

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
MAY 20, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Qlj1WQV3Tp-3pBzXYaMchA

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approval of April 15th and 29th 2025, minutes
- 3. Presentation of the 3rd Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA)**
 - Presented to Planning Committee at the May 21st 2024 meeting. Submitted initial comments.
 - 1st Draft Plan was released in July 2022 and 2nd Draft released on May 2nd 2024
 - Comment period open until Joint Public Hearing on July 1st, 2025 at 6 pm.
- 4. Adjourn (9:00 PM)**

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
REVISED APRIL 15, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_wBGiC6bOROqIZG_RaK0_Vg

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.

- Maureen: Thank you Patrick and David. Let's start with a round of clarifying questions. Any clarifying questions Todd?
- Todd: As I understand it Pennrose is the builder but are they going to manage the property after completion? Are they there long term, or is this something that gets handed off? Does Pennrose have any experience managing this type of development?
- Patrick: Yea, that's a great questions. I believe every unit we've built in Maryland, we still manage over the last 20 years, when we started doing business in Maryland, and yes, our plan with this car project is to manage it long term. So yes, we take that angle from day one, and we stay involved in these developments for as long as we can. Pennrose has extensive experience in low-income housing tax credit properties
- Maureen: Ok next on my chart is you Marshall
- Marshall: If I heard correctly, its 50units senior only, and 70units families only. Is that correct?
- Patrick: Its actually the other way. Its 50 families and 70 senior units.
- Marshall: Got it, So how will this project address homelessness in the City of Hyattsville?
- Patrick: A good question and we get this question a lot in terms of location preference, however I think there just needs to be an effort during leasing to get out there and make sure that through the church, primarily, we're reaching out to local organizations within the City of Hyattsville to try to address the homeless population within itself. Unfortunately, legal reasons, we can't do any kind of location preference.
- Marshall: Who gets priority to occupy these units? Or is there any segment that gets priority to occupy these units?
- Patrick: So the units will come as a referrals from the Department of Social Services. These will be on the units with the project based vouchers, they will be feeding referrals to the housing authority, and who, in turn, will then send those referred tenants to us for the units that don't have the project based vouchers, those seven PSH only units, the will work directly with the Department of service and the continuum of care to pull people off of their waiting lists. As you can imagine, they already have a pretty well established waiting list within the county.
- Marshall: Who is going to actually own the property? Is it going to be all three entities long term or not?

- Patrick: Currently, the contemplated management structure, or the ownership structure is between the church, the sanctuary and ourselves. The church will be long term owner of the land, so ground lease structure. The actual building ownership would be between sanctuary and ourselves.
- Marshall: Ok, Is this project totally nonprofit, or is there some expected profit to be made?
- Patrick: There's an allowable developer fee within the state of Maryland that's capped. If you get a tax credit award, that amount is capped per project, and that fee is split between the owners of the development so in this case, we have an agreement to have a payment equal to 25% of that fee back to the church. And then the fee is split between ourselves and sanctuary.
- Marshall: What are the proposed building materials for this project? Or have you gotten that far?
- Patrick: The loan accounting tax credit guide offers additional scoring points for putting certain things in the projects. That includes things like ENERGY STAR National Green Building Standard, Zero Energy Ready Homes, to name a few. Then they have other standards and other things that give you additional points in the application. So upgraded door hardware, upgraded solid core doors, upgraded cabinetry, solid surface countertops, they focus on building efficiency and building long term durability. So we're designing the project to all those standards. Then you also have, as you know, Park & Planning oversight and they're very strict about what goes on the outside of the building. So the Maryland tax credit agency says 75% of the building has to be brick or fiber cement site, and then Park and Planning comes in, and they will probably hold us to a higher standard. So as currently designed, there's very little vinyl siding on these projects, I believe, only on the very top floor or within the gables, and then the rest of the exterior is Hardy panels or Harvard lap siding, which is fiber cement for brick.
- Marshall: Ok, this is my last questions. The church currently doesn't pay any tax on this land. This land is essentially a parking lot, and when you talk about the taxes that they will pay for a property that is going to be charging rent, so it's officially commercial property. Who's going to pay for, when you have additional folks who's going to pay for the police, the fire, the parks, the inspections, those things that must be provided for these people if we're giving away tax credits for commercial property?
- Patrick: That's a good question. So in terms of upfront, it's not to the city of Hyattsville, but I can imagine you're aware of the very steep public service impact fees and school facilities surcharge fees within Prince George's County, the highest any jurisdiction I've worked in, frankly. So while not going directly to the city, that is a pretty substantial payment that even affordable housing doesn't have a workaround for in Prince, George's County currently. So I believe between both projects, that's upwards of \$1.2 million going back to the county in terms of impact fees alone.

Outside of the tax abatement for county and city taxes, there's no abatement offered for any of the storm water fees or other fees that you see on your tax bill that are charged back to the county. We take it very seriously being a member of the community. Like I said, in response to the first question, we stick around for these projects. We typically create a very strong partnership with local police. We encourage local police to be, present, to get to know our management staff and to really be a part of the community. We love to undertake that as well, and then the project really is kind of stand alone. We'll have to have our own trash contract and there's no streets, so there's no public burden to the city. And then there's all the improvements that a modern development project does as well. So if you can imagine a heavy rain right now going on to that parking lot, there's absolutely no storm water facilities currently there, and if there are, then they're not up to current standards. So we have to build in ground planter boxes, underground stormwater management control holes and a lot of things within the building that will turn what can be a problem area in terms of a parking lot and drainage and stormwater management into something that will deal with its own burden and really, actually help the area around it during events like that.

- Will: Just to further clarify, I presume there will be some sort of subdivision of land if the church stays on the property and effectively is doing a ground lease for these units?
- Patrick: Yes, that's correct.
- Will: Is it the case that if the church maintained ownership of the land while another group owns the structures, is there property tax paid on the value of the land or only no the value of the buildings?
- Patrick: I believe, only on the value of the buildings.
- Greg: I want to go back to a question that I think you answered. Did I hear you correctly when you said that the residents would be responsible for snow and trash removal and not the city?
- Patrick: Our management company is responsible for snow removal and maintaining the landscaping and all of that stuff.
- Greg: Is there going to be a mixture of one, two and three bedroom units. And maybe you don't know this as it might be too soon to answer?
- Patrick: I believe the one twos and threes are spread pretty evenly between both buildings. So the building should have a good mixture of one twos and threes.
- Greg: In terms of entry and exit into the property. Will you be able to enter and exit from the south as well as the north of the property? Or is it just gonna be a one way entry point and one way exit point?
- Patrick: Currently there's three entries and exits. There's the one in the southwest, there's one on the southeast, immediately next to the church, and then there's one to the north, directly on east-west highway. And we'll maintain all three of those.

