

# Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 45, Number 9 P.O. Box 68, Greenbelt, Maryland 20770 Thursday, January 14, 1982

## Good Luck Center Catches Council's Eye

by Bill Rowland

With traffic congestion already a major concern as commercial development continues to encroach on the city, council at the regular meeting on January 4 heard of yet another quiet, still rural tract that may soon be changing character — that is, if a proposed rezoning request is approved by the county council. This is the large section of undeveloped land lying west and south of Parkdale High School. Because the tract lies within half a mile of the city limits, Greenbelt has the right to testify at a public hearing.

This land, known as the Dal Maso-Maske properties, includes 65.4 acres, extends along the south side of Good Luck Road from Kenilworth Avenue east to, and behind, the high school. It is now zoned Rural Residential (R-R).

W. C. Dutton, Jr., a planning adviser to the property owners, and Bruce T. Yoder, Director of Planning for the engineering-architectural planning firm of Greenhorne & O'Mara, Inc., told council about the coordinated development plan that has been drawn up for the property. Under this plan, 11.6 acres would be zoned Commercial-Office (C-O), for two buildings containing a total of 162,800 square feet of office space. Another 29.7 acres would be used for 132 townhouse dwelling units (R-T zoning). And on 24.1 acres proposed for highrise (R-H zoning, three buildings with 359 condominium dwelling units would be built. The development would be known as "Good Luck Center."

Development of the property as proposed would require that a number of traffic lanes be added at the intersection of Kenilworth Avenue and Good Luck Road. The cost of these traffic improvements would have to be paid by the developer.

The rezoning and development plans for Good Luck Center are incorporated in a proposed Sectional Zoning Map Amendment (SMA) for Bladensburg-Defense Heights and Vicinity. A county Planning Board hearing on the proposed SMA was scheduled for January 7 (three nights after the city council meeting).

Mayor Richard Castaldi and Councilman Richard Pilski both spoke of the added flow of traffic on Kenilworth Avenue within Greenbelt that such a development would generate. They also foresaw a need for municipal control during the development process, and proposed with considerable enthusiasm that the owners of the property might want to consider annexation by Greenbelt. Mayor pro tem Gil Weidenfeld finally injected a note of caution about annexation. He said he had serious reservations as to whether annexation would be in the best interest of the city, and suggested a council work session on

the subject before any open invitation of annexation were given.

Council agreed to ask the county Planning Board to keep open its hearing record for comments from the city, and referred the rezoning and development plan to the Advisory Planning Board for recommendations.

### Parcels 1 and 2

On the day of the city council meeting, the city received a Technical Staff report from the Maryland-National Capital Park and Planning Commission on the applications for rezoning of Parcels 1 and 2. These long-dormant applications have been brought to the surface by the county Zoning Hearing Examiner in order to clear the docket of deadwood. The applicants still want a favorable decision on their requests to change the zoning from rural residential to R-T (townhouse) for these 112 acres of undeveloped land between Greenbelt Homes, Inc. and the Baltimore-Washington Parkway. In the past, the city has favored R-80 zoning (single family, three units per acre) for these two parcels. The council is expected to continue to press for single-family zoning.

The new Technical Staff report recommends denial of the requested R-T zoning, on the grounds that there is insufficient evidence of change in the neighborhood to mandate a rezoning at this time. The report further states: "It would be more appropriate to consider development of the . . . property through a comprehensive design zone or through Sectional Map Amendment after the new College Park-Greenbelt Master Plan is approved. . . . There is no evidence to suggest the applicants are denied a reasonable use of the land in the existing zoning or that there is a pressing public purpose to be served by granting this application."

City council referred the Technical Staff report to the Advisory Planning Board for comment, deferring most discussion until the regular council meeting on January 18. However, both Councilman Richard Pilski and Thomas White noted the need for the city to try to squelch permanently the idea of a "perimeter road" through undeveloped land north and east of Greenbelt Homes, Inc. The Technical Staff in its current report said it did not view the future existence or nonexistence of such a road as a factor that would decide zoning for Parcels 1 and 2. But the councilmen were disturbed that the report took into account even the possibility of such a road ever being built.

