
23 storage use within the existing subterranean space of the  
24 mall at Prince George's County Plaza. Integrated shopping  
25 unit.

1 COMMISSIONER GERALDO: Second.

2 MADAM CHAIR: We have a motion by Commissioner  
3 Washington, seconded by Commissioner Geraldo. Madam Vice  
4 Chair?

5 MADAM VICE CHAIR: I vote aye.

6 MADAM CHAIR: Commissioner Washington?

7 COMMISSIONER WASHINGTON: Vote aye.

8 MADAM CHAIR: Commissioner Doerner?

9 COMMISSIONER DOERNER: I vote aye.

10 MADAM CHAIR: And Commissioner Geraldo?

11 COMMISSIONER GERALDO: I vote aye, Madam Chair.

12 MADAM CHAIR: The ayes have it 5-0. The next item  
13 on the agenda is Item 7, which is the draft resolution which  
14 should reflect the decision that we just made on Item 6.  
15 The only person signed, well, Mr. Foreman, I don't know that  
16 you need to add anything, do you?

17 MR. FOREMAN: No, Madam Chair.

18 MADAM CHAIR: Okay. And same thing with Ms.  
19 Powers, do you need to add anything?

20 MS. POWERS: I do not.

21 MADAM CHAIR: Okay. So is there a motion? Mr.  
22 Zhang, you don't need to add anything.

23 COMMISSIONER WASHINGTON: Motion to approve.

24 MADAM CHAIR: Okay. We have a motion to approve  
25 from Commissioner Washington. Is there a second?

1 COMMISSIONER GERALDO: Second.

2 MADAM CHAIR: Seconded by Commissioner Geraldo.

3 Madam Vice Chair?

4 MADAM VICE CHAIR: I vote aye.

5 MADAM CHAIR: Commissioner Washington?

6 COMMISSIONER WASHINGTON: Vote aye.

7 MADAM CHAIR: Commissioner Doerner?

8 COMMISSIONER DOERNER: I vote aye.

9 MADAM CHAIR: And Commissioner Geraldo?

10 COMMISSIONER GERALDO: I vote aye.

11 MADAM CHAIR: The ayes have it, thank you very

12 much.

13 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

THE MALL AT PRINCE GEORGE'S (SELF STORAGE)

Detailed Site Plan, DSP-99044-20



By: \_\_\_\_\_

Date: November 16, 2021

Diane Wilson, Transcriber