

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 31, Number 3

GREENBELT, MARYLAND

Thursday, December 7, 1967

GHI CHARGE HIKE SEEN IN '68

by Al Skolnik

Following budget discussions at last Thursday's meeting of the board of directors of Greenbelt Homes Inc. (GHI), it appears likely that the average monthly charge for GHI members will be increased next year by \$2-\$3. The budget, which will be formally submitted by general manager Roy Breashears to the GHI board on Thursday, December 7, anticipates that additional charges of some \$60,000 will have to be levied in 1968 to meet the rise in budgeted costs. The board expects to adopt the budget by December 14 at the latest.

Major items contributing to the rise in monthly charges are an increase in payroll expenses of more than \$25,000; a rise in fuel oil prices amounting to \$10,000; and a catch-up trim paint program of \$10,000. In addition, the budget proposes such major capital improvement items as overhaul of boilers, construction of parking courts, and replacement of roofs and hot water lines, of which more than \$20,000 would be charged to the budget, the rest coming from contingency reserves.

At the same time, the budget anticipates a reduction in non-operating income for a variety of reasons. The interest yield from savings is expected to be some \$8,000 less in 1968 than in 1967, partly because the reserves are being drawn upon to meet authorized expenditures. Other losses in income of up to \$4,000 are expected from the termination of leases on the doctor's offices and failure of fuel oil dividends to materialize.

On the other hand, the board has before it a proposal to secure additional income through a hike in the commission charge for sale of GHI homes from 2½ percent to 3½ percent. Commissions charged by outside brokers have recently gone up from 5 percent to 6 percent, according to the corporation. The board is also considering proposals to increase charges to members for services not covered by the GHI contract.

Pay Raise

The higher projected payroll is mainly due to a pay raise that is expected to be granted GHI employees. The GHI personnel committee has recommended a 4½ percent increase for administrative employees and a 7½ percent increase for maintenance employees. The 7½ percent increase is intended to achieve full parity with government wage scales in the area in order to attract and keep qualified craftsmen for jobs that are essential to the upkeep of GHI's housing plant.

Capital Improvements

An innovation in the 1968 budget is a separate capital improvement budget for heating and maintenance items. About \$72,000 is allocated for such items, as follows: \$20,000 for major overhaul of boilers in the frame buildings; \$15,000 for re-roofing of flat-top masonry homes; \$7,000 for construction of parking lots (scheduled for near 21 Ridge and corner of Hillside and Laurel); and \$30,000 for replacement of water lines in frame homes. Of this \$72,000, \$57,000 would be taken from contingency reserves, leaving \$15,000 to be charged the members in the 1968 budget.

In 1967, the corporation was forced to expend \$75,000 for critical capital improvement items, although the budget had only allowed \$40,000. In order to replace reserves drawn down for capital improvement items, the 1968 budget calls for recovery of reserves over a 10-year period through annual payments that will be reflected in the monthly charges. The 1968 charge is estimated at \$6,200.

One of the corporation's major headaches is the boiler work required in the frame buildings. A

major overhaul costs \$5,000-\$10,000 per unit and there are 34 boilers. With the boilers now 25 years old, it is not known whether the amounts set aside for this program are sufficient to meet the increasing work involved.

Another long-range program of uncertain costs is the water-line replacement program, for which \$30,000 is now being set aside annually. The program is now entering its fifth year, but the end is not in sight.

Heating and Maintenance

After excluding capital improvements, heating and maintenance costs are not expected to differ much in 1968 from 1967, except for the rising fuel oil prices and the catch-up trim paint program. Breashears explained that the \$22,500 allowed in the current year for the frame homes was only sufficient to paint 160 units, and another \$10,000 would be needed in 1968 to catch up and to get back on the 200-unit-a-year schedule under the 5-year cycle.

Other items in the budget are not expected to change much in 1968. Real estate taxes are expected to drop \$5,000 from the amount budgeted for 1967, as the one-time half-year extra city tax is no longer a charge on the budget.

Design Changes of GHI Town Houses Approved

The board of directors of Greenbelt Homes, Inc., voted on Thursday, November 30, to authorize the architect, Edwin Ball, to proceed with the preparation of detailed plans for the 25 townhouses in the North End of town.

