

Connecting Communities in Greenbelt, Maryland



Cover Design: The cover shows a collage of images to express a thriving community spirit where residents from all parts of Greenbelt are actively engaged.

Far left to middle of page – the playground at Schrom Hills Park in Greenbelt East.

Far lower left corner – two kids playing at the Recreation Center in Greenbelt West.

Lower middle – an ethnic event at the Recreation Center in Greenbelt West.

Far right to middle/back of page – Farmer’s Market in Old Greenbelt

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PREFACE

Acknowledgements

Our studio team would like to acknowledge and thank the many people who assisted us with this project. First, we thank the elected officials, community leaders, and organization representatives, including members of the Greenbelt City Council, the City administration, leaders of Greenbelt Homes Incorporated (GHI), the Greenbelt East Advisory Council, and the Advisory Boards of Greenbelt East and Springhill Lake. Many people took time away from their busy summer schedules in order to meet with the us and to talk with us about Greenbelt.

The studio team would also like to single out some individuals. Professors Sidney Brower and Jim Cohen, from the University of Maryland Department of Urban Studies and Planning, have provided the team with helpful guidance throughout the project. We would also like to thank Terri Hruby, Kim Kash, Gretchen Overduff, Sylvia Lewis, and Derek Thompson for giving us a head-start on the project by meeting with the us in early June to discuss city issues. We also wish to thank Greenbelt resident and University of Maryland faculty member, Isabelle Gournay, for sharing her knowledge about the architecture and development history of Greenbelt. We are additionally indebted to fellow University of Maryland Urban Studies and Planning masters student, Nicolas Dei Castelli, for volunteering his time and Spanish fluency to allow the us to interview Spanish-speaking residents in Greenbelt West. We would also like to thank the Greenbelt Public Library for providing a quiet and cool summer place for us to meet on a weekly basis.

Finally, we would like to thank the residents of Greenbelt, who gladly talked to us about community issues in both scheduled and impromptu interviews—

on the streets, at the farmers market, in the parks, or even at their front doors. The City and its residents should be proud of having such an active and hospitable community. Your perspectives informed our research. Any mistakes or omissions in reporting those views are the fault of the authors.

The Community Planning Studio Description

The Community Planning studio is a capstone project for graduate students seeking a Master of Community Planning degree at the University of Maryland, College Park. In the Community Planning studio, students work as a team to identify key issues in a given study area. Key issues are based upon input collected from community leaders, residents, and other stakeholders in the targeted community. The studio team designs and conducts research, collects and analyzes data, and produces a written report with findings and policy/program recommendations. This document is that final report, herein after referred to as the studio report.

All figures and charts not explicitly referenced in this report are the result of the studio team's primary data collection efforts. In addition, any pictures in this report, not otherwise referenced elsewhere, were personally taken by members of the Studio Team.



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EXECUTIVE SUMMARY

The City of Greenbelt began in 1937 as a New Deal town with distinctive architecture, land use pattern, and cooperative associations. But that historic core is only one part of the present-day City of Greenbelt. Over the years, the green belt has been cut by major highways—the Baltimore-Washington Parkway, the Capitol Beltway, and Kenilworth Avenue—dividing the city into three separate sections. Each section—Greenbelt West, Old Greenbelt, and Greenbelt East—has a distinctively different physical and social composition; each has its own history, its own community organizations, and its own set of concerns.

This report identifies residents’ concerns about factors that unite and divide the three sections of Greenbelt. We find, in some ways, that the differences between the three parts of Greenbelt are to be celebrated, as evidence of a vibrant and diverse city that offers many choices to its residents. On the other hand, some of the differences represent certain disparities or demonstrate the need to create new connections between the three communities or strengthen those that currently exist.

To address the issues raised by physical, demographic, and socioeconomic divisions within Greenbelt, the studio team devised a methodology to collect various data and resident perspectives. Review of the data revealed common issues that were then broadly categorized into four major concerns. These concerns were then divided into subcategories and analyzed. From that analysis we devised recommendations. A summary of the four major concerns, their compositional elements, and their respective recommendations follow:

Lack of Social Cohesion:

- Lack of common community identity
- Uneven participation in community affairs
- Neighborhood stereotyping
- Racial divisions
- Income divisions and dissimilarity in housing tenure

Recommendations:

- Increase community artwork
- City branding
- Mark entries to city at major crossroads
- Increase use of schools as mean for community interaction
- Include all areas of the city in Greenbelt Museum media
- Move some civic events to locations outside of the historic core
- Create a volunteer listing on website to match needs and volunteers
- Establish a city soccer league
- Expand community gardens throughout the city
- Increase international/ethnic products at grocery co-op
- Establish a welcoming committee for new residents

Challenges in Physical Connections:

- Challenges in mobility

Recommendations:

- Improve pedestrian opportunities and safety
- Connect three sections of the city with bridges
- Create underpasses and bike/pedestrian routes
- Improve public transportation

Challenges in Political Representation:

- At-large voting system
- Poor voter turnout in some communities

Recommendations:

- Alternative options for voting days
- Allow voter registration on election day
- Hold municipal election same day as national elections
- Implement City wide “get out the vote” effort
- Organize volunteers to assist non-English speakers at the polls
- Making elections more visible
- Encourage young resident participation
- Provide electoral information to new residents
- Hold neighborhood forums to encourage participation
- Provide public funds for election campaigns
- Provide campaign management workshops for first time candidates

Providing a Better Quality of Life:

City resources not used by residents of Greenbelt West

Uneven communication between City and some neighborhoods

Reality / perception of increase in criminal activity

Recommendations:

Provide education and outreach to communities outside of old Greenbelt

Provide satellite office of Greenbelt CARES in Greenbelt West

Maintain list of volunteers who are bilingual

Greenbelt is faced with challenges and opportunities that many other municipalities experience through continual population growth and diversification. For some communities issues such as these prove to be significant barriers to understanding, and adversarial relationships among stakeholders are often the result. However, Greenbelt is well known for its enthusiastic citizen involvement and its outreach to encourage public participation in community affairs. With an historical success of building unity when faced with external threats, Greenbelt has a very good chance of overcoming the challenges its residents currently face.

I. INTRODUCTION

During the summer of 2008, a group of University of Maryland graduate students (herein referred to as the Studio Team) undertook a planning studio in the City of Greenbelt. The purpose of the planning studio was twofold: (1) to allow graduate students to work directly with the Greenbelt community and its stakeholders regarding a particular planning problem that the community is facing and (2) to provide Greenbelt with input and analysis from an external source.

The focus of this project is to examine the physical, social, political, and economic factors that unite Greenbelters and those that divide them. A birds-eye view over the city reveals the manner in which the interstate and other highways physically separate Greenbelt into different sections. In addition to these physical dividers, the Studio Team was informed by Greenbelt residents that an examination of other kinds of division and unity would be a productive community planning project. Therefore, we sought to define the ways that Greenbelt is divided and unified and what should or could be done to help create a more unified city.

Our team examined prior Greenbelt resident surveys, and then organized and conducted interviews with dozens of key stakeholders in Greenbelt, including elected officials, community leaders, and other citizens. Through these interviews, the Studio Team aimed to gain a better understanding of the issues that unite and divide the residents of Greenbelt West, Old Greenbelt, and Greenbelt East.

Before reviewing the strategies and findings of this investigation, it is essential to understand Greenbelt's unique history, the challenges it has faced and successfully addressed over the stages of its development, and how it is currently divided, geographically, into three major sections.

Historical Background

Greenbelt, located in Prince George's County, MD, is approximately 12 miles northeast of Washington, D.C. It was one of three greenbelt towns conceived during the Great Depression by the Resettlement Administration under Rexford Guy Tugwell, advisor and friend to President Franklin Delano Roosevelt. Tugwell wanted a planned environment that would be conducive to fostering cooperative communities¹ and reintroduce dislocated inner-city families from agrarian traditions back to natural settings.

Greenbelt's original community incorporated elements of the garden city, neighborhood unit, and superblock—concepts engineered by planning pioneers intended to improve health, safety, and quality of life while promoting social cohesion and equality. Around 885 units were ready by fall of 1937.² Houses in Historic Greenbelt are grouped in superblocks, and connected to a system of walkways and underpasses. It is possible to get from a house to the center of the city without crossing a street (see page 9 for aerial photo of Greenbelt, circa 1938). Two curving streets surround each superblock and several cross streets. The major streets each follow the crescent-shaped contours of the land, and at the center of the crescent are the shops, elementary school, community buildings and recreation facilities.³ As much as 1,300 acres remain undeveloped in the southern portion of the city known as Greenbelt National Park, a vestige of the original greenbelt.⁴

Greenbelt was also created as an experiment in social planning. It was supposed to provide healthy affordable low-income housing for qualified citizens as well as jobs for the unemployed through its construction. Families who applied to live in Greenbelt were carefully selected based on income (limits were \$1,100-\$2,000 for a family of four, and

\$1,200-\$2,100 for a family of five) and family composition (a married couple, four or fewer children, and the husband had to be employed). Population quotas were set so that Greenbelt would mirror the population of the Washington, D.C area, although African-Americans were not eligible to apply for residency. D.C. natives made up 80 % of the residents and the states of Maryland and Virginia made up 10 % each of the remaining population. A majority of residents worked for a government agency, (50 % were employed by the federal government and 5 % worked for the District of Columbia government). The religious affiliation of the families was selected to be approximately 59 % Protestant, 34 % Catholic, and 7 % Jewish. Residents were also chosen who would be active in local government, recreation, and cooperation within the community.⁵

Old Greenbelt Development

Families began occupying Greenbelt in Fall 1937. (Map 1, pages 10 and 11, shows major development history in Greenbelt.) The available housing structures included apartment buildings, row houses, and a few freestanding, prefabricated homes. An additional 1,000 housing units were authorized for Greenbelt by the 1941 Lanham act. Known as the "defense homes," they provided housing for families coming to Washington in connection with World War II defense programs. Greenbelt's population had now doubled and the city was split between the residents of "defense homes" and the original residents.⁶

The federal government continued to own and manage Greenbelt as a low-income rental community until 1952, when it was sold by an act of Congress. Residents formed a cooperative to purchase the city from the government. The cooperative, Greenbelt Veterans Housing Corporation (GVHC - later becoming Greenbelt Homes, Inc.) purchased the original houses, the defense units, and 709 acres of vacant land. Private developers purchased the apartments, commercial properties, electrical utility, and undeveloped land.⁷ The lake, the pool, the playing fields, as well as the water and sewage utilities were transferred to the City of Greenbelt.⁸ From 1957 to 1965, City officials and the residents worked against increasing density with large scale developments that were proposed by the planners and developers.⁹

The coming of major highways affected connectivity between different parts of the city. The Baltimore Washington Parkway opened in 1954, and the Washington Capital Beltway (Interstate 95/495) completed in 1964, divided Greenbelt into three sections.

The addition of rental housing also contributed to the changing face of Greenbelt. Among the developments built in Old Greenbelt were: the Greenbelt Plaza apartments in 1959, Lakeside North and the row houses at Charlestowne Village in 1965, the University Square apartments in 1966, and the eight-story Charlestowne North Apartments in 1966.¹⁰

Greenbelt West Development

Greenbelt Park was established in 1958. It consists of 1,100 acres of recreation areas and campgrounds.

The National Park Service completed the park during the 1960s.¹¹ In 1962, part of the Beltway Plaza opened with a covered, climate controlled, environment --a first for the Washington DC region. The Plaza occupies 70 acres in Greenbelt West between Greenbelt Road and the Springhill Lake apartment complex.¹²

Springhill Lake copied features from the original Historic Greenbelt, such as superblocks with footpaths within the development of low-rise dwellings.¹³ Located west of the Beltway, Springhill Lake is still

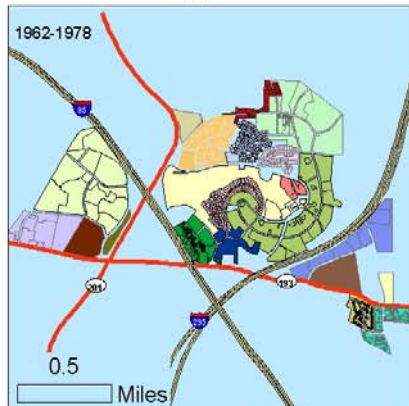
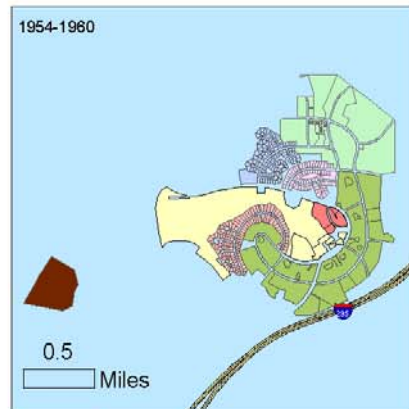
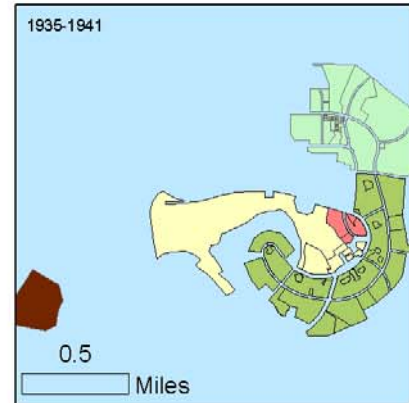
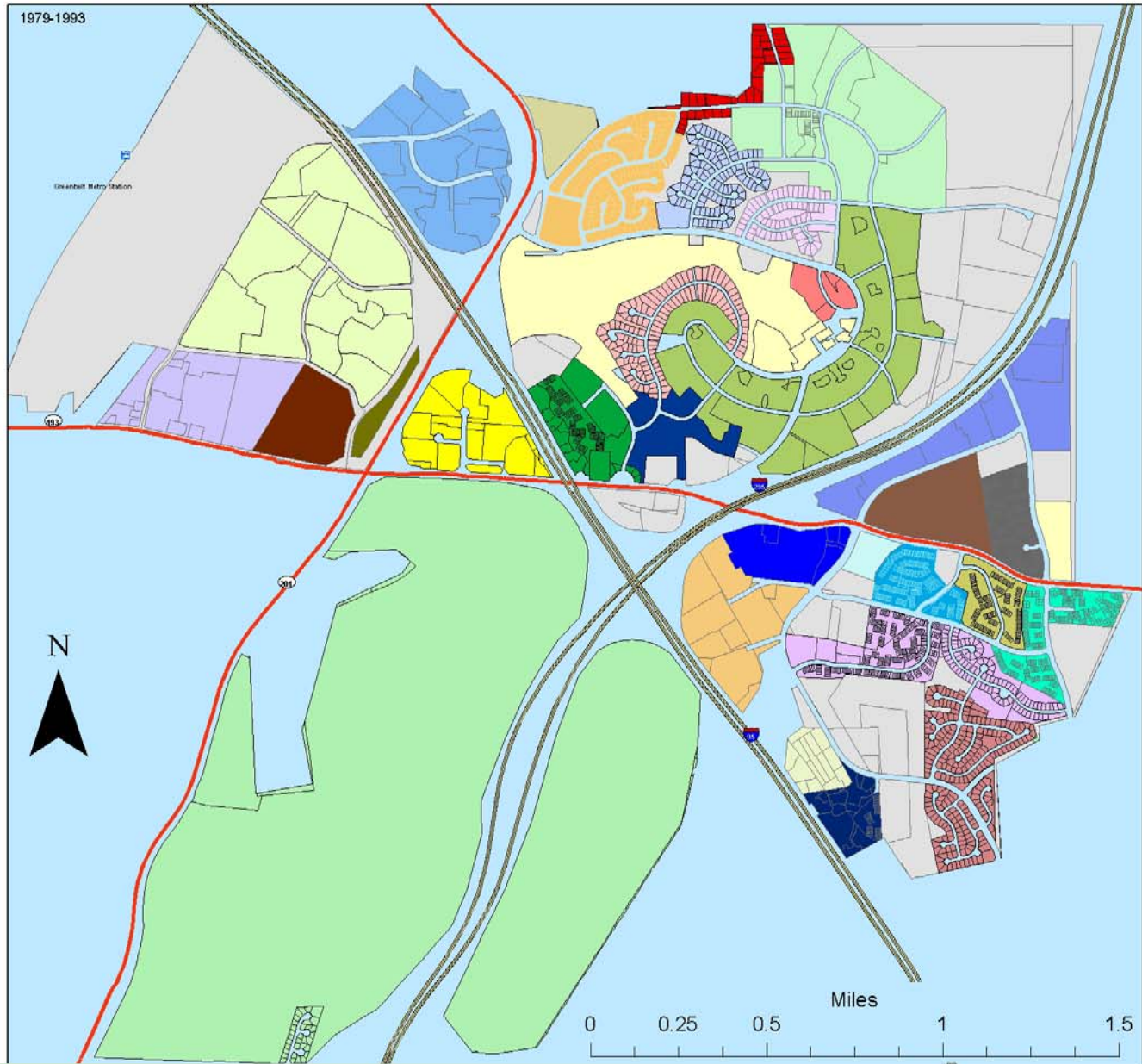


Greenbelt, MD 1938 (Source: <http://www.gmu.edu/library/specialcollections/plancomm.html>)







































Map 1

Major Development History of Greenbelt

Sources: shapesfile provided by City of Greenbelt Department of Planning and ESRI Data 8 Maps, 2006;
map data and property development obtained from
"Greenbelt, Maryland: A Living Legacy in the New Deal" by Cathy D. Kopper (The Johns Hopkins University Press, 2001)
and maps obtained from the City of Greenbelt Department of Planning (prepared by Isabelle Gourard).
Map Creation: LMD Department of Urban Studies and Planning (Summer 2008) studio team



Legend: Major Development History of Greenbelt Properties and Major Highways & Roads Listed by Approximate Year(s) of Development

- | | |
|---|--|
|  Historic Properties 1935-38 |  Eleanor Roosevelt High School 1976 |
|  Historic Roosevelt Center 1935-38 |  Windsor Green 1977-83 |
|  Greenbelt Middle School 1938 |  Chelsea Woods Condominiums 1978-80 |
|  Parkway Apartments 1938 (newer apartments completed 1960) |  Golden Triangle 1979-91 |
|  GHI (including Defense Homes) 1941 |  Greenway Shopping Center 1980 |
|  I-295 Baltimore-Washington Parkway 1954 |  Greenbelt West Office Park 1980-91 |
|  Lakeside Apartments 1954-69 |  Maryland Trade Center 1982-87 |
|  Woodland Hills 1957 |  Glen Ora 1982-1986 |
|  Lakewood 1958-1959 |  Hunting Ridge 1984 |
|  Beltway Plaza 1962 |  Greenwood Villge 1986-87 |
|  Belle Point (both Charlestowne Village & North) 1962-66 |  Hanover Office & Apartments 1987 |
|  Springhill Lake 1963-70 |  Greenbrook 1987-89 |
|  Edmonston Commercial Area |  Commerce Center 1988 |
|  I-95 Capital Beltway 1964 |  Greensprings 1990-94 |
|  Lakeside Apartments 1964 | <p>Other Features on Map</p> |
|  Boxwood Village 1965 |  Greenbelt Metro Station 1993 |
|  Boxwood Annex |  Kenilworth Avenue & Greenbelt Road |
|  University Square Apartments 1966-67 |  Other City Boundaries |
|  Greenbriar 1974-80 |  Greenbelt Park |
|  Glen Oaks Apartments 1974-80 | |

one of the largest rental developments in the eastern U.S., covering 311 acres and containing 2,900 units in 251 apartment blocks and 120 town houses. It was built over a seven year period beginning in 1962.¹⁴ Springhill Lake opened as affordable luxury housing targeting young, mostly professional families who were not ready to buy a house. By renting, they could save for a down payment if that was their goal. Some of the amenities included a small shopping center, a lake, two swimming pools, tennis courts, a small golf course and a social director. These facilities and services were to build community spirit among the residents.¹⁵

The Capital Beltway made the development economically feasible, but divided it from the rest of the City. This isolation led to political neglect by the City until the residents of Springhill Lake organized to gain some power. In the late 1960s and 1970s they elected residents to the City Council such as Joel Katz in 1969, and Gil Weidenfeld in 1971, who became the longest serving Mayor of Greenbelt to date.¹⁶

Over time, students from the nearby University of Maryland began moving into Springhill Lake apartment complex. The students did not have strong roots in the community and had less interest in local affairs. While some residents retained an active civic life, the community as a whole became less involved with local issues. This coupled with changing, and sometimes neglectful, ownership caused Springhill Lake to decline.¹⁷

Since Springhill Lake was built, there have been other important developments in Greenbelt West. During the 1980s, the Capital Office Park was built to the north of Springhill Lake and to

the west of the Capital Beltway and Old Greenbelt. The Washington D.C. Metro opened the final station of its' Green Line in December 1993 on the western edge of Greenbelt.¹⁸

Greenbelt East Development

In 1970, Greenbelt had slightly more than 18,000 residents and 70% of its land was still undeveloped. Much of the new growth during the 1970s occurred in Greenbelt East near the NASA Goddard campus. The first projects there consisted of garden apartment complexes. This was followed by several subdivisions of lower-density row house condominiums and single-family homes.¹⁹

Eleanor Roosevelt High School opened in 1976.²⁰ In 1978 a footbridge was proposed over the Baltimore Washington Parkway to connect Old Greenbelt with Greenbelt East and to allow students a safe and easy route to the new high school. Some residents east of the bridge protested, fearing it would bring crime to their community. Nevertheless, the Spellman Bridge was finally built in 1983, providing some connectivity between Old Greenbelt and Greenbelt East.²¹

The highway system that divided Greenbelt also led to more non-residential growth of office parks and shopping centers in Greenbelt East in the 1980s, increasing the City's tax base and providing new jobs. The former Schrom Airport was also purchased in 1986 in order to develop Schrom Hill Park.²²

City-wide Developments

The City of Greenbelt also purchased parts of the original green belt, sold in 1955 by GVHC, in order to protect the forested lands between the defense

housing and the Baltimore-Washington Parkway. A 1989 bond referendum allowed the City to acquire the former Center School from the Board of Education, restore it, and use it as a community center. The City also purchased the Greenbelt movie theater located in the Roosevelt Center in 2003.²³

As of the year 2000, there were approximately 21,000 workers employed in the city, and an equal number of residents. However, census data collected in the year 2000 indicate that the majority of Greenbelters work outside the city.²⁴

Future Developments of Greenbelt

Springhill Lake Renovation

After several changes of ownership, AIMCO, the nation's largest owner of apartment units, purchased Springhill Lake in 1998. In 2003, AIMCO planned to demolish Springhill Lake and replace it with a New Urbanist development planned by the firm of Duany Plater-Zyberk & Company.²⁵

These plans were abandoned when AIMCO sold the complex to Empire American Holdings of New Jersey in 2008. The new owners have renamed the complex "Empirian Village." Empire said it plans to "build a fitness center, upgrade the complex's clubhouse, apartment units and facades, and possibly install a centralized Laundromat with state-of-the-art equipment. The company is also considering the addition of an indoor pool." Minor renovations, such as painting hallways were already underway by mid August, 2008.²⁶

According to *The Gazette*, the City Council still has not met with Empire management but considers it "an important stakeholder in the community" according to Mayor Judith Davis. She also pointed out that the previous owners, AIMCO, had "received numerous code violations and municipal infractions for leaking ceilings and bed bugs but that Empire has been working cooperatively with the City Planning Department." Police Chief James Craze added that the new management agreed to retain the one on-site police officer.²⁷

The *Gazette* continued with comments from residents who said that they have yet to see any improvements but they are hopeful. Kim Paz, a co-founder of the Springhill Lake Civic Association said she "would like to see the new management work on improving

maintenance response times and the quality of those repairs." She went on to say, "I hope to meet with the new management shortly. My plan is to contact Empire to form some type of good working relationship. I am hopeful that we can do so and make Empirian Village a wonderful place for everyone."²⁸

Beltway Plaza Mall Redevelopment

There are several vacancies in Beltway Plaza Mall (BPM) and the buildings appear rundown; yet the mall is a popular regional and local destination for shoppers.²⁹ Many concept plans for the redevelopment of BPM have been submitted to the City over the past several years. Every plan has envisioned the development of BPM as a mixed-use retail center. Capitalizing on its proximity to Metro, the owners have suggested adding a residential component to the property and updates to the retail component as well. The most recent plan was submitted in the winter of 2008.³⁰

Metro Station South (South Core) will be located just north of Greenbelt Road and east of the Metro tracks. The development will be separated by the Indian Creek preserve from Cherrywood Lane. As of summer 2008, bridge construction over Branchville Road is well underway and the final building details are being reviewed.³¹ The development is approximately 54 acres. It is intended to be a mixed-use, transit oriented community and will include 983 town homes and apartments. A few live-work apartments have also been proposed. There will also be 80,000 square feet of retail space, which may include a specialty grocery.³²

Metro Station North (North Core) will be located just south of the Beltway and east of the metro tracks. The

development will also be separated by the Indian Creek preserve from Cherrywood Lane. The development is 78 acres in size. Currently, this property is a parking lot serving the Greenbelt Metro Station. It is intended to be a mixed-use, transit oriented, retail destination. Construction has not yet started on this site but conceptual site plans are currently being reviewed. The plans include approximately 1,100,000 square feet of retail space, 1,200,000 square feet of office space, a 300 room hotel, and 1,267 residential apartments or condominiums.³³ However, more recently, several alternative options for the North Core are being considered, including a stadium for the DC United soccer team or a large office building for the federal Food and Drug Administration.³⁴

The details of this development have not yet been finalized; however, the North and South Core developments will certainly affect the City and its residents. An additional 2,250 households would be added to the current tally of 9,200, yet another section of Greenbelt disconnected from the rest.³⁵ For a look at the future development areas in Greenbelt West, see Map 2 on page 14.

Map 2

Future Development in Greenbelt West

Source: (Maplets provided by City of Greenbelt Department of Planning and E/S&I Data & Maps, 2005; map data and property developments obtained from "Greenbelt, Maryland: A Living Legacy of the New Deal" by Cathy D. Whapper (The Johns Hopkins University Press, 2001) and maps obtained from the City of Greenbelt Department of Planning (prepared by Isabelle Goussard). Map Creation: UMD Department of Urban Studies and Planning Summer 2008 Studio Team.



Profile of Greenbelt’s Three Sections³⁶

Throughout this report, we will refer to three sections of the city: Greenbelt West; Old Greenbelt; and Greenbelt East (Map 3, to the right on this page shows these sections). Greenbelt West is the section of the city south of the Capital Beltway. Old Greenbelt includes those portions of the city west of the Baltimore-Washington Parkway and north of the Capital Beltway. Greenbelt East is that portion of the city which is east of the Baltimore-Washington Parkway. Though all are located within the city boundaries, each section has a unique character. Data in the descriptions below are derived from the 2000 U.S. Census.

Greenbelt West (pop. 6,443) is commonly referred to as Springhill Lake. The 2,900 unit building was recently purchased and renamed the Empirian Village. There are no owner occupied homes and median monthly rents here are approximately \$100 to \$400 less than found in other sections of the city. The apartments are located about one mile from the Greenbelt Metro station. The apartment complex includes recreational amenities such as tennis courts and two pools. There is also a City run recreation center and an elementary school. The Beltway Plaza Mall is just south of the apartment complex and offers 110 stores for shopping.

The majority of the population in Greenbelt West (60 %) is Black. Asian, Hispanic, and White residents comprise approximately 12 % each of the remaining population. In addition to the racial diversity, many residents of Greenbelt West were born outside the United States. In 2000, 38 % of Greenbelt West residents were foreign born, and 42 % of the population spoke a language other than English. Compared to the other sections of Greenbelt, Greenbelt West has more young residents. Almost one-third of the population is under 20 years of age.

