



Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary

December 10, 2019

Mr. Andree Green Checkley
Director, Department of Planning
County Administration Building, Room 4150
14741 Governor Oden Bowie Drive
Upper Marlboro MD 20772

Dear Mr. Checkley:

The Maryland Department of Transportation State Highway Administration (MDOT SHA) anticipates the sale of MC# 19-2658 identified as the former Joseph Smith, Jr. property, Item No. 61589 and further described in the attached Salient Fact Sheet with Property Plat, Tax and Location Maps.

In accordance with Maryland Department of Transportation Policy and Procedures, before proceeding with any other sales activity, we will allow you a period of **45 days** to review the attached information, request additional information and to notify us of your interest, in writing, concerning the property as offered. This review period shall expire on **January 24, 2020** without further notice. Please be aware that in most cases an interest in the property would require the purchase of the property based on an appraised value or, in a few cases, a cost plus interest basis. Additionally, we are not interested in a conveyance on any exchange basis.

Should you have an interest in acquiring the subject property, please contact this office, in writing, on or before the expiration of the review period. Any other extension for your consideration of this property must be requested, in writing, within the review period and shall be subject to specific written approval from this office.

If you have no interest in the property, please notify the following individual at your earliest convenience. In either case, we request you provide all responses to:

Mr. Shelton Haynes
Project Coordinator, Real Estate Services
Office of Real Estate and Economic Development
Maryland Department of Transportation The Secretary's Office
7201 Corporate Center Drive, MS 470
Hanover MD 21076
Phone: 410-865-1273
Fax: 410-865-1385
email: shaynes@mdot.maryland.gov

Mr. Andree Green Checkley
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If you require any assistance or need additional information, please do not hesitate to contact me at 410-865-1273 or via email at shaynes@mdot.maryland.gov.

Sincerely,

Shelton Haynes
Project Coordinator, Real Estate Services
Office of Real Estate and Economic Development

Attachments

- Salient Fact Sheet
- Plat No. 61390
- Location and Tax Maps
- Aerial

cc: Mr. Glen Carter, Team Leader, Real Estate Services, Office of Real Estate and Economic Development, Maryland Department of Transportation The Secretary's Office
Mr. Jordan Smith, Real Estate Agent, Property Asset Management Division, Office of Real Estate, Maryland Department of Transportation State Highway Administration

Salient Fact Sheet

Conveyance of Real Property

Maryland Department of Transportation State Highway Administration
Office of Real Estate

Date of Preparation: 10/21/2019 **Refer to:** MC # 19-2658
Property Name: Joseph Smith, Jr.
Property Item/Reference No.: 61589 **Internal Clearance:** 11/13/2018
TBU Plat No.(s): 61390 **Plat(s) Date:** 07/19/2019
Location: Property is located in the Town of Cheverly, 1.11 miles southeast of Cheverly on the southwest side of U.S. Route 50 in Prince George's County.

SDAT Property Tax Information:

County: Prince George's **Tax Map #:** (Insert #) **Parcel:** (Insert #)
Grid: (Insert #) **Block:** **Account #** (Insert #)

Type of Transaction: Disposition
Acreage: Containing a total of 43,560 square feet or 1 acre of land, +/-
Improved: No
Description of Improvements: N/A
Consideration: \$35,000
Federal Approval: N/A

Additional Notes/Info: The MDOT SHA intends to convey this 1 acre parcel to the Town of Cheverly who is the adjoining owner to the property identified as the former Joseph Smith, Jr. property as shown on SHA plat 61390. The consideration for this property is 100% of the appraised value.

