



The Berwyn News

Published by the Berwyn District Civic Association, Inc.

(ISSN 10619-515X)

PO Box 643, College Park MD 20741

Volume 33, Issue 4

www.myberwyn.org

April 2019

BDCA Membership Meeting

Date: Thursday, April 18, 2019, 7:30

Location: Fealy Hall

Agenda:

1. Guest Speaker will be:
Michael Theis, Route 1 Reporter

BDCA officers for 2018-19 as of September 2018

President	Bob Catlin (acting)
1 st Vice President	Dan Blasburg
2 nd Vice President	Bob Catlin
Treasurer	Chad Stern
Co-Recording Secretary	Karyn Keating-Volke & Jim Nealis
Corresponding Secretary	Tim Triplett
Neighborhood Watch	(no current candidate)

President's Letter

By Bob Catlin

Greetings Berwyn,

Michael Theis (Route 1 Reporter) will be our guest speaker for the April 18th BDCA meeting. The meeting will be at Fealy Hall. Come see the beautifully renovated hall, done by Berwyn's own Pitt Brothers Construction!

WHAT IS ROUTE 1 REPORTER? Route 1 Reporter is a subscription-based local news website focused on – as its name suggests – the public policy news coming out of Prince George's County's Route 1 communities, including (but not limited to) Mount Rainier, Hyattsville and College Park.

Michael currently lives in Berwyn and grew up here as a teenager in the 1990s. He began working as a reporter in college and has worked since as a reporter in the County and in Austin, Texas.

Bob

Your Assistance, Please...

There will be a blood drive on Tuesday, April 16, from 1 pm to 6 pm at Fealy Hall. Give the gift of life. Give blood. Thank you!

**It's Time To
Clean Up, Trim Up
and
Limb Up.**



301-646-0696

office@landntree.com
www.landntree.com

LICENSED AND INSURED
Maryland Tree Expert License No. 1891
I.S.A. Certified Arborist MA-5571A

FREE ESTIMATES AND LOCAL REFERENCES

- Landscape Clean-Ups
- Leaf Removal
- Routine Lawn Mowing and Edging
- Aerating, Seeding, Fertilization
- Tree Care and Ornamental Pruning
- Tree and Stump Removal, Cabling/
Bracing, Root De-compaction and
Invigoration
- Lightning Protection Systems

EMERGENCY TREE WORK

**Let Us Handle Your Landscape
and Tree Care Needs!**



Open Monday- Saturday 11:30am - 9:00pm

20% OFF

YOUR ORDER WHEN YOU SPEND \$25

Offer only valid with newsletter. Off. Offer can not be combined with any other special including Happy Hour. Offer only available for Dine in. Offer Valid until 12/30/18

Fishnet

DINE IN - CARRY OUT - DELIVERY

Happy Hour

Monday - Friday
3pm - 7pm

\$4 Craft Beer
\$5 Wine
\$4 Fish Cigars, Fish Sticks and Buffalo Fried
Shrimp

FIND US ON GRUBHUB AND UBEREATS!

5010 Berwyn Road College Park, Maryland 20740 | www.eatfishnet.com

[www.facebook.com/ FishnetCollegePark](https://www.facebook.com/FishnetCollegePark) Twitter: Eat_Fishet Instagram: EatFishnet

Chick-fil-a Restaurant Proposed for Cass U-Haul site and Adjacent Properties (Part 1)

As has been discussed previously, a Chick-fil-a Restaurant has been proposed for the Cass U-Haul location on Baltimore Avenue at Branchville Road. Cass has owned the property since the 1960's and also owns an adjacent property to the east on Branchville Road. Chick-fil-a would acquire the Cass properties through a long term lease. The properties comprise about ¾ acre of land, though acquisition of an additional property would increase the site size to slightly over an acre (about 44,000 square feet).

While a detailed site plan has yet to be filed with the County for the proposed restaurant, plans call for a two-story building built along Baltimore Avenue for this restaurant use. The second story would have inside and outdoor eating areas. Another outdoor eating area would be located between the restaurant and the Veterans' Memorial. Vehicle access to the restaurant would only be off of Branchville Road, which would need to be improved. This proposal calls for a drive thru located to the rear of the property and screened from Baltimore Avenue which would accommodate 16 vehicles in a queuing area.

Site wise the one-acre property size is as large as the nearby Burger King and almost double the size of the nearby McDonald's location on Baltimore Avenue. As an unrelated point of information, the Burger King will likely be demolished in the 2020-21 time frame as this land and an adjacent property has been recently purchased by Gilbane for future student housing.

