

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 43, Number 31 P.O. Box 68, Greenbelt, Maryland 20770 Thursday, June 12, 1980

Council to Hear Public Testimony On Cable TV at Monday's Meeting

by Leta Mach

On Monday, June 16, city council will be seeking citizen guidance about cable television. Council hopes citizen testimony at the 8 p.m. public hearing will answer the questions: "Should cable TV be available in Greenbelt, and if so, how?"

As outlined by Assistant City Manager Dennis Piendak in a lengthy report prepared at council's request, Greenbelt has four choices if it should decide to proceed with cable TV. Greenbelt can join the county system, franchise a joint agreement with interested adjoining municipalities, grant a city franchise to a private company or franchise the city to build and operate a system itself.

Because cable TV is a monopoly utility, Robert Sikorski, Executive Director of the Prince Georges Cable TV Commission, urged council to consider the issue with great care. The procedure which Piendak outlined could be characterized as such. Piendak recognizes that some may find the procedures "too long and cumbersome." However, a basic tenet of the report is that "a franchise requires a more deliberate approach in order to receive the best possible 'deal' for the community."

After analysis, the report concludes that a decision to offer cable TV should be based on the services it can provide. The revenue which the city could receive from a cable TV franchise is small in comparison to other sources of revenue. At the current 3% return of subscriber fees, the city could receive \$43,200 if all the dwelling units in the city subscribed to the service. However, Prince Georges County estimates a subscription rate of only 35% which would mean \$15,120.

Like telephone, gas or electricity, cable TV needs permission (a franchise) to use the public right-of-way. Wires for the system would be underground where now required such as in Springhill Lake. In older developments such as Greenbelt Homes, Inc., the cable TV wires would be placed on telephone or PEPCO poles. The wires would enter each unit at the same location as telephone lines. Office and studio facilities would have to be constructed. In addition, a satellite receiving station with a 15-18 foot diameter collecting dish and a conventional antenna have to be placed in a high location where there will be no interference from other signals. Construction predictions for the system range from 1½-2 years.

The system is designed to be self-supporting. There would be no cost to the taxpayers. Rather, subscribers will pay for the cable

TV services they desire. Presently companies project costs to be about \$7.50 for basic service and \$8.50 for Home Box Office. Companies also offer free installation for a short period after the service is initiated. Some companies also pledge no rate increases for several years after completion of the system.

In deciding whether to offer a "luxury service" such as cable TV, Greenbelt will consider the three kinds of services offered by a cable system. These are private viewing service, institutional services and additional services. In essence the services offered by the companies which have approached council are the same.

The proposed systems would have 35 channels. For private viewing these would include improved reception of current local TV channels and new programs such as Madison Square Garden Sports, Reuter News Service, data channels like stock market reports and weather, children's programs and films and Home Box Office. The companies would offer a parental control locking device. The institutional services offered would provide for locally originated programs with access channels for local governmental, medical and educational systems. The "state of the art" envisions additional services. Two-way services such as security and medical alerts, shopping, banking, polling and utility readings could be provided.

Options

One way cable TV could be brought to Greenbelt would be through the county franchise. In March, Sikorski told council there were three major reasons to opt for a county-wide system. These were: 1) economies of scale; 2) central expertise to oversee the system; and 3) provision of services. Sikorski felt two-way technology would be economically feasible for a county-wide system. He also noted that it was important to look at the actual service customers received not just the channel capacity of the system which may not be the same.

Representatives of both Cable Com and Prince Georges Community Cablevision felt that smaller franchises would not be able to offer the diversity of services possible under a larger county system. It was suggested that a county system could offer 52 channels.

If the city decides to join the county system, it can do so now, after bids are taken by the county in August or after the county awards a franchise. At that time, the city could negotiate its own deal with the company awarded the franchise.

If it is felt that inclusion in a county-wide system would mean the loss of too much local control, the city could pursue other options. Should the city decide to grant a franchise to a

private company, the report recommends several steps to follow. These include a draft ordinance, public hearings, a final ordinance, advertise and review bids, award a franchise and monitor the franchise. The most novel option presented is a city built and operated cable television system.

History

The question of cable TV for Greenbelt stretches back to the early 70's when a Citizen's Advisory Committee on cable TV was established. In 1975 the committee reported that although cable TV was not then feasible, the idea should continue to be monitored. It was just after this fall's election that the issue was again presented. At that time former County Executive Winfield M. Kelly, Jr., sought council support for a 15-year franchise for Storer Cable Communications of Prince Georges County to construct, operate and maintain a cable TV system in Greenbelt. Since that time, five additional unsolicited presentations have been made. While Cross Country Cable TV and Cox Cable TV also asked for a franchise, Cable Com, Prince Georges Community Cablevision Corporation and the Prince Georges County Cable TV Commission advised Greenbelt to "wait and see" what the county system has to offer rather than award its own franchise now.

Motivated by an empty theater, council asked several companies about the use of the building for a TV studio and office space. These companies responded with interest to the suggestion of shared use of the theater with the Cultural Arts Center. However, after viewing the building, one company felt such shared space would present problems because the office space and type of studio needed for TV would conflict with theater requirements. Nevertheless, it is felt that the Cultural Arts Center could provide some locally originated programs.

