

# The Berwyn News

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[www.myberwyn.org](http://www.myberwyn.org)

November 2008

## Purple Line Public Hearing November 19, 2008 Ritchie Coliseum 4:30-9:00 PM

There will be a public hearing to discuss the Alternative Analysis/Draft Environmental Impact Statement (AA/DEIS) regarding the Purple Line transit project.

If you are unable to attend, visit the Purple Line website ([www.purplelinemd.com](http://www.purplelinemd.com)) for other participation options.

Open House starts at 4:30 and the public hearing begins at 5:00.

A copy of the AA/DEIS is available online at [www.purplelinemd.com](http://www.purplelinemd.com) and also at the Greenbelt, Hyattsville, and Hornbake (University of Maryland) Libraries.

## Rake your leaves to the curb! November 2008-January 2009

Check out the College Park website at <http://www.collegeparkmd.gov/> for the schedule.

## Berwyn District Civic Association

Next meeting is Thursday,  
November 20, 2008

Meetings are held the **THIRD THURSDAY** of the month from 8-10 PM in Fealy Hall

### BDCA 2008-2009 Officers

President	<i>Jerry Anzulovic</i>
Vice President	<i>Kevin Young</i>
Corresponding Secretary	<i>Timothy Triplett</i>
Recording Secretary	<i>Liesl Koch</i>
Treasurer	<i>Lori Young</i>
Board of Directors	<i>Harry Pitt, Jack Perry, &amp; Terrance Rucker</i>
Neighborhood Watch Director	<i>Kevin Carter</i>
Berwyn News Editor	<i>Antoinette Byrd</i>

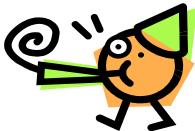
THE NEXT ISSUE will be distributed on the weekend of **December 13<sup>th</sup>**. The deadline for articles & ads is **December 9<sup>th</sup>**.

Send articles and ads to Antoinette Byrd at [asb418@gmail.com](mailto:asb418@gmail.com)

## SAVE THE DATE!!!

Annual Holiday Party  
December 13, 2008

More details to come!!!!!!



Have a Happy  
Thanksgiving!

## **COUNCILMAN VIEWS AND COMMENTS**

**Bob Catlin**

**301-345-0742 or Catcprtc@aol.com**

Greetings neighbors. Though the year is almost over, you will soon be seeing the construction of two small neighborhood projects. One project is to bring the 200-foot stretch of Rhode Island Ave. (8400 block) that is immediately south of Quebec Street up to the City's standard for roads. The estimated cost of the project is almost \$19,000. The second project is to reconstruct the street in the 8900 block of 48<sup>th</sup> Avenue and also construct a sidewalk. The estimated cost of this project, which involves about 240 feet of road, is about \$44,000.

More than five years ago, a company, Collegiate Housing proposed a student housing project for a large wooded site on the west side of Route 1, just south of the Post Office. Late last month, project construction began with the clearing of hundreds of trees.

The Starview Plaza student housing project, recently approved by the County's Planning Board, has returned with a request to add another floor of housing. The additional floor would add 112 more beds to the project (from 550 to 662 beds) and increase the height of the building by six more feet (from 80 feet to 86 feet). Any required parking for the additional beds would be provided in campus parking lots. The project also includes almost 9,500 square feet of retail space.

The City Council recently reviewed the proposed Preliminary Plan for the Varsity at College Park, a proposed 914-bed student housing project for the various land parcels south of University View and No. 1 Liquors. The project also includes about 22,000 square feet of retail space. The Detailed Site Plan is also proposed to come before the Council for review this month, too.

A proposed luxury apartment project has come before the City Council. The Domain at College Park is proposed to be a 258-unit apartment building. The project would be located in the southwest corner of the City, southeast of University College, adjacent to the roundabout. The project is coming forward now for a Zoning Map Amendment to permit the construction of an apartment project with 9,000 square feet of retail space.

The Draft Environmental Impact Statement for the Purple Line has been released. Two public hearings in both Montgomery and Prince George's counties have been scheduled. One of the public hearings is nearby at Ritchie Coliseum on Wednesday, November 19<sup>th</sup> from 5 to 9 pm.

In early December, a multi-day charette (planning exercise) is scheduled for the 4<sup>th</sup>-6<sup>th</sup> and the 10<sup>th</sup> in regards to revising the Route 1 Sector Plan, which was

originally adopted in 2002. The revised plan is to be adopted in early 2010, but the public input received early in the process is critical in shaping the end product. Please stay tuned for more specific information about the charette process. I hope to see many of you at the BDCA meeting on the 20<sup>th</sup> and the Purple Line meeting on the 19<sup>th</sup>.

