



Ron Browning, President

7017 Partridge Place

College Heights Estates, MD 20782

CHEA Residents

Winter 2019



College Heights Estates Association

Winter 2019

President's Letter

Greetings College Heights Estates Residents, Winter 2019

We are again this year feeling the blast of the polar vortex dropping temperatures to single digits plus wind making it feel sub-zero. Good time to stay close to the fireplace with a good book and a warm beverage.

There have been no water main leaks this winter, thanks to WSSC's water main replacement program which will continue during 2019. There is an update on water main replacement and the Gilbane Development proposal for additional development behind Windsor Lane in this newsletter.

The first major storm this year brought us 10 plus inches of snow. Unfortunately, Prince Georges County did not meet their commitment to CHEA residents that they would treat all streets in advance of the storm and plow all streets within 24 hours of snow fall ending. When I called 311 Monday evening 6 PM after snow stopped Sunday evening to tell them our streets were still snow covered, they said it was not yet 24 hours. When they did plow early Tuesday morning it was less effective after there had been melting and refreezing. The result was icy streets for the next couple days. I am requesting that they remember our cul-de-sac streets need the same pretreatment and snow plowing in a timely manner given the main roads.

New developments are ongoing along Baltimore Avenue, and the Purple Line construction is starting along University Boulevard, Campus Drive and the University of MD campus. Be prepared for added congestion and traffic delays.

Warmest regards,

Ron Browning

CHEA President

COLLEGE HEIGHTS ESTATES NEWS

Gilbane Project – Update on Western Gateway Adjacent to CHE -

The proposed 15-acre development of a five-story, 300-unit apartment building and 81 townhomes along the northern boundary of College Heights Estates (CHE) is proceeding at an accelerated pace. The development is designated the “Western Gateway Project” and is a collaboration between Gilbane, a development and management company, and the University of Maryland. The 300-unit apartment building is intended for rental graduate housing and will be managed by Gilbane. In the last newsletter, the concerns of CHE residents were outlined, and it was reported that CHE residents strongly urged Gilbane to prepare optional design concepts before any more community briefings.

On February 6, 2019, representatives for Gilbane and the University held a neighborhood meeting at the UMD Riggs Center to present the changes that they have made to their design concept. They are now planning to leave much of the conservation/mitigation areas in place, only moving about 3,000 square feet to another location. They also reconfigured the access road so that it veers away from some CHE residents for a portion of the development (although the access road remains on the CHE side of the building and townhomes). The developers indicated that they added additional water management and evergreen trees for additional screening. Importantly, they stated that they were adding an additional exit road to Campus Drive, while retaining the exit road to Adelphi Road. They indicated that they would be contracting for a traffic study within the next month or so. It appears that Gilbane and the University made some changes as a response to the concerns of CHE residents about this large and population-dense project next to CHE (albeit from what many residents feel was a highly-intrusive initial plan).

On February 11, 2019, CHE residents met to discuss the updated development and unanimously agreed that the development continued to raise significant concerns for both CHE and the residents of surrounding areas, including University Park. First, the five-story building (which rises on a hill making it even taller) requires rezoning and Gilbane intends to use the county legislative process to get an amendment or waiver from the county rezoning laws. This issue ties into the access road that still runs close to some residents and street parking that residents fear they will be able to see through the trees. It also could lead to overflow parking in CHE. Second, residents expressed concern about increased traffic on Adelphi Road, where the development will exit onto Adelphi Road just past St. Mark Church. Residents expressed concerns about the traffic study as little is known about it. Plans were made to find out more and pursue comments and transparency. Third, concerns remained about storm water management and drainage. It was felt that the February 6th presentation did not do a good job of showing how it would handle stormwater and runoff. Finally, residents raised concerns about the amount of light from the five-story building and townhomes as well as the headlights from cars on the access road. *Chris Oehrle*

The photo at the top of the next page shows the planned Western Gateway, looking from College Heights Estates. Our homes are at the lower left of the photo. Adelphi Road can be seen running vertically on the left of the photo.



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Current site plan with Conservation Easement limit
WESTERN GATEWAY

Western Gateway Project looking from College Heights Estates. Adelphi Road on the left and Campus Drive, top center, are shown.

Courtesy of Gilbane Company.