At least two Prince Georges municipalities have granted local franchises instead of waiting for a county-wide system. Hyattsville was the first when it awarded a franchise to Storer Cable Communications of Prince Georges County. In March, Capital Heights awarded its franchise to Cross Country Cable TV.

Not For Sale!

The News Review is printed each week and delivered free of charge to Greenbelt residents. Last week the News Review staff learned that copies of the paper were being sold in Springhill Lake.

Anyone who is asked to buy the News Review should refuse and should please notify the News Review staff, 474-8483 and/or the Greenbelt Police, 474-7200.

Council Amends Greenway Annexation, Against Rezoning

by Elaine Skolnik

The Greenbelt City Council on June 9 voted to amend the Annexation Agreement between the city and Greenway Associates Limited Partnership (Western Development Corporation). The agreement provides that the city of Greenbelt will finance by means of a special assessment bond issue up to \$2 million required public road improvements in conjunction with the construction of the Greenway Shopping Center. Previously the city had agreed to finance \$1.5 million.

In return, Greenway's taxes will be phased in over a three-year period beginning January 1, 1981 instead of a five-year period. Additionally, a companion agreement stipulates that Western Development Corporation, developers of Greenway and contract purchasers of 45 plus acres located just outside the city behind the new shopping center, will agree to the annexation of any land it purchases regardless of the city's position on the rezoning petitions. Scheduled to be heard by the Zoning Hearing Examiner on June 25, the petitions request rezoning from almost all R-10 zoning (high-density high-rise, 48 units an acre) to the C-M (commercial miscellaneous) zone.

Annexation of the land is in no way connected to the council's position on rezoning. The News Review regrets its error in the June 5 issue that indicated annexation was tied into a favorable decision by the county.

On June 9 council voted to recommend disapproval of the C-M rezoning. Council recommended denial unless there is (1) adequate access to the 45 acres by extending Hanover Parkway to Good Luck Road, (2) site plan review, and (3) phase-in of development based on adequate transportation access.

Council's motion further stated that (1) as recommended and

described by the Technical Staff of the Maryland-National Capital Park and Planning Commission, portions of the land west of Hanover Parkway be rezoned C-M and C-O (commercial office) and that portion east of Hanover be zoned residential and (2) self-imposed covenants be given by the developer to restrict certain undesirable uses in the C-M zone.

Western vice-president Gerald Dillon told the News Review that he was "disappointed" with council's negative vote.

"We feel the city is very important in our ultimate success before the Zoning Hearing Examiner and District Council," he said. "This is very definitely a setback for us," he added.

Within the next week, Western officials will make a decision on whether or not to proceed with the rezoning. In order to keep their option open on a major portion of the land, Western must meet financial commitments in June, prior to consideration of the rezoning petitions by the Zoning Hearing and District Council. This payment would not be refundable if Western does not consummate the purchase of the property because it is not rezoned. (A full account of the city council's action on Zoning Map Amendments A-9350, 9351, and 9352 will appear in a future issue of the News Review.)

Group for Bereaved Forming June 12

A new group is being formed in Greenbelt for those who have lost family members by accident or illness. The "Compassionate Friends Group" is the inspiration of Jean Trebbe of Glenn Dale, a former Greenbelt resident. The group is being formed to bring mutual compassion and sharing among those who are bereaved.

The first meeting of the group will be held on Thursday, June 12, from 7:30 to 9:30 p.m. in the basement of the Greenbelt Community Church. All who wish to come and share their thoughts are invited to attend. For further information, call 474-6171.

RED SHOES AUDITION

The Greenbelt Players will be holding auditions for "The Red Shoes", at the Utopia Theater in the Greenbelt Center, for children 7-14 and adults. The schedule for auditions will be Saturday, June 14 at 2 p.m., Monday, June 16 at 8 p.m., Saturday, June 21 at 2 p.m., and Sunday, June 22 at 2 p.m.

WHAT GOES ON

Thurs., June 12, 8 p.m. GHI Board Meeting, Hamilton Pl.
Sun., June 15, 7 p.m. U.S. Air Force Jazz Ensemble, Lake Park
Mon., June 16, 8 p.m. Public Hearing on Cable T.V., Municipal Building
Wed., June 18, 7:30 p.m. Citizens For Greenbelt, Library Meeting Room

At the Library

Saturday, June 14, 10 a.m. - 3 p.m. Rain or Shine Booksale. Old and new books, recordings, magazines will be for sale. Hardbacks and recordings will be 50c, paperbacks and magazines, 25c.

The Library has a new supply of the Cooperative Extension Service's "Pick Your Own and Direct Farm Markets in Maryland." There are also a limited number of copies of the Prince Georges County Budget available for distribution.

Greenbelt News Review

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Volume 43, Number 31 Thursday, June 12, 1980

Recreation Review

Municipal Swimming Pool Summer Hours

Beginning Sat., June 14, the Greenbelt Municipal Swimming Pool will open, weather permitting, seven days a week at 1 p.m. Season passes may be purchased during pool hours or at the Treasurer's Office, Municipal Building, Mon. through Fri., 8 a.m.-4:30 p.m.

Recreation Centers' Summer Hours

Summer hours will be in effect at the SHL Rec. Center and the Greenbelt Youth Center beginning Mon., June 16:
Mon.-Thurs., 12 noon-10 p.m.;
Fri., 12 noon-11 p.m.; Sat., 9 a.m.-11 p.m.; Sun., 1 p.m.-10 p.m.

