



College Heights Estates Association
President's Letter
Winter 2016

Dear Friends and Neighbors,

We have experienced the first (may not be the last) Blizzard of 2016! It was a doozy with snow piling into drifts over two feet. And now the temperature is back in the 50's; remember it was in the 70's at Christmas? But beware Mother Nature may have more surprises on tap for us this winter.

We have once again had outstanding snow plowing service provided by the County. The Department of Public Works and Transportation (DPW&T) is responsible for plowing and salting more than 1900 miles of County-maintained roadways. DPW&T has given our streets timely and thorough attention and I thank them at every meeting that I attend when representing the College Heights Estates community. On a tragic note, we lost a community member to the snow storm and need to consider how we can develop an alert system to help organize a search when someone is missing. A news story is included in this newsletter.

Also in this newsletter is an interview with our former Councilmember Eric Olson. Read about his current job and how his efforts working with the University and the city of College Park will affect our community. The Regional Council of Governments has called the University an "economic engine" contributing more than \$3.4 billion into the economy, supporting 23,000 jobs. Who knew? The Route One corridor and the surrounding area are changing and some of those changes are highlighted in this newsletter. Our focus is to provide you with news affecting our community. There are many developments to keep an eye on. Check out the rendering of the bridge over the CSX Tracks near the Cafritz property and the story about when to expect the Safeway to open. Many thanks to our tireless editor Patricia Cunniff, who researches and writes the CHEA newsletter and takes photos in all kinds of weather.

We had a great turnout for our CHEAFest in October; be sure to see some of the photos in this newsletter and on our website CHEA@CHEAMD.org. We will be holding our annual meeting and elections in April and hope you will be able to attend. Please pay your dues; still only \$25. We will be sending out an invoice shortly.

Warm regards,

Beverly Silverberg
Beverly Silverberg
President, CHEA

CHEA Fest – Sunday October 25, 2015

Corner of Chansory and Calverton Drive
2:00 – 5:30 p.m.

Despite early rains and a cloudy start, over 150 neighbors gathered for our annual fall picnic celebration. The rains stopped around mid-day to make this year's CHEA Fest a big success. Special thanks to Ric MacPherson for his grill and grilling. Thanks go to Board Member, Joe Novello, who took pictures of the festivities. And, thanks to all who came, to those who brought delicious dishes to share, and to those who helped with the set-up and take-down of tables and chairs. It was a true team effort!

We were also pleased to have representatives from the Prince George's County Police Department, our County Council Member Dannielle Glaros, and Len Carey, Mayor of University Park, join us.



Bev and Bob Silverberg getting things ready.



Matt Kinnard is ready for all to sign in.



The Novello Family.



The Cooks hard at work.



Neighbors sharing the afternoon.

Our Snow Storm

Christmas week was marked by temperatures up to 70 degrees – spring-like weather with camellias opening up much too soon, and grass that was turning a pretty green. One month later all that changed. That green grass was blanketed by 26 inches of snow. The storm began on Friday, January 22nd and lasted well into the wee hours of Sunday morning. Our cul de sac was plowed out late Monday afternoon. It took a huge snow plow ten tries before it could climb Partridge Place and clear one lane.



Partridge Place January 25, 2016.



Tenth Try Up the Hill. Photos by P. Cunniff.

County Snow News

In response to concerns about the slow pace of snow removal throughout District 3, Dannielle Glaros wrote a letter to her constituents, dated January 28, 2016. She pointed out that “even with the county’s planning in place for snow storms, we ran into challenges. Our phone center and website got overwhelmed and went down at crucial times. I am aware that things could have been done better. Please be assured those discussions are taking place.” County snow policy is below.

Snow and Ice Control Policy (from county web pages, Department of Public Works and Transportation)

When a snow emergency is declared, the Prince George’s County Department of Public Works and Transportation (DPW&T) is responsible for providing “passable” conditions on a network of over 1,800 miles of county-maintained roadways to ensure the safety of residents, citizens, and travelers.

