

# Calverton Current



Newsletter of the Calverton Citizen's Association ♦ Silver Spring ♦ Beltsville, MD ♦ February 2015  
[www.calvertoncitizens.org](http://www.calvertoncitizens.org)

## PRESIDENT'S MESSAGE—Bernie Karns

### Happy New Year !!

The CCA Board wants to wish everyone a healthy, safe and less stressful 2015. We are happy to announce the **2014 Holiday Light Contest Winners**.

**Honorable Mention winners:** Ashley and Jonathan Derr  
Gail and Duncan Munro

**The Winner:** Beth and Paul Hughes

Congratulations to the Derrs, the Munros and the Hughes'. The Honorable Mention winners got \$100.00. The Winner got \$200.00. Next year you could be winner. The judges hope to see your house next year.

We want to thank Carrollton Enterprises for their partnership with this really fun and exciting contest.

## DATES TO REMEMBER

- ◆ Thursday, February, 5 – CCA Board meeting, 7pm at the PG Police Satellite Office in the Calverton Shopping Center.
- ◆ Thursday, March, 5 – CCA Board meeting, 7 pm at the PG Police Satellite Office in the Calverton Shopping Center.
- ◆ Wednesday, April 15 – CCA General Membership meeting, 7:15 pm in Calverton Elementary School. The schools are closed for Spring Break on April 8 so we need to move the date.

## CALVERTON CITIZENS ASSOCIATION (CCA) BOARD MEETING MINUTES

Minutes for January 8, 2015

### Meeting called to order.

Holiday Light Contest Winners were awarded their prize and certificate.

*Treasurer report:* Dues still being collected. Awaiting bills for newsletter and membership cards. Need a special meeting to approve the CCA budget. Review of the books will start in about two weeks.

### COMMITTEES

*Membership:* There are block captain vacancies. Will put article in newsletter to ask for block captains.

### New Business

Light Contest needs rules for the contest. Will get a commit-

tee together to come up with contest rules and requirements.

Info on development around Calverton needs to be put into the newsletter. People have asked board members about having more info regarding development that is being built around Calverton. Will have an article in the newsletter with information.

One resident told the board that someone had gone into the yard to try to get some things on the side of the house. Someone knocked on the door, while another person went to side of the house to get the things. The resident told them that they are not giving anything away and closed the door. When something strange happens to you or see something strange, you need to call 911. Call the police.

### Old Business

*Housing problems:* need to contact both counties again regarding several houses in the community that have businesses run out of the house. Also, houses are not being kept up in regards to county codes and zoning. Houses in Calverton need to follow county codes and zoning so we need to call 311 in PG and 240-777-0311 in MC.

*Gas work in PG:* contractor realigning gas pipes hit a water pipe. BG&E says that it is WSSC problem. WSSC came out and said that BG&E needs to fix. BG&E says that WSSC did not put the water pipes deep enough and need to replace them. Will send emails to PG to get them to see what the problem is with the pipes not getting fixed.

One board member asked if the CCA ever gets notice that there will be work done in the community. The CCA did not get notice that MC was going to make road changes to Galway Drive in front of Galway Elementary and the Calverton Swim Club. The CCA never got notice that PEPCO was going to come through and take care of trees that posed a problem for electrical lines. BG&E never sent notice that they would be working on pipes in PG county.

Need to put a thank you in the newsletter for Hometown Landscape and John Polizos for all he has done to take care of the property at Calverton Boulevard and Gracefield. The owner of that small property has not done anything to take care of it. The CCA Board will follow up with the county officials to get owner to take care of property.

One resident wanted to thank Corporal Schaweble again for doing the speed program on Calverton Boulevard. It really worked for a while. See if he can do it again.

Next CCA board meeting will meet on Thursday, February 5 at 7pm in the police satellite office in the Calverton Shopping Center.

**Meeting adjourned**



# NEW DEVELOPMENT COMING NEAR CALVERTON

- Konterra in Prince George's County
- White Oak Science Gateway Master Plan in Montgomery County

**Konterra** – is located near I95, Maryland 200 (ICC), Contee Road and Van Dusen Road. This development is similar to Columbia. It will include mixed use of both housing and commercial. You can find more info at the following websites:

