



Memo

To: Mayor and City Council

From: Jeff Ulysse, Director of Business, Community and Economic Development

Date: May 19, 2025

Re: Mt. Hermon Lodge Redevelopment Project, 4207 Gallatin St. – Preliminary Plan of Subdivision 01002-04 Discussion

Attachments: Preliminary Plan of Subdivision 4-24036
Statement of Justification
Traffic Report/Study

The purpose of this memorandum is to provide the City Council with a summary of the Preliminary Plan of Subdivision (PPS) application entitled Mt. Hermon Lodge as well as recommendations from City Staff and Planning Committee.

Project Summary

The proposed Preliminary Plan of Subdivision consists of two distinct phases:

- ❖ **Phase 1** proposes the subdivision of Parcel 1, a 0.1444-acre lot (Exhibit 1), into a single buildable lot to facilitate the adaptive reuse of the existing Mount Herman Masonic Temple. The existing structure, currently a house of worship, will be converted into a mixed-use development. The proposed building will include approximately 1,700 square feet of commercial/retail space and eight multifamily rental dwelling units.
- ❖ **Phase 2** Proposes the subdivision and development of Parcel 2 to allow for the construction of 5 townhome units. Each unit will be constructed in accordance with applicable zoning, design, and infrastructure requirements.

The proposed development represents a change in use from commercial to residential and as such, a new Preliminary Plan of Subdivision (PPS), Certificate of Adequacy, and Final Plat will be required.

Location

This project includes two separate parcels specific to each phase of the development process located in Ward 1. Parcel 1 is improved by an existing commercial building is situated on 0.1444 acre. Parcel 1 is the site of the Mount Hermon Masonic Lodge. The site is located at the southwest quadrant of the

intersection of Gallatin Street and 43rd Ave and positioned just east of the Robert King City Park. Parcel 2 is improved by an existing asphalt parking lot situated on 0.1444 acre and is located at the northeast quadrant of the intersection of 43rd Ave and Farragut Street. Parcel 2 is directly south of Parcel 1 and is separated by an unimproved public alley. The subject site is located with the Town Center Character area of the *2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.

	Proposed
Zone	(Prior Zone) CSC
Use(s)	Residential/Commercial
Gross Acreage	0.2888
Commercial Gross Floor Area	1700
Total Multifamily Dwelling Units	8
Studio	0
1-Bedroom	3
2-Bedroom	5 (1 ADA)

Unit Type	# of Units	Unit Size Range
1 Bedroom	3	624 sf - 736sf
2 Bedroom (1 ADA unit)	5	1007 sf - 1662 sf

Surrounding Uses

The site has frontages on Gallatin Street, 43rd Ave and Farragut Street. Under the prior subdivision and zoning ordinance, the site is within the Commercial Shopping Center Zone (C-S-C), which is one of 19 distinct zoning districts of the prior sector plan and sectional map adopted in May 1994. The site is currently zone Neighborhood Activity Center (NAC) under the current zoning ordinance. This corridor features commercial structures, single family dwellings and a multifamily building with single family dwellings primarily oriented to the west.

Land situated to the east is primarily comprised of commercial structures with a small assortment of dwelling units. The dominant base zone within this corridor is Residential Single Family 65 (RSF-65) for parcels east of the subject area under the new zoning ordinance. Neighborhood Activity Center is the zoning district for a majority of the parcels situated to the west which primarily include commercial structures. All of the surrounding properties are in the Development District Over Lay zone (DDO) implemented by the Gateway Arts District Sector Plan and SMA.

Environmental

Due to the existing improvements on both parcels the Natural Resources Inventory Plan (NRI 016-2025) shows no existing regulated environmental features present at the subject site.

- ❖ **Woodland & Wildlife Conservation Ordinance:** An exemption letter (S-015-2025) was issued because the property has no previous TCP approvals and is less than 40,000 sf in size. A type 1 conservation plan will not be required.
- ❖ **Stormwater Management:** A draft stormwater management concept plan (SIT-00081-2025) was submitted and will be provided once it is made available.

Mandatory Dedication of Parkland.