- Yohannes: What will be the on site staff hours? Will it be 24/7 will it only be during working hours?
- Patrick: The project includes a full-time staff person for community impact coordination and support services for residents, including transportation and case management.
- Patrick: Next steps, include 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

Adopted Recommendations

Votes: 5 In Favor, 1 opposed

- 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

DRAFT

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
APRIL 29, 2025

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https://us06web.zoom.us/webinar/register/WN_1cTpytPmSieKyeuvNsplNQ

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

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- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison
- Kayleigh Kulp, Presenter

2. Committee Business

- Approval of April 15th, 2025, minutes
 - Adoption for meeting minutes were tabled. Revisions to be considered at May 20th meeting.

3. Presentation

- **Mt. Hermon Lodge Re-development Project**
 - Kayleigh Kulp: Provided a brief overview of the proposed project which is a Preliminary Plan of Subdivision application for the 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. Right now we are showing the parking on this back lot for Phase I and for phase II we would go through a detailed site plan modification if it comes to that, to be able to get this other development on the back lot. But for now, we are not requesting any variances to our plan or modifications.
 - Maureen: You said it was designated historic property. By whom is it designated historic?
 - Kayleigh: Designated by Prince Georges County last year.
 - Maureen: Ok lets go to Todd

- Todd: My First question is for Jeff, can you clarify what are we looking at here since we're looking at the back lot and since the back parking lot would first be part of the initial plan, are we taking that into consideration? Are we taking the whole project into consideration? Do we have two bites at the apple?
- Jeff: These are two separate preliminary plans of subdivision one that addresses the lodge and the second that addresses the back lot. However, as Kayleigh mentioned, the applicant will be merging the two PPS's. At the completion of phase I and as the applicant pursues phase II approval the applicant will be required to submit a modification to the phase I PPS approval. So yes, you do get two bites at the apple. But I would definitely take a holistic view of the entire project.
- Todd: To that end will the lofts be occupied during phase II? Will there be any period of time when the lofts are occupied that the back lot will be utilized before construction of the town homes?
- Kayleigh: Yes
- Todd: Ok what is average square footage of the lofts? How many bedrooms are they?
- Kayleigh: They range from one to two bedrooms. In terms of square footage, they range from 700 to approximately 1500 square feet.
- Todd: How many spaces does the parking lot equate to?
- Kayleigh: They are not marked and combining the PPS's is a new approach as of two days ago. By estimation there's probably 25.
- Todd: Ok will there be any spots designated post townhome construction?
- Kayleigh: Not in our proposed plan at the moment.
- Todd: From the townhome perspective, will they all be different square footages?
- Kayleigh: They are going to be relatively the same. I think we're looking at 2000 square feet per unit.
- Todd: Will they be two car garages?
- Kayleigh: They will be two car garages, but they have to be single laned.
- Todd: Will there be any driveway space?
- Kayleigh: No, This is all subject to testing for adequacy and we have some ways to go on achieving that. There's a front yard setback of 5ft and rear yard setback of about 8 to 10 feet.
- Maureen: Ok Marshall?
- Marshall: How many townhomes are being proposed?
- Kayleigh: Five at the moment
- Marshall: Is the lodge rental or condo units?
- Kayleigh: We are setting them up as rental units but we had explored the idea of converting them to condos.
- Marshall: Are there any efficiencies?
- Kayleigh: Actually, I think there is one studio unit that's on the lower level.

- Marshall: You mentioned that there's going to be access to an ADA compliant unit from the alley, so that will be a completely separate entrance for that unit only? Is that correct?
- Kayleigh: Yes
- Marshall: What is the size of that unit as far as one bedroom, two bedroom or efficiency?
- Kayleigh: Let me pull that up so I can give you an exact number in my design set.
- Marshall: While you're doing that on townhomes, are these three stories?
- Kayleigh: They're actually four stories.
- Marshall: And if I heard correctly, when you build the town homes, there will no longer be a parking lot of any kind for the lodge correct? So, they're expected to utilize on-street parking if they need parking?
- Kayleigh: On-street parking or paid parking options at the local lots.
- Maureen: Greg, you're up.
- Greg: Can you give me the precise breakdown of the number of two bedrooms vs one bedrooms, and it sounds like one efficiency?
- Kayleigh: I'm sorry I was mistaken when I said that was an efficiency. I misspoke, because we ended up being able to get a bedroom out of that. There's three one-bedroom units and five two-bedroom units.
- Greg: Ok thank you. So, of the 8 units 13 individuals can be accommodated.
- Greg: Regarding the commercial space is possible for residents to use the Gallatin Street entrance?
- Kayleigh: Yea, for some of the units. Residents in the front unit can access through Gallatin Street. So it all depends on the unit.
- Greg: Can you talk about the spacing between the lodge and townhomes? How much space will be left between the two structures?
- Kayleigh: There's an alley between the two parcels as they are two separate parcels with different addresses.
- Greg: And the only entrance for the ADA unit is through that alleyway?
- Kayleigh: It is not the only entrance. You can access from 43rd avenue. The sidewalk will extend back through the alley.
- Greg: Can comment on residential trash disposal and trash collection?
- Kayleigh: The plan for this property is to have dumpsters on the back of this property facing the alleyway. Currently, that's where we also have proposed to put the HVAC unit as well.
- Greg: Did the traffic study include any estimates about the impact that the lodge and or the townhomes would have, right? Or was it looking at the current flow of traffic?
- Kayleigh: I would need to double check this and I can also have the traffic consultant respond to that directly. It is generally not required for townhome units under ten units as far as the county is concerned and for our purposes they did not think it was necessary to address that. The traffic study mostly addresses the commercial use and seeing how that commercial use will affect traffic.

- Grege: For the commercial space do you have any sense of the type of tenant you're looking for?
- Kayleigh: We are in the early stages of looking into that. I understand the concerns of parking on the street and in this neighborhood. I am fully sensitive to that and would love to get a business that is supported by the walkability of the neighborhood. We're not really looking at a restaurant at this time. A use that is quiet and not something that has a lot of loud music. We just signed the listing agreement today so we have no prospects at this point but those are the criteria we're looking for.
- Maureen: Ok Next up is Will.
- Will: I think all my questions have been asked already so I'll pass
- Maureen: Ok thank you, Yohannes?
- Yohannes: All of my questions have been asked thank you.
- Todd: Are you expected to have occupancy of the rental space prior to doing the town homes?
- Kayleigh: Yes.
- Todd: So you would want to have the retail occupied first?
- Kayleigh: Yes. And part of the rationale is to see the effect.
- Marshall: Will both staircases access all the other units as far as the front doors of those units?
- Kayleigh: Yes.
- Maureen: I will check the Q and A's for comments. Lets start with comments Yohannes?
- Yohannes: I hope this gets built.
- Will: I do have one additional clarifying question and it might be best answered by Jeff. Can we know the status of the county owned lot that is southeast of this proposed project?
- Jeff: The Hyattsville Justice Center, is that correct?
- Will: yes
- Jeff: The project was recently awarded funding from the state for project planning and engineering and are still in the concept phase. A presentation to the City Council has been requested to provide the community with an update on the project and discuss its components.
- Will: Will there be a public parking component to that project?
- Jeff: The project is about three or four blocks away from the city building so that is a question I have as well. The project includes 56 single family market rate townhomes, fifty affordable artists residents, one hundred and sixty-nine units of mixed income, multifamily rental units with 18,000 square feet of amenity and neighborhood serving retail space, and 30,000 square feet of arts exhibition and creative space building essentially a gateway gallery. Unfortunately, no mention of public parking but the site does currently have existing underground parking.
- Will: Going forward with both of these projects its important to think of the possible real concerns for parking and parking congestion as a whole rather than each individual parcel having to provide its own. I love seeing

the proposal for the redevelopment of the lodge and its adaptive reuse. Architecturally the proposed dormers on the side of the lodge look a bit “mc-mansiony”. Perhaps look at doing a shed dormer or gable windows, something that gives a better proportion in keeping with what would be done with a building of that time period. But in general I like the addition of sort of a missing middle style of housing in this neighborhood.

