



The Berwyn News

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November 2019

BDCA Membership Meeting

Date: Thursday, November 21, 2019, 7:30

Location: Fealy Hall

BDCA officers for 2019-20 as of September 2019

President	Bob Catlin
1 st Vice President	Nick Brennan
2 nd Vice President	Tim Triplett
Treasurer	Chad Stern
Co-Recording Secretary	Karyn Keating & Jim Nealis
Corresponding Secretary	Karyn Keating
Neighborhood Watch	Ronald Cameau
Director	Christy Dollymore
Director	Lily Fountain

President's Letter

By Bob Catlin (catcprtc@aol.com)

Greetings Berwyners,

Congratulations to PJ Brennan and Monroe Dennis on their re-election to the City council. For PJ it will be his fourth term and for Monroe it will be his fifth term on the council. Congratulations to Patrick Wojahn for his re-election to a third term as Mayor. Before becoming Mayor, Patrick served four terms as a council member for District 1.

The City Hall people and functions are now housed in the office building at 8400 Baltimore Avenue, next to Denny's. The former City Hall will be demolished early next year as the entire block is to be redeveloped as one part of several in rebuilding the downtown to better resemble a more traditional downtown. A new City Hall should open on this block in 2022.

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The November BDCA meeting will involve a discussion of a variety of City services such as permit parking, leaf collection and snow plowing.

We expect to have a City official or two at the meeting. A heads up message about the December meeting. The December meeting will involve a holiday pot luck but, we also need to hear from Gilbane Company about its proposed eight story student housing project with very limited retail, on the two parcels it now owns on Baltimore Avenue (8430 and 8510 (Burger King)). We will do that at 7pm so that we can largely conclude that discussion by 7:30pm for the potluck.

It looks like January's meeting will also involve a meeting about a development project, Branchville Crossing. The long time property owner, Cruz Development, will discuss its plan for the triangular shaped property it owns between Branchville Road and University Boulevard.

While the planned October bonfire had to be delayed a week into November because of rain, it still was a successful event with plenty of neighborhood attendance. I hope to see you next week.

Sincerely,

Bob Catlin



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Councilman PJ Brennan

202-288-5569

pbrennan@collegeparkmd.gov

Hello Berwyn,

Election season is over. Thank you for your participation and the opportunity to serve another term as your city council representative, along with Monroe Dennis. During our time on council, we've added public sidewalks and trails, incorporated public art, seen amenities grow, expanded voter access, and overseen some of the best public services in the county - we look forward to continuing that trend.

Door knocking season is a great time for us to learn about your priorities and concerns, but it's not the only time you can raise these items. Please be sure to email Monroe and I throughout our term to make us aware...

One item that came up while I was door knocking was the noise generated by the HVAC unit on top of the new Lidl. One of the neighbors happens to be a systems engineer at UMD and noted that the sound coming from their unit was irregular. The neighbor noted that he'd attempted to contact Lidl corporate, but with no success. We were able to get in touch with the attorney that represented the original project, who connected us with Kevin Brooks at Lidl. He is now working with Doyle Construction to "diagnose the issue". More to come when the AC unit fires back up in the spring.

I've also heard from a number of neighbors about issues with loud music and revving engines coming from the College Park Car Wash. Please continue to call the Noise Hotline (240-487-3588) so the city can address the issue and engage the police if necessary. I'd also ask that you continue to keep Monroe and I informed so we can work to amplify your concern.

In October, the city council approved the submission of a grant application for funds to install a sidewalk that will connect the trolley trail to the Berwyn playground. The sidewalk would begin on

the north side of 49th Avenue at the trail and terminate at the unnamed alleyway (which is technically Pontiac Street).

There is also an ADA accessible trail planned to connect the corner of Baltimore Avenue and Berwyn House Road with Mohegan Place (the little road that branches off where 48th and Osage meet). This connection should help to alleviate the pedestrian traffic that often trudges up Pontiac from Baltimore Avenue and create a safe alternative.

And one additional trail, at the dead end of Osage, where the goat trail connects down to the trolley

trail... the city is looking to improve that trail for greater convenience.

The city is also continuing to look at bulk trash and ways to curb abuse of this program. Living in a college town, many properties turn over each year, emptying a significant amount of content onto city streets to public works to manage. As such, without a fee structure in place, city taxpayers subsidize these costs for these for-profit enterprises, and there's little incentive for people with waste to reuse or donate these items when bulk trash services are so convenient and free. I hope you'll tune into this discussion as we seek to identify what reasonable amount of bulk trash is covered by your existing taxes, and how to manage bulk trash that exceeds that threshold.

