

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE AGENDA**  
**APRIL 29, 2025**

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1. **Introduction of Committee & Guest Members** (7:00 PM)
2. **Committee Business**
  - Approval of April 15th, 2025, minutes
3. **Presentation**
  - **Mt. Hermon Lodge Re-development Project**

A Preliminary Plan of Subdivision application has been submitted to Maryland National Capital Parks and Planning for the subject property located at 4207 Gallatin St. The application is for the conversion of an existing commercial building (the Mount Herman Masonic Temple) into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use.
4. **Adjourn** (9:00 PM)

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE MINUTES**  
**APRIL 15, 2025**

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*Register in advance for this webinar:*

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**1. Introduction of Committee & Guest Members (7:00 PM)**

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison
- David Cristeal, Presenter
- Patrick Bateman, Presenter

**2. Committee Business**

- Approval of February 25th, 2025, minutes
  - A motion was made to approve the minutes by Committee Co-Chair Maureen, seconded by Greg. The motion was carried

**3. Presentation**

- **Sanctuary at Hyattsville Crossing**

A developer of affordable rental housing, Pennrose has partnered with the First United Methodist Church (FUMC) and Sanctuary AP3 to complete the new development. This rental community of 120 apartments would consist of 2 components, a 70-unit senior building and a 50-unit family building. The proposed development would be located on an underutilized portion of the FUMC property. Pennrose is requesting a Payment in Lieu of Taxes (PILOT) from the City of Hyattsville. It is requesting a PILOT to complete a comprehensive finance package that would support the development of the Sanctuary at Hyattsville Crossing.

- David Cristeal: Provided a brief overview of the project and introduced Patrick Bateman from Pennrose Development.
- Patrick provided a detailed presentation with site plans and renderings depicting the proposed 50-unit family building and a 70-unit senior building. Affordability components include a mix of three-bedroom units and will have eight vouchers from the housing authority for households

experiencing homelessness. An additional seven units will be supported by the Department of Social Services and the continuum of care for permanent supportive housing (PSH). A HUD grant of over \$5 million was applied for to support the 15 permanent supportive housing units, with a backup plan in place if the funding is not secured. Patrick further explains the community impact of the project, including the first affordable multi-family rental units under 60% AMI in over 20 years. And how the project will address the need for affordable housing in the market area, with 30% AMI units being the only such units in the market.

- Todd: Inquires about the long-term management of the property and the company's experience in managing such developments.
- Patrick: Confirms that Penrose will manage the property long-term and has extensive experience in low-income housing tax credit properties.
- Maureen: Supports the project, emphasizing the need for affordable housing and the benefits of the project's location near transit.
- Marshall: Asks about the ownership structure and the involvement of the church, sanctuary, and the developer.
- Patrick: Clarifies that the project will not significantly impact public services, as the church has agreed to maintain 150 parking spaces and the project will have its own trash contract and stormwater management facilities.
- Will: I presume there will be some sort of subdivision of the land if the church stays on property and effectively is doing a ground lease for these units?
- Patrick: Confirms that the project will be sub divided.
- Greg: Expressed support for the PILOT and the projects use of unused land.
- Yohannes: Presented questions on working hours for service providers and overall coordination of services being delivered.
- Marshall: Expressed concerns about public safety and emergency services, noting the city's budget constraints and the 40-year PILOT request. Also emphasizing the additional governmental costs and the disparity in benefits for local taxpayers. Reminds the committee of the past pilot project and the issues with the utility costs affecting rent.
- Patrick Bateman: Outlines the next steps, including the submission of the letter of intent to the city council and the application for tax credits in May 2025.
- Maureen: Summarizes the committee's recommendations

#### Recommendations

- The Planning Committee supports the request for a Letter of Intent related to the proposed Payment In Lieu of Taxes (PILOT) agreement to support the Sanctuary at Hyattsville Crossing development project.
- The Planning Committee would also like to note a concern regarding the level of services required by the prospective occupant group and would encourage coordination to ensure that adequate and reliable services—including those that maybe needed on a 24/7 basis—can be provided without disruption