Camp Pine Tree

This fun and skill program of outdoor and special activities for ages 6 through 12 years still has openings in all sessions. Divided into four two-week sessions, camp begins Mon., June 23. Brochures and applications are available at the Rec. Dept. Call 474-6878, Mon. through Fri., 9 a.m.-5 p.m. for further details.

Firecracker Closed Tennis Tournament

Registration will be taken in person at the Youth Center Business Office weekdays, 10 a.m.-2 p.m., June 16 through 24, or by mail to the Rec. Dept., ATTN: Tennis Tournament, 25 Crescent Road, Greenbelt, Maryland 20770.

NEWS REVIEW CARRIERS

Girls and boys wishing to serve as substitute carriers for the Greenbelt News Review, in old Greenbelt, please write to Circulation Manager, Greenbelt News Review, Box 68, Greenbelt, Md. 20770 (Please include full name, age, address, telephone no.)

LITTLE LEAGUERS

by Martin Murray
Parents and coaches will play a softball game 8 p.m. at Braden Field this Friday night, June 13. Little Leaguers will umpire the game.
The Indians and Lions played in a well pitched game by Jeff Colvin and Michael Murray on June 10. The score see-sawed with the Lions scoring three runs in the fifth from the hitting of Tim McCleary and Murray to take the lead, winning 7-5. Danny McCarthy hit well for the Indians
American League

	W	L
Cards	4	3
Lions	5	4
Indians	4	4
Tigers	4	4
National League		
Giants	7	2
Orioles	6	2
A's	3	6
Cubs	1	9

Religious Groups Form Softball League

The religious organizations of Greenbelt are in competition with one another—not for members, but for hits and runs. Four organizations, Holy Cross Lutheran, Mishkan Torah, St. Hugh's Roman Catholic, and Mowatt Methodist have formed a softball league for the summer.

The purpose of the league is to promote fellowship among the Greenbelt churches and synagogue and develop a community spirit. The City, especially Hank Irving and the Recreation Department, have cooperated in setting up a field schedule.

This Sunday, June 15, St. Hugh's plays Holy Cross in a doubleheader at 1 p.m., Braden Field. Mishkan Torah plays Mowatt at 6 p.m., two games, at Greenbelt Recreational Park.

STANDINGS, JUNE 10

	Games		
	Won	Lost	Behind
St. Hugh's	2	0	—
Holy Cross	1	0	½
Mowatt	0	1	1½
Mishkan Torah	0	2	2

As a direct result of today's economy, we find it necessary to increase the costs of certain services. The following changes will be effective July 1, 1980:

Copies	.20 each
Money Orders	.40 up to \$250.00
	.60 \$250.01 to \$1,000.00

Withdrawals will be limited to 15 per calendar quarter. We appreciate your continued support.

Twin Pines Savings and Loan Association

Camp Youth Internationale

Offering a new and exciting camp program for children 2½ to 12 years of age

Located on a rustic wooded site

Half day and full day programs available
Daycare provided before and after camp program

Activities include: swimming and swim instruction, horseback riding, arts and crafts, music, nature study, volleyball, kickball, soccer, badminton, hiking, cookouts and overnight field trips.

Applications now being accepted for a full or part time summer program with a 2-week minimum camping experience.

For further information call 552-3900
6715 Cipriano Road, Lanham, Md.

Summer Sounds

The U.S. Army Air Force Airmen of Note will perform Sunday, June 14 at 7 p.m. at the Greenbelt Lake Park Bandwagon. Rain location will be Utopia Theater.

Methodist Church News

On Saturday, June 14 from 10 a.m. to 2 p.m. the United Methodist Church at 40 Ridge Road will be having a yard sale featuring a bake sale, bazaar items and many usable articles. Please come and browse around.

FILING DEADLINE NEARS FOR GHI CANDIDATES

Greenbelt Homes, Inc., members have only eight more days to file consent forms for candidacies for the Board of Directors or Audit Committee. June 20 is the final day. Four members of the Board and three of the Audit Committee are to be elected June 30-July 1. The Nominations and Elections Committee has received as of June 10 only two consents to run for the Board and two for the Audit Committee. A consent form to be used by prospective candidates appears elsewhere in this paper.

Overeaters Anonymous

A new group of Overeaters Anonymous will be starting in Greenbelt. The group will meet Tuesdays from 8 to 9:30 p.m. Anyone wanting to join in losing weight, should call Faith at 262-1972.

Fun Runs

The last Fun Run of the spring season will take place this Saturday, June 14, at 9 a.m. at Greenbelt Lake. There will be distances of ½, 1 and 6 miles, with certificates given out to all who finish at least one of the runs. There are no entry fees charged. For further information call Larry Noel at 474-9362.

THANKS

We want to thank our friends of 13 Court who gave the lovely rose plant in memory of my mother. Thank you also for the cards from our friends.

Dee and George Ronchi

MEET OF MILES

The 10th Annual Meet of Miles will be held on Sunday, June 22 at 2 p.m. at Eleanor Roosevelt High School. This meet will consist of one mile races for all age groups. Every finisher will get an award and there is a f.u.s. Advance registration and proof of age are needed. Entry forms can be picked up at the recreation center or call Larry Noel at 474-9362.