Currently the nearest Chick-fil-a restaurants in the County are about six miles away (south Laurel and west of Bowie), while other such restaurants (Wendy's, Taco Bell, Burger King and McDonald's) each have five or more restaurants in that general area. Chick-fil-a is looking at building additional restaurants in the County in addition to our proposed site.

Issues have been raised with respect to the acceptability of a drive thru in an area intended for urbanization and walkability, and impacts on traffic, especially with impacts on the intersection of 48th Avenue and Greenbelt Road. Also of concern is how the proposed project relates to the City's adjacent Veteran's Memorial.

Traffic flow would allow the restaurant to be reached off of north bound Baltimore Avenue by use of Branchville Road while southbound traffic would need to circle around by making a left on Baltimore Avenue and making a left on 48th Avenue and finally a left on Branchville Road. Traffic returning to southbound Baltimore Avenue would need to use 48th Avenue and Greenbelt Road to complete their trip. Traffic heading east on University Blvd. could

access University Blvd. directly from northbound 48th Avenue while traffic heading west on University Blvd. would head north on Baltimore Avenue briefly before reaching the west bound interchange with University Blvd.

Chick-fil-a has conducted a traffic study for its proposal and as a result has concluded that while a traffic light at the intersection of 48th Avenue and Greenbelt Road is not absolutely needed the traffic impact of its project would permit the installation of a traffic light there. Chick-fil-a would pay for the cost of a traffic light there.

In the May and June Berwyn News, Chick-fil-a's proposal and its possible impacts will be discussed in more detail.

Early Bird Special
SMARTLEAF® Compost 25% off

Calling all gardeners - get the City's screened compost on sale for \$21/cubic yard. Valid through 4/30/19 for pick-up only. Purchase and pick-up at 9217 51st Avenue Mon.-Fri. 7:30-11:45AM & 1:00-3:00PM & Saturdays in April, 7:30AM-Noon

For more information visit www.collegeparkmd.gov/compost


25% OFF
through 4/30/19
pick up only
while supplies last

 **CITY OF COLLEGE PARK**
DEPARTMENT OF PUBLIC WORKS
9217 51st Avenue, College Park, MD 20740
240-487-3590 • publicworks@collegeparkmd.gov



Richard J. Cantwell
Broker/Realtor

7829 Belle Point Drive
Greenbelt, MD 20770
(301)441-1071 Office
(410)790-5099 Cell
towncentermd@gmail.com
www.towncentermd.com


PITT BROTHERS
GENERAL CONTRACTING, LLC.
DESIGN • BUILD • REMODEL

8200 Potomac Ave.
College Park, MD 20740
phone 301.220.1066
fax 301.513.9365

Harry G. Pitt
harry@pittbrothers.com
www.pittbrothers.com

Turning the home of your dreams into reality...

MHIC# 126987

**Your Ad Here?
Contact**

newsletter@myberwyn.org



21st District Delegation

Senator

Jim Rosapepe

Delegates

Joseline Peña-Melnyk,

Ben Barnes,

Mary Lehman

Please call if we can help you.

(301) 858-3141

21stDistrictDelegation@gmail.com



Did you know...
You can BUY a house and have MD
State pay off your student loans!

Get a FREE 1 yr Home Warranty when you Buy
 or Sell a home with me. Just mention this AD.



I'm a BERWYN RESIDENT
 No one cares as much about your
 property values as I do!

Call me for a FREE
 market analysis today

410 -320 -7301

Serving central Maryland since 1983



**Ask me how you can
 save up to \$10,000 in
 closing costs!**

Specializing in
 Luxury Homes * Waterfronts

- * First Time Home Buyers
- * Foreclosures * Short Sales
- * Property Management
 and Rentals

Karyn Keating Volke, Associate Broker

Certified Residential Specialist, CRS, Certified Default Resolution Specialist, CDRS

Graduate Realtors Institute, GRI

410.320.7301 Cell

410.266.0600 Office

Karyn.KeatingVolke@PenFedRealty.com

KarynVolke.PenFedRealty.com



BERKSHIRE | PenFed
HATHAWAY | Realty
 HomeServices

THE BERWYN NEWS ADVERTISING AGREEMENT

AD SIZE	ONE ISSUE	10 ISSUES
1/8 Page	\$25	\$200
1/4 Page	\$35	\$275
1/2 Page	\$50	\$350
Full Page	\$75	\$500

- Send Ad files, ad size, and number of dates to run via email to the editor at newsletter@myberwyn.org
- 1/2 page can run horizontal or vertical
- We prefer picture files (jpg, gif, etc).
- Please note: ads will not run until payment is received in full!

Please Note...

Jared Urchek from Vital Traditions Wellness Center will be with us to share what's going on with his business, previously known as White Lotus Wellness Center.