Routes are prioritized for service into categories: primary, secondary and residential. Primary and secondary roads are serviced first to ensure that public safety and other emergency vehicles can travel. After completion of these roads, residential roads receive service. Crews work as long as necessary to clear roadways, which consists of salting, sanding and/or plowing, as warranted by weather.

To assist crews, citizens and residents are requested to:

Move and keep vehicles off snow emergency routes

Park in driveways or other off-road locations wherever possible

Park only on the EVEN NUMBERED sides of roads/streets

During a snow and ice event, residents and citizens are encouraged to wait 12 hours after the precipitation has stopped to call the **Snow Information Center at 301.350.0500 or CountyClick 3-1-1** to report emergencies or concerns about roadway conditions. The Department of Public Works and Transportation is committed to snow removal from all streets maintained by Prince Georges County. Please assist us with our snow removal efforts by submitting your information on the Snow Removal Form.

Snow Tragedy in Our Community

HYATTSVILLE, Md. (WUSA9) -- A Hyattsville woman was found dead Tuesday after Prince George's County police say she wandered from her home, bringing the total number of weather-related deaths in the county since the blizzard to three.

She was pronounced dead at the hospital with the cause of death determined to be hypothermia. Family members told police that she suffered from Alzheimer's disease and had a history of wandering from her home. While looking for her, police checked nearby businesses where she had been discovered before. The Hyattsville woman is the third weather-related death reported in Prince George's County since the blizzard. On Saturday, a Fort Washington man died after shoveling snow outside of his home and on Monday, a man was found dead in a parking lot. (Posted January 27, 2016)

**Interview with Eric Olson, Executive Director, College Park City – University Partnership
February 1, 2016 – by Patricia A. Cunniff**

Q. What is the history of the College Park City-University Partnership (CPCUP)?

A. The College Park City – University Partnership was established in 1998 with the goal of forging stronger ties between the City of College Park and the University of Maryland. CPCUP is a non-profit local development corporation that focuses on five key areas: housing and development; education; public safety; transportation; and, sustainability. Its purpose is to promote and support commercial revitalization, community development and quality housing opportunities consistent with the interests of both the City and the University. The Board of Directors represents key officials from the City of College Park and the University of Maryland as well as members of the community who work in the financial, real estate and legal profession. Senator James C. Rosapepe (D-21st District) serves as the current board chair.

Q. What are some of the major accomplishments of CPCUP to date?

A. I would identify several:

- development of the College Park Academy, a public charter school;
- safety improvements such as brighter lighting and Pedestrian Safety Measures along Route #1;
- development of Terrapin Row, the former site of the Knox Boxes;
- revitalization of the former Koons Ford site into a future 152-room hotel and CVS pharmacy;
- land consolidation and private development of the Enclave Student Housing;
- future Coffee Shop to open in summer 2016 in the old auto supply store at Guilford and Route #1;
- future Art House to be opened at the Barking Dog; and,
- creation of the Work-Live College Park Program, funded by the Maryland State Department of Housing and Community Development, the City and the University, which provides down payment assistance to new families moving into College Park.

Q. Where are we on the College Park Metro Development?

A. As you are aware, bids have been received and are under review. We should hear more about this in the near future. The likely development will be mixed-use residential with retail on the first floor. There are really two sites here-- the WMATA site next to the Metro Station and the other on county land across Paint Branch Parkway.

Q. What is the latest on the status of the Quality Inn property?

A. No firm plans have been announced to date. I do envision hearing more about this in the near future.

Q. What is the long-term goal for CPCUP?

A. The goal is for College Park to be a top university community in the country with strong cultural and intellectual opportunities, good local housing and schools, a strong transportation network, a breadth of local jobs, walkability within the city, and shopping and fine dining options. The goals are outlined in *University District Vision 2020*.

Q. How would you assess CPCUP's success?

A. It has been excellent, but there is certainly more to do. The current City, County, and University leadership is a huge part of our success. This has been most valuable in allowing us to reach these goals.