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## **PRESIDENT'S CORNER**

**Jerry Anzulovic, [jvamgnca1@verizon.net](mailto:jvamgnca1@verizon.net)**

The election is over finally and now we can settle down and enjoy the holiday season. I hope the hard economic times we seem to be entering will not dampen everyone's spirits. I hope we all will give thanksgiving for the blessings that we each have and maybe we might share a little something with those out there who will not have as much as we have.

I would like to remind everyone that Berwyn and Branchville have come a long, long way from when we were a little ole blue collar community located along the electric streetcar line being built to Laurel. We are now a community of very well off per capita people. Being as that is, we are looked upon as prey by some out there who are not as fortunate as we are. Remember where you are and who you are at all times. We have a very, very good neighborhood watch and one of excellent aspects of that is that we are always looking out for each other. If you are the slightest suspicious of what you see call the non-emergency number and let the officers of the law make the final determination. They very much need our eyes and ears. Become a member of our neighborhood watch group. Information on how to is found elsewhere in the Berwyn News.

Not much to report on this month. I think that most of the meeting will be taken up with planning the Holiday/Christmas Party. That will be held on Saturday, December 13<sup>th</sup> at Fealey Hall. There will be a short presentation by representatives for the Compassion Center which is located at Erie Street and the Boulevard. Come out and also just meet your neighbors.

The POWs here at Point Look Out Annex are looking forward to having a filling Thanksgiving. They take their duties seriously and I think that all of their kind in Berwyn think they are the REAL neighborhood watch. Maybe they are right. Hope to see you on the 20<sup>th</sup>.

Stay informed about neighborhood activities.  
Visit the Berwyn web site at  
<http://www.myberwyn.org/>  
for news, photos, maps, meeting minutes, and  
much more.

**CITY COUNCIL MUSINGS**

**Jack Perry, 301-345-7526**

I purposely waited until election day to write this. The election has taken place without a gunshot or serious public upheaval. There were winners and losers. A lot of rhetoric was spread across this land. We will see if the people get the government they deserve. Keep in mind that after the votes are counted the outcome will be decided by a minority of the people in the United States—as is the case in all elections.

Your Council and Mayor are deep into serious secret "executive" sessions. For the most part, I'm not in favor of them because there are some on the Council and Staff who know more about things than others. They are reluctant to share with all participants. (Could they have another agenda?)

One thing I can tell you, in order to redevelop the current city hall site, we need a place for another city hall. Duh! We don't know where yet.

We are spending a lot of time talking about development not even in the City. The Council has it in its mind to take commercial property on Route 1 off the tax rolls. For the life of me I cannot figure that out. The Council also thinks that if the State is going to give away tax money (they've got a lot of that), then College Park should get in line with our hand out. They actually subscribe to the theory "If we don't get it, somebody else will!" Did they ever think somebody else may need it?

College Park has enough money to give grants to civic groups, fire departments, pay for innumerable trips and publications, for staff "dinner" for Council members and staff for "early" meetings. Our code enforcement officers have laptops in their vehicles. I will admit that this can make them more efficient. Your mayor is a big proponent of more and bigger government. There are members of the council who will follow him into a sandstorm, no questions asked.

We have a State Delegate, Penia-Melnick, who was on your city council. She has decided once again, to "demonstrate" for a road when the powers that be come over to the State Highway Offices on Kenilworth Avenue. We are questioning the wisdom of the bigwigs to give Route 1 the short scriff over the ICC. How long must we put up with those decision makers to ride Route 1. It hasn't changed in 50 plus years and has been studied to death. The sad thing is that development is overtaking road improvements. That is not good.

I've received some calls about 48<sup>th</sup> Avenue. City staff is looking at it. A resident has picked up a petition for permit parking. Let's see where this goes.

Folks throughout Berwyn have concerns about US mail delivery. Please document and call the Postmaster at the College Park Station with specifics—Ms. Tanya White, 301-345-8923.

Verizon/Fios stick to your guns. Don't call Comcast unless you have a lot of time. I was on hold for 42 minutes. That's how important my call was. I hung up before speaking with anyone.

**BERWYN DISTRICT CIVIC ASSOCIATION  
Annual Membership Dues**

**Membership dues are \$10 per person or \$15 per family, collected once a year.** Paying your dues today will make you an active member through November 2009! Your dues support publication of this newsletter, community events, advocacy for Berwyn issues, and much more. Make checks payable to "Berwyn District Civic Association, Inc."

Please Print Clearly!

Send payment, family name, and street address to:  
**Berwyn District Civic Association  
PO Box 535  
College Park, MD 20740**

Any individuals or businesses who contribute \$25 or more will be acknowledged on the BDCA website sponsorship page. If you want to contribute but prefer not to be acknowledged, please let us know with your payment. For those contributing \$50 or more, you may provide us with a link to your business or personal website which we'll add to the BDCA site.