Director Nat Shinderman, chairman of the larger homes committee, summarized a few late changes that were made in the plans. These include shifting of the stair well to permit more dining room area and to provide better-proportioned bedrooms; removal of partitions, except for roughed-in bathroom, to make a full basement; elimination of wall between living room and den; a redesigned kitchen; and inclusion of a drop ladder from attic.

The houses include a downstairs powder room with shower and such equipment as garbage disposal unit, free-standing oven with hood, and provisions for air conditioning. There will be no overhead electrical fixtures except in dining room, kitchen, and hallways.

The exterior of the homes will be designed so as to emphasize variation. Each row of buildings will consist of six or seven units which will alternate their fronts and backs. First-floor 12-foot passageways will run the width of the building between each unit so as to permit easy access from rear to front.

The first-floor exterior will be brick of two colors. The second-floor exterior will be paneled western red cedar and redwood. The buildings will have shallow peaked roofs with heights varied from one unit to another.

The windows will be of push type with large panes. Plywood or stucco material will be used underneath the windows.

PROPOSED CONDITIONAL ZONING BILL ENDORSED BY GREENBELT

In a public hearing held November 29, Greenbelt Mayor Edgar L. Smith testified in support of a proposed bill which would grant the Prince Georges County Commissioners authority to impose conditional zoning. The proposal, which would give the commissioners the right to lay down conditions which developers must meet to obtain a particular rezoning, has been viewed by its supporters as a means of making developers live up to their promises.

The county commissioners have asked the 21-member legislative delegation of Prince Georges County - 5 senators and 16 delegates - to back the conditional zoning proposal in the Maryland General Assembly in 1968. Mayor Smith represented the Greenbelt city council at a public hearing before the county delegation.

Greenbelt's Experience

As an argument for conditional zoning, Smith cited the experience of Greenbelt with developers who failed to live up to their promises. He said the development of Greenbelt would have been much better if conditional zoning had existed in 1962.

"When land first began to be developed in the city," Smith related, "developers approached City officials with elaborate plans to build new residential structures which would follow the planning principles of the original Greenbelt housing. City officials viewed these proposals with concern because the developers were seeking rezoning to a category which would permit construction of ordinary run-of-the-mill garden apartments."

"However," Smith continued, "after the developers proposed to execute agreements restricting their use of the land, a somewhat naive

City Council, believing that the developers would make a reasonable effort to keep the many promises which they had made, supported the zoning petitions."

Subsequently, Smith said, "agreements which were executed and recorded against the property were completely ignored and violated by the developers and are presently the subject of litigation, in which all decisions to date have been adverse to the city's position."

"In the meantime," Smith went on, "ordinary run-of-the-mill garden apartments have been constructed on the land where so many promises were made to carry on the planning concepts that made Greenbelt famous."

Greenbelt city councils, Smith said, can no longer put their faith in developers' promises or written covenants and agreements.

The Proposed Bill

The conditional zoning bill, a controversial plan that had been introduced without success in past General Assemblies, would allow the commissioners to grant zonings they might otherwise deny provided developers agreed to accept restrictions "to prevent any detrimental effects" on the neighborhood.

See ZONING, p. 2, c. 3

City to Apply For Federal Grant For Park Purchase

by Al Skolnik

A variety of items — mainly "old business" — occupied the attention of city council at its regular meeting on Monday, December 4. The council approved an application for Federal money to purchase parkland, discussed rental policy of the Municipal Building, and heard reports on University Square parking and North End School traffic.

The application for an open space Federal land grant concerns 2.8 acres of a portion of parcel 15 adjacent to the southwest shore of Greenbelt Lake. Council approved unanimously the resolution authorizing an application for a grant in the amount of \$40,500. The city will match this amount.

The question of rental policy for the use of the Municipal Building was held over for the next council meeting. The building has been rented to all groups on a fee basis, except official city organizations and city-sponsored activities. Two possible exceptions to this procedure have been the making available of the meeting rooms to the Citizens for a Planned Greenbelt and the newly formed Greenbelt Youth Council.

Councilman Dick Pilski asked whether this was equitable and councilman Gerald Gough suggested that there be no fee at all for bona fide non-profit Greenbelt organizations. City manager James Giese was asked to develop figures on the use of the Municipal Building for the next meeting.