- Greg: I second Will’s point about parking. For the commercial space, it will be important to be mindful of a type of tenant that will be least disruptive and cause the least amount of traffic issues. I think the City needs to think about broadening cross walks and traffic calming measures to ensure the kids that attend Hyattsville elementary and St. Jeromes are protected.
- Marshall: I have one more clarifying question. Do you have a ball park for the proposed rents for these units?
- Kayleigh: The rate is comparable with a slight adjustment with the canvas building. They amount to somewhere between \$2.50 per/sf and \$3.16 per/sf. For a one thousand square footage apartment, it would be about \$2500 a month.
- Marshall: I do have some concerns about waste collection for both proposals. I believe repurposing that building is a great idea. I am concerned that the tenants will not have any off-street parking. What I can say about the townhomes given where its going to be a lot of attention should be paid to how it affects the neighborhood as a whole. The sidewalks, pedestrian access, especially close to the school.
- Maureen: Todd?
- Todd: It is important to add that we do need to look at this holistically and clarifying question about the other project should be taken into consideration. And I think Kayleigh you and taking that into consideration as well as the lease space. The fact the project is in phases is good to truly see the impact. I echo Gregs comments on traffic calming and those kinds of considerations. I think those are important.
- Maureen: Janet Griffen has weighed in and let us know there is no through public alley. Arthur Busher writes that he owns the historic Birch’s on 42nd place and has deep concern that he will lose the parking area to more housing. And is happy the lodge will be used instead of sitting dormant. I am also concerned about the parking. To lose parking and to say deal with it in phase II is not going to work. We have to figure out how we will look at parking holistically.
- Sam: Could Jeff clarify what the ask from city council will be? Will it be both phases or just the first phase.
- Jeff: The ask for city council will be specific to the first phase, the application for the lodge.
- Kayleigh: This is all new, and Jeff you are probably not aware of it. We are merging the two applications into one with the idea that the back lot will be developed at a second phase but the PPS includes the lodge on the one parcel and the parking on the back parcel. At planning board it will be the

two parcels together as one application. We will show the parking for the lodge on the back parking parcel initial and that is the application before you now.

- Jeff: To clarify, when did this administrative change occur?
- Kayleigh: It occurred Friday in consultation with Park and Planning. Park and Planning recommended merging the applications into one for the purposes of starting phase one.
- Maureen: This is a bit odd. The goal is for the back lot to not be a parking lot and will immediately be townhomes. I understand combining it but to keep calling the back parcel a parking lot is not.....
- Kayleigh: When we proceed with phase two we would be making a new application through a DSP we would then need to modify the plans at that point and come before the council and committee again. For the sake of transparency I think it is important to explain this is the goal. It is subject to approval and park & planning processes.
- Maureen: We have one question in the Q and A, Janet states, Thank you for your work, as the proposal as submitted is not the proposal submitted to the county as of Friday can you not postpone? Jeff?
- Jeff: We can postpone, but I would need to receive confirmation from the county. At which point would could schedule another presentation. Kayleigh have you accepted this new approach recommended by Park & Planning.
- Kayleigh: We want to get the lodge developed. You guys will get another opportunity to hear the plan about the townhouses. We will have to comeback to you at a later date when make the application for the detailed site plan. The application that will be before the Planning Board will show the back lot as a parking lot. I am giving you the town house information because I want to be fully transparent, but we are not there yet. What we are looking for is the referral, the recommendation to council from the Planning committee to redevelop this building with the idea the parking is supported as it currently is.
- Todd: This is a question to you Jeff, the county project will have a major impact on the city. Will we be circumvented? Is that a realistic way to view the justice center project?
- Jeff: You are absolutely correct.
- Marshall: Does the court house and the lease station stay or will they be relocated?
- Jeff: I am not certain as I have not been provided an update on this project since last summer.

Adopted Recommendations

- Overall the Planning Committee supports the rehabilitation and reuse of the Historic Lodge. **Votes: 5 In Favor, 1 opposed**
- The Planning Committee has concerns with the overall parking strategy and congestion of the area for the transition between Phase I and a potential

Phase II. A larger solution is needed to determine how best to address parking and congestion for the lodge and commercial space in an area already tight on parking. **Votes: 6 In Favor, 0 opposed**

- The Planning Committee recommends that the City Council pay special attention to the waste collection for the lodge, especially considering the existing public alley situated to the rear is not a through alley. We believe the proposed plan does not adequately safeguard interactions with pedestrians and vehicular traffic within subject site. **Votes: 6 In Favor, 0 opposed**
- With the potential for increased traffic in this corridor, the Planning Committee has concerns about traffic safety and recommends additional traffic calming devices as well as cross-walks. **Votes: 5 In Favor, 1 opposed**
- The Planning Committee has concerns about the proposed dormers and recommends that the developer look for alternative solutions that are more in keeping with the historical architecture of the lodge. **Votes: 6 In Favor, 0 opposed**

4. **Adjourn (9:14 PM)**

- Todd: Motion to Adjourn
- Maureen: Second



Re: Planning Committee meeting - Masonic Lodge development

From Lindsay Myers <puvelmyers@gmail.com>

Date Tue 4/29/2025 5:37 PM

To Lisa Walker <lisawalkerdc@gmail.com>

Cc Kayleigh Kulp <kayleighkulp@gmail.com>; Maureen Foster <kcmaureen@verizon.net>; Planning <planning@hyattsville.org>; Todd Dengel <tdengel@live.com>; Greg Barnes <greg4hyattsville@gmail.com>; Sam Denes <sdenes@hyattsville.org>; Kareem Redmond <kredmond@hyattsville.org>; Jeff Ulysse <julyssse@hyattsville.org>; Janet Griffin <jag4203@gmail.com>; Douglas Thompson <douglasrthompson@hotmail.com>; Danny Schaible <dannyschaible@gmail.com>; Emily Strab <etstrab@gmail.com>; William Seath <wseath@gmail.com>

Hi all,

My name is Lindsay Myers and I am the home owner of 5110 42nd Ave on the corner of 42nd and Gallatin. I second Lisa's concerns about parking, traffic, and pedestrian safety.