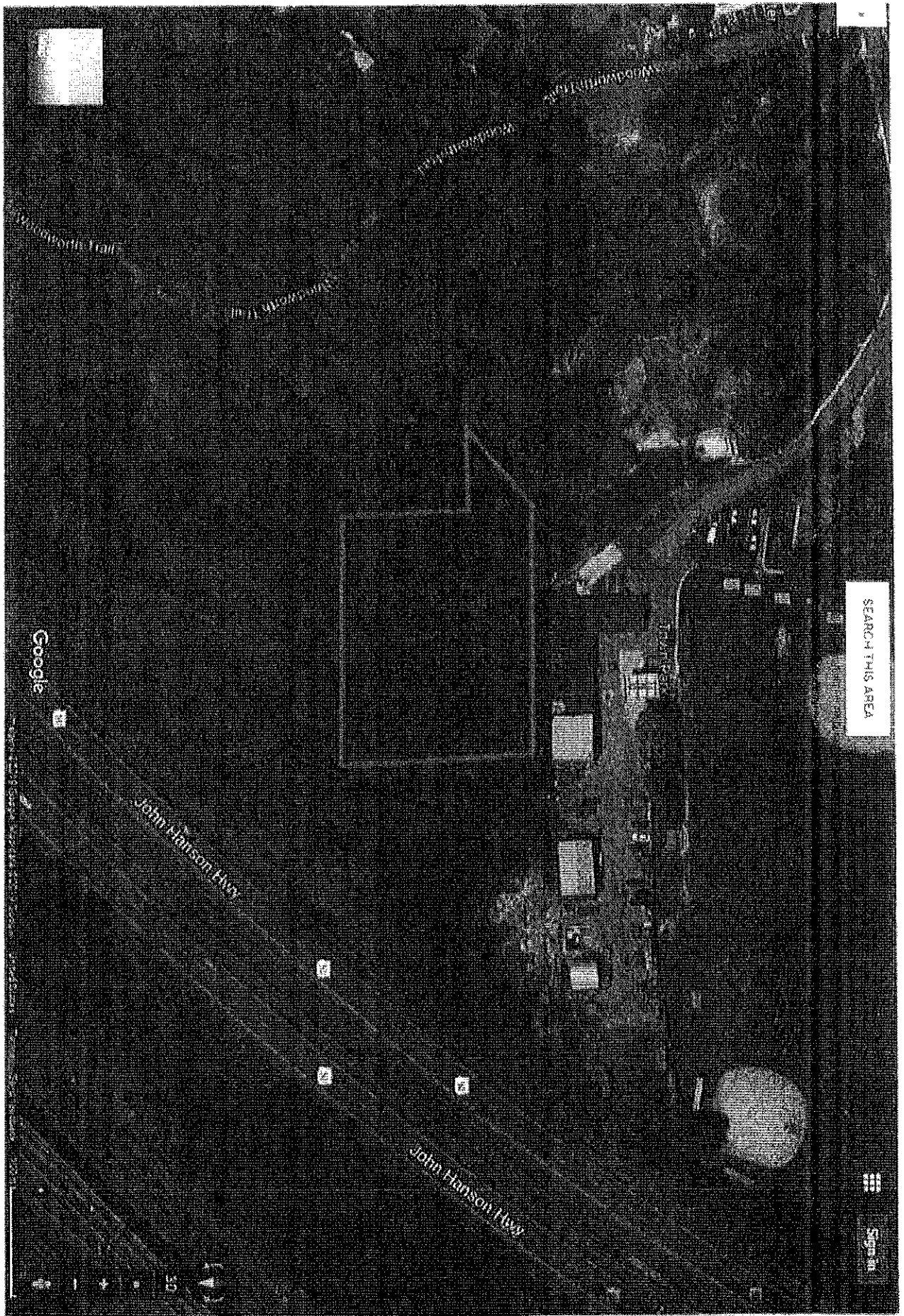
The following information is provided subject to Appraisal and is in no way warranted:

Assumed Zoning: Residential
Utilities Available: Water, sewer
Estimated Market Value: \$35,000

Prepared by:

Jordan Smith
Real Property Specialist, Office of Real Estate
Maryland Department of Transportation State Highway Administration
707 N. Calvert Street
Baltimore, MD 21202

Phone: 410-545-2812
Fax: N/A
email: jsmith38@mdot.maryland.gov



Dear Mayor Riazi:

This is in further response to your traffic safety concerns at the subject location in Prince George's County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) District Three traffic engineering staff has completed its review and is writing to provide you with the results.

The MDOT SHA follows the nationally accepted Manual on Uniform Traffic Control Devices (MUTCD) as a guideline to determine when and where traffic control devices should be installed. These guidelines are nationwide in scope and are endorsed by the Federal Highway Administration. As a highway operations agency, the MDOT SHA assumes an obligation to follow these guidelines.

In response to your concern comprehensive evaluation was conducted at the subject corridor which included an assessment of traffic volumes, spot speed, the most recent three-year police reported crash data, peak period field observations, intersection geometry, and the layout of existing signs and pavement markings. MDOT SHA is pleased to inform you of improvements that are being pursued. At the intersection of MD 202 at Kilmer Street, countdown pedestrian signals (CPS) and accessible pedestrian signals (APS) will be installed across both legs of MD 202. The project is currently under design and is anticipated to be installed in Fiscal Year 2021 (time period between July 1, 2020 and June 30, 2021).

MDOT SHA is also pleased to inform you that a new traffic signal is recommended at the intersection of MD 202 at Old Landover Road/63rd Place. The traffic signal will include left turn phasing for eastbound MD 202, CPS/APS to allow for pedestrians to safely cross MD 202, and lighting as needed. The project is currently under design and anticipate construction to be completed in late 2021.

In addition to these additional crossings and to prohibit pedestrians from crossing midblock along MD 202 and Cheverly Avenue, a four-foot high fence is recommended. This fence will be decorative in nature so that it blends in with the existing landscaping of the median and the area. Please let me know if this is acceptable to the Town of Cheverly. MDOT SHA has experienced resistance to the installation of fencing based on appearance that it could divide the community. However, using fencing as a treatment to deter midblock crossings is one of the best ways to encourage pedestrians to use marked crossings to cross the street.

An analysis was performed of the existing conditions along MD 202 to determine the establishment of a school zone. It was found that none of the schools in the area are directly abutting MD 202. The schools themselves are a few blocks away from MD 202. School related activity along MD 202 is minor and has been verified through several field observations that have been conducted in the past few years. Creating school zones where there is no documented need undermines the meaning of school zones everywhere. As a result, a designated school zone along this section of MD 202 is not recommended.

Thank you again for sharing your concerns. If you have any further questions, please do not hesitate to contact me on my cell phone at 301-318-1595. I will be pleased to assist you.

Sincerely,

Peter Campanides

Peter Campanides, P.E.

Assistant District Engineer For Traffic
Prince George's County

State Highway Administration
District 3 Office
9300 Kenilworth Avenue
Greenbelt MD 20770
Phone: 301-513-7404
Email: pcampanides@sha.state.md.us

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