#### 4. Development Update

- The Six
  - A mixed-use development, situated on 2.42 acres in the University Town Center area. The development project includes 316 apartments, 2,052 square feet of commercial/retail space and a structured parking garage with 276 parking spaces.
- Hyatt View
  - Development of eight lots for the construction of single-family attached dwelling units(townhomes).
- Sovern
  - A five-story mixed-use building located in West Hyattsville. This mixed-use building is part of the broader Riverfront development. The project includes 239 apartments and 3,123 square feet of commercial space.
- 3599 East West Hwy
  - The redevelopment of an existing Sunoco Gas station, expanding the number of gas pumps, demolishing the existing convenience store, and building a new two-story commercial/office building on the southern end of the site
- Dewey Parcels
  - The project is being built on a 21.16 acre parcel known as the Dewey property (Parcels 1-5). Construction is proposed on Parcels 1, 2, and 5. Parcel 1 includes a 5-story 361 unit multifamily building, 1,258 square feet of retail space and associated parking an garage. Parcel 2 will be home to a 136 unit stacked-townhouse development. Parcel 5 proposes a 5-story 321 unit multifamily building, 1,258 square feet of retail space and an associated parking garage.
- Gateway West
  - Approved for the development of 331 townhouse units. The builder for this site is Stanley Martin. Phase I of the Situated on 18.5 acres, the Riverfront at West Hyattsville is a townhouse development. The first phase of development incorporates the construction of 183 townhouse units, a community Park on the Northwest Branch Trail with an Amphitheater and (2) two storm water management facilities. Currently, the Townhouse construction is complete as well as the two stormwater management areas.

#### 5. Adjourn (8:51 PM)

- Maureen: Motion to Adjourn
- Yohannes: Second

## **STATEMENT OF JUSTIFICATION**

### **MT. HERMON LODGE – LOT 11 4-24033**

APPLICANT/OWNER	Mt. Hermon Lodge Preservation Project, LLC 4709 40 <sup>th</sup> Avenue Hyattsville, Maryland 20781 Attn: Kayleigh Kulp
ATTORNEY/ CORRESPONDENT:	Matthew C. Tedesco, Esq. McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax MTedesco@mhlawyers.com
CIVIL ENGINEER:	CV, Inc. Silvia D. Silverman, AICP 610 Professional Drive, Suite 108 Gaithersburg, MD 20879 301-637-2510 (office) ssilverman@cvinc.com
REQUEST:	A Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Zoning Ordinance and prior Subdivision Regulations in accordance with the prior C-S-C/D-D-O Zones. (Section 24-1903)

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#### **I. DESCRIPTION OF PROPERTY**

1. Address – 4207 Gallatin Street, Hyattsville, Maryland 20781.
2. Location – South side of Gallatin Street at the south west quadrant of the intersection of Gallatin Street and 43<sup>rd</sup> Avenue.
3. Tax Account – 1816446.
4. Zone – NAC (current); C-S-C/D-D-O (prior).

5. Proposed Use – Approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use.
6. Applicable Previous Approvals – N/A.
7. Record Plat – Plat Book LIB A at Plat No. 20.
8. Councilmanic District – 2.
9. Planning Area – 68.
10. Schools – Hyattsville Elementary, Hyattsville Middle and Northwestern High.
11. Police – Division I.
12. Fire/EMS – Hyattsville, Station 801, Battalion 884; Bladensburg, Station 809, Battalion 884.
13. Library – PGCMLS Bladensburg Branch Library; PGCMLS Hyattsville Branch Library.
14. Water/Sewer Category – W3/S3.
15. Historic Site/Resources – The Mount Hermon Masonic Temple (ID 68-010-95) (CR-102-2024); Harvey Dairy Store (ID 68-010-88 – 0.01 miles from subject property) ; Burgess House (ID 68-010-83 – 0.03 miles from subject property); Jones-Sheridan House (ID 68-010-79 – 0.04 miles from subject property); Welsh House (68-010-01 – 0.05 miles from the subject property); Fox’s Barn (ID 68-010-74 – 0.06 miles from subject property); Shepherd-Sibley House (ID 68-010-73 – 0.07 miles from the subject property); Benjamin Smith House (ID 68-010-34 – 0.08 miles form subject property); Lewis-Holden House (ID 68-010-02 – 0.09 miles from subject property); Frederick Holden House (ID 68-010-17 – 0.12 miles from subject property); Hyattsville Post Office (ID 68-010-40 – 0.12 miles from subject property); Lown House (ID 68-010-35 – 0.13 miles from subject property); and Edgewood (Tricon-Halloran House) (ID 68-010-65 – 0.13 miles from subject property).

