

**CITY OF HYATTSVILLE PLANNING
COMMITTEE
MINUTES 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)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Greg Barnes, Council Liaison,
- Jeff Ulysse, Staff Liaison
- Chloe Kauffman, Staff Liaison

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.
 - Chloe: Provided a brief update of the West Hyattsville Queens Chapel Sector Plan and Sectional Map Amendment Update.
 - Jeff Ulysse: Adds that the Plan will move forward to County Council for approval and adoption.

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.

- Chloe: Discussed the permitting status of the project, ongoing community outreach, and the amendment of construction hours.
- Marshall: Expresses that the amendment of the construction hours was not in line with the City's policy, is unprecedented, and was determined with a lack of discernment, specifically regarding the lack of outreach done with the entire City.
- Chloe: Mentions that the City concluded to amend the hours due to the temporal costs associated with shortening construction hours, and this

decision was made in accordance with community outreach that was conducted with the surrounding properties. Added that the City periodically meets with MCN and will take these comments into consideration.

- **Hyatt View**

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

- Chloe: Discussed the status of exterior work for the units. Informed the Committee that the owner is currently looking for buyers.

- **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.

- Chloe: Provided a general overview of the project and discussed the associated easement and the approval of the PPS.
- Todd: Asks for more elaboration about the PPS.
- Chloe: Provided that the approval of the PPS was all she was aware of at this moment.
- Maureen: Requests confirmation that the PPS was approved.
- Jeff: Confirms the PPS was approved and posits that permitting is responsible for the lack of movement.
- Maureen: Did they present that they were also going to use their parking area for the next development?
- Jeff: Identifies this as one of the most pivotal details of the project. States that Park and Planning agreed to essentially split the project into two phases. He communicates that this approval is specific and only for the actual Masonic Temple and the adaptive reuse of the Temple site. The second phase of construction would require additional review.
- Todd: Lastly, do they have a tenant, the Masonic Lodge, or a prospective tenant? Is there an LOI?
- Jeff: No.

- **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.

- Chloe: Provides updates on The Bellevue, The Devon, and The Crossing at Gateway. States that the associated developer for The Crossing at Gateway is Stanley Martin, and they are currently under construction.
- Jeff: Adds that the foundation is installed and that he believes framing will be completed by spring and completion in late summer.

- **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.

- Chloe: States that the Final Plat of Subdivision was approved September 11th at Prince George's County Planning Board in conformance with the PPS and DSP.

- **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.

- Chloe: Provides an overview of the project and its funding schemes.

- **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.

- Chloe: Mentions that the project will be entering the design review phase in 2027.

- Jeff: Supplements the aforementioned statement by communicating what information was delivered to the City by the Project Coordinator. This includes that an RFP was solicited for design and build services for the Multigenerational Center, and was finalized and released on February 21st early this year. On May 6th of this year, which was essentially the submission window for design and build proposals, closed. They're working to select a winning team and award a contract. Once the contracts are awarded, which they think will happen this fall, the design phase of the facility will begin immediately. And then they expect that to kind of run through fall of 2027 and they have communicated several opportunities for community input. That's something that we're going to push for.

- Maureen: Is that through M-NCPPC?

- Jeff: Correct.

- Maureen: Have they clarified what they mean by an aquatic feature?

- Chloe: It will be a lap pool.

- Jeff: Supplies more information regarding the amenities that will be available with this project.

- Todd: Awesome. Where is it going again?

- Jeff: At the intersection of Adelphi and Toledo Rd.

- **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.

- Chloe: Provides that the site is under construction, and Boehler Engineering is working on a few as-builts for water and sewer, and will be finishing the rest of the as-builts soon.
- Maureen: Is it still the same owner?
- Jeff: Clarifies that it is the same owner. However, there were some issues with regard to responsibility in terms of street light installation. States that SHA ultimately collaborated and coordinated with the City and the developer to determine the best course of action to move forward.

4. Adjourn (9:00 PM)

- Todd: Motion to Adjourn
- Will: Second