

College Heights Estates Annual Meeting
Minutes
Monday, May 20, 2019
The Word of God Baptist Church
6513 Queens Chapel Rd., University Park MD

The Meeting opened at 7:05 pm with President Ron Browning presiding. Ron thanked all for coming. He pointed out that CHEA serves as a liaison with Prince George's County organization; maintains our unique street signs, entrance pillars and landscaping; sponsors CHEAFest; and maintains our website, quarterly newsletter, and useful numbers list. Ron noted that we have additional copies of the Refrigerator Magnet showing important PG County Numbers for residents. He also noted that copies of our Board and Meeting minutes are posted on our website. Ron thanked the officers and board for their service. Approximately 50 people were present for the meeting.

Election of CHEA Officers and Board

President, Chris Oehrle

Vice President, Earl Adams

Secretary, tbd

Treasurer, Jie Zhang

Board Members

Ron Browning

Ron Blunck

Don Hein

Lisa Holt

Matt Kinnard

Jean Lee

Ric Macpherson

Joe Novello

Kimberly Nugent

Jean Pirovic

The new officers and Board were elected unanimously.

Dues:

Ron noted that residents could pay their annual dues at this meeting. Jean Lee and Jean Pirovic were at the table handling this.

Gilbane Project: Report from Chris Oehrle

The Gilbane Project deals with a planned development of townhouses and apartments on the land known as the Buddington Property. It is particularly close to the new homes that have been built on Windsor Lane. The “Gilbane Project” is a partnership between The Gilbane Company and the University of Maryland. The University feels that the planned townhouses and apartments would provide needed additional housing for graduate students at the University. Chris Oehrle, current CHEA Vice President, said that he has been monitoring this project and has attended meetings on the University of Maryland campus and at private homes on Windsor Lane. CHE residents are concerned about the increase in traffic, noise, and light that would come with this planned development. Chris noted that St. Mark’s Catholic Church on Adelphi Road has sold a parcel of land that would serve as an entrance and egress onto Adelphi Road for the planned development; he also noted that Gilbane is looking at the possibility of purchasing additional land belonging to one of the churches on Campus Drive. This land would allow a second entrance and egress from Campus Drive. Chris noted that as a result of meetings with concerned citizens, Gilbane has made some changes in their original plans. Chris noted that Gilbane must still go through a traffic study and other hurdles posed by Prince George’s County and the City of College Park.

Report from Dannielle Glaros, County Council, District 3

Dannielle said that Thomas Johnson has taken over the Office of Community Relations in the administration of County Executive Angela Alsobrooks. The goal is to make the 311 system work more efficiently and more quickly for citizen concerns and needs.

Dannielle spoke of the District 3 priorities of Redevelopment and Revitalization. She noted that Kaiser Permanente had hired 1,000 new employees at its facilities in New Carrollton. WMATA is also located in New Carrollton. These additional companies will require more residential homes and more office space. New Jobs lead to new amenities and new development. She spoke highly of the additional restaurants at Riverdale Park. Dannielle also noted that many small businesses are starting up in our area. Prince Georges Community College has opened a local culinary service center on Kenilworth Avenue to help train county residents for jobs in all these service industries.

Dannielle also spoke about legislation dealing with Farmers Markets, the PG County School System, and the county budget for the next fiscal year. She addressed the topic of public private partnerships noting that they are often excellent, but they must be thoroughly studied prior to their inception. In response to a question, Dannielle noted that entering teacher salaries in Prince George’s County are attractive, however, we still see teachers leaving after 5-10 years for more highly paid positions in neighboring jurisdictions.

Dannielle also spoke about the Quality Inn/Plato’s Diner site at Guilford and Baltimore Avenue. Both buildings have been leveled. She anticipates that ground breaking on the planned

apartments and retail would occur later this year. These apartments are being developed to attract young professionals to stay in College Park after leaving the University. This would provide a cadre of year-round residents who would help sustain the restaurants and shops over those periods during the year when there are few university students in residence.

In response to a question about the Gilbane Project (Buddington Property), Dannielle said that it was moving slowly. There are still numerous issues to overcome in addition to the Traffic Study mentioned above. Gilbane will need to go through several easements, a storm water management study and the traffic study. She encouraged residents to stay vigilant with these steps.