Parking Problem

The University Square parking problem has arisen, according to the city, because of a shortage of convenient parking spaces in relation to the entrances to buildings. University Square more than meets the county zoning ordinance requirement of 1¼ parking spaces per living unit, Giese said. However, some of the buildings have entrances facing a street or closer to a street than to a parking lot, so that tenants tend to park on the street. As a result, Giese said, one can drive through the project at any time and find many vacant off-street spaces. The parking problem is most critical on Westway Road.

Giese saw two ways in which additional parking could be created. One was for a private road running off Westway but which would encroach upon property owned by the Jewish Community Center. The other was the widening of Westway between Ridge Rd. and the University Square project.

Giese expressed his view that it is the responsibility of the apartment project to resolve the problems, since poor planning on the part of University Square developers created the problem. The council concurred with the manager and directed that a copy of his report be sent to the University Square management. It was also suggested that the county commissioners and Maryland National Capital Park and Planning Commission be made aware of this problem in order to prevent similar situations from taking place in the future.

North End Traffic

On the North End School traffic problem, Giese said that the problem was less critical now that the first stages of construction of the North End School addition were over. The Greenbelt Woman's Club had expressed concern about safety of children going to and from North End School. City Administrative Assistant Gary Stenhouse noted that school safety patrol children were posted at every crossing, that the construction area was fenced off, and that construction equipment was not crossing or coming near the sidewalk area. Teachers have been assigned to supervise students when they are present while concrete trucks have been making deliveries.

Berwyn Fire House

The council heard a negative report (#74) from the city's Advisory Planning Board on the request of Berwyn Heights Commissioners for Greenbelt support in location of a Berwyn Volunteer Fire Department on a portion of the State Roads Commission right-of-way between Kenilworth Ave.

and Edmonston Road on the south side of Greenbelt Road.

The council adopted the recommendation of the APB that council take no action and so informed the Berwyn Commissioners. The reason given was that this complex issue needed further study since involved were such questions as whether or not such a site would comply with the county master plan of fire protection needs, whether or not this location would open the Kenilworth-Edmonston buffer zone to C-2 (general commercial) zoning, whether or not the land might be needed for future interchange, and whether or not the site was compatible with the existing road network.

The council heard a plea from Mrs. Flynn of Springhill Lake for assistance in noontime policing of street crossings for kindergarten children. The council was sympathetic but felt that street crossing protection is essentially a county responsibility and directed that a letter be sent to the school board. However, it asked the city manager to check into the possible use of blinking stop signs at the crossings.

Council decided to hold its next official meeting on January 8, but to remain on call for another meeting in December if necessary.

Tid-bits

Council authorized management to cooperate with the Woman's Club in preparing a memorial for the Eleanor Roosevelt Tree . . . It approved the sending of a letter to MNCPPC asking for status of Master Plan for Area 13 . . . It tabled until next meeting approval of job descriptions for Recreation Director and Assistant Recreation Director. Council wants to be sure that the latter description relates primarily to the duties of a Youth Center Director . . . Council postponed until next meeting the filling of two APB spots left vacant by the resignation of Andrew Feeny and Joseph Compton's desire not to serve another term . . . Council agreed to open city voting registration books in Springhill Lake during a specified date in March — PTA Citizenship Month.

Annual Tree Lighting

Following the morning worship service at Greenbelt Community Church this Sunday, church families will drive to Hope Valley Camp and "gather greens" for making decorations for the church. While there, families can cut down their own trees or buy them already cut. A soup supper will be held afterwards at the church.

At 7 p.m. members and friends of Community Church will gather on the lawn for the Annual Tree Lighting ceremony, honoring some worthy person by letting him plug in the tree lights on the large outdoor tree. Members of the community are invited to this service.

CFPG Meeting Monday

The next meeting of the steering committee of the Citizens for a Planned Greenbelt will be held on Monday, December 18 at 8 p.m. in the municipal bldg. The public is invited.

WHAT GOES ON

Thursday, December 7, 7:45 p.m.
GHI Budget Meeting, Hamilton Place

Friday, December 8, 8:30 p.m.
Duplicate Bridge, Coop Hospitality Room

Tuesday, December 12, 8 p.m.
Greenbelt Junior High PTA Meeting

Thursday, December 14, 4 p.m.
Poetry Club, Center School Library

7:45 pm GHI Board Meeting, Hamilton Pl.