Map 3

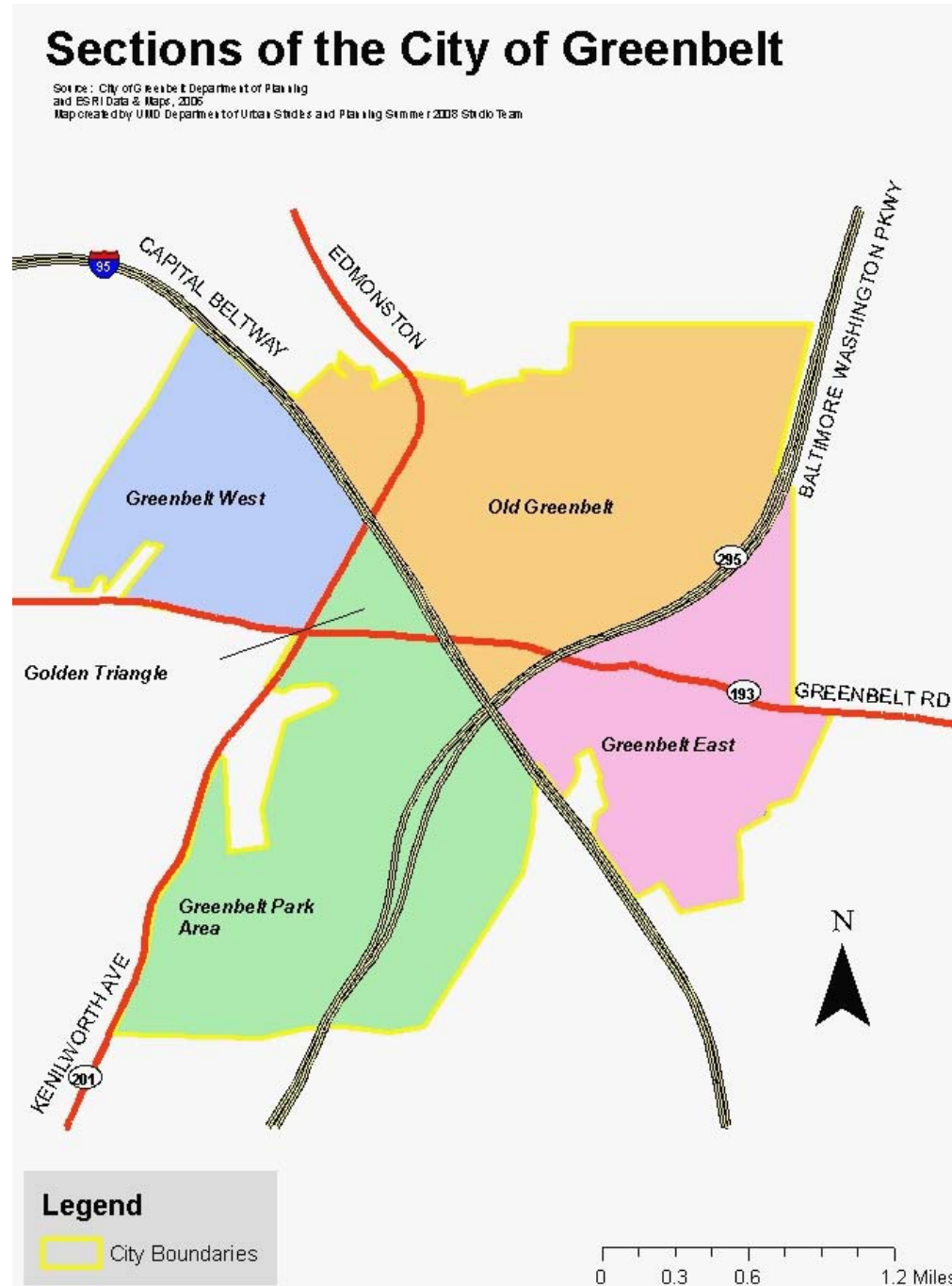
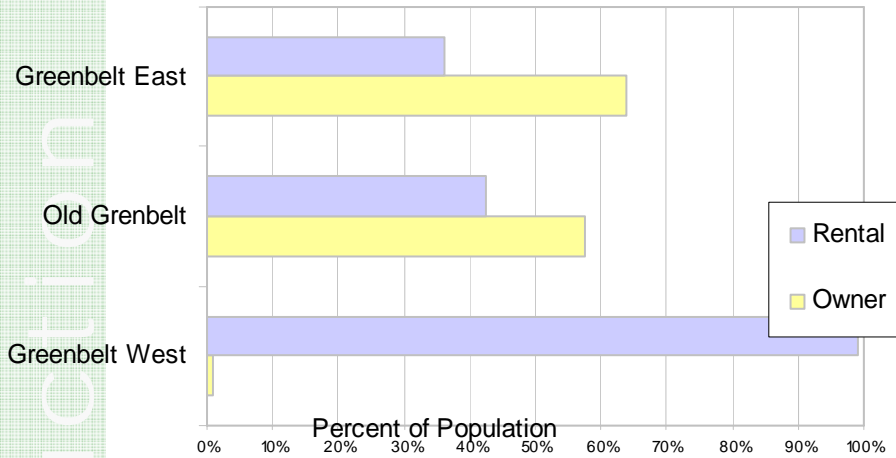
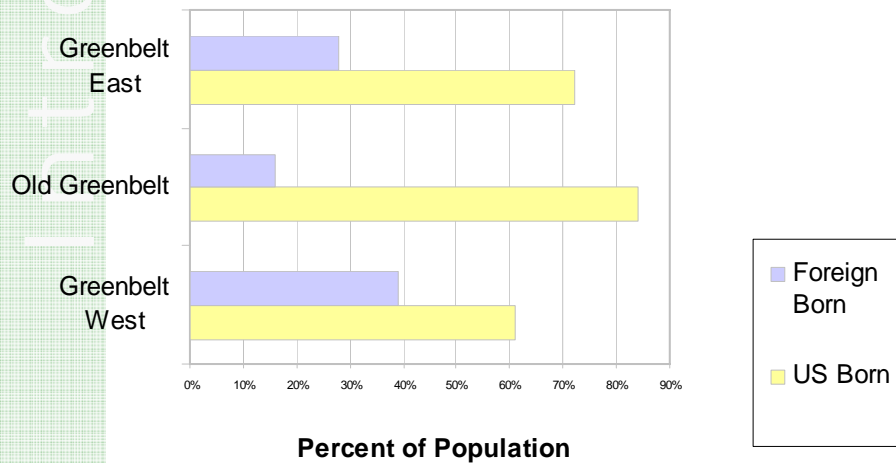


Figure 1: Housing Tenure



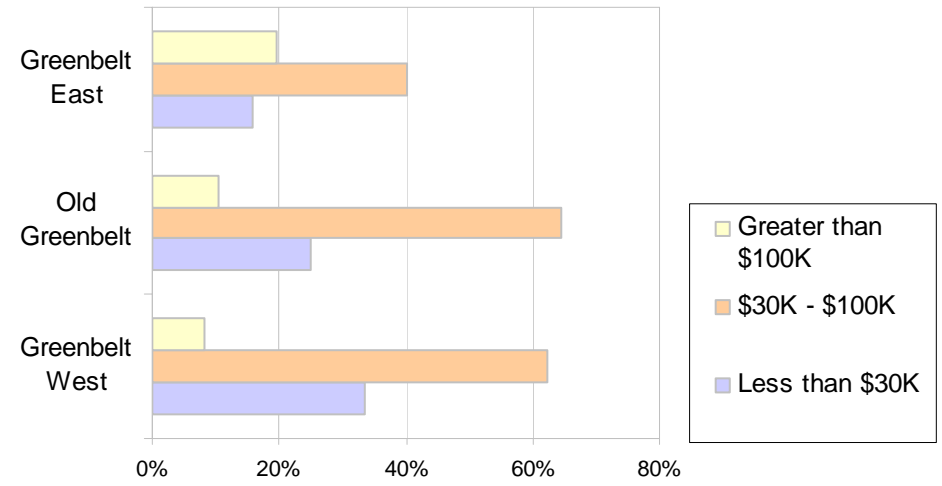
Source: US Census 2000

Figure 2: Place of Birth



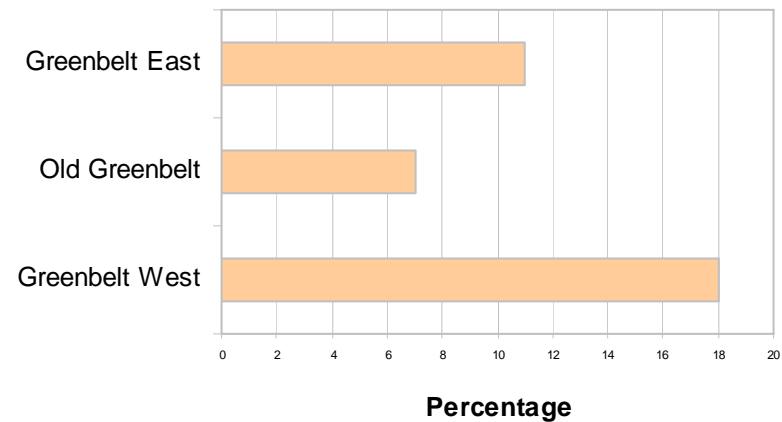
Source: US Census 2000

Figure 3: Household Income



Source: US Census 2000

Figure 4: Proportion of Single Parent Households



Source: US Census 2000

The chart on page 17 shows the differences in age of populations by each neighborhood in Greenbelt in 2000. The blue column, Greenbelt West has the largest number of younger persons, namely those between the ages of 0-9 and 20-29 years of age. Alternatively, Old Greenbelt contains the largest number of elderly persons.

This is almost double the amount of people living in Old Greenbelt. There are more single-parent households in Greenbelt West, (18 %) than in Old Greenbelt (7 %) and Greenbelt East (10 %). Income levels are also lower in Greenbelt West. More than one third of the households make less than \$30,000 per year. This is twice the proportion of low-income families who live in Greenbelt East.

Old Greenbelt (pop. 20,088) contains the historic portions of the city, including Roosevelt Shopping Center and the first elementary school, now a National Historic Landmark and the city's Community Center. Many other City-owned buildings are located in Old Greenbelt including the Municipal Building, the Aquatic and Fitness Center, and the Youth Center. Greenbelt Lake in Buddy Attick Park is also located in Old Greenbelt. In addition to the original government owned housing, there are many single-family homes, townhomes, and apartments. Of all housing units in Old Greenbelt, 42 % are rented.

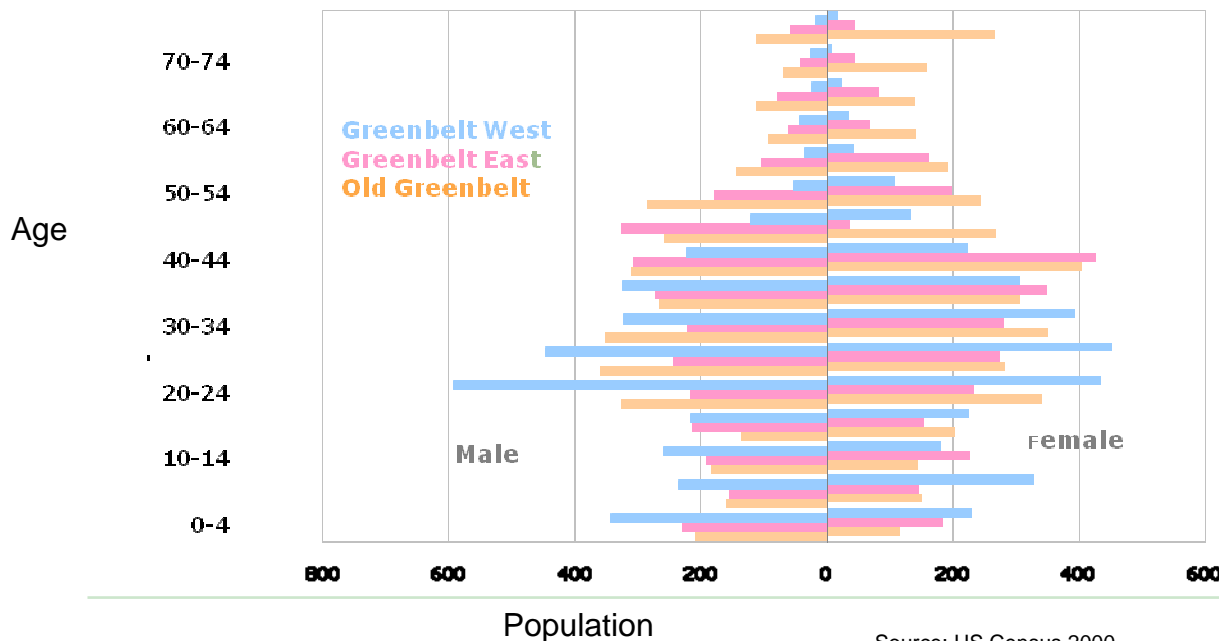
There are several factors that make the population of Old Greenbelt unique. Despite its origins as a family-centered community, many of the residents of Old Greenbelt today are over the age of 65. The proportion of elderly residents in Old Greenbelt (12 %) is twice that of Greenbelt East and 12 times that of Greenbelt West. Another important difference between Greenbelt's three sections is racial composition. Unlike Greenbelt West, the majority of Old Greenbelt residents (74 %) are White. The proportions of White residents in Greenbelt West and Greenbelt East (both around 12 %) are much lower.

Greenbelt East (pop. 5,816) was the last section of the city to be developed. There is a broad mix of housing types in Greenbelt East, including single-family homes, apartments, condominiums, and townhomes. Many residential communities there have private recreation facilities and the City manages two parks—Mandan and Schrom Hills. The Greenway Shopping Center is located in the center of Greenbelt East, across from Eleanor Roosevelt High School.

Like Greenbelt West, Greenbelt East has a large proportion (46 %) of Black residents. White (31 %) and Asian (15 %) comprise most of the remaining population. Greenbelt East is home to more wealthy families than other sections of the city, with more than 20 % of its households earning more than \$100,000 in the year 2000. In Old Greenbelt and Greenbelt West those households comprise just 11 % and 8 %, respectively.

As profiled above, the three sections of the city have disparate demographic and socioeconomic profiles. Despite the fact that these communities' physical separation and dissimilar demographic/socioeconomic profiles present challenges to the City of Greenbelt, it is our belief that there are strategies that can be implemented to ameliorate these and other factors which divide Greenbelters. Some of these strategies are presented in the following chapters.

Figure 5: Population by Age, Sex and Neighborhood 2000



Source: US Census 2000

Report Organization

The studio report is laid out in five major sections, including this Introduction. Section II, Methodology, outlines how the Studio Team used interviews and secondary sources to understand factors which unite and divide Greenbelters. The report continues in Section III with an "Issue Analysis and Recommendations" section. Each issue or factor is described and followed by recommendations for specific actions and strategies to address the identified issues. Section IV provides information about available resources for funding and technical assistance. The report concludes in section V by offering an optimistic outlook on Greenbelt's future. The Appendix contains a complete summary of the interviews conducted by the studio team.

Greenbelt West



Greenbelt East



Old Greenbelt



II. METHODOLOGY

The studio team's research question was born out of conversations in late April between the team and our instructors Sidney Brower and Jim Cohen. Professor Cohen is a Greenbelt resident and has been involved in the Greener Greenbelt Initiative (GGI), among other City activities. Professor Brower had met with various Greenbelt residents and leaders to discuss planning issues that could be researched. Professor Cohen's familiarity of the city and Professor Brower's conversations with Greenbelt residents, helped the team's research question. The team then developed a research methodology, which is described in this section.

Orientation

City planners and other community leaders briefed the studio team on what they saw as major factors that unite and divide Greenbelt. We then utilized the initial interview observations to draft a trial questionnaire asking residents to identify these challenges in closer detail. The team went into areas throughout Greenbelt's three major sections and performed convenience sampling, a research method that entails going to where people can be found and conducting interviews on the spot rather than designing a random, representative sampling pool of residents to guide the interviews. The interviewed Greenbelt residents were asked the following questions:

Why did you choose to live in Greenbelt?

How long do you plan on staying in Greenbelt?

What likes and dislikes do you have about living in Greenbelt?

Where do you go to eat, shop, and spend leisure time?

What misconceptions do people have of your neighborhood?

Is getting from one area of Greenbelt to another a major concern?

Would you draw a map of your community?

The studio team conducted the trial interviews in Greenbelt West, Old Greenbelt, and Greenbelt East to ensure that the views of people in all three areas were reflected.³⁷ The trial survey form and responses are attached in the Appendix.

Final Questionnaires

After conducting trial surveys, we prepared final questionnaires in order to conduct many more interviews with various City stakeholders. Three questionnaire types were developed for: (1) City Council members, (2) community leaders, and (3) other citizens. Anonymity was assured for each interview. Two team members conducted the interview so that one could record the responses while the other administered the survey. After the interview, the two team members verified responses with one another.

The interviews were obtained through a number of methods. City Council members and other community leaders were contacted for scheduled interviews. Other interviews were obtained through a second round of convenience sampling throughout the city in areas believed to have high volumes of foot traffic, such as the dog park of Greenbelt East, the Roosevelt Center during the Sunday Farmers Market, and the recreation center, and bus stops in Greenbelt West. Eighty-eight (88) interviews were conducted in total, which included five elected officials, 14 community leaders, 16 Greenbelt West residents, 19 Old

Greenbelt residents, and seven Greenbelt East residents.³⁸

The studio team then discussed survey responses to identify major concerns. The respondents' residential location and/or role in City and community activities were taken into consideration when identifying these issues. The final questionnaires and survey responses can be found in the Appendix.

Additional Data and Mapping

In addition to qualitative data collected from interviews, the studio team collected demographic and socioeconomic data from the U.S. Census Bureau through the American Fact Finder website.³⁹ Much of this data is displayed throughout the studio report in various comparison charts and tables. In most cases, data were gathered at the Census Block Group level, which had boundaries that fell within Greenbelt city limits. Data by block group level were then grouped into Greenbelt's three distinct areas (See Table 1, below). While Block Group 1 in Census Tract 8067.06 falls within the city limits of Greenbelt, the only residential population is located outside the border, and was therefore removed from calculations.⁴⁰ The studio team used the most recent data available through the Census but was limited to information based on counts from the year 2000. The reader should therefore consider the likelihood that much has changed since the data were collected.

Researchers also used the Federal Bureau of Investigation's Uniform Crime Report and Greenbelt's Public Safety Report⁴¹ to compare the level of crime in Greenbelt to other municipalities in Prince George's County. In

Map 4

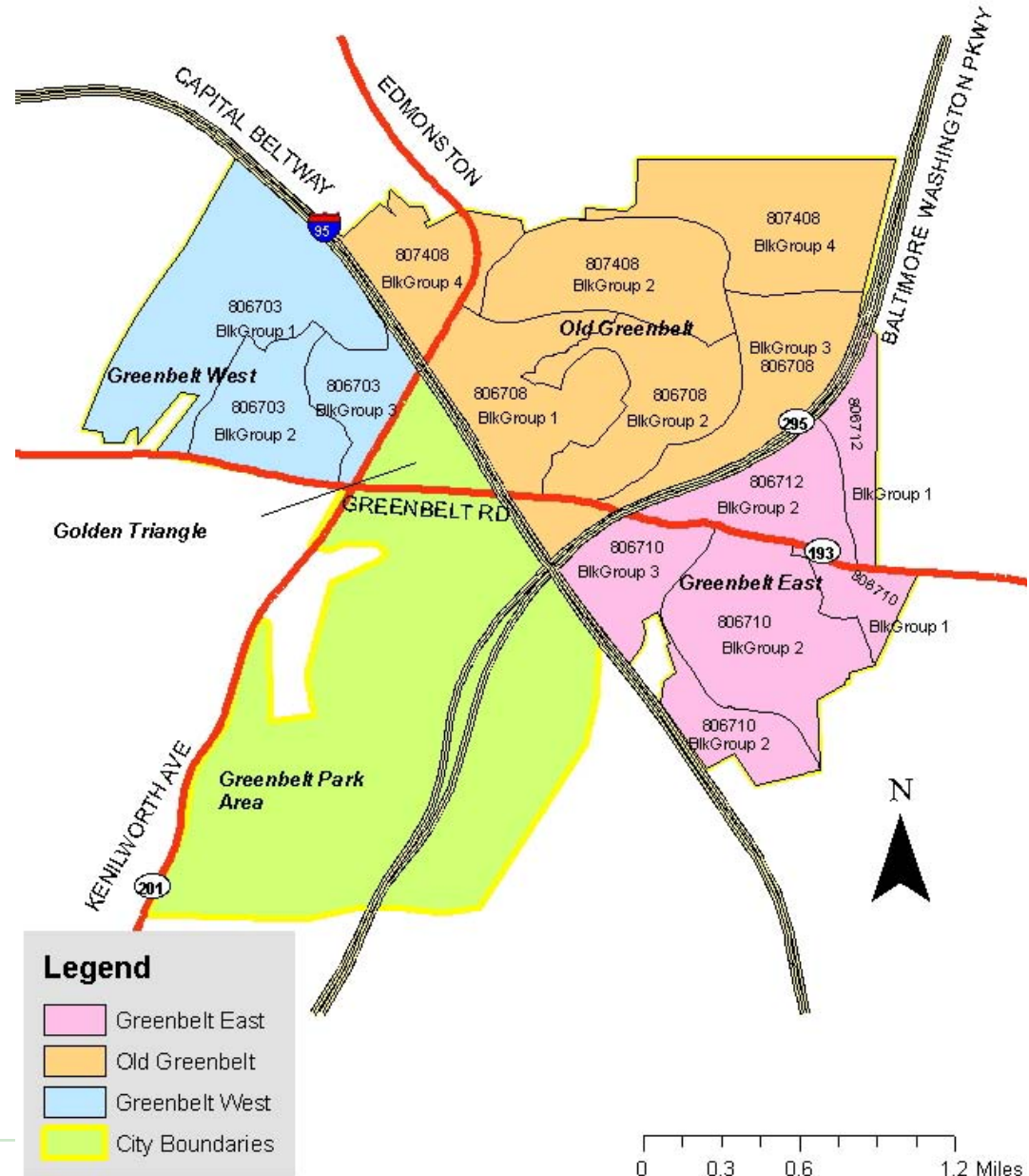
Sections of the City of Greenbelt: Census Tracts and Block Groups

Source: City of Greenbelt Department of Planning
ESRI Data & Maps, 2006 and US Census Bureau
Map created by UMD Department of Urban Studies and Planning Summer 2008 Studio Team

Table 1: Greenbelt Census Tracts and Block Groups

Greenbelt West (Springhill Lake)
Block Group 1, Census Tract 8067.03
Block Group 2, Census Tract 8067.03
Block Group 3, Census Tract 8067.03
Greenbelt East
Block Group 1, Census Tract 8067.10
Block Group 2, Census Tract 8067.10
Block Group 3, Census Tract 8067.10
Block Group 2, Census Tract 8067.12
Old Greenbelt
Block Group 2, Census Tract 8074.08
Block Group 4, Census Tract 8074.08
Block Group 1, Census Tract 8067.08
Block Group 2, Census Tract 8067.08
Block Group 3, Census Tract 8067.08

Source: US Census 2000



Methodology

order to examine spatial relationships, the studio team also combined mapping analysis with various data using interactive online mapping and geographic information systems (GIS) software, including *Social Explorer*⁴² and *ArcGIS Desktop*.

Literature Review

In order to gain a comprehensive and historical perspective of Greenbelt's evolution, the studio team members read and relied heavily on such histories as *Greenbelt, Maryland—A Living Legacy*, by Cathy Knepper. Additionally, excerpts from the City's website⁴³ and articles from the *News Review* were examined and discussed. Studio team members also read other materials including books,⁴⁴ articles from various media sources, academic and government reports, and blog spots to gain further insight to Greenbelt's character and history.

Charrettes and Other Surveys

The results of recent surveys and community forums were reviewed and utilized as guiding documents in the early stages of the studio project. Many of the surveys and community forums however were primarily focused on the historic core of Greenbelt. One forum, held in September 2007, was a charrette entitled, "Greener Greenbelt: Your Ideas, Our Future." This charrette was organized by the Greener Greenbelt Initiative⁴⁵ to develop ideas that would ensure that when Greenbelt celebrates its 100th anniversary, it remains a national model for a livable town. Charrette participants included current and former community members and leaders, design professionals, and faculty members and students from the University of Maryland's School of Architecture, Planning and Preservation. The themes of the charrette included livability, affordability, sustainability, and preservation, which were examined at four special levels: GHI dwelling units;

Roosevelt Center, the rest of historic Greenbelt; and the historic core's relation to the rest of the city and the region. The charrette and many past surveys and community forums have been Old Greenbelt-centric. Therefore, we aimed to focus on the entire city.

GHI residents, as well as some non-GHI residents,⁴⁶ were given surveys that focused on the desired future of Old Greenbelt in preparation for the charrette. Generally, the respondents of the survey cited issues of home energy efficiency, the economic and social viability of Roosevelt Center, the condition of Buddy Attick Park and Greenbelt Lake, and safety and security.⁴⁷ The survey also had alternative transportation relatively high on the list of concerns for both GHI and non-GHI residents alike. Additionally, the survey included open-ended questions which allowed participants to raise numerous issues such as taxes, crime, transportation, sustainability, and economic development. The body of literature associated with this charrette—*The Report of the Greater Greenbelt and Region Focus Group*—was used by the Studio Team to look at issues of physical, social, and political connectivity and accessibility throughout the region.

The Greenbelt Police Department also conducts an annual citizen's survey that focuses on the service of the police officers and dispatchers. Specific comments and recommendations from the citizens are also published in the survey reports. The Studio Team used these comments to glean residents' perceptions of safety and crime in Greenbelt.

Public Meetings

The studio team attended two community meetings to gain further insight into Greenbelt's current affairs. The first meeting on June 30, 2008, was a City Council work session with the ACLU, NAACP, and

Fair Vote, focused on political participation and representation in City affairs. This session drew a participatory audience of roughly 70 residents, while other residents watched by cable television, either in the City Building or at home. We also attended a visioning session on July 9, 2008 on maximizing transit opportunities in Greenbelt. The session was supported by a grant from the Washington Metropolitan Council of Governments (COG). A consultant with Vanasse Hangen Brustlin Inc, as well as a representative from the Washington Metropolitan Area Transportation Authority (WMATA), made presentations on the current transit options available in Greenbelt. City representatives, as part of an audience of approximately 100 attendees, participated in a visioning session during this meeting to gather public input on what might best suit Greenbelt's transit needs.

The City of Greenbelt Visioning Sessions

Studio team members also made use of Greenbelt's visioning process which began early in 2008. Visioning Sessions have since been held throughout the city in order to use public input along with professional consultation to optimize the physical and/or social conditions of the community. Results of these sessions will be used to assist the City Council in setting goals and work plans. The results are presented on the City's website (<http://www.greenbeltmd.gov/visioning>) as a list of recommendations and issues, many of which are further explored in this report.

III. ISSUE ANALYSIS AND RECOMMENDATIONS

In general, results from the Studio Team's investigations indicate that the residents of Greenbelt are very much appreciative of their town, albeit the reasons vary from person to person. Many individuals identified different or shared similar concerns and areas for improvement.

