



Ron Browning, President

7017 Partridge Place

College Heights Estates, MD 20782

**CHEA Residents**  
**Fall 2018**



College Heights Estates Association

Fall 2018

President's Letter

## **Greetings College Heights Estates Residents, Fall 2018**

If you had an opportunity to join us for CHEA Fest on October 7, you were in for a treat. In addition to our normal fare of grilled hamburgers, hot dogs and trimmings, many residents brought their specialty dishes and desserts. What a tasty variety. Children were entertained by a very talented balloon twister who satisfied every child's request for unique balloon combinations. Weather was warm with enough cloud cover for shade. Over 50 families attended. Thanks to all who attended and especially our tireless volunteers who planned, prepared and executed a great communal outing.

I am sure many of you are tiring of the driving delays, noise and road damage from the WSSC water main replacement activity. The first phase of that effort is nearing an end. Eight or four inch new pipes have been laid into six of seven CHE streets, with only a section of College Heights Drive remaining. The second phase requires tapping into each residence at their meter. That is due to start soon after the new mains are pressure tested and will occur before winter. Water main replacement will continue in University Park into 2019.

Home owners that have underground irrigations systems with water lines near the street curb should place marker flags at the irrigation lines to alert the contractors to take care not to cause damage. New fire hydrants have been added on several streets. This required breaking through the cement curb and patching with asphalt. After the project is completed, the contractor will come back and replace the asphalt with new cement curbs.

The proposed Gilbane Development across the creek from the new homes on Windsor Lane is creating much interest and concern for our community. CHEA Vice President Chris Oehrle is tracking this proposal and will provide more information in this newsletter.

Warmest Regards,

Ron Browning

President

## College Heights Estates News

### CHEAFest 2018

The weather was beautiful, the food excellent, and the neighborhood fellowship wonderful!

Our thanks go to President Ron Browning and his Board. Specific thanks to Ric Macpherson for manning the grill for hamburgers and hot dogs, Matt Kinnard and Jean Lee for staffing the Welcome Desk, Jie Zhang, Treasurer, for handling all the dues that were collected, Joe Novello for being our CHEA Photographer, and our special guests, County Council Chair, Dannielle Glaros, and Cpl. Ryan Whitlow, Prince George's County Police Department, and Inspectors Ronald Waters and DeJuan Valentine from the County's Department of Permitting, Inspection and Enforcement who were there to answer community questions.

Board members Kimberly Nugent, Chris Oehrle, and Joe Novello came early to handle the set-up chores. Thanks also go to Bev Silverberg and Pat Cunniff who arrived at Costco at 10 a.m. sharp to purchase burgers, hot dogs, salads, drinks, and other supplies. Many CHE residents brought their special dishes which added to the feast.

Thanks to Jean Pirovic, Chris Oehrle, Bev Silverberg, Kimberly Nugent, Patrick Cunniff, Ron Browning and Pat Cunniff who walked the yellow flyers around the community. Balloons provided by Board Member Lisa Holt were attached to our festive CHEAFest signs.



**CHEAFest. County Council Chair, Dannielle Glaros, with Kimberly Nugent and Patrick Cunniff.**



**Food for all and a great Balloon Twister!**

## Midterm General Elections

Polls will be open from 7:00 a.m. to 8:00 p.m. on Tuesday, November 6, 2018. College Heights Estates residents will vote at St. Mark the Evangelist Church Gymnasium, 7501 Adelphi Road.

Early voting begins Thursday, October 25, 2018 through Thursday, November 1, 2018, from 10:00 a.m. to 8:00 p.m. The closest early-voting site for CHE residents who are registered to vote is: College Park Community Center, 5051 Pierce Avenue, College Park MD 20740. Other sites for early voting are shown at <http://elections.mypgc.us/>.

Any registered voter can request an absentee ballot. To request this type of ballot and to determine specific cut-off dates, contact Prince George's County Board of Elections, 301-341-7300 or review the process at <http://elections.mypgc.us/>.