St. Hugh's Summer School

June 30 - July 24
Grades 1 - 8
\$55 per course
Call 779-3025

Mishkan Torah Nursery School

(Greenbelt)
announces summer pre-school program. June 25 - Aug. 1. Children 2-5. Exciting, challenging program includes water play, group activities, Hebrew, Jewish holidays, art creations, singing, dancing.
Call 249-1392 or 474-4223

MOWATT MEMORIAL

United Methodist Church
40 Ridge Rd. 474-9410
Church School 9:30-10:30 a.m.
Morning Worship 11 a.m.
Rev. Ira C. Keperling, Pastor
474-1924

Bahá'í Faith

Greenbelt Community
Box 245 / Greenbelt, MD 20770
345-2918 - 474-4090

ST. JOHN'S CHURCH


Episcopal
Baltimore Blvd. at Powder Mill Rd., Beltsville
8:30 a.m. Holy Eucharist
10:30 a.m. Morning Prayer
10:30 a.m. Sunday School
Rev. John G. Bals, Rector
422-8057

MONTE CARLO Night

Friday, June 20, 1980. 8 p.m. - 2 a.m. St. Gregory's Byzantine Catholic Church, 12420 Old Gunpowder Rd, Beltsville. Poker, Blackjack, Cinema races, Instant bingo, Nevada club, Wheel, Over & under, 50-50 bingo. Food & beer available, admission \$2.50 (stub worth \$1.00). No minors. Info - Tom 730-0595 or John 262-0368 H, 261-1557 W.

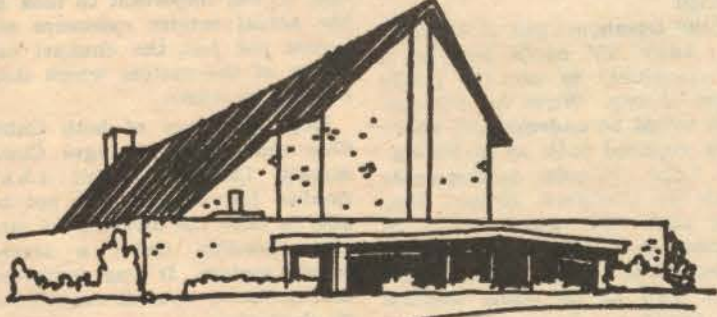
Greenbelt Community Church

(United Church of Christ)
Hillside and Crescent Roads
Phone 474-6171 mornings
Church School for All Ages - 9:45 a.m.
Family Worship Service - 11 a.m.
Nursery provided at 2B Hillside
Rev. Sherry Taylor and Rev. Harry Taylor co-pastors



YOU DO NOT HAVE TO GO IT ALONE

You are invited to worship with us
GREENBELT BAPTIST CHURCH
474-4212 Crescent & Greenhill Roads
Bible Study for all ages (Sun.) 9:45 am
Worship services 11:00 am & 7:00 pm
Mid-week Prayer service (Wed.) 8:00 pm
For bus transportation, call Church office 8:30-12:30 weekdays.



Holy Cross Lutheran Church

6905 Greenbelt Road
Worship Services: 8:30 and 11:15 a.m.
Sunday School: 9:50 a.m.
Weekday Nursery School: 9-11:30 a.m.
Edward H. Birner, Pastor Phone 345-5111

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Maryland State Department of Education
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Association Montessori Internationale

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GREENBELT: Beltway Plaza Shopping Center, 474-6004

Greenbelt Cultural Arts Center

FILMS

"Golden Age of Comedy" Fri., June 13 8 p.m.

"African Queen" Fri., June 20 8 p.m.

LIVE ENTERTAINMENT

Concert w/"Heather and Lace"

featuring Irish ballads following "African Queen" Fri., June 20

Have You Made Your Contribution Yet?

SONG & DANCE

"A TICKET TO BROADWAY"

w/The Greenbelt Players

Saturday, June 14, 21

8:15 pm

Going Down Baltimore Blvd? Desperate!

We need someone from old Greenbelt to take News Review copy to the printer in Hyattsville (1 block north of B&O bridge) on Tuesday, Wednesday and Thursday mornings by 8:30 a.m. Copy delivered to your door the night before. Nominal pay. Call 441-2662 or 474-8483.

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in

SPRINGHILL LAKE APTS.

Call SHL Circulation Mgr. Barbara Clawson 474-4541

or

Write Greenbelt News Review, P.O. Box 68 Greenbelt, Md. 20770



NOTICE OF PUBLIC HEARING

The City Council has scheduled a PUBLIC HEARING

for

MONDAY, JUNE 16, 1980 AT 8:00 P.M.

TO CONSIDER AND RECEIVE CITIZEN'S COMMENTS ON CABLE TELEVISION SERVICE IN GREENBELT.

THE PUBLIC HEARING WILL ADDRESS THE FOLLOWING QUESTIONS:

- SHOULD CABLE TELEVISION SERVICE BE AVAILABLE TO RESIDENTS IN GREENBELT?
- IF CABLE TELEVISION SERVICE IS TO BE AVAILABLE, WHICH OF SEVERAL OPTIONS FOR PROVIDING THE SERVICE SHOULD BE PURSUED - SUCH AS GRANTING A GREENBELT FRANCHISE OR BEING INCLUDED IN A COUNTY FRANCHISE

THE MEETING WILL BE HELD IN THE COUNCIL ROOM, MUNICIPAL BUILDING, 25 CRESCENT ROAD. ALL INTERESTED CITIZENS ARE INVITED TO ATTEND.