Sec. 24-134 of the Prince George's County Code requires conformance with the mandatory dedication of parkland. Sec. 24-135 allows recreational facilities or a fee-in-lieu to be substituted for parkland if approved by the Planning Board. The applicant is proposing to meet this requirement by providing a fee-in-lieu.

Historic Preservation

The applicant has submitted a Historic Preservation-Archaeology checklist and must be reviewed by the Historic Preservation Commission. Parcel 1 is improved by the Mt. Hermon Masonic Temple, a newly designated historic site, listed under the Maryland Inventory of Historic Properties under inventory #68-010-95.

Transportation

A Traffic Impact Analysis (TIA) was prepared by Lenhart Traffic Consulting, Inc. on February 27th, 2025 (Exhibit 2). The TIA guidelines prescribe specific analysis of the average critical lane volume (CLV) and utilization of the High Capacity Manual (HCM) for analysis of all conditions. The CLV analysis concludes *that each signalized study intersection will continue to operate at level of service (LOS) "A" (Exhibit4) with the proposed development and therefore meets the adequacy requirements of Prince George's County.* The HCM analysis concludes *that each unsignalized study intersection will continue to operate with adequate levels of delay with the proposed development and therefore meets the adequacy requirements of Prince George's County.*

- ❖ **Parking:** The subject property is situated in residential parking zone 1. In a memo dated April 21st, 2025 Lenhart Traffic Consulting, Inc. provided a parking assessment for the Parcel 1 development phase. In their memo they provide the following statements that address parking concerns for the subject property:

The site is located in the City of Hyattsville. There are numerous public parking options available for the commercial use including the City of Hyattsville public parking lots and on-street parking facilities, the Franklins parking lot, and the new Canvas apartments to name a few. The Hyattsville area is a very walkable and densely populated mixed use area that contains residential and commercial uses and as such the commercial use for this building does not require specific off street parking. With regards to the residential parking, the City maintains a residential parking permit program for on street parking within this area. It is anticipated that the residential uses will participate in this existing program.

Page 18 of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District states that "Applicants within an established parking district may have the minimum off-street parking requirements reduced or waived provided that the applicant agrees to pay a special assessment and/or a fee-in-lieu for the required number of off-street parking spaces that are to be waived as defined by the parking district."

Prince Georges County Zoning Code Sec. 27-568. Schedule (number) of spaces required, generally

TYPE OF USE	NUMBER OF SPACES	UNIT OF MEASUREMENT
Multifamily dwelling: (D) All others	2.0 +0.5	Dwelling Unit Bedroom in excess of one per unit
(aa) Retail	1.0	250 sf. Of Gross Leasable Area (GLA)
Total Minimum Requirements	Residential 18.5 ((3x2)+(5x2.5))/Retail 7 (250/1700)	

The applicant proposes to use the existing improved asphalt parking area situated on Parcel 2 to accommodate the off-street parking needs for Parcel 1. Per the applicant, if Phase 2 is approved for development, alternative off-site parking facilities will need to be addressed through the Detailed Site Plan review process. The applicant did not disclose how much parking will be provided on the PPS.

Bicycle and Pedestrian Facilities

The proposed project is subject to Sec. 24-124.01, of the Prince George's County Code which requires adequate public pedestrian and bikeway facilities in County Centers and Corridors. A bicycle and pedestrian Impact Study is required within a ½ mile radius of the site. Based on the number of dwelling units and the square footage of commercial, the applicant states they are not required to submit a BPIS. However, as per the proposed development plans 394 sf of bike storage area is being proposed on the interior of the basement.

Planning Committee Review

The applicant presented to the Planning Committee on April 29th, 2025. The Planning Committee responded positively to the proposal.

Below are the recommendations voted on by the Planning Committee:

1. *Overall the Planning Committee supports the rehabilitation and reuse of the Historic Lodge.*
2. *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.*
3. *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.*
4. *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.*
5. *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.*

Recommendations

Staff will recommend the City Council to adopt the following motion:

“I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Preliminary Plan of Subdivision 4-24033, subject to the following conditions:

The City recommends the following conditions of approval:

1. To ensure compliance with the Americans with Disabilities Act (ADA) staff requests that the applicant clarify the number ADA parking spaces being provided and identify the location of said spaces.
2. During the construction phase, the applicant shall coordinate with the City of Hyattsville as it relates to staging and hours of operation to mitigate noise, traffic and other concerns.
3. Staff recommend the addition of outdoor bike storage for the proposed project by the applicant, given the property’s proximity to the existing town center and public park. Outdoor bicycle storage on the exterior of the building would accommodate patrons of the proposed commercial use. Installation of the inverted-U racks or similar design would be preferred.
4. To promote long-term environmental sustainability and resource efficiency we encourage the applicant to integrate sustainable features to the final design.

