



Ron Browning, President
7017 Partridge Place
College Heights Estates, MD 20782

CHEA Residents
Winter 2018 Newsletter



**College Heights Estates Association
Winter 2018
President's Letter**

Greetings College Heights Estates Residents,

I hope you are enjoying the winter this year and survived the bomb cyclone and polar vortex. It has been truly a test of our systems; personal, homes and infrastructure, especially water mains. Seven streets in CHE are scheduled for water main replacement in the spring.

Unfortunately, the main on Partridge Place could not wait for replacement and ruptured in early January with temperatures in single digits. This created sheets of ice over most of the street. Our neighbor, University Park Public Works Director, Mickey Beall, saw the hazardous condition on Partridge and had UP equipment plow the ice to the side. A much appreciated gesture.

Prince George's held several public forums in late fall to explain their plans and procedures for handling winter conditions. This included road preparation before storms and the assurance that all streets would be plowed within 24 hours of a storm ending. It seems to be working. Early road preparation with salt has been effective in melting snow and reducing ice accumulation. Unfortunately, the salt is harmful to your cars and should be removed including the undercarriage as quickly as possible.

Multiple new construction projects are proposed or being planned for the area surrounding CHE. More details are in this newsletter and we plan to have presentations of some of these at our annual spring meeting.

Warmest regards,

Ron Browning

CHEA President

College Heights Estates News

Handling Emergencies

As President Ron Browning mentioned in his opening letter, there was a water main break on Partridge Place which produced extensive ice. Below you will see the emergency phone numbers for our local police, WSSC and WGL.

Police and Fire

Police-Fire Emergencies, 911

County Police Non-Emergency, 301-352-1200

Washington Suburban Sanitary Commission

If this is an emergency, please contact WSSC at EmergencyCallCenter@wsscwater.com or at **301-206-4002**. See: <https://www.wsscwater.com/customer-services/emergency>.

What is a sewer emergency?

- A backed-up basement or lowest level of the home taking in sewage without using water in the home.
- A WSSC manhole or clean out at the property line that is overflowing onto the ground.
- A surcharged sewer main (such as one caused by heavy rain) causing a sewer back up in homes.

What is a water emergency?

- A broken water main in the street which causes flooding/collapsing of the roadway or icy conditions in the winter.
- A service leak outside of the home in the yard area causing flooding conditions and/or hazardous conditions such as collapse of yard or sidewalk areas, icy conditions in the winter.
- A broken pipe inside the home causing flooding conditions and the inside valve is inoperable. A registered WSSC plumber or a WSSC technician can make a turn off at the street.

Washington Gas

Gas Leaks

If you smell natural gas, do not attempt to locate the source of the odor. Evacuate the area immediately and call **911** and the Washington Gas Emergency Leak Line at **703-750-1400** from a safe location. <https://www.washingtongas.com/safety-education/safety/natural-gas-safety>.

A technician from WGL will come to your home to verify the gas leakage. The technician will then shut off the gas furnace or other offending appliance. The technician will not diagnose the problem or repair it. WGL has technicians available on a 24-hour basis seven days a week.

Green Thumbs Wanted

Even though we may have another month or two of winter weather, we are looking forward to planting our beautiful flowers in the beds that CHEA maintains at the community entrance on Adelphi Road, and along Wells Parkway. If you are interested in working on this, please let us know. We would love to have you join Matt Kinnard and me in this beautification work. Just send me an email at pcunniff@gmail.com.



Prince George's County News

County Council Chair

Kudos to our District 3 Council Member, Dannielle M. Glaros, who was elected Chair of the Prince George's County Council, in December 2017. Dannielle has been a member of the County Council since 2014. Her office number is 301-952-3060. Her email is: dmglaros@co.pg.md.us.

Purple Line Update

Despite legal set-backs, Maryland Transportation Secretary Pete K. Rahr told a forum held in Silver Spring in late January 2018 that the Purple Line will be in operation by 2022.