Update on WSSC's Water Main Project

In spring 2017, WSSC presented their plan to replace water mains in seven College Heights Estates streets starting later that year. Contract award issues delayed the start until summer of 2018. Water main replacement is a multiphase project starting with trenches dug in the street and ending with streets being repaved. To date, phase one (installing new ductile iron pipes wrapped in protective plastic in the streets and installing replacement fire hydrants) is complete. Over the next few weeks trenches will be dug to give WSSC access to tie the new mains to each homeowner's service line at the curb. Broken curb replacement with new concrete curbs and old fire hydrant removal should occur late spring into summer 2019. After all is complete, streets will be repaved. Water main replacement will continue in University Park for most of 2019. WSSC has a video describing the entire process at WWW.WSSCwater.com, click on Water Main Replacement.

Ron Browning

Purple Line Update

An update on Purple Line activity was given at the Purple Line Meeting, January 10, 2019, in the College Park City Hall. Speakers included College Park Mayor, Patrick Wojahn, Fred Craig, CEO, Purple Line Transit Partners, and representatives from the Prince George's County government, the University of Maryland College Park, and the University of Maryland University College. All speakers agreed that delays and cost overruns currently exist, due in part to the lawsuit that delayed initial construction.

Each speaker noted opportunities and challenges with the project. Most of the opportunities dealt with increased economic development along the proposed line, a rise in property value along the Purple Line, better transportation options for county residents, five free Purple Line stations for UMD students and faculty along the campus portion of the line, more efficient movement across the UMD campus and less automobile traffic on the UMD campus. Increased traffic problems due to lane and street closures were noted by all speakers. Relative to College Heights Estates, speakers noted that Campus Drive will be closed during summer 2019 from Baltimore Avenue to Kenilworth Avenue to allow for linkage of the Purple Line and the College Park Metro. This will result in bus traffic being diverted through College Park residential streets. For CHE residents, the use of the new CSX bridge over the train tracks will provide an optional route from Baltimore Avenue to Kenilworth Avenue. Several speakers also mentioned the challenge to businesses located along the construction route.

In response to a question, George Trujillo, UMUC Associate Vice President for Facilities Management, noted that the planned Purple Line Station at Adelphi Road and Campus Drive will be situated in the center of Campus Drive just east of the intersection. UMUC plans to add landscaping and art work to enhance the attractiveness of this station. For further information see *Diamondback, February 5, 2019*. Also, [www://purplelinemd.com/construction/](http://www.purplelinemd.com/construction/) *Reported by Patricia Cunniff*.

Baltimore Avenue Lane Closure

Two lanes will be closed on Baltimore Avenue from College Avenue to University Boulevard (Route #193) beginning February 19, 2019. The lane closure is anticipated to last through November 30, 2019. *Hyattsville Wire, January 31, 2019*.

Maryland Hillel

Maryland Hillel currently located at 7612 Mowatt Lane will be relocating to 7505 Yale Avenue as part of a land swap with the University of Maryland.

Closings for Presidents' Day, Monday February 18

All County Offices will be closed on Monday, February 18, 2019, in observance of Presidents' Day. However, Prince George's County will hold its **regular collection of County Yard Trim on Monday, February 18, 2019**. Likewise, the County will also keep the following facilities open: Brown Station Road Sanitary Landfill, Brown Station Road Public Convenience Center, Prince George's County Organics Composting Facility, and Prince George's County Materials Recycling Facility (1000 Ritchie Road).

CAVA Now Open in College Park Shopping Center

CAVA has opened in College Park Shopping Center, in the space formerly occupied by Radio Shack. CAVA is a growing Mediterranean culinary brand with a flavorful and healthy fast-casual restaurant experience. The menu features customizable salads, grain bowls, pitas and house made juices.

UMD Parking Fines to Increase

The University of Maryland Department of Transportation has announced its intention of raising parking fines on campus from \$70 to \$80, and meter violations from \$35 to \$40. These increases are being considered in an attempt to meet budget constraints. They still have to go through further review before being adopted. *See Rachel Hunt, Diamondback, February 6, 2019.*

Real Estate Summary for 2018 in College Heights Estates

The following table is an abridged version of information found in the 2018 Summary of Home Purchases in the Region, developed by Long and Foster. For further information about number of bedrooms and baths, lot size, list price, etc., contact Long and Foster Office, Jean Piroviic. jean.pirovic@longandfoster.com