Elections will be for: Governor/Lt. Governor; Comptroller; Attorney General; US Senator; Representative in Congress; State Senator; House of Delegates; County Executive; County Council at Large; County Council District 3; Various Judges; State's Attorney; Clerk of the Circuit Court; Register of Wills; Sheriff; and Board of Education District 2.

Numerous questions are also on the ballot dealing with potential Constitutional Amendments, various bond referenda; County Council Residency Requirement; and several Charter Amendments.



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## Code Enforcement

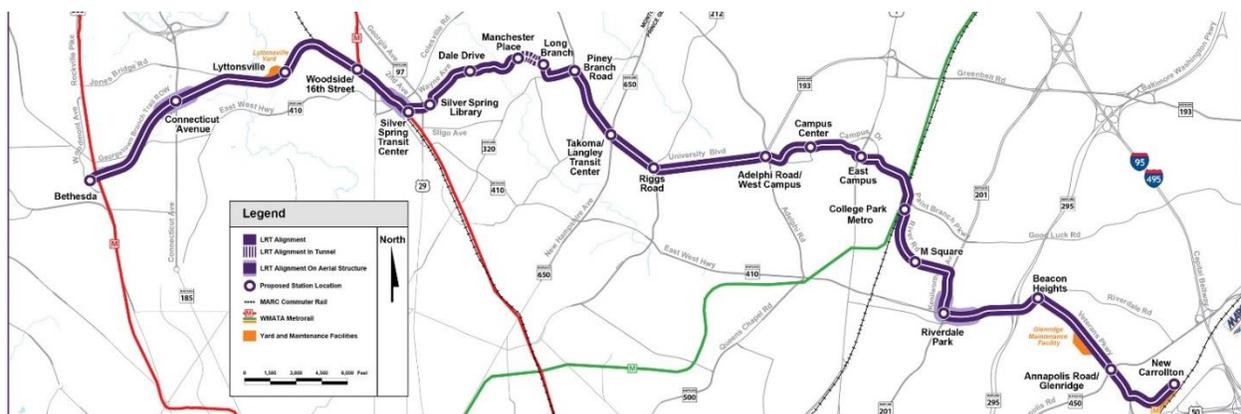
In response to inquiries from CHE residents, we want to note that CHEA does not have code enforcement authority. However, the Prince George's County government does have units that handle different types of code enforcement specifically under the Department of Permitting, Inspections and Enforcement (DPIE). DPIE offices are located on the first floor of 9400 Peppercorn Place, Largo, MD. For specific questions dealing with Code Enforcement, call 301-636-2090.

## Purple Line Updates

Numerous road closures and traffic changes are underway locally to handle Purple Line Construction. Some are listed below.

1. **Ellin Road Closure.** This is the road that one might use off Route #410 to go to the northwest side of the New Carrollton Metro/Train Station for drop-offs or pick-ups. You can now reach the northwest side of the New Carrollton Station by taking Harkins Road off Annapolis Road (#450) that leads to the Station. Follow detour signs.
2. **Campus Drive.** The eastbound lane on Campus Drive between Regents Drive and Library Lane will be closed for long-term construction. Westbound traffic will continue to flow normally during construction.
3. **River Road between Campus Drive and River Tech Court.** There will be temporary closures between 7 a.m. and 5 p.m. for ongoing construction.
4. **University Boulevard between Riggs Road and Adelphi Road.** Work on the median strip will result in some lane closures between 7 a.m. and 5 p.m.
5. **University Boulevard between West Park Drive and Adelphi Road.** Some lane closures are expected during work to relocate overhead utility poles.
6. **Parking Spaces Being Lost on UMD Campus.** Vice President of Administration and Finance, Carlo Colella, indicated at the meeting on the UMD Golf Course, August 23, 2018, Riggs Alumni Building, that Purple Line construction and new UMD construction will result in a loss of 600 additional campus parking spaces.
7. **Campus Drive, UMD.** On or about October 22, 2018, crews will be shifting the single westbound lane of Campus Drive between Regents Drive and Library Lane to support utility work.
8. **Up-to-date construction news on the Purple Line.** See [purplelinemd.com/construction/](http://purplelinemd.com/construction/).