## II. NATURE OF REQUEST

Mt. Hermon Lodge Preservation Project, LLC (hereinafter the “Applicant”) intends to pursue a Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building (the Mount Herman Masonic Temple) into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Subdivision Regulations and prior Zoning Ordinance in accordance with the prior C-S-C/D-D-O Zone.

On April 1, 2022, the approved County-wide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance and Subdivision Regulations became effective, thereby, rezoning the subject property to the newly created NAC Zone. Notwithstanding, Section 27-1903(c) of the Subdivision Regulations provides for a choice of law provision that allows an applicant, after April 1, 2022, to elect to utilize the prior Subdivision Regulations. Accordingly, the applicant intends to utilize the prior Subdivision Regulations and the prior Zoning Ordinance as the applicant recognizes that the provisions of the prior Subdivision Regulations and prior Zoning Ordinance have been successfully utilized and implemented for development of the property and all uses are permitted uses under the prior Zoning Ordinance. Therefore, the applicant contends that the prior Zoning Ordinance and prior Subdivision Regulations offer the most efficient, flexible, and established framework for review and approval of the applicant’s desired use/development at this time. (Pursuant to the same, the applicant hereby provides this statement pursuant to Section 27-1904(b) of the Zoning Ordinance).

### III. APPLICANT’S PROPOSAL

The Applicant presents in this Preliminary Plan of Subdivision (4-24033) application the development of property located at 4207 Gallatin Street, Hyattsville, Maryland 20781 (the “Subject Property”). Specifically, the proposed development is for the conversion of an existing commercial building in the Neighborhood Activity Center (NAC) Zone and the prior Commercial Shopping Center (C-S-C) Zone. The property consists of Lot 11, Block A, of Wine and Johnson’s Second Addition to Hyattsville, MD recorded in Plat Book A, page no. 20. The Subject Property, totaling approximately 0.289 acres, is currently a vacant building that was previously used as a Masonic lodge and recently designated as a historic site (CR-102-2024). The Applicant is not proposing to raze the existing building, but instead seeks to utilize the building and only make interior renovations to convert the building into a mixed use building consisting of residential and commercial/retail uses.

The site currently lies within the 2004 *Approved Gateway Arts District Sector Plan and Sectional Map Amendment Plan Area*. The Sector Plan places this property in the Town Center Character Area. This Character Area is described as “bustling with residential and business life” and has the land use goal of enhancing walkability and creating high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, and an attractive streetscape. The proposed mixed-use development, which is desired in the town center character area, will be compatible with the surrounding neighborhood. The sector plan’s goal for the town center character area is:

“enhance the walkability of the town centers by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, an attractive streetscape, landscaping, and small parks.” (page 17)

In addition to the context-sensitive building as described above, the proposed improvements will meet this goal by prioritizing a pedestrian-oriented site design with a focus on bringing the existing building and site up to applicable County code standards, maintaining the

historic architecture, and improving the streetscape. These improvements will be a benefit to future residents and visitors, along with existing community members.

The sector plan and SMA also provide various environmental goals for the entire plan area. One of the goals is to “protect, improve, and enhance the natural and built environment to provide a high quality of life for residents, workers and visitors.” (p.29). The proposed development is redevelopment of an historic site. The redevelopment will not alter the existing footprint or result in the removal of any trees and/or landscaping features. The historic character of the building will also be maintained, which further minimizes any potential adverse impacts. Maintaining the historically significant architecture also fulfills another environmental objective of the Sector plan which is to “identify and recommend the preservation and enhancement of features that have significant influence on the environment and the aesthetic quality of the sector plan.”

As described above and herein, the proposed building expansion and site improvements exceed the goals of the sector plan and SMA.