**THE BERWYN NEWS ADVERTISING AGREEMENT**

<u>AD SIZE (width x height)</u>	<u>ONE ISSUE</u>	<u>10 ISSUES</u>
1/8 Page (Biz Card) (3.75"x2.5")	\$25	\$200
1/4 Page (3.75"x5")	\$35	\$275
1/2 Page (Horizontal) (7.5"x5")	\$50	\$350
1/2 Page (Vertical) (3.75"x10")	\$50	\$350
Full Page (7.5"x10")	\$75	\$500

**Send your payment, business name, mailing address, phone, email, and contact person to:**  
Berwyn District Civic Association, PO Box 535, College Park, MD, 20740 with checks payable to "Berwyn District Civic Association, Inc."

**Ad files, ad size, and number of dates to run should be sent via email to the editor at [asb418@gmail.com](mailto:asb418@gmail.com). We prefer picture files (jpg, gif, etc), but can work with text or pdf files (some formatting changes may be necessary).**

Ads will not run until payment is received!

**Thank you for supporting our community!!!**

**BIRDS OF BERWYN**

**Christopher Larsen, [biophile6@yahoo.com](mailto:biophile6@yahoo.com)**

Bird watching is a hobby of mine. Berwyn is an especially great place to do so, because as a biologist, I've noticed that the neighborhood is near to all kinds of resources needed for rich varied life. With Lake Artemesia nearby, some tall trees, a temperate heatzone and a pretty reasonable stand of marsh grass and nearby ocean, we have the opportunity to find a lot of different bird species.

So this spring and early summer I performed a 12 week feeder count, and want to share the results with you. The rules were simple: Any bird that comes to the front yard, the feeder, or within eyesight of the porch was totaled once. Observation was a half hour per day. The bird had to leave for more than ten minutes to be recounted. The food mix is Eastern Blend from Home Depot. It has sunflower, safflower, millet, some small seeds I don't recognize, and cracked corn. Late in the spring, we ran through 40 pounds of it, we got fed up with robin poop and squirrels, so I switched to straight safflower to attract cardinals and finches instead, and also repel squirrels. That was somewhat successful. No squirrels, but I don't think many birds like safflower, either. Back to the blend maybe, but without corn. (You statisticians can grill me later for changing up halfway).

Here's what I found:

<i>Bird</i>	<i>Occurrence</i>	<i>Percent Incidence</i>
House Sparrow	36	17.5
Grackle	35	17.0
Robin	26	12.6
Mourning Dove	21	10.2
Cardinal	20	9.7
Song Sparrow	12	5.8
Chipping Sparrow	11	5.3
Brown Headed Cowbird	11	5.3
Starling	9	4.4
Red Wing Blackbird	5	2.4
Black Capped Chickadee	5	2.4
Mockingbird	4	1.9
Blue Jay	3	1.5
Downy Woodpecker	2	1.0
House Finch	2	1.0
White Throated Sparrow	1	0.5
Crow	1	0.5
Carolina Chickadee	1	0.5
<u>Unknown yellow</u>	<u>1</u>	<u>0.5</u>
<b>Total</b>	<b>206</b>	<b>100.0</b>
Species	19	
Blackbird Family	26%	
Sparrows Family	23%	

We seem to have a good variety of 19 different species. Perhaps you have seen them around? Sparrows make up the largest majority of visitors. They are by and large House Sparrows, common visitors in urban environments, and they can eat all kinds of stuff that college kids can as well. Second, we have a strong supply of Icterids, or birds from the blackbird family. This includes redwing blackbirds, grackle, crows, and even Jays. They are very large, and are able to bully even a strong cardinal from the perch!

Over half of the birds are of the sparrow or blackbird families. The remainder is quite interesting, and I was happy to finally identify the White Throated Sparrow, which you can see has on signature yellow eyeliner. He's very stylish. One real surprise was the very large population of Brown Headed Cowbirds. College Park has a huge supply of them. They have one of the highest songs next to the sparrow and Cardinal, and it's so pure and lyrical. Too bad they steal nests and lay their eggs for others to raise. (Lets not take that as a signature of the community shall we?) Finally, there was only one Carolina Chickadee from the south, the Black Capped variety seem to rule even though we are on the dividing line between the two species.

All in all it was an interesting exercise for a new science transplant like myself. I hope you enjoyed the results, I certainly did. And if you'd like to share your feeder sightings, or 'lifelist', please do drop me a line!