Q. Other communities besides College Park are close to the University. How are they involved?

A. Our goal is to create a thriving sustainable “University District” consisting of the City of College Park, the University of Maryland campus, along with interested neighboring communities. See our web site: collegeparkpartnership.org.

Eric Olson, Executive Director, College Park City-University Partnership, eolson@collegeparkpartnership.org

BA, Elmira College, 1992, History ; MA, University of Maryland, 1995, American Studies
2014-present, Executive Director, City of College Park – University of Maryland Partnership
2006-2014, Member, Prince George’s County Council
2003-2006, Director, Sierra Club’s Healthy Communities Campaign
1999-2002, Deputy Director, Fair Vote
1997-2006, Member, College Park City Council
1995-1999, Staff Member, Office of then-Congressman Bernie Sanders



Development Update

The Hotel at The University of Maryland Baltimore Avenue South of Paint Branch Parkway

The 297-room Diamond-4 Star hotel will have 43,000 square feet of flexible conference room space. In addition, it will have a variety of dining and retail options. Southern Management released renderings of several of the planned spaces for the hotel which will open in 2017 (see UMDrightnow.umd.edu, May 19, 2015).



Looking north-northeast at hotel structure, January 31, 2016. Photo by P. Cunniff



Renderings of hotel bar and lounge and bedroom

When these renderings were released, developer David H. Hillman of Southern Management Corporation said, “We are excited at the progress and advancements we have made on The Hotel at the University of Maryland. The interior design is fresh and sophisticated, respecting the tradition of its surroundings while setting the right tone for a reimagined and enhanced downtown College Park....”

The Safeway at University Town Center to Open April 2016

According to Drew Gorman, ECHO Realty Office, Washington, DC, in a conversation February 1, 2016, the new Safeway at University Town Center, just off East West Highway, will open in early April. The Safeway will be a 55,000



square foot food and beverage store. Groundbreaking occurred May 7, 2014. The Pittsburg-based company, ECHO Realty, also indicated that the other businesses there, MedStar Primary and Urgent Care Facility, Phenix Salon, Town Center Wine and Spirits, Unleashed by Petco, and a “yet to-be named” restaurant will open around the same time. Parking will be available in a garage above the Safeway store.

Whole Foods Store and CSX Bridge

Future Plans: First Two Weeks of February – (see www.cafritzrps.com/whole-foods/)

- Two week to two month look-ahead –
 - Continue all of the above work but start additional buildings to provide new retail to the area.
 - Opening of Gateway Park.
- Two to six month look-ahead –
 - Start additional retail buildings.
 - Perform Spring landscaping for areas completed during winter months.
 - Start interior fit-out of Whole Foods.



Rendering of Riverdale Park Station's New Bridge over the CSX Railroad Tracks.

The construction of the much-awaited bridge over the CSX rail tracks began around December 2015 and will last until the new bridge is completed, estimated to be April 2017. There will be closures of the former ERCO Plant Parking Lot between the Rivertech Court Cul-de-sac and Lafayette Avenue. Bicyclists will be required to take an alternative route around the bridge construction. (See www.cafritzrps.com/whole-foods/ for further detail. Weekly work is outlined under *Construction Updates.*)

The University of Maryland at College Park – An Economic Engine

From the Metropolitan Washington Council of Governments Report on the Economy of the Region | January 13, 2016 (Page 54) as taken from the College Park City-University Partnership Newsletter, Eric Olson, January 29, 2016.

With over 37,000 students and 4,400 faculty, the University of Maryland at College Park is a major economic engine both for Prince George's County and the region. The University contributes more than \$3.4 billion into the economy, supporting 23,000 jobs and generating an 8:1 economic return.

New City Hall for City of College Park

The City of College Park looks to rebuild City Hall and develop the surrounding block of Route #1. City officials note that the city staff and officials are situated now in City Hall and in the neighboring Friends School which is in great need of repair. (*Diamondback, January 26, 2016.*)

Kiplinger Property on East-West Highway



Rendering-Planned Housing on former Kiplinger Site. Hyattsville City Website.