The studio team categorized these concerns into four broad topics: (1) lack of social cohesion, (2) physical fragmentation, (3) challenges in even political representation, and (4) providing a better quality of life.

As in the case of most social issues, these four concerns, or key issues, are interrelated. Social cohesion, for example, is affected by physical fragmentation as it is more challenging for residents in different communities to identify with one another when they are geographically isolated. This is also true for the proposed recommendations as several may serve as a solution for more than one key issue. For example, a public forum to discuss social issues may increase social cohesion as well as voter registration and turn-out.

For ease of access and clarity, the studio team has broadly classified each recommendation to its most direct application under a specific issue. However, the reader is asked to bear in mind the multi-relevance of items. To the extent possible, we indicate when recommendations for addressing an issue apply to other issues as well.

Lack of Social Cohesion

Greenbelt was designed to have strong social cohesion and its hand-picked citizens enjoyed high physical connectivity and an active community life during the early years of near racial homogeneity. As the city grew and additional residential areas were developed, resident selection procedures were discarded. Today, people of all races, ethnicities and cultural backgrounds move to Greenbelt to enjoy the convenient location, affordable housing options, community spirit, and green surroundings. However, the population of each region is economically and socially different with very little interaction. In terms of political activism, Greenbelt West is markedly less involved than Old Greenbelt or Greenbelt East.

The lack of social cohesion is caused and expressed by a lack of a common identity, uneven public participation, racial divisions, income divisions, dissimilar housing tenure, and stereotyping by neighborhood. These factors are discussed in detail below.

LACK OF A COMMON IDENTITY

The sense of history and tradition of Old Greenbelt is not equally shared throughout sections of the city. The Greenbelt Museum has limited its exhibits to demonstrate Historic Greenbelt and does not represent the history and culture of the more recent developments. Social events organized in the various parts of the city are generally attended by people of the same residence. For example, Springfest and Fallfest, held in Greenbelt West and Greenbelt East respectively, appear to draw people primarily from

those areas. Other events in Old Greenbelt also tend to draw their own residents with the exception of some Greenbelt Easters.

Most Greenbelt West residents who responded to our survey indicate that they confine their activities to their section of the city. They frequently cited the lack of a 'need' to go to other parts of Greenbelt. Greenbelt East residents participating in our survey reported more connectivity to Old Greenbelt than the Greenbelt West respondents. The lack of a recreation center in Greenbelt East necessitates venturing into Old Greenbelt. This is facilitated by the pedestrian overpass of the Baltimore-Washington Parkway, connecting Greenbelt East and Old Greenbelt. However, when asked to draw important parts of Greenbelt or define their boundary, most residents limited their visions to their immediate neighborhood.

Visually, Greenbelt has very distinct physical qualities in the different parts with no unifying characteristics (except for the word "green" appearing in the names of nearly all residential developments in Greenbelt East). The city center, Old Greenbelt, is tucked into one corner offering very little visibility to outsiders. Greenbelt Road, the most visible part of the City for visitors and residents alike, is a pedestrian unfriendly stretch without a memorable character.

UNEVEN PARTICIPATION

Participation in local affairs is not consistent throughout the different areas of Greenbelt. Residents of Old Greenbelt and Greenbelt East are generally very active in City affairs. They represent the majority of the membership of the City's advisory boards. The City Council members all reside in Old Greenbelt or Greenbelt East. Many community events and public meetings are held in Old Greenbelt, where the majority of the public buildings are located. Some residents of Greenbelt feel that the City does not represent their interests.

This disconnect is manifested in low voter turnout in City elections and apathy towards civic activities. Some explain this as a loss of interest in local politics attributed to the composition of the City Council not reflecting the rapidly growing diversity of racial groups. Some, however, explain this as a socio-economic issue by explaining that resources (such as money, time, and civic skills) are key to whether or not a person is likely to be politically active, especially when it relates to voting.

Furthermore, Greenbelt West has a dearth of community based institutions that provide leadership and an alternative forum for resident participation. The community does not have dedicated worship facilities. Interested congregations rely on the use of school facilities for religious services. The only central body in the community appears to be the rental management company. In contrast, Greenbelt East and Old Greenbelt have strong social institutions such as GHI, Greenbelt East Advisory Coalition (GEAC), and various home owners associations. There are currently attempts underway to create a tenants association in Springhill Lake.

STEREOTYPING BY NEIGHBORHOOD

How people view each other generally affects their relationship. As a means of determining if there were any perceived barriers to social cohesion, interviewees were asked to state what misconceptions they thought other residents of Greenbelt had about their area. In most cases, when the interviewee described how they felt other people thought about their area, they went on to explain that it was incorrect. Below is a summary of the results.

Residents of Greenbelt West said that they felt others thought of their neighborhood as crime ridden, violent and unsafe with lots of robberies. They also felt that it was seen as a Black and poor neighborhood, going downhill. The term "ghetto" was used in several descriptions. However, most went on to explain that it was actually not such a dangerous place to live and that the level of crime was overstated. They also pointed out that it was a very diverse neighborhood with people of all races.

Old Greenbelt residents said that they thought others saw them as "too White and middle class," elitist, old people, a bunch of snobs and sometimes even racist. Some residents interviewed from other parts of the city concurred with this description, saying they felt Old Greenbelters perceived themselves as special and enjoyed too much power in City politics.

Greenbelt East residents replied that they thought those in other parts of Greenbelt erroneously believed crime was rising in Greenbelt East. As well, these residents said they were unaware of misperceptions of their section of the City.

Some Greenbelt East residents seemed to agree that crime was increasing. A mid-2007 assault of an Old Greenbelt resident (and the ensuing controversy

about the role of the Spellman Overpass) was mentioned as an indication that Old Greenbelt residents viewed Greenbelt East as a growing source of crime—even though there was insufficient evidence that the perpetrators originated from Greenbelt East.

RACIAL DIVISION

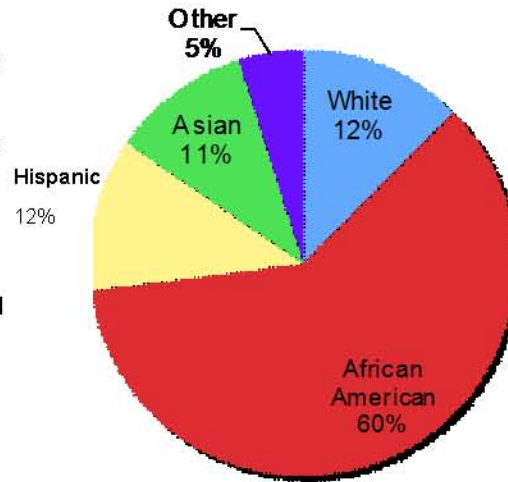
Greenbelt has become a city of many ethnicities with a significant minority population. Ideally, this diversity would be the basis for a vibrant cultural exchange and community life. A visit to Buddy Attick Park and Greenbelt Lake would showcase this diversity. However, a stroll along the roads of Greenbelt West or Old Greenbelt reveals that people of specific races seem to live in separate neighborhoods.

The superficial observation of a racial division was confirmed by residents of Greenbelt in interviews and is supported by 2000 Census data. As shown in Figures 6, 7, and 8, the vast majority of residents of Old Greenbelt are Caucasian (71 %) while the majority of Greenbelt West's population is African-American or Black (nearly 60 %). In Greenbelt East, this racial group comprises 46 % of the population. Greenbelt West is also home to a large portion of Greenbelt's Hispanic residents. Only Asian-Americans are spread fairly evenly throughout the city, with the exception of a neighborhood in Greenbelt East that is home to a larger percentage of Asian-Americans (20 % compared other Greenbelt East neighborhoods). Since the Census data is over eight years old, the actual number of minority residents in Greenbelt may be significantly higher.

Apart from the obvious spatial separation of races in Greenbelt, minorities are also not as well integrated into the Greenbelt community as they could be. In some cases the interviewed minority residents were unaware that there was an historic part of Greenbelt..

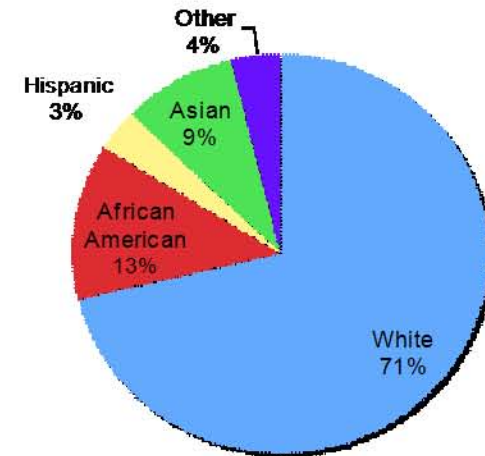
Our interviews suggest that racial separation in Greenbelt contributes to stereotyping and some tension and/or distrust between races and ethnicities. Many interviewees expressed their concern about the racial division of a city that is known for its open-minded and inclusive philosophy.

Figure 6: Greenbelt West 2000 Population by Race



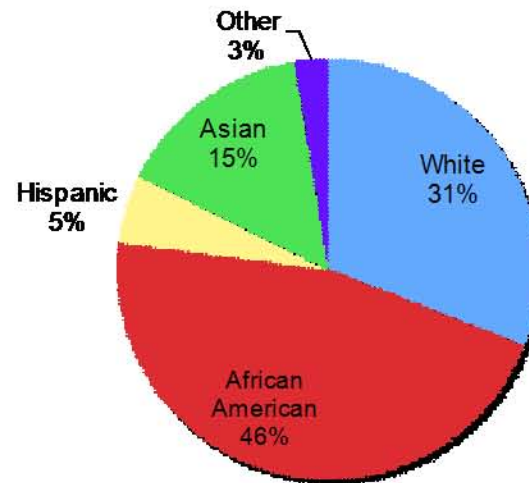
Source: US Census 2000

Figure 7: Old Greenbelt 2000 Population by Race



Source: US Census 2000

Figure 8: Greenbelt East 2000 Population by Race



Source: US Census 2000

INCOME DIVISION & HOUSING TENURE DISSIMILARITY

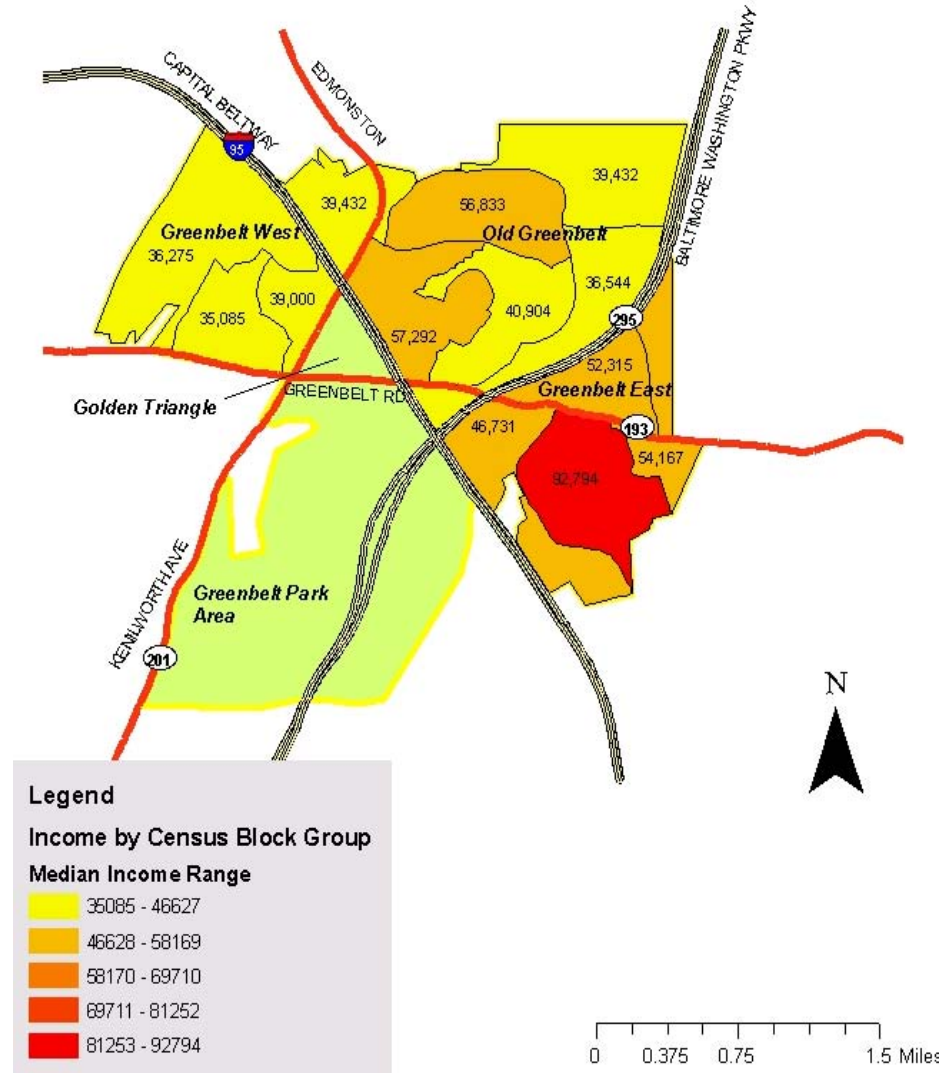
Data from the 2000 U.S. Census indicates that of the three major sections of Greenbelt, Greenbelt East has the highest median household income; Greenbelt West has the lowest (see Map 5 for Greenbelt Census Block Group Median Income breakdown). This difference in income status is manifested by housing stock. Greenbelt West is comprised entirely of rental units, reputed for affordable rates. Our interviews indicate that some residents attribute "Section 8" housing as the cause for crime and general decline of the community. While we were not able to obtain Section 8 data specific for Springhill Lake, Prince George's County records indicate that there are only 69 public housing voucher families in the Greenbelt zip code. However, even if all were located in Springhill Lake, they would only constitute 2.3 % of the total 2,900 available rental units. The only project-based or subsidized rental housing in Greenbelt is located in Old Greenbelt and is restricted by income for the elderly and disabled. This makes the assumption that Section 8 as the cause for the decline of the community highly unlikely.

Much of Old Greenbelt consists of cooperative owned modest-sized, row houses, single family detached homes, condominiums, and townhouses. The housing cooperative also owns some rental units while other apartment units are not cooperative. Greenbelt East is also composed of rental homes, condominiums, and townhouses as well as many larger and newer single family homes. Many of these communities are managed by their own homeowners' associations and have their own community amenities. (According to 2000 census, Old Greenbelt is 58% owner occupied and Greenbelt East is 64% owner occupied). This situation creates challenges for governing in terms of difference in priority concerns of the different residents and can fuel stereotyping of communities.

Map 5

Median 2000 Income by Census Block Group

Source: City of Greenbelt Department of Planning and ESRI Data & Maps, 2006
 Map created by UMD Department of Urban Studies and Planning Summer 2008 Studio Team



Map 6

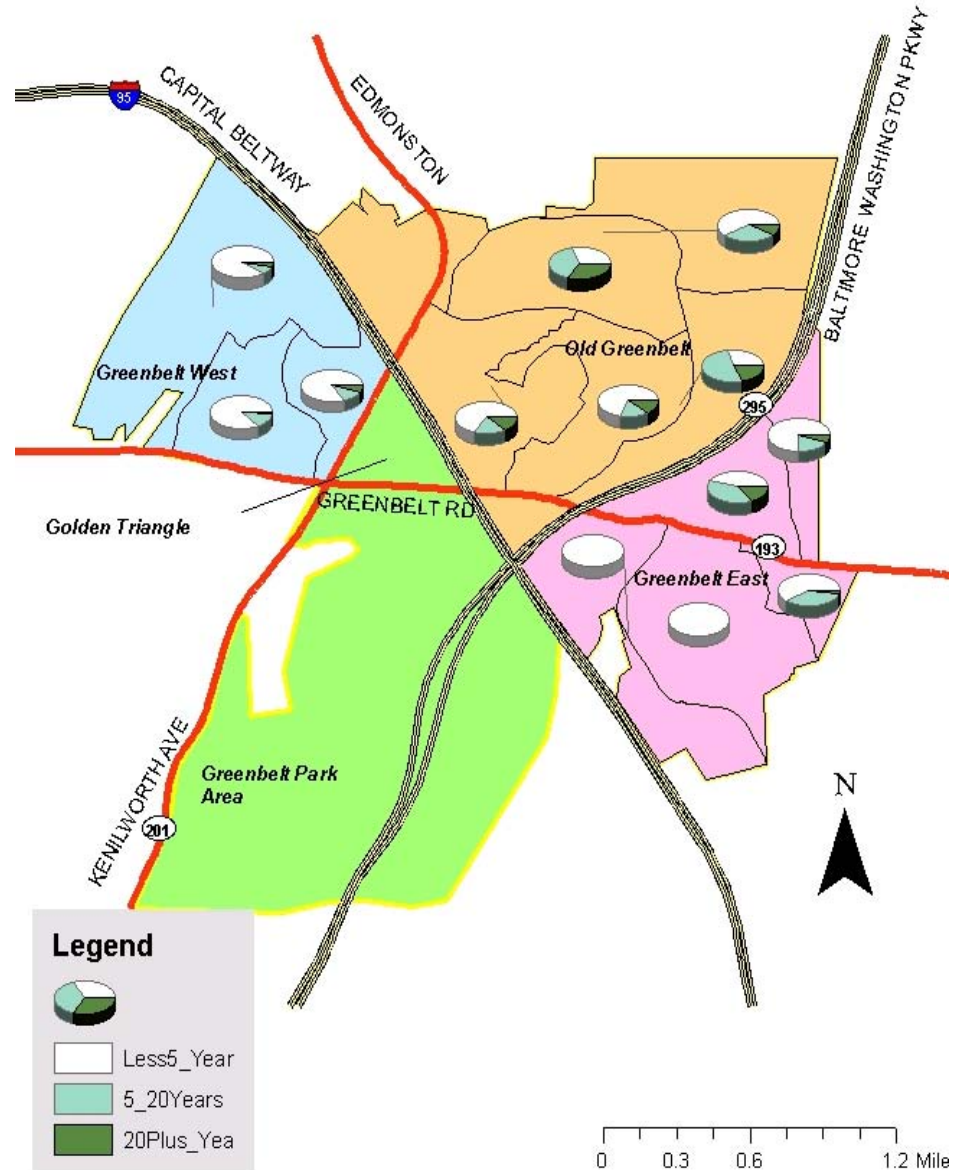
However, this variety in housing types, sizes and tenure is also valuable to Greenbelt since it enables residents to find appropriate accommodation for the various stages of life and income without leaving the city boundaries. This was mentioned by numerous interviewees.

There is a general tradition of owners suspicion towards renters in the United States. Owners feel that renters are not as responsible and invested in the community as owners. The rental community in Springhill Lake, and the news reports of poor housing conditions in some units, feed this suspicion. (Much of this could reflect a “blame-the-victim” syndrome, since the former owners of the complex were responsible for numerous code violations.) Our interviews with the City Council and community leaders indicate there is a high rate of turnover in Springhill Lake, reflective of a highly transient populace. According to the 2000 Census, Greenbelt West has the highest proportion of short term residents, with 87 % having lived in that area for less than five years. Greenbelt East and Old Greenbelt have far lower proportions of short term residents, with 60 % and 54 % by area, respectively. For Housing Tenure differences among the City sections, see Map 6.

Transience complicates the goal of promoting a sense of community and involvement in local affairs. On the other hand, there are also long term residents in each of these areas. Old Greenbelt has the highest proportion with 31 % having lived there for more than 20 years. Greenbelt East’s and Greenbelt West’s proportions of such long-term residents are 22 % and 15 %, respectively. The presence of long term residents enhances the potential for increased social involvement.

**Housing Tenure:
Percentage Residents Who Have Lived in Greenbelt for
<5 years, 5-20 years, and >20 Years**

Source: City of Greenbelt Department of Planning
ESRI Data & Maps 2006, and US Census Bureau
Map created by UMD Department of Urban Studies and Planning Summer 2008 Studio Team



Recommendations for Increasing Social Cohesion

- Increase community art work** - Community art projects are a great way to get residents of all parts of Greenbelt involved in an issue of common interest. Not only will participants in the projects identify with their work once the project is completed and displayed, but they will also have a chance to get to know members of other neighborhoods in the course of completing the project. Additionally, the beautification of Greenbelt as a whole could be a unifying strategy. For example, the California Public Art and Mural Society is using public art projects as a vehicle to bring communities together by promoting: cultural, ethnic, and historical awareness; developing local pride, enhancing public education, and beautifying neighborhoods (<http://www.artheals.org/projects/buildingcommunity.php>).

In Greenbelt, the City could designate public spaces in Greenbelt West, Old Greenbelt, and Greenbelt East for art projects such as murals of all parts of Greenbelt or thematic sculptures. To connect all art projects throughout the neighborhoods of Greenbelt, the Greenbelt Museum could offer a public art walking tour.

Helpful Resources:

Projects - Building Community: <http://www.artheals.org/projects/buildingcommunity.php>

- Mark entries to City at major roads** - Placing welcome signs on major roads that signal the entry to Greenbelt will allow residents and visitors of Greenbelt to identify neighborhoods as parts of the city. Additionally, signs can be designed in such a

way that it allows the placement of information on community wide events. Currently, only Old Greenbelt is identified through official signage.

- Create a City identity through the improvement of the Greenbelt brand** - In a period of globalization, cities increasingly have to compete against each other for businesses to locate in their jurisdictions, for state funding, for new residents, and for political influence. Additionally, cities are trying to remain inclusive and have a source of identity in the face of increasing social, economic, ethnic and physical diversity. One strategy to achieve those objectives is city marketing, or city branding. City branding is very similar to product branding and incorporates colors, slogans, logos and advertisement campaigns that focus on the city's history, quality of place, lifestyle, culture, and diversity. The most successful case studies in the U.S. are New York City ("I love NY" campaign) and San Francisco ("City by the Bay" brand); local examples include the "Think Arlington" campaign in Arlington, Virginia and the "Sailing Capital of America" branding of Annapolis, Maryland. City branding and marketing is known for successfully increasing the sense of community among current residents by giving the city a rounded image with which people can identify. Though the residents of Old Greenbelt identify strongly with Greenbelt, these sentiments may not be so strong in Greenbelt West and Greenbelt East.

Despite the fact that the City of Greenbelt has a unique history, an obvious city color, a banner, and a slogan, a look at the official website reveals that the use of the existing elements of the brand are inconsistent and incomplete. The website features different shades of green on the main page and subordinate pages, there is no consistency in fonts and the Greenbelt slogan is absent.



(Source: <http://www.greenbeltnmd.gov/>)

Annapolis, Maryland uses excellent examples of city branding elements on their website.

(<http://www.visitannapolis.org/index.aspx>)

We recommend that the Greenbelt brand should be inclusive of all parts of the city, such as a focus on "green" referring to the city name, the garden city history as well as the abundance of trees and open space.

Sustainable Professional

- **Hold public forums to discuss immigration and other social issues** - Greenbelt has a rich history of holding community forums on important issues. As the city becomes more demographically and socio-economically diverse, it is all the more critical for Greenbelt to have a public discourse on hot-button issues such as immigration, crime and other social topics. Those issues are of deep concern to many members of the community, as the Studio Team's interviews revealed. The City should provide an organized and constructive platform for the discourse through community forums in different locations.
- **Use schools as tool to get communities to interact** - Elementary schools are especially effective in getting parents involved in the school community. The City should take advantage of the social networks existing around their elementary schools to promote interaction between its neighborhoods. For example, the Greenbelt elementary schools should organize competitions such as spelling bees or science contests on a rotating basis to help unite disparate communities within the school district. Other uniting events should include Halloween celebrations, sports festivals or art exhibitions.
- **Include all areas of the City at the Greenbelt Museum** - The City of Greenbelt has a unique history that is preserved and exhibited at the Greenbelt Museum in Old Greenbelt. So far, not much – if any – information is given about the history of the newer parts of Greenbelt. It is important, however, to acknowledge all neighborhoods within the city limits in a historical account of Greenbelt to give residents and visitors alike a complete image of Greenbelt. The introductory video shown to museum visitors needs to be updated, and the new version should include information about all parts of Greenbelt and how they were developed.

Additionally, the Museum should use their space at the Community Center to do exhibits about all the parts of Greenbelt, and look into the possibility of getting more space there to facilitate such exhibits. In addition to the space in Historic Greenbelt, the Museum should also look into obtaining permanent exhibit space in other neighborhoods.

- **Move events to locations visible and popular to all** - Currently, most citywide events are held in Old Greenbelt. However, the physical and perceived social boundaries make a wide spread attendance by residents from all neighborhoods unlikely. Moving the venue for such events to areas popular to most residents, such as Buddy Attick Park, would improve overall attendance. A better option is to increase the visibility and attractiveness of such events to all parts by locating them along Greenbelt Road, which is the one road in town most likely used by all Greenbelt residents. This may be achieved by temporarily occupying open spaces for the purpose of events or closing off one lane of Greenbelt Road and using the other lane for bi-directional traffic.

The "Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment 2001 Subarea Design Policies and Guidelines for Greenbelt Road and Beltway Plaza" recommends relocating the existing school bus storage lot next to Greenbelt Middle School to another location and converting its use into a park-school facility. This could be an ideal space for events. This Amendment document also recommends guidelines for the conversion of Greenbelt Road into a pedestrian friendly street with denser tree cover and possible dedicated bike lanes on both sides. This recommendation is further affirmed by the Countywide Master Plan of Transportation Open House, 2008. These improvements would contribute

immensely to the development of Greenbelt Road into a unifying, symbolic image of the city, visible to all city residents as well as external users.

- **Continue to support citywide festivals and add festivals that celebrate diversity** - Another means of facilitating interaction and a culture of working together among all the city residents is to organize cultural events. The process of working together to bring these events about has the ability to create opportunities for people to meet residents of other neighborhoods and, ideally, promote an appreciation for each others' concerns. The events themselves would provide an additional cultural amenity to the city as well as promote a broad sense of identity among residents.

The Labor Day fair and parade is a well established city wide event with high resident attendance every year. This is a great opportunity for Greenbelt West and Greenbelt East to showcase their neighborhoods positively by highlighting the rich heritage of their diverse communities. The International Culture Festival also presents another such opportunity. Additional street fairs could also be organized that provide music, food, artwork, and other cultural expressions of African American and other racial / ethnic groups.

- **Create a listing of volunteer opportunities within the City** - The diverse types of residents in Greenbelt means different groups have different needs. At the same time, it creates the opportunity that the needs of one group may be filled by another. Using local human resources to address these needs may not only alleviate the specific challenge but also develop a community spirit across the neighborhoods. Elderly care

and mobility, student mentoring, role models, and local history tours for children are some services that could be filled by volunteers. An ongoing listing on the city webpage with descriptions of volunteer opportunities within the community would be a useful tool to reach all residents. This listing would serve as a convenient location for residents to find volunteer opportunities without their having to conduct individual searches through a long list of organizations or struggling to reach the volunteer coordinator. Publishing the names of people who fill such positions on the same media could also be used as an incentive to attract volunteers.

- Encourage a Greenbelt West soccer league –** Some sports are able to unite communities at the local, state, and/or national level. Especially in Asia, Europe, Africa and South America, soccer is a national sport that is played by all ages in numerous clubs. Friendships outside of work and school are formed within teams, and professional games are watched by millions on TV. The City of Greenbelt should encourage a Greenbelt West soccer league by including a new soccer field when investing in the much needed renovation of the Springhill Lake Recreation Center. A soccer league would especially appeal to the Hispanic adult population of Greenbelt West, as well as their children. Getting parts of the population of Greenbelt West involved in a common activity such as soccer could strengthen community ties, establish new community leaders, and in the long term empower participants socially and politically through better organization and coordination among Greenbelters.
- Expand the City's system of community gardens to include the entire city -** All Greenbelters should have access to a



community garden near their home if they so desire. Community gardens can provide a learning experience for children. They are also a source of fresh produce for the person or persons growing the garden. And they can foster a sense of community for all of the residents participating in the garden.