Speaking of rental properties - they play a significant role in providing affordable housing options in our city, but they pose a challenge when there's an oversaturation of rentals in any one area. Take Osage Street as an example - 64% of the houses on that street are rental properties. As rentals begin to dominate a street or neighborhood, neighborhoods begin to lose their sense of community, more taxes are spent on code enforcement, crime becomes more prevalent when rental houses are unoccupied during breaks, and investment in the appearance of the homes declines. If you're interested in the topic and want to explore

how our city can strike a better balance, I encourage

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you to look up the article titled “The Role Student Housing Plays in Communities” from Shelterforce and reach out to Monroe and I with your thoughts.

STUDENT RENTAL ALERT

And, as I noted above about crime, please remember to lock your car and home doors and windows and take your valuables with you as you leave for the Thanksgiving holiday and future Winter Break. Criminals know the rental inventory in the city and break-ins increase during these periods of time. Additionally, if you are leaving the city for any period of time, you can visit the city website to fill out a Vacation Request form, which will prioritize contract police patrols in areas where residents are away. Just go to www.collegeparkmd.gov and type in “Vacation Request”.

If you are not already tuned into the city’s communication channels, please do! The city sends out weekly bulletins and a monthly Municipal Scene publication with lots of helpful information. You can also request paper copies of the Municipal Scene if you don’t do emails (City Clerk’s Office, (240) 487-3501).

If you have questions about anything contained in this article or other city-related things on your mind, please don’t hesitate to call or email.

Very best,

PJ Brennan

(202) 288-5569

pbrennan@collegeparkmd.gov



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Neighborhood Homes

Information Provided by Bob Catlin
Berwyn/ Branchville Real Estate

Properties Sold from January – Early November 2019

4722 Branchville Road	3 beds/1.5 baths	\$223,000	listed and UC in Dec. & sold early Jan.
4819 Osage Street	? beds/? Baths	\$75,000	private sale, not arms-length, sold Feb
8430 & 8510 Baltimore	2 acres commercial	\$29,750,000	future student housing, sold February
5007 Berwyn Road (TH)	3 beds/3 baths	\$278,500	listed late January & sold early March
5047 Berwyn Road (TH)	3 beds/2.5 baths	\$312,500	listed Dec. & UC Feb. & sold March
5012 Quebec Street	5 beds/3 baths	\$433,000	listed and UC in mid-March & sold May
4905 Osage Street	5 beds/3 baths	\$405,000	listed early Feb. & sold mid-March
5100 Berwyn Road	? beds/? baths	\$295,000	private sale, sold late April
4819 Osage Street	4 beds/2 baths	\$407,500	listed sold May, flip from February
4904-06 Berwyn Road	commercial	\$309,000	sold April, being renovated now
8402 Potomac Ave	4 beds/2 baths	\$370,000	listed & UC and sold in May!
4800 Berwyn Road	4 beds/3 baths	\$399,900	listed & UC April, sold mid-June
4711 Berwyn Road	? beds/? baths	\$370,000	private sale, sold mid-June
5018 Roanoke Place	land, 11,325 sq. ft.	\$90,000	listed Sept. 2018 & sold June 2019
8511 Potomac Ave.	4 beds/2.5 baths	\$226,000	private sale, not arms-length, sold June
8504 49 th Avenue	3 beds/2 baths	\$341,066	listed & UC in June & sold July
8710 49 th Avenue	3 beds/2 baths	\$482,000	listed April, UC in June & sold in August
8400 49 th Avenue	5 beds/2 baths	\$325,000	listed & UC in August, sold September
5005 Berwyn Road (TH)	3 beds/2 baths	\$320,000	listed mid-June & sold early October
4709 Tecumseh, #204	2 beds/2 baths	\$235,000	listed mid-August & sold late October
4707 Berwyn Road	4 beds/4 baths	\$375,000	listed & UC in Sept. and sold early Nov.
8314 49 th Avenue	4 beds/2 baths	\$395,000	listed August & UC Sept. and sold Nov.

Properties for Sale as of November 9th

No properties currently listed for sale.

Properties Under Contract as of November 9th

5100 Roanoke Place	land, 13,575 sq. ft.	\$75,000	listed in Aug. 2016, UC Oct. 2017
8511 Potomac Avenue	4 beds/2 baths	\$419,900	listed Sept & UC October, flip from June

Properties for Rent as of November 9th

8700 Baltimore Avenue	1,700 SF commercial	\$5,800	Enclave apartments, \$41 sq ft
4709 Tecumseh, #204	2 beds/2 baths	\$1,500	listed early November
8400 49 th Avenue	5 beds/2 baths	\$3,600	listed early August
8401 Rhode Island Ave.	4 beds/2 baths	\$2,800	listed late September

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