Relative to the Purple Line, Dannielle noted that lots of construction is currently underway in our District. The Purple Line is due to open late 2022 or early 2023. Work is underway on River Road near the American Center for Physics for the Purple Line tracks that will go to the Riverdale Park station and then on to the College Park Metro Station. She noted that the whole Purple Line would open at the same time rather than in phases. The trains are being built in Elmira, New York. The Maintenance Park for the Purple Line is off Veteran's Highway, Route #410. Often traffic is restricted to one lane on Route #410 due to this construction.

Dannielle noted that there is significant interest in our county and in Montgomery County regarding the possible widening of the Beltway, Route #495, and Route #270 North. Neither the County Council nor the County government has taken a position on this. Concern has been voiced about the impact possible widening of these roads would have on nearby homes. She made a point that when widening occurs, some homes would be taken by the County, but many more homes would be marginalized. These homes might still be there, but their value and placement would have suffered as a result of the widening.

Danielle cautioned CHE residents that there would be considerable traffic disruptions as a result of the Purple Line construction and the planned widening of Baltimore Avenue. She also advised residents to watch the speed limit within their neighborhoods. She noted that perhaps lower speed limits should be implemented within certain neighborhoods.

Report from Officer Juan Nunez, Prince George's County Police Department

Officer Nunez began by stating that there is little crime in College Heights Estates. He advised residents to lock their cars if they are left outside, to place valuable items out of sight, and to record serial numbers of any phones, TV's etc, so that in the event of a theft, you might be able to claim them if they end up in a pawn shop. He also said that there is usually an increase in home burglaries in old College Park during school breaks such as Christmas, between semesters, etc. Students are away and often do not lock up their places adequately. When asked about issues in Langley Park, Officer Nunez said that some criminals who have been

responsible for multiple burglaries have been apprehended and convicted. He also said that he makes at least one pass through CHE every day as part of his police responsibilities.

Purple Line – Report from Pat Cunniff, CHEA Secretary

Overview: The Purple Line is a 16-mile light rail line which will extend from Bethesda to New Carrollton. The Purple Line will have connections to the Red, Green, and Orange Metro Lines, MARC, Amtrak, and local bus service. There will be 21 stations along the Purple Line; 10 are in Montgomery County, while 11 are in Prince George's County. The predicted opening for the Purple Line is late 2022 or early 2023.

The trains will be 140 feet long, hold 431 passengers with seating for 80. They will run every 7.5 minutes in peak periods and 10-12 minutes apart in non-peak times. They will be powered by overhead wires. Some stations will be in the center of a road, while others will be close to the side of a road. In some areas, trains will have their specific track space; in other areas, the train tracks will be shared with vehicular traffic.

Information on the current status of the Purple Line is available on the web site: <http://www.purplelinemd.com>. You can select those stations and regions that you are particularly interested in and you will receive weekly or bi-weekly updates on construction in these areas. Community meetings are held every few months. These CAT meetings are announced on the Purple Line Website and are particularly valuable.

Local Stations:

A map showing all the stations on the Purple Line, their platform placement, and their track location, is available on the Purple Line Website. (a smaller version of this map is shown below.) Renderings of each of the planned Stations are available there as well. .

Near-by Stations include:

Riggs Road and University Blvd. Station will have a platform in the center of the road. There will be a dedicated track for trains.

Adelphi Road Station will be situated on Campus Drive just east of Adelphi Road. The platform will be in the center of Campus Drive across from the entrance to the Marriott Hotel at UMUC. From this station, the Purple Line will veer to the left taking away additional parking spaces in Lot #1.

Campus Drive Station will be near Stamp Union. This Station will have a side platform and trains will share the road with vehicular traffic.

Baltimore Avenue Station will be near Rossborough Lane. Again, Purple Line trains will share the road with vehicular traffic.

College Park Metro Station will link the Purple Line with the College Park Metro Station on the Metro Green Line.

A final College Park Station is set for Riverdale Park, near the American Center for Physics. It will be located on River Road near Haig drive. Current work is going on here to lay out the tracks from Riverdale Park to the CP Metro Station.