I don't think the arguments about Pyramid Atlantic and Vigilante make much sense in this case. Pyramid Atlantic is not a high traffic business and Vigilante is constantly having parking issues. The only reason Vigilante feels sustainable is because patrons park in the St Jerome Church parking lot, which technically is not allowed. The Church has not strictly enforced parking as of yet, but they are considering doing so as local business patrons take up spots intended for teachers and staff of the parish school. Because the church spots are taken by Vigilante customers etc, school-affiliated drivers park on residential streets which has caused *many* problems with the residents who rely on those spots for their own vehicles leading to tension between the school and its neighbors.

I have to assume patrons of the businesses proposed for the Lodge will also attempt to use the existing residential streets and the church lot as there simply isn't enough parking *now* and the problem will be exacerbated by the proposed development of the lot behind the Lodge. This will lead to much frustration for everyone involved - residents (both current and future), school staff, pedestrians, and eventually existing business owners when the church starts actually ticketing its lot.

Unhappy residents don't lead to healthy neighborhoods and I sincerely hope you and the planning committee and the other developer of the parking lot will think more carefully about respecting the culture that has developed in the neighborhood of pedestrian-oriented development and living. The pedestrian-oriented structure of the community is what has largely lead to the revitalization of the neighborhood in the first place. Many homes in the historic district are selling for over a million dollars now - unheard of in PG County 5 years ago - because so many are attracted to the solace this neighborhood offers from the constant rush that is the rest of Hyattsville. I would hate to see what everyone loves become what everyone is trying to avoid simply because it better suits the bottom line.

Best,

Lindsay Myers

On Apr 29, 2025, at 4:39 PM, Lisa Walker <lisawalkerdc@gmail.com> wrote:

Dear Kayleigh,

Thank you very much for your reply and for your work to develop the Mt. Herman Lodge into a contributing structure to the area. I am very pleased that it itself is being repurposed. I am more concerned about the development of the parking lot into additional condos/housing units and the parking that will result. I have quickly tried to review the traffic and parking studies but think I am not understanding the language of the studies themselves and the references they make.

42nd Avenue is a cut through to Route 1 during morning rush hours as 43rd avenue and Gallatin (or for scoflaws Farragut, the wrong way) is as well. Furthermore, the fact that there are parking zones in the neighborhood for **existing traffic and parking** doesn't make me feel better about their ability to solve new traffic and parking needs.

Right now there is no parking on 43rd Avenue so I gather from what I am reading that that would change and that Gallatin would also sustain additional parking. I do not take much solace from the fact that there is parking at Franklins, the Justice Center, the City lots as folks will look for parking close to the site.

Again, I am supportive of the development of Mt. Herman Lodge but the 43rd/Gallatin/42nd/Farragut area is not the same as the Gallatin/Vigilante alley/Route 1 area and need not be developed in the same way.

Lisa Walker
5104 42nd Avenue
301 613 7537

On Tue, Apr 29, 2025 at 3:31 PM Kayleigh Kulp <kayleigh.kulp@gmail.com> wrote:

Hi Lisa, thank you so much for your email. I am the developer and have lived in Hyattsville for about 15 years myself. I want to assure you that it is my intention to be thoughtful with this project and sensitive to the parking and quiet nature of this area of the city. I'm not sure if you knew I'm the one who sold the former Campspace building to the children's art school; I chose this buyer out of several offers because it didn't need much parking and for its quiet hours and quiet use -- with the residential neighbors on the street in mind.

I have hoped since I moved to the neighborhood in 2009 that this part of the city - and this storied building which steadily fell into disrepair - could be activated again as the neighborhood activity center it is zoned for, with places that all residents can enjoy. Unfortunately, the high cost of construction in general (and in particular, the very high cost of restoring and reconstructing the interior of the lodge) necessitates needing to think bigger and expand the lodge's use to make the numbers work. Personally, I'm really excited about bringing in some more neighbors to live in the heart of the historic district (as opposed to the hustle and bustle of Route 1) where they can get the feel for



Planning Committee meeting - Masonic Lodge development

From Lisa Walker <lisawalkerdc@gmail.com>

Date Tue 4/29/2025 2:37 PM

To Maureen Foster <kcmaureen@verizon.net>; Planning <planning@hyattsville.org>; Todd Dengel <tdengel@live.com>; Greg Barnes <greg4hyattsville@gmail.com>; Sam Denes <sdenes@hyattsville.org>; Kareem Redmond <kredmond@hyattsville.org>; Jeff Ulysse <julyssse@hyattsville.org>; kayleigh.kulp@gmail.com <kayleigh.kulp@gmail.com>

Cc Janet Griffin <jag4203@gmail.com>; Douglas Thompson <douglasrthompson@hotmail.com>; Lindsay Myers <puvelmyers@gmail.com>

Dear Maureen et al,

I understand you have the Masonic Temple before you tonight, as well as the Sanctuary project. I will try to attend.

I want to speak about the concern for parking and traffic in the neighborhood. The Masonic Temple is proposed to be developed as 8 condos with retail on the first floor, using part of the parking lot for parking. The neighborhood already has 2 schools, a toddler park, Yoga Space, a large apartment building, a proposed arts building, a busy church Thursday through Sunday, and numerous historic homes up Farragut and 42nd and up (and down Gallatin Street). It is a residential neighborhood, a historic neighborhood of the first Wines and Johnson developments of Hyattsville.

Many of the large homes are now occupied by families with many children so parking and traffic is already concern (considering the violations of the one-way nature of Farragut, the alleys and increased speeding in the area.) The children (young children, some barely out of diapers) walk to and from school, they ride their bikes and scooters wildly - they are children and this is a residential neighborhood.

My understanding is that only a corner of the current Masonic parking lot will be used for the development before you - with a second development of that parking lot to hold more condominiums and needing more parking. Not to mention the retail space.

My hope is that you will question all of these plans carefully. We already have parking problems - and worries about little ones so close to busy streets. This whole development should be considered together.