The applications for rezoning of Parcels 1 and 2 will come before the Zoning Hearing Examiner on January 22. At the request of the applicants, the county Planning Board will hold its hearing on February 10.

### Md. Trade Center Park

The city council accepted, for future discussion, a report of the city's Advisory Planning Board on a preliminary plan of subdivision

for the Sunstates (Coakley & Williams) property. Subdivision of the 41.2-acre property into six parcels is a planning step that will precede the development of specific site plans for this large commercial tract south of the Greenway Shopping Center. The proposed group of three high-rise office buildings (one already completed), a motel, and a banquet facility is to be known as the "Maryland Trade Center Park."

Of eight recommendations made by APB, two in particular stand out. One recommendation is that the tops of the two planned high-rise buildings should be no higher than the top of the existing Maryland Trade Center building. APB also recommends that consideration be given to developing this area as a "24-hour" community through use of a new county zoning category known as "mixed-use zoning" (M-X-T).

As City Manager James Giese explained in a written comment to council, "A 24-hour community . . . is one which combines commercial and residential uses so that there are always people in an

See COUNCIL, page 2, col. 2

## Old Post Office Facility To House Credit Union And Twin Pines S&L

by Mavis Fletcher

Sometime next month the Greenbelt Federal Credit Union and the Twin Pines Savings and Loan Association will both move from their present quarters into the Center Mall space formerly occupied by the Post Office. The space is currently being divided to accommodate the two organizations, and renovation of the two office spaces will then begin. The target date for the move of both businesses to the new quarters is in the first half of February.

Credit Union Manager Joseph D. Comproni emphasized that the new office, which will occupy about one-third of the old office area, will have more than double the space of the present Credit Union quarters. The increased space will expand the customer service area and make for better working conditions for the employees. There will be space for additional equipment and, if warranted, for a second computer terminal.

The remaining two-thirds of the old post office area will be occupied by the Twin Pines Savings and Loan Association. According to Twin Pines Manager C. R. Waugerman, the association will have about three times its present space. Most important, the bookkeeping and records sections, which are now separated from the customer office because of lack of space will be housed in the new office. The integration of all the association's functions in one office will increase efficiency and facilitate customer service.

The contract for renovation of the Credit Union space is being

carried out by Benjamin Cratty, a builder and renovator. The contract for renovation and decoration of the Twin Pines space was scheduled to be awarded on January 6.

While some inconvenience to the customers of both businesses during the actual move will be unavoidable, it will be minimal and of only a few days' duration. Waugerman indicated that plenty of notice will be given Twin Pines customers when the actual move dates can be firmly predicted.



### AGENDA

## Regular Meeting of City Council Mon., Jan. 18, 1982 8:00 P.M.

- I. ORGANIZATION
    1. Call to Order
    2. Roll Call
    3. Meditation  
Pledge of Allegiance to the Flag
    4. Minutes of Council Meetings  
- Regular Meeting of January 4, 1982
    5. Additions to Agenda by Councilmen and Manager
  - II. COMMUNICATIONS
    6. Petitions and Requests
    7. Administrative Reports
    8. Committee Reports
  - III. OLD BUSINESS
    9. Zoning Map Amendment Applications 5343, 5344, 5345 and 5346 - Lerner-Bresler et al Properties
    10. Sectional Zoning Map Amendment for Bladensburg-Defense Heights
    11. Preliminary Plan of Subdivision-Maryland Trade Center (APB Report #258)
    12. Greenbelt Commercial Center Revitalization Study (APB Report #259)
    13. State Open Space Funds
  - IV. NEW BUSINESS
    14. An Ordinance to Amend Section 8-32 of Chapter 8, "Finance and Taxation" of the Greenbelt City Code, to Provide that the Tax on Games of Entertainment, Including Coin-Operated Amusement Devices, Shall be Increased from Four and One Half Percent (4½%) to Ten Percent (10%)
    15. Revised Annexation Agreement - Coakley-Williams and Sun States Properties
    16. Request for Street Construction Waiver by U. S. Homes - Ora Glen Drive
    17. Legislative Program
    18. Prince Georges County Council Bill 415, School Board District Boundaries
    19. Meetings
  - V. MISCELLANEOUS
- NOTE: This is a preliminary agenda—subject to change.