A Purple Line Community Advisory Meeting on the College Park Section of the Purple Line is scheduled for October 23, 2018, 6:30-8:00 p.m., Purple Line Project Office, 1<sup>st</sup> Floor Training Room, Park and Planning Building, 6811 Kenilworth Avenue, Riverdale, MD 20737.



## Development

### Quality Inn and Plato's

Developers are moving ahead with a dramatic plan on the former site of the Quality Inn and Plato's Diner in College Park.

The Bozzuto Group, which is working on the project, recently signed agreements with the city of College Park necessary to keep the \$140 million project on track. Aimed at professionals instead of students, the project would include 400 apartments renting at a market rate of \$2,300 a month.

It would also include about 73,000 square feet of retail — a little less than half the retail space in the Riverdale Park Station development. Developers have said they want the site to be similar to the Monroe Street Market in Brookland, which features apartments alongside a Barnes and Noble, Busboys and Poets, Starbucks and other restaurants. They hope to land a grocery store as an anchor tenant.

If successful, the development would go a long way toward making College Park more of a “year-round city,” instead of a college town that essentially shuts down during the summer.

But one issue is exactly what kind of retail would work. As we've noted before, there aren't many shops in Route 1's new retail developments, just grocery stores, drug stores, 7-Elevens, fitness studios, hair and nail salons and a growing number of fast-casual restaurants — all businesses that are “Amazon proof.”

Bozzuto addressed a similar problem at Monroe Street Market with a Barnes and Noble and a bike shop with a coffee bar inside — two options that would appeal to students at nearby Catholic University — as well as a row of artist studios. It may need to be just as creative here. *Courtesy: Hyattsville Wire, September 26, 2018 by Robin Teague Beckwith*



Quality Inn, October 2018.

## **Gilbane Project - Gateway Project to Impact CHE Residents**

A 15-acre development is being proposed along the northern boundary of College Heights Estates (CHE). The Gilbane Development Group plans to build a five-story (300 unit) apartment building and up to 120 three-story townhomes immediately adjacent to Windsor Lane and beyond. The five-story building will include graduate student apartments. The proposed plan, which is deemed the Western Gateway Project (Development), plans to bring together multiple properties adjacent to CHE, including current conservation easement areas. This large development would extend from St. Mark's Catholic Church to a one-acre lot that fronts on Mowatt Lane and upon which the UMD Hillel Center is currently located. The Development is a private/public business venture between Gilbane and the University of Maryland.

While the new Western Gateway Project includes the property that many residents know as The Mosaic at Turtle Creek, it is a distinct project. The Turtle Creek project was on 9.5 acres owned by the University of Maryland and consisted of a single building with 300 apartments on the northern portion of the land farther away from CHE, entirely outside of the conservation easement buffering CHE.

Two meetings were held with CHE residents to discuss the Development. The first meeting was between CHE residents and Dannielle Glaros, Chairperson of the Prince George County Council. The second meeting was between CHE residents and Gilbane and University of Maryland representatives. At both meetings, CHE residents expressed near unanimous concern about how the Development would affect their homes and home values. The primary concerns were:

- Increased traffic in the area from the outlet of nearly 500 new families, as well as through-traffic, onto Adelphi Road near St. Marks.

Placement of the proposed access road along the southern edge of the Development and adjacent to the creek running along the north edge of Windsor Lane, including on current conservation easement property.

Noise and lights from cars on the proposed access road for the southern edge of the Development, closest to CHE residents (running along, and within feet, of the creek), as well as street parking for new residents of the Development on proposed access road.

Broad rezoning of properties adjacent to CHE without full county and environmental review, including rezoning of the conservation easements behind CHE homes that insulate CHE from University-related traffic.

Handling of storm water drainage and run off from the Development in a location where residents already struggle with drainage issues and additional impervious surfaces that may make flooding more likely.