#### IV. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of 4-24033.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:

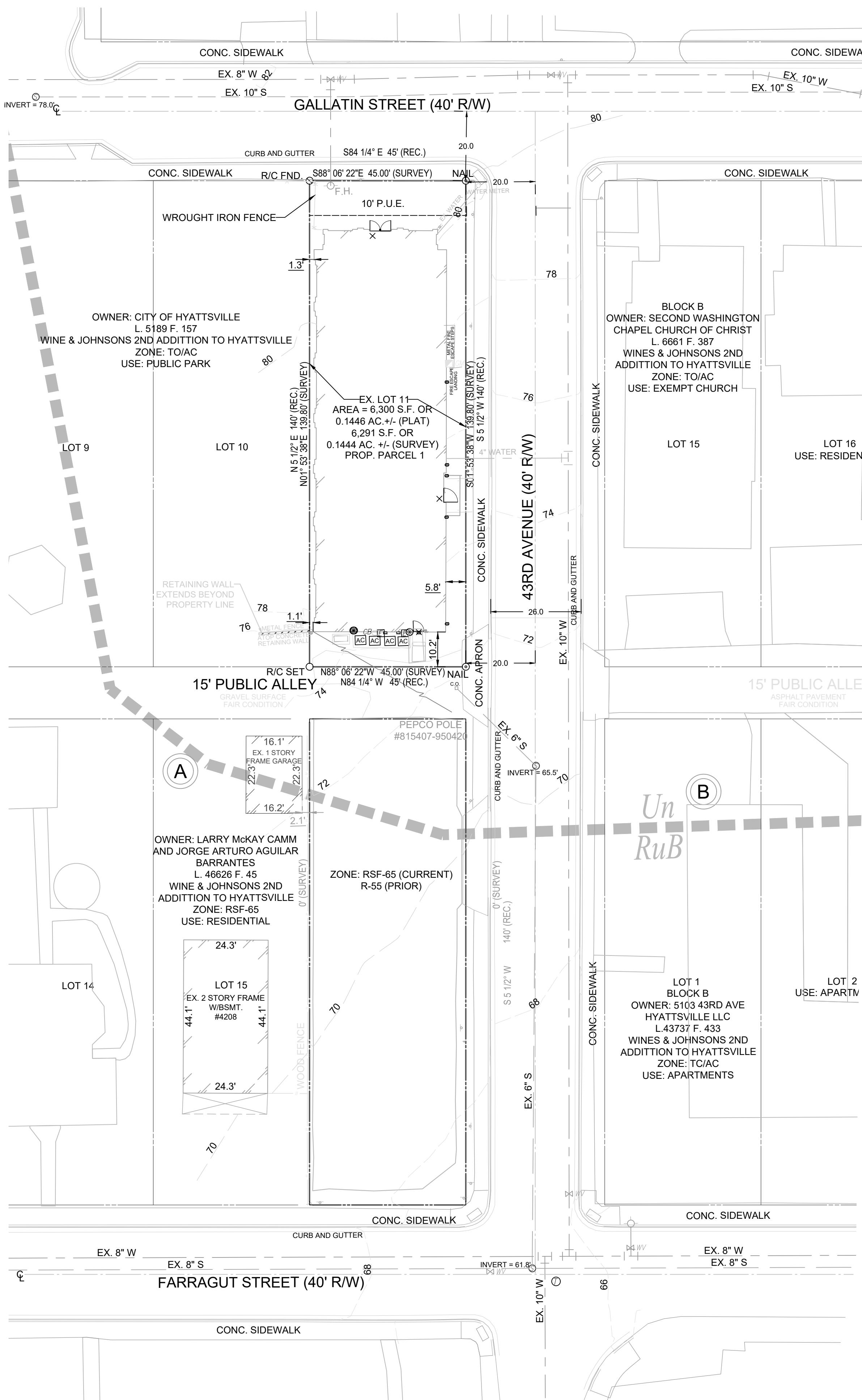


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Matthew C. Tedesco  
Attorney for the Applicant