BDCA is looking for fresh ideas! If you are interested in serving on the nominating committee or as an officer of the civic association, please reach out to any board member. We are always looking for new ideas. This is a very minimal time commitment, only a couple of hours every month.

Nominations for Board Members will be made at the April Meeting.

Are you willing to help deliver the BDCA Newsletter? We are looking for a carrier to deliver to 48th Ave and the Branchville area. Each area only includes about 25 homes and the newsletter gets delivered during the weekend before the monthly meeting. Reach out to any board member to volunteer.

NEW!!! Come to the meeting to win a free meal gift certificate from a local restaurant! 🍰🍷🍴🍴🍴 Get to the meeting on time, drop your name in the basket, and be there at the end when a name is picked! Good Luck!!





Neighborhood Homes

Information Provided by Bob Catlin
Berwyn/ Branchville Real Estate

Properties sold September 2018 through April 5th

4707 Berwyn Road	? beds/? Baths	\$273,612	not arms-length, VA foreclosure Sept. sold early October
8406 49 th Avenue	3 beds/2 baths	\$350,025	estate sale, listed July & sold October
4824 Osage Street	2 beds/1 bath	\$300,000	listed late Sept. & UC & sold in Oct.
5001 Seminole Street	4 beds/2 baths	\$322,500	listed & UC in September, sold in Oct.
4707 Tecumseh St., #203	2 beds/2 baths	\$200,000	listed late Sept. & UC & sold in Oct.
8306 48 th Avenue	? beds/2 baths	\$365,000	private sale
8310 48 th Avenue	? beds/2 baths	\$365,000	private sale
University View I & II	507 units/1,570 beds	\$232,628,539	private sale
4722 Branchville Road	3 beds/1.5 baths	\$223,000	private sale, not arms-length, sold Feb
4819 Osage Street	? beds/? Baths	\$75,000	future student housing, sold February
8430 & 8510 Baltimore	2 acres commercial	\$29,750,000	listed late January & sold early March
5007 Berwyn Road (TH)	3 beds/3 baths	\$278,500	listed Dec. & UC Feb. & sold March
5047 Berwyn Road (TH)	3 beds/2.5 baths	\$312,500	listed early Feb. & sold mid-March
4905 Osage Street	5 beds/3 baths	\$405,000	

Properties for Sale as of April 5th

5051 Greenbelt Road	commercial, 0.19 acre	\$1,025,000	listed June, 2,400 sq ft building
5018 Roanoke Place	land, 11,325 sq. ft.	\$115,000	listed late September 2018
4703 Berwyn Road	4,800 sq ft commercial	\$1,495,000	listed July 2017
8710 49 th Avenue	4 beds/2 baths	\$509,000	listed as of 4/15/2019

Properties Under Contract as of April 5th

5100 Roanoke Place	land, 13,575 sq. ft.	\$75,000	listed in Aug. 2016, UC Oct. 2017
5012 Quebec Street	5 beds/3 baths	\$415,000	listed and UC in mid-March
4819 Osage Street	beds/2 baths	\$399,900	listed and UC in mid-March, Feb. flip

Properties for Rent as of April 5th

8700 Baltimore Avenue	3,284 SF commercial	\$9,000	Enclave apartments, \$33 sq ft
-----------------------	---------------------	---------	--------------------------------

2018 Real Estate Sales for Local Zip Codes

Information from Washington Post, March 30, 2019 Real Estate Section

Community	Zip Code	2018 Home Sales	Median Price	% Change 2017-18
College Park	20740	248 (2017: 233)	\$322,500 (+\$12,600)	+4.1%
Beltsville	20705	227 (2017: 203)	\$365,000 (+\$36,000)	+10.9%
Greenbelt	20770	33 (2017: 39)	\$405,000 (+\$8,000)	+2.0%
Riverdale	20737	160 (2017: 179)	\$279,555 (+\$1,500)	+0.5%
Hyattsville	20781	125 (2017: 108)	\$300,000 (-\$15,000)	-4.8%
Adelphi	20783	187 (2017: 222)	\$333,000 (+\$23,000)	+7.4%
Univ Pk-W Hyattsville	20782	166 (2017: 175)	\$381,930 (+\$66,930)	+17.5%
Brentwood	20722	83 (2017: 80)	\$255,000 (+\$14,000)	+5.8%
Mt. Rainier	20712	54 (2017: 41)	\$370,000 (-\$17,000)	-9.6%
Pr. George's County – Total		8097 (2017:8633)	\$310,000 (+\$10,000)	+3.3%

Support your BDCA newsletter advertisers and local businesses.
Let them know you saw their advert in the BDCA newsletter.