Overflow street parking in CHE, particularly Windsor Lane and Commander Drive, for vehicles from the proposed Development.

Loss of neighborhood aesthetics from a five-story building and three-story townhomes as well as an access road with street parking on the edge of CHE.

CHE residents strongly urged Gilbane to prepare optional design concepts before any more community briefings. UMD and Gilbane representatives stated they would be speaking to all stakeholders and accepted the challenge to come up with options. We encourage you to contact Gilbane and University representatives.

*Submitted by: Ron Browning, CHE President and Chris Oehrle, CHEA Vice-President*

## **Other Gilbane Development**

Gilbane is building a 433-unit project at the West Hyattsville Metro Station (visible from the Green Line). In addition, Gilbane signed a deal with WMATA to build a 440-unit Project at the College Park Metro Station. *Courtesy, BiSNOW, January 23, 2018.*

## **Upcoming Events**

### **Clarice Smith Performing Arts Center**

Friday, November 9, 2018. University of Maryland Symphony Orchestra, 8 p.m.

Friday, November 16 – Monday, November 19, 2018. Mozart's The Marriage of Figaro by the Maryland Opera Studio. For tickets and further information, call 301-405-ARTS or [www: The Clarice.UMD.edu](http://www.TheClarice.UMD.edu).

### **Riversdale Mansion**

Sunday, October 21, 2018, 2:30 p.m. Riversdale Chamber Music Society Concert, FREE.

Sunday, November 3, 2018, 7:30 p.m. **A Taste of Amontillado.** As you are guided through the house, stop along the way to hear eerie stories and partake of appropriate victuals, wines, and spirits. For ages 21 and up. Advance registration required by October 26. Fee: \$15

For further information, contact Riversdale, 4811 Riverdale Road, Riverdale MD, at 301-864-0420

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## **Welcome New Neighbors**

7010 Eversfield, sold to Dawn Nichols and Joe Schultz for \$733,000 on 7/13/18.

7002 College Heights Drive, sold to Kimya Jones and Ted Darlington for \$760,000 on 10/12/18.

3902 Calverton Drive, sold to Sarah and Justin Litke for \$675,000 on 6/11/18.

3918 Calverton Drive, sold to Paula Howland and Kevin Brosch for \$611,000 on 7/23/18.

4319 Clagett Pineway, sold to Andrew and Amy Shivone for \$587,000 on 7/20/18.

7006 Southwark, sold to Robert Tronetti and Rajshree Agarwal for \$469,000 on 7/20/18.

3909 Commander Drive, sold for \$650,000 on 8/21/18 (buyer unknown).

*(Data provided by Jean Pirovic, Long and Foster.)*

## CHEA Dues

CHEA encourages all residents to join the association at a minimum of \$25/year by submitting dues to Jie Zhang, CHEA Treasurer, 7250 Windsor Lane, College Heights Estates, MD 20782.

### 2018-2019 Officers and Board Members

President: Ron Browning ([arkabee@verizon.net](mailto:arkabee@verizon.net)) (301) 927-1209

Vice President: Christopher Oehrle, [Christopher.oehrle@stb.gov](mailto:Christopher.oehrle@stb.gov).

Treasurer & Membership Database: Jie Zhang ([jiezhang\\_1999@yahoo.com](mailto:jiezhang_1999@yahoo.com))

Secretary: Patricia Cunniff ([pcunniff@gmail.com](mailto:pcunniff@gmail.com))

Webmaster: Ron Blunck ([ron@thebluncks.com](mailto:ron@thebluncks.com))

#### Board Members

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Visit our web site, [www: cheamd.org](http://www:cheamd.org)

Send your dues to: Jie Zhang, CHEA Treasurer, 7250 Windsor Lane, College Heights Estates, MD 20782, [jiezhang\\_1999@yahoo.com](mailto:jiezhang_1999@yahoo.com)

We welcome feedback on our newsletter and our service to the community.

College Heights Estates  
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