Gudrun H. Mills, City Clerk

GHI Members

At the annual membership meeting and election June 30-July 1, 1980, Greenbelt Homes members will elect four directors to serve two-year terms and three members of the Audit Committee to serve one-year terms. If you are interested in serving in one of these capacities, please fill out the form below and give to a member of the Nominations and Elections Committee: Robert Spear, Chairman, 1-A Ridge Road, (441-1063); Janet James, 39-G Ridge Road; Linda Lynch, 11-G Hillside, Jean Nance, 37-J Ridge Road, and Steve Sinden, 35-K Ridge Road. If more convenient, the completed form may be dropped off at the Manager's office for forwarding to the Committee.

GHI Nominations and Elections Committee Consent Form.

Date

I, residing at

Greenbelt, Maryland, and being an accredited member of Greenbelt Homes, Inc. and therefore eligible, do herewith consent to having my name appear on the Ballot for the annual GHI election to be held June 30-July 1, 1980. If elected, I will serve to the best of my ability as a member of the:

(please check where applicable)

.....Audit Committee (1-year term)

.....Board of Directors (2-year term)

..... (signature)

..... (phone)

PLEASE SUBMIT A BIOGRAPHICAL SKETCH (type or print)

Suscribed and sworn to this day of 1980

Notary Public

indecent exposure?



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Owner, County, & City Spar Through Lengthy Hearing on Parcels 3 & 4

by Mary Lou Williamson

On April 30 the case for and against the rezoning of Parcels 3 and 4 on the city's north boundary found owner Charles Bresler and the City of Greenbelt again on opposite sides of the table. As a result, what was expected to be a quick and easy hearing took all afternoon as the two old opponents parried about two small parcels of land. All the factual material of the case, which had been presented in detail before the Planning Board a month before, was introduced into the record as exhibits and not discussed.

The Planning Board had voted 2 to 1 on March 30 to support the recommendation of its Technical Staff that both parcels be rezoned for single-family detached housing (R-80). One board member, Ann Shock, had felt the evidence was insufficient to justify a change in the recommendation of the Master Plan, which called for townhouse development on Parcel 4.

The City of Greenbelt, Greenbelt Homes Inc. and Citizens for Greenbelt all supported the Technical Staff position — denial of R-T and approval of R-80 for both parcels. Also a letter from P. A. Putnam, Beltsville Agricultural Research Center, supported Greenbelt's position of lower density.

The property lies on either side of Research Road between Greenbelt Homes to the south and east and the Beltsville Agricultural Research Center to the north and west. A portion of Parcel 3 is bordered by North End School property. Parcel 3 on the east side of Research contains 2.9 acres; Parcel 4 on the west side contains 7.4 acres.

The Master Plan also calls for R-80 for Parcel 3. Both parcels are now zoned R-R, rural residential, which the owners want to change to develop both parcels together in townhouses. They argue that townhouses would be most compatible with the existing housing (GHI row houses) and would be the most practical to sell.

The Technical Staff of the Planning Board argued differently: only R-80, their report said, is compatible with the pattern of housing development in the neighborhood and with the existing row houses.

Greenbelters present argued that such a strong demand for free standing houses exists among Greenbelt residents that even though the houses would be expensive, they will be very marketable.

The zoning examiner, Richard Romine, began the hearing at 12:30 p.m. with an urgent request to those present to set a quick pace.

The cast for the afternoon included neophytes and old pros. Attorney Ed Gibbs represented the applicant. His two witnesses were Bresler, a major land developer in Greenbelt, and consulting engineer Leslie Smith, president of Ben Dyer & Associates (the company which does the engineering work for most development within the city). Representing the people of Prince Georges County was Robert H. Levan. From Greenbelt came the city manager Jim Giese, Greenbelt Homes, Inc., board member Bobbi McCarthy, and Citizens for Greenbelt activists Richard Ley, Dorothy Baluch and Eunice Coxon. All had been present in the hearing room since early or mid-

morning.

A hearing before the zoning examiner is a quasi-legal proceeding with strict rules controlling participation and subject matter. Romine identified the participants and issued the rules.

As attorney for the applicant (owners), Gibbs would ask questions of his witnesses, object to and cross-examine the testimony of other witnesses—much as in a court trial. In past zoning hearings, Giese as city manager had exercised the same rights as Gibbs, participating equally with city solicitor Emmett Nanna. With Nanna out of town on April 30, Giese was prepared to handle the job by himself.

However, as the hearing opened, Zoning Examiner Romine told Giese that a recent administrative rule change would limit his participation. "You will not be allowed to cross examine or raise objections to the testimony of others. Your participation will be limited to giving the position of the city council and testimony." When questioned by Giese, Romine explained that "practising law without a license" would be a violation of the county code.

Startled, Giese took exception to the ruling: "The City of Greenbelt is a recognized party of record and I am the chief executive officer of the City of Greenbelt."

Romine responded: "Persons other than attorneys are limited from representing legal entities."

In a strange twist, the role Giese had expected to play was then assumed by Bobbi McCarthy and Eunice Coxon. Romine allowed them full standing and therefore full participation because each owns property within sight of Parcels 3 and 4. Since they did not bring attorneys, they were allowed to represent themselves.