Cheers

**Interested in the Neighborhood Watch?**

**To join the Berwyn watch  
online group, send an email to:**

**[Berwyn\\_neighborhood\\_watchsubscribe@  
yahoogroups.com](mailto:Berwyn_neighborhood_watchsubscribe@yahoo.com)**



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Information Provided by  
Jerry Anzulovic  
of Bright and Associates

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**Properties Sold or Rented (Berwyn 2, Branchville 0)**

- 4904 Osage Street**, \$319,000, (\$339,000), SS \$.00, 4 bedrooms, 2 baths, 1,302 sf, DOM 135 SA George Maestri, [george.maestri@longandfoster.com](mailto:george.maestri@longandfoster.com), SB Long & Foster Real Estate Inc., Silver Spring, Md., 301-388-2600.
- 8315 Potomac Avenue**, \$351,550, (\$339,000), SS \$.00, 5 bedrooms, 3 baths, 1,248 sf, DOM 18, Joseph R. Schultz & Dawn K. Nichols, 7002 College Heights Drive, University Park, Md., 20782-1145, 301-277-8866, SA Dawn K. Nichols, [dawn.nichols@longandfoster.com](mailto:dawn.nichols@longandfoster.com) SB Long and Foster Real Estate, Inc., Silver Spring, Md., 301-388-2600.

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**Properties under Contract (Berwyn 5, Branchville 0)**

- 8315 Potomac Avenue**, \$339,000, 5 bedrooms, 3 baths, Lynn E. & Emma Ingram, Owner occupants since
- \*8520 Potomac Avenue**, \$349,900, Robert D. & Stephen M. Ford, Owner occupants since 10/1/2004.
- 5009 Quebec Street**, \$398,500, 4 bedrooms, 2 baths, 1,248 sf, Linda M. & Robert L. Brown, Owner occupants since 3/9/2005.
- 5004 Roanoke Place**, \$350,000, 6 bedrooms, 3 baths, Jose H. & Aurelia Cruz, Owner occupants since 2/17/2006.
- 4702 Tecumseh Street**, \$350,000, Alfredo G. Orozco, Owner occupant since 05/02/2006.

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**Properties for Sale or Rent (Berwyn 13, Branchville 1)**

- 4812 Berwyn Road**, \$354,900, 2 bedrooms, 1 1/2 baths, Kathleen L. Kiley & Calvin Lee, Owner occupants since 10/4/2001
- 5047 Berwyn Road**, \$1,650 per month, 3 bedrooms, 2 1/2 baths, Andrew H. C. Lowe, Owner occupant since 5/11/1990.
- 5055 Berwyn Road**, \$329,000, 4 bedrooms, 2 1/2 baths, Tanya Walentowica, Absentee owner since 7/22/1997.
- 4705 Greenbelt Road**, \$449,000, William J. & Ellen F. Roberts, Absentee owners since 6/22/2006.
- 4805 Greenbelt Road**, \$175,000, Michael Bailey, Absentee owner since 3/2/2007.
- 8400 Potomac Avenue**, \$369,900, Scott A. Roberts, Absentee owner since 11/23/1998.
- 8521 Potomac Avenue**, \$319,900, 4 bedrooms, 2 baths, Charles R. Bailey, Absentee owner since 9/15/2006.
- 5007 Quebec Street**, \$349,900, Russell R. Dickerson, Owner occupant since 03/24/1988.
- 5106 Roanoke Place**, \$310,000, 5 bedrooms, 2 baths, Rolando Crespín & Rut I. Valladares, Absentee Owners since 12/8/2005.
- 4705 Tecumseh Street**, Unit 102, \$219,922, Vinnett Riley-Baptiste, Owner occupant since 10/30/2006.
- 4705 Tecumseh Street**, Unit 301, \$259,900, Sushil K. Goel & Suraiya Moin, Owner occupants since 8/16/2007.
- 4709 Tecumseh Street**, Unit 104, \$220,000, 2 bedrooms, 2 baths, Sonia I. Mercado-Caceres & Delsa M. Mercado, Owner occupants since 6/28/2007.
- 8513 48<sup>th</sup> Avenue**, \$260,000, 4 bedrooms, 2 baths, Juan P. Martinez, Owner occupant since 1/18/2006.
- 8901 48<sup>th</sup> Avenue**, \$349,900, Jose Zavala & Ana C. Aguilar, Absentee owners since 9/29/2005.

DOM means day on the market from listing to filing of deed at courthouse. Underline means a new listing.  
\* means a change in offered price, LA means living area only (NOT the basement or lower level).

**Visit the Berwyn online MESSAGE BOARD!**

Post your questions, items for sale, announcements, and more at [www.myberwyn.org](http://www.myberwyn.org).  
Click "BDCA Message Board" at the top-center of the page and post your message.

**Your Ad Here!**

Have a business in the neighborhood, a home-based business, or some other ad that you need people to see? The *Berwyn News* has great rates for ads and over 500 copies are delivered throughout the Berwyn neighborhood each month (and is also available online). See page 3 for details and get your ad in the December newsletter.

**Have something to share with your neighbors?**

We're interested in your neighborhood stories, photos, opinions, and community interest items. Send them to the editor at [asb418@gmail.com](mailto:asb418@gmail.com) and we'll try to get them in the next issue of the *Berwyn News*.