The farmer's market (pictured above) held in Old Greenbelt is one of the features of the city that provides a sense of community as well as a source of produce for the residents of Greenbelt. In order to attract more residents from other parts of Greenbelt, the Studio Team proposes including a wider range of products through flea markets and craft markets as part of the offerings. An effort should be made to determine if there is a need to offer these services at other

times, e.g. weekday evenings, based on convenience to residents of Greenbelt West and Greenbelt East. Allowing residents to sell excess produce from their community gardens at the farmers market could also be used as an incentive to initiate more resident involvement.

- Increase offerings of ethnic food at Co-op -** The Greenbelt Consumer Co-op should consider expanding its offering of ethnic foods to include more variety representing each of the ethnic groups who live in Greenbelt. A survey of residents would help indicate what products could be added.

Cooking demonstrations given by the Co-op should also include examples of food from the various ethnic groups living in Greenbelt.

Consideration should be given to opening a new Co-op in Greenbelt West, in cooperation with the new owners of the Springhill Lake development. This could be a branch of the existing Co-op, which was done for the Defense Homes in the early 1940s, or as a new organization mentored by the existing Co-op. The new enterprise could specialize in providing ethnic foods for the diverse population of the Greenbelt West neighborhood.

- Establish a welcoming committee for new residents** - A committee of volunteers should be formed to welcome all new residents to the City of Greenbelt. The committee should be sponsored jointly by City businesses and organizations. It would provide information such as voter registration, lists of organizations and places of worship, City services, and other material to aid the new resident in becoming part of Greenbelt. The committee could provide useful information on events, such as the Labor Day fair, what is happening at recreational facilities, getting around in Greenbelt, voter registration cards, bus schedules, how the City government works, and how to join committees and run for office. The City already has a packet of information available at City Hall, but it does not include all the information mentioned above and is only available upon request.
- Establish a Diversity Advisory Board** – Greenbelt has a long and successful history of creating citizen advisory boards to assist the City Council in the decision making process. A Diversity Advisory Board could be formed with representatives from all sections of the city to

address the needs of a diverse community. Activities addressed by the board might include spearheading community outreach programs, identifying liaisons to different communities, or implementing some of the other suggestions provided in this report.

Physical Connection

Greenbelt was envisioned as a community where individuals would be able to safely walk to local areas of commerce, interest, and leisure with relative ease. The city eventually developed into three distinct, residential regions (Greenbelt West, Old Greenbelt, and Greenbelt East). Each region is effectively separated from the others by the Capital Beltway and three state highways. Greenbelt Road (Route 193) intersects with each region, which effectuates connectivity for automobiles between regions. However, this road is neither pedestrian- nor bicyclist-friendly.

Additionally, Old Greenbelt has walkways that connect residences to municipal service and commerce areas, avoiding roadways by channeling through pedestrian underpasses. The other two regions do not have comparable extensive walkway systems and are poorly connected to the town-center. The exception to the walkway disconnection is Spellman Bridge, which connects the northern part of Greenbelt East to Old Greenbelt.

As a result of the Greener Greenbelt charrette in 2007, the “Report of the Greater Greenbelt and Region Focus Group” outlined many suggestions that would address the transportation issues mentioned above. The report included specific recommendations on making improvements to pedestrian and bicycle travel routes, accessibility to Metro, and utility and safety of walking paths and overpasses, among others.



CHALLENGES IN MOBILITY

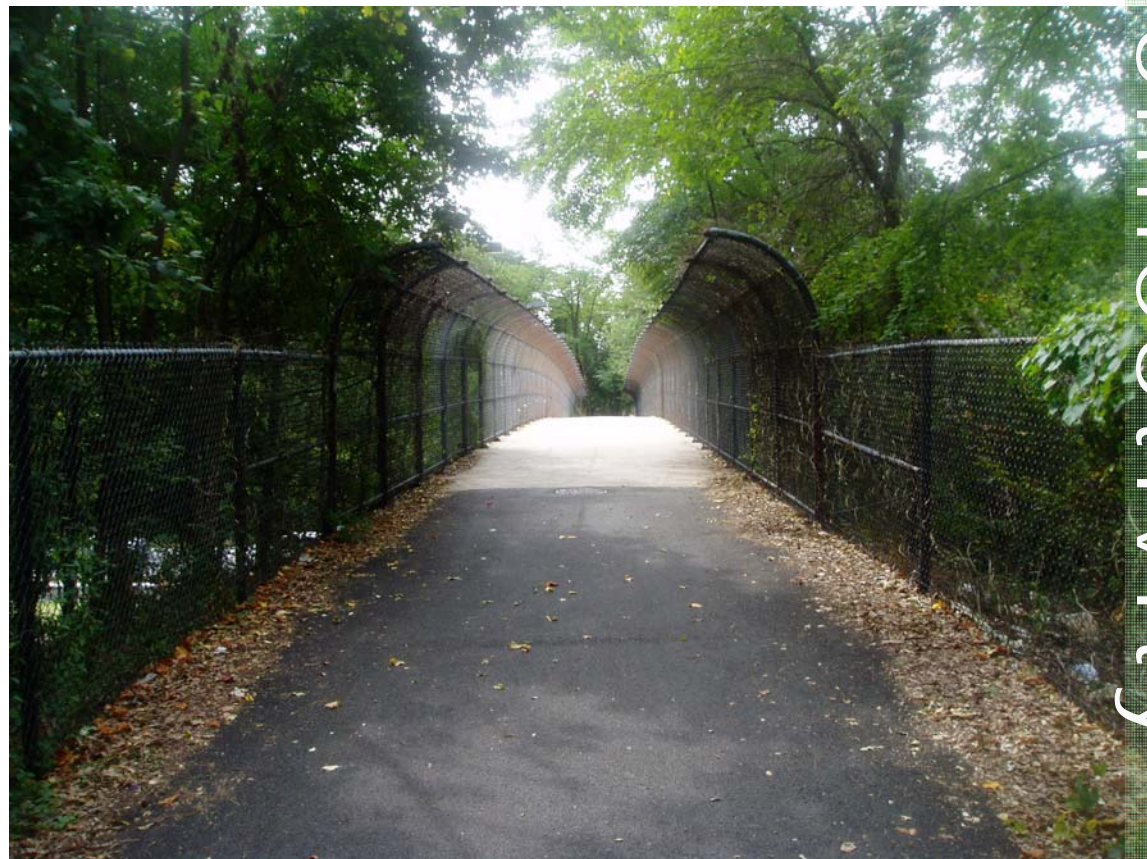
The physical layout of streets presents challenges for some citizens' mobility. With the exception of Old Greenbelt and parts of the interior of Greenbelt West, Greenbelt favors the automobile over pedestrian and bicycle modes of transportation. Travel between parts of Greenbelt is largely auto-dependent.

In General, Studio Team members found that Greenbelt's community leaders expressed a desire to bring greater connectivity between the various Greenbelt neighborhoods. The majority of residents surveyed, however, did not agree that the issue of connectivity was of major concern. They instead spoke specifically about those residents that are disadvantaged without an automobile or expressed a desire for a direct shuttle bus link from the three major sections of Greenbelt to Metro stations or other major trip generators. The issue of connectivity in Greenbelt may be better examined by investigating where people go in Greenbelt, how they get there, and what deficiencies in the current multi-modal transportation network exist. It may be that residents do not necessarily want to get from one part of Greenbelt to another but rather from Greenbelt to another destination.

Recommendations for Improving Connectivity

- Improve pedestrian experience and safety -** Many of the roads outside of Old Greenbelt lack opportunities for an enjoyable pedestrian experience. The City's Advisory Planning Board (APB) is beginning to draft a citywide pedestrian and bicycle plan. A report, prepared for the U.S. Department of Transportation—Federal Highway Administration outlines the key elements of preparing a pedestrian safety plan.⁴⁸ We recommend that the APB review this report and utilize it to carry out an action plan in order to organize stakeholders, compile data, assess the

state of pedestrian safety and walkability throughout Greenbelt and develop the plan. Another resource that may serve as a good model for Greenbelt is Washington, DC's "Pedestrian Master Plan."⁴⁹ In general we found that there are several areas in the City of Greenbelt that could be improved by making roads more pedestrian friendly with medians, trees, bike lanes, and street furniture. Important considerations for any pedestrian plan should include ample street crossings and/or over/under passes, accessibility for people with disabilities, consideration of pedestrian injury data as related to vehicle speeds, strategies for implementing repairs and improvements to pedestrian networks, and education and



Issue - Connectivity

outreach components. Additional consideration with such a plan should also include a complete survey and audit of existing sidewalks in all of Greenbelt as well as consideration of reducing speed limits in high pedestrian activity areas.

Based on our conversations and observations in Greenbelt, there may be specific candidates for the reduction of speed limits and or enforcement of speed limits including Greenbelt Road and Kenilworth Avenue. There have been several successful programs focusing on enforcement throughout the metropolitan Washington region. In 2007, Montgomery County became the first location in the State of Maryland to implement an automated speed enforcement program. Cameras were installed on residential streets with speeds limits of 35 mph or less and school zones. According to a recent report by The Insurance Institute for Highway Safety, speeding drivers were reduced by 70 % compared to the 6 months prior to the installation of the cameras.⁵⁰ It may be advantageous for the City of Greenbelt to work with the Police Department to identify candidate areas where speeding is a problem in Greenbelt and implement a similar program.

- **Unite three sections of Greenbelt with bridges or underpasses and bike/pedestrian routes** - Old Greenbelt should be used as a model where walkways connect residences to municipal service and commercial areas while separating vehicular and pedestrian traffic with pathways and road underpasses. There is a need for additional pedestrian bridges and underpasses to unite the three disparate sections of Greenbelt. Previous surveys and visioning sessions, as well as our own conversations and interviews, yielded specific recommendations for locations and paths for overpasses and bike lanes. The City's recent visioning process yielded a recommendation stating, "The City should reach out to the bicycling

community for expertise/assistance in improving bicycle facilities/connections." A meeting hosted by the City on this topic would be a great start to addressing this issue. The results of previous surveys should be used as a starting point for initial meetings on the location of routes and be incorporated into the City's pedestrian/bicycle plan mentioned above. The City already has easement property for pedestrian overpasses to connect the Golden Triangle with Old Greenbelt and Greenbelt West.

- **Improve public transportation** - Bus services for Greenbelt should be revised and coordinated to avoid overlap in service times, such as similar routes getting to the same destinations in relatively the same time. More care should go to see that these lines are evenly spaced out to increase ridership.

Throughout our interview process, several individuals pointed out the need for a Greenbelt Shuttle bus service that would connect the different areas of Greenbelt. Specific stops for the route include the Metro, Roosevelt Center, Greenway Center, and the Beltway Plaza. It may be appropriate to add morning and evening stops at major employment centers as well. There are two examples of such a shuttle service in nearby Washington, D.C. They include (1) the Adams Morgan – U Street Link Shuttle and (2) the Georgetown Metro Connection. The Adams Morgan – U Street Link was established in 2000 and provides a needed alleviation for parking issues in an area of the city that is considered an entertainment destination. The area between Adams Morgan and U Street is not served by Metro rail. However, it was recognized that the neighborhoods were interdependent and would all benefit by the creation of a shuttle route. The Link runs seven days a week and costs only 25 cents.⁵¹ Georgetown is another area that is underserved by

Metro rail. The Connection runs between the Dupont Circle Metro Station and the Roslyn Metro Station through the heart of Georgetown. The Connection also runs seven days a week and costs \$1.50 to ride.⁵²

Another option could be to alter and expand the current service of the Greenbelt Connection Bus Service, a Dial-A-Ride service utilizing a 12 passenger, wheelchair accessible van. Service is available to all residents of Greenbelt. Currently, the hours of operation are Monday through Friday from 8:30 a.m. to 4:00 p.m. Sunday bus service begins an hour later. For senior citizens, individuals with disabilities and children (6-18 years) the fare is \$1.00. For all other citizens the fare is \$1.50. Expanding the service to a fixed route during rush hour (6:30 to 8:30 a.m. and 4:00 to 6:30 p.m.) would provide an affordable way to test the need and use of such a shuttle service. A shuttle service during citywide events such as the Labor Day Festival would also be a way to increase connectivity between the areas of Greenbelt. The presentation by Vanasse Hangen Brustlin Inc., mentioned in the Methodology section of this report, produced a document outlining in detail the current transit options in Greenbelt with suggestions for improved service that will be available in the near future at: www.mwcog.org/tlc.⁵³

Political Representation

The City of Greenbelt was founded on ideals of civic engagement and community leadership. In order to live up to the ideals of the City's founders, it is necessary to have public participation and political representation by residents of all three sections of Greenbelt.

Unfortunately, high participation in political affairs of the City does not exist throughout all sections of Greenbelt. Residents of Old Greenbelt and Greenbelt East are generally very active in City affairs. They represent the majority of the membership of the City's advisory boards. They appear more likely to know some City Council members personally. And the City Council members themselves all reside in Old Greenbelt or Greenbelt East. On the other hand, the interviews conducted for this study suggest that many residents of Greenbelt West are not aware of how City government is organized, and are not actively engaged in City elections.

Helpful Resources:

The Nonvoters Have It – Why don't more Americans vote?: <http://www.wellesley.edu/Polisci/wj/100/nonvoters.htm>

Some minority residents have expressed concerns that the City Council does not represent them. The City is increasingly diverse in population, but the City Council remains an all-white body.

AT LARGE VOTING

The ACLU charges that the current at-large election system in Greenbelt precludes the full participation of minority residents in the electoral process. At-large systems can deny minorities equal representation because they prevent a minority-preferred candidate from winning a seat.

Alternative voting systems have been suggested for Greenbelt. One suggestion from the NAACP is to establish smaller voting districts in order to increase the opportunity of electing minority residents to the City Council, thus better reflecting the racial composition of Greenbelt. A map of potential new districts for the city was developed by the ACLU. They have suggested five new districts, each district electing its own Councilmember. The ACLU has also suggested a mixed system: of the five seats on Council, three would be elected from districts, and two would remain at large. Fair Vote supported proportional voting systems including choice and cumulative voting. Choice voting allows voters to list their preference for candidates in order. This system allows for competition among multiple candidates popular with minority voters. Cumulative voting systems give each voter a specific number of points or votes to be spread among all the candidates. Cumulative voting is a common choice of many corporations to ensure that the Board of Directors represents the interests of minority shareholders. The goal of all of these voting systems is to create a governing body whose members reflect the proportional interests of the residents. For example, if 40 % of the population of Greenbelt supported a particular issue, then candidates who supported that issue should win two of the five Council seats.

The potential reform of the City's election process is a contentious issue for many residents. A July 2008 Council work session with the ACLU and NAACP drew an overflow crowd and a local online discussion

board has been busy with debate on the topic. More public meetings to discuss the issue further have already been planned. For now, there appears to be consensus among local citizens that the current election system needs to be reviewed. It is not clear how the system will be changed. However, it is clear that the residents of Greenbelt feel that they should make the decisions themselves, rather than the ACLU or another outside group.

VOTER TURNOUT

Voter turnout is not equal in all sections of Greenbelt. According to the City Board of Elections, in 2007 just 0.8 % of eligible voters in Greenbelt West voted in City elections. In other words, for every 125 eligible adults in Greenbelt West, only one voted. By comparison, in Old Greenbelt and Greenbelt East the turnout was one out of six adults.

There are several possible reasons for low voter turnout in the Greenbelt West community. A community leader suggested that the absence of minority candidates may disenfranchise minority voters. It may also be difficult for residents to be involved in City elections because many people do not have the time. For those who must work two jobs or are single parents, finding the time and energy to follow election campaigns and to vote can be difficult.

Helpful Resources:

Hajnal, Z /Lewis, P: Municipal Institutions and Voter Turnout in Local Elections, Urban Affairs Review, Vol. 38, No. 5, 645-668 (2003)

Election changes could save money, increase voter turnout: <http://www.miamitodaynews.com/news/080207/story5.shtm>

According to the 2000 U.S. Census, 18 % of all households in Greenbelt West are single parent households, compared to 7 and 10 % in Old Greenbelt and Greenbelt East, respectively. Voter registration may also disproportionately affect different sections of the city. In Greenbelt West, 99 % of the housing units are renter occupied. Given that many renters move frequently compared to home-owners, they may be less likely to register to vote or become involved in local elections.

Recommendations for Improving Political Participation

Many of the recommendations described here are recommendations from local citizens of Greenbelt. The Studio Team has organized and provided herein additional information about real world examples and sources of additional information and support. Many recommendations could be implemented throughout the City. However, the Studio Team emphasizes the need to target the residents of Greenbelt West, as this section of the city has the lowest rates of voter turnout. As a municipality, the City has the power to determine how and when to elect City officials.

Many recommendations, therefore, suggest changes to the election system that might make it easier for residents to vote in local elections.

- **Adopt alternative voting options that do not require people to vote on just one day** - Currently, if a resident intends to vote in person, it must be done on Election Day. If residents could vote on one of two days, residents would have more opportunity to reach the polls. A two day election process is one of the many changes currently being considered by the City of Boston in order to increase voter turnout in minority and

non-English-speaking communities. Greenbelt does provide absentee ballots that can be used before election day, but obtaining them requires being proactive, an unlikely trait of the already disenfranchised. ("City Tries to Build Voter Turnout: *Boston Globe*, Matt Viser, July 12, 2008).

- **Allow voter registration on election day** - In many parts of the country, residents do not need to register to vote far in advance of the actual election. The process of "same day registration" is allowed in six states, five of which have the highest rate of voter turnout in the country. In New Hampshire, for example, residents must arrive at the polls with a valid picture ID and a document that verifies their address. In many states, this document is as simple as a bill from the local electric company (<http://www.sos.nh.gov/>).

Helpful Resources:

About Election Day Registration: http://www.massvote.org/docs/Pol-icy_EDR_About_Election_Day_Registration_Demos_.pdf?docID=644

Advantages of Election Day Registration: <http://www.nationalcampaignforfairelections.org/>

- **Hold municipal elections at the same time as national elections** - Currently, local elections are not held at the same time as federal, state, or county elections. If local elections were scheduled to coincide with these elections, then more people might vote in local campaigns as well. Because campaigns for state or federal officials often create a lot of publicity, many people who would only vote in these elections might also vote in the local election.

- **Implement a citywide Get-Out-The-Vote effort with the help of NGOs** - Many national organizations have experience organizing and managing "get out the vote campaigns." Such campaigns use volunteer help to distribute fliers or door hangers and call local residents to remind them of upcoming elections. They might also provide information about where to vote or when the polls are open. The information they provide does not support any individual candidate or issue, it is merely meant to remind residents of the opportunity to influence local leadership. Groups such as the NAACP have already volunteered to support such efforts in Greenbelt.

Helpful Resources:

Get out the Vote!: <http://research.yale.edu/GOTV>

Green, D / Gerber, A: Get out the vote!: How to increase voter turnout

Brookings Institution Press, 2004

- **Organize volunteers to assist non-English speakers at the polls** - Because not all voters speak English, these eligible voters may need some assistance in order to participate fully in the political process. Local volunteers who speak a second language could be identified through local community organizations and recruited to assist election officials prepare signs and ballots for these residents.

Helpful Resources:

Non-English Speaking Voters Continue to Face Hurdles: Report Finds Barriers Remain Despite Federal Protections : http://www.pewtrusts.org/news_room_detail.aspx?id=1916

Schmid, Carol: The Politics of Language: Conflict, Identity and Cultural Pluralism in Comparative Perspective

Oxford University Press US, 2001

- **Make elections more visible** - In many U.S. cities, candidates give out yard signs to supporters to display them on their property. Those signs are typically set up 30 days prior to the primary and general election days and have to be taken down within one or two weeks after the election. Though the major purpose of yard signs is to show political support of a specific candidate or issue, it also makes the approaching Election Day very visible. Greenbelt's gentlemen's agreement does not allow yard signs of any kind prior to elections, which leads to nearly invisible elections. The signs that are put up in prominent places, may not reach all residents throughout the city. Reapproving yard signs in Greenbelt would allow for a better advertisement of Election Day. The City could also approach the new management company of Springhill Lake to allow the display of political signs in windows.

- **Encourage young residents to participate in the democratic process** - It is well established that more non-voters are young. (California Voter Foundation accessed July 2008, www.calvoter.org/issues/votereng/votpart/review.html). To encourage interest in civics among young people the City could offer high schools students the opportunity to fulfill their service learning requirement by assisting with local elections.

Helpful Resources:

Young non-voters - qualitative research summary: <http://www.elections.org.nz/study/researchers/participation/youth-non-voters->

- **Provide information on the local election system and voter registration forms to new residents** - As renters are often new to the community and may not be familiar with the City's off-year election cycle, they may not register to vote before the local deadline. Voter registration might be increased by providing the appropriate forms to all new renters in the city. This information could be presented to new residents at the same time that they sign their lease, or in a welcome packet.

Helpful Resources:

Maryland State Board of Elections: http://www.elections.state.md.us/voter_registration/index.html

- **Hold community forums in each neighborhood to make it easier for residents to participate** - Community forums provide an opportunity for candidates to share their positions on key issues and take questions from the public. A large public gathering for all candidates might be a good

opportunity for residents to meet elected officials in person and spark an interest in local politics. The events should be located in each section so that it is easy for all residents to attend at least one meeting.

- **Provide public funds for election campaigns** - Running for City Council takes considerable time and energy; and each candidate usually pays for some campaign expenses themselves. Many people believe that this prevents some candidates from running for office because it would be difficult for them to personally finance a campaign. Some municipalities, such as Albuquerque, NM, and Portland, OR, have decided to provide public funding for all City Council and mayoral candidates who can obtain enough signatures for their petition. On the state level, public funded elections (also known as Clean Elections) are held in Arizona, Maine, New Mexico, North Carolina, Vermont, Connecticut, and Massachusetts. A typical campaign in Greenbelt costs about \$2,000 to \$3,000. Assuming that ten candidates run for office each term, the City would need to budget approximately \$15,000 a year to support the program.

Helpful Resources:

Public Campaign – Clean Money Clean Elections: www.publiccampaign.or

Common Cause – Holding Power Accountable: <http://www.commoncause.org/site/pp.asp?c=dkLNK1MQIwG&b=18696>

Fast Facts about Clean Elections – Public Financing for Election Campaigns: <http://www.washclean.org/Library/Fast-Facts.pdf>

- **Provide City management and campaign management workshops for first time candidates** - Many candidates may have a difficult time managing a campaign for the first time. To encourage non-incumbents to run for City Council, the City could supplement the candidate packet with workshops for first time candidates. The City could enlist the support of organizations such as the League of Women Voters or former council members. The workshop would educate candidates about City management and provide advice on campaign topics such as outreach strategies or budgeting.

Helpful Resources:

Shaw, Catherine: *The Campaign Manager : Running and Winning Local Elections* Westview Press; 2 Edition (October 29, 1999)

Quality of Life

Quality of life is generally defined as the personal sense of well-being about one's psychological and physical needs. Examples of needs which contribute to a high quality of life include access to decent housing, safety, adequate income, good health care, and freedom to relax. Unfortunately for some Greenbelt residents, quality of life may not be as high as desired.

In particular, a higher proportion of interviewees in Greenbelt West expressed dissatisfaction with the level of crime in their neighborhood, than did those in the two other sections of Greenbelt. There were also many complaints about the quality of the maintenance of the apartment buildings. In general, there is a sense that the quality of life in

Greenbelt West has decreased significantly in the recent past. One interviewee who returned to the community after a five year absence was moving again after less than a year.

Though generally more engaged with City affairs, residents of Old Greenbelt and Greenbelt East also had complaints related to quality of life. Crime was frequently mentioned; there is a current perception that crime is increasing and moving to parts of town from neighborhoods with the greatest magnitudes of criminal activity.

Residents of Greenbelt West and Greenbelt East also seem less likely to take advantage of City services and amenities. More residents who use the City's social services live in Old Greenbelt than other sections of town. It seems that some residents may not be aware of the resources available to them. Clearly, residents from all sections of town come to Old Greenbelt to use City facilities. The library is a common destination. However, many residents have access to amenities in their own development and see no need to come to Old Greenbelt.

CITY RESOURCES

The City administers Greenbelt CARES as one form of a community based counseling service. CARES works in conjunction with the police department and schools for services often needed as a result of crime or another emergency situation. Weekly family counseling clinics and individual counseling are available. There are GED classes, individual and group tutoring programs to assist students in school, and a job bank employment assistance program is also offered. CARES also provide referrals for other local resources, such as support groups and shelters. All services are free and available to Greenbelt residents. There are also numerous services offered for seniors for subjects such as

health and wellness screenings, accessibility assistance, caregiver services and support, and senior classes. Similarly, there are children's services on the City's website, such as pediatric wellness, tutoring resources, and links to other family resources.

Most if not all services are provided or coordinated in Old Greenbelt. The majority of residents served are from Old Greenbelt and Greenbelt East, with a far lower percentage from Greenbelt West. Based on our interviews in Greenbelt West, there is a notable gap between the wide array of social services offered by the City and residents' awareness of them. Transportation is also an obstacle for residents of Greenbelt West to access services in Old Greenbelt.

A fair distribution of the City's recreational resources is essential in order to achieve a high quality of life throughout Greenbelt. Unfortunately, a greater proportion of these resources are located in Old Greenbelt. Though Greenbelt West has a City-run Recreation Center, the majority of public buildings are located in Old Greenbelt, including the youth center, the community center, and the library. Greenbelt East has no public building to serve as a local gathering space, most residential communities offer private space for their residents only. Many City clubs and social groups only meet in Old Greenbelt.

COMMUNICATION

Communication is the means by which the City and residents can share information and ensure equal attention to each neighborhood. The City has a responsibility to inform residents of the services available to them and the methods by which comments or complaints can be submitted. It is clear that the residents of Old Greenbelt and Greenbelt East are fairly adept at navigating municipal bureaucracy. Many interviewees in these

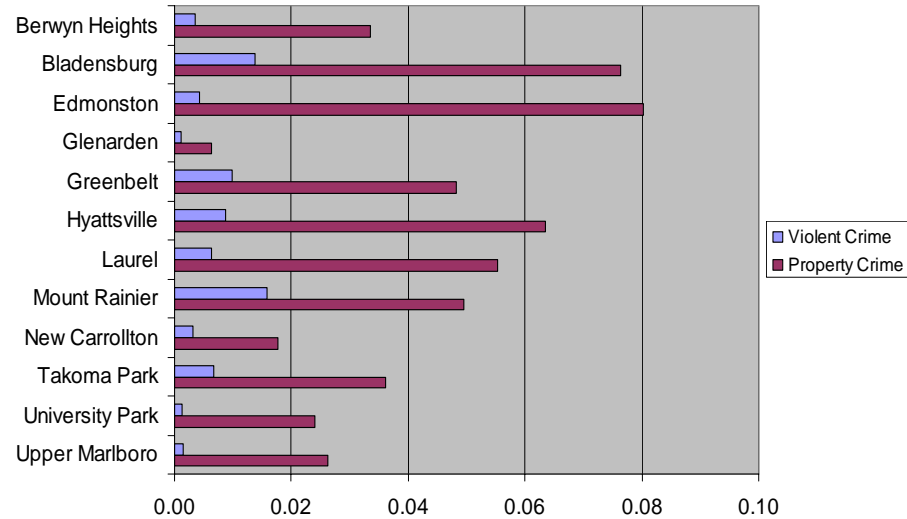
neighborhoods are involved with citizen advisory groups or know Council members personally. Greenbelt East has formed a citizen committee, Greenbelt East Advisory Committee (GEAC), to address local concerns. Some residents of Greenbelt West, frustrated by poor property management and increased crime, have recently established a local tenant's group. Formal mechanisms of communication from the City are not as effective at reaching Greenbelt West and other rental communities. For example, while the *News Review* publishes weekly City announcements, many of the interviewees stated they do not read it, perhaps because it is delivered to the lobby or the main office in their development instead of their doorsteps.