## NOTICE OF PUBLIC HEARING

### Proposed Uses for Revenue Sharing Fund and All Other City Funds for Coming Fiscal Year

Federal Regulations require the City Manager to hold a public hearing on proposed uses for Revenue Sharing Fund monies for the next fiscal year (July 1, 1982 thru June 30, 1983). Such a hearing is scheduled for

Monday, February 1, 1982 - 8:00 p.m.

in the  
CITY COUNCIL ROOM, MUNICIPAL BUILDING  
25 Crescent Road, Greenbelt, Md.

The public hearing will be conducted as the first item of business on the agenda of the regular meeting of City Council.

At the public hearing, all citizens of Greenbelt, Maryland shall have an opportunity to provide written and oral comments on the possible uses of Revenue Sharing Fund monies, as well as on the uses of all other funds to be budgeted. Senior citizens and organizations representing the interests of senior citizens will be given every opportunity to be heard and to present their views regarding the allocation of these funds prior to final allocation.

The following amounts are estimated to be available for allocation in the Revenue Sharing Fund during the coming fiscal year:

|   |          |
|---|----------|
| Unappropriated Balance Fiscal Year 1982 | \$13,000 |
| Entitlement Payments Fiscal Year 1983   | 73,500*  |
|   | \$86,500 |

\*Based on existing legislation. The Federal Administration may propose a reduction in revenue sharing funds to be appropriated in FY 1983.

Following the public hearing, the City Manager will prepare his budget proposal for Revenue Sharing Fund monies and all other city funds for submission to the City Council on April 5, 1982. Subsequently, the City Council will conduct a public hearing on the Revenue Sharing Budget and all other city budgets prior to adoption of the FY 1982/83 budget.

Gudrun H. Mills, CMC  
City Clerk

## Greenbelt News Review

AN INDEPENDENT NEWSPAPER  
 ALFRED M. SKOLNIK, PRESIDENT, 1959-1977  
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 BOARD OF DIRECTORS

Pres., Elaine Skolnik; Vice Pres., Sid Kastner; Sec., Barbara Likowski; Treas., Virginia Beauchamp; Bill Rowland.  
 MAIL SUBSCRIPTIONS: \$20 per year. Advertising and news articles may be mailed (Box 88, Greenbelt); deposited in our box at the Twin Pines Office before 4:30 p.m. Tuesday; or delivered to the editorial office in the basement of 15 Parkway. (474-4131). The office is open Monday after 8 pm for display advertising; deadline is 10 pm. News articles and classified ads are accepted after 8 pm on Tuesday; deadline is 10 pm.

Volume 45, Number 9

Thursday, January 14, 1982

## Ella Cooley

Ella M. Cooley, 71, of 20-H Ridge Road, a resident for 38 years, died in Doctor's Hospital on Tuesday, January 5.

A member of the Greenbelt Golden Age Club and Mowatt Memorial Methodist Church, Mrs. Cooley and her late husband, Mitchell, were well known to Greenbelters.

She is survived by a daughter, Carolyn Fink, a son-in-law, John Fink, a son, William M. Cooley, and five grandchildren.

### Rezoning Meeting

Citizens concerned about the rezoning of Parcels 1 and 2 are invited to a meeting at 5-C Eastway on Friday, January 15 at 8 p.m. We will discuss our own concerns about the environmental impact and our own position for the January 22 hearing. For more information call 345-2721 after 7 p.m.

Tony Mallama

### At Greenbelt Library

Exhibits at the library during the month of January will be: Coping with Alcohol — American Red Cross, Montgomery County Chapter, Oil Paintings-Rhea McDonald, Greenbelt, and Chinese Paper-Cuts, Harriet Ying, Hyattsville.

### Democratic Club Meets

The Democratic Club will meet Friday, Jan. 15, at 8 p.m. in the Greenbriar Community Building. Dr. Nick Masters, the special assistant to the budget committee chairman of the House of Representatives, will speak on "The Democratic Economic Strategies."