Date: March 17, 2025

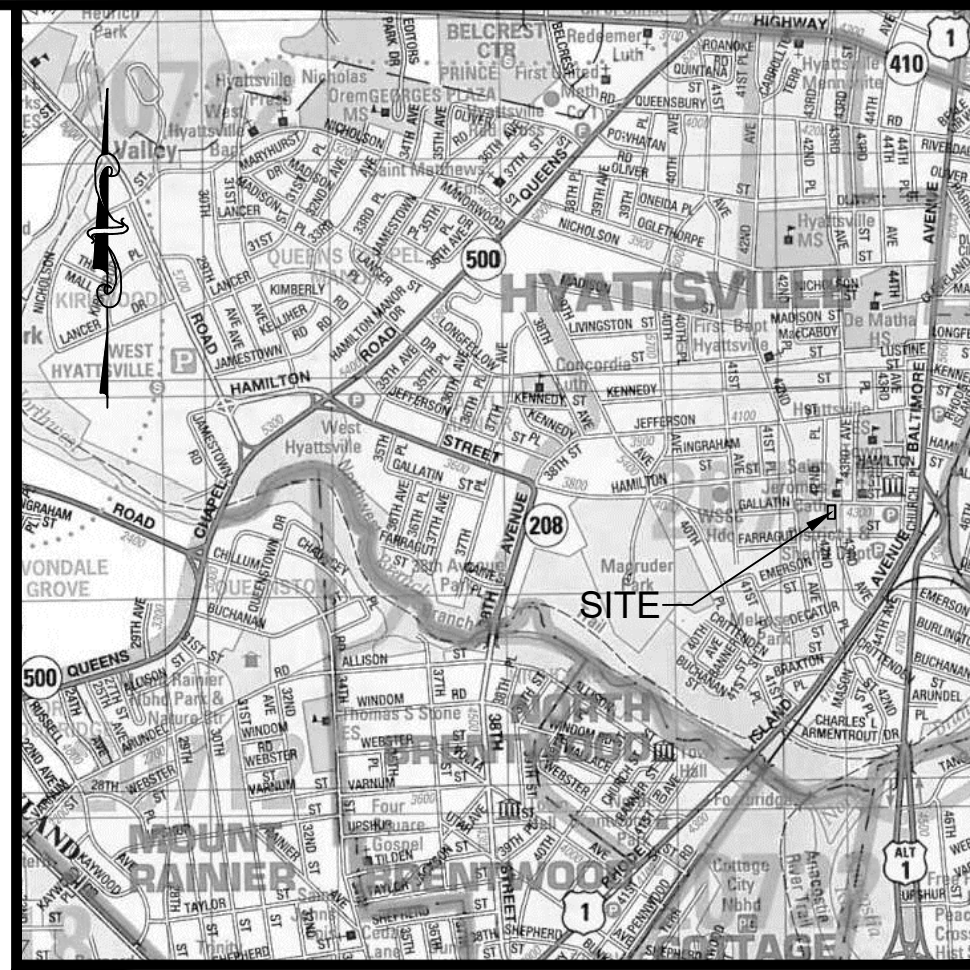




GENERAL NOTES:

- Existing lot, Deed Description
  - Liber & Folio
  - Tax Map, Grid
  - 200-Foot WSSC Map Reference
  - Purpose of subdivision
  - Prior approvals
  - Total acreage
  - Gross
  - Net
  - By zone
  - Net developable area outside of PMA
  - Acreage of environmental regulated features
  - Acreage of 100-year floodplain
  - Total area calculation
  - Acreage of road dedication
  - Zoning (Current)
  - Zoning (Prior)
  - Existing use
  - Proposed Zoning
  - Proposed use
  - Proposed dwelling units
  - Density Min/Max
  - Density calculation
  - Minimum lot size required (Prior Ordinance)
  - Lot size proposed
  - Minimum lot width required (Prior Ordinance)
  - Lot width proposed (Prior ordinance)
  - Front street required
  - Front street proposed
  - Front/Side/Rear Yard Depth minimum
  - Front/Side/Rear Yard Depth proposed
  - Principal Structure Height Min/Max
  - Principal Structure Height proposed
  - Sustainable Growth Tier
  - Military Installation Overlay Zone
  - Center or Corridor Location
  - Gross Floor Area Existing
  - Gross Floor Area Proposed
  - Stormwater management concept #
  - Approval date
  - WSSC Water Category (Existing)
  - WSSC Water Category (Proposed)
  - WSSC Sewer Category (Existing)
  - WSSC Sewer Category (Proposed)
  - Method of sewer disposal
  - Aviation policy area
  - Mandatory park dedication requirement
  - Cemeteries on or contiguous to the property
  - Historic sites on or in the vicinity of the property
  - Type One Tree Conservation Plan
  - Within Chesapeake Bay Critical Area
  - Wetlands
  - Streams
  - Soils by soil type
  - In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization
- Lot 11, Block A, "Wine and Johnson's 2nd Addition to Hyattsville"  
Plat Book JW/B 2 Plat Number 618  
Liber 50603 Folio 365  
0050, B1  
206NE04  
Adaptive reuse of existing Masonic Lodge into a one (1) lot mixed-use residential and commercial use  
NA  
0.1444 AC.  
0.1444 AC.  
0.1444 AC.  
0.1444 AC. (C-S-C)  
0.1444 AC.  
0.0 AC.  
0.0 AC.  
6,291 S.F.\*  
0.0 AC.  
NAC, TO/AC  
Commercial Shopping Center (C-S-C)/D-D-O  
Eleemosynary/Philanthropic Institution  
C-S-C/D-D-O (Prior Ordinance)  
Mixed Use Commercial/Residential  
8 Multi-family apartment units  
10/90  
55.4  
1,200 S.F.  
6,291 S.F.  
No Minimum  
45' (Existing)  
No Minimum  
45' (Existing)  
No Minimum  
10'/1.3' and 5.8'/10.2'  
No Minimum  
48.7'  
Yes - Tier 1  
No  
Baltimore Avenue Corridor  
8,546 S.F.\*\* - Building to remain  
8,546 S.F.  
Concept #SIT-00081-2025  
3/17/2025  
W-3  
W-3  
S-3  
S-3  
Public sewer  
NA  
Fee in Lieu of Mandatory Dedication  
No  
Hyattsville Historic District (ID: 68-010-00)  
The Masonic Lodge is a historic building  
Woodland Conservation Ordinance Exemption Requested  
No  
No  
No  
Un: Hydrolc Soil Group: D  
Source: USDA Web Soil Survey  
No
- \* Square Footage shown per ALTA Survey. Original Record Plat indicates 6,300 SF  
\*\* Square Footage shown per Architectural calculations.