CRIME

Crime was frequently mentioned as one problem that impacted residents' sense of personal safety and quality of life. Many residents of Greenbelt West expressed dissatisfaction with crime levels in their neighborhood. Often, they had very specific concerns: dark corners, gambling in public buildings, gangs, and troubled youth. In some cases, the interviewees complained about the attitudes and behavior of the local police force. Some residents also complained that the property managers did not address crime in the apartments. One interviewee was moving to Greenbelt East because of the "young kids" hanging out and causing trouble.

It is the impression of many interviewees in Old Greenbelt and Greenbelt East that crime has recently become a serious concern. Some residents of Greenbelt East expressed fears of "outsiders" moving into their communities to commit crime. Some interviewees speculated on the cause of the increase in crime, including completion of the Greenbelt Metro station, new residents of Greenbelt West who receive housing vouchers, or increased enforcement efforts in neighboring cities. A 2007 mid-summer assault in Old

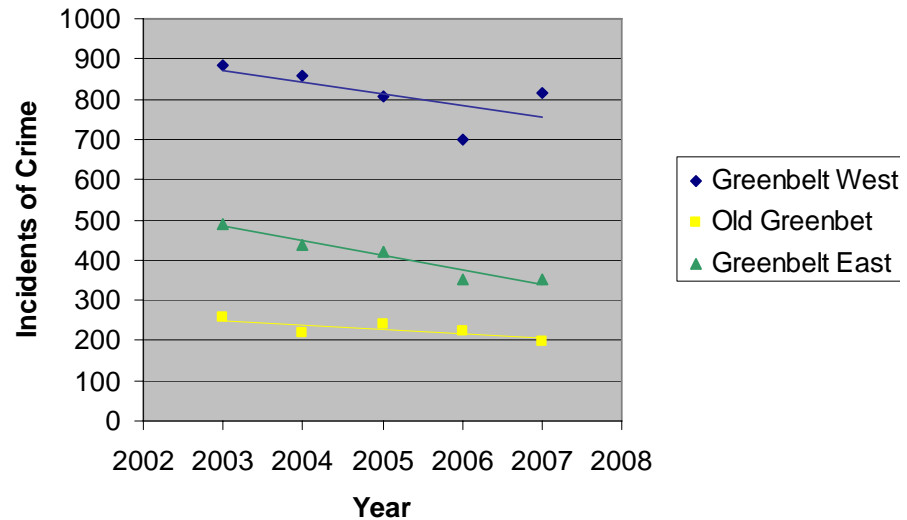
Figure 9: Crime per Capita, 2006



Greenbelt upset many residents and prompted a series

Source: FBI Uniform Crime Reports

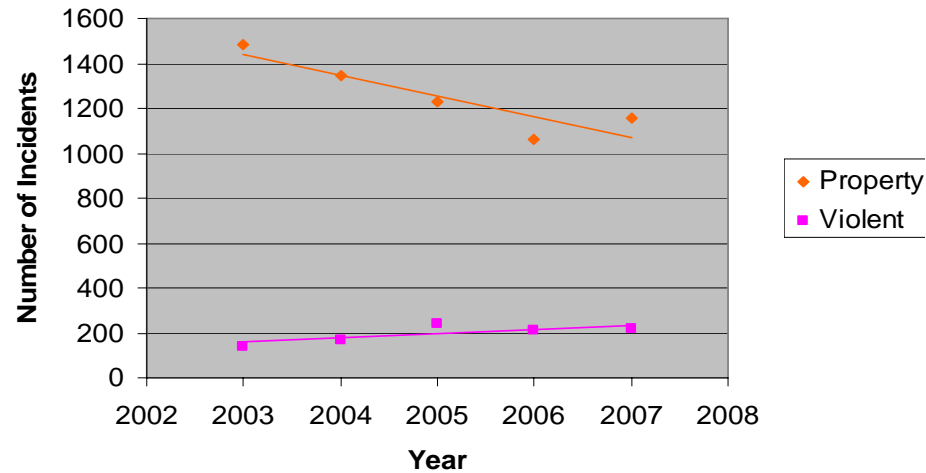
Figure 10: Location of Crime



Source: FBI Uniform Crime Reports

Issue-Equality of Life

Figure 11: Trends in Type of Crime

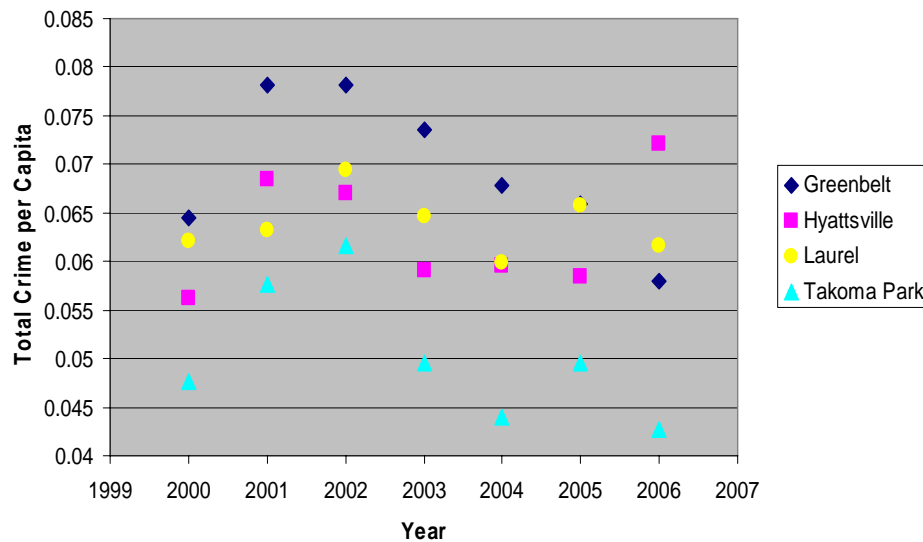


Source: FBI Uniform Crime Reports

Greenbelt upset many residents and prompted a series of public meetings regarding safety at the Spellman Overpass. According to the FBI Uniform Crime Reports, Greenbelt does have a violent crime rate slightly higher than several neighboring municipalities (though not all), at least during 2006 (see Figure 9). The property crime rate is about average. Violent crimes include murder, rape, robbery, and aggravated assault. Property crimes include burglary, theft, and arson (for a breakdown by crime type, see Figure 11).

Crime appears to be a greater problem in Greenbelt West than in other sections of the city (see Figure 10). In a typical municipal crime report for one month in 2008, over half of all offenses occurred in Greenbelt West or Beltway Plaza. According to City crime data, incidents of crime in Greenbelt West are two times higher than Greenbelt East and three-and-one-half times higher than Old Greenbelt.

Figure 12: Trends in Crime



Source: FBI Uniform Crime Reports

As is the case with many neighboring municipalities, crime does seem to be declining in Greenbelt (see Figure 12). Most of the decrease is due to a reduction in the number of incidents of property crime. This directly contradicts the impression of many Greenbelt residents that the crime rate in the city is increasing. At least when it comes to property crime, incidents of crime have been falling in Greenbelt.

Recommendations on Quality of Life Issues

Many of the current services and programs that are needed most by residents (low income and/or immigrant minority populations) may not be used due to accessibility and language barriers.

Greenbelt West and other communities with higher immigrant and/or low income minority populations are not taking full advantage of current resources probably due to (1) a reluctance to ask for assistance (2) language barriers or (3) cultural barriers i.e., a distrust of “government” or what is perceived as interference.

The City of Greenbelt should begin with an education/outreach program that is coordinated with those communities known at this time to be most “at risk.” The City can work with property project owners and management companies to discuss tenant services currently offered, if any, to residents and then (ideally) supplement what is in place and make residents aware of what resources are available to them. The City can provide assistance to resident property managers regarding outreach to residents. There are successful models for property management and the City to study and implement that encourage residents to agree to have a certain level of personal involvement so they are vested in the success of their own communities. It requires active involvement from tenant governing boards in the rental buildings, and property management and active City support. Particularly in the case of areas with significant immigrant populations, bilingual services and education must be linked to the outreach efforts. The City should begin conversations as soon as possible with the new ownership and management of Springhill Lake and other at risk communities to encourage forward progress on these issues so that these communities do not decline further. With regard to homeowner and condominium associations, a similar model can be used so that residents are made aware of what programs are available to them.

Many of the social outreach programs should be offered in areas both in and outside of old Greenbelt both for accessibility for those needing assistance and to encourage a stronger community identity. For example, Greenbelt CARES can provide far stronger outreach to Greenbelt West families if there were a

satellite office in the community and funding was provided for ESOL classes to overcome the language barriers.

Although the City’s website has an extensive listing of agencies and links to organizations, residents with little internet access need other methods to know what forms of assistance is available for them. One idea would be to develop and maintain a list of volunteers who are willing to interpret – these could be recruited with the help of the high schools as a start. Another would be for community fairs held in other areas of Greenbelt that offer information on issues such as assistance (job training, housing assistance, homeownership, health/wellness, public safety) and give people an opportunity in and outside of old Greenbelt to connect with one another.

According to CARES, stat records for the Fiscal Years 1995 to 2004, the majority of formal counseling cases have come from Old Greenbelt (a range from 39 % in FY03 and FY06 to 56 % in FY01). In FY07 nearly equal numbers of families came from Old Greenbelt (37 %) and Greenbelt East (34 %). Greenbelt East residents have generally been the second highest service population except for FY03, when more non-resident families were served. This rise in FY03 was due to the lack of a waitlist in the summer of 2003, which allowed CARES to serve families from areas surrounding Greenbelt. Greenbelt West residents have tended to make up the third largest group of families served except for FY97 and FY03, where more non-resident families were served.

Photo Below: Greenbelt West at Breezewood Drive and Edmonston Road.



Photo Below: Greenbelt West at Breezewood Drive and Cherrywood Lane.



Photo Below: Greenbelt East at Hanover Parkway and Greenbrook Drive.



Photo Below: Greenbelt East at Hanover Parkway and Greenway Center Drive.



Recommendations on Communication

- Build on the success of the *News Review* -** Communication between the City and the residents of Greenbelt could be improved by building on the success of the *News Review*. For seven decades, the *News Review* has been a popular resource for residents interested in community activities. The City already publishes many official announcements in this publication. Working with *News Review* staff to ensure that every resident, especially those who live in apartments or condo buildings, have the paper delivered to their door would increase the likelihood that those articles and announcements are read. This recommendation was also made during the City's Greenbelt Visioning sessions.
- New locations for meetings -** The City sponsors many public events such as Council work sessions, community fairs, or social service programs. At times, it may be difficult or frustrating for some residents to reach these meetings because they are usually held in Old Greenbelt. The Studio Team recommends that the City try to hold more community meetings outside of Old Greenbelt. In particular, when the services offered or the agenda topics to be discussed may be of particular interest to one section of the city, it would be beneficial to hold the meeting in that section as well. The studio members did notice that the *News Review* (Aug. 7, 2008) contained two front-page stories. The first, entitled "Camp Fire USA, Museum Win Foundation Grants," is about the grant awards presentation ceremony of the Greenbelt Community Foundation, held on July 15. The story mentioned that the awards presentation reception was held at the Springhill Lake Recreation Center. Holding this meeting in Greenbelt West rather than in Old Greenbelt would serve as a positive example of inclusiveness.

- Old-fashioned but effective communication -** In addition to the *News Review*, the internet is a popular tool for communicating with the public. Though a very effective tool, the internet does not reach all portions of the community equally. Some residents of Greenbelt, including the elderly and households with limited income, do not have access to a home-computer. For these residents, another means of communication is required. Suggestions collected from residents during the interview process include community bulletin boards, fliers, radio/television, and banners.

Community bulletin boards, similar to those found in the Co-op grocery store, are still a good way for residents to share information about community events such as fundraisers, garage sales, or job opportunities. Greenbelt East and Greenbelt West residents alike could reach out to their neighbors if bulletin boards were established in local shopping centers or major apartment buildings.

Using targeted distribution of paper fliers is another method of communication preferred by some residents. For example, it might be appropriate to distribute fliers to remind residents of Greenbelt West of upcoming local elections, health service programs, or community forums.

The radio is another tool that could be used to share information with the public. Many local stations have become increasingly involved in supporting the charitable goals of local organizations through public service announcements.

Finally, many residents of Old Greenbelt are familiar with the large street banners on Crescent

and Southway roads advertising important public events. Currently, there is no location to post similar banners in Greenbelt West or Greenbelt East. The photos on page 39 exhibit potential locations for City banners to be erected in Greenbelt West and Greenbelt East, respectively. The City is encouraged to assess several locations in both of these communities where similar banners can be posted.

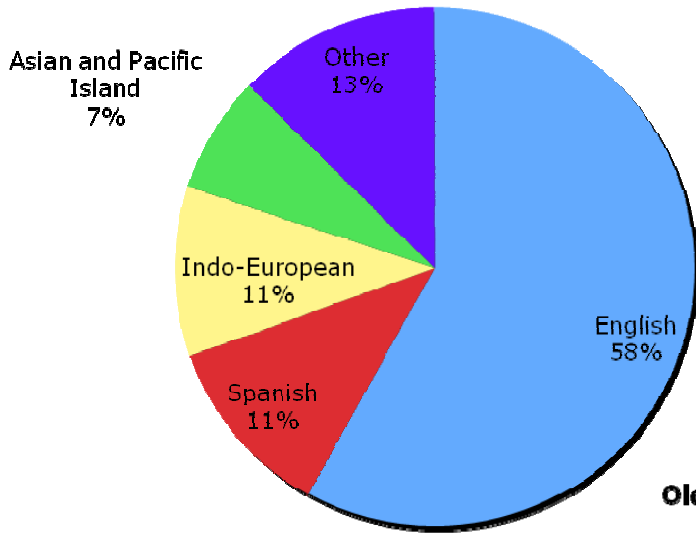
Several organizations such as the PSA Research Center and the Ad Council, offer free online support to help government organizations create and target their public outreach campaigns.

<http://www.psaresearch.com/>

<http://www.adcouncil.org/?gclid=CJ7b7ru0kpUCFRoSFQodYU67AQ>

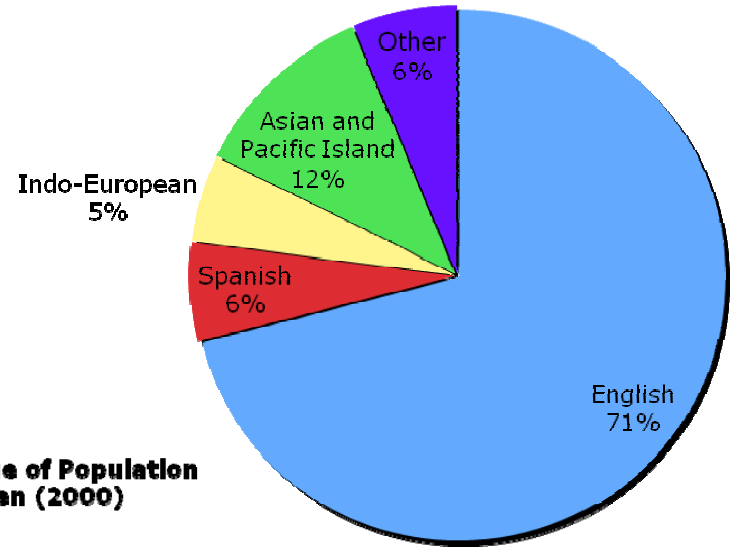
- Reach out to other cultures -** Review of census data related to languages spoken in Greenbelt revealed that there is a substantial population of Spanish speakers. In addition, there is a large number of residents who speak Asian languages and Indo-European languages, in some cases, larger than the Spanish speaking population. The census "Asian, Pacific Island and Indo-European" data classifications could include those who speak Chinese, Korean, Hindi, or German to name a few. Figures 13, 14, and 15 provide a breakdown of the three neighborhoods of Greenbelt by language. It is also worth noting that language isolates almost 500 residents, or almost 4 % of the total population of Greenbelt. It would be worthwhile for the *News Review*, perhaps in partnership with the City, to determine which languages -- in addition to English and Spanish -- are most prevalent in Greenbelt and consider publishing special newspaper sections and/or outreach materials targeting those residents as well. The City of Riverdale Park includes some articles in Spanish in the Riverdale Park Town Crier. <http://www.ci.riverdale-park.md.us/rptc/2007/Crier2007-12.pdf>

Figure 13: Greenbelt West Percentage of Population by Language Spoken (2000)



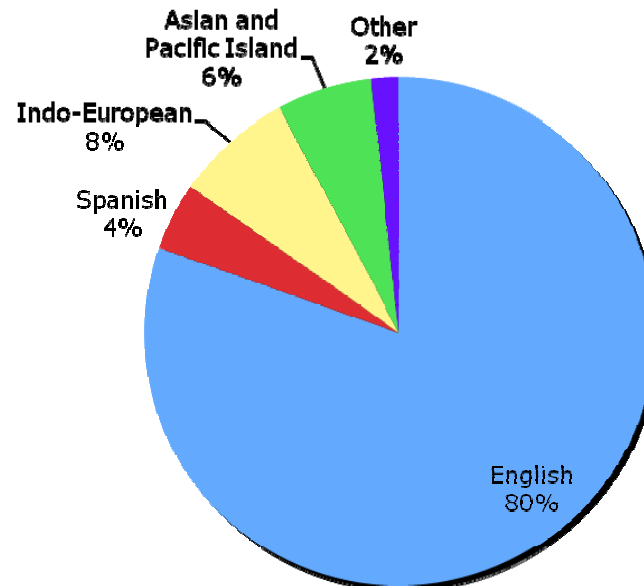
Source: US Census 2000

Figure 14: Greenbelt East Percentage of Population by Language Spoken (2000)



Source: US Census 2000

Figure 15: Old Greenbelt Percentage of Population by Language Spoken (2000)



Source: US Census 2000

- **Establish a Town Crier System -**

Communication within the city could be more effective by targeting key individuals or organizations to carry the message. The owners and managers of local apartment buildings are one important resource. Because many more renters are new to the city, they are not as familiar with community events or resources. Coordinating with building managers who have already established the mechanisms to reach their residents could be an efficient method for the City to share information too. The information may be shared in the local newsletter, at a community bulletin board, or provided in a welcome package for new residents.

The local schools are also a good means of communication between the City and families with children. Many school children are already accustomed to bringing home information to share with their parents. Several residents of Greenbelt mentioned in their interviews that busy parents would pay more attention when their children are involved. Greenbelt also has many active religious organizations. Such groups already have a history of community involvement. And in some groups, the membership includes residents from all parts of town.

It is important that the mechanism of communication with the individuals mentioned here, the apartment managers, the school principals, and the religious leaders, be maintained. For this reason, the Studio Team recommends that an official “town crier” system be established. The leader and coordinator of the system would be a City employee. The employee would be responsible for maintaining and updating contact information for important community leaders, and sending announcements to appropriate groups. The announcements could be targeted to specific groups or at specific times

as necessary to be efficient. Each community leader would then be free to use their existing networks to share the information with members of the community. Implementation of this recommendation could also address the recommendation of the City Visioning session to “Form a list – serve or email list to pass information to residents (Greenbelt, 2008).”

IV. RESOURCES FOR FUNDING AND TECHNICAL ASSISTANCE

Although a number of the recommendations in this report do not need a significant financial investment, some of the proposed physical improvements do require more funding resources. The following are several programs for the City to consider. In addition, many financial awards (private, state or federally funded) are granted through a highly competitive process wherein the application is very closely scrutinized with the decision based on a ranking system that places value not only on the city's need and its capacity to administer a given program, but also on the application in its totality. Therefore, we have also included several resources for grant writing and technical assistance that could be considered.

Recommendations for Increasing Social Cohesion and Improving Connectivity:

- Marking entries to major roads into the city
- Creating consistent signage throughout all parts of the city
- Increasing/improving medians, bike lanes, street furniture
- Ensuring ample street crossings
- Installing under/over passes
- Establishing outreach and education components (i.e., satellite facilities in Greenbelt West)

Helpful Resources:

The Community Legacy Program is a program that, although administered through the Maryland Department of Housing and Community Development (DHCD), involves a coordinated approach with the

Departments of Planning, Transportation and Natural Resources. The program may provide funds in the form of a grant or deferred loan or additionally it can provide funds in the form of a loan guarantee or as a credit enhancement. In this era of extremely scarce public resources, in many cases the City's ability to leverage private/public financing will make the critical difference in the financial feasibility of a project. Eligible projects include various streetscape improvements such as those referenced above.

For further information:
www.neighborhoodrevitalization.org/

The Local Government Infrastructure Program is a funding source also administered by Maryland DHCD. This is a program where bonds are issued by the Department on behalf of the city for eligible projects such as transportation enhancements, streetscape improvements, lighting, landscaping, sidewalks and government office and meeting facilities.

For further information:
www.neighborhoodrevitalization.org/Programs/LGIF/LGIF.asp

The Safe Routes to Schools Program is a federally funded program administered through the Maryland Department of Transportation State Highway Administration. The goal is to enhance the safety of pedestrian pathways for students, thereby encouraging more children to walk to school. Although the recommended pedestrian improvements in the report were not specific to school paths alone, any enhancement that encourages more walking is a positive step in the direction toward city-walkability.

For further information:
www.saferoutesinfo.org/

The Technical Assistance Grant Program can provide a grant to the city for consulting, training and/or advisory purposes. This can be invaluable when the city has a project that requires a particular specialized expertise that can be prohibitive in cost, yet is necessary to the successful administration of a project. The program can also fund some general operating expenses directly connected to a community development project.

For further information:
www.neighborhoodrevitalization.org/Index.aspx

The Catalyst Training Program is a grant writing training resource for Greenbelt to consider. This program, administered by Maryland DHCD, provides classes in grant writing and fundraising for local jurisdictions. This training is especially helpful for those situations when funding decisions are evaluated on a competitive basis.

For further information:
www.neighborhoodrevitalization.org/Programs/Catalyst/Catalyst.aspx

V. CONCLUSION

The August / September 2008 issue of *Mother Earth News* includes an article entitled “9 Great Places You’ve Never Heard Of” (Wann 2008). Greenbelt is listed and profiled as one of those places. The article describes the innovative design concepts of the 1937 new town, the forest preserve, adjacent farm fields of the Beltsville Agriculture Center and Greenbelt National Park, the *News Review*, New Deal Cafe and the community’s many other cooperative businesses and associations. It cites the planning efforts of Greenbelt Homes, Inc. to retrofit the original homes for increased energy efficiency, and congratulates Greenbelt for having a “rich public life that makes large houses unnecessary”.

In short, the article focuses on Old Greenbelt. It does not mention that the homes in the original community comprise less than 20 % of the dwelling units in the city. It does not mention that today’s Greenbelt is divided by three major roadways that limit pedestrian movement between them. It does not mention that the once racially homogenous new town is now a city where racial minorities comprise over half of the population, leading the ACLU and NAACP to question why no minorities currently are on the city council. The article does not mention that there are several factors – outlined in this report -- that divide Greenbelters.

When the development of the Metro Station communities is completed, there will be a new, fourth section of Greenbelt. These residents will also be separated from their neighbors in the rest of Greenbelt. They will need access to City services and opportunities to feel welcome and important within the community.

However, Greenbelt’s tradition of social activism can be the force that unites today’s fragmented town. As Greenbelt Mayor Judith Davis told the *Mother Earth News*, “When there’s a need in the community, you can bet that a team will self-assemble to take care of it.” This studio report outlines some of the factors that divide Greenbelters, and suggests some strategies for addressing those factors. The recommendations can be treated as a smorgasbord of strategies rather than a comprehensive plan; civic leaders and activists can select what they regard as the most promising and feasible. The goals are to have the differences between the three parts of Greenbelt be celebrated for the diversity and richness they provide the city, while at the same time to ensure that residents feel connected to the City and share in its greatness. We hope that this report contributes to this purpose.

NOTES

¹ Knepper (2001) pp. 13-14

² Ibid. pp.20-21, 35

³ Ibid. pp. 20-21

⁴ *Ibid.* p.88

⁵ *Ibid.* pp. 31-33

⁶ Ibid. pp. 20, 35, 62-64

⁷ Ibid pp. 82, 88-89

⁸ Gournay and Sies

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid., Knepper (2001) pp.125

¹³ Winling (2005)

¹⁴ Gournay and Sies

¹⁵ Winling (2005)

¹⁶ *Ibid.*

¹⁷ Ibid.

¹⁸ Knepper (2001) pp.158

¹⁹ Gournay and Sies

²⁰ Ibid.

²¹ Knepper (2001) pp.175

²² Gournay and Sies

²³ Ibid.

²⁴ *Ibid.*

NOTES

²⁵ Winling (2005)

²⁶ Gazette Newspapers, Greenbelt Edition. August 14, 2008

²⁷ *Ibid.*

²⁸ *Ibid.*

²⁹ Interview with Amy Hofstra, City of Greenbelt Planning Department, Greenbelt, MD, August 2, 2008.

³⁰ *Ibid.*

³¹ *Ibid.*

³² *Ibid.*

³³ *Ibid.*

³⁴ *Ibid.*

³⁵ *Ibid.*

³⁶ The information in this section was derived from American Fact Finder—U.S. Census Bureau from data collected in the year 2000.

³⁷ There were roughly ten completed trial surveys per section of town. An exact number could not be confirmed as some respondents did not have time to answer the entire question set.

³⁸ Studio Team members spent approximately ten hours in each of the three sections of Greenbelt but were unable to get as many responses from Greenbelt East residents.

³⁹ http://factfinder.census.gov/home/saff/main.html?_lang=en

⁴⁰ This is also most likely the reason that the total population numbers for the city are slightly lower than other estimates reported by the city and the U.S. Census.

⁴¹ Accessed at http://greenbeltmd.gov/budget/public_safety.pdf. August 5, 2008

⁴² Accessed at <http://sociaexplorer.com/pub/home/home.aspx>

⁴³ Especially the link to the issues identified in the City Visioning Sessions.

⁴⁴ See *Towards New Towns For America*, (1954) by Clarence Stein

⁴⁵ The initiative was a partnership between Greenbelt Homes, Inc., (GHI) and the Potomac Valley Chapter of the American Institute of Architects.

⁴⁶ A total of nine non-GHI residents gave responses

⁴⁷ It is worth noting that a rather violent crime took place while the survey was conducted and this may have contributed to safety and security being at the forefront of people's concerns more than it otherwise may have been.

NOTES

⁴⁸ Zeeger, et al, (2006)

⁴⁹DDOT (2008)

⁵⁰ Retting (2008)

⁵¹ WMATA (2008)

⁵² Georgetown (2008)

⁵³ See *Maximizing Transit Opportunities* prepared by Vanasse Hangen Brustlin , Inc., for the City of Greenbelt and the Washington Council of Governments

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APPENDIX

The background of the page is a semi-transparent aerial map of Greenbelt, Maryland, showing a network of roads and green spaces. Overlaid on the bottom half of the map is a photograph of a vibrant community festival. The festival features a yellow and red spiral slide on the left, several colorful umbrellas (rainbow, blue and white stripes), and a blue canopy tent on the right. People of various ages and ethnicities are seen interacting, including a group of women in white headwraps and colorful dresses. A man in a yellow shirt and grey shorts stands near the blue tent. The overall scene is bright and festive, suggesting a strong sense of community.