Considerations:

1. Page 245 of TDDP notes that “Works of art, architectural enhancements and special landscape treatments should be located in areas where residents and visitors live, work, or congregated and should be highly visible and accessible.” Therefore, the applicant should consider the addition of an outdoor public art feature to further enhance the public street scape.

Note: The applicant will need a permit from City of Hyattsville prior to work in Gallatin St., 43rd Ave and Farragut Street.

Next Steps

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS-4-24033 on June 26, 2025. Any recommendations adopted by the City Council at the June 2nd, 2025 meeting will be conveyed to the Planning Board before the public hearing.

STATEMENT OF JUSTIFICATION

MT. HERMON LODGE – LOT 11 4-24033

APPLICANT/OWNER	Mt. Hermon Lodge Preservation Project, LLC 4709 40 th 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)

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 43rd 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.

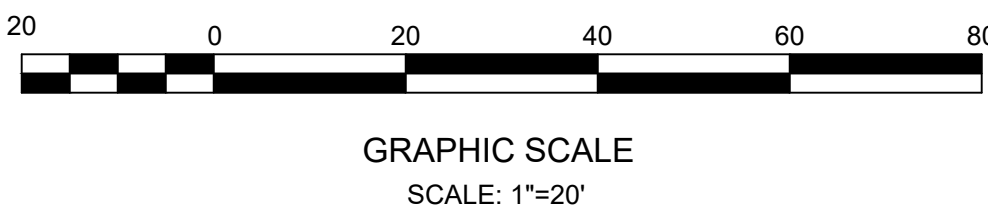
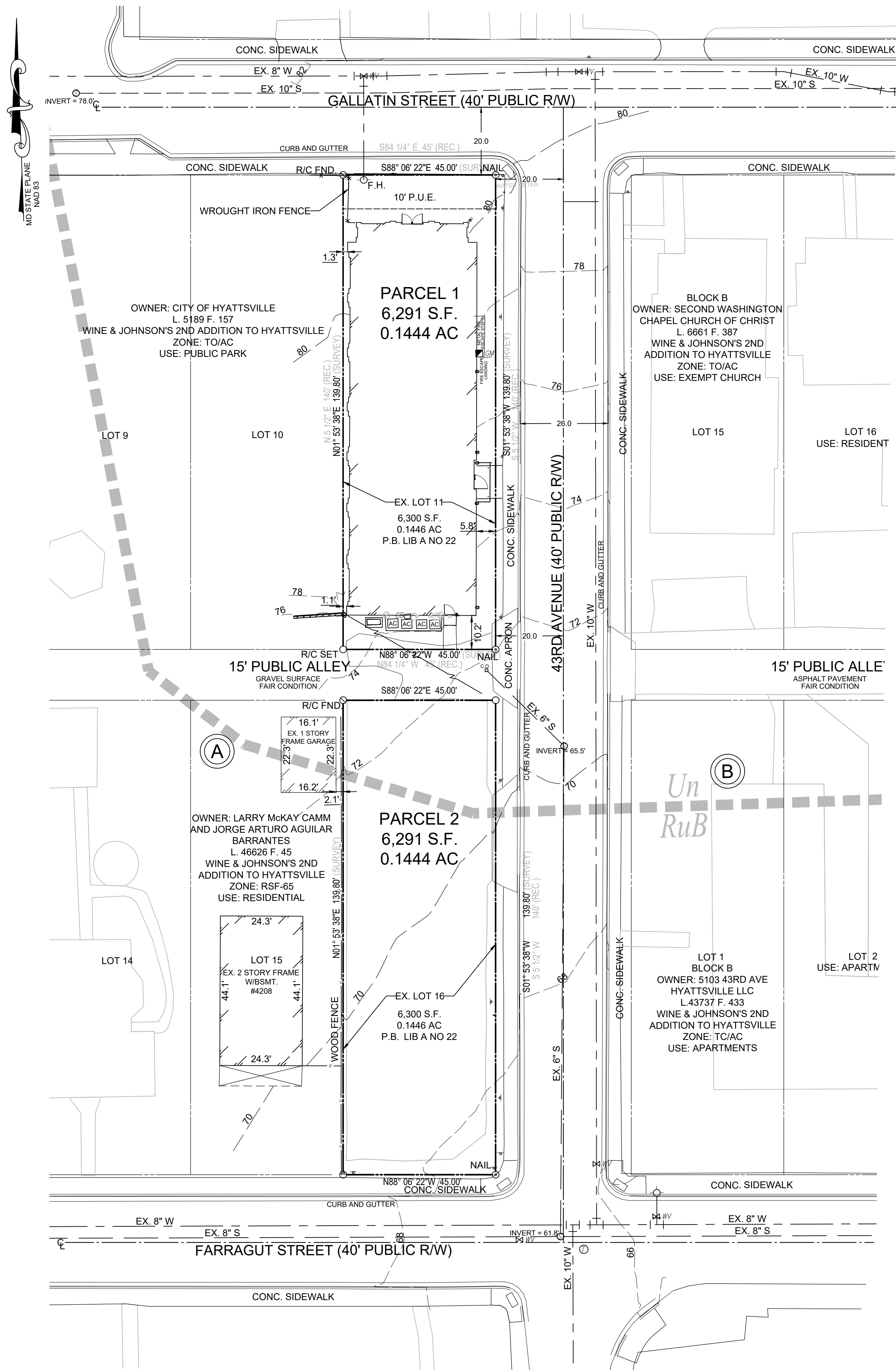
By:



Matthew C. Tedesco
Attorney for the Applicant

Date: March 17, 2025

EXHIBIT 1



LEGEND:

- MAIN PROPERTY LINE
- OTHER PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CENTER LINE (CL)
- SOIL BOUNDARY
- PROPOSED SEWER
- PROPOSED WATER

GENERAL NOTES:		
	PARCEL 1	PARCEL 2
1 Existing lot, Deed Description	Lot 11, Block A, "Wine and Johnson's 3rd Addition to Hyattsville" Plat Book LIB A Plat Number 022	Lot 16, Block A, "Wine and Johnson's 2nd Addition to Hyattsville" Plat Book JWB 2 Plat Number 618
2 Liber & Folio	Liber 50603 Folio 365	Liber 50603 Folio 371
3 Purpose of subdivision	One parcel for mixed-use development (commercial/residential)	5 Residential Lots
4 Prior approvals	N/A	N/A
5 Total acreage	0.1444 AC.	0.1444 AC.
6 Gross	0.1444 AC.	0.1444 AC.
6.1 Net	0.1444 AC.	0.1444 AC.
6.2 By zone	0.1444 AC. (C-S-C)	0.1444 AC. R-55
6.3 Net developable area outside of PMA	0.1444 AC.	0.1444 AC.
7 Acreage of environmental regulated features	0.0 AC.	0.0 AC.
8 Acreage of 100-year floodplain	0.0 AC.	0.0 AC.
9 Total area calculation	6,291 S.F.*	6,291 S.F.*
10 Acreage of road dedication	0.0 AC.	0.0 AC.
11 Zoning (Current)	NAC, TO/AC	RSF65 - Residential Single Family
12 Zoning (Prior)	Commercial Shopping Center (C-S-C)/D-D-O	R-55 - Residential/D-D-O
13 Existing use	Eleemosynary/Philanthropic Institution	Unmarked Asphalt Parking
14 Proposed Zoning	C-S-C/D-D-O (Prior Ordinance)	R-55 - Residential
15 Proposed use	Mixed Use Commercial/Residential (adaptive reuse of existing Masonic Lodge)	Residential Lots
16 Proposed dwelling units	8 Multi-family apartment units	5
17 Density Min/Max	10/90	No Minimum
28 Density calculation	55.4	40 DU/Ac
19 Minimum lot size required (Prior Ordinance)	1,200 S.F.	No Minimum
20 Lot size proposed	6,291 S.F.	990 S.F.
21 Minimum lot width required (Prior Ordinance)	No Minimum	No Minimum
22 Lot width proposed (Prior ordinance)	45' (Existing)	24'
23 Front street required	No Minimum	No Minimum
24 Front street proposed	45' (Existing)	24' Minimum
25 Front/Side/Rear Yard Depth minimum	No Minimum	No Minimum
26 Front/Side/Rear Yard Depth proposed	10'/1.3' and 5.8'/10.2'	0'/5'/10'
27 Principal Structure Height Min/Max	No Minimum	No Minimum
28 Principal Structure Height proposed	48.7'	40'
PARCELS 1 AND 2		
29 Tax Map, Grid	0050, B1	
30 200-Foot WSSC Map Reference	206NE04	
31 Sustainable Growth Tier	Yes - Tier 1	
32 Military Installation Overlay Zone	No	
33 Center or Corridor Location	Baltimore Avenue Corridor	
34.a Gross Floor Area Existing	8,546 S.F.** - Building to remain	0
34.b Gross Floor Area Proposed	8,546 S.F.	0
35 Stormwater management concept #	Concept #SIT-00081-2025	Concept #SIT-00089-2025
35.1 Approval date	3/17/2025	Pending
36 WSSC Water Category (Existing)	W-3	
37 WSSC Water Category (Proposed)	W-3	
38 WSSC Sewer Category (Existing)	S-3	
39 WSSC Sewer Category (Proposed)	S-3	
40 Method of sewer disposal	Public sewer	
41 Aviation policy area	NA	
42 Mandatory park dedication requirement	Fee in Lieu of Mandatory Dedication	Fee in Lieu of Mandatory Dedication ***
43 Cemeteries on or contiguous to the property	No	
44 Historic sites on or in the vicinity of the property	Hyattsville Historic District (ID: 68-010-00)	
45 Type One Tree Conservation Plan	Woodland Conservation Ordinance Exemption	
46 Within Chesapeake Bay Critical Area	No	
47 Wetlands	No	
48 Streams	No	
49 Soils by soil type	Un: Hydrologic Soil Group: D	RuB: Hydrologic Soil Group C
Source: USDA Web Soil Survey		
50 In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any land trust or organization	No	

- * Square Footage shown per ALTA Survey. Original Record Plat indicates 6,300 SF
- ** Square Footage shown per Architectural calculations.
- *** The Applicant will work with the Department of Parks and Recreation to determine if additional public amenities in the nearby City of Hyattsville Park can be provided instead of Fee-in-Lieu