Hyattsville

WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

City of Hyattsville Briefing
Planning Committee
May 20, 2025

Sarah Benton, AICP
Supervisor,
Long-Range Planning
Section

Thomas Lester
Planner IV,
Master Plans &
Studies Section

Justin Thornton
Planner II,
Master Plans &
Studies Section



PRELIMINARY DRAFT III
**WEST HYATTSVILLE
QUEENS CHAPEL**

APRIL 2025

SECTOR PLAN

AGENDA

- Background
- Major Changes
 - City of Hyattsville
- Schedule

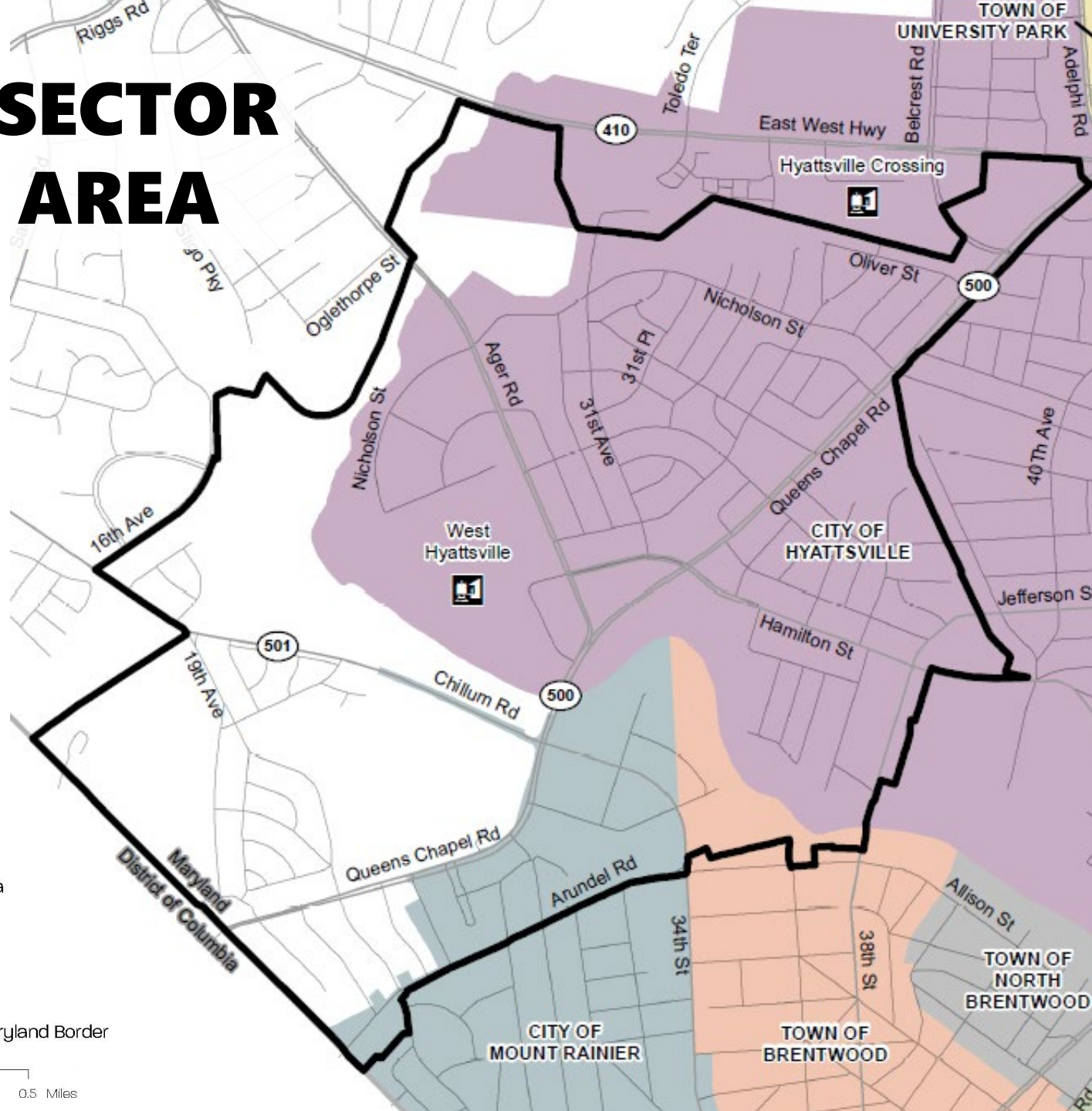


BACKGROUND



Date	Event
January 18, 2022	Sector plan and SMA initiated by County Council
July 28, 2022	Initial Draft Sector Plan and Proposed SMA released to public
October 11, 2022	First Joint Public Hearing
December 15, 2022	Planning Board remanded Draft Sector Plan and Proposed SMA back to staff
January 2023 to April 2024	Revising Draft II Sector Plan and Proposed SMA
May 2, 2024	Permission to Print Draft II Sector Plan and SMA
October 1, 2024	Second Joint Public Hearing
January 9, 2025	Planning Board remanded Draft Sector Plan and Proposed SMA back to staff for revision
April 24, 2025	Permission to release the preliminary plan (draft III)

SECTOR PLAN AREA



- Mostly within Planning Area 68
- Entirely within Councilmanic District 2
- Includes portion of the City of Hyattsville
- Northern boundary: Prince George's Plaza Regional Transit District
- Southern boundary: Washington, D.C.
- Surrounds the 2006 West Hyattsville TDDP boundary

COMMUNITY OUTREACH RECAP



Based on community input from the last Joint Public Hearing:

- **State Housing Legislation** – Staff reviewed the plan to align with HB 538 (effective Jan. 1, 2025) by encouraging construction of affordable housing shortages near Metro.
- **Zoning Ordinance Updates** – Staff reviewed the plan to ensure it aligns with CB-15-2024 (effective Sept. 2024) which revised the Zoning Ordinance.
- **Affordable Housing Preservation** – Staff assessed risks of affordable housing loss and developed strategies to mitigate displacement.
- **Neighborhood Zoning Review** – Staff Revised zoning for single-family detached residential areas within the sector plan.