He said state officials should have a better sense of the timing — and any additional costs to the project's \$2.4 billion construction costs — in a couple of months. He said he expects that project officials can make up some of the time lost during the one-year legal fight over the line's environmental impacts. A second lawsuit filed against the project is still pending in federal court, but judges have allowed construction to continue. (*Washington Post*, January 19, 2018, Katherine Shaver)



Construction is in progress along Route #410, East West Highway, near the Glenridge Shopping Center prior to Route #450. Access to the Glenridge Shopping Center from Highway #410 is temporarily closed. The current work there will not affect the other shopping center entrances. This closure is necessary to construct the Purple Line Project's Glenridge Maintenance Facility.

From January 29, 2018 through February 2, 2018, underground gas tank removal will be underway at the demolished Shell Station on Riverdale Road near East West Highway. For further updates, check: <https://www.purplelinemd.com/constructionupdates>.

Development

College Park Metro Development

This week Metro announced an agreement for a joint development project at College Park Station. The development by Gilbane Development Company features 440 units of market-rate multifamily units, destination retail and an array of best-in-class amenities located immediately adjacent to the entrance of the station on Metro's Green Line. See January 26, 2018 issue of *College Park City-University Partnership Newsletter*.

City of College Park, Quarterly Economic Development Update, September 2017

The following table and related information were obtained from The City of College Park, Economic Development Report, unless otherwise noted. See: www.collegeparkmd.gov/planning. Please note that Campus Drive now extends through the university campus and across Baltimore Avenue to Kenilworth Avenue. This latter part of Campus Drive was previously called Paint Branch Parkway. The acronym, TDOZ, stands for Transit District Overlay Zone.

Approved / Under Construction			
The Boulevard at 9091	Upper Midtown	9091 Baltimore Ave	Apartment/Townhomes
Cambria	Lower Midtown	8321 Baltimore Ave	Hotel
EzStorage	Branchville Industrial	5151 Branchville Rd	Commercial
Fuse 47	Lower Midtown	4700 Berwyn Rd	Apartment
The Hotel at University of MD	Downtown	7777 Baltimore Ave	Hotel
Lidl	Lower Midtown	8601 Baltimore Ave	Grocery
Towneplace Suites	Upper Midtown	9620 Baltimore Ave	Hotel
Planned/Proposed			
AvalonBay	(near UMUC/Adelphi Rd)	3515 Campus Drive	Apartment
Republic Properties	TDOZ	Campus Drive	Hotel
Hall CP	Downtown	4425 Campus Drive	Commercial
Southern Gateway	Downtown	7200 Baltimore Ave	Apartment
College Park Metro Apartments	TDOZ	River Road	Apartment

The Boulevard at 9091



The Boulevard at 9091 has apartments that appear to be fully rented. Now they are building townhomes. Metropolitan has contracted with CalAtlantic to construct the townhome component of the Project. The entire project consists of 45 townhomes as well as a 238-unit residential apartment complex. The townhomes are expected to begin construction shortly.

Cambria

Construction on this Southern Management Project is underway. The site will host a 150-room Cambria Hotel and two restaurant spaces.

EzStorage



EzStorage plans to redevelop 5151 Branchville Road have been approved. The project calls for removal of an existing building and the construction of a new three-story self-storage building with office.

Fuse 47



Demolition has begun on the former site of the Fuse 47 Apartment Building following a five-alarm fire in April. There will be a selective demolition of the first two floors and a total demolition of all the floors above. WoodPartners will begin reconstruction of the floors after the demolition process.

The Hotel at The University of Maryland

The Hotel is now open with four restaurants, extensive conference space and a large parking garage. Additional metered parking is available on the exterior lot adjacent to the hotel. Four restaurants are open: Old Maryland Grill, Kapnos Taverna, Potomac Pizza, and Bagels 'n Grinds. The Elizabeth Arden Red Door Salon and Spa will open in Spring 2018.

Towneplace Suites

Construction has begun on Towneplace Suites on Baltimore Avenue in Upper Midtown. This project by Baywood Hotels will consist of a 75-room extended stay hotel operated by Marriott. There has been no completion date given as yet.