Romine found it difficult to be equally strict on subject matter. At issue were precise concepts which allow for logical changes in zoning. Irrelevant testimony can be stopped through objections from the other side. Romine, however, allowed McCarthy and Coxon considerable leeway, knowing that they had never participated before in such a proceeding.

Gibbs introduced Bresler, his first witness, as an expert in land development and planning.

In response to a question from McCarthy, Bresler testified that he does have a financial interest in the property. "Bresler's name has not been mentioned in newspaper articles about parcels 3 and 4, what is the extent of that interest?," Coxon pursued the matter.

Bresler explained that the three Trustees, Burton J. Reiner, H. Max Ammerman and Theodore Lerner are the owners of record, but they hold the land in trust. Bresler said he couldn't recall from memory who the others were besides himself and his wife but said they were listed on the financial disclosure sheet. Bresler testified he has "a 1/8 interest in the development of the property," but said he was uncertain what share his wife owned.

"Change in the Character"

In discovering what the changes in the character of the neighborhood have been, the technical staff defined the neighborhood to include all new development north of Crescent Road and Eastway between Kenilworth Avenue and the Baltimore-Washington Parkway, primarily to the south and west of Parcels 3 and 4. That new development, they noted, has been toward single family detached housing—314 acres altogether — Boxwood, Lakewood

and Woodland Hills. The other two properties rezoned and developed are five acres of townhouses built by GHI across the street from North End School in 1969-70 (rezoned from R-R) and 20 acres of R-30 garden apartments—Lakeside North built in 1964 (rezoned from RR).

Gibbs, on the other hand, drew a smaller neighborhood to the south and east of the subject property — the original homes built by the federal government in 1936-37, now GHI. In this area the only new housing developments are the five acres of GHI townhouses and the elderly housing: apartment building, Green Ridge House, built in 1978 by the City of Greenbelt.

Gibbs objected to the use of the technical staff's larger neighborhood. These single family detached homes, he said, were topographically removed from Parcels 3 and 4 and the GHI row houses. But since they were using the larger neighborhood, Smith testified that several new buildings across the street should be included: the firehouse, the city public works warehouse and the State Highway Administration office building. He also included construction of the Baltimore-Washington Parkway, the Beltway and the extension of Kenilworth Avenue from Greenbelt Road to north of Ivy Lane as changes affecting the character of the neighborhood.

"Compatibility"

Compatibility with existing development in the neighborhood drew a broad-ranging discussion of the original plan for and concept of Greenbelt's development. The two parcels form part of the greenbelt that the city would like to see included in the Historic District to preserve the original portions of the city planned and built by the federal government in the thirties.

Bresler contends that the agricultural farms, the Parkway and Beltway and Greenbelt Park to the south, constitute the city's green belt. Bresler and Smith both denied there had been any intention of saving a green belt around the outside of the developed community within the city limits. They contended that the open space around the original homes had been reserved for future development. Bresler quoted from Congressional records saying that the intent of the town plan by Hale Walker was "to build as many residential units as possible." The federal government, he explained, had built the infra-structure; the roads, water and sewer systems, shopping center, schools, etc., and set up the town government. The vacant land would have to be developed, he said, in order to have enough taxpayers to support the cost of the town's facilities.

Smith argued that the word "greenbelt" should be spelled with

an "s", "greenbelts." The intent of the concept, he said, was "to develop an environment where green access was interspersed throughout (the community), where pedestrian underpasses and walkways provide access to the downtown area. Also green areas surround the small enclaves of housing."

Would the requested townhouse zone meet those original purposes? Gibbs asked. Smith said that townhouses "would more efficiently utilize the public utilities and services on these two parcels and that would fit the original purpose." He produced a large color drawing. "We did a design showing the location of townhouses and parking," he said, "based on the new county law, C.B. 108, which allows eight units per acre for conventional townhouses."

Levan objected to the drawing. C.B. 108, he said, also allows 12 units per acre if the English design is used. Such a design is used for some of Charlestowne Village townhouses. They are double units, built into a hillside, with a one-story unit facing one direction and a two-story unit above it, facing the opposite direction. "The drawing is prejudicial and misleading," contended Levan. "It does not show the maximum allowable development of the property."

Smith felt, however, that eight
See next page

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Bresler Says City Needs More Townhouses

units per acre would be the maximum practicable development without resorting to excessive and costly grading for the required offstreet parking. Portions of Parcel 4 are steeply sloped away from Ridge and Research.

Using an overlay, Smith then showed a black and white sketch of conventional R-80 development. "The entire parcels would have to be graded and stripped of all trees," he said. "Construction of additional streets" would be necessary. Levan again objected. "This plat is designed to show the disadvantages" of R-80 development, "to show you're going to demolish the property."

"What we're talking about," said McCarthy, pursuing Levan's point, "is that you have drawn a best and worst case."

Planning History

Giese, who was the last person to testify, noted that a history of planning in the area would show significant changes in thinking over the years. There are two official plans, he said. "The year 2000 Plan, also called Wedges and Corridors, is noted only for the lack of attention paid to it. The Master Plan was adopted in 1970." In response to a question from Romine, Giese acknowledged that the city council had approved the master plan.

But that approval, he pointed out, was "a compromise in a bargaining situation" in which these two small parcels played a minor role.