GREENBELT NEWS REVIEW

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Project First Step

by Joan Okin

In 1964, students in Gerald Gough's classes at High Point High School investigated ways and means of helping children who, due to being culturally deprived or for some other reason, might not be able to obtain any pre-school experience, to become better prepared to meet school situations. Project First Step was the result — providing a nursery school setting for such children.

Three students set up the program, planned a curriculum and received permission from the Board of Education to proceed with their plans. Funds were donated by the Adelphi Citizens Association and the Prince Georges County Kiwanis Club and various area stores supplied toys and other equipment. After the students canvassed the area door-to-door, five pre-school children were registered for the first day; the year ended with some sixteen children participating in the project. Since then enrollment has grown to a maximum number of twenty five in the 1966-67 school year.

Much of this success can be attributed to the efforts of the program's co-chairmen for 1966-7, Nancy Gerton and Michael Denney, both of Greenbelt. One of their efforts was a fund-raising event, in which "The Guns of Navarone" was shown and about \$300 were collected for the project. One of the means used on that occasion for raising money was the sale of popcorn and other refreshments, some of which set back a local dairy store (run by Nancy's dad) a few dollars. Other Greenbelters involved in the program include Elise and Barbara Geller.

Classes Every Saturday

At present, about thirty 10th, 11th, and 12th grade pupils are actively involved in Project First Step. Each Saturday morning classes meet at Holly Park School in Edgewood. The kindergarten rooms and playground are used for free play, organized games, scientific experiments, story-telling, and other activities. Field trips to such places as Friendship Airport, the National Zoo, and the Beltsville Farms are also planned. As a secondary result of this work, many of the teenagers are now interested in careers in elementary education.

The project gives pre-schoolers a "broad range of experience . . . is, in a way, a head start for school. . . . If prepared for school, the children will probably like it and do well," stated Gough. This year a follow-up study is planned. The project members are eager to see how well previous First Steppers are doing in regular school.

PEACE WORKSHOP

PRINCE GEORGE'S PAX, in cooperation with the GREENBELT PEACE IN VIETNAM COMMITTEE, will hold a letter-writing workshop in the Greenbelt Municipal Building, Tuesday, Dec. 12, at 8 p.m.

Positions of local political leaders regarding Vietnam will be discussed in this first of a series of monthly workshops.

Free Christmas Concert

The U. S. Navy Band will give a special Christmas concert at the Departmental Auditorium on Constitution Ave., between 12th and 14th St., N.W., at 8:30 p.m. Friday, Dec. 8. The program will include a selection of Christmas music, including Tchaikovsky's "Nutcracker Suite." Admission is free and ample parking is available in rear of the auditorium.

City Notes

Greenbelt City Manager James K. Giese was re-elected to the Council of the Maryland Municipal League for another one-year term. The election was held during the League's 20th annual convention, held in Baltimore from Nov. 30 to Dec. 2. Giese, Administrative Assistant Gary Stenhouse, Mayor Edgar L. Smith, and city councilmen Gerald Gough and Francis White attended several meetings during the course of the convention.

Of major concern to the League membership was the position their organization might take concerning those portions of the proposed new state constitution that deal with municipalities. Although the Saturday business meeting that concluded the conference was described as "stormy," the League adopted a very mild resolution. In effect, according to its author, Mayor Francis I. Wilson of Bowie, the resolution "neither accepts nor rejects" the constitutional draft Wilson's draft won out over a hotly contested resolution offered by Rockville's mayor, Frank A. Ecker, that labeled as "unacceptable" the article in the new constitution dealing with local government.

On Thursday, Nov. 2, Giese attended a tax symposium in Washington, D.C., along with his house guest, the city manager of Daytona Beach, Fla. According to one nationwide study reported at the symposium, Giese reports, local governments should be able to meet estimated growth in essential services during the next 10 years through growth of the tax bases and not by radical increase of the tax rate.

A second police officer has tendered his resignation — to be effective Dec. 18. Officer Phillip Coombs leaves to take employment in another state.

The Thursday snow storm created no particular problems for the Public Works Dept. beyond some overtime hours. They worked till midnight on Thursday, finishing the snow removal job—particularly in parking lots — on Friday.