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

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
MOUNT HERMON LODGE

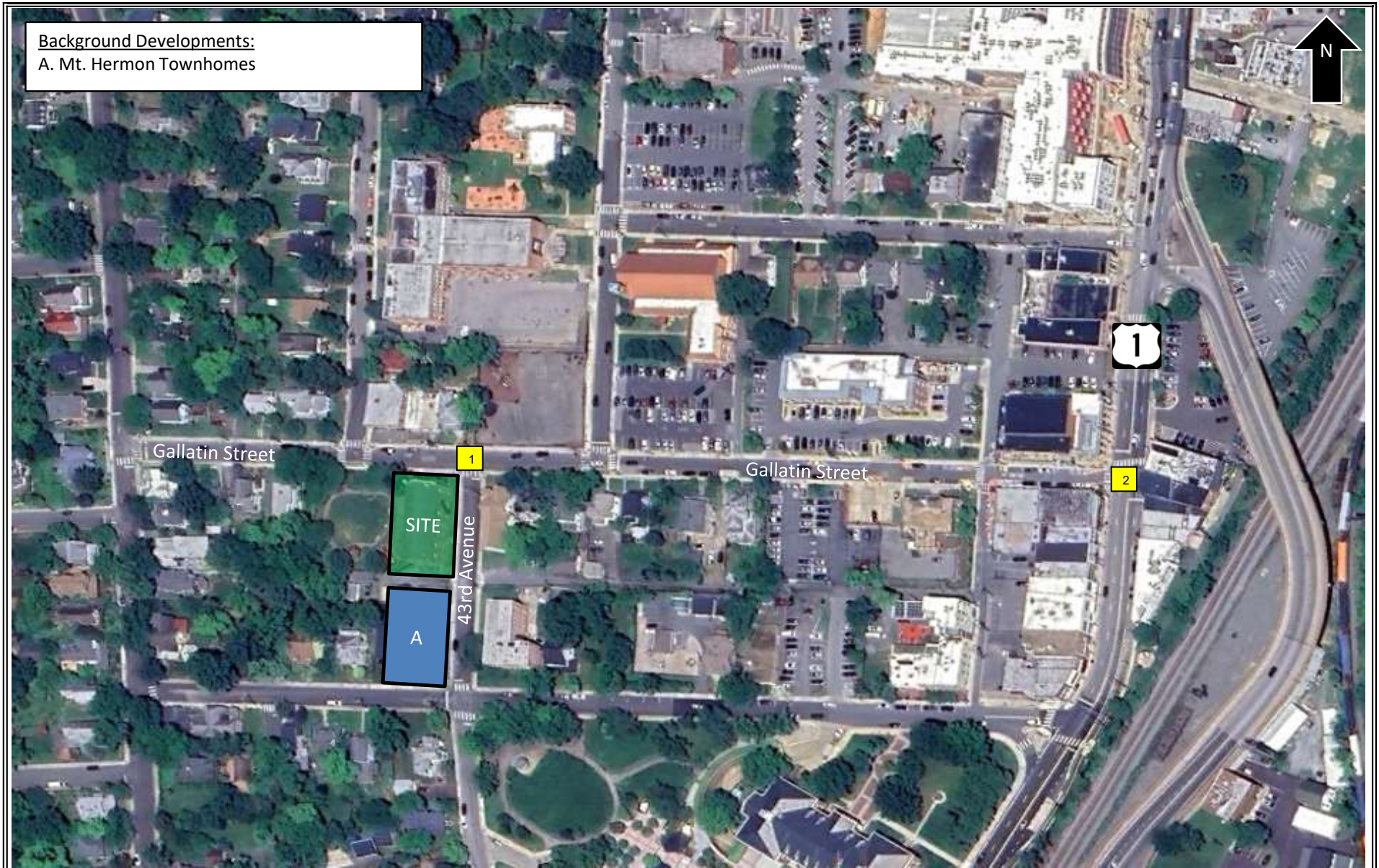
PARCELS 1 AND 2
A RESUBDIVISION OF LOTS 11 AND 16, BLOCK "A"
WINE AND JOHNSON'S 2ND
ADDITION TO HYATTSVILLE
HYATTSVILLE (16TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
20241103.02