The Kiplinger project is located at the former Editor's Press site off East-West Highway, adjacent to the Prince George's Plaza Metro Station. NVR and Fore Property Company are developing the Kiplinger site to be a mix of apartment units, condominiums and townhouses. The full build-out of the project is anticipated to be 348 rental units in a five-story building, 40 two-over-two condominiums, and 86 four-story townhouses.

The project is seeking a LEED Silver designation and will provide small courtyard spaces, a tot lot and a public plaza at the corner of East-West Highway and Editor's Park Drive. The Detailed Site Plans Phases I and II of Kiplinger were approved in May 2015 and October 2015, respectively. Construction on the multifamily building is expected to begin in 2016. Construction of the townhouses and two-over-twos is expected to begin once the majority of the multifamily building is complete. *(For further information, see Hyattsville City Website, Economic Development, Kiplinger Project.)*

Welcome New Neighbors

7018 Partridge Place, Seller, Dave Merkwitz to Margaret Bereano.

7010 Wells Parkway, Sellers, Karoline Mortensen and William L. Reed III to Stacey Voll and Ryan Dillenbeck.

7212 Windsor Lane, Sellers, Louise Weissman and Michael Haga to David Hunsaker.

7222 Windsor Lane, John Lee, buyer.

7238 Windsor Lane, Greg and Barbara Baldwin, buyers.

Courtesy of Jean Pirovic, Board Member

Upcoming Events

Clarice Smith Performing Arts Center

Troilus & Cressida, by William Shakespeare, adapted and edited by Matthew R. Wilson, February 12-20, 2016.

University of Maryland Symphony Orchestra, Friday, February 26, 2016, Mozart, Beethoven, Mahler and Bates, James Ross Conducting, 8:00 p.m.

Baltimore, Big Ten New Play Initiative by Kirsten Greenidge, February 26-March 5, 2016.

For tickets and information, contact: theclarice@umd.edu, or call 301-405-2787.

Riversdale Mansion

Tasting the Past: A Taste of Maryland, Saturday, March 5, 2016, 2:30 pm. Foodways historian Joyce White shares the history of Maryland's most iconic food traditions and businesses. Afterward, treat your tastebuds to an assortment of local dishes. Advance payment required by February 26. Resident: \$18; Non-Resident: \$22

Riversdale Chamber Music Society Concert, Sunday, March 6, 2016, 2:30-3:30 pm. The wind ensemble, *District 5* performs Gounod's Petite Symphony. After the performance, enjoy a reception with the artists. FREE. All ages welcome. For further information, contact Riversdale at 301-864-0420.

CHEA Dues Invoice

College Heights Estates Association
Don Hein, Treasurer
4109 Clagett Road
College Heights Estates, MD 20782

2016 Dues: Still \$25.00 per household. If you have not paid your CHEA dues, now is a good time to write your check. Thank you to those who have already paid. Proceeds are used to maintain the distinctive street signs around our community, the flowers at our entrance, pay for mailings and other communications, and fund our annual CHEAFest, which was October 25, 2015. Send your payment to Don Hein at the address above.

UPDATE YOUR EMAIL ADDRESS

CHEA maintains a protected email list, available only for CHEA business. If you would like to receive CHEA Alerts (time-critical safety notifications), and the CHEA Newsletter by email, please send your current email address to CHEA@CHEAMD.org. CHEA retains your information in complete privacy and does not share it.

CHEA WEB SITE

The CHEA Website is www.cheamd.org, with news about our community. Thanks to Board Members Jana Over and Joel Scheraga, our website is up and running. We will post newsworthy items on the website as well as minutes of all CHEA meetings. CHEA Board members can be reached through our CHEA@CHEAMD.org address. You are welcome to attend any CHEA Board meeting and to self nominate for board membership.

CHEA Officers

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Contributions and Comments Welcome