"When Greenbelt was developed," Giese said "the area was far different from what exists today." He emphasized the importance in the early plans of both green space and a surrounding green belt. "The planners expected a green belt or they would not have named (the town) as they did. There was also to be land for future development."

He produced a copy of an old photograph from the U.S. Resettlement Administration showing the "Ultimate Plan—1936" at the time it was first conceived. The city had found the photograph, he said, while researching early city plans. Greenbelt has been nominated for listing on the National Historic Register and was preparing information on where the boundary of the Historic District should be. "Greenbelt is not built as that plan exists," said Giese. The photograph shows that Parcels 3 and 4 are in an undeveloped open area on that plan. After studying the map, Giese said, his "conclusion is that it showed additional development to the north in approximately the area which was built in 1941 (the defense homes which are now part of GHI). Outside of the developed areas were open spaces."

Gibbs objected to the map, saying it was impossible to locate the two parcels exactly and claiming they could just as easily be within the area marked for development.

Since 1962, Giese continued, the thinking of developers, planners and the city council has changed toward lower density uses. The immediate area has not changed since 1941, he added.

Housing Balance

Bresler also addressed Greenbelt's desire for a better balance in housing stock. In the city's letter of support for R-80 zoning last November, Giese had indicated that "R-T zoning is not consistent with the objectives of the city council to reduce the density of residential development and provide a better balance of housing units within the city. . . There is a great need to increase

the city's stock of free standing homes. On the other hand the city's stock of row houses is more than adequate and its stock of rental apartments is excessive."

Gibbs asked Bresler: "In your opinion is there any further need for townhouse construction within the city of Greenbelt?"

"Yes," said Bresler, "There is a substantial need." Distinguishing the modern townhouse from the "barracks type" frame row house of GHI, he said, "There are no true townhouses in old Greenbelt except those I built in Charlestowne Village." Commenting at a later point, Giese used both terms in describing GHI housing, "I do not understand any difference." He noted for the record that GHI's density is seven units per acre with the homes clustered in individual locations.

Romine questioned Giese about the housing stock in the neighborhood as defined in the technical staff's report. While Giese said he did not have those figures with him, he would estimate there are 900 to 1,000 row houses, 400 free standing homes and 275 garden apartments.

McCarthy argued for single family detached development on both parcels. She and her husband and four other families have purchased land diagonally across Ridge Road from Parcel 4, she said. "The five families—all present or former residents—are willing to go to the trouble and considerable expense to build their own free standing homes because they enjoy Greenbelt and want to stay here and because they desire to have property and more space," she said. "There are very few single family homes in Greenbelt. Those that are for sale do not stay on the market," she explained. "It is my firm opinion that Parcels 3 and 4 could be developed into single family detached homes that would be highly desired by people in Greenbelt."

"With less than 6% (free standing homes) we desperately need

to keep some of our most prominent citizens with us," added Eunice Coxon. "A very attractive arrangement could be built." Coxon is unhappy at the prospect of townhouse buildings or parking lots within eight feet of her front yard.

Reminding those present that Parcel 4 has a "very odd configuration," Giese spoke of the desirable quality of both parcels for free standing homes. He called for large lots selected to overlook the open grassland of the agriculture farms - "one of the most spectacular views in the county. One can see miles to the north and west." Giese suggested that the impact of neighboring GHI buildings was minimal. Most of the homes could face land which would probably never be developed - the animal parasitology station, city parkland and even the board of education land - an unused right of way to the back of the undeveloped property and a ravine.

A minor issue, which appeared to defy resolution, arose over what is the current zone of the property: R-R or RPC? Most of central Greenbelt was zoned RPC, Rural Planned Community. Most of the outer area along the northern border of the city is zoned R-R. When the owners last applied for rezoning in 1962, the land was thought to be RPC. Mike Petrenko, chief writer of the technical staff report, thought he settled the question when he testified that "an official 1949 zoning map shows the parcels as R-R and that there is no evidence that they were ever RPC." Gibbs then said that an apparent erasure exists on the "original linen" or zoning map that he looked at. One could not tell, he speculated, at this late date what kind of error had caused someone to erase what he contended was the original line including the parcels in the RPC area to the south.

At the close of the hearing Romine asked staff member Petrenko for a history of plans involving

the 2 parcels. In a letter received by the city and other parties of record, Romine also asked Petrenko for a detailed list of zoning and development within the neighborhood.

After the additional material has been presented to Romine he will make a determination - taking 3 to 4 weeks to study the case. That recommendation, together with the complete record, will then go to the District Council for a final decision - probably in mid to late summer. Any decision by the District Council which does not agree with the recommendations of Greenbelt's City Council would require a super majority, or eight votes out of 11.