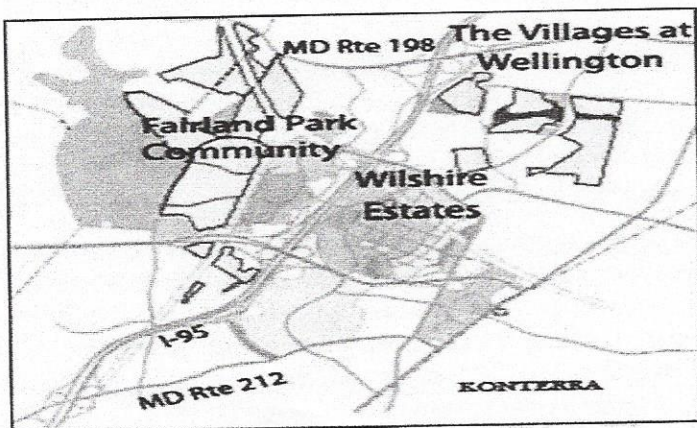
<https://www.konterra.com/residential.asp>

<https://www.konterra.com/commercial.asp>

**Konterra Town Center East: is east of I95 and has 488 acres.**

The approved proposal is for 1.5 million (1,500,000) square feet of Fashion-Forward Retail, which they hope will be compete with Tyson's Corner. There will be 3.8 million (3,800,000) square feet of Class-A office space. Konterra wants to build 4,500 residential units in the town center east that will include townhomes, condos and apartments. A 600 room hotel is also coming to the east side. Konterra is including park, trails and greenspace for the Konterra Town Center East.

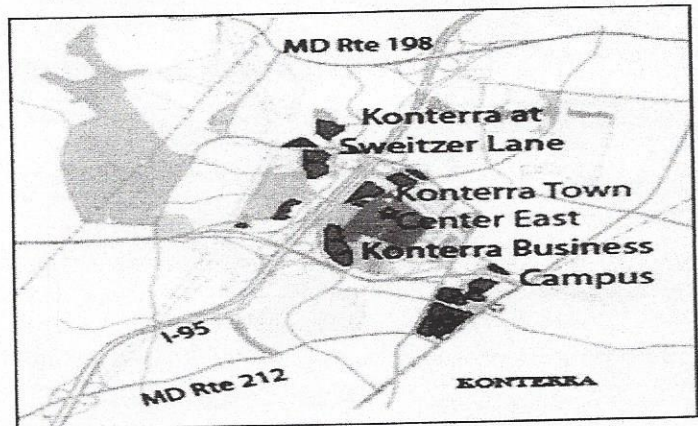
Now, it is possible that there could be up to 12,000 people working in the Konterra Town Center East, only. Which could mean 12,000 car trips if people don't work and live there. Let's look at what we can expect from the residential construction in Konterra east. Planners estimate at least 2 cars per residential unit. That means we can expect at least 9,000 cars just from the residents of Konterra Town Center East. We may be looking at a total of



21,000 cars for the residents and the workers. But, how many cars will bring the shoppers and customers to the Fashion-Forward Retail, our new Tysons Corner? Will Old Gunpowder Road, Briggs Chaney Road and Powder Mill Road be able to handle any additional traffic? Remember this is only part of the planned development for "Konterra City." You build it and they will come.

**Konterra Town Center West: is west of I95 and has 253 acres.**

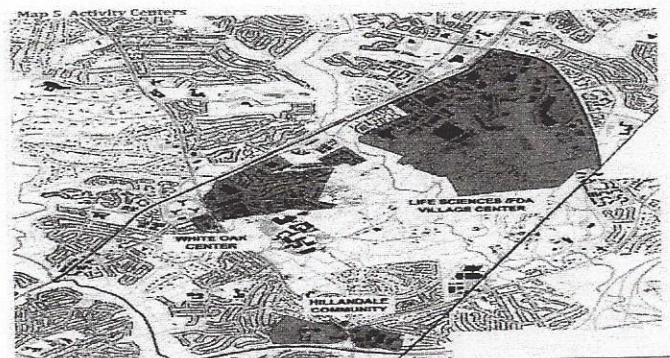
Planning for this part of the development is still under-way. But, since it is half the size of the town center east,



we can imagine that Konterra will probably build half of what is included in the east side. Therefore, more cars will come to our roads.

**FYI - Bentley Park:** Is not part of Konterra. It is being built on Old Gunpowder Road at the Gunpowder Golf Course. It has been approved for 320 single-family homes and 65 townhouses. You will notice the houses being built as you drive up Old Gunpowder Road toward 198. They start at the new Contee Road intersection. This development will probably bring at least another 770 cars to the local roads in the area.

**White Oak Science Gateway** – is an approved plan to be built between New Hampshire Avenue and Cherry Hill Road and also between Route 29 and the Prince George's County line. The plan includes three areas for development Hillandale, White Oak and the LifeSci Village ("city"). The total development plan allows 8,500 new residential units, 13 million (13,000,000) square feet of commercial that will bring 43,000 jobs. The FDA has about 9,000 jobs and about 4 million square feet of office and lab space.