There also will be a discussion of the state redistricting plan.

### Greenbelt Homemakers

The Greenbelt Homemakers Club will hold their next meeting on Jan. 20 at the home of Faye Anderson. Meeting time is 8 p.m. The topic is "Frame It and Arrange It." For more information on Homemakers call Mrs. Winnie Phibbs at 474-4031. Visitors are always welcome at these meetings or at the workshops, which are held each month.

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## WELCOME TO GHI

New & Old GHI members are cordially invited to a  
**MEMBER ORIENTATION MEETING**  
**TUESDAY, JANUARY 19**  
**8:00 P.M.**

**GHI BOARD ROOM**  
**HAMILTON PLACE**

Meet representatives of the GHI Board of Directors and staff as well as the City of Greenbelt. Learn about life in GHI and Greenbelt. RSVP 474-6644.



### Bahai's Sponsor Speaker

The Greenbelt Bahai community invites all Greenbelters to hear Dr. Thom Thompson, family counselor and television personality, speak on "Coming World Changes—what they will be and how they will come about." Dr. Thompson will focus on the spiritual evolution of mankind at the meeting on Jan. 15, at 8 p.m. at 120 Rosewood Drive. Call 474-4090 for additional information.

### LaLeche League

La Leche League meets at 8 p.m. Monday, January 19 at 34 E Ridge Rd. The topic will be Nutrition and Weaning. Anyone interested in breastfeeding is invited. For more information, call Terry Kepler at 345-2670.

### Mowatt Memorial

United Methodist Church  
 40 Ridge Rd. 474-9410  
 Church School 9:30 - 10:30 a.m.  
 (Ages Nursery - Adult)  
 Morning Worship 11:00 A.M.  
 Rev. Ira C. Keperling, Pastor  
 474-1924

### ST JOHN'S CHURCH Episcopal

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

### Stress Class Offered

The Greenbelt Recreation Department will be starting its winter program on January 18 offering a variety of classes. Available for the first time is "Managing Your Stress" (how to relax in a tense world) taught by Helen Geller, biofeedback therapist.

The course deals with learning what stress is, how it affects a person mentally and physically and how to identify the stresses in his life, as well as teaching specific relaxation techniques and strategies to deal with stress.

The course starts Wednesday, Jan. 20 from 7:30 to 9 p.m. and runs for four weeks at the Youth Center.

Additional information may be obtained by calling 474-6878.

## Bahá'í Faith

Greenbelt Community  
 P.O. Box 245  
 Greenbelt, Md. 20770  
 474-4090/345-2918

### Paint Branch Unitarian Church

3215 Powder Mill Rd.  
 (near Cherry Hill Road)  
 Forum: 9:30 a.m.  
 "One Person Alone Can  
 Change the World If..."  
 Janet Osborne of UUSC  
 Service - 11 a.m. "Dimensions  
 of Home"  
 937-3666

### Council Meeting

(Con't from page one)

area, either working or living. This concept would allow a building such as the Maryland Trade Center to use the lower floors for commercial uses such as shops or offices, and the upper floors for residential uses, such as condominiums or apartments. The result of this mixed use would be a 24-hour usage of the property, rather than the limited usage experienced by single-use areas such as office parks and shopping centers, which spend a good portion of time unoccupied...

Because the mixed-use zoning category had become county law only within the preceding few weeks, council asked that city staff give them more information about the new concept at the next regular meeting.

### Other Matters

Turning its attention to money matters, council considered the possibility of increasing the city tax on coin-operated amusement devices. The city tax is now 4½ percent but, under state law, could be increased to as much as 10 percent. Such an increase could be put into effect by city ordinance. Councilman Gil Weidenfeld remarked that he had supported an increase in the tax six or seven years ago on the grounds that there should be no discrepancy between this tax and that paid by movie-goers, who have long paid the full 10 percent. The proposal was referred to the staff for drafting.