Please refer to the Purple Line website for a map showing all stations, their platform location, and their type of track placement. Likewise, you can see renderings of all the Purple Line Stations.

Real Estate Activities in College Heights Estates- Jean Pirovic, Long & Foster, CHEA Board Member

Jean Pirovic updated the group regarding current real estate activity in College Heights Estates. She noted that inventory is low and prices are very good. She provided a listing of 2019 home sales:

7001 Forest Hills. \$1,200,00

4105 Clagett Road, \$625,000

4012 Van Buren Street, \$635,000

7007 Partridge Place, \$595,000.

Pending Settlement:

4110 Clagett Road

7006 Forest Hill Drive

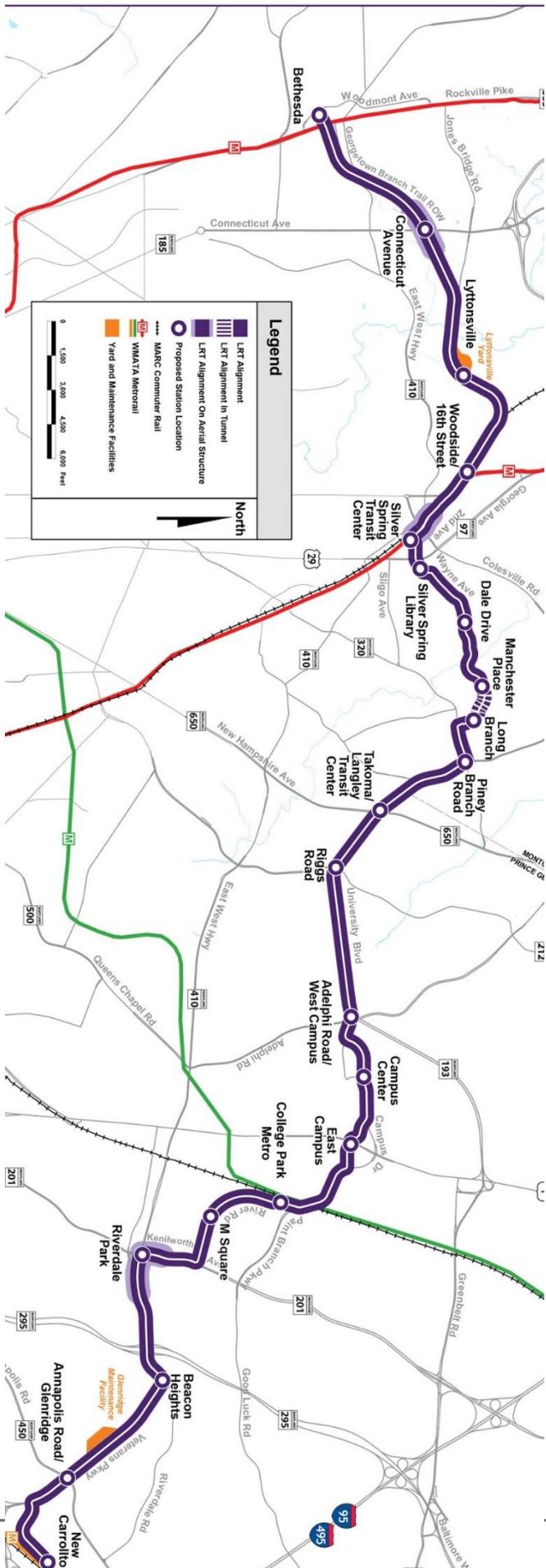
Jean also said in response to a question that average sale prices in CHE were between \$600,000 and \$700,000.

New President:

Ron then transferred the meeting to our new President, Chris Oehrle, who shared his vision of the association with those present.

The meeting adjourned at 8:35 pm.

Patricia A. Cunniff, Secretary



Legend

- LRT Alignment
- LRT Alignment in Tunnel
- LRT Alignment On Aerial Structure
- Proposed Station Location
- MARC Commuter Rail
- WMATA Metrolink
- Yard and Maintenance Facilities

Scale: 0, 1,200, 2,400, 4,800, 6,000 Feet

North

