

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Vol. 26 No. 17

GREENBELT, MARYLAND

Thursday, January 11, 1962

GCS Board Meets Here, Announces No Sales Refund

By HARRY ZUBKOFF

The Board of Directors of Greenbelt Consumer Services (Co-op) held its regular meeting in Greenbelt last week, for the first time since last February. It was announced at this meeting that there would be no patronage refund this year.

Although earnings for the year are expected to wind up in the black, these earnings will not be enough, to pay for a patronage refund.

No final action was taken on a dividend on stock, however, the board indicated it expects to pay it, even if the money must be taken from net income rather than current earnings. (Net income includes proceeds from the sale of the center).

According to Treasurer George Weber, the Co-op experienced its least successful year during 1961. Previously 1960, had been the least successful year in Co-op history, when for the first time it did not pay a patronage refund. Even the new low price policy which was introduced in December has not yet helped. It started out well, but the last two weeks have dropped off from the experience of the first two weeks. The low price policy will be continued, however,--and it is not intended to replace permanently the patronage refund.

This was general manager Sam Ashelman's last official meeting with the board, although he is expected to attend a meeting in February. His position as manager expires at the end of January. The management-consultant firm of Checchi and Company will serve as manager of the business affairs of the Co-op for an interim period until a new general manager is hired. Checchi has already started an active program to screen applicants for this position.

The board also approved a long-standing request to provide copies of the minutes of their meetings to the chairmen of the area delegations.

Among other actions which the Board took at the meeting was the "conflict of interest" question. Discussion brought out the fact that a provision which had been in the by-laws since the Co-op began was deleted a few years ago. This by-law provided that no board member (or a member of his family) could be hired by the Co-op less than two years after serving a term on the board without approval by a membership meeting. Several board members expressed surprise that this by-law had been deleted, and a proposal was presented to reinstate this provision. The board agreed that the principle should be adopted as a matter of board policy, although it was pointed out that the board could change its policies any time. They refused, however, to recommend the by-law to the membership for reinstatement on the grounds that one long by-law change might call undue attention to itself and provoke too much discussion.

Planning Nominee

James S. Powell, 118 Greenhill rd., has been nominated by councilman David Champion to fill the vacancy on the Advisory Planning Board created by the resignation of Elliott Bukzin.

City School Patrols Honored in Program

Greenbelt's Fourth Annual Safety Patrol Program will be held next Wednesday, January 17, at the North End School. Patrol members from the three city elementary schools will be guests of honor. Greenbelt this year will be celebrating 25 years without an accident at points where school patrols have been posted.

As a reward for an accident-free year each school is entitled to fly a safety banner from its flag pole every day that school is open. But as soon as an accident involving any school occurs, that school then loses its privilege of flying its banner. Each of the Greenbelt schools proudly flies its banner, gift of American Post 136.

During Safety Patrol Week, the schools will be visited by the State and County Police, at which time they will hear speeches on safety.

On Saturday, January 20th, each school patrol member will be admitted free of charge to the Greenbelt Theatre. Sgt. A. R. Green will be on hand to hand out door prizes to lucky ticket holders.

School patrol members will receive green overseas caps with Greenbelt buttons and ear muffs.

Youths Caught In Twin Pines Theft

Complete cooperation between Twin Pines Savings and Loans Association and Greenbelt Police lead to the discovery of the persons involved in the theft of over \$1000 from the Twin Pines office during the last month. As soon as the shortage was noticed, police were notified, the matter discussed, and a plan was put into operation to observe the suspects in order to check out the suspicious.

On Wednesday evening, three young teen-age Greenbelt boys entered the office and made a deposit involving two large bills. The clerk went to the files to check the account and one of the boys followed him stating that he wanted to check something. In doing this, the boy's action blocked the clerk's view of the place where the cash was kept. When the clerk noticed the two large bills missing upon his return to the counter, he questioned the boys who denied knowledge of its whereabouts.

The police were summoned when the boys left the office and an investigation followed. The money was found in one of the boy's possession. Further questioning brought admissions from three boys of the thefts.

The youths, two fourteen year olds and one fifteen, have been charged, as juveniles, with larceny. Other youths are believed involved but no other charges have been placed yet.

NOTICE OF SPECIAL MEETING OF GREENBELT CITY COUNCIL TO CONSIDER ZONING APPLICATIONS PRESENTLY BEFORE THE COUNCIL MONDAY JANUARY 15, 1962 MULTI-PURPOSE ROOM YOUTH CENTER 8 P.M.

Planning Board Presents Report on Zoning Requests

In a report to the city council dated December 14 but not publicly released until last Monday night's council meeting, the city's Advisory Planning Board made recommendations on the zoning petitions by Garvin and Martin, owners of eight parcels of land totaling about 360 acres, and a zoning petition for parcel 14 (the Greenbelt Road, Capitol Beltway, Kenilworth Avenue Triangle) which Kravits and Company plan to develop as a regional shopping center.

In the case of the Garvin and Martin property, the Planning Board recommended denial of rezoning for parcels 3, 4 and 4, small parcels in the North End (mostly between Ridge Road and Research Road) desired for apartments and also denial of rezoning for parcels 10 (adjacent to Greenbelt Lake Park) and 15 (south of Greenbelt Lake), on which the owners desire to erect high rise apartments. The planning Board also recommended denial of rezoning to commercial parcel 7 (next to the new Lakewood development).

The Board gave the following reasons for its action: 1) Requested rezoning is not in conformity with any existing plan for this planned community. 2) The applications represent a severe case of spot zoning, which has little place in a planned community. 3) The requested development of several parcels would be highly discordant with adjoining land use, both current and planned. 4) There is no apparent justification for C-2 zoning in the proposed location (parcel 7). There is no apparent need or desire for R-10 zoning (high rise apartments) anywhere in the community, and it certainly is most objectionable adjoining the lake.

The Planning Board also tentatively recommended denial of zoning petitions which would permit apartments to be built on parcels 1 and 2, the large area of land totaling about 260 acres situated on the eastern border of

Council Delays Zoning Decision for One Week

By RUSS GREENBAUM

Faced with the protests of the Advisory Planning Board, other citizens and the developer of Beltway Plaza, that there had not been proper notification zoning would be on the agenda, the city council at a jam-packed meeting Monday night agreed to defer

any decision on pending zoning petitions until next Monday, January 15, at a special council meeting.

The issue which drew the most heat was the council's decision to add to its published agenda a zoning petition for Parcel 14, a 56-acre tract of land across Kenilworth Avenue from the Greenbelt Junior High School. The owner has requested that the parcel be rezoned to C-2 (commercial) in order to build a regional shopping center. Since the Capitol Beltway right-of-way cuts diagonally across the tract, it has been called the "Triangle."

The item was not included in the agenda released to the NEWS REVIEW and published in last week's issue. The only general knowledge of the widespread rezoning requested for approximately 415 acres of Greenbelt's undeveloped land was a story in the NEWS REVIEW of two weeks ago together with a large map of the proposed zoning published by the newspaper as a public service.

Mayor Francis White announced that the action on zoning was occasioned by the council's realization that the County Commissioners had scheduled a hearing on the zoning petitions in mid-February. He further stated that the Park and Planning Commission makes its zoning decisions 30 days prior to the county hearing, which meant that the council had to act quickly.

LATER EXPLANATION

(Mayor White later told the NEWS REVIEW that the council had determined following the last council meeting (December 18) to place zoning on the agenda of the next meeting and had instructed that it be included on the published agenda. However, he said, as the result of an error in the assembly of the agenda items, the copy sent to the NEWS REVIEW did not contain this item. He explained that he was out of town over the weekend and did not see the NEWS REVIEW and note the omission until Monday. The city manager was then instructed to notify all property owners and also the Advisory Planning Board that zoning would be on the agenda. Mayor White said he deeply regretted the circumstances which prevented full publicity that the zoning discussion would take place.)

Mayor White reported on a trip made last week by himself, Councilman David Champion and City Manager McDonald (later also made by Councilman Bill Phillips) to Camden, N.J., and Harrisburg, Pa., to see shopping centers developed by Kravitz and Co., the Philadelphia firm which is proposing to develop the Triangle, with Korvett's, a national discount chain, as the major tenant. The mayor indicated that the council was greatly impressed with what they saw as well as the firm's proposal.

He noted that Korvett's employs a minimum of 300 people and that a J. C. Penney store usually joined it in a center. He said that Kravitz would not only build but manage the center, providing its own services, such as trash pickup, and providing its own security guards. He declared that he had "considerable assurance" that the developer would actually build the shopping center. He revealed that in a series of executed sessions the Council leaned favorably toward

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Greenbelt News Review

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A Sorry Performance

Whether the performance put on by the city council Monday night was by design or accident, it represented a sorry image to the Greenbelt citizenry. At the last moment, without any advance notice to the public, the press, or the Advisory Planning Board, the council placed on the agenda for last Monday's meeting the applications pending for rezoning of Greenbelt's undeveloped land. City Manager Charles McDonald was instructed to notify the "interested parties". Apparently our definition of "interested parties" and that of the city's differ, since the only persons notified were the owners of the vacant land and other developers. One would think that at the very least the people of Greenbelt would be an interested party to a decision that might affect the whole future nature and growth of Greenbelt.

What is most disturbing is that the city council did not see anything wrong with this procedure. It was not until protests were voiced by the leading citizens, including a former mayor and members of the advisory Planning Board, who only heard of the added agenda item by accident, that the council decided to postpone action and to hold a special public hearing this Monday.

What is also distressing is the tendency of the council to bypass the Advisory Planning Board. The Board was set up as a group of independent, non-partisan citizens to evaluate the different proposals for rezoning and to make recommendations to council. The Board had evaluated the applications for commercial zoning now pending before the council and had recommended that they be denied. But no publicity was given to this recommendation.

We would think that the proper precedures for council to follow in handling zoning matters are these:

- (1) Make public the recommendations of the Advisory Planning Board.
- (2) Give the public ample notice when the council will take up the zoning applications.
- (3) After hearing all interested parties and studying the Board's recommendations, make an independent decision as to the merits of the applications, presenting cogent reasons when the decision is counter to the Board's Advice.

In zoning matters especially, it is important that the city council touch all bases, since it is so easy for an uninformed public to jump to conclusions and make charges of collusion. There are many economic interests involved, and like Caesar's wife, the council must be above suspicion.

Thanks

To The Editor

We wish to thank our many friends and neighbors for their assistance during the recent illness of our son.

Sincerely,
Mr. and Mrs. Lindsay Parlett
48-D Ridge

New Fallout Booklet

The federal government's long awaited booklet, "Fallout Protection; What to know and Do About Nuclear Attack," is finally off the presses. Greenbelt has received a quota of 400 copies. Citizens may pick them up at the City Office.

Shopping Centeritis

For years Greenbelt has struggled along with one small, limited shopping center while its residents looked yearningly at the splashy shopping centers going up elsewhere in the area. Suddenly the city is faced with the possibility of three major shopping centers within the city limits. This might be called an epidemic with the disease diagnosed as "shopping centeritis."

Our city council has the worst case, but fortunately has not quite succumbed. The council has indicated that it will not approve the request to rezone to commercial the tract of land adjacent to the new Lakewood development. On the other hand, the patient is still feverish with hallucinations of two regional shopping centers virtually across the road from each other, all inside the city of Greenbelt.

One new shopping center, Beltway Plaza is already in existence, with the possibility it may become a regional shopping center. In recommending against the petition by Kravits and Company for commercial zoning of parcel 14 (The Triangle) as a site for a second shopping center, the Advisory Planning Board stated "that a satisfactory regional shopping center cannot be developed on this site because a trade area to support it does not exist." We think the burden of proof is on the city council (or the developer) to show, in the words of Planning Board member Clifford Simonson, that the area can support two shopping centers when economic surveys have shown that the area can hardly support one.

A likely result of permitting the establishment of a second shopping center will be two small shopping areas, starved by the bitter competition between them, probably with neither attracting the big name stores that sell high quality, prestige merchandise.

Maybe there is reason in this madness, and maybe that farseeing look in the council's eye is vision rather than hallucination. If so, the council has yet to present any convincing argument that two shopping centers is just what Greenbelt needs and to show us that the area can support them and lead the city into glorious prosperity.

Unless they can present such arguments Monday night, we urge the council members to follow the recommendation of the Planning Board and deny the rezoning petition for the Triangle.

Adult Courses

Registration for adult education courses will take place on January 15, from 7 to 9 p.m. For information regarding the program call the Adult Education Office, Appleton 7-7190.

Adult Education Day Centers in Greenbelt are the Greenbelt Co-op Hospitality Room and the Greenbelt Methodist Church. DuVal Senior High, High Point, Northwestern and Bladensburg are among those schools offering evening courses. Registration will take place at the school where course is being given.

St. Hugh's Meeting

The St. Hugh's Home and School Association will hold its regular monthly meeting next Thursday, January 18, at 8 p.m. at the school. Guest will be David Webster, a Washington trial lawyer, who will speak on "Aid to Education". The usual classroom visitation period will be held from 7:15 to 8 p.m.

Kathy Ryan, 2 Lakeside Drive and a member of the 7th grade at St. Hugh's, was announced the winner of the essay contest on the topic "What Liberty Means to Me". The contest, sponsored by the Home and School Association, was held in observance of Human Rights Week and was open to members of the 7th and 8th grades at St. Hugh's. Kathy was presented with the book "The Life of Helen Keller". Judges for the contest included Mrs. Peg Loftus, Councilman Bill Phillips, and former Mayor Alan Kistler.

Disarmament Expert To Speak at JCC

Dr. Leonard Rodberg will be the guest lecturer at the Jewish Community Center of Prince Georges County, Westway and Ridge Rds., Greenbelt on Tuesday, January 23, at 8:30 p.m. His topic will be "How Are We Doing In the Peace Race?"

Dr. Rodberg will review the activities of the Kennedy administration on arms control and disarmament. He is a member of the United States Arms Control and Disarmament Agency since its inception and previously a member of its predecessor, the United States Disarmament Administration of the State Department.

Dr. Rodberg obtained his Ph. D. in physics from Massachusetts Institute of Technology, spent two years in a post-doctoral position at the physics department of the University of California at Berkeley. He then received an appointment as assistant professor of physics at the University of Maryland. After two years on the faculty, he requested a leave of absence to join the United States Disarmament Administration which led to his present position. Rodberg was national secretary of the Federation of American Scientists, a national organization of scientists and engineers concerned with the impact of science on national and world affairs, and the editor of its national Newsletter. He is the author of many papers, both on science and disarmament.

The public is invited to attend.

Coleman-Smith

Mr. and Mrs. Billy Coleman of 5-B Eastway announce the marriage of their daughter, Diane, to Leon Smith, son of Mr. and Mrs. C. D. Smith, 129 Greenhill.

The couple was married January 4th in Halifax, North Carolina. Those present were Diane's mother, grandmother and Leon's father.

Frank Harper

Memorial services were held on Tuesday, January 9 at the University Park Church of the Brethren for Frank Charles Harper, infant son of Frank C. and Daphne Harper, 2 -B Eastway, who died January 7.

9:45 a.m. Sunday School
11:00 a.m. Morning Worship
7:30 p.m. Training Union
7:30 p.m. Evening Worship
7:30 p.m. Wednesday Midweek Service
GREENBELT BAPTIST CHURCH
Crescent & Greenhill GR. 4-4040

MOWATT MEMORIAL METHODIST CHURCH
invites you to
CHURCH SCHOOL --- 9:30 am
WORSHIP SERVICE --- 11:00 am
Lyle E. Harper, pastor
Nursery provided at Service GR. 4-7293

Holy Cross Lutheran Church

22 Ridge Road
Church Services 8:30 and 11 a.m.
Sun day School 9:30 a.m.
Edward H. Birner, Pastor

The Greenbelt Community Church

UNITED CHURCH OF CHRIST

Rev. Kenneth Wyatt, Minister

Hillside and Crescent Rds. GR. 4-6171

OUR 25th ANNIVERSARY YEAR

Friday: 4:00 p.m., Fellowship 78, Social Hall.
SUNDAY: Morning Worship at 9:00 and 11:10 a.m. with Mr. Wyatt preaching. Church School at 9:00, 10:00, 11:10 a.m. 5:00, Ninth Grade Fellowship. 6:30, Senior High Pilgrim Fellowship, topic "Does it pay to be honest?" 7:30, Church Council Meeting, Social Hall.
Monday: 8:00, Churchman's Club, Social Hall. Circles 1, 2, 3.
Tuesday: 1:30, Circle 4
Thursday: 8:15, Discussion Group, home of Mrs. Janet Powell.

"Disheartening"

TO THE EDITOR:

Last Saturday I witnessed the Board of Directors of Greenbelt Consumer Services in action at the first meeting held in Greenbelt since last February. To me it was a saddening, disheartening experience. It is no secret that the co-op has not been doing well, that its financial situation and its operations are not progressing as they should. Confronted with some very pressing problems as they are, I expected to find a board at last coming to grips with reality, facing up to its very difficult and trying role for the immediate future, and energetically seeking solutions. I was disappointed. Instead, I found a group of men wrestling with shadows, concerned with trivia, incoherent and indecisive, dominated by a small, executive committee and seemingly unaware of their duties and responsibilities as the directors of a cooperative.

The many old-time cooperators in Greenbelt, who once devoted a goodly measure of their time, talent and energies to the building of GCS, and the many, many Greenbelters who have invested their money in the co-op all these members, must share more than an academic interest in what is happening today.

Of course, the co-op is no longer purely local, and the local membership has lost much of its sense of identification. All is left is a sort of wistful half-loyalty. But the enthusiasm and zeal could be revived, I think, if the board would stop behaving like the proprietors of a private business venture and start acting like the custodians of a cooperative--if they would only remember that free discussion and debate and even argument are the lifeblood of an active organization and that without widespread membership participation, stimulated by frequent injections of truthful information, they cannot long survive.

If it would serve any good purpose, I would not hesitate to call for the resignation of the present board, or at least some members of the Board, but they are not entirely to blame for the situation they are now in. True, under their direction the membership has lost all practical control of the co-op. But if they used the membership, it is equally true that the membership allowed itself to be used. There have been a few voices pointing to the dangers of the route we were travelling, but no one paid attention, least of all the board. If the board stifled criticism and opposition, it is equally true that the membership did not try hard enough to make itself heard and too easily gave up the role of critic.

Even now the board is somewhat less than candid, less than honest, with the membership. They gloss over the gravity of the present situation, and they pretend that everything is under control and going well. They need a strong membership now more than ever before, yet they seem unwilling to take the membership into their confidence, to inform the membership of the true nature of our present precarious position, to outline to the membership the alternative courses open to us, to call upon the membership to stand fast and firm to weather the present storm.

For we can weather the present storm, if we are convinced that it is worth the effort. It remains for the board to inspire such conviction.

HARRY ZUBKOFF

Council Statement on Zoning

The owner of the triangular tract of land bounded by Kenilworth Ave., Greenbelt Rd. and the new Circumferential Highway has petitioned for approval of a C-2 commercial zoning.

Council has adjudged that this tract should first be evaluated as to its proper land use as related to the many other tracts and areas within the corporate limits of the city. After this is established, the next consideration would be the evaluation of the proposed physical structures and use by the petitioner for the rezoning.

Council recognizes that there are, in most planned communities, residential areas, areas of apartments, commercial area and industrial area. There is presently a zoned industrial area beginning at the boundary of Smith Sand and Gravel Co. and extending east to the boundary of the Jr. High School property. At the present time, some of this land has been put to a commercial use in the construction of the Beltway Plaza.

There is a commercial area in the center which, because of space limitations cannot grow beyond a size that would classify it as a community shopping center.

The majority of Council is of the opinion that any delay in the development of this tract would not necessarily bring a major tenant into the shopping center already under development. As it was previously pointed out, the petitioner fully intends to retain this land for a commercial development, even if approval would require three or four years.

This developer carries with him two major tenants in his recently developed commercial areas. Further, this would indicate that a major tenant of the Washington area would be hesitant to place a store in the Greenbelt area with the possibility of having to compete in the very near future with the major tenants (Korvettes and J. C. Penney) who are a part of the Kravitz Corp. developments.

Council members have visited already completed regional shopping centers in Camden and Harrisburg and find them comparable to Prince Georges Plaza and Langley Park. Each of these centers was fully developed in approximately eighteen months. Council has noted that not only these regional shopping centers, but similar centers within the county generally have other competing stores nearby.

To this degree a majority of Council is in accord that this tract best lends itself to a commercial use and that the present petitioners would develop this tract in accordance with the plans presented to Council.

Nine-Mile Race Here Sunday

The Greenbelt Recreation Department in cooperation with the D.C. Road Runners Club will host the second in a series of eight marathons during the club's "Operation Snowball". The race will be run regardless of weather. The start and finish of the run will be on Braden Field. A field of approximately 30 runners are expected to complete.

Leading the field will be John Gygax of the Empire Harriers, who won the race in September. Gygax is an Irish born boy. Another top runner will be Ron Haines the winner of last Sunday's

10 mile race at St. John's. On February 22, the final run will be a full 26 mile 385 yard marathon.

Last Saturday at the Greenbelt Ten Pin Lanes 10 year old Peter Bergin rolled a 209 game which is high game in the league. In the same game team mate Mike Brant, 11 years old, rolled 196. The Bantam league is composed of boys and girls under 13 years of age. The league has 16 teams with four bowlers on each team. Both bowlers will be given recognition by the American Junior Bowling Congress.

Registration will be held on Thursday, January 11th at 8:30 p.m. at the Youth Center for the new adult ballroom dance class.



Twin Pines Family Fun

Twin Pines Savings and Loan Association is one company that believes in mixing business with pleasure. Another in its series of "Family Fun Nights" for Twin Pines members will be held Sunday, January 21, from 2 to 5 p.m. at the Greenbelt Youth Center. Above are Twin Pines officials enjoying the fun themselves at the last Family Fun Night.

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OPERATING STATEMENT

	Year 1961	Year 1960
Our Income Totaled	\$ 55,318	\$ 48,106
We Spent	27,169	23,093
We Earned	28,149	24,962
We Paid Dividends of	23,371	15,027
We Paid an Interest Refund of	-----	1,880
We Added to Our Reserves	44,786	8,053

STATEMENT OF CONDITION

	Dec. 31, 1961	Dec. 31, 1960
WE HAVE		
1. Cash on Deposit and on Hand	\$ 14,653	\$ 11,915
2. Loans to Members	571,738	390,514
3. Other Assets	3,091	1,830
Total Assets	\$ 589,482	\$ 404,259
REPRESENTED BY		
1. Members Savings	\$ 536,003	\$ 367,083
2. Payable Items	19,870	8,302
3. Reserves of	33,609	28,874
Total Liabilities & Net Worth	\$ 589,482	\$ 404,259

LOAN COMMITTEE

LARRY NOEL
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STAFF

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Greenbelt, Maryland

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Council Delays Zoning

(Continued from page 1)
granting the commercial zoning.
BROWN OBJECTS

Sidney J. Brown, developer of Beltway Plaza which has also been announced as a regional shopping center, strongly objected to plans for a second regional shopping center in the area. He complained that he had not been notified until 10:45 a.m. that same day that the council intended to act on the zoning of Parcel 14 that night.

Brown asked for more time to make a thorough and detailed presentation on why there is no need for a second shopping center since Beltway Plaza would provide all the services needed by this area. He acknowledged that the proposed shopping center to be developed by Kravitz appeared attractive but that he wanted an opportunity to "show the other side of the coin," such as the traffic problems that would be created on Greenbelt Road by the proposed development.

Clifford Simonson, vice chairman of the Advisory Planning Board, criticized the council both for not informing the Board that the council would take up zoning at that meeting and for not further consulting with the Planning Board on information recently presented by the Kravitz firm after the Board had filed its report. This report, dated December 14 (printed elsewhere in this issue), recommended against commercial zoning for the Triangle and suggested a research and development type of establishment as preferable.

Mayor White stated that council considered this report to be sufficient. "The council was not aware that anything more was to be said," he added. Councilman Champion, however, confessed that council had erred in not requesting a final and complete report from the Planning Board following the presentation by Kravitz.

Champion characterized Kravitz as a "high minded" developer and said he had "no question" about the firm's sincerity. He pointed out that Kravitz has indicated that if commercial zoning was denied, the company fully intended to hold on to the land and come back in a few years to try again. Champion questioned whether Beltway Plaza can come up with a major tenant, whereas Kravitz could guarantee a major tenant in Korvett's.

PLANNING BOARD VIEW

Simonson and other members of the Planning Board challenged the whole concept of two major shopping centers in this area. He demanded to know how the council could consider that this area can support two regional shopping centers when economic surveys have shown that it could hardly support one.

Eli Crupain, a Planning Board member who is also employed by the Park and Planning Commission, called attention to the three sites on Marlboro Pike which had been zoned commercial. The three shopping centers erected on this site have remained small because of the competition among them, whereas there could have been one larger regional shopping center. He expressed the opinion that it was more likely that the tract would not be developed as a shopping center but would be sold for less desirable uses, once zoning had been obtained.

The mayor countered with the

observation that in his tour he had noted two shopping centers existing side by side. He asserted that the Triangle was an excellent commercial site and that it had "a better chance of making the grade" as a regional shopping center. Councilman Bill Phillips commented that it would pull in people from a good distance away.

Councilman Ben Goldfaden suggested that a decision on the zoning of this tract could be postponed, commenting that it was "immaterial" whether it was approved that night or two weeks from then. It was his motion, modified by Mayor White, that led to the special meeting next Monday night.

OTHER ZONING REQUESTS

The mayor also reviewed the other zoning petitions and the current reaction of the council towards them. In discussing parcels 1, 2, 3, 4 and 5 which are in back of the frame homes in the North End, he pointed out that poor drainage would require the installation of a pumping station. He reported that developer felt that this cost could not be realistically covered unless apartments were built rather than residential homes.

White revealed that the council would be "receptive" to granting R-18 (apartments) to parcels 1 and 2 (Between the frame homes and the Baltimore Parkway) if a developer was selected in which the council had confidence and if the builder agreed to put in the necessary roadways to serve the area at his own expense. The council would also be receptive to R-8 zoning for parcels 4 and 5 if the developer placed in escrow funds necessary to widen and resurface Ridge Road in that area.

The council was strongly opposed, however, to the request to rezone parcel 10 (adjacent to Greenbelt Lake Park) and parcel 15 (South of the Lake) to permit high rise apartments. It was also against rezoning parcel 7 to commercial. The council felt that this tract, adjacent to the new Lakewood development, should be reserved for private home development.

In the case of the Charles Bresler, parcel A (behind the American Legion and National Guard Armory), the council said it would be willing to grant R-18 to permit Bresler to build town houses (attached duplexes) there, provided the builder agreed to a restrictive covenant of erecting no more than seven dwelling units per acre. Abraham Chasanow, local attorney representing Bresler, said his client has agreed to this. Bresler does not presently have a zoning request before the council.

Preliminary to next week's meeting, the council invited the Planning Board to a meeting this Saturday afternoon with Sidney Brown and Martin and Gavin, the owners of all Greenbelt property except the parcels owned by Kravitz and Bresler. At that meeting Brown has announced he will brief the council with full details of his proposed development of Beltway Plaza as well as why a second shopping center is not needed. Martin and Gavin will make a presentation on their plans for apartment construction.

Mayor White has announced that a final decision on all the zoning petitions will be made at the special meeting Monday night.

High Point Theater

The High Point Little Theatre will present two evening performances of "Macbeth" on Friday, January 19, and Saturday, January 20, at 8:15 p.m. in the school. Three matinee performances for the students will take place on January 17, 18, and 19.

The following students from Greenbelt are in the cast: Myrna Chasanow, Marlene Herman, Hans Jorgensen, and Tom Ritchie.

Tickets will be one dollar for adults and seventy-five cents for students.

Credit Union Slates Annual Meeting Here

The Annual Membership Meeting of the Greenbelt Federal Credit Union will be held in the Greenbelt Consumer Services (Co-op) Hospitality Room (entrance adjacent to theater) Wednesday, January 17, 1962, at 8 p.m.

The agenda includes short reports by the Credit Committee, the Supervisory Committee, the President, and the Treasurer; the election of four members to the Board of Directors, and two members to the Credit Committee. Incumbents Benjamin Rosenzweig, President of the Credit Union, and Joseph C. Cherry have been nominated to fill two of the Board positions, and Earl Knickelbein, 7-F Crescent Road, and Stephen Cottrelle, 5013 Edgewood Road, Beltsville, have been nominated for the two remaining Board vacancies. Mrs. Margaret T. Leibe and Carl L. Eubank have been nominated for the two Credit Committee positions.

The Credit Union experienced record growth in 1961, with loans increasing over 50 percent and now exceeding one-third of a million dollars. Shares (members' savings) increased \$105,000.00 and now total over a quarter of a million dollars. Membership in the Credit Union increased 22 percent, passing the 2,000 mark.

The Credit Union is celebrating its Silver Anniversary, the 25th year of service to the community. In recognition of this, the Credit Union National Association and the Maryland Credit Union League have expressed their hearty congratulations for "having rendered a service unparalleled to any financial organization of its kind." Typical of the service rendered to the community by the Credit Union is its leadership in pioneering the financing of the purchase of homes in Greenbelt Homes, Inc. (GHI) at a time when no other financial institutions had the faith and confidence in this new cooperative venture. Over the years, literally hundreds of families have been aided in becoming homeowners in our town. In meeting financial problems of all kinds, bettering living standards, helping families in times of crisis, bringing education within the reach of many, the Credit Union has funneled over \$2-1/2 million into the hands of its members. This confidence has been more than justified, as proven by the exceptionally low rate of delinquent loans - one of the lowest in the country.

Continuing the policy of service which has marked the past quarter century, the Credit Union plans to enlarge its field of membership. At the urging of outstanding cooperative leaders in the Washington Metropolitan Area, this Credit Union is planning for an enlarged scope of activities so as to be of greater service to many more potential members.

In celebration of the 25th Anniversary, the Credit Union has invited all of the available Charter Members still in the area to the Annual Membership Meeting.

As a highlight to the meeting, Mr. Rosenzweig will present slides in full color of scenes and events at the Co-op Institute held at Hobart College, Geneva, New York, last summer.

There will be prizes (six \$5.00 shares) and refreshments.

Bird Club Meets

The Patuxent Bird Club will meet at 8-A Ridge on Saturday, January 13 at 8:30 a.m., to observe birds at a feeding station. Later in the morning there will be a demonstration of bird banding. Everyone is welcome between 8:30 a.m. and 11 a.m. For further information call Mrs. Bridge, GR, 4-6193.

Police News

A 17-year old local boy was apprehended by police as a prowler when he was caught looking into windows at 54 Crescent. The youth was also identified and admitted to being the prowler who has been snooping around 1 Gardenway. Officer Marshall (Bud) Zoellner made the arrest.

The Superintendent for a construction firm at the new Beltway Plaza informed police of the loss of tools believed stolen from that area.

A Greenbelt woman has had an Assault Warrant issued against her husband as the result of a domestic squabble.

There will be bicycle registration this Saturday, January 13 from 10 a.m. to 12 noon at the Greenbelt Firehouse.

Top Story

To The Editor

You printed the ten top stories of 1961 with No. 1 being the passage of G.H.I. housing for the elderly. To be more correct, the top story would be that the housing for the elderly was passed because the News Review, G.H.I. president, manager, and six board members garnered "49" votes to force their wills upon the people of Greenbelt.

Frank E. Gonda

Boys Club News

By Bud Dean

The Greenbelt Boys Club opened its 1962 Basketball Season Tuesday, January 2. The intermediates under the direction of Al DiMetric and Bill Tallent opened with a big win over Palmer Park. With George Burnatti and Jay Coleman putting on a big rush to keep the Palmer Park boys honest, our boys came along fast to cop the win. These boys need more practice, but when they start hitting on the shots they missed they will be a tough team to beat.

The Midgets, playing as a unit for the first time in years and under the capable direction of Jerry Jenkins and Lou Morrison, are slowly rounding into a good team. Most of these boys have never played basketball before, but before the season is over they will be giving a good account of themselves. In their first game they lost 24 to 12 against more experienced boys.....so watch the Midgets as the season progresses.

Men interested in helping and working with boys are needed for Saturday mornings. For more information call Bud Dean at GR 4-6086.

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Personal Service
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Anthony M. Madden
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Series of 1961
Number 34

Introduced by:
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RESOLUTION

TO AMEND THE GREENBELT CITY CHARTER SECTION 723 (P.L.L., 1943, ART. 17, SEC. 633. 1937, CH. 532, SEC. 3), PARAGRAPH 9, TO INCREASE THE LIMIT ON THE AMOUNT OF FINES.

BE IT RESOLVED AND ORDAINED that Section 723 (P.L.L., 1943, Art. 17, Sec. 633. 1937, Ch. 532, Sec. 3), Paragraph 9, under authority of H.R.B. Art. 11 E, 1955, Ch. 423, be amended as follows (Added material is underlined: deleted material is --)

9. To enact ordinances and make regulations not in conflict with the existing laws of the State of Maryland, and to provide for fines and imprisonments in the city county jail, or both, for the violation of such ordinances or regulations. No fine shall exceed one hundred one thousand dollars (\$100-\$1,000), nor shall any imprisonment exceed ninety (90) days, for any single offense.

PASSED by the Council of the City of Greenbelt, Maryland at regular meeting, November 20, 1961.

Francis W. White
MAYOR

ATTEST:

Winfield McCamy
CITY CLERK

Greenbelt Beauty Salon

GR. 4-4881

JANUARY SPECIAL

GINA MORA Permanent
\$6.50 comp.

PHONE Miss Mary, Miss
Alyce or Miss Jean
for appt.

When The SIREN BLOWS

By RITA FISHER

At least 1000 trees were gathered and burned at Braden Field on the scheduled night of the burning even though the weather was not ideal. At least that's how many must have been collected because that's how many free tickets were given away to see the film at the Greenbelt Theater on January 10.

The Rescue Squad made three emergency trips to hospitals last week. One call was for a teenage girl with stomach pains, one was to carry an employee of one of the stores at the Center who had injured her leg in a fall while at work. These calls were to P. G. The ambulance also went to Mt. Alto on an emergency run. In an accident on the Parkway on Tuesday, the driver of a panel truck was injured and carried to P.G.

The fire call was sounded and as much man and machine power as could be assembled was sent to the American Legion Post where the men were not called on to put out any fire. They were needed to pump out a flooded basement. They were also sent out on the 9-1 (Auto accident) where the panel truck was involved and the truck was estimated as a total loss.

There was a house fire in Greenbelt this week with the exact cause as yet undetermined. The fire, which started in the kitchen, ignited a counter-top, trash, knife-rack, curtain and wiring. On this fire call, the firehouse was called instead of Fireboard and I have been asked to insert a reminder: Lets all remember, in case of fire, call UN 4-1122.

Twin Pines Pays 5%

Twin Pines Savings & Loan Association has paid the 1 1/4% quarterly payment that completes the 5% annual dividend. Harvey Geller, president, pointed out that the cooperative puts some of its earnings into reserves and returns the rest to its members.

Dividends paid in 1961 amounted to \$23,370. During the year \$4,786 was added to reserves in order further to safeguard members' savings. Savings accounts jumped more than \$168,000 during 1961 and loans to members have increased from \$390,514 to \$571,738. At the close of 1961 the total assets amounted to \$589,482. This is 46% higher than at the close of 1960.

Geller further pointed out that Twin Pines is owned, operated, and democratically controlled by local people on funds provided largely by Greenbelters to help finance purchase of, or loans on, co-op homes. Membership meetings at which each member has one vote (regardless of shares owned), plus the fact that there is but one class of stock, maintain democratic control.

Maryland Attorney General Thomas B. Finan has pointed out that the vast majority of Maryland's 475 savings and loan associations are operated in compliance with law and in a safe and sound manner. He also has said that the improper practices which have been so widely publicized are those of organizations operated by persons from out of state who have come into Maryland with large promotional schemes to attract savings by mail through extravagant gifts and gimmicks.

Twin Pines supported state legislation for the control of savings and loan associations and submits its reports and statements regularly for review by the State Department of Assessments and Taxation. The legislature specifically discussed Twin Pines when it authorized savings and loan associations to make loans on housing co-operatives.

Old Vic to Appear At National Theater

The world famous Old Vic Company, which paid a memorable visit to Washington two years ago, will return for a ten-day engagement, opening at the National Theatre on Tuesday evening, January 23, presented by S. Hurok.

The engagement will be launched with Michael Benthall's successful production of "Macbeth." John Clements will play the title role, with Barbara Jefford, as Lady Macbeth. Michael Annals is the designer and incidental music was composed by Tristram Cary.

"Macbeth will run for seven performances through Saturday evening, January 27, with matinees on Wednesday (Jan. 24) and Saturday (Jan. 27).

"Saint Joan" will be given Tuesday, Wednesday, and Thursday (January 30, 31, February 1), with a matinee on Wednesday. Miss Jefford assumes the title role and Mr. Clements becomes the Earl of Warwick. This production, directed by Douglas Seale, was welcomed at the Old Vic by London's critics two seasons ago as the most memorable revival of the play since its premiere in 1924. Leslie Hurry designed costumes and scenery; incidental music is by John Lambert.

The engagement will end with Franco Zeffirelli's widely-acclaimed production of "Romeo and Juliet," which will receive three performances, on Friday, February 2, and Saturday matinee and evening, February 3.

Seats are on sale at Box Office now.



Barbara Jefford

22 Volts Short

To the Editor:

This is to inform all residents of the 'OLD' Greenbelt homes, that most of the 'OLD' Greenbelt homes are wired for 208 volt electrical service. Evidently it had been assumed by most everybody (until about two weeks ago) that the electrical service was the normal and most commonly used 230 volt wiring.

Appliances, such as ranges, dryers, air conditioners, of the 230 volt rating, will operate in an inefficient manner on 208 volt service. Electric burners on such ranges will overheat in the low position and underheat (warm-

up slowly also) in the hi position. Oven thermostats will not operate properly. Electric dryers will not dry sufficiently and the type-of-clothes settings will be off calibration. Air conditioner motors will tend to overheat and efficiency decrease.

This information must not have been generally known among the PEPCO residential service people until about two weeks ago, when the persistence of one resident forced them into an investigation of the 'OLD' Greenbelt electrical service. Nor was it evident that Greenbelt Homes, Inc., was aware of the fact that most of 'OLD' Greenbelt homes had 208 volt electrical service instead of the normal 230 volt service.

Joseph Hanyok

ANNUAL MEMBERSHIP MEETING

Greenbelt Federal

CREDIT UNION

Wednesday, January 17, 1962, 8:00 p.m.

Co-op Hospitality Room

Elections - Prizes - Refreshments

NO MONEY DOWN

Both VA and FHA - No Money Down.

Financing is now available.

We will be glad to show you our big selection of listings and explain how you can buy the detached house of your dreams with NO MONEY DOWN.



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GR. 4-5700

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Last Times Tonight
Thur. Jan 11

Ingrid Bergman
- in -
"GOODBYE AGAIN"

Fri. - Sat. Jan 12-13

John Wayne
- in -
"THE COMANCHEROS"

Sun. - Mon. Jan. 14-15

Paul Newman
- in -
"THE HUSTLERS"

Tues. - Wed. Jan. 16-17

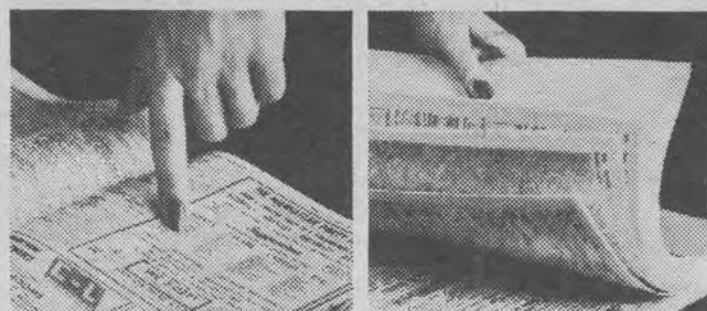
Susan Hayward
Dean Martin
- in -
"ADA"

Starts Thursday, Jan 18
HEY LETS TWIST
Twist Contest at 8:30
FREE PRIZES

Washington Yellow Pages are going to press soon!



Let the walking fingers point more business your way



If you wish to make any changes or additions in your advertisements, call your local Telephone Business Office.

Now Washington Yellow Pages have a handy index! Makes shopping the Yellow Pages easier than ever!



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Mix if you like New York State CHAMPAGNE White or Pink or Burgundy 1.99 5th - 2 for 3.78 20.95 Case Buy it sure is good	SCOTCH WHISKEY From Glasgow, Scotland - A Scotch with dignity - Mix With Others 3.79 5th or 3 for 11.00	FRENCH BRANDY Reg. 5.99 - 5th VETS SPEC. 3.89 5th 2 for 7.49
Founded in 1802 CREME-DE-MENTHE Nat. Known from 2.99 5th Green or White	OLD CHARTER KENTUCKY'S FINEST REG. 5.99 5th Vets. Spec. 4.69 5th 2 for 8.49	VODKA 2.99 5th or 2 for 5.75 Nat. Known Brands of WHISKEY From 35.00 Case up (12-5th to Case)
Assorted Box of Wine 4 Bottles Spec. 98¢ Box.	Full Quart Bourbon KENTUCKY SIRE 86 Proof 3.99 QT. As Long as they Last	5th-WHISKEY 5th-GIN 5th-VODKA ALL 3 for 8.75 Buy 5th or Mixed
OUR BEERS START FROM 2.39 UP	Imported 1959 Vintage SANTA HARO SPANISH RIESLING 2.30 97¢ in Buxbottles	THE RIGHT START TO YOUR HOME BAR Mix Your Brands from 3.49 3 for 10.00 Whiskey - Gin - Vodka - Bourbon - Cordial
PREPARED MANHATTAN & MARTINI 2.29 5th or 2 for 4.49 READY TO SERVE	Muscot 1955 GOLD SWEET WINE Yugoslavia 97¢ 5th	YOUR CHOICE 3.79 or 3 for 11.00 3.89 or 3 for 11.49 MANY BRANDS TO CHOOSE FROM
	Veterans 7 Year Old 100 PROOF BOURBON 3.79 5th or 3 for 11.00	

Homes for Retirement

By

ALICE K. DYKES

Do you wonder how a retired family whose income only \$3,000 can afford to buy a new home? When you realize that it takes a net income of \$6,000 or more for a young and growing family, you wonder how it is possible. Because their basic living expenses are very much lower, these older families can afford the new housing as easily as their younger counterparts.

It has been estimated that the total worth of today's average senior family ranges as high as \$8,400. Most are qualified for Social Security. A great many of these receive payments from company or insurance pension plans. And many are capable and willing to continue work either on a full or part-time basis.

Much has been said about credit ratings. Are these people good risks? In the assurance that these people are excellent credit risks, big builder Carl Mitnick, ex-NAHB president, says they tend to make larger down payments than younger families. This has been confirmed by another large builder, Alex Paulsen of Long Island. He claims that about 75% of his retired buyers paid all cash.

For stability in the community, these factors certainly merit attention. These folks have incomes that are stable. They do not change with the times, nor are they affected by local economic conditions. Their incomes are geared to annuities, pensions, and life insurance endowments rather than to wages or salaries.

The Census Bureau reports that one-third of all non-farm families headed by a person 65 and older had incomes of \$4,000 or more a year. Two-thirds owned their own homes; of these, one-half were mortgage free. Of the millions of people 65 or over, more approaching the retirement age can afford this better housing. The buying power of older people is growing fast.

Many people, preferably the younger set, have the erroneous opinion that these retired folks don't want homes of their own. They believe that they want to stay where they are. Some think they want to move in with "the kids." Another group believes and advocates the "Nursing Home," where they will be "well-cared-for."

But this is not true. Most older people want to move into new and better housing. But they can't find any! They do want to live by themselves. They neither need, nor desire, this "hospitalized housing" that the nursing homes supply. They are, and we shouldn't be surprised, very "modern" in their thinking.

Well, say those die-hards who are hard to dislodge from their own cherished beliefs, most of these people want to move down to Florida anyway. Or, they continue, they head toward Arizona or California. They don't want to stay here! This may be true for a few, but the majority want to live in or near the communities they now live in. This is the wish of four out of five families. It amounts to 75 or 80 per cent. Interestingly, many people who have retired to the sunshine states have grown tired of them and are returning to their former communities. A big builder in New Jersey provides us with a pertinent example. He claims to have sold a great many of his houses to people who have returned from a Florida retirement!

Why, you may wonder, are these people returning? They are returning because they find

HERE IS EASIEST WAY TO PUT ON TIRE CHAINS
It can be done in six minutes, and without a jack!



1. W. B. (Walt) Lashar, Jr., chairman of National Safety Council test committee, shows Marion Olund, Clintonville, Wis., the first step. Spread chains on the ground to remove tangles. Reinforced chains are best, and the projecting teeth or cleats should be up.



2. Then put end links of side chains on loops of "applier" and push onto tire as shown. No jack is needed.



3. It is wise to gather the cross chains up close in back of tire on some cars, so chains won't catch on back of fender when car is moved forward to encircle the rear wheels.



4. Now drive ahead one wheel revolution, until side chain fastener is near fender. Remove the spring steel wire "applier" and fasten the inside hook. Lashar shows Marion that the usually difficult inside hook can be fastened by "feel" (without getting under car) after you practice it once and learn how.



5. Marion has now learned how to put on a pair of tire chains in six minutes, the easy way. She is seen showing Joan Klemp, Clintonville, the final step—fastening simple outside hook.



6. Lashar congratulates the girls on their aptitude and reads them Council's tips for safe winter driving, one of which is "always carry reinforced chains and use them for severe snow or ice conditions to help avoid traffic blockades and accidents."

STATE COLLEGE, PA.—Prof. A. E. Neyhart of The Pennsylvania State University and educational consultant to the AAA, recently advised all high school driver training teachers to include "how to put on tire chains" in their basic courses for teen-agers. This would "serve to give American youth more self-reliance, and some would teach their parents in this old fashioned virtue. It would help reduce dangerous traffic troubles such as occurred when chainless vehicles blocked snowplows, and even fire trucks, in Boston and hundreds of other cities last winter."

that they want the change in seasons. They don't want to be so far away from their children. This is an enlightenment to the public; advertising has led us to believe quite differently.

Today's oldster is as active and vigorous as the middle-aged adult of a few decades ago. In years and outlook, he is quite young. He is much wiser, too. He advocates a simple and sensible home with safety and maintenance features that make sense in any home. That so-called typical "retirement home" would be almost as suitable for the young-marrieds. It makes a lot of sense! A noted authority on housing, Alexander Kira, Assistant Director of the Housing Research Center at Cornell University, has given us some potent words to mull over:

"Basically the aged are no different than the rest of us, and the house properly designed for an aged person would in most respects be equally desirable for his grandson. But unfortunately, the converse is not true. . . . With luck, if we really work at this, we may find that paying attention to the needs of the elderly might result in good housing for all of us."

Next: THE HOUSE, and What Retirement Buyers Want in It.

Greenbelt Seminar To Hear Isaac Frank

The newly organized Greenbelt Seminar will hold its first session on Thursday, February 1, in the Co-op Community Room. The speaker will be Isaac Frank, executive director of the Jewish Community Council of Greater Washington who will talk on the subject, "Church and State in the U. S."

Chairman of the Greenbelt Seminar is Albert Herling, 13-M Ridge, who is director of public relations for a bakery union and author of the book "The Soviet Slave Empire." Subsequent meetings of the group will present such topics as "The Fabulous Comrades," the Bell and Howell television film production on Communism, and "Operation Correction," which is "Operation Abolition" with a new commentary.

PLANNING BOARD

(Continued from page 1) shopping center will not be developed on this site because a trade area to support it does not exist. Accordingly, if this is zoned C-2, it could then be used undesirably. 3) If land use other than residential is to be considered, rezoning for a research and development type of establishment would be preferable.

THAT'S A FACT

SMALL MATTER
DURING THE FRENCH REVOLUTION, THE FAMOUS MIDGET, RICHAUDRE, WAS SUCCESSFUL IN TRANSPORTING MESSAGES THROUGH THE ENEMY LINES DISGUISED AS A BABE IN ARMS!

63¢ A DAY!
INVESTING 63¢ EACH DAY IN U.S. SAVINGS BONDS WILL ACCUMULATE \$1,500 FOR YOU IN 6 YEARS! AND IN 12 YEARS, IT WILL ADD UP TO OVER \$3,400! YOU NOT ONLY HELP YOURSELF BY BUYING U.S. SAVINGS BONDS, YOU HELP KEEP AMERICA'S ECONOMY STRONG!

THAT'S OIL, BROTHER!
OIL USED IN LUBRICATING FINE WATCHES COSTS AS MUCH AS \$6,000 PER GALLON!

START YOUR COLLEGE FUND NOW...
BY SYSTEMATIC INVESTMENT IN U.S. SAVINGS BONDS, THERE'S NO BETTER WAY TO HELP YOUR COUNTRY TODAY—AND YOUR YOUNGESTER TOMORROW!

Classified Ads

Classified rates are five cents per word, fifty cents minimum. Ads should be submitted in writing, accompanied by cash payment, to the News Review Office at 15 Parkway not later than 10 p.m. of the Tuesday preceding publication. If accompanied by cash payment, ads may be deposited in the News Review box at the Twin Pines Savings and Loan Association.

CALDWELL'S WASHER SERVICE: All makes expertly repaired. Authorized Whirlpool dealer. GR. 4-5515.

TYPEWRITER REPAIR: Overhaul and cleaning. Portable, standard and electric typewriters. Call Mr. K. Kinclus GR. 4-6018. Any time.

TV TROUBLE: Service by Tony Pisano, GR. 4-7841.

TELEVISION & RADIO REPAIRS & SALES:-RCA Franchised Dealers - New & Used - Roof Antenna Installations - Car Radio Repairs - Hanyok Bros. Professional Electronic Engineers. GR. 4-6069, GR. 4-6464.

PAINTING - Interior and exterior, Louis B. Neumann, 8-C Research. GR. 4-6357 after 6 p.m.

MUSICAL INSTRUMENTS - Band and Orchestra Olds, King, La Blanc, Gibson, and Martin rentals three months with option to purchase. Equally low rates on new Lester, Hanes, Estey, Starck, and Chickering pianos and Conn and Thomas organs. Many excellent used organs and used pianos from \$100 up. Low down payment, up to three years to pay. Phone c/o Ken Keeney GR. 4-5312 or Phone collect Kenney's Piano & Organ Center 161 West Street, Annapolis, Md. Colonial 3-2628.

TV SERVICE GR. 4-5366 - Mike Talbot. Also AM, FM, Auto and Hi Fi.

PIANO LESSONS FOR beginners, Carol and Marilyn Morris. GR. 4-5031.

PAINTING --- Interior, exterior, Free estimates, reasonable rates. C. H. Copeland, GR. 4-6953.

FURNITURE AND HOUSEHOLD GOODS Bought and sold For Cash. KAY-DEE FURNITURE COMPANY. GR. 4-7720.

ALTERATIONS: - Prompt, reasonable service. GR. 4-6405.

FOR SALE: - Westinghouse Automatic Washer, front loading, recently overhauled - \$55. 474-8563.

FOR SALE: - 2-Bedroom end frame with added room - lovely court - nice for older couple or young family - 12-M Ridge - GR. 4-7612.

WANT TO CONTACT one or more persons interested in forming car pool going to Ft. Meade - Monday to Friday - GR. 4-5198.

FOR SALE: - 2-Bedroom frame end - Southway - equipped kitchen - beautiful yard - \$62 per month - GR. 4-6077.

T. V. SERVICE GR. 4-5366 - Mike Talbot. Also AM, FM, Auto and Hi Fi.

CARPENTRY CONTRACTING on apartments and houses - top superintendents and foremen - experienced crew, trucks and electric tools. No job too large. Donald R. Smith Contractors Corp. Inc. Parkway 5-1379.

SECRETARY-STENO. Experienced; fast and accurate typist; shorthand. Must demonstrate competency. Accounting experience helpful but not required. Permanent full-time position. University of Maryland, Physics Department. Starting \$3,640 yr. WA 7-3800, Ext 460 or 643.

Our Neighbors

By ELAINE SKOLNICK Granite 4-6060

It's a boy for Mr. and Mrs. G. W. Sullivan, 53-B Ridge. Douglas Allen was born January 30, weighing 8 lbs, 3 oz. He joins a sister, Kimberly, age 2 1/2 years.

Former Greenbelters Bill and Maureen Cottrill are the proud parents of a 9 lb. 3 oz. son. The Cottrills, who now reside in Glen Burnie, have two daughters, Mary and Lorna.

Glad to see Charles Collins, 53-G Ridge, up and around again. Army Privates Jon H. Garner, son of Mrs. Henrietta Garner, 46-G Ridge, and Leon Smith, son of Mr. and Mrs. Carl Smith, 129 Greenhill, have completed an airborne course at the Infantry School, Fort Benning, Georgia. Jon and Leon completed four weeks of intensive ground and aerial training before receiving their paratrooper wings. They made five parachute jumps from an altitude of 1,250 feet.

Dennis Dunn, son of Mr. and Mrs. W. F. Dunn, 18-U Ridge, has been stationed at the U. S. Naval Receiving Station, USS Fort Snelling, Norfolk, Virginia. Dennis is a Fireman-Apprentice.

The Matt Ambergs are now residing at 6-E Hillside.

The new address of the Earl Dachslagers is 3-C Plateau.

The Daniel family have a new address--22-H Hillside.

The home address of Mr. and Mrs. Walter Paris has been changed to 6-L Hillside.

The William S. Shields, Jr., are now living at 3-F Research.

The Robert Thiebeaus have moved to 2-A Research.

Mona Dickson is among the three High Point students selected to appear on the TV show, "It's Academic," Channel 4, at 7:30 p.m. on Saturday night sometime during January. Mona is a senior.

High Point's basketball team is highlighted by James and Lewis Caruso, twin sons of Mr. and Mrs. Vincent Caruso, 9-H Southway. They look so much alike that opponents have to be unusually alert to the fact that one is right handed, the other a southpaw, when he fields a goal. Coach Jay Arnold says "that was Jim--he's the right handed one--no Lewis, he's the one that is right handed--well, it was one of 'em!"

The Carusos are three-letter men for the High Point Eagles--baseball, football, and basketball. They look fondly toward college sports following their graduation

from High Point in the spring of '63.

Mike Lammons, son of Mr. and Mrs. Thomas Lammons, 2-P Laurel, breaks the usual tradition that leaders of Pep Bands should be very, very tall. When Mike leads the mighty High Point Pep B, he stands only four feet nine "in my shoes," he says. He plays the snare drums in the regular High Point Band. Yet when asked if he intended to select a musical career, he said, "I'd planned on being a doctor--who knows?" Mike is a student of Don Smith, High Point Band director.

A speedy recovery to Elizabeth Goldfaden, 3-A Ridge, who recently underwent surgery.

Birthday greetings to Randy Nelson, 48-B Ridge, who was two years old on New Year's Eve.

The City Office has a new look. At Monday night's Council meeting, I sat in one of the lovely chairs purchased for the comfort of Greenbelt's citizenry. And while we're on the subject--Coke bottle or cup?

That was the question. Whenever this mighty problem pops up, Our poor Council gets indigestion.

Birthday greetings to kindergarten, Jimmy Sauer, who celebrated his sixth birthday.

Best wishes for a happy birthday to Debby Hogan, who was twelve years old.

A happy birthday to Kathy Ryan, 2 Lakeside, who celebrated her thirteenth birthday.

Mr. and Mrs. Francis X. Tucci, 16-E Parkway, proudly announce the birth of their first baby, Daniel Francis weighed 7 3/4 lbs. He was born Jan. 1.

WELCOME NEW NEIGHBORS Christian O. Ahles, 58-F Crescent Road, George R. Carlton, 2-B Research Road, Thomas R. Cockran, 44-L Ridge Road, Walter W. Draut, 11-G Laurel Hill Road, Wayne E. Hungerford, 7-A Laurel Hill Road, Louis C. King, 44-C Ridge Road, Walter S. Martynuska, 13-F Hillside Road, Laurence W. Perry, Jr., 11-C Hillside Road, Raymond C. Price, 42-F Ridge Road, Howard Sherman, 43-E Ridge Road, Elizabeth L. Simms, 19-H Parkway Road, Forrest L. Teets, 8-S Laurel Hill Road, Ye-Yung Teng, 10-D Laurel Hill Road, Helena M. Wilson, 14-U Ridge Road.

Sewing Class Offered

Two Bishop Sewing classes will be offered by the adult program of Prince George's County at Mowatt Memorial Methodist Church.

The basic course will be held from 9 a.m. to 12 noon. Intermediate will be from 12:15 to 3:15 p.m. Both classes will begin on Tuesday January 16.

The registration fee for each course is \$5.00 and must be sent by January 15 to the instructor, Mrs. Grace Smith, 4407 Beechwood Rd., Hyattsville.

Further information may be obtained from Mrs. Smith at UN 4-3821.

The National Safety Council says: "Have good tires--snow tires if you prefer--and use reinforced tire chains for very slippery and severe conditions. With snow tires, or even with the much greater help of reinforced tire chains, slower-than-normal speeds are a 'must' on snow and ice." Avoid skid-wrecks and don't block vital traffic this winter.

FOR SALE: - 3 bedroom masonry home, large corner yard, separate dining room. Monthly charges \$101.25. Call GR. 4-6690 after 7 p.m.

Plan Zoning

To the Editor:

Alan Kistler spoke for a lot of us last Monday when he reminded the City Council of the biggest investment in Greenbelt; greater than any single investor's holdings, current or contemplated. The Greenbelt homeowners' combined investment is large enough in dollars, but even more impressive measured in time and the expectations it represents. He did not mention the investment of energies which individual "developers" have contributed and will continue to contribute to the interest and enjoyment of living in Greenbelt, but these ideas could be heard close behind his words.

He was speaking against the hasty approval of the rezoning requests published in the December 28 NEWS REVIEW. Although the NEWS REVIEW did not report any deadline for action on the requests, time was an element the members of Council did not seem willing to give them. The Advisory Planning Board had disapproved them in a preliminary report, but the Council appeared pressed to get the requests on to the County Commissioners before it could hear the Board members further.

The Council's action was finally postponed by agreement until next Monday. The citizens of Greenbelt have until then to tell their Council whether they want their community to develop by promoter's petition or by organized and realistic planning. The problem is not as simple as deciding whether we like trees and parks or heavy traffic and commercial-industrial development. The City Council - any city council - here or elsewhere, now or in the future - has a continuous problem of providing services (at rising costs) while keeping the city treasury solvent. The conventional residential suburb is an uneconomical operation. This is why so many are stricken by suburban sprawl - where zoning is uncontrolled or city councils are desperate to "broaden the tax base."

The pressures now on Council are not merely specific; they are symptomatic. Unless specific action toward comprehensive planning is taken, defeat of the present requests will only result in more determined attempts in the future. Through planning it is possible both to broaden the tax base and to conserve desirable residential features in

a community. How? Housing developments are civically uneconomical; large numbers of absentee landlords or large rental populations are undesirable from the point of view of civic responsibility; commercial or industrial sites can be attractive - or a plain nuisance.

The City of Greenbelt has been in a favorable position - basically. But the City of Greenbelt is largely undeveloped. As it develops, it will need more commercial services and a broader tax base. As this area becomes more densely populated, it is the manner in which these needs are met which will determine whether Greenbelt property values appreciate or take a drastic plunge.

Present zoning for Greenbelt is only general, deriving from the regional planning of the N.C.P.P.C. Greenbelt is self-contained and has other great natural advantages, but will require very compact and specific zoning to preserve its equilibrium in the years to come. Let's not go in for the plunge!

Gordon Allen

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AN OPEN LETTER TO THE CITIZENS OF GREENBELT

There is now pending before the Prince Georges County Board of Commissioners two zoning petitions, among others, affecting the City of Greenbelt. These petitions seek to have rezoned from what is known as PRC or Rural Planned Community, two tracts of land, one consisting of 57 acres and one of 50 acres, to C-2, which is Heavy Commercial.

The 57 acre tract fronts on Greenbelt Road and is bounded on the east by Kenilworth Avenue and on the west by the proposed circumferential highway. The 50 acre tract is immediately north of this tract and practically adjoins it, fronting on Crescent Road to the south and Ridge Road to the north.

The petitioners have advised the members of your City Council that they propose to build regional shopping centers on these sites.

I am bringing this matter to your attention because the proposal to build an additional regional shopping center, much less two such centers, would be catastrophic to the City of Greenbelt and its desire for a truly regional shopping center which would serve the dual purpose of providing a good tax base and a necessary community service.

A regional shopping center is one which caters to a five mile area and requires a population of about 250,000 in order to sustain it. Aside from the regional trade area which it must have, there must also be what is known as a primary trade area within three miles from the center, consisting of in excess of 100,000 people.

PROFESSIONAL SURVEYS WHICH HAVE BEEN MADE IN THE LAST FEW YEARS, INCLUDING ONE WHICH WAS CONCLUDED DURING THE PAST MONTH CLEARLY INDICATE A DEFINITE LACK OF POPULATION TO SUPPORT EVEN ONE REGIONAL SHOPPING CENTER IN ACCORDANCE WITH THESE STANDARDS. Where then is there any sense in zoning an additional tract for a regional shopping center when such a center is already in the process of being built, almost on the same spot as the one being proposed?

Let us examine the obvious effects of zoning another parcel for a regional shopping center at this point. The existing development would go into competition with the proposed center for tenants. Such a situation would result in a loss to each developer. This may or may not be the concern of the citizens of Greenbelt, but most assuredly it would also create a terrific loss to the City of Greenbelt and its citizens. There are just so many good stores to go around. It is necessary for a regional shopping center, to be successful, to have all of the good stores located in one center. If two of them compete for the stores, then each will have a few of the good stores and neither center will be regional in any sense.

EACH DEVELOPER WILL HAVE AN UNSATISFACTORY NUMBER AND ASSORTMENT OF STORES AND WILL ALSO HAVE REMAINING A LARGE TRACT OF GROUND, WHICH, SINCE IT IS ZONED COMMERCIAL OR INDUSTRIAL, CAN BE USED FOR ALL SORTS OF UNPLEASANT, DISAGREEABLE AND UNDESIRABLE TYPES OF BUSINESSES. WHAT ELSE IS HE TO DO WITH HIS GROUND?

Just such a thing has happened on the Marlboro Pike where the Prince Georges County Commissioners zoned three large parcels at about the same time for commercial purposes. Two of the tracts have been improved with small shopping centers because they have had to split up the available tenants, and the third tract stands unimproved. Neither center is regional although clearly the area could support a beautiful, well integrated regional shopping center which would be a credit to the District Heights Community.

When a developer is able to accumulate enough of the right type of stores to accommodate his entire tract he can afford to spend a lot of money building beautiful structures and providing many conveniences, arrangements and appointments. When he is competing with a center for stores then he must reduce the rental and offer all kinds of gimmicks in order to beat the other fellow to the punch, and in order to save money he must necessarily cut down somewhere and he usually winds up saving on his construction thus eliminating all of the nice and convenient extras that go with a regional shopping center.

My architects have designed a monumental center consisting of some 66 stores including a covered air-conditioned mall which would be an innovation in this area. These are very expensive structures and this project can only be successful if it has the support of the citizens of Greenbelt, both in the planning and in the utilization.

It has been stated that one of the proposed developers seeking rezoning has a department store in tow and therefore it is anticipated that he will be able to build a regional shopping center. It would seem to me that the best evidence of accomplishment is the existence of a shopping center, not the proposal of one. I have gone to great expense with the encouragement of the citizens of Greenbelt and its officials to construct the first section of the Beltway Plaza which will be open for business on January 27th, 1962. We already have in our

center the largest type of store of such outstanding merchants as the A & P, Drug Fair, High's, Vincent et Vincent, etc.

WE ARE ABOUT TO START ON A JUNIOR DEPARTMENT STORE OF W.T. GRANT CO. WHICH WILL EXCEED 30,000 FEET. We are in the midst of negotiating with the most outstanding national department stores, junior department stores, shoe stores, women's wear shops, men's wear shops, restaurants, etc. etc. How can anyone say, knowing that the area cannot support two regional shopping centers, that we should give a chance to someone else who is proposing to build a regional shopping center in derogation of one who is actually building one?

Greenbelt needs a fine regional shopping center. Greenbelt also needs good substantial property for a better tax base. Ladies and Gentlemen - you would be destroying both these opportunities if you zone another tract for the purpose of building another shopping center because neither one of us will then be able to build one good substantial property upon which to base a decent amount of taxes. If you allow one to complete his project you would have a tremendous asset from which you could rightfully demand a fair share of taxes.

It has been mentioned that the 57 acre tract which is bounded by Kenilworth Avenue and the proposed circumferential highway is the more logical place for a regional center. At first blush this might appear to be so. However, if we examine carefully the various frontages of this tract it will soon be determined that a shopping center of any consequence will create a major traffic hazard along Kenilworth Avenue which would be the only access point to either the Beltway Plaza, now under construction, or the 57 acre tract for which zoning is sought.

A regional center, as has been stated, depends upon a much larger and more distant population to support it than a local primary trade area even if such a primary trade area were available. Therefore, the only reason for the existence of a regional center is the excellent traffic pattern and road network. In this particular case, the road potential would actually be detrimental to a regional center on the 57-acre tract. A careful examination of the exits from the circumferential parkway for cars proceeding either north or south on the circumferential parkway for cars proceeding either north or south on the circumferential highway and seeking to get to the 57-acre tract, would cause a backing up of cars on Kenilworth Avenue north of Greenbelt Road. This is so because the only access permitted to the 57 acre tract is on Greenbelt Road and cars coming off the circumferential highway discharging onto Kenilworth Avenue would necessarily have to make a left turn onto Greenbelt Road. THIS WOULD BACK UP ALL TRAFFIC ON GREENBELT ROAD AND ON THE CIRCUMFERENTIAL PARKWAY FOR MILES BECAUSE A REGIONAL CENTER, IN ORDER TO EXIST, MUST HAVE THOUSANDS AND THOUSANDS OF AUTOMOBILES VISITING IT.

On the other hand, the existing shopping center - Beltway Plaza is reached in the same manner from the circumferential and Kenilworth Avenue, but a right turn is made to enter that center. Such a turn is made without the need for signal control at the intersection of Kenilworth Avenue and Greenbelt Road, and the cars will proceed quickly and orderly onto Greenbelt Road and into the shopping center. Therefore the excuse being offered that the 57 acres is the more logical spot for the development of a regional shopping center loses its potency when you examine the traffic pattern.

It is true that I have a large stake in protecting the shopping center which I have already built and the millions which have been spent and committed in connection with my project. But certainly, if what I say is reasonable about the detriment to the City of Greenbelt if it were to favor the new zoning attempt, the fact that I would get an advantage because of the absence of competition should not militate against me.

TO ZONE ANY ADDITIONAL PROPERTY NOW WOULD DESTROY AND NOT CREATE. TO POSTPONE SUCH ZONING FOR AWHILE AND ALLOW THE PRESENT DEVELOPER TO COMPLETE HIS PROJECT WILL NOT PREJUDICE ANYONE AND WILL NOT EXPOSE GREENBELT TO THE RISKS OF TWO STRIP CENTERS.

It has been well said that "A bird in hand is worth two in the bush". If it ever became necessary to zone another tract for a regional shopping center the ground will always be there and the longer you wait the more attractive ground becomes because of developing population and road patterns.

Respectfully submitted,
FIRST NATIONAL REALTY CORPORATION
Sidney J. Brown
President.

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