### Center Improvement

Council accepted an Advisory Planning Board (APB) report on a Greenbelt Commercial Center Revitalization study done by the Maryland-National Capital Park and Planning Commission. The APB, agreeing in general with the findings of the study, generally approved the idea of an additional traffic island in the parking area between the Co-op supermarket and the red brick apartments. They did not, however, support revision of the traffic flow that was suggested in the study. The APB also noted that unsatisfactory pedestrian systems exist from Center School to the Center and from the Mobil station to the Center. Mavis Fletcher also contributed to this story.

### RON BORGWARDT

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BULLETS TICKETS - Jan. 20. Nordica ski boots, female 7. Caber ski boots, male 7 1/2. Sale or trade. 345-2663.

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WHAT IS ECKANKAR? Find out about this ancient teaching of inner awareness. Introductory discussion is free and open to the public, Wednesday, Jan. 20, 8:00 pm, Greenbelt Youth Center or call 927-3111.

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CAR POOLING to Religious Coalition for Abortion Rights annual Interfaith Service. Fri. AM Jan. 22. 474-2538, 474-9209 by 8 p.m. 1/21.

**Jewish Folk Dancing**

Jewish folk dancing will be taught at the Mishkan Torah on Sundays from January 24 through March 7 at 7:45 p.m. (excluding February 14). There is a fee for each session. For more information call 572-4589.

Person needed to join carpool from Greenbelt to 19th & L Streets, N.W., working hours 8:30-5:00 (Driver preferred). 794-6919 or 457-7051.

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**New Location**  
Twin Pines has signed a lease for its new location at the former Post Office site. We expect to renovate the new facility and relocate our office there as soon as possible.  
**New Hours**

In today's uncertain economic times, both individuals trying to balance their budgets and businesses concerned with their overhead expenses are changing their life styles and business practices. For Twin Pines this means trimming expenses, including reducing its hours of operation.  
The new hours of operation, effective Monday, January 18, 1982 are:  
**Monday-Friday 9-3**  
**Friday evening 5-8**  
**Saturday 9-12**

**Twin Pines**  
Greenbelt Shopping Center  
Greenbelt, MD 20770  
301-474-6900  
Your Savings and Loan Association  
owned and operated by and for its members  
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### Police Blotter

compiled by Mavis Fletcher  
 An armed robbery occurred on Jan. 7 at 6:25 a.m. in a parking lot in the 7500 block of Mandan Road. Three young males, one armed with a handgun, took a woman's purse.  
 An indecent exposure case occurred at Greenbelt Middle School on January 6 at about 6 p.m. The victims were adult females who were participating in an aerobic dancing class. The suspect is a black male adult about 30 years old, 6'2" tall, 175 lbs., with a light beard and moustache, short hair and wearing a waist-length jacket with a fur collar. He was driv-

### CPR CLASSES

The Recreation Department, in conjunction with the Greenbelt Jaycees, will sponsor a CPR class on Tuesday, Jan. 19 and Wednesday, Jan. 20, from 7 to 10 p.m. at the Jaycees Club House. Call Rick Barber at 441-1010 or 474-5700 for more information.

### PARENTING WORKSHOP

Greenbelt CARES is offering a free six-week workshop (January 26 - March 2) for parents of teenagers. The workshop will be led by professional family counselors Jim Holmes and Wendy Wexler. Parents will have an opportunity to get together with other parents of adolescents in an informal setting to tackle thorny parenting issues and share failure and success stories. Confidentiality will be respected.  
 Call 345-6660 now to reserve a space or stop by the Greenbelt CARES offices in the Municipal Building for more information.

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ing a Datsun, possibly off-white or gray in color.  
 On December 28, Detective Terrence M. McGrath arrested a male resident of Canning Terrace for molesting a woman while she was using a pay phone at the Arco Mini-Market in Springhill Lake. The offense took place on November 13. The suspect was charged with a 4th degree sexual offense.  
 Greenbelt Cleaners in the Center Mall was broken into on December 31.

**JAYCEES HOST BRUNCH**  
 The Greenbelt Jaycees will host a Jaycee Brunch for those interested in joining the Jaycees or Jaycettes, Sunday, Jan. 17, at 10 a.m. at McDoogal's in the Greenway Shopping Center. For further information, call Rick or Barbara Barber at 441-1010.