MAJOR CHANGES OVERVIEW



SUMMARY

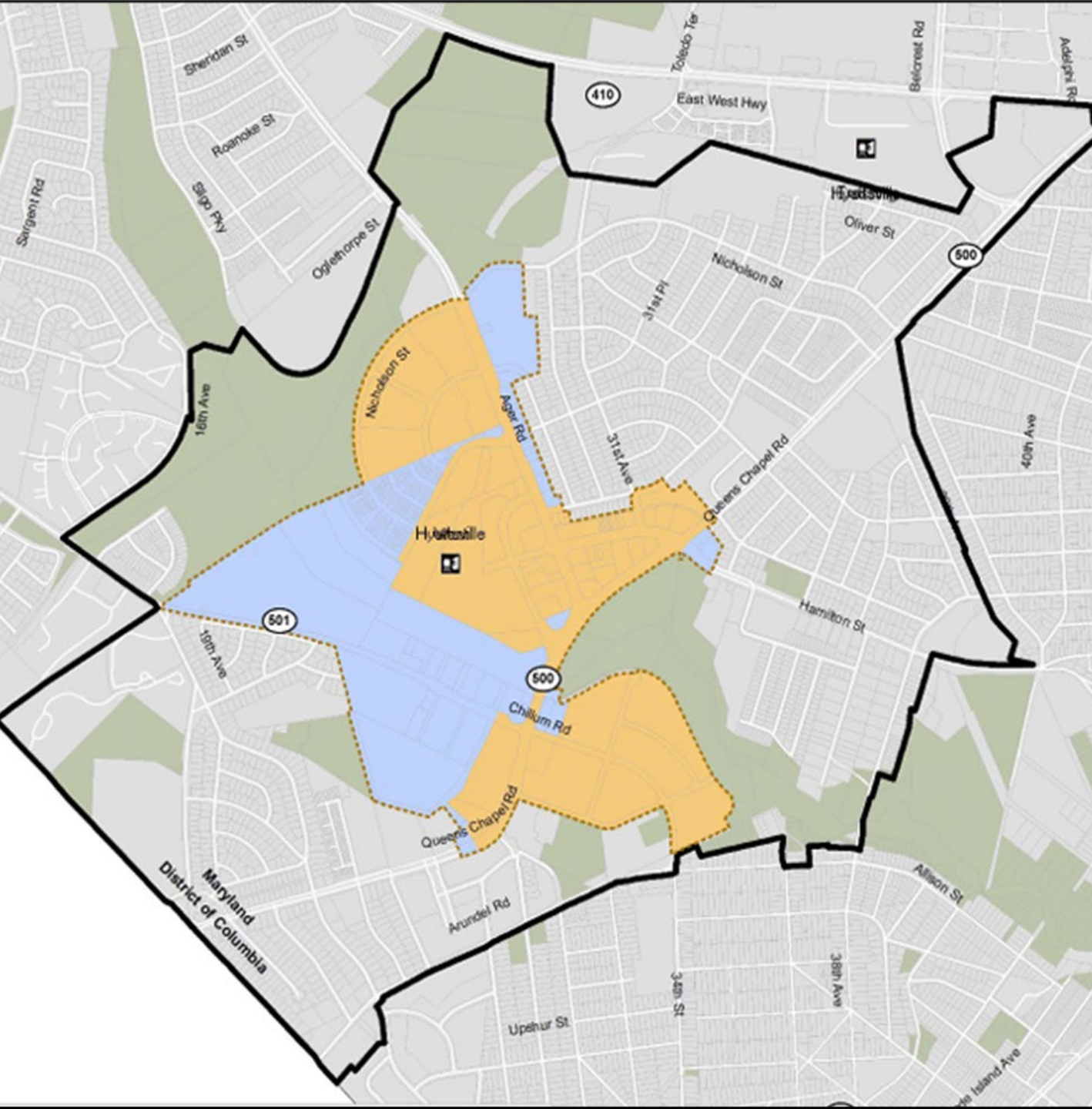
- Major Changes in plan elements:
 - Land Use/Zoning
 - Transportation
 - Housing and Neighborhoods
 - Community Heritage, Culture, and Design
 - Public Facilities
- No major changes to the plan vision or plan elements:
 - Economic Prosperity
 - Natural Environment
 - Healthy Communities

MAJOR CHANGE

LOCAL TRANSIT CENTER BOUNDARY



- WHLTC Boundary
 - Added/Removed certain Rights-of-Way
 - Returned several properties along Chillum Road back to Center boundary



WHQC Sector Plan Area

Property

Existing Station

West Hyattsville Local Transit Center Boundary

West Hyattsville Local Transit Center Core

West Hyattsville Local Transit Center Edge

MAJOR CHANGES LAND USE



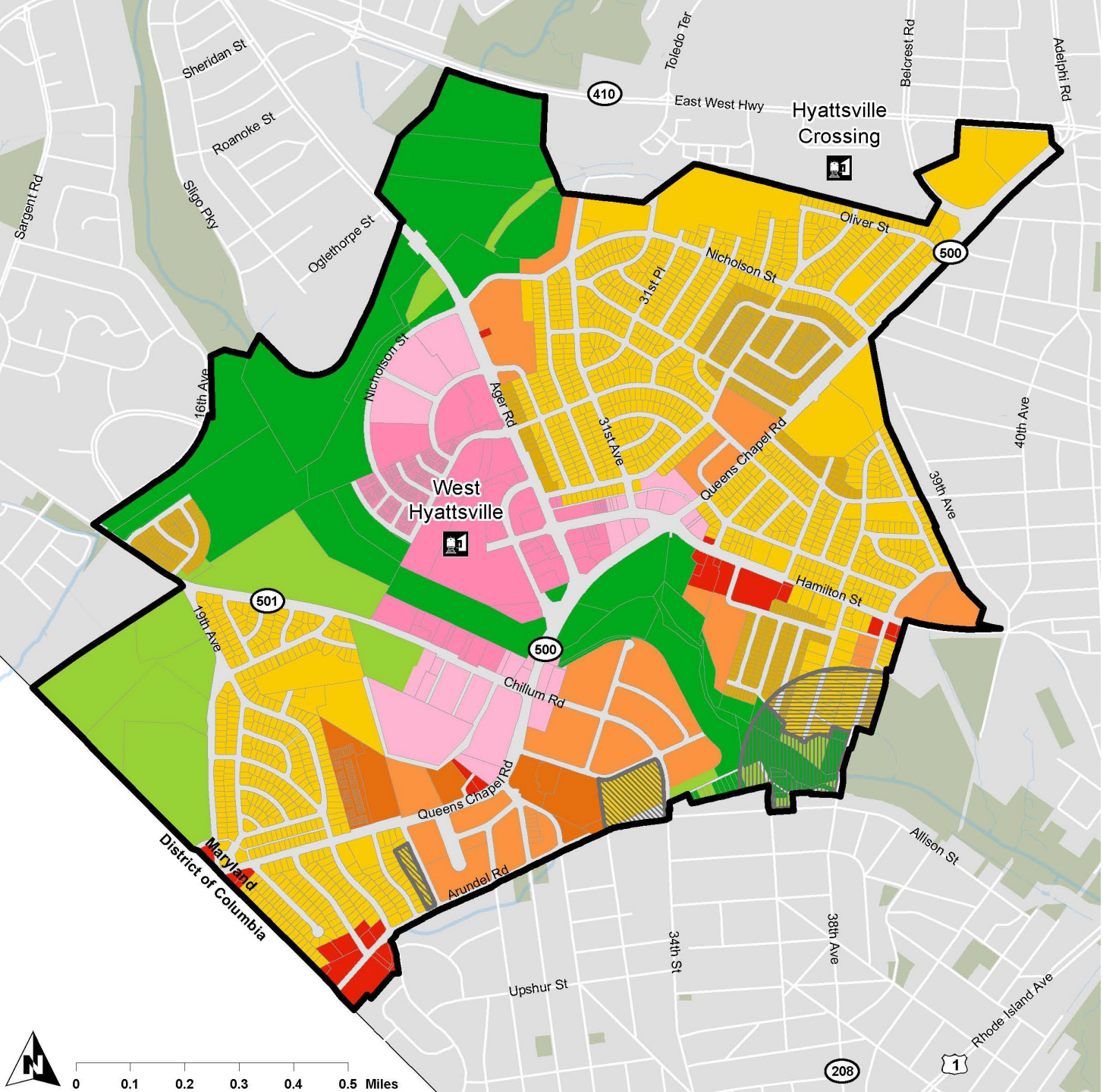
Added Strategies for Future Potential Work Programs:

- Conduct a comprehensive floodplain study that explores creating a floodplain overlay zone that supports BMP/LID development standards.
- Conduct a study of Transfer of Development Rights to enhance development predictability and deliver more public benefits.