Connecting Communities in Greenbelt, Maryland

APPENDIX

Interview Code: C

Interviewers: _____

Questionnaire for City Council Members

Interview Code: C

Interviewers: _____

Greenbelt Studio: Interview Questionnaire

Introduction to the City of Greenbelt Studio

First of all, we want to stress to you that this is an anonymous interview. We will not use your name or any identifying information in our studio, our public and private meetings, or our studio report. If you divulge something private or personal and would like us to remove this from our notes to assure we protect your privacy, please state so during our interview.

The University of Maryland's Urban Studies and Planning Program is undertaking a planning studio in the City of Greenbelt from June – August 2008. The purpose of the planning studio is twofold: (1) to allow graduate students to work directly with the Greenbelt community and its stakeholders regarding a particular planning problem that the community is facing and (2) to provide Greenbelt with input and analysis from an external source.

The beginning of the summer studio will consist of conducting surveys and directed interviews with key stakeholders in Greenbelt, including elected officials, community leaders, and other citizens. The initial goal of this studio is to gain an intimate understanding of the issues that unite and divide the City of Greenbelt as well as gain insight into how the various sections of the City of Greenbelt relate to one another, including, but not limited to Historic Greenbelt, Greenbelt East, and Springhill Lake. Upon completion of interviews, an analysis of the key issues will be undertaken and the studio team will devise a set of solutions for the City's consideration. These solutions could take the form of recommendations to changes in governance structure, community design and layout elements, and/or policy recommendations.

Thank you for your participation in this planning studio. Should you have any questions/concerns, you may reach our advisor, Professor Sidney Brower at sbrower@umd.edu or by phone at 410-323-1970. If you may know of anyone that would like to participate in our studio by conducting an interview with us, please provide him or her with Professor Brower's contact information.

Interview Code: C

Interviewers: _____

I. City Council Members

1. Please talk a little about what you see as the challenges of governing a city that is fragmented physically and socially.

2. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

a. If this is a concern, what kind of connections would you like to see?

3. Are there factors that divide Greenbelt residents?

a. Do you feel it is important that these issues be addressed?

b. What issues could be addressed by council action and how?

Interview Code: C

Interviewers: _____

4. Are there factors that unite Greenbelt residents?

a. Would you suggest that any alterations to these unifying factors be made to better unite Greenbelt?

5. What do you think of the way the City Council is elected?

a. Are there changes that you feel would improve on the present election system?

b. Do you feel that it is necessary that all areas of Greenbelt have representation on the City Council?

c. Would such issues about governance in a fragmented city be best addressed by a district or at-large election system for council (or some combination thereof), and what are the strengths and drawbacks of each approach?

Interview Code: C

Interviewers: _____

Now, I would like to ask you a few questions about the three areas of Greenbelt; that is Old Greenbelt, Greenbelt East, and Springhill Lake. In these questions, I will call these three, "parts of Greenbelt."

6. In the past when you have run for election to City Council, in what parts of the City of Greenbelt have you spent campaign resources?

a. Would you describe ways in which you have campaigned in a neighborhood other than your own area?

7. As a member of city council, how do you represent all parts of Greenbelt?

8. How can the council ensure that folks in Springhill Lake have their needs addressed, especially at a time when there is so much transience and community's future is in limbo?

9. How do you respond to the charge -- expressed in resident letters to the News Review -- that homeowners in the GHI portion of Greenbelt pay lower property taxes per square foot than owners in other parts of the city?

Interview Code: C

Interviewers: _____

10. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

a. If no, who do you think gets more resources and who gets less?

11. What programs or services would you like to have, or have more accessible?

12. Do you feel that you can make a difference in Greenbelt affairs?

13. Are there any other comments or thoughts that you would like to share about Greenbelt?

Interview Code: L

Interviewers: _____

Questionnaire for Community Leaders

Interview Code: **L**

Interviewers: _____

Greenbelt Studio: Interview Questionnaire

Introduction to the City of Greenbelt Studio

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Interview Code: **L**

Interviewers: _____

I. Community Leaders

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. How long have you lived in Greenbelt?

a. Why did you choose to live here in Greenbelt?

b. How long do you expect or want to stay living here in Greenbelt?

c. What do you like and dislike about Greenbelt?

3. If you were to define boundaries of your neighborhood, how would you define those boundaries? In other words, define for us what you call your neighborhood.

a. What attracted you to live in this particular neighborhood?

Interview Code: **L**

Interviewers: _____

b. What did you find that you did not expect?

4. Where in Greenbelt and the surrounding communities do you go, if at all, to:

a. Do your regular shopping:

b. Eat out most often:

c. Spend your leisure time most often:

5. What organizations or associations do you belong to? Are you or have you been an officeholder in any of these groups?

6. What are the common misconceptions that people have about your neighborhood? (Greenbelt East, Old Greenbelt, Springhill Lake)

7. What concerns do people who live in (Old Greenbelt/Greenbelt East/Springhill Lake) have that are different from those of people who live in other parts of Greenbelt?

Interview Code: L

Interviewers: _____

8. What concerns do people who live in (Old Greenbelt/Greenbelt East/Springhill Lake) share with people who live in other parts of Greenbelt?

9. Have you ever considered living in another part of Greenbelt? Why or why not?

10. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

a. If this is a concern, what kind of connections would you like to see?

11. Do you feel that a citizen, like yourself, can make a difference in Greenbelt affairs?

12. What do you think of the way the City Council is elected?

Interview Code: **L**

Interviewers: _____

a. Are there changes that you feel would improve on the present election system?

b. Do you feel that it is necessary that all areas of Greenbelt have representation on the City Council?

13. Do you feel that City Council represents you?

14. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

a. If no, who do you think gets more resources and who gets less?

Interview Code: **L**

Interviewers: _____

15. What programs or services would you like to have, or have more accessible?

16. As a community leader, what methods do you use to communicate with members of your community?

17. We are interested to know what is the best way for you to find out what is happening in the city? I am going to list some possible ways; for each, please tell me whether you think it is a good way or not a good way: [Interviewers: write next to each way the response of the interviewee including any possible reasons as to why or why not a good way.]

- News review
- Gazette
- Public access TV
- Flyers
- E-mail
- Home owner association new letter
- Other

18. Are there any other comments or thoughts that you would like to share about Greenbelt?

Interview Code: **O**

Interviewers: _____

Questionnaire for Other Citizens – Long Version

Interview Code: **O**

Interviewers: _____

Greenbelt Studio: Interview Questionnaire

Introduction to the City of Greenbelt Studio

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The beginning of the summer studio will consist of conducting surveys and directed interviews with key stakeholders in Greenbelt, including elected officials, community leaders, and other citizens. The initial goal of this studio is to gain an intimate understanding of the issues that unite and divide the City of Greenbelt as well as gain insight into how the various sections of the City of Greenbelt relate to one another, including, but not limited to Historic Greenbelt, Greenbelt East, and Springhill Lake. Upon completion of interviews, an analysis of the key issues will be undertaken and the studio team will devise a set of solutions for the City's consideration. These solutions could take the form of recommendations to changes in governance structure, community design and layout elements, and/or policy recommendations.

Thank you for your participation in this planning studio. Should you have any questions/concerns, you may reach our advisor, Professor Sidney Brower at sbrower@umd.edu or by phone at 410-323-1970. If you may know of anyone that would like to participate in our studio by conducting an interview with us, please provide him or her with Professor Brower's contact information.

Interview Code: O

Interviewers: _____

I. Other Citizens

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. How long have you lived in Greenbelt?

a. Why did you choose to live here in Greenbelt?

b. How long do you expect or want to stay living here in Greenbelt?

c. What do you like and dislike about Greenbelt?

3. If you were to define boundaries of your neighborhood, how would you define those boundaries? In other words, define for us what you call your neighborhood.

a. What attracted you to live in this particular neighborhood?

Interview Code: **O**

Interviewers: _____

b. What did you find that you did not expect?

4. Where in Greenbelt and the surrounding communities do you go, if at all, to
a. Do your regular shopping:

b. Eat out most often:

c. Spend your leisure time most often:

5. What organizations or associations do you belong to? Are you or have you been
an officeholder in any of these groups?

6. What are the common misconceptions that people have about your neighborhood?
(Greenbelt East, Old Greenbelt, Springhill Lake)

7. What concerns do people who live in (Old Greenbelt/Greenbelt East/Springhill
Lake) have that are different from those of people who live in other parts of
Greenbelt?

Interview Code: **O** _____

Interviewers: _____

8. What concerns do people who live in (Old Greenbelt/Greenbelt East/Springhill Lake) share with people who live in other parts of Greenbelt?

9. Have you ever considered living in another part of Greenbelt? Why or why not?

10. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

a. If this is a concern, what kind of connections would you like to see?

11. Do you feel that a citizen, like yourself, can make a difference in Greenbelt affairs?

12. What do you think of the way the City Council is elected?

Interview Code: O

Interviewers: _____

a. Are there changes that you feel would improve on the present election system?

b. Do you feel that it is necessary that all areas of Greenbelt have representation on the City Council?

13. Do you feel that City Council represents you?

14. Do you feel that community leaders represent your concerns adequately?

15. We are interested to know what is the best way for you to find out what is happening in the city? I am going to list some possible ways; for each, please tell me whether you think it is a good way or not a good way: [Interviewers: write next to each way the response of the interviewee including any possible reasons as to why or why not a good way.]

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- Other

Interview Code: **O**

Interviewers:

16. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

a. If no, who do you think gets more resources and who gets less?

17. What programs or services would you like to have, or have more accessible?

18. Are there any other comments or thoughts that you would like to share about Greenbelt?

Interview Code: 0

Interviewers:

Questionnaire for Other Citizens – Short Version

Interview Code: O

Interviewers: _____

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2. How long have you lived in Greenbelt?

3. Where in Greenbelt and the surrounding communities do you go, if at all, to
a. Do your regular shopping:

b. Eat out most often:

c. Spend your leisure time most often:

4. What are the common misconceptions that people have about your neighborhood? (Greenbelt East, Old Greenbelt, Springhill Lake)

5. What concerns do people who live in (Old Greenbelt/Greenbelt East/Springhill Lake) have that are different from those of people who live in other parts of Greenbelt?

Interview Code: **O**

Interviewers:

6. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

a. If this is a concern, what kind of connections would you like to see?

7. Do you feel that a citizen, like yourself, can make a difference in Greenbelt affairs?

8. What do you think of the way the City Council is elected?

a. Are there changes that you feel would improve on the present election system?

9. Do you feel that City Council represents you?

Interview Code: **O**

Interviewers: _____

10. We are interested to know what is the best way for you to find out what is happening in the city? I am going to list some possible ways; for each, please tell me whether you think it is a good way or not a good way: [Interviewers: write next to each way the response of the interviewee including any possible reasons as to why or why not a good way.]

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- Flyers
- E-mail
- Home owner association new letter
- Other

11. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

a. If no, who do you think gets more resources and who gets less?

12. What programs or services would you like to have, or have more accessible?

Interview Code: N

Interviewers: _____

Questionnaire for Non-Resident Community Leaders

Interview Code: N

Interviewers: _____

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Interview Code: N

Interviewers: _____

I. Non-Resident Community Leaders

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. Why did you choose to work here in Greenbelt?

a. What organizations or associations do you work with in Greenbelt?

3. Do you feel that you can make a difference in Greenbelt affairs?

4. What have you learned about the community of Greenbelt that you did not expect?

5. How has your community changed since you've worked here?

6. How do you think people here define their neighborhoods?

Interview Code: N

Interviewers: _____

7. People have said to us that it is not easy to get from one part of Greenbelt to another. In your job, would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

a. If this is a concern, what kind of connections would you like to see?

8. Please talk a little about what you see as the challenges of living in a city that is fragmented both physically and socially.

9. Are there issues that divide Greenbelt residents?

10. Do you feel that it is important that these issues be addressed, and if so, how?

11. What are some issues common to all Greenbelt residents?

Interview Code: N

Interviewers: _____

12. Do you have suggestions to better unite Greenbelt?

13. What are the common misconceptions that people have about each neighborhood, that is Greenbelt East, Old Greenbelt, and Springhill Lake?

14. What concerns are unique to each part of Greenbelt?

15. What concerns do people who live in (Old Greenbelt/East Greenbelt/Springhill Lake) share with people who live in other parts of Greenbelt?

16. What do you think of the way the City Council is elected?

17. Are there changes that you feel would improve on the present election system?

Interview Code: N

Interviewers: _____

18. Do you feel that City Council represents everyone?

19. Do you feel that it is necessary that all areas of Greenbelt are guaranteed representation on the City Council?

20. Can governance in a fragmented city be best addressed by a district or at-large election system for council (or some combination thereof), and what are the strengths and drawbacks of each approach?

21. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

22. If no, who do you think gets more resources and who gets less?

23. How can the council ensure that folks in Springhill Lake have their needs addressed, especially at a time when there is so much resident turnover and the community's future is not clear?

Interview Code: N

Interviewers: _____

24. How do you respond to the charge -- expressed in resident letters to the News Review -- that homeowners in the GHI portion of Greenbelt pay lower property taxes per square foot than owners in other parts of the city?

25. What programs or services should the city have, or have more accessible?

26. What methods do you use to communicate to members of your community?

27. Are there any other comments or thoughts that you would like to share about Greenbelt?

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

Community Leader Questionnaire –Compiled Responses

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

I. Community Leaders

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. How long have you lived in Greenbelt?

Since 2001

8-9 years.

12 years

Since 1991

Greenbelt West resident of 7 years.

Since 1982

Since 1985, although she was a renter in Greenbelt West then 2 years later moved to Greenbelt East.

12 and half years.

a. Why did you choose to live here in Greenbelt?

Was looking for a place were she really wanted to live, had a friend who was selling her unit in GHI, decided it fit her needs. Also wanted to work for UMD, but was able to achieve that only much later. Has good public transportation to DC and other areas, university shuttle passes through as well. Very well connected.

Was an urban studies major while at college in Cincinnati. He was familiar with Greenbelt concept and the greenbelt town near Cincinnati. Also he found Greenbelt convenient, good access to Metro, highways, stores and recreation.

Worked at trade towers and wanted a specific type of townhome with a small yard.

“I used to live in Hyattsville”. The school systems and being in an incorporated city which has its own public works, police department. Primarily, interviewee was drawn to Greenbelt because of E. Roosevelt H.S.

Moved here from Arizona for a job. GBW was affordable, close to transit, good place to start out.

Convenience and access to easy commute to DC

Easy commuting and green areas.

Got a job at the UMUC/UMC and looked for convenient location as she prefers to live closer to work location.

b. How long do you expect or want to stay living here in Greenbelt?

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

“Forever. It is a life time home”

He wants to stay quite a while if circumstances allow.

Plan to stay for another 20 years.

Not leaving. Why? Because of its’ convenient and accessible to rail, bus, Metro, and BWI is close, also Interstate 495.

Stayed here for convenience, no car. Would like to stay due to involvement with community. Enjoys working on advisory board.

Indefinite – no plans to move.

Would consider a larger condo, but no plans to move.

She has never thought of moving out of OGB.

c. What do you like and dislike about Greenbelt?

Dislike – geographic dividedness and effects on one’s sense of community, also a city, disable people not thought about. Like – general political situation (democratic), emphasis on recreation

Likes: Greenbelt is an interesting town, very friendly, with convenient transportation (near 3 Metro stations, Baltimore Washington Parkway and Beltway). It’s a planned and walkable community, close knit, being involved is possible.

Dislikes: Polarization (Old Greenbelt citizens vs. citizens of other parts), internal transportation (getting from one part of Greenbelt to another difficult)

Likes the geographic location and the fact that it has everything you could ever need or want. Also appreciates the diversity and the proximity to the university. Dislikes - none

She dislikes the “natural” divide between old G.B. and East G.B. When asked what she meant by “natural”, she means the highways divide the city. “We shop at our own Safeway”—meaning she doesn’t go into Old G.B. to shop.

Likes-proximity to recreational areas, metro and bus system, opportunities for civic engagement. Dislikes-Transportation needs improvement, philosophically the town suffers from exceptionalism. Greenbelt is perceived to be a “special place” but it really has all the “warts” that other places do. It is not a smart growth city. “There is more to it than the cooperative kumbaya”. Practical reality is in conflict with the ideals.

Walkability, green space, flowers in the medians.

Walkability, green spaces and friendly people who recognize you. We are close to Washington, but yet outside. Also many activities and festivals.

She dislikes the lack of public transit and non-pedestrian friendly roads.

She loves its small town characteristic, the feeling of a small town is great, the greenness, sense of community, and various services for old people.

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

3. If you were to define boundaries of your neighborhood, how would you define those boundaries? In other words, define for us what you call your neighborhood.

The boundaries of GHI. Took her a long time to understand the relation between GHI, GB city and PG County

Old Greenbelt. “Friends on both sides.” He lives in Greenbrier near overpass. Not much involvement with Greenbelt West.

Just the residential area. Greenbelt Easters generally stay south of 193.

This question made her ask what we mean by boundaries: we asked her what she tells others when she says she lives in such and such neighborhood. She said that it depends. If she were in D.C., she’d say I live in Greenbelt but if she were in Old G.B., she’d say she lives in E.G.B. Eventually, she said that she would settle for calling her neighborhood East Greenbelt.

GBW, Greenbelt Road, West of the Rail Road Tracks, Kennilworth Ave. 201, Beltway 495

First, Phase III of Greenbrier, 2nd Greenbrier Community Association, 3rd GEAC, 4th City of Greenbelt government

Greenbelt West is “over there”. The City of Greenbelt as a whole is my neighborhood.

She thinks that she has two neighborhoods. The city as a whole, and her GHI homes.

a. What attracted you to live in this particular neighborhood?

Is a first time homeowner, had lived in 8 states in different housing situations, so was ready to decide on what she needed and was able to decide swiftly when she saw GHI. Adequate space of home (single, has no dependents) it fits her needs as well as her philosophical stance in resource consumption

Convenient, nice sized condos, inexpensive place to live (quality of life), good landscaping, walkable, recreation facilities nearby.

The townhome, small yard, no development behind.

She said that she would never have considered Old G.B. because it was racist when they moved to G.B.

Inexpensive, public transportation and metro are close.

So much more offered in Greenbelt East and Old Greenbelt than Greenbelt West. Greenbrier in particular connected to Old Greenbelt by Spellman overpass, so convenience is key.

Convenience, newer homes than in old Greenbelt yet Greenbrier is still close to the town center.

She was attracted by the good deal on rental price for apartment learned more about the town history, the Co-Op and the GHI, and then got involved into it.

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

b. What did you find that you did not expect?

The division, geographic and “other”. Elaborated to mean racial, ethnic along with the geographic. Knows that other groups live in GHI but does not see them at Roosevelt Center, fitness center, etc, Did not know it was mainly older people who aged in place, which tends to color their perspective. But otherwise, had read the GHI Greenbook, so knew what to expect.

The degree of polarizations (between blacks and whites, etc), people are afraid to get out. The map of the city of Greenbelt near the Roosevelt Center includes only old Greenbelt. Blacks were not allowed to live in Greenbelt before the 1970s. Unified voice (of Old Greenbelt) is so loud and overpowering, that it “drowns” other opinions. Greenbelt email list very GHI heavy, quite a turnoff.

Surprised by the African American population in the area.

Initially, it was very diverse with African Americans, Whites, Asians, Latinos, but early 90’s market drop caused whites to leave and the builder changed development pattern and built smaller homes. As a consequence, home values went down.

Was not aware of history until he moved here. The sense of engagement and involvement in civic life was a bonus. This would not be as attractive place to live without it.

In Greenbelt East there has been a change in residents, with less homeowner involvement so less interested in community. Problems with trash and drugs.

The history of the area was the surprise. Moved to Greenbelt for convenience of commute.

Prior to moving to GB, she knew nothing about it specifically. She only found out about the history of GB later, after she moved to the city. She loves the Cooperative idea, and its roles in housing in GB. She also is proud to be a part of an historical town.

4. Where in Greenbelt and the surrounding communities do you go, if at all, to:

a. Do your regular shopping:

Groceries – College Park Shoppers, Other needs – Greater DC area

He walks to the Coop and also shops at Safeway, Giant (Beltway Plaza or further out), and the (Amish) farmers market in Burtonsville.

Greenway shopping center and bowie town center, sometimes tyson’s corner.

Sometimes the Coop and to church in Old G.B. and the Safeway in E.G.B.

Beltway plaza, Roosevelt center

COOP - Helpful people and the neighborhood mentality versus corporate mentality

COOP and the Safeway.

She goes to the Coop at Roosevelt Center, Greenway Center, Sometimes to Beltway

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

Plaza, and her doctor is in Berwyn Heights.

b. Eat out most often:

Quick bite to eat – Rosselvent Center, To really paly – go to DC which is such a “special place in the world”

All over.

Bowie and Upper Marborough where she works.

Most restaurants are in E.G.B.

Occasionally go to Beijing

Beltway Plaza, Three Brothers

Chevys and the New Deal Café, and the Atlanta Bread company.

She loves New Deal Café and often eats at Beijing Restaurant in Roosevelt Center. She also likes eat at Chevy’s and Elena’s Bread in GB-East.

c. Spend your leisure time most often:

For cultural activity – DC, GHI downtown – for daily quick stuff

Cycling in Greenbelt, museums in DC, festivals (one recently in Columbia)

UMD sporting events

Shrom Hills, theater in Old G.B. is a big plus, Aquatic Center is a big plus, the Coop some, and again, her church is in Old G.B.

Cycling, swimming, rec. center at GBW.

Theater in Old Greenbelt

Theater in Old Greenbelt

She doesn’t go out very much except to shop in Washington DC or Baltimore.

5. What organizations or associations do you belong to? Are you or have you been an officeholder in any of these groups?

Elected leader of Internal Assitant of Student Affairs (UMD), GHI-Chair of Sustainable Design and Practice Committee (board appointed), Greenbelt Welcoming Committee – informal discussion group. Not politically or religiously active

Vice president of Communications DC chapter of Fundraising Professionals, Greater Washington Urban League, Condo Association Board member and treasurer. GEAC, Tennis Club, Franklyn Roosevelt Club, Election Judge.

Greenbrook village HOA, VP GEAC, Upper Marlborough beautification and centennial committees.

(1) HOA is Green Spring Homes Association-previously President, now an at-large board member, (2) GEAC-secretary, (3) Greenbelt Foundation-just joined this group whose mission is to work to bring together the 3 G.B.’s. In this organization, she is on a committee for the annual fundraiser.

Advisory Planning Board I also work on clean-ups and earthday events as well as

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

volunteer at the Greenbelt Park

Office holder: GEAC, Greenbriar Board. Active: St. Hughs Church, volunteer in health organization in College Park

Office holder: Greenbriar Board and alternate for GEAC.

She used to be an active member of GIVES, elected board of the city of GB, nominated and then elected committee of the Coop, as well as the board of the News Review paper.

6. What are the common misconceptions that people have about your neighborhood? (Greenbelt East, Old Greenbelt, Greenbelt West)

“That it is a bunch of old white folks”. She pointed that the Greenbelters listserv was a good indication that it was not so.

Crime, danger, being afraid to walk around, but only a perception. High school kids hanging out scares people. The Greenbelter’s (email) list promotes this fear. People don’t seem to know their neighbors as much anymore (not a misconception, but an explanation).

None, no idea, haven’t heard any.

People used to think of G.B.East had increasing crime, but stats actually did not show that. Initially, she had little or no contact with Old G.B. but now she has more contact. “They view themselves as separate.”

People think that the area is poor, there is actually a wide range of people who live there. It costs \$12,000 a year to live in GBW. People also think that the area is all black, but it is becoming more diverse. Certain words are associated with this area, renter, welfare, poor, black, crime. The crime issue may be overated, most likely the crime is between people who know one another. The stigma of crime gets overly emphasized. Greenbelt became monochromatic with the “at-large” representation. We need to begin thinking about how we engage all citizens. This issue goes back to meetings in 2002. There is resistance against changing the representation on the city council.

People think that condos are like apartments. Residents complain but do not understand that they must be ready to step up and become involved in solutions.

Spellman overpass – old Greenbelt thinks this is source of crime and vandalism and the perception is that Greenbelt East is the source of the problem. (This resident brought up the example of the elderly Old Greenbelt resident that was assaulted as an example that there is crime in other areas also.).

The use of City’s resources focused more on GB East and spends less on GB West. She mentioned that some residents look down at others due to issues regarding old houses, row houses, temporary vs. old and new permanent-concrete built houses, and renters vs. homeowners.

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

7. What concerns do people who live in (Old Greenbelt/Greenbelt East/Greenbelt West) have that are different from those of people who live in other parts of Greenbelt?

Biggest Concern – people feel the homes are too small, “in adequate space for families”. But she thinks it has to do with the contemporary US family uses and exorbitant amount of space which is also related to energy use and environmental issues. Which is why she is part of the group that deals with sustainability issues.

The way resources are allocated. People of Old Greenbelt have time to lobby for what they want, others don’t.

Not one center, but many centers (It’s not convenient to come over to Old Greenbelt by car)

People do not feel that they are in Greenbelt – the city. Most people just drive through GBW.

There are 4 or 5 families/households that continually bring up the argument that East G.B. pays more in taxes and gets worse services than Old G.B. She said that this argument and issue is constantly raised at community meetings and that the same answer is repeated. This occurs with the Mayor, too, and the answer is always the same. She feels that the same families are repeatedly bringing this issue up and that it is usually done in an amiable fashion. The interviewee didn’t want to side with the city, but she also didn’t want to agree with those families. She said that she tries not to discuss the issue because it comes back around to the same thing every time.

Fire is a major concern in GBW. There is a lack of proper fire measures.

Perception is that Old Greenbelt views Greenbelt East as not the “real” Greenbelt, although because the Mayor is from Greenbelt East, this may change.

There is definite feeling that Old Greenbelt views Greenbelt East as not the “real” Greenbelt.

Old GB residents are concerned with crime in GB West and the physical degradation of the apartment buildings there. 90% of residents’ complaints in the GBW apartment are about maintenance issues. The complex is supposed to be demolished and re-developed.

8. What concerns do people who live in (Old Greenbelt/Greenbelt East/Greenbelt West) share with people who live in other parts of Greenbelt?

Public transportation, Recreation spaces, specifically outside GHI. Shem (?) Hills park available but not enough. Greenbelt East and West do not have a rec center or hanging out spaces. GBW has one but people do not go because it is a bit far. She had attended a GBW meeting out of curiosity and had heard residents say that they are not aware of programs and services available in other parts of Greenbelt because the management does not inform them. She quoted a resident as saying “we feel like we are in an island over here”.

Quality of life issues. Taxes and property assessments. Safety. Recreational facilities. “like to get along” So many associations and cost of living.

Don’t know anyone who lives in other areas

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Crime in Hanover Park, the school system is “horrible”. The elementary school (Magnolia) for her home and surrounding homes in this portion of E.G.B. is not in G.B. It is in Lanham. She sees this as a problem because the Lanham Elementary system is not good.

. School, crime, safe streets are common threads across the city. Perhaps city services are an issue but because it is a rental property there is many of those things are handled by the management company. Open space and greenspace may be higher on the list in other parts of the city than in GBW.