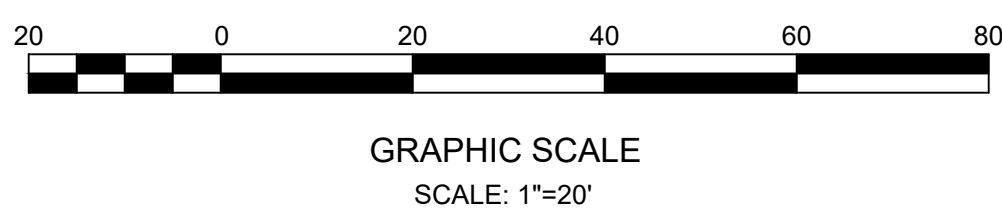
Table 4. General Information Table	
Layer Name	Value
Zoning (Zone)	NAC/C-S-C
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	50-B1
WSSC Grid	206NE04
Planning Area (Plan Area)	68 - Hyattsville & Vicinity
Election District (ED)	16
Councilmanic District (CD)	2
General Plan 2002 Tier (Tier)	Developed
General Plan 2035 (Tier)	Established Communities
Police District	1
Joint Base Andrews Land Use Control Area (JBA LUC/Area USAF)	NONE



VICINITY MAP  
SCALE: 1"=2000'  
PRINCE GEORGE'S COUNTY  
ADC MAP #5409, GRID J-8

LEGEND:

- MAIN PROPERTY LINE
- OTHER PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SLOPES > 25%
- SLOPES > 15%
- CENTER LINE (C)
- SOIL BOUNDARY
- PROPOSED SEWER
- PROPOSED WATER
- TREE



OWNER:  
MT. HERMON LODGE  
PRESERVATION PROJECT, LLC  
4709 40th AVENUE  
HYATTSVILLE, MARYLAND 20781  
  
PHONE NUMBER: (240) 535-4909  
EMAIL: KAYLEIGH.KULP@GMAIL.COM

REV. NO.	DESCRIPTION	DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21908. EXPIRATION DATE: 07/16/26.



CV, INC.  
610 PROFESSIONAL DRIVE, #108  
GAITHERSBURG, MARYLAND 20879  
PHONE: (301) 637-2510  
WWW.CVINC.COM

Preliminary Plan of Subdivision  
**4-24033**  
4207 GALLATIN STREET  
HYATTSVILLE, MARYLAND  
PARCEL 1  
A RESUBDIVISION OF LOT 11, BLOCK "A"  
WINE AND JOHNSON'S 2ND  
ADDITION TO HYATTSVILLE  
HYATTSVILLE (16TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.	20241103.02
SCALE: AS SHOWN	
DATE: 03/18/2025	
DRAWN BY: CS	
CHECKED BY: MT	
SHEET 1 OF 1	