Republic Properties

The County has chosen Republic Properties, Pyramid Group, and Mark Vogel Company, to develop a 150-room hotel to be constructed on the County-owned parcel across Campus Drive from the College Park Metro Station. The project also contains a retail component, likely consisting of one or two restaurant spaces.

Hall CP



Hall CP is a project being developed by War Horse, a development company founded by Scott Plank. It includes amenities such as a teaching kitchen, a production space, a restaurant, a music venue, a rehearsal and performance space, and a courtyard and is expected to open in the third quarter of 2018.

LIDL GROCERY STORE HEADED TO COLLEGE PARK

Posted on [May 12, 2017](#) by [Ryan Teague Beckwith](#) from [Hyattsville Wire.com](#).



A prototype Lidl grocery store in Fredericksburg, Virginia. Photo courtesy of Lidl.

Discount grocery Lidl will make College Park one of its first U.S. locations. The German chain (pronounced *leedle*) is planning to open 100 stores along the East Coast by 2018, with the first stores opening in the Mid-Atlantic and Southeast.

The College Park store would be built at the site of the Clarion Inn at the corner of Baltimore Avenue and Berwyn Road. The site plan was approved by the Prince George's County Planning Board in October. The 36,000-square-foot store would be just slightly smaller than the recently opened 40,000 square foot Whole foods in Riverdale Park. Unlike that store, the high-end Safeway at University Town Center or the Yes! Organic Market in Hyattsville, Lidl is aiming for more of a discount audience. Its main competitor in the area is rival German chain Aldi, which has stores in Hyattsville, Takoma Park and Beltsville.

The general concept at Lidl is sort of a cross between Trader Joe's and Walmart; it has lots of store-brand private labels, low prices, and not as much selection as a traditional grocery store. (You want mustard? They have one kind, instead of 16.) Some foodies are excited about the U.S. expansion, and it's considered a potential threat to Whole Foods.

AvalonBay



AvalonBay, a national apartment developer, has announced intentions to construct an apartment complex on Campus Drive across from the University of Maryland University College. The University United Methodist Church, photo on the left, will be redeveloped on the southeast corner of the property with the remaining space used to construct the mixed-use apartment complex.

Southern Gateway



Local developer Bozzuto is working on plans for a mixed-use project on the Plato's Diner and Quality Inn Site. The project, slated to break ground in 2018, will provide a welcoming atmosphere to the city and campus. See rendering on the left.

. Welcome New Neighbors

3909 Calverton Drive, 12/19/17, Natacha Marzolf to Hart, \$640,000.

4318 Clagett Pineway, 11/20/17 to Dr. Gunita Singh and Mathieu Greenwood, \$610,000.

Thanks to Jean Pirovic and Dixie Meadows.

Upcoming Events

College Park Aviation Museum – 1985 Corporal Frank Scott Drive, College Park, 301-864-6029

The College Park Aviation Museum was the focus of a story in the Sunday, *Washington Post Magazine*, January 28, 2018. By 1918, the first regular post office airmail had been flying out of College Park, MD.

Check for exhibits such as: When the United States declared war on Germany in April 1917, powered flight was barely a decade old. Explore how we developed from fragile aircraft able to fly only a few hundred feet to the fighting machines of World War I. Discover the many ways the first military pilots, trained at College Park, influenced aviation during and after the War.

Riversdale House Museum, 4811 Riverdale Road, Riverdale Park, MD, 301-864-0420

Exhibit, February 1-28, 2018. The Plummer Family from Slavery to Freedom. Sunday, February 18, 2018, 2:30 p.m. The Riversdale Chamber Music Society Concert and Reception.

Clarice Smith Performing Arts Center, University of Maryland Campus, 301-405-2787

Wednesday, February 14, 2018, 8 p.m. "String Fling!" Join University of Maryland School of Music string faculty as they collaborate in unusual chamber music combinations. FREE, no tickets required.

Sunday, February 25, 2018, 2 p.m., US Marine Band, "The Dream Hour." FREE, no tickets required.

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.

2017-2018 Officers and 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

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