Crime reduction; keeping the City “green”; retain a community feel.

Greenbelt West and other crime, keeping the City “green”; retain a community feel.

Concerns are: what type of re-development will replace the old GBW apartment complex? Would it have a good store, commercial services, and better retail choice? The school situation in GB, especially the Eleanor Roosevelt School.

9. Have you ever considered living in another part of Greenbelt? Why or why not? “the balance of things” is perfect where she is now.

Yes, there are nice townhouses in Greenbelt East. GHI: nice to live with woods nearby, but it takes a lot of money to fix the houses up properly.

Closer to Metro station, new development (Metro Center South Core). Transportation to Metro a problem, Metro parking too expensive for off peak (early evening to late evening) for going downtown in evening. Wants more Park and Ride opportunities.

No, if I move I will move to Calvert county, closer to my office.

No because the accessibility in Old is not as good for traveling to work in DC. Greenbelt West=no.

Yes, he has been considering moving to another part of the city but is weighing the trade-off of being further away from the metro.

Maybe move to old Greenbelt, but never seriously considered it.

Move to old Greenbelt – yes if the opportunity arose for similar size home, never Greenbelt West.

A while ago, she wanted to move to Wintergreen in GB East as she likes Condo type of housing development.

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

10. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

A small concern, possible to go over the Spellman overpass because she takes public transportation. But thinks the physical connection was not such a big concern, it was the conceptual separation of the society

Yes. Would like a bus/shuttle every 30 minutes that is free.

No concern, it is easy to get around.

Yes, "I go to church in Old G.B." For her, not really a big concern except for going to church it is a big issue. Greenbelt Rd. is a big divide and it's not practical for walking across. She said, "I don't use Old G.B. for much."

Yes, that is one of the key reasons he is involved in the advisory planning board. Cycling is also very difficult. The lack of connections contributes to the feeling of isolation in the area. The physical layout of the city forces you to drive everywhere and the transportation system does not properly fill the void.

A big concern: there is only one major road in and around Greenbelt and traffic congestion is worsening.

Big - Traffic is steadily getting worse in and around the City, and limited roads in and out of Greenbelt.

She sees it as a big concern. Major highways and roads divide the city in 3, which, in turn, keeps people away from each other. Heavy highways and major roads make it very hard to walk or bike around.

a. If this is a concern, what kind of connections would you like to see?

Events prepared outside GHI that draws people from GHI. Knows of Springfest but has not attended because of work obligations. She thinks people in GHI do not know it though. The News Review has started covering the event, so may be in the future there will be better attendance.

Frequency (every 30 min). Some shuttles should run as an express from Roosevelt Center to the Metro, other shuttles should stop at Roosevelt Center, Metro Center, the major shopping centers, the court house, the high school and the hospital.

She said that the Greenbriar Development (in East G.B.) has it easier because Spellman Pass is easily accessed in Greenbriar. For her, it is too far and she would just drive if traveling to Old G.B.

There needs to be more walking and cycling opportunities. They should put in a pedestrian bridge and have some sort of localized public transit system. Something like the U street Connection. It should connect Greenway shopping center, Greenbelt Road and Roosevelt center. Also a ped/bike bringe is needed, it should run from Sprinhill lane to Edmonston Road (near 495 and the Marriott, there area tennis courts, there may be a space there.)

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

More walkways like Spellman (and especially this must be kept open).

Keep Spellman open and need more walkways.

She would like to see more shuttle buses serving different parts of the city. More initiative for a more walkable and safe neighborhood.

11. Do you feel that you can make a difference in Greenbelt affairs?

Yes, she has no desire to serve in the city council but is interested in being active where GHI intersects with the city. She thinks she can make a difference through committees and through informal channels. For example she noticed that there are no colored people in the ads posted in beauty shops etc and the pictures of people from outside GHI were not captions with their names in the newspapers. After she commented on this, the newspaper has now started printing the names of all residents.

Yes, he is trying to.

Yes, you have to find your voice and know what you are talking about, study the problem and then reach a solution. You have to become politically involved in order to get action. Active, knowledgeable, have a voice, and be heard. Have heard a lot of “bitching” – discussion but have not seen any candidates come forth. We just need people who work, it does not matter the color of their skin.

Maybe. The city is close knit, Old G.B. has its’ thing, its’ own people. It is hard to get E. G.B. people to get involved in Old G.B. [After reflection] No, “not unless I was on the City Council.” “I don’t think I can make an impact, there’s not much you can do for the city.” She also mentioned that the Department of Public Works is not effective.

Yes, to a small extent

Yes – staying involved and informed in community is key to making a difference.

Yes – get involved.

Yes, affirmative. City council members and boards are very responsive and attentive to residents’ voices. They may not be able to materialize everything they promise but they do their best.

12. What do you think of the way the City Council is elected?

Does not support the at-large system The same people run for office and are elected. For example, one deaf challenger was not elected. The system seems to favor the incumbent.

He has no strong feelings. Seems fair on the surface, but too cohesive at the center. There seems to be a disproportionate interest in Old Greenbelt (even though they try to respond to everyone), but Old Greenbelt people are just more vocal. The power of incumbency is not good, maybe term limits are needed. Respect outsider’s opinions (outsiders changed the election system in Alabama, Mississippi).

[Without any hesitation] “Horrible!” She said that , there are no districts and it

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

doesn't feel as if they represent East G.B.--other than Ed Putens. Plus, she mentioned that there is not a person of color on the council.

After 70+ years it is a good idea to reexamine the at large system. It should have been done 50 year ago. You have to spend a lot of time and energy to get people involved. Getting over the "that's the way we have always done things" mentality. We don't have to ensure our own legacy, we do it (change) because we should.

Generally good. If someone wants to get involved and run, they can.

OK – at large system is fine. Those who are interested are stepping up already.

Changing the voting system would not help GB. Voting by district would drop voting rate considerably, as it would further divide GB. At large voting is a good system in her opinion.

- a. Are there changes that you feel would improve on the present election system?
-

Thinks it a district kind of system is better. It would force people to have representation and aver better overall representation.

One or two additional members of City Council, and term limits.

Not without illegal jerrymandering – (A NY senator that was going to lose so he changed the boundaries in his favor). As far at the Greenbrook Village board of directors goes, they have been guilty of recruiting people that they know. What is important is that the Council gets the job done. They react to the needs of the people. They are responsive to concerns.

This person has taken issues to Jack Johnson's office in order to draw attention to them.

Yes, (1) change to district representation and (2) make more diversity on council. She also commented by saying that no one from the various areas has stepped forward to run.

Election by ward, district, or proportional representation are worth considering.

"Bullet" voting swings the election process. This should be eliminated.

No, because the at large system requires grass roots involvement to be elected or re-elected.

The election system can be ameliorated and strengthened through looking on how the city council can be more attractive and open to people of all groups.

- b. Do you feel that it is necessary that all areas of Greenbelt have representation on the City Council?
-

Yes

Yes and no. The interests are not so different. The voice of the center (Old Greenbelt) is just too loud. Could influence voting behavior.

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

It would be nice to have all areas represented but the people just do not come forward.

They do, of sorts, because the city council is supposed to represent all of us. Greenbelt East should have representation other than Ed Putens (the interviewee is aware of the Mayor also being from E.G.B. but implies in this answer and others that Ed Putens is the only one representing E.G.B) Also, it would be nice to have a council meeting in E.G.B. Even though there is a stakeholders meeting in E.G.B., it is not advertised as such. She believes that if some council meetings were held outside of Old G.B. than it would be good.

There has to be a process to involve all citizens. Opportunity needs to be created. We need to think outside of the box. There is a great deal of existing civic energy that can be tapped into. The bar is too low to become engaged, we need to take advantage of the skills. The school meetings are the one form of meeting that seem to have a more diversity in terms of attendees. They may need to move the location of the meetings as well.

As long as the Council understands they need to care about the community as a whole.

Not specifically as long as the members of the Council understand they must care about all of the City’s areas.

She does not think that is necessary because all city council members are in charge of all GB residents.

13. Do you feel that City Council represents you?

Sometimes, not always. She has started paying attention in the last year, and there is one member in particular she does not approve of.

Yes.

Yes, but she makes her voice heard.

No, there are no people of color. Here, she also mentioned a neighbor of hers who started NAACP action because the perception of many that they would not be heard. She mentions that she can interact with others in the council, but pointed out, “what about the others?”

Yes, they work hard at trying to keep in mind the entire city. They have the interests of the whole city at heart.

Yes, the bonus is that the mayor is from “our” side.

Yes.

She guesses so.

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

14. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

Recreation opportunities are not distributed evenly, police presence has been under discussion, but does not know if the problem is unequal need or unequal distribution.

No.

Yes, been pleased

I think that if people have a problem, they could complain enough and they would get assistance.

Yes, I don't see any disparities. If there is to be redevelopment at GBW the city should provide trash pick-up. Currently, GBW is all private.

Yes, although it would be good to see the police a bit more.

Yes, equitably

The use of city's resources is unfair in her view.

a. If no, who do you think gets more resources and who gets less?

Concentric model doesn't serve everybody's needs. Lots of money goes into legacy issues, movie theater, walk ability, etc. But there is no money for a bridge in Greenbelt West, another overpass at Northway Field and Mandan Road near NASA.

N/A

N/A

N/A

GB East and Old GB are privileged

15. What programs or services would you like to have, or have more accessible?

Better accommodation and services for people with disabilities. Mobility is an issue for them. The sidewalks are not wide enough for wheel chairs, there are obstacles such as low branches the blind. The city in general is not attentive to their needs. Emergency personnel also may not know the needs of disabled people.

Transportation to Metro, especially off peak hours. More cultural programs in different places. Old Greenbelt is not the economic center, but Golden Triangle (Car dealership, TGI Friday's).

Greenbelt has tremendous programs. They have a booklet that is published 4 times a year full of programs.

She thinks a public pool in G.B. East is a good idea.

Holes in public transit, no bus on Sunday the system needs to be more comprehensive.

Pedestrian walkways to cross Greenbelt Road, and more hours at the Library. (Hours

Community Leader Questionnaire – Responses Compiled

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were recently cut, yet not at the New Carrollton branch. The City should intercede and apply pressure to the County on this issue.

Pedestrian walkways to cross Greenbelt Road. Beautification for Greenbelt East roads such as trees and flowers in the median to make East more “green”.

More resources should be allocated to public transportations.

16. As a community leader, what methods do you use to communicate with members of your community?

Phone, face to face, Greenbelter’s list, Greenbelt Community Cable, Lobby flyers, phone chains in case of power outages.

“Telegraph, telephone, tell a woman.” Email, phone (when necessary), seasonal newsletter.

Newsletter, website for this neighborhood (Greenspring).

One on one conversation and occasional meetings organized by residents and the city.

Email

Email

Internet, and the News Review

17. We are interested to know what is the best way for you to find out what is happening in the city? I am going to list some possible ways; for each, please tell me whether you think it is a good way or not a good way: [Interviewers: write next to each way the response of the interviewee including any possible reasons as to why or why not a good way.]

News review –

Good, lots of people read it, but not distributed in GBW, that needs to be improved

Yes, post adds, but is not distributed well

Most people don’t read it

Good way

Not so much (suffers from Greenbelt myopic exceptionalism), also they contribute to the litter problem in GBW

Good

Good

Mostly

Community Leader Questionnaire – Responses Compiled

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Gazette -

Reads it cover to cover because it covers broader PG area

Good, but not delivered door-to-door outside of GHI.

Most people don't read it

No, the method of delivery is bad. It is just thrown into the driveway and many consider it a nuisance

Not so much

Not good

Not good

Public access TV –

Does not watch

City website, different cable distributors

No

Good

Don't know, most have tv though

Not good

Not good

Sometime

Flyers -

Reads some from GHI

Yes

Good

Good

Yes when posted on door and in hallways.

For Greenbriar yes- not the City

For Greenbriar yes- not the City

E-mail -

Big email person, Greenbelters listsev

Yes

Good

Good

Could work, but only a few have

Not Good

Not Good

Very useful

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Home owner association new letter –

GHI “the communicator”, it has improved, reads it cover to cover

Yes

Good

Good

hasn't taken off in GBW

Good

Good

Other –

Postings at the Coop shop

Community bulletin board that are behind plexiglass and maintained by the city should be erected at key locations and shopping centers throughout the city. – community center, post office

Sign at entrance of community

Public school system, one on one

Banners are needed, but not practical to hang in GB East because of wide streets.

18. Are there any other comments or thoughts that you would like to share about Greenbelt?

Negative view of young people.

Schrom Hills Pond is a very important resource, but it is having flooding issues due to a beaver infestation. This is her pet issue, currently.

She mentioned that there is a problem with solicitation and the way that the city's system and rules for solicitation is set up. In the city of G.B., flyers/signs are not allowed to be put up. She also mentioned that her neighborhood had a complicated issue that they tried to work out with the city regarding this solicitation rule and putting up a sign in their neighborhood about no solicitation. The city did not approve the way the neighborhood tried to do this and they would not put up the sign that the neighborhood chose either. She said this is a comment that she'd like to add.

A lot of greenbelt has civic life, history, education, recreation and those are all really good, but it is important not to be deluded by all of this may make the town more complacent. Have to make and be our own competition. “Don't preserve the past and the expense of the future.” GBW has a history built on segregation. The traditions, ideas and values remain the same for Greenbelt. It is the form that will change over time. The high turnover in GBW affects the sense of community. As much as 60% annually, GBW is a 1st stop. The liabilities of GBW are the appearance and reality of crime the old buildings. Changes that can be made to make Greenbelt more liveable for all residents will improve the quality of life for all.

Parking is an issue in Greenbriar. Transportation is a big issue also throughout Greenbelt – need to facilitate non driving residents to get to the post office, and other offices to facilitate aging in place. Signs such as recycling, charity events, etc., are all in Old Greenbelt, not in other areas of the City. There is a strong perception in old

Community Leader Questionnaire – Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

Greenbelt that Greenbelt East people made the post office leave.

No

No

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

**Other Citizen Questionnaire –Long Version
Compiled Responses**

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

I. Other Citizens

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. How long have you lived in Greenbelt?

She has been living for 10 years in Old Greenbelt

“It was three years in April.”

5 years

Since 1972, first in Greenbelt West, then moved to Greenbelt East

5 years

a. Why did you choose to live here in Greenbelt?

She knew people who lived in Greenbelt; she got the impression that there were nice trails and a local downtown; she likes to walk everywhere; she liked the convenience; the atmosphere in Greenbelt seemed cosmopolitan and open minded; she had heard that Greenbelt has good schools; she was looking for a civic-minded community; she liked that there was lots to do for kids.

“I chose to live in Greenbelt because of two reasons: (1) it is close to the University for work and (2) we investigated if from a friend who referenced the place and then we found it was really affordable.” The interviewee also mentioned that they really liked the sidewalks and the community in Greenbelt.

Relocated from New York. The arts, walkability, community important.

Close to work – used to work on College park campus, then in DC, then in Reston. Convenient access to highways extremely important. Now retired.

Couldn’t drive initially – so wanted walkable area.

b. How long do you expect or want to stay living here in Greenbelt?

She has no immediate plans to move and invested a lot in her property.

As long as the interviewee continues to live in the surrounding Maryland areas, then Greenbelt or Takoma Park, or an area like that will be their type of residence.

Indefinite – unless transfer to another city.

No plans to move – hope this is their last house.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

c. What do you like and dislike about Greenbelt?

She likes the neighbors, the convenience of downtown Greenbelt (especially the pool and the library), the animation classes for kids (the kids create a movie that is shown at community festivals), the trails, the close-by woods, that she was able to get to know a lot of people, the civic-mindedness of the residents of Greenbelt, Greenbelt Park, the Green Man Festival, the Farmer's Market, the large amount of interracial couples in her street, and the proximity to DC. She disliked that the city discontinued some (free) arts programs, the drug dealing and drug traffic, that there is not much to do for young adults, the segregation of Greenbelt West and Old Greenbelt ("very sad, especially when considering the Greenbelt principles"), the "good-old-boys attitudes among some cops (she said she has heard them say racist/homophobic things, steal "stuff" from citizens), that the city gives away real goldfish as prizes at festivals "inhumane"), that the local public animal shelter is understaffed but refused to let her or her family member(s) volunteer or access the shelter, the examples of hatred, gay bashing (e.g. hate flyer at peoples doors), that there is no real craft market, that Greenbelt West might become gentrified, that there is not much to do at Roosevelt Center, that some sidewalks just discontinue, that there is no overpass above Greenbelt Rd, the lack of accessibility for disabled (esp. vision impaired), and the "horrible" bus system.

"I like, and this is focusing on Old Greenbelt, that the Old is safe and the people are nice. When we moved there, I was surprised at how nice everyone is. Everyone just knows you." The interviewee also told about a time when she was making quiches and she ran out of flour and went to a nearby neighbor to borrow some flour; this sort of environment is what interviewee likes. Interviewee added that they don't like the crime in the other areas of Greenbelt, and that interviewee feels that it is starting to encroach upon Old Greenbelt. Interviewee has heard that people who hang out in Roosevelt Center are occasionally causing crime. And also added that they feel the slogan of Greenbelt National Park that states that Greenbelt is, "An Urban Oasis" is true.

COOP, walkability, (work in community center) the theater, New Deal Café. "I like that people are involved in the community".

Like - walkability, community involvement; Dislike – segregated in the City

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

3. If you were to define boundaries of your neighborhood, how would you define those boundaries? In other words, define for us what you call your neighborhood.

“My neighborhood would be Old Greenbelt, but even smaller would be my street. I would call [my street] my neighborhood.”

Area closest to the old center or core of old Greenbelt.

Beltway plaza to the Greenway Center to old Greenbelt. Can walk, unless raining, then take the bus.

a. What attracted you to live in this particular neighborhood?

The house was for sale and a friend recommended the neighborhood.

Walkable – although first requirement was to have a 2 bedroom apartment.

Friends who lived in old Greenbelt first introduced her to Greenbelt, but then the walkable piece sold them.

b. What did you find that you did not expect?

The neighborhood turned out to be more conservative than she had expected; that there is not much to do for young people; and that the elementary school wasn't as good as she had thought.

The interviewee stated that they did not expect to find the lack of racial diversity. Interviewee thought that there would be more diversity, especially in the owned properties. Interviewee added that the majority of non-Caucasians live in the apartments—both in Old Greenbelt and elsewhere. And also, interviewee did not expect that everyone would be so friendly.

Pool and fitness center and the Greenbelt arts center was a plus. The other surprise was the high percentage of people with mental health needs or mentally disabled adults in the City.

Segregation both racial and socio –economic most especially between the three areas.

4. Where in Greenbelt and the surrounding communities do you go, if at all, to

a. Do your regular shopping:

She does her shopping at the Co-op, the Giant, the Safeway, in Laurel (Loewe's, Best Buy), and in College park (Cares, Mom's Market)

At the grocery store in College Park, My Organic Market.

COOP

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

Giant in Beltway Plaza, or Giant on Kensington.

COOP and the Farmers Mkt.

b. Eat out most often:

She eats out most often at the New Deal Café, Generous Joe’s, Beijing, Chipotle, Atlanta Bread Company, and other local fast food establishments.

Bombay Masala, for carryout, which is located nearby NASA.

New Deal Café and the Chinese restaurant in old Greenbelt.

Go to restaurants on Kensington

New Deal Café, Chevys, the Thai restaurant in old Greenbelt.

c. Spend your leisure time most often:

She spends her leisure time in the woods close by, the old movie theatre, the movie theatres at Beltway Plaza, in Silver Spring or Hyattsville, at “Star Parties” (where people get together to watch the stars), the labor Day Festival, the Kid’s Art Show, ceramic classes and the pool at Roosevelt Center.

“We used to go to Columbia, but with gas prices, we now stay in Greenbelt.”

Mainly in old Greenbelt – the theater especially.

Mostly in DC for tennis; also Rec Center in old Greenbelt.

Pottery class, yoga, theater in old Greenbelt and in Beltway plaza.

5. What organizations or associations do you belong to? Are you or have you been an officeholder in any of these groups?

Interviewee said most organizations they belong to are work-related, and added that they used to be a member of Sierra Club.

Volunteer for the arts center. Getting ready to join the board of the coop.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

6. What are the common misconceptions that people have about your neighborhood?
(Greenbelt East, Old Greenbelt, Greenbelt West)

That Old Greenbelt is really progressive, and that people don't realize how much power code enforcement has over them.

Couldn't think of any.

Feels strongly that the basis for the ACLU suit is unwarranted. "This is a shock to have it come from outside the City and is extremely offensive to be accused of being a racist".

Not aware of any (Greenbelt East). He feels outside opinions are good. Crimes and break-ins are a problem in other areas, but minor in this neighborhood.

People never heard of historic Greenbelt. Others think it is a "leftover old hippie commune".

7. What concerns do people who live in (Old Greenbelt/Greenbelt East/Greenbelt West) have that are different from those of people who live in other parts of Greenbelt?

Public drug dealing, the homeless in Old Greenbelt, young people (loitering, vandalism, violence), that the old post office moved, lack of facilities and services for young adults, the shanty town-like development.

"I think that those who live in the Coop have concerns that those who don't live there don't have, for example, the coop fee, trash and maintenance [rules]."

Safety, economics such as the cost of energy, jobs, and health care – so probably the same concerns as all residents.

People maintaining their properties to keep values up. The HOA especially focus on this issue.

Environmental concerns, desire to switch to energy efficient utilities. Public transportation. Local shuttle is a HUGE concern, and "we need to tie the three areas together".

8. What concerns do people who live in (Old Greenbelt/Greenbelt East/Greenbelt West) share with people who live in other parts of Greenbelt?

"Anything that has to do with the roads—this is very much a common concern."

Also added, "Anything to do with common shopping areas" or "things done on the state-level."

Property management - there is development growing in other parts of Greenbelt.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Concerns about what type of growth is coming.

9. Have you ever considered living in another part of Greenbelt? Why or why not?

Not really, except the single-family homes elsewhere [interviewee lives in the coop] are attractive.

No

No - want to be close to needs in old Greenbelt.

10. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

Initially, the interviewee said that this is a small concern because “I know Greenbelt.” But after some thought, interviewee suggested this really isn’t a concern, although they conceded that for outsiders coming in or out of Greenbelt, this is a concern.

Driving in MD as a pain, but Greenbelt in general is no worse. Greenbelt Road is terrible.

Not for him – but if “I didn’t drive, it would be different. Bus is inconvenient and walkability is very hard”.

Big concern.

a. If this is a concern, what kind of connections would you like to see?

Suggested that signage and maps in Greenbelt could make a difference and provided a suggestion that the Southway entrance could be expanded or made clearer for visitors or those that don’t know Greenbelt. Further, suggested that some signs for getting to the Metro or the Beltway Plaza would be helpful.

Slow down traffic on Greenbelt Road and Kenilworth Avenue

Small concern for me now – big concern if I didn’t drive myself. Need walkability.

Shuttle between shopping areas – 193 especially.

11. Do you feel that a citizen, like yourself, can make a difference in Greenbelt affairs?

“Yes, if I put some effort into it and get involved, I can help make change.”

Yes – and this is the first time she has felt like that. The Council and the City buildings are very accessible and responsive.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

Yes – you need to take an active part – meetings are open and accessible.

Yes

12. What do you think of the way the City Council is elected?

“I don’t know much about it. My husband has considered running and a friend was interested and got involved in getting on a committee.” Interviewee mentioned that they are aware that there are concerns with lack of diversity on the council.

Fine

“I like it --- it is appropriate”

It is not necessarily a systemic problem , but rather a problem of good information to residents – such as how to get on the ballot and what type of commitment is involved, etc., so more people can become involved.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

- a. Are there changes that you feel would improve on the present election system?

Interviewee suggested that it would be helpful to have more information on what happens at city council meetings, such as an email that discusses the occurrences.

It would improve if more people chose to become involved.

- b. Do you feel that it is necessary that all areas of Greenbelt have representation on the City Council?

“Yes.”

“This is a loaded question – if people want to change things, they could encourage other people to become involved, as opposed to legislating the process. The accusation is racist, couched in neighborhood language.”

Yes – we should have district representation.

13. Do you feel that City Council represents you?

“I would say that since Old Greenbelt is a large part of Greenbelt itself, then yes I am represented.”

Yes – although I don’t always agree but on the whole I feel they are doing a good job.

“Maybe not me personally – but they look out for the neighborhood as a whole”

“Yes – but it does not represent all of Greenbelt. Only because I live in old Greenbelt do I feel represented. What about the other sections of the City?”

14. Do you feel that community leaders represent your concerns adequately?

“I think I have a lot of faith in public leaders that they represent my concerns and if I bring them one, I feel that they would do something.” Though interviewee mentioned that they have not brought up a particular concern before the council.

Feel better about this representation than most.

So far – cautious – but wait and see what happens with the ACLU action.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

15. We are interested to know what is the best way for you to find out what is happening in the city? I am going to list some possible ways; for each, please tell me whether you think it is a good way or not a good way: [Interviewers: write next to each way the response of the interviewee including any possible reasons as to why or why not a good way.]

News review

I know it's a good way, but I never read it

Good

Good

Good but can be inaccurate

Gazette

I know it's a good way, but I never read it. Well, sometimes I read the Gazette on Saturdays.

Medium

Good

No

Public access TV

I know it's a good way, but I never read it.

N/A don't have TV

"Informative"

No

Flyers

Depends, yes. If it is about a particular thing

Somewhat

Not good

No

E-mail

Definitely a good way.

Good

Not good

Yes

Home owner association new letter

No

Good

Good

Good

Other

A lot of times, the [coop] and the community center have flyers or people chatting in the stores.

Other Citizen Questionnaire –Long Version Responses Compiled

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

16. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

“I have no idea; I am, and almost always am, in the privileged areas [of Greenbelt] and their needs are always met.”

Seems to be equitable. Greenbelt West has more police, but they need this.

Doesn't see police presence, but it is not necessarily needed. Patrol would be helpful though.

Don't know

a. If no, who do you think gets more resources and who gets less?

17. What programs or services would you like to have, or have more accessible?

“I'd like to have in the area of Greenbelt to have better restaurants. And Greenbelt is trying to be organic, but there's no organic store.” Plus, interviewee added that they would like more childcare options, e.g. daycare centers or nannies, etc.

Language instruction – bilingual outreach – especially for youth and adults.
Computer classes.

Street markings should be better – curb markers should be better in the neighborhood

Shuttle bus - wish there was a way for others to enjoy the farmers market.
Accessibility and information

18. Are there any other comments or thoughts that you would like to share about Greenbelt?

“Overall, I'm pretty satisfied with Greenbelt. I would say if I could make my home bigger, I would.”

Compiled Responses – Other Citizens, Short Version for outdoor interviews
Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

**Other Citizen Questionnaire –Short Version
Compiled Responses**

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

I. Other Citizens

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. How long have you lived in Greenbelt?

6 months. Likes it because it is very convenient and affordable, can walk to different places, plenty of public transport

2 years

1 years

1 year, moved from Mount Rainer, graduate of UMD

4 years, moved from DC because her previous neighborhood was not a safe neighborhood and wanted to provide a better environment for her son. Chose this place because shopping was close, was a safe area

Between 1995 and 2007. Returned just recently

3 years. He has thought of moving to Beltsville.

2 years

3.5 years.

Since November.

3 months.

5 years.

3 Months.

3 years

10 Years (Old Greenbelt)

25 years, Old Greenbelt.

From 1995, lived for 2 years in Greenbelt East, now in G.H.I.

30 years (Old Greenbelt)

11 years, moved from Beltsville, MD, intentionally moved here from WV because the small-town feel.