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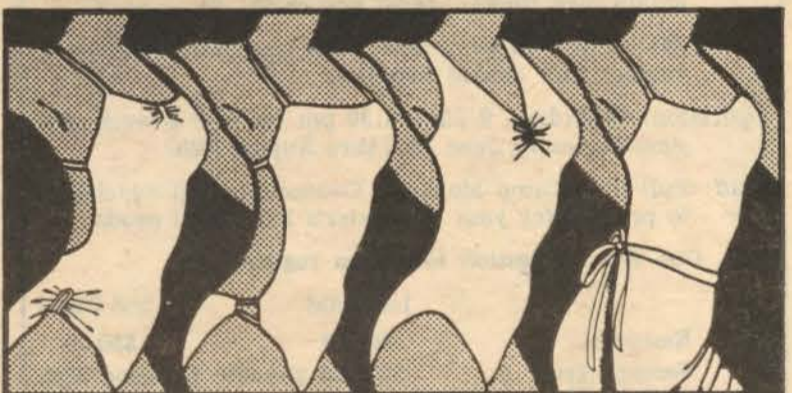
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SWIM TEAM NEWS

Practices are continuing at 7 p.m. until Friday, June 20 when Chuck Gillett and Ken Blue will return to coach the summer's morning practices. These prac-

tices are from 7-8 a.m. for those 13 and older, and 8-9 a.m. for those 12 and under. New swimmers are still welcome. Greenbelt residents do not need a Greenbelt Pool pass to join the

team.

The first meet is on Saturday, June 28 against Burn Brae. Individuals who wish to learn the skills involved in being an official of any kind at a meet, may attend the annual Official's Clinic at Silver Spring YMCA at 9 a.m. or June 21.

For further information about the clinic or rides to the YMCA, call Joan Dies at 345-3162.

"Showboat" at National

"Showboat" starring Eddie Bracken as Cap'n Andy and Lanie Kazan as Julie will be at the National Theatre in Washington, D.C., through July 6. Tickets are available through the box office at 1321 E. St., N.W., Ticketron-628-3393, or by calling Charge-A-Ticket at 737-2222.

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10% DISCOUNT FOR SENIOR CITIZENS

GREENBELT RECREATION DEPARTMENT

15TH SEASON OF

CAMP PINE TREE

Tennis - Swimming - Physical Fitness - Archery
Tumbling - Trampoline - Special Events - Field Trips

Location: Greenbelt Youth Center. Transportation provided within city limits. \$5.00 per child, per session.

Age: Offered to 6-12 year olds, a fun and skill program of outdoor and special activities.

Operation: Weekdays, 9 am - 3:30 pm for four 2-week sessions beginning June 23rd thru August 15th.

Staff: Full time Camp Manager, Counsellors and Specialists to provide for your youngster's individual needs.

Fee: One 2-week session minimum registration

	1st Child	2nd Child
Resident	\$60.00	\$50.00
Season Rates	\$220.00 payable by June 20th	
Non-Resident	\$80.00	\$70.00
Season Rates	not available	

For further information, dial Greenbelt Recreation Department, 474-6878.



TWIN PINES

SAVINGS & LOAN ASSOCIATION

105 Centerway

Hours: Monday-Thursday 9-6, Friday 9-8
Saturday 9-12

Member MSSIC

474-6900



1980 Summer Weekly Leisure Time Activities

Classes will begin during the week of June 23rd. NO CLASSES WILL BE CONDUCTED ON FRIDAY, JULY 4TH. ALL classes are filled on a first come, first served basis. Make checks payable to the CITY OF GREENBELT. Registration dates are as follows:

TUESDAY, JUNE 17TH, 7-8:30 pm, GREENBELT YOUTH CENTER;
WEDNESDAY, JUNE 18TH, 10 am - 4 pm, GREENBELT YOUTH CENTER

Late registration will be held on Thursday, June 19th, 9 am - 4 pm at the Youth Center Business Office. All late registrants will be charged a \$1.00 late fee.

NON-RESIDENTS: Add 25% to the class fees.

SENIOR CITIZENS: (62 years and over) will be given a 10% discount on all class fees.

LOCATION CODE: BFTC (Braden Field Tennis Courts); SHLRC (Springhill Lake Recreation Center); YC (Youth Center).

TEEN AND ADULT CLASSES

ACTIVITIES	LOCATION	DAY/TIME	AGE GROUP	FEES
Golf	SHLRC	Tue 7:00-8:00p	14 & over	\$12/6 classes
	SHLRC	Thu 7:00-8:00p	14 & over	\$12/6 classes
Pottery - Unlimited Practice				
Time - Fee plus materials				
Beg/Int	YC	Mon 1:00-3:00p	16 & over	\$26/8-2 hr. classes
Beg/Int	YC	Mon 7:30-9:30p	16 & over	\$26/8-2 hr. classes
Beg/Int	YC	Thu 7:30-9:30p	16 & over	\$26/8-2 hr. classes
Slimnastics - Classes will begin				
	YC	Wed 7:00-8:00p	16 & over	\$ 8/6 classes
Tennis - Intermediate	BFTC	Mon 5:30-7:30p	16 & over	\$15/5-2 hr. classes
Beginner	BFTC	Mon 7:30-9:30p	16 & over	\$15/5-2 hr. classes
Beginner	BFTC	Tue 5:30-7:30p	16 & over	\$15/5-2 hr. classes
Intermediate	BFTC	Tue 7:30-9:30p	16 & over	\$15/5-2 hr. classes
Beginner	BFTC	Wed 6:00-8:00p	16 & over	\$15/5-2 hr. classes
Intermediate	BFTC	Thu 6:00-8:00p	16 & over	\$15/5-2 hr. classes
Intermediate	BFTC	Sat 9:00-11:00a	16 & over	\$15/5-2 hr. classes
Beginner	BFTC	Sat 11:00a-1:00p	16 & over	\$15/5-2 hr. classes

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