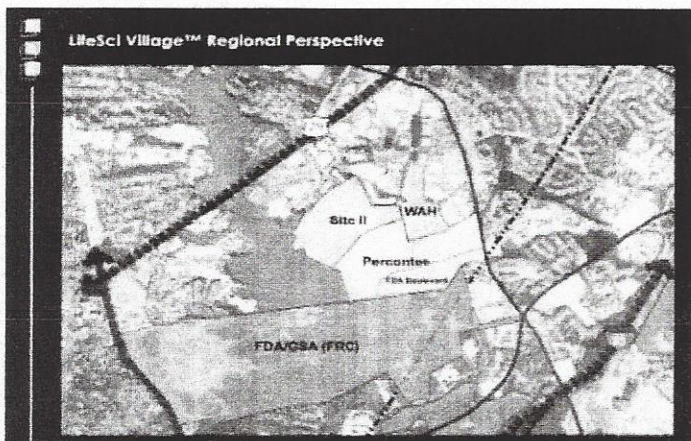


The LifeSci Village ("city"), the Cherry Hill Road development, will include the area from Route 29 to Prince George's County line and from Cherry Hill Road to the Northwest Branch of the Paint Branch. This is a total of 300 acres. The LifeSci Village ("city") development will bring 5,300 residential units to include apartments, townhomes, maybe condos and maybe single-family homes.



There will be 7 million (7,000,000) square feet of commercial development that will include a hotel conference center, restaurants, shops, entertainment, office and lab space. The plan states that 16,600 permanent jobs will come to the LifeSci Village ("city") development. There will also be 5,000 temporary jobs during about 15 years of construction.

Remember there are 2 cars per residential unit for a total of 10,600 cars. There could be 21,600 jobs, which could mean an additional 21,600 cars. This is a total of 32,200 cars on our roads. Since the plan states that people will live and work in the LifeSci Village ("city") the county and the developer state that traffic will not increase in the area or on local roads. The developer and the county also state that traffic will be destination trips ending at LifeSci Village ("city"). Destination traffic will end up on local roads when traffic is not moving along the major roads. The county and the developer are not advocating for metro or some kind of light rail to come north from downtown Silver Spring. Why aren't they? The developer and the county are looking



into BRT (Bus Rapid Transit). The problem with BRT is that it needs a designated lane for the buses to use in order for the system to work. Our roads cannot support a designated lane for a bus to use. There is no space to widen the roads. We are looking at more traffic for many years to come with no relief in sight. Calverton is getting a city for a neighbor. You build it and they will come. So, what is the traffic solution? I am not sure, but the solution(s) has to be in place now before the traffic comes.

You can read more about the White Oak Science Gateway in a blog by Dan Reed at :  
<https://www.justupthepike.com/2013/05/white-oak-residents-endorse-science.html>.

The blog for May 21, 2013 is located along the right column. You can also read more at :  
[https://www.washingtonpost.com/local/maryland-news/montgomery-county-council-approves-white-oak-science-gateway-plan/2014/07/29/33ad8932-168f-11e4-9e3b-7f2f110c6265\\_story.html](https://www.washingtonpost.com/local/maryland-news/montgomery-county-council-approves-white-oak-science-gateway-plan/2014/07/29/33ad8932-168f-11e4-9e3b-7f2f110c6265_story.html).  
 Click on White Oak Science Gateway Master Plan link in the second paragraph.

## BLOCK CAPTAIN VACANCY REPORT

**Montgomery County.** Block Captains are needed for Blocks 40a and 40b. For more info, please call Donna Riley, Montgomery County Membership Chair, at 301-572-5186.

- Block S-40a, on Summerwood Drive, has 10 homes
- Block S-40b, on Castleleigh Road has 10 homes

**Prince George's County.** Block Captains are needed for Blocks 14, 38, and 39. For more info, please call Nina Harley, Prince George's County Membership Chair, at 301-572-7455.

- Block B-14, on Bellevue Street, has 26 homes
- Block B-38, on Wellford Drive, has 27 homes
- Block B-39, on Briggs Chaney Road, has 17 homes

You do not have to live on the block to be the Block Captain, although this is always preferable. Maybe you could partner with a neighbor to be co-Block Captains and split the duties—one person deliver the newsletter, and the other collect dues, or you could alternate months of delivering the newsletter.

Please volunteer to serve your community as a Block Captain! The residents on these blocks are not receiving this newsletter, paying their CCA dues, or receiving the Calverton Directory this year.

***Also, if you have not renewed your 2015 CCA membership, or if you want to join the CCA for the first time, please call Donna or Nina above.***