

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
SEPTEMBER 16, 2025

Register in advance for this webinar:

<https://us06web.zoom.us/j/83766559606?pwd=FacKia2Pilan9UT4FFipsUZwxgc0Qd.1>

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. West Hyattsville Queens Chapel Sector Plan and Sectional Map Amendment Update**
 - Preliminary Draft III of the West Hyattsville Queens Chapel Sector Plan was approved by the Prince George's County Planning Board on September 11th with recommended changes from M-NCPPC staff regarding land use/zoning, economic prosperity, transportation and mobility, natural environment, housing, community heritage, and public facilities. Notable changes include the deletion of LU 10.3 and the removal of zoning changes ZC 31, ZC 36, and ZC 37 from the Sectional Map Amendment.
- 3. Development Update**
 - Hyattsville Elementary School
 - This project includes the demolition of the existing elementary school for the construction of a three-floor school equipped with a media center, gymnasium with a stage, collaboration areas, and an outdoor education zone and playground that will be located on the roof. An associated parking garage will be located on the first floor.
 - Hyatt View
 - Development of eight lots for the construction of single-family attached dwelling units.
 - Mt Hermon Masonic Lodge
 - Renovation and re-use of the Masonic Lodge with work to include the building to be retrofitted for 8 multi-family apartment units with either 1 or 2 bedrooms, with one ADA-compliant unit on the lowest level. Additionally, 1700 square feet of commercial/retail space will be included.
 - Dewey Parcels
 - The project includes 5 parcels, totaling 21.16 acres. Construction is located on parcels 1, 2, and 5. The Bellevue occupies parcel 1 and consists of 361 multi-family apartment units and an associated parking garage for residents. The Devon is located on parcel 5 and consists of 321 multi-family apartment units with 1,258 square feet of commercial retail space. Lastly, with 136 stacked townhomes, The Crossing at Gateway is located on parcel 5.
 - Library Apartments
 - This project is an approved redevelopment project of an existing structured parking garage located on Toledo Rd. The project involves razing the eastern half of the parking garage and the construction of a 7-story multifamily apartment building with 209 multi-family apartments. The western half of the garage will remain as parking for the residents. The

approved development project includes 103 studios, 93 one-bedroom units, and only 13 units are to be two-bedroom.

- First United Methodist Church Housing
 - The proposed development plan consists of the construction of 120 multi-family units on an underutilized portion of the First United Methodist Church. 36 of the units will be reserved as Permanent Supportive Housing (PSH) units, intended to house people experiencing homelessness. The complete unit breakdown follows: 70 senior units with a mix of studio, one-bedroom and two-bedroom apartments, and 50 units for families with a mix of one-, two-, and three-bedroom units. The entire project currently calls for two separate projects to be built on the site, one built with the 9% Low Income Housing Tax Credit (“LIHTC”) and the other with the 4% LIHTC. The 9% project will serve families earning a maximum area median income (“AMI”) in the 30%-60% range and the 4% project will serve seniors earning up to 60% AMI.
- Multigenerational Center
 - The project site conceptual plan includes a new 2-level 86,300 square feet multi-gen facility, a small multi-purpose field, a 380-space parking garage below, and 24 surface parking spaces. The new center will include a double gymnasium, an aquatic feature, a fitness center with a running track, and flexible multipurpose program spaces, and is intended to move from a community center model to a multigenerational center model with a strong aquatics component.
- 3599 East West Highway
 - Development of a new gas station with 8 gas pumps, a 9,592 square-foot commercial store and office building located at the southern end of the site, as well as a freestanding drive-up ATM.

4. Adjourn (9:00 PM)

ONGOING DEVELOPMENT PROJECTS



WARD 1



Hyattsville Elementary School

Includes the demolition of the existing elementary school for the construction of a **three-floor school** equipped with a media center, gymnasium with a stage, collaboration areas, and an outdoor education zone and playground that will be located on the roof.



Hyatt View

Development of eight lots for the construction of **eight single-family attached dwelling units**.



Mt. Hermon Masonic Lodge

Involves the renovation and re-use of the Masonic Lodge to retrofit the space for **8 multi-family apartment units** with either 1 or 2 bedrooms, with one ADA-compliant unit on the lowest level. Additionally, **1700 sf of commercial/retail space** will be included.



WARD 3



The Bellevue



The Devon



The Crossing at Gateway

The Dewey Development project includes 5 parcels, totaling 21.16 acres. Construction is located on parcels 1, 2, and 5. The Bellevue occupies parcel 1 and consists of **361 multi-family apartment units** and an associated parking garage for residents. The Devon is located on parcel 5 and consists of **321 multi-family apartment units** with **1,258 square feet of commercial/retail** space. Lastly, with **136 stacked townhomes**, The Crossing at Gateway is located on parcel 5.



WARD 3 CONT.



Library Apts

This project is an approved redevelopment project of an existing structured parking garage located on Toledo Rd. It involves razing the eastern half of the parking garage and the construction of a 7-story multifamily apartment building with **209 multi-family apartment units**. The western half of the garage will remain as parking for the residents.



First United Methodist Church

The proposed development plan consists of the construction of **120 multi-family units** on an underutilized portion of the First United Methodist Church. 36 of the units will be reserved as Permanent Supportive Housing (PSH) units, intended to house people experiencing homelessness.



Multigenerational Center

The project site conceptual plan includes a new 2-level **86,300 sf multi-gen facility**, a small multi-purpose field, a 380-space parking garage below, and 24 surface parking spaces. The new center will include a double gymnasium, an aquatic feature, a fitness center with a running track, and flexible multipurpose program spaces.



3599 East West Highway

Development of a **new gas station** with 8 gas pumps, a **9,592 square-foot commercial store and office building** located at the southern end of the site, as well as a freestanding drive-up ATM.

