

RECOMMENDATION ON LOCATING PERIMETER RD. SOUGHT FROM CITY

by Virginia Beauchamp

Scheduled for discussion at next week's regular city council meeting on July 13 is the issue of which among three suggested routes for the section of the proposed perimeter road through parcels 1 and 2 the city recommends. The question was raised in a letter to the city manager by Roy F. Cowell, Chief of the Development Division of the Maryland-National Capital Park and Planning Commission.

On a sketch map prepared by the MNCPPC the road is shown in three different locations from the point at which it curves south to more or less parallel the Washington-Baltimore Parkway until the three routes come together just north of the present access road to the landfill. The most westerly of the routes cuts almost straight south just beyond the present end of Plateau Pl. The other two curve further to the east.

Since the undeveloped area west of the perimeter road will be zoned for townhouse development (R-T) and all land lying east will be zoned for single family residences, the more westerly route selected the less will be the allowable density on the still undeveloped land. The range in number of units allowable on acreage zoned R-T, depending upon the location of the road site, would be from 152 (for 15.2 acres) to 426 (for 42.6 acres), according to Cowell's projection. The middle route would result in 245 units allowable, on an acreage of 24.5.

On the basis of density the most westerly route might automatically be deemed desirable. Furthermore, such a routing, which would be contiguous to the GHI property line would permit the corporation, in Cowell's words, "to somewhat control points of access to and through their holdings, as well as controlling the type of development on the periphery of their holdings." However, city manager James K. Giese points out in a referral letter to Advisory Planning Board chairman John P. Bogumill that such a location could result in a "potential liability" to GHI for road construction. In addition, it would bring the road to within 120 feet of the nearest GHI residence.

GHI Position

The GHI board at its June 25 meeting, as reported in last week's *News Review*, voted in favor of a middle route, though somewhat altered from the MNCPPC projection. According to the GHI recommendation, the middle route would swing west to the GHI property line along the settled portion of Plateau Pl. The board noted, however, that if city council disapproved of this variation, GHI would prefer the middle route as drawn on the MNCPPC map. This route, nevertheless, may pose problems,

Cowell's letter suggests, "related to access points and crowding of units on difficult to develop ground."

Possibilities for redrawing the routes are somewhat limited, Giese notes, because of the terrain. Plateau Pl. follows a ridge line, which then continues beyond the end of the completed street in approximately the same direction, almost as far as the easternmost of the three proposed routes. Thus, the two more western routes can only cross this ridge at saddles or low spots.

Consideration of the problem was referred to the APB, which was asked to report to council at the July 13 meeting. The APB met at a special meeting on June 27.

New Oil Spill

By now experts on the subject, the city's Public Works Dept. rushed into action when a resident of Lakeside Drive called to their attention a noticeable film of oil reaching the inlet stream to the lake that has carried previous oil spillage to the lake. The city crew traced the source of oil through a storm sewer and eventually to the basement of 52 Crescent, where a faulty gasket on the fuel filter was allowing seepage. As in previous episodes, a dam was placed across the feeder stream to trap oil and keep it out of the lake.

Swim Team News

by Mike "Turtle" Jones

The first swim meet for the Greenbelt Swim Team in the regular season will be held this Saturday, July 11, at 9 a.m. against the Takoma Swim Club at the Greenbelt Pool. Swimmers and officials should be at the pool by 8:30.

Until one week ago it seemed that a Greenbelt victory over Takoma Park was inevitable, because Takoma Park is seeded fifth and Greenbelt first in a five-team division. Last Saturday, however, Takoma Park pulled an upset victory and walloped University Hills, 294-197. If Greenbelt is to take the meet this Saturday, it will have to work especially hard. In the other meet last Saturday, Belair overpowered Rock Creek, 287-189.

Public Speaking Training

The internationally famous Toastmasters Club offers training in public speaking in Greenbelt to all men in this general area. Many opportunities to speak and to learn are provided in twice-a-month, 90-minute meetings, with helpful evaluations provided by experienced speakers. Information from Larry Noel 474-9362.

WHAT GOES ON

Saturday, July 11, 9 a.m. Swim Meet, Greenbelt Pool.
12-5 p.m. Voter registration, Kleins, Beltway Plaza
Monday, July 13, 8 p.m. City Council meeting.
Thursday, July 16, 7:30 p.m. Folksinging, Greenbelt Library.
Saturday, July 18, 12-5 p.m. Voter registration, Center

AGENDA

REGULAR MEETING OF CITY COUNCIL

Monday, July 13, 1970

8 p.m.

