City of Hyattsville

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Legislation Details (With Text)

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On agenda:	9/20/2021			**Final action:**	9/20/2021
Title:	Mall at Prince George's Self-Storage Project (DSP-99044-20)				
Sponsors:	City Administrator				
Indexes:	Planning & Development				
Code sections:					
Attachments:	1. DSP-99044-20 MPG Self-Storage - Discussion & Action Memo (1), 2. City Council Materials 09.20.21 MPG Storage				

Date	Ver.	Action By	Action	Result
9/20/2021	1	City Council	Approved	Pass

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:
Mall at Prince George's Self-Storage Project (DSP-99044-20)

Suggested Action:
I move the City Council approve a letter in support of Mall at Prince George's Self-Storage Project, DSP-99044-20, an amendment to the Table of Uses to allow the adaptive reuse of unleasable retail space in the basement of the MPG.

Summary Background:
The subject property consists of 51.03 acres and is improved with 1,129,017 square feet of commercial retail space known as the Mall at Prince George's (MPG), a regional shopping center.

The site, located at 3500 East West Highway, is zoned Mixed Use-Infill (M-U-I)/Transit District Overlay (T-D-O) allowing for residential, commercial, or mixed development. The subject property is located within the "Downtown Core" character area of the Prince George's Plaza TDDP, the Transit District's central activity.

The applicant, PSG East West Storage, LLC, is proposing an amendment to the 2016 Prince George's Plaza Transit District Development Plan (TDDP) Table of Uses to allow consolidated storage units within the basement of the Mall at Prince George's (MPG).

Next Steps:
No additional action is required.

Fiscal Impact:
N/A

City Administrator Comments:

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Recommend Approval. Though a more pedestrian-focused use for the proposed space would be ideal, it is subgrade lacking visibility for activation. As a result, the site has few compatible uses which makes it difficult to secure a substantial tenant.

Storage operations are not permitted in TDO/MUI zones as it is typically an auto-centric use. This is true in the case of the TDO/MUI zones within the Prince George's Plaza Transit District Development Plan (TDDP). For storage operations, the Table of Uses references CB-002-2016. The bill is attached for reference.

Though the specifics of the site make it undesirable to tenants, a storage facility minimizes the potential negative impacts on the area. The facility will not take up valuable frontage for more pedestrian-friendly uses. In addition, it will have very little visual impact on the area and does not require any additional exterior surface parking spaces.

This project is retrofitting an already existing, vacant space which has less of an impact on the surrounding area than pursuing new construction. This adaptive reuse aligns with the TDDP's Policy EP3 which calls for supporting adaptive conversion of existing retail establishments to alternative uses.

Community Engagement:
On May 18, 2021, the applicant presented this project to the Planning Committee for their review. Meeting minutes are attached for reference.

Generally, the Committee agreed that the self-storage facility is not the highest best use for the space but is not wholly inconsistent with the character area and an appropriate use for currently vacant subgrade space.

The Committee recognized that the Mall reorganizes and will continue to change over time. Though they stated that self-service storage may be an appropriate use for the space, there are still concerns regarding security and unwanted traffic flow.

As the space is currently empty and unused, the Committee agreed that adaptive reuse is better than no use, as long as it is not completely incongruous to the area. Especially with the current state of retail and its effects on malls, the proposed use could be a unique opportunity to make vacant space useful.

The Planning Committee recommends the City Council approve the amendment to the Table of Use to allow the adaptive reuse of unleasable retail space in the basement of the MPG. This recommendation was passed unanimously.

Strategic Goals:
Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?
N/A