MAJOR CHANGE FUTURE LAND USE MAP

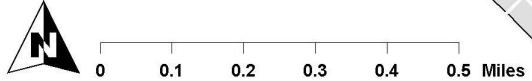
- All single-family neighborhoods changed from Residential Medium to Medium High
- Washington Gas Light Company property changed to Mixed-Use from Institutional

EXISTING ZONING



- WHQC Sector Plan Area
- Property
- Existing Station
- Neighborhood Conservation (NCO)
- Chesapeake Bay Critical Area
- Intense Development (IDO)
- Resource Conservation (RCO)

- Existing Zoning
- Rural and Agricultural
 - ROS
 - AG
 - Residential
 - RSF-65
 - RSF-A
 - RMF-20
 - RMF-48
 - Nonresidential
 - CGO
 - Transit-Oriented/Activity Center
 - LTO-C
 - LTO-E

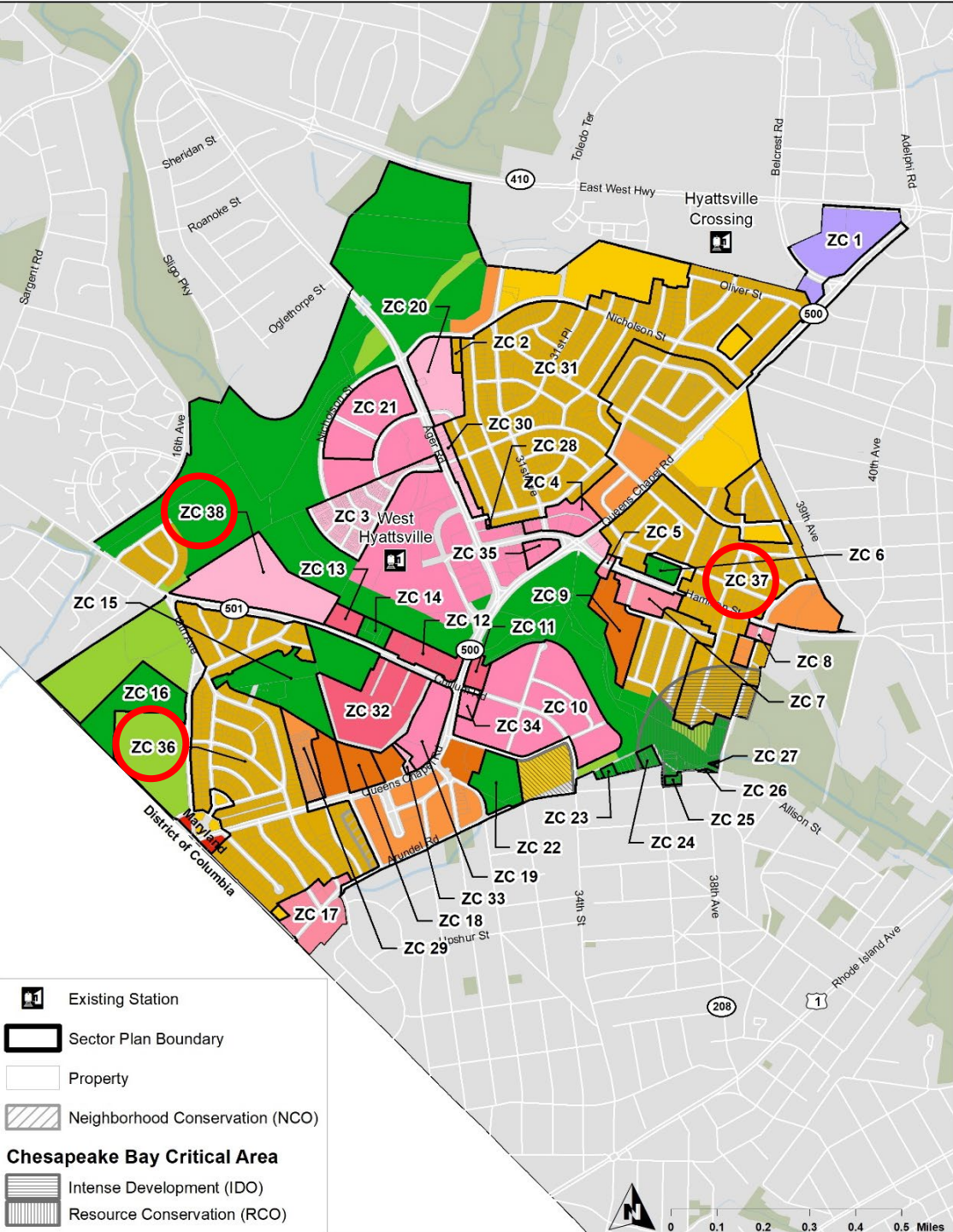


MAJOR CHANGE

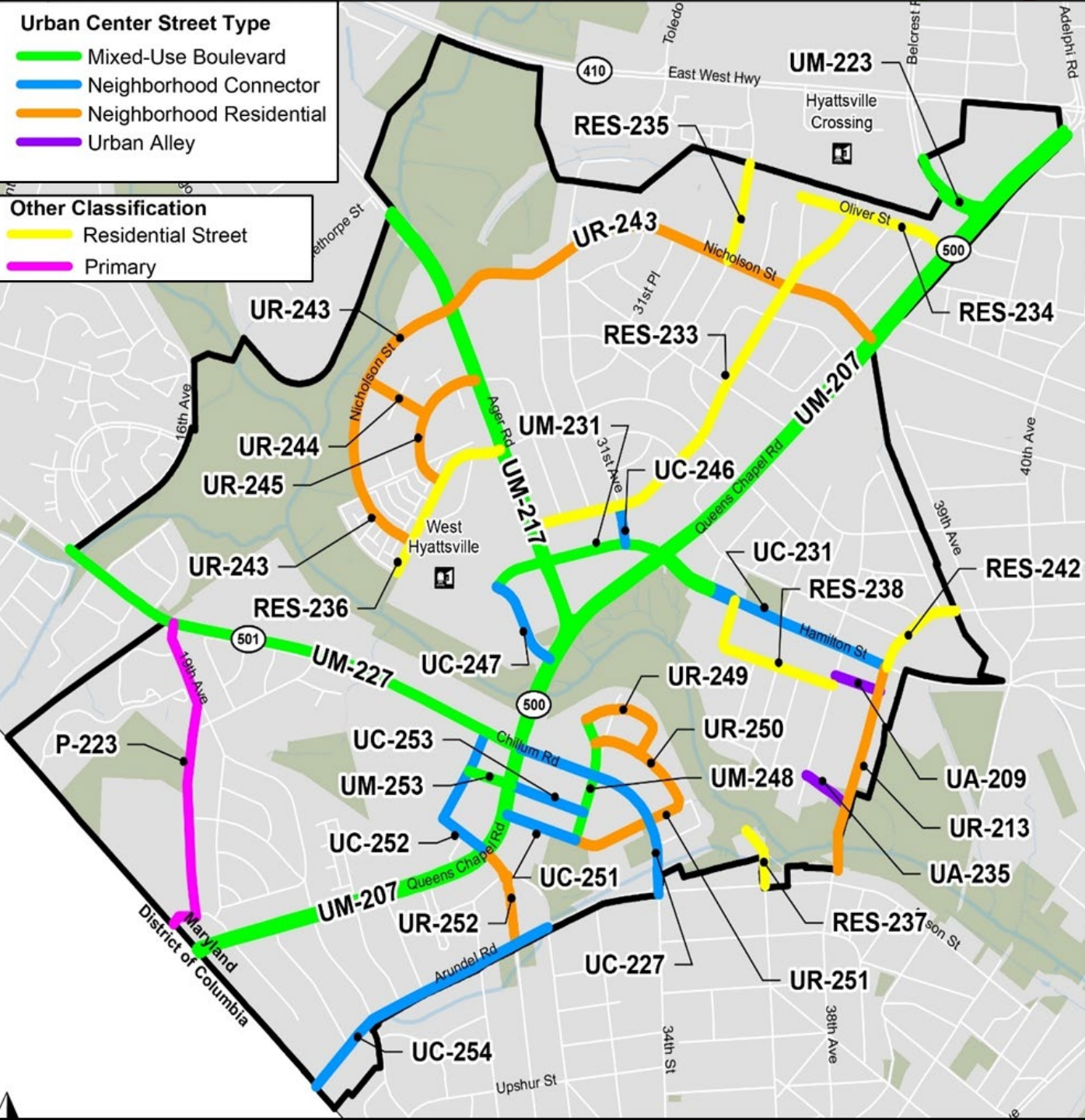
PROPOSED ZONING



- Replaced all Residential Single-Family-65 (RSF-65) to the Residential Single-Family, Attached (RSF-A) Zone
- Rezone the Washington Gas Light Company property to Local Transit-Oriented- Edge (LTO-E)
 - Upgraded bike/ped recommendations for Chillum Road
 - Added intermediate design guidelines (HD 8)



Change	Zoning Change	Acreage
36	RSF-65 to RSF-A	67.10