Address	Close Price
4105 Clagett Rd.	\$605,000
6611 Wells Parkway	\$524,500
7004 Windsor Lane	\$502,000
4302 Clagett Rd.	\$640,000
7010 Eversfield Drive	\$733,000
7002 College Heights Drive	\$770,000
3902 Calverton Drive	\$675,000
3909 Commander Drive	\$650,000
3918 Calverton Drive	\$611,000
7107 Wells Parkway	\$640,000
7014 Hunter Lane	\$745,000
4319 Clagett Pineway	\$587,000
7241 Windsor Lane	\$790,000
7006 Southwark Terrace	\$469,000
7007 Partridge Place	\$425,000
7032 Hunter Lane	\$655,000

DEVELOPMENT

Quality Inn No More

Demolition work is underway at the former site of The Quality Inn in College Park and Plato's Diner. This Southern Gateway Project by Bozzuto will include apartments and retail. Over 300 multi-family units are planned with an additional 67,000 square feet of retail and over 200 additional parking spaces. On September 25, 2018, the College Park City Council voted to adopt a resolution providing the Bozzuto Development Company with a 60 percent tax credit over 15 years. Prince George's County Council voted on October 16, 2018 to approve the terms and conditions of a negotiated payment in lieu of Taxes Agreement between Prince George's County and Bozzuto Development Company. The photo below shows the location of the Southern Gateway project. Calvert Road will be extended west of Baltimore Avenue through the new development, offering a second exit from Guilford Road onto Baltimore Avenue.

Southern Gateway is planned for a non-student population with an estimated rental fee of over \$2300/month. One of the goals that the University of Maryland and the developer espoused in their presentation to the College Park City Council was to increase the number of year-round young professionals, non-students who would be living near the University. Such a population would help businesses which suffer during the slower summer and winter break periods when university students are often away. This project is modelled after a similar project near the Catholic University of America campus in Northeast D.C. The developers envision that it will provide a welcoming atmosphere for visitors arriving on campus via Baltimore Avenue. See: *City of College Park Quarterly Development Update, July-September 2018*.



District 3 Social House, 7131 Baltimore Avenue

Tony Akaras, the former owner of Plato's Diner on the western side of Baltimore Avenue, is creating a coffee and wine bar where the former College Park Auto Parts once stood. The unexpected total demolition of the building has triggered an expedited Detailed Site Plan approval process by the City of College Park, thus delaying construction. See: *City of College Park, Quarterly Development Update, July-September 2018*.

College Park's New Music Venue and Food Hall

A new food hall, called the Hall CP, is located near The Hotel at the University of Maryland. The Hall CP will feature a large dining room, restaurant, music venue and rehearsal and performance space. The facility will also house equipment for caterers, restaurateurs and food trucks to use for events. Eric Olson, Executive Director, College Park City-University Partnership, called the venue "a vibrant, popping place," with large open spaces that will foster socialization and make College Park an entertainment and arts destination.

The project is spearheaded by Scott Plank, founder of developer War Horse Cities and brother of Under Armour founder Kevin Plank. Ryan Chelton, College Park's economic development coordinator, said construction on the 12,000 square foot indoor and outdoor complex is expected to be completed in June or July. Chelton said that the new business will add variety to the developing Discovery District, a more than 150-acre area around The Hotel at the University of Maryland.

When asked about the impact that the Hall CP might have on MilkBoy ArtHouse, a performance venue on Baltimore Avenue, Martin Wollesen, Executive Director of the Clarice Smith Performing Arts Center, said that "competition would be a really good thing," He sees such a rivalry benefitting the community and helping College Park evolve into a student entertainment venue.

See: Samantha Subin, Diamondback, February 5, 2019.

Upcoming Events

Clarice Smith Performing Arts Center

Hamlet Replayed. Play based on Shakespeare's Hamlet. Friday, February 22 through March 2, 2019. For tickets, contact 301-405-ARTS

Spotlight: School of Music Showcase, Sunday, March 10, 2019, 3 p.m. Free, RSVP for tickets, 301-405-ARTS.

Riversdale Mansion, 4811 Riverdale Road, Riverdale MD, 301-864-0420.

Sunday, February 24, 2019, 2:30 p.m. Family Fun Concert—*The Sorcerer's Apprentice* by Paul Dukas. Program is free but tickets are required since seating is limited. Contact Riversdale at 301-864-0420.

Welcome New Neighbors

4105 Clagett Road. Settled 1/4/19, \$605,000. Susan Kay Wynn purchased this home from Elaine Murphy.

7032 Hunter Lane. Settled 1/10/19, \$655,000. Lixen Shen purchased this home from Leslie Goddard and Gerard Davidson.

(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) (301) 927-1209

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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

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

College Heights Estates
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www:cheamd.org
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