**Bingo**  
 7:30 p.m.  
 every Thursday  
 at  
**St. Hugh's**  
 135 Crescent Road

**STATE FARM**  
  
**INSURANCE**  
 For Insurance Call:  
**Don W. Tauelle**  
 9200 Edmonston Rd.  
 Greenbelt, Md. 20770  
**474-5007**  
 Like a good neighbor,  
 State Farm is there.  
 State Farm Insurance Co's.  
 Home Offices: Bloomington, Ill.

**SUBURBAN™**  
**THE NEIGHBORHOOD BANK**  
 MEMBER SUBURBAN BANCORP MEMBER FDIC  
 Greenbelt Office  
 103 Centerway • Greenbelt, Maryland 20770  
 270-7521

 **THE NEIGHBORHOOD COLOR TV**   
**REPAIRMAN HAS A NEW PHONE NUMBER!**  
**565-0001**  
 I provide in-home service in this neighborhood 4 days each week as well as some evenings and weekends. I'm bonded, licensed and top rated for over 20 years. You can count on my estimates and prompt fair service. I always call before visiting, carry more than 5 times the normal inventory of parts, and can (almost) always repair your Color TV IN YOUR HOME, ON ONE TRIP. I repair Black & White sets, HI FI's and VCR's also.  
 Thanks for reading my AD. Please save it.  
**F. JOHNSON OF IN-HOME TV SERVICE**  
 - I KEEP MY PROMISES - 

**LEGAL CLINIC of DOUGLAS I. MALCOM**

|                  |          |                                  |
|------------------|----------|----------------------------------|
| Divorce, Uncont. | 200.00   | <b>FREE INITIAL CONSULTATION</b> |
| Incorporation    | 200.00   | Beltway Plaza Shopping Center    |
| Simple Will      | 35.00    | Greenbelt, Md. 20770             |
| Bankruptcy       | 225.00   | <b>474-8808</b>                  |
| Adoption         | 200.00   | Call for appointment             |
| Guardianship     | 100.00   |                                  |
| Auto Accident    | 25%      |                                  |
| Hourly Rate      | \$ 35.00 |                                  |

(Fees Exclude Costs)

**SECOND COMING RESTAURANT**  
 Presents  
**January 19-23 - Hit and Run**  
**Jan. 26-30, Feb. 2-6 - Second Coming**  
**February 9-13 - 2nd Nature**  
 Tuesday - Welcome the Band Night  
 Happy Hour Drink Prices until 11 p.m.  
 Thursday - Ladies Night  
 No cover for ladies, all ladies' drinks \$1.00  
**OPEN FOR LUNCH AND DINNER**  
**HAPPY HOUR 4 to 7 P.M.**  
 10108 Greenbelt Road  
 (1 mile past NASA)  
**794-7772**

**TAX DEFERRED INCOME**  
**Individual Retirement Account**  
 Defer taxes on up to \$2,000 of earned income. Defer up to \$2,250.00 if spouse is not employed during year.

**12%** Share Account  
 Paid and compounded quarterly  
 \$100 min. optional deposits thereafter

**14%** 30-month certificate rate through 1-18-82. \$1,000 min. rate for new certificates changes bi-weekly.

**Greenbelt Federal CREDIT UNION**  
 Community Shopping Center  
 121 Centerway - 474-5900  
 Hours: Mon-Thurs. 9-3; Fri. 9-7

**Greenbelt Cultural Arts Center**  
**UTOPIA THEATER, 129 Centerway**  
 Greenbelt, Md.  
**COMING EVENTS**  
**Jan. 22, 23 - Big Band Jazz - PRESENT TENSE, 8:15 p.m.**  
**Jan. 29 - Russ Russell, Well-known nightclub entertainer, Guitar, Irish, American Folk Ballads, 8:15 p.m.**  
 Price: \$3.50 Adults - \$2.00 Children, seniors  
 for each event  
 For info call: 345-4487 or 345-3516