37	RSF-65 to RSF-A	56.78
38	AG to LTO-E	21.27



MAJOR CHANGE

TRANSPORTATION

- Reconciled with the ongoing Go Prince George's Preliminary Master Plan of Transportation

MAJOR CHANGES HOUSING & NEIGHBORHOODS

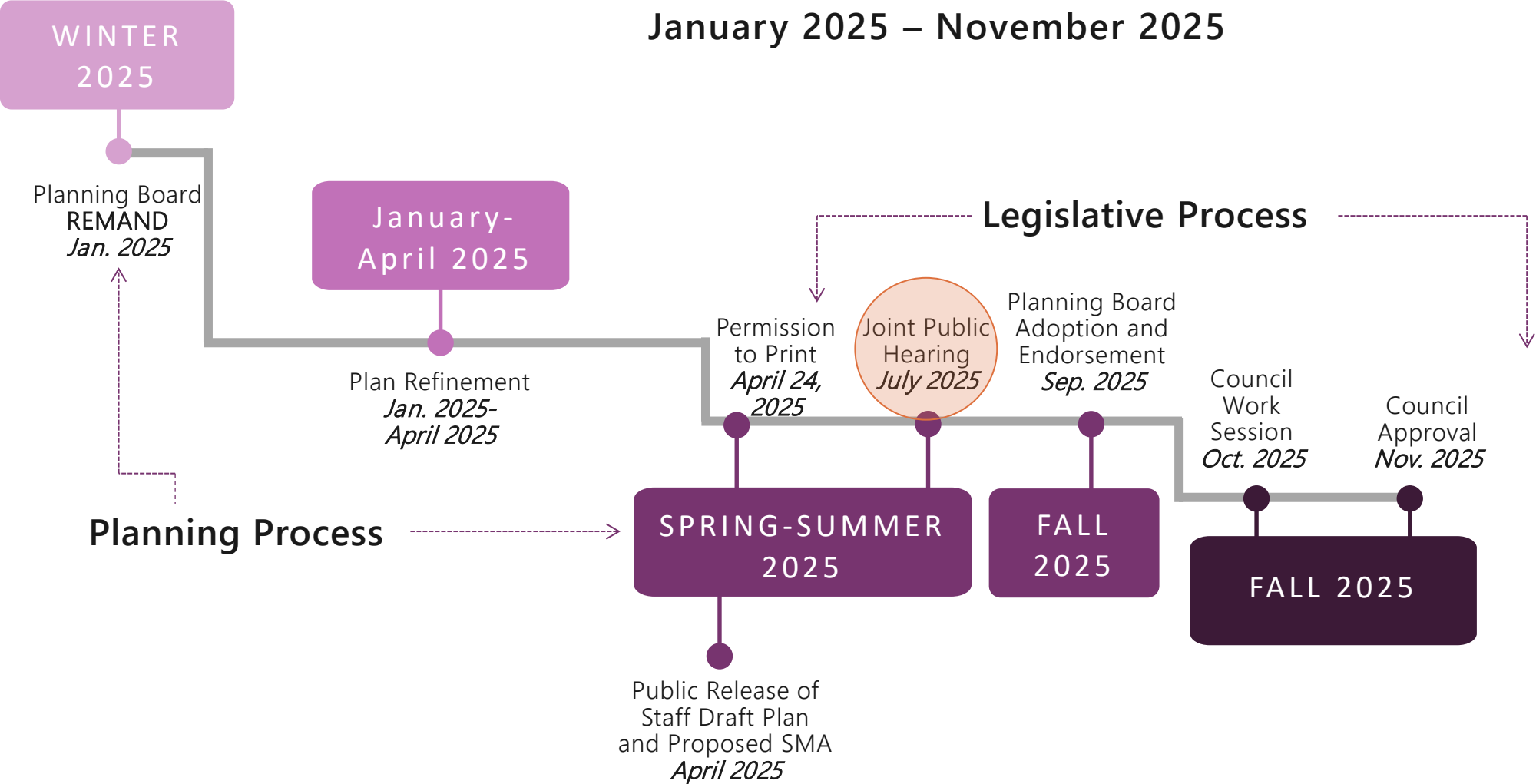


- Reorganized to emphasize anti-displacement and affordable housing strategies
- New strategies were added to Policy HN 2 to:
 - develop long-term anti-displacement measures
 - connect at-risk residents with free legal assistance
 - support advocacy groups for renters
 - enact "right to return" legislation
 - establish a Community Land Trust for affordable housing
- In response to and support of HB-538, new policies and strategies were added to Policy HN 4:
 - encourage increased density for "qualifying projects" near the West Hyattsville Metro
 - encourage affordable units and missing middle housing in single-family zones

ANTICIPATED SCHEDULE



January 2025 – November 2025





THANK YOU!

QUESTIONS?

Email us at
whqc@ppd.mncppc.org

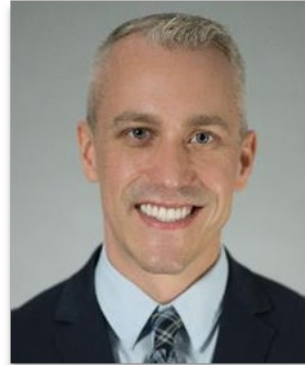


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