Old Greenbelt resident for 5 years

6 years

More than 20 years

2.5 years

9 years

2 years

5 years

20 years.

She has been living in Old GB since 1995, for ideal and proximity to the University of Maryland where she used to study and work.

She has been living in Greenbelt West since 1998

His family moved to University Square Apartments, Old GB in 2000.

He lives in University Square, Old GB since 1998

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

She lives in University Square since 2001

4 years.

3 ½ years.

2 years.

Since 2000.

He's been in Greenbelt West for 5 years, and planning to move to GB East within a month. He is planning to buy a condo, or townhouse in GB-East.

3. Where in Greenbelt and the surrounding communities do you go, if at all, to
a. Do your regular shopping:

Beltway Plaza, lives across the street

Beltway Plaza

Beltway Plaza

Beltway Plaza – food, various places in the DC area for other shopping

Beltway Plaza, Eastern Market in DC (because it is close to her work place), sometimes goes to the Coop in Old Greenbelt

Giant in Beltway Plaza. Sometimes the Safeway.

Virginia. Beltway Plaza Mall

He takes the University shuttle to stores. He also shops at Beltway Plaza and Adelphi Plaza.

At Beltway Plaza or Langley Park.

Beltway Plaza, especially if you don't have your own car.

Beltway Plaza.

Beltway Plaza

Greenbelt Plaza.

Beltway Plaza; Greenway Center

Roosevelt Center, Beltway Plaza and Greenway Plaza

Old Greenbelt (Roosevelt Center)

Coop, Greenway Plaza, Thrift Shops in Hillandale (New Hampshire Ave. and Beltway)

Roosevelt Center, Beltway Plaza, Greenway Plaza

The Co-op, sometimes the Giant, Safeway and My Organic Market (MOM's), CSA from Claggett farm, proceeds support the Chesapeake Bay Foundation.

Co-op, occasionally take bus to greenway center and beltway plaza

Co-op, greenway center, and farmer's market

Farmer's market and Peapod (Giant internet delivery)

Co-op and the farmers market

Roosevelt center, Greenway Ceter, Beltway Plaza

Farmers Market; Coop; MOMs; Sears-White Oak; Beltway Plaza; Costco

Giant in Beltway Plaza or Safeway in Greenway SC

He does is shopping at the Co-op, the Safeway and the Giant.

She does he shopping at Beltway Plaza, Giant, Greenway Center

She goes to Beltway Plaza for most of her shopping.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

They do their shopping mostly at Giants, Safeway in either Greenway or Beltway Plaza.

He usually goes to International Food Market in Silver Spring, sometime in Greenway Center

She does her shopping at Giant, Safeway, and at the Co-Op of Centerway.

Safeway, Co-op

Co-op, Organic Market, Trader Joe's

Beltway Plaza

Safeway, Giant (not the one near Greenbelt West, since she doesn't want to go to that side of town)

He often goes to Beltway Plaza, Wal-Mart in Laurel or Bowie, Costco in Laurel

b. Eat out most often:

Beltway Plaza

Beltway Plaza

Beltway Plaza

Anywhere and all over the region

Beltway Plaza or other places in DC

I cook at home.

3 Brothers in Beltway Plaza Mall

He eats his wife's food.

In Langley Park: Compere or Puerite.

Beltway Plaza.

They don't eat out, they cook.

Restaurant in front of the plaza.

Greenbelt (Beltway) Plaza, PG Plaza, Wheaton

Old Greenbelt

Fridays, Silver Diner, Plato's (College Park), Sir Walter Raleigh and Bombay Marsella

Generous Joe's, New Deal

Silver Diner at Beltway Plaza, Peking (Roosevelt Center)

Bejing, New Deal Café, Generous Joe's, Chevy's Chipotle, silver diner

Bejing, New Deal Café, thai

Mandalay in Silver Spring and the new deal cafe

Rarely, sometimes the NY deli.

Silver Spring, New Deal Café, Bejing, 5 guys burgers, Chevy's, the Thai, Prefer local places

Roosevelt center, Bejing

New Deal Café; Udipi Palace; DC; Silver Spring

Just about anywhere in Greenbelt East

He eats out at Bombay Marsalla, the Chinese restaurant at Roosevelt Center, Kennedy Subs, Chef's Secret and Chevy's.

She goes to Chevy's, Beijing in GB Centerway, Chief Secret in Beltway Plaza

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

She goes to Beltway Plaza at the Chinese Buffet and sometime to the Silver Dinner

They most go to Chevys, Mac Do, Popeye, and China Buffet in Beltway Plaza.

He goes to Beijing in Centerway, Subway in Beltway Plaza, and the Mandalay Burmese restaurant on Route 1

She loves Chinese food so she eat often in Beijing restaurant in Centerway, Indian Restaurant in Laurel.

DC

Chef's Secret, New Deal Café, Jaspers, Benningan's, Silver Diner

Nowhere in particular.

Baltimore, Columbia, Annapolis

He goes often to eat at the 3 Brothers in Beltway Plaza, Beijing restaurant in Old GB, and Chevy's at the Greenway Center.

c. Spend your leisure time most often:

No time for that, runs own business

Beltway Plaza

Beltway Plaza

Anywhere and all over the region

Other places in DC

I have a young child and don't have much time for leisure.

"I go out jogging by the courthouse." He likes Old Greenbelt a lot. He goes to the library there.

Either watching movies at home or at the Beltway Plaza Mall.

Stays around Greenbelt West.

At the Church: River of Life.

Stay around Greenbelt West.

Park on Kenilworth, Greenbelt Lake

DC Metro Area; Greenbelt Movie Theatre

Theater, Greenbelt Arts Center, go all over DC Metro Area.

My backyard, and the Roosevelt Center.

Greenbelt Movie Theater, Greenbelt Arts Center

Home, community activities rivers and lakes around area.

Playgrounds, riding bikes around trails, home, courtyard, community center, fitness classes, library.

The many parks lake, pool, lawn.

Computer, walk around the lake

Internet

Fitness center, yoga studio (OM), movies, home library

At home

Rec Center; Canoeing on the Anacostia; Greenbelt Movie Theatre; Old Greenbelt;

Various Parks in DC metro area

Schrom Hills park

He mostly spends his leisure time at Shrumhill Park, at the community center, at the

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

library and the tennis courts in Old Greenbelt.

Pretty much following children's activities: GB aquatic center, soccer field, University of Maryland for Music (Clarice Smith Performance Center).

She goes to shop at Wal-Mart, and brings her kids to Artemisia Lake to fish.

Playing baseball at Centerway Rec-Center, fishing at GB lake, and biking around the lake.

He often goes to Old GB movies theater, biking in GB park, and fishing wherever appropriates.

She does a lot of walking, and biking in either in Buddy Attick Lake, or Artemisia Lake in Berwyn Heights. Also, she does Yoga in Centerway.

DC

Dog Park

DC

Dog park, Roosevelt Center, goes to the movies outside of PG County, since she doesn't feel safe there

He loves fishing at Buddy Attic Lake, Biking along the Indian Creek of Berwyn Heights, and goes to Old-GB movie theater.

4. What are the common misconceptions that people have about your neighborhood? (Greenbelt East, Old Greenbelt, Greenbelt West)

That it is not safe, is a violent neighborhood (GBW)

None

That there are a lot of robberies, not true

That it's a bad neighborhood, drugs, police activity –shares it somewhat, thinks the neighborhood is going down

People thing the complex was good (buildings, services). People think it's a much better place to live than it is. Also because it's outside DC, they think it is inconvenient to get to.

Everyone calls it the ghetto. It isn't. "I've seen the ghetto, and this is not it"

He says that people bad mouth GBW. In his opinion, the whole complex is not bad. There are some hot spots for crime, carjacking on Breezewood. "It's an average neighborhood." His building in the complex is very diverse, blacks, whites, and latinos, and it is a nice building. He believes that after the Metro was built, it brought "lower income people and crime".t

There are misconceptions here with the police. I'm glad the police are here, but they. can't put people "in a box". They see African American guys as a problem.

He thinks people don't like it. They believe there are roaches and bad maintenance. He thinks the service is improving.

No answer

That Greenbelt West is not a part of Greenbelt and that it is a crime

Don't really know other parts of Greenbelt. But they have a bad name for Old Greenbelt. (didn't say name, but then came up with) snobs.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Voting system prevents inclusion (“Just include yourself”) Too white, too middle class.

We think we are the real Greenbelt. We leave them (other parts of Greenbelt) out. Many don’t even know we are here.

Exclusive, racial community. GHI has interview process for new residents (members). Much better racial mix now. We are viewed as elitist. Greenbelt West and parts of Greenbelt East rental, folks not as involved. Many private homes in Greenbelt East much more expensive than those in Old Greenbelt. These folks into their homes, not as much into the communities. Old, dumb, poor lefties.

They don’t know that old Greenbelt exists. The demographic is more diverse than is recognized. There is also a wider economic and political diversity than people realize.

That it is just GHI there are also some homes and rental apartments.

They don’t know that it exists.

That it is just GHI there are also some homes and rental apartments.

Some people think is inclusive and diverse, but it’s not.

There is no crime here Inhospitable to non-whites

That Old Greenbelt is diverse.

None

He didn’t know of any.

She sees that Old GB residents are isolationist; never think of the rest of GB; most of public services are located in Old GB

People, especially Old GB residents thinks that Greenbelt West is the ghettos of GB where all crimes are rooted; They think that this place is undesirable that needed to be wiped out of the map.

Do not know. May be, GHI residents and homeowners are looking down at as renters and they may think that we are the GB residents of second class.

People think, especially residents of GHI old GB that the area of Lakeside where University Square is located is the underclass of the Old GB. Also, people moves here because they will be part of what GB is all about, but then they found out that they are not. It those of the Coop and GHI who think they are the only one.

Residents of other part of GB see as the Old GB conservative who look down on them. But we are the underclass of Old GB and residents of lakeside in general know very little about GB. Some resident in the rental Old GB are sometime confused when driving around Old GB area.

Is not aware of any misconceptions.

Doesn’t know of any.

Don’t know.

That Greenbelt East is disconnected from Greenbelt, that it is Old Greenbelt versus everyone else, all the news in the News Review are about Old Greenbelt, when she lived in Greenbelt West for a couple of years she didn’t even know that old Greenbelt excised, Old Greenbelt is very closed off from the rest of the city, very hippy’ish

People think that the Greenbelt West is the hub of crime in GB. That’s true and false. True because there is indeed crime in here. False because not every part of Greenbelt

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

West are crime ridden. He argued that in many time he sees friends of his neighbor that he thinks are from Prince Georges Plaza coming to gang-party in their GBW apartment especially during the summer. He also mentioned that building maintenance is so bad especially the heating and cooling system is not functioning properly. It's just impossible to stay inside. The management does not give a dime.

5. What concerns do people who live in (Old Greenbelt/Greenbelt East/Greenbelt West) have that are different from those of people who live in other parts of Greenbelt?

New to area, don't have any idea ---but his concerns are that the place is not managed well

No special concerns

Not informed about other parts of Greenbelt

Need better street lighting. There is a need for active community associations. Also better accessibility to the News Review, right now he has to go to a coffee shop or other spots to get it. Area needs better entertainment and leisure options.

Overall in Green Belt; Crime . For GBW – Maintenance of buildings is huge issue – she thinks things may be getting better, but she is not sure.

He thinks they need to lock the laundry rooms in GBW. He finds gamblers and drugs down there. He believes that some residents invite their “drug boyfriends” to their complex.

He and his fellow students at UMD are disappointed that shuttle service to campus from GBW was discontinued. His neighbors say that safety is a problem in the complex. Also, utilities are no longer included in the rent at GBW, and the cost depends not on your usage, but the size of the apartment. This bothers him

This is no concern because the interviewee doesn't go to other parts of Greenbelt except the Lake

This is no concern because interviewee does not have own car.

No answer

Communication with residents (esp. through media); crime; city services (recycling); Isolation.

More history to loose. Other parts newer developments. Here something new means loosing something. For instance, if you build a house where there is an empty lot you don't loose something. Here we have no more lots, another house has to be torn down.

Old Greenbelt concerns same as rest, crime and parking.

I can't think of any.

More community oriented. Active in community. Other sections not as involved. Greenbelt East more individual centered, into their expensive homes. Being in a coop is for economic or political reasons. If political you tend to be more involved.

GHI has specific concerns related to aging townhomes. There is a desire to make them more energy efficient. There are also concerns about stop lights, bike trails. The bike paths don't go beyond the city and college park. There is also an us vs. them mentality with other parts of the city.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

People here care more about gardening. People are more involved in keeping the area safe

Not sure, they don't think of community as much. Old Greenbelt residents are very concerned about it being a community. People from GBW don't really come here.

No idea

Old greenbelt wants to preserve the utopia, they don't want crime moving into Old Greenbelt

Intense environmental politics, intense liberal politics, mechanics of local elections, this is a subject of intense debate in old Greenbelt and virtual indifference on the outside.

Representation outside of Old Greenbelt

None. He says it is 'pretty safe' here.

In late spring and summer, teenagers seem to smash car windows maybe as part of a group initiation process. The vandalism is very consistent; only the driver's window gets demolished. Also, he would like to see one or two more upscale restaurants close by.

As resident of Old GB, she thinks that people live there because of what is GB all about; its historic, community life, greenness, sustainable neighborhood, and mostly the ideal philosophy of the place.

She thinks that Greenbelt West is forgotten as a part of GB; her personal concern is the management of building has never improved, especially maintenance. When its cold, its freezing in those apartments, and when its hot, its baking. One must address those issues she said. There is also a gang activity around here that must be addressed with more police patrol.

I do not know of other people's concern, especially those of a different neighborhood, I know my family's and that is that University Square's management needs to be improved because buildings' maintenance here is not OK with all those roaches invading our apartment. Also issue related to the heating and cooling system. Sometime it gets too hot, sometime it gets too cold.

He thinks people's concerns differ because of mostly their status as a resident and their social class. His personal point of view is that many people in the apartments building are transient and will move out soon or later. He is looking for a house or a condo to buy in Old GB. In his apartment buildings, people's concerns are about the issue of maintenance and bad management. They do not see much of crime in their neighborhood.

She thinks that people of her neighborhood (Lakeside Old GB) are not very involved in the concept and ideal of GB. Their concerns are building maintenance and management issues. Lots of residents in Lakeside are transient workers, and students that they work more than one job to spend time in GB political and social affairs.

There is no difference between the parts of Greenbelt.

Don't know.

Crime as related to the high school. Her home was broken into. She is concerned about Greenbelt is not connected to the county 911 system, so she programmed the local police number into her cell phone.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

He doesn't know what other people's concerns are. But his concern right now is to move out of GBW. He thinks that Old GB and Greenbelt West seemed to be more peaceful and community oriented, and also to be more close to the Eleanor Roosevelt School for his daughter.

6. People have said to us that it is not easy to get from one part of Greenbelt to another. Would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

No concern, doesn't have a need to go to other parts at all, "everything is here"

Small concern

Have never been to other part of Greenbelt, never had the need to, so does not have any idea

No concern

She thinks there are bus routes that cover the whole area, the problem is that most/all bus services stop too early, and only one line serves the whole area on Sundays.

"It's a problem to get around." There is no day car center in GBW. She has to take a cab to get to the daycare center. Or she takes two buses to get the Lanham. The bus wanders through Greenbelt a long time before it hits Greenbelt Road.

He thinks it is a small concern. The Sunday 81 bus service cuts off early. The bus schedule in Old Greenbelt is worse on Sundays.

He says the transportation service is very good. The Metro station is nearby and there are a lot of buses.

No concern, because they don't have a car.

It is a concern.

No answer

A big concern

Easy to get around in Old Greenbelt. Other parts not interested in Old Greenbelt. They are separate communities. Greenway Plaza is not walking friendly. Greenbelt road is for cars only. Distances far for Old Greenbelt.

The bus system doesn't run on Sunday. No problem for Greenbelt West, but there is Just Greenway center in Greenbelt East. "I use public transit to get from Greenbelt to Baltimore. Bus to Greenbelt Metro, bus to BWI, Light Rail to Baltimore."

No concern.

Not a concern. Gets to Beltway Plaza, no need to go to Greenbelt East.

Get in the car if we have to go somewhere far.

No interest in going to other areas.

A big concern

No concern

A big concern

A small concern

A small concern (Greenbelt is very walkable and bikeable)

Not a concern

A big concern.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

She thinks that it's not as bad as inter-connectivity in comparison to other cities in the States; She sees there are enough routes, streets, and alleys though it is obvious that the three major highways are to impede the intra-connectivity.

She does not see it as a concern because she only walks to get to the Beltway Plaza.

Yes it is a concern because I bike a lot that I can see how hard it is to cross those major highways to reach the Greenbelt Park from the Lake.

It's a big concern for him because he is dating a woman who lives in GB East and to get there without a car is difficult.

She it should be a concern to everybody because is if you do not have a car, you will find it very difficult. To go from GB East to GB Park, and from Greenbriar to the Beltway Plaza.

No concern.

Big concern.

No concern.

Big concern. She rides her bike a lot and goes out of her way for a safe route. When she tried to cross Greenbelt Rd once, she was nearly hit by a car.

He sees it as a big concern.

a. If this is a concern, what kind of connections would you like to see?

Bus service closes too early, would like a later service

"Well, I know you can't own your own home around here."

Greenbelt West shuttlebus every half an hour to the metro; buses to other parts of Greenbelt(especially between Old Greenbelt to Greenbelt West); Edmunston Road is too narrow

Bus service poor. Federal funding for some bus services no longer available. Greenbelt connection (handicapped) has a bad attitude. "People with most public contact have worst attitude.

It would be nice to have a shuttle from metro to Roosevelt center. Getting to Greenway Plaza is actually easy. There is an old tunnel by the middle school near Edmunston Road, perhaps they could reopen this?

Need improved connections related to bike routes to college park as well as to Goddard. City could ramp up the bus service they lack of Sunday service is a real pain. There is also a need for more services for people with disabilities to get around.

No

He would like to see and over- or underpasses above/below Greenbelt Rd, Oral Glen Rd and Hanover Parkway.

She sees more of division related to School districts. Therefore, connectivity should be based on that for children and their parents to move easily.

I do not know if the City with it's limited resource can do something about it. But I would like to see the city of GB to be pedestrian friendly.

He would like to see more pedestrian bridges build across those majors highways and roads so that people can cross easily; He also would like to see more public transportations or shuttle buses connecting different areas of GB.

GB area is in the need for a more pedestrian friendly roads and streets. Roads and

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

main streets are all designed for cars traffic. She wishes to see more pedestrian and bike route. She also would like to have Metro Buses more reliable in term of time, and frequency.

It is difficult to get across Greenbelt Road. Driving is fine, but for walking the distances are too great. He didn't want to connected to Greenbelt West. It is difficult for her to get to the Greenbelt Metro, even when driving because of all the traffic.

She would like bigger bike lanes. She likes the bus system but never uses it because it takes too long to get to the metro. She would like a direct shuttle during rush our that runs every 10min to the metro.

He would like see more bridge underpasses for pedestrians and bikers; More shuttle bus service interconnecting sections of GB would be good.

7. Do you feel that a citizen, like yourself, can make a difference in Greenbelt affairs?

Moved recently, not involved or aware at all

Not involved

Her mother is the one who is involved

Yes, not involved but it's his own fault. Does not have the time because of work obligations, he used to be a lot more involved when he lived in Mount Rainer.

Yes

Yes. "I'm vocal".

Yes. "I work. I am not a criminal."

No

Yes.

"I hope so."

Yes, getting involved in city affairs, plan festivals, ask council for traffic calming, volunteer for things.

Not very much.

A normal person with a bit of drive can.

Yes. Citizens become teams.

Absolutely, more than other DC metro areas

Yes, you need to put effort in, but opinions are generally heard. The New Deal Café is an example of how much change an individual can make.

Yes

Yes, currently involved with a racism/classism group who is having conversations regarding the ACLU charge and investigating various options. There is also a Greenbelt community foundation that is a source of funds to help projects that help benefit the Greenbelt community get off the ground.

Emphatically, yes

Yes.

In small ways. His wife is on a committee and he knows the major personally.

Yes, GB has one of the most developed civil society structures with all those associations and civic movement available; She thinks that GB has so much to offer

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

to its residents.

She said yes and no. Yes, if there is a structure to help her making her voice heard. No, because she is planning to leave Greenbelt West at the end of her lease in August 2008 because her children is now getting older to grow up in a such gang oriented neighborhood.

I am an African American, and looks like GB political affairs is a business of white people. I do not think that I can make a different in GB affairs. I am just a simple resident.

Yes, I do.

She thinks she can make things different, especially in her neighborhood.

Yes.

The city is very open to the community. There is a strong culture of activism in Greenbelt.

Sure.

She is skeptical of the democratic process in general. She lost faith that she can make a difference.

He does not see how he can change things in GB.

8. What do you think of the way the City Council is elected?

Thinks it's probably the way city councils are elected elsewhere, does not know much

Not aware

Not aware

Imagines it's the same way as other areas, doesn't see a problem

Does not have any knowledge, tries to keep in touch with goings on by reading the Gazette as much as possible.

No comment

He says he doesn't know too much about it. He believes it doesn't matter who is elected President, "middle income people will stay middle income, low income people will stay low income".

No answer

Not sure but thinks the ACLU issue is an over

O.K.

Best method under circumstances. Not sure what I think of other ways.

"I accept it for what it is."

No problem, ACLU overstating problem.

Don't have strong feelings about the issue. They are aware of the ACLU issues and it seems fair to them. Generally they vote for new people, but they never seem to win.

The minority in PG county is white so I don't see a problem

Seems fine

The election system has resulted in an all white Council and that was not the intent.

There could be a more fair process. It does not currently represent the geographical or racial diversity of the city. The age diversity is okay. There was a study conducted by the city in 2003 on this issue but nothing ever came of it.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Greenbelt runs elections in a scrupulous and fair fashion. I share widespread concerns that GBW residents do not exercise their vote. They vote 20 times less often than the rest of the city

He says he has “no problem” with it.

He thinks it’s perfectly reasonable.

She is not a voter because she is a Danish Citizen, but she has been concern with mono-color of the council members ever since she moved to GB; She is not against the one districts voting structure as long it brings up a more representative council given the rapid growth of racial diversity in GB; she sees that though there are lot of social organization in GB, there are very few civic engagement especially in GB East and West.

She never felt like she is a citizen of GB as she put it. She said she does not understand much of the voting system in GB even though she lives in the area long enough because that’s for the homeowner who lives in single family house with decent jobs. She says she never voted because there no-one that represents her in the candidate’s lists for years.

Haven’t though if it too much. I know that they trying to make some change but I haven’t get much of information to talk about it.

He thinks the election system of GB is unfair and does represent what GB is all about. He’s been vey concerned about the representativeness of the GB council members as GB is becoming more divers he thinks it time to make the election more open to all Greenbelters.

She agrees that the election system in GB is very exclusive of not just minorities, but also for social class. She knows some people who tried to run for council member before but not elected, because they did not have enough resources to compete.

She thought that the conversation that is currently going on in greenbelt is very interesting. In general, she would prefer districting.

Don’t know.

Doesn’t know, because she is still registered out of state.

Doesn’t know. She had heard about the current controversy, and is “sick of it”. She doesn’t vote because she feels she doesn’t know enough about local politics.

Not much of an idea. He has a very little knowledge of any council election in GB.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

- a. Are there changes that you feel would improve on the present election system?

Yes. This complex is “transitional housing”, and the people “need help”.

Not sure.

More worried about national election

Not really

“It’s hard to get Greenbelt West to be involved, they are not interested.”

Needs review, every election does from time to time.

Not opposed to changes and open to suggestions. Old Greenbelt, seems to be overly represented.

The NCAA/ACLU challenge is hilarious. If a minority ran they would be elected.

Perhaps a community team that reports to the Council from GBW would be useful

no

Yes, the city should consider a cumulative voting system. Not sure about a district system. Her sense is that there are people in old Greenbelt who resist the idea of districts.

There are no major changes proposed so far that would improve participation some proposed changes would significantly harm participation.

No.

If the single district voting structure is the best approach for a quick change happen then she said “let’s get it adopted”.

She heard from her neighbor about a new voting system implemented, but she wants to it in place before believing on it.

Make the system more representing the city of GB. Meaning not just the diversity of race, but also class.

Yes, but change is very hard implement. In his personal point of view, GB residents should support the one districts voting system because he thinks it is the solution of the GB voting issue, in which lots of social life here in GB lean on.

She is not against the current electoral system but if there is a better system for a better changes that’s not a problem for her. She mentioned that people in Old GB tend to be very conservative that change may not occur easily. She pointed out that residents of Old GB are old republican conservative people.

She doesn’t know enough about local politics to have an opinion.

9. Do you feel that City Council represents you?

Moved recently, not involved or aware at all

Not aware

Not involved / aware

Can not really say, but he has noticed that “they don’t come around here that much”. But he is still learning the landscape. He feels delivering newspapers to each household is very important, mailing to each household would work best. That way, people have the information available whether they choose to be involved or not.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

No

He is upset that elected officials get “six figure salaries” and teachers do not get paid much. He believes that teachers don’t care about their students because they aren’t paid well. He believes the cops and firefighters should be paid more.

No answer

Not sure.

“As much as any politician represents anyone. They come up with ideas and promises but don’t ask what do you think?”

Moderate by income levels. Folks who have don’t understand those who have less need other services.

Yes.

Yes, but if I were a Hispanic living in Greenbelt West, then no.

Yes

Yes

Yes. There is a worry, to a certain extent they are focus on old greenbelt. It would be fair to concentrate more on the rest of the city.

Yes

They represent the needs of Old Greenbelt and not sure about other areas. Don’t feel as connected with other areas.

Yes

He feels represented to the extent the council is empowered to do so. He was especially fond of the Council’s decision to refuse the “profiling” of Muslims in Greenbelt.

Yes, she thinks it represents her, Old GB, other part of GB, but not a place like Greenbelt West and University Square; Race and social class matter in GB.

No they do not represent me, or people of my race and class.

No, they do not.

I think council members are trying to reach out every single residents of GB, and they try to be as representative as they can be, but people’s minds are biased on racial, geographical, and social class issues.

To her, Yes! They do represent everyone in GB included her.

Sure.

Yeah, even though he would care more as a home owner. He would like to see the city having more say in planning decisions.

“Guess so.”

Don’t know.

He says he never known who is who in that council.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

10. We are interested to know what is the best way for you to find out what is happening in the city? I am going to list some possible ways; for each, please tell me whether you think it is a good way or not a good way: [Interviewers: write next to each way the response of the interviewee including any possible reasons as to why or why not a good way.]

News review

No

No

Yes, but would be most useful if it was delivered to his house instead of him going out to get it from some location

No

No “If it’s put in my mailbox, I read everything”

No

No

Yes

Yes

Yes

Not best, too sketchy

Yes

Yes best

Good

Okay, helpful but could be better

Yes

Yes

Better than nothing

She gets New Review quit often and reads it;

He reads sometime the New Review.

Read it once in a blue moon;

She reads the new review regularly

Best way

Best

Good

Best

More or less

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Gazette

No

No

Yes but would be most useful if it was delivered to his house instead of him going out to get it from some location.

Tends to grab it, tries to read as much as possible.

No

No

Yes

Sometimes

Yes

Don't read

Sometimes

Not so good

Not so good

Okay

No

No

Pretty good

No

She does not know there is one in GB

Good

No

Good

No

Never read one

Public access TV

No

No

No

Would be best

Yes, in Spanish

Don't