SCALE: AS SHOWN
DATE: 05/05/2025
DRAWN BY: AN
CHECKED BY: MT

SHEET 1 OF 1

EXHIBIT 2



Traffic Impact Analysis

Background Development Map

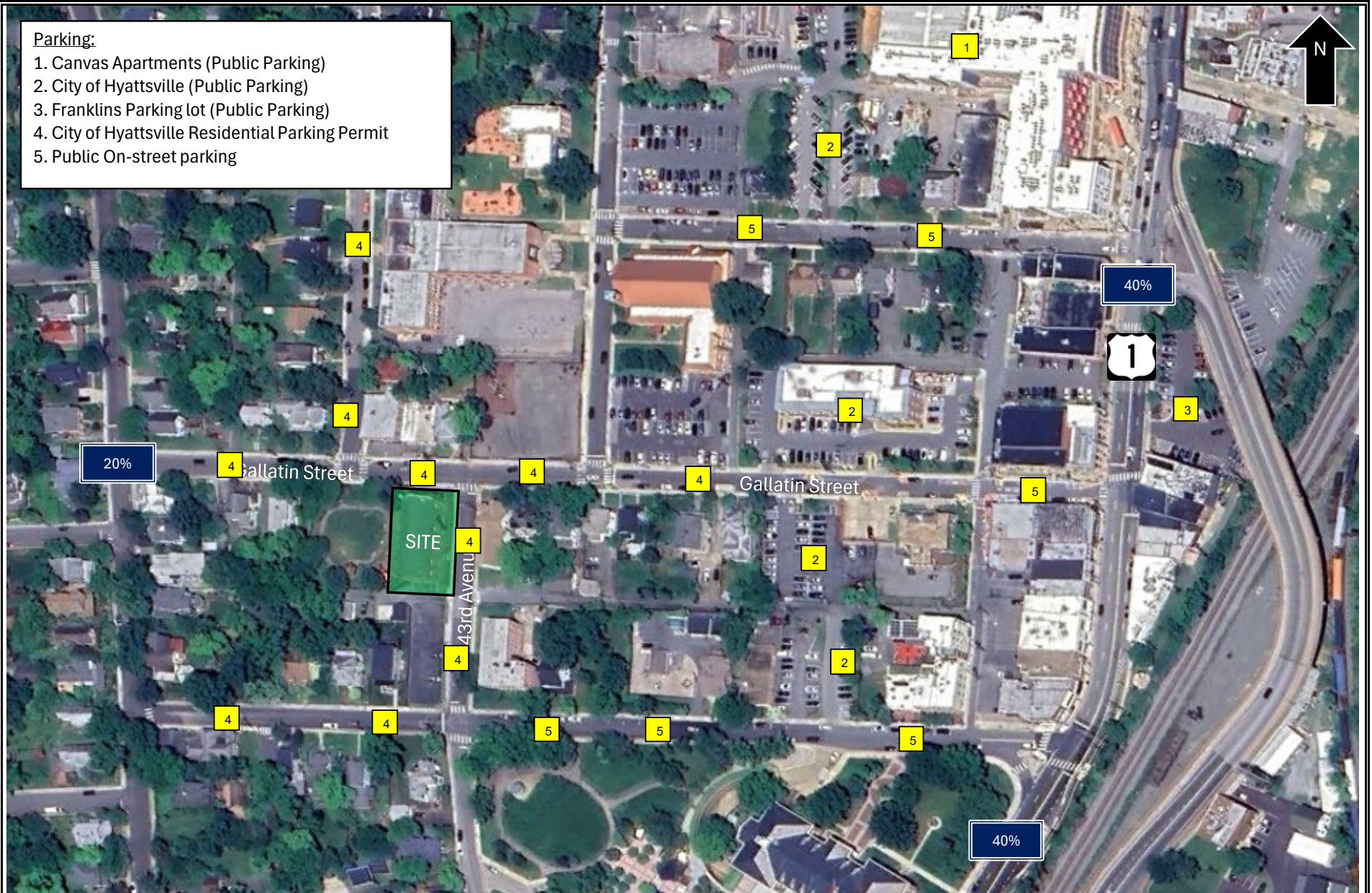
Exhibit
C-1

 **LENHART TRAFFIC CONSULTING, INC.**
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

EXHIBIT 3

Parking:

1. Canvas Apartments (Public Parking)
2. City of Hyattsville (Public Parking)
3. Franklins Parking lot (Public Parking)
4. City of Hyattsville Residential Parking Permit
5. Public On-street parking



Traffic Impact Analysis

Site Location Map

**Exhibit
1**

EXHIBIT 4

Level-of-Service Results

Morning Peak Hour	Existing LOS	Background LOS	Total LOS
1). Gallatin Street & 43rd Avenue (Unsignalized) Northbound Approach	A / 1.7 sec. A / 9.8 sec.	A / 1.8 sec. A / 9.9 sec.	A / 2.1 sec. A / 10.0 sec.
2). US 1 & Gallatin Street (Signalized)	A / 401	A / 417	A / 418
Evening Peak Hour	Existing LOS	Background LOS	Total LOS
1). Gallatin Street & 43rd Avenue (Unsignalized) Northbound Approach	A / 3.9 sec. A / 10.0 sec.	A / 4.0 sec. B / 10.1 sec.	A / 4.7 sec. B / 10.4 sec.
2). US 1 & Gallatin Street (Signalized)	A / 361	A / 377	A / 382

NOTES:

1. All signalized intersections satisfy MNCPPC Guidelines of LOS "E" or better for CLV analyses.
2. All unsignalized intersections satisfy MNCPPC Guidelines of less than 50 seconds of delay for all approaches for HCM analyses.

Traffic Impact Analysis	Results of Level-of-Service Analyses	Exhibit 9
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		