Before the snow arrived, they kept busy with routine leaf removal. They also put in paving patches alongside the new curbing at 7 Ct. of Crescent, at the corner of Hillside and Laurel Hill, and to fill in chuckholes in Edmonston Rd. in Springhill Lake. This week they replaced broken glass bricks in the end wall of the Youth Center gymnasium. A new type of plastic brick was used for this repair work.

City council met last week as a committee of the whole to survey the latest proposed design to update the Center commercial area. In general pleased with the plans, Council plans to set up a meeting soon with Center merchants and the owners of the commercial properties.

ZONING

from page 1

hoods involved. According to county officials, under present law there is no way, once a rezoning is granted, to force developers to abide by promises to build only certain types of structures. Under the proposed bill, developers would be legally bound to live up to conditions they agreed to meet to obtain the rezoning.

Mayor Smith stated that conditional zoning is needed to enable the commissioners to establish special conditions for the development of land within a zoning category, when only certain of the uses within a broad zoning classification are compatible with adjacent land uses and when the land owner voluntarily agrees to restrict the development of the land to certain usage.

Such conditional zoning, Smith said, would benefit both the citizens and the developers. Adjacent property owners would be assured that their land would be protected from undesirable development, and the developer would be given a better chance to have a zoning request granted and his land developed as profitably as possible.

Several citizen groups expressed opposition to the proposal. According to the Evening Star of November 30, such unflattering terms as "bargain counter zoning," "blackmail," "an invitation to wrongdoing," and "bribe zoning" were used in condemning the measure. Walter H. Maloney, Jr., speaking for the Prince Georges Civic Federation, warned against "piecemeal destruction of the zoning maps as they now exist." James F. Vance, of Oxon Hill, charged that "it would be playing favorites to place conditions on some landowners which do not apply to others similarly situated."

County Plans First "Community Center"

A new concept in school planning was launched by Prince Georges County on November 28, when the Board of Commissioners authorized the advertising of bids for a "Community Center" combining an elementary school with community facilities.

In addition to the school, the new center, estimated at \$1.3 million and located near the present Baden elementary school at the intersection of Naylor and Westwood roads, is to include recreational facilities, a public library, Health Department clinic and offices of the Welfare Dept., the Commission on Aging and of anti-poverty agencies. County School Superintendent William S. Schmidt termed the project as "a prototype for this area."

HAVE YOU HEARD

St. Hugh's Church is having

New Years Eve Dance

In Grenoble Hall Dec. 31, 1967 from 9 p.m. till 1 a.m. Music by Bobby 'Dual Sax' Wilkes Combo with Barbara Long as vocalist. A Buffet Dinner, setups & Door Prize all for \$7.50 per person. — B.Y.O.L. Everyone is talking about it so

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GJHS PTA WILL MEET

A musical Christmas program will be the main feature of Greenbelt Junior High's PTA meeting, on Tuesday, December 12 at 8 p.m. The schools band and chorus will perform appropriate selections.

BOWLERS NEEDED

New and established bowlers are invited to join a mixed league that is now forming. Bowling will be on Wednesday night at 9:30 p.m. at the College Park Fairlanes. Anyone interested in joining may call 474-8282 for more information.

St. Hugh's Roman Catholic Church

Holy Day Mass Schedule
December 8th

Feast of Immaculate Conception

6:30 & 9:30 a.m.
6:00 & 8:00 p.m.

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11:00 a.m. Morning Worship 7:00 p.m. Evening Worship
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Our Neighbors

by Elaine Skolnik - 474-6060

Its a girl for Mr. and Mrs. Zigrifidas Vaituzis, 2-S Plateau. Krista made her debut November 24, weighing 6 lbs, 4 oz. She joins a brother Eric.

Army Private First Class Robert G. Long, son of Mr. and Mrs. Henry J. Long, 10-K Plateau, is with the 25th Infantry Division's 23d Infantry near Cu Chi, Vietnam.

Birthday greetings to Chuck Figlia, 2-F Plateau, who celebrated his birthday on Dec. 5.

Congratulations to Jay Smith, 131 Northway, on receiving an Honors Award for outstanding

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RETIRED Middle-aged woman - live in plus salary, to care for partially incapacitated man while wife works Call 474-7576.

Wanted-Old STANDARD GAUGE TRAINS - any condition. Call Mr. Rolph, GR 4-4136, 3-B Ridge Rd. after 6 p.m.

FOUND - LARGE box of ladies pocketbooks on underpass at Greenbelt Road - 2 weeks ago. Identify and pick-up at 3-B Ridge Road or call 474-4136 after 6 p.m.

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scholarship in his sophomore year at Maryland University. Jay is a pre-medical student.

Don M. Paulson, 6106 Breezewood, a junior in the School of Forestry at the University of Missouri, will play a role in a University Theatre production of "The Visit." Don is active in the Forestry Club.

Second Lieutenant James G. Wilson, son of Mr. and Mrs. Gleason W. Wilson, 100 Lynbrook, completed a combat platoon leader course at the Army Infantry School, Ft. Benning, Ga.

Marine Corporal David L. Credeur, son of Mr. and Mrs. Dorothy Credeur, 10-W Southway, is serving with the Force Logistic Command at Camp Books, Vietnam.

4-H EVERGREENS

by Olga Penney

On Saturday, November 4, the annual County 4-H Achievement Night was held at Frederick Sasser High School. The Evergreens were awarded their Achievement Seal and Charter. Debbie Hibbs received a gold medal in cooking. Our three junior leaders got awards: Laura Simonson in Foods and Nutrition and Jenny Simonson in Home Economics. Our leader's son, Carl Simonson, got a Horticulture award.

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Recreation Review

Teen Club Chatter

Due to the last minute cancellation of the band, the unavailability of another band on such short notice, and because Lawrence and the Arabians will be at the Greenbelt Armory, Saturday, from 8 - 11, the Greenbelt Teen Club will be canceled this Saturday. The gym will be open Saturday night for Open Gym.

The Christmas Dance will be held on Dec. 16, featuring the Lancers. The gym will be decorated by the teenagers in holiday fashion. Teenagers are requested to come in good clothes — girls, church dresses; boys, shirt and tie and leather shoes. Two cash door prizes will be presented to the lucky winners.

There will be an open teen club meeting on Tuesday, Dec. 12, at 5:30 p.m. in the Youth Center. All teenagers are encouraged to attend. Teen Club policies and procedures will be discussed.

Judo

The first beginner judo lesson in a new session will start Thursday evening at 5:30 p.m. in the Center Elementary School. Dan Villarial, Greenbelt resident and black belt, will instruct the class. Lessons are two hours in length and a ses-

sion runs five weeks. Interested persons may register at the class tonight, Dec. 7.

Over 30 Men's Gym

The Recreation Department is interested in ascertaining how many men over thirty years of age are interested in utilizing gymnasium space for either free play or organized activity. If you are interested in such a program, please register.

Yogi

Persons interested in Yogi instruction on a group class basis, should register at the Recreation Department. If sufficient interest is shown, a class will be conducted after the first of the year.

Symphony Music

The University of Maryland Symphony Orchestra will present a concert on Tuesday, Dec 12 at 8:15 p.m., at the Tawes Fine Arts Theater on the College Park campus. The 75 piece orchestra's program will include Brahms' Violin Concerto, Opus 77; Moussorgsky's Introduction to Khovanchchina; and Respighi's The Pines of Rome. Admission is free.

Greenbelt Band Concert

The Greenbelt Band is planning to hold a concert in the Youth Center on Monday, Dec. 18. The program will be announced at a later date.

POETRY HOUR

The following officers were elected by the Poetry Club: First Officer, Laura Kellahe; Second Officer, Jeannie Liggett; Third Officer, Ellen Kessler; Fourth Officer, Margaret McAndrew.

The next meeting will be held on Thursday, December 14, at 4 in the school library in the basement of Center School. The group is open to all 4th, 5th, and 6th grade girls and boys. In addition, a few third graders may be included. For more information call 474-1353.

Honor Society Winners

Twenty-nine seniors were called to membership in the High Point chapter of the National Honor Society at the annual fall induction, Tuesday, Nov. 28. Tapped from Greenbelt were Myra Herlich and Angie Lushine.

Inductees are honored for outstanding scholarship, leadership, character and service to the school.



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