I ORGANIZATION

- 1 Roll Call
- 2 Call to Order
- 3 Lord's Prayer
Pledge of Allegiance to the Flag
- 4 Minutes of Special Meeting, June 8, 1970
Minutes of Regular Meeting, June 15, 1970
Minutes of Special Meeting, June 29, 1970
Minutes of Special Meeting, July 6, 1970
- 5 Additions to Agenda by Councilmen and Manager
- 6 Bid Opening - Cherrywood Lane Four Cell Box Culvert

II COMMUNICATIONS

- 7 Petitions and Requests
- 8 Administrative Reports
- 9 Committee Reports

III. PUBLIC HEARING

- 10 Cherrywood Lane Four Cell Box Culvert Improvement Ordinance

IV. OLD BUSINESS

- 11 Ordinance to Provide for a Four Cell Box Culvert on Cherrywood Lane - Second Reading
- 12 Resolution - Swimming Pool Rates for Single Persons - Second Reading
- 13 Perimeter Road - Parcel I
- 14 Appointments to Boards
- 15 Speeding on Lastner Lane
- 16 Housing for the Elderly
- 17 Proposed High School

V. NEW BUSINESS

- 18 Meetings

VI. MISCELLANEOUS

Citizens Debate Proposal For High Rise for Elderly

by Sandra Barnes

At a well-attended public hearing July 6, designed to elicit citizen response to the proposed senior citizens housing project on city-owned land behind Candy Cane Village, two main issues were focused upon.

First, no one objected to the idea of building an apartment house for the elderly. However, some people did express the need for a study which would determine exactly how many people would want to live in such housing. A few also wondered about the effects upon the people involved and the community itself when one group is segregated or isolated away from the rest.

But the main questions raised were: 1) How desirable is it to construct housing for the elderly in a recreation area? and 2) Would the zoning change perpetuate additional requests for high density zoning which the city council has consistently opposed in the past?

James Cassels, president of the Senior Citizens Housing Cooperative, felt the noise factor from the pool and ballfields would be obviated by sound construction and air-conditioning. Several senior citizens felt the location was ideal since it was close to nearly all the facilities they regularly use, such as doctors' offices, pharmacy, supermarket, Golden Age Club.

The second main issue was perhaps the more serious. Would a 7-story building lead to other high rises in the area? Councilman Richard Pilski was the most skeptical in this regard. He felt that it was likely that the adjacent landowners might wish to tear down their aging buildings to put up high rises.

Cassels replied that he doubted the adjacent landowners could put up high rises since they could not provide the necessary parking areas. Further, the district council has granted special zoning exceptions when housing for the elderly was planned which would not apply to other apartment owners.

Richard Passwater accused council of maintaining a double standard in seeming to approve of a 7-story building in one area while disapproving of it in another.

David Lange replied to this statement by noting that the senior citizens housing co-op was not comparable to any other high rise. Little traffic would be generated, he said. No additional schools or playgrounds would be needed. And the co-op would be located next to the Greenbelt Plaza Apartments, which were already zoned R-10, the type of zoning the SCHC wishes to obtain.

Councilwoman Elizabeth Maffay expressed her fear that a "zoning exception could come back to haunt us." But, she added, if it comes to having or not having such housing, she favored the project.

Councilman Joel Katz stated that a program of this nature responds to a community's needs. "Even

with the problems, the site has much to recommend it."

Nevertheless, councilman Richard Pilski felt he didn't have enough cost figures on such things as maintenance. "We should have more than just the goals" of the project, he affirmed.

Mayor Francis White asked about the feasibility of two 4-story buildings as opposed to one 7-story building. Cassels replied that the upkeep and maintenance on two buildings would be much greater than on one.

APB Recommendations

The council had previously received the recommendations of its Advisory Planning Board on the project. APB approved the site, stressing some conditions: 1) use of conditional zoning (that the land be used only for senior citizens housing), 2) city approval of building and site plans (including grading of the site and retention of foliage), 3) the structure not extend significantly above adjacent apartment structures. (It was brought out by some that the topography of the land was such that the building would not be more than ten feet above the largest structure in Greenbelt.

A letter from the Greenbelt Homes, Inc. board of directors also recommended use of the city-owned land for the project, concurring with all the stipulations in the APB report. GHI added a further condition, if it was not inconsistent with appropriate laws and regulations. GHI recommended that "because the city is being requested not only to furnish parkland but also to do so at a nominal rate, bona fide residents of Greenbelt should have top priority for membership and there should be sufficient number of qualified residents to constitute most of the membership."

Charles Wells, speaking from the floor, seemed to sum up many citizens' views when he stated that "Greenbelt has always been concerned with its citizens." Such a housing project, he felt, "would benefit the entire community" and "could become a center for (servicing the needs) of hundreds of older persons."

Mrs. Menes Speaks

State Legislator Pauline Menes also addressed the group. She noted that all of the citizens seem to want housing for the elderly while maintaining the integrity of the community.

Having listened to several senior citizens comment on their lack of adequate public transportation to and from the Center and on their attempts to subsist on small fixed incomes, she suggested to council that it have a town coordinator for the senior citizens who would attempt to solve the existing problems such as budgeting. She suggested that council might wish to purchase a bus to be driven by a senior citizen. She further suggested that council make a study to find out exactly who wanted to live in the proposed housing project.

"As you go forward on the solution to the housing problem, you should have the kind of statistics to solve other problems as well," she concluded.

Mayor White responded that the city was aware of many of the problems Mrs. Menes spoke about, but perhaps had relied too heavily on the Golden Age Club to bring these problems before council.

Councilman Edgar Smith made a motion to take the question under advisement until the next scheduled council meeting and to leave the record open for anyone who wished to submit a written statement on the subject.

CITY COUNCIL, MANAGER ATTEND MD. MUNICIPAL LEAGUE MEETING

by Virginia Beauchamp

Greenbelt's mayor, Francis W. White, was one of two persons honored at the banquet of the Annual Convention of the Maryland Municipal League, held in Ocean City on June 21-23. White and Mrs. Susanna K. Cristofame, councilwoman from Bladensburg, received plaques from the Prince Georges Municipal Association designating them as outstanding county municipal officials. This annual award, called the Frederick G. Richardson Memorial Award, commemorates a former mayor of Mt. Rainier, who died of injuries received in an auto accident while he was incumbent in that post.

White served as president of the county Association this year and has served actively on a variety of committees over a period of several years. Mrs. Cristofame has been secretary-treasurer of the Association.

White was also reelected to the 25-man Council of the state organization. The Council, according to the constitution, as amended at the convention, consists of a president, seven regional vice presidents, a vice president at large, 15 council members at large (of which White is one), and one representative for the section of city administrators.

At the convention White also

served as chairman of the resolutions committee and as co-chairman of the legislative policies committee. In the latter function he presented a recommendation for enlarging the committee to facilitate its work in preparing policy to present to the legislature. To this end the Congress of Cities, a special annual meeting of the League, has been scheduled well ahead of the legislative session rather than, as in earlier years, just at the beginning of the session. In this way League members hope to be able to prepare an extensive presentation to the legislature of a program which municipalities with-

continued on page 4

Folksing Program For Young Adults

The Greenbelt Branch of the Prince Georges County Memorial Library welcomes all young adults to its first folksing program - "Summer Sing-Out" - on Thursday, July 16 at 7:30 p.m. Come to Conference Room 3 (across from the large meeting room) with your guitars or other folk instruments - or just to sing along on your favorite folk songs. Laura Prince of College Park will bring her guitar to lead the music; everyone is welcome, and refreshments will be served. Mrs. Elizabeth Allen, Young Adult Librarian, hopes to make these programs a regular part of the library's services to the Greenbelt area.

CLASSIFIED

\$1.00 for a 10-word minimum, 5c for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 15 Parkway before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office. There is no charge for advertising items that are found.

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YARD SALE: - Sunday, July 12 noon-3 p.m. Lamps, luggage, china, etc. 43-D Ridge Rd.

AIR-CONDITIONING - Installation - Cleaning and Lubrication. Call anytime 474-7229.

PUBLIC SPEAKING TRAINING COURSE by Toast Masters Club, Greenbelt. L. Noel 474-9362.

HOLY CROSS LUTHERAN NURSERY SCHOOL is accepting applications for the coming school year. For information call 345-5111.

BEACH HOUSE FOR RENT nr. Bethany Beach, Del. from July 12 to July 19 - \$100 per week. 474-5692.

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Need ladies & gentlemen to represent us in this area.

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FOR SALE: - Four "Rocket" dark center Mag wheels, 14" Ford, new, reasonable. 345-7692 after 5.

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FOR SALE: - One screen room which snaps on to camping trailer size 8x10. Has poles, stakes & hold-down pins. Call 345-1084 evenings.

LEAVING - Yard Sale 14 Que Laurel Hill Rd. (474-4116) Sunday, July 12, 1-5.

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Registration Deadline Announced by PGCC

August 1 is the deadline for students to apply for admission to the Fall semester at the Prince Georges Community College.

Operating under an "open door" policy, the College accepts any student who has graduated from high school or its equivalent.

PGCC is fully accredited and its transfer credits are accepted throughout the nation.

Students may obtain admission applications and the required test applications from the Director of Admissions and Records, Prince Georges Community College, 301 Largo Road, Largo, Md., or phone 336-6000, ext. 201.

Registration for the second summer school session will be held in the College Cafeteria, 12 to 8 p.m., July 15. No formal application procedure are required for students who wish to attend the five week session, July 20 to August 20.

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City Notes

Despite a sudden downpour in the afternoon, the July Fourth fireworks went off as scheduled. Crowds were as large as in previous years, city officials estimated — even with competition from College Park and the University of Maryland, who joined forces to put on their own fireworks exhibition on the University campus.

The city's Public Works crew did yeoman service to get everything ready before the display. The two drinking fountains that had been previously ordered, were delivered in time to be installed for use by the crowds at the lake park. New gravel was put down along the muddy stretch of roadway on the south side of the lake. The downpour, however, muddied the gravel before it had a chance to be packed down.

Normal refuse collection service was maintained over the holiday; but an extra load was placed on the Parks crew, who spruced up the park prior to the Fourth and then sent in a four-man team of summer labor to clean up the area the next day. It took all day, but they got the job done.

Work is proceeding according to schedule in the widening of Southway Rd. Curbs were being laid this week. According to city officials, occasional temporary detours and traffic delays may become necessary from time to time in the course of the construction.

The Public Works Dept. has received delivery of a 9 ton equipment trailer.

KASH Realtor 345-2151
GAIN points and equity by assuming the loan on this beautiful home in Greenbelt. Look! 3 BR's, 2 1/2 baths. Fireplace in carpeted rec. room and located in a choice area. Your opportunity to buy and take over pmts. of \$170/mo. after dwn. pmt. \$34,000.
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MR. CLEAN (And Mrs. Too) have lived in this beautiful brick Cent/AC 3 BR 2 1/2 bath home and have improved it each year. Many other features, such as: 2 fireplaces, W/W carpet, many appliances and a 2 car garage. Beautiful assumption on a 5 1/2% loan at \$133.24/mo. or take out a new loan at one of the best rates in the area. Call for details on this beautiful home. \$38,500.

JOY is the only word for this beautiful 1 BR home near the woods that you can assume a 4% loan and make payments of \$57.75/mo. that will include all utilities except elect. Just right to get started with — it is unbelievable at \$6500.

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AXION to this quickly if you want to get this 4 BR 2 bath home on a good assumption. Pick up pmts of \$173/mo. on this 6 1/2% loan and move in later on in the year. \$24,950.

DASH down to Kash and have us show you this very nice 4 BR 2 bath Cent. A/C home with many appliances and you get a large fenced level yard. Much storage area. Near Greenbelt \$31,100.

FANTASTIC! Are you CROWDED? Join the "uncrowded" set by simply buying this 7 BR 2 1/2 bath home with a large foyer, large dining room, in fact this home's simply large all over. Come see and buy on FHA/VA terms at \$34,250.

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Recreation Review

Volunteer

The Recreation Department is currently seeking all teens to act as Junior Camp Counsel. If interested please call the Recreation Department, 474-6878, daily from 9 a.m. to 5 p.m.

City Closed Tennis Tournament

The City Closed Championships will be held July 17, 18, 19, depending upon the number of registrants. Competition will be in the Men's and Women's singles, doubles and mixed doubles. Adults and juniors are welcome to play — this tournament is for City residents and employees only! Register now by calling 474-6878, daily 9 - 5 p.m.

Band Festival

A KAVA sponsored Battle of the Bands was run on July 3 at the Youth Center with a ten band schedule. The tough, unique, and talented competition delighted the audience of over 400 persons. "Scorpius," a hard rock group captivated the audience and judges and walked away with first place. "Rose," from Annapolis, and "Sylabus," from Laurel, took third.

Junior Tennis Tournament

Greenbelt Boys and Girls, who are under 14 and are interested in playing in the Junior Tennis Tournament call and register at the Greenbelt Youth Center between 9 a.m. and 5 p.m. daily. The tennis dates are August 7, 8, and 9.

T League

This elementary skills baseball class is for young boys. All fundamentals will be covered. Classes will meet Tuesday and Thursday during the summer. For more information call 474-6878, daily from 9 - 5 p.m.

Adult Swim Lessons

Lessons started Monday, July 6, with enough people for two sessions. Class will meet every Monday and Friday at 7 p.m. at the pool. The first sessions will run from July 6 to July 29 with make-up classes held on July 31. Registration for the second session is now under way at the Recreation Department. The second session begins August 3 and runs through August 21, with make-up classes held August 24.

Running Enthusiasts

A number of people have discovered a pleasant, safe place to jog or run is on the path around Greenbelt Lake, a distance of about 1 1/4 miles. Those who have been practicing regularly may want to participate in a 9.3 mile race or a two mile race to be held during Labor Day weekend as part of the Greenbelt Festival. All Greenbelt finishers in either race will receive trophies. Weekly competition is offered by the Road Runners Club of Washington at various distances for people of all ages and abilities. Call Larry Noel for information, 474-9362.

continued from page in the state would like to see implemented.

Another Greenbelter, Robert Helfrich, who has served as executive secretary of the Maryland Municipal League, announced his resignation from the post, effective July 1, to become an official in the National Boating Association.

League Program

Greenbelt officials, who included all members of city council, as well as the city manager, were most interested in two programs presented at the League meeting. One of these was the report by a consultant who had studied the feasibility of setting up a total management information system for municipalities—in other words, a uniform data system to be tied into a computer set-up. At present, fiscal accounting systems vary

VOTER REGISTRATION

Voters may register for the 1970 Primaries at two locations in Greenbelt before the August 17 deadline. On July 11, a mobile registration unit will be at Kleins from 12-5 p.m. On July 18 registration will be held in Greenbelt Center from 12-5 p.m.

Pet Show

One of the special events of the 1970 Labor Day Festival will be a pet show! The co-chairmen are Joe and Joy Emerson; he is the physical education instructor at North End School. Several volunteers will be needed to register entries, set up tables, and assist the judges. If interested, please call Mrs. Donna Crays, 474-6977. Information about categories and other rules will be publicized in August.

9" Frisbee 68c
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so much between one city and another that comparable cost data are obtainable only with difficulty.

A second session concerned cable TV. This was of interest here since the city has been approached by several companies, wanting the franchise for cable TV within Greenbelt. Cable TV provides ghost-free reception and is most

usual in rural areas at some distance from sending stations. The report presented to the League concerned FCC policies for control of cable TV and such technical details

as assignment of channels for use by a city, what constitutes a reasonable profit for the enfranchised company and a fair tax return for the city.



151 Centerway MLS 474-5700

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Professionally decorated throughout with wall to wall carpeting and draperies. Each level has its own thermostat for controlled heating and air conditioning. This is a home with comfort and for the discriminating buyer. Call for an appointment.

BOXWOOD:

Two attractive homes for sale in this desirable area. Walk to Greenbelt Lake for picnicing, boating, and fishing. One is a four bedroom brick and aluminum siding Rambler with Central Air Conditioning and two full baths. May be sold FHA-VA \$31,150. The other choice is a brick and aluminum siding three bedroom with fireplace Split Foyer which may be sold FHA-VA at \$32,000. Both homes are a must to see!

COLLEGE PARK:

For only \$800. down you can buy this 4 bedroom 1 1/2 bath home on a large corner lot in an area close to schools, shopping, and transportation. Only \$18,200. Call as soon as you read this ad for more information or to inspect.

Greenbelt:

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In Multiples of \$1,000

Due 1 July 1971

Paying

6 1/2%

INTEREST

Regular Rate 5 1/2%

Twin Pines Savings and Loan

474-6900

9 A.M. - 8 P.M. WEEKDAYS

9 A.M. - 2 P.M. SATURDAY

Dupont 501 Nylon Carpet

4.99 SQ. YD.

- five colors
- financing Available
- This carpet is guaranteed 10 years
- Average defense home requires 41 sq. yds.
- for LR., DR, & stairs

Call Carpet Warehouse 9:00 A.M. - 6:00 P.M.

297-7789 for Shop at Home Service

Installed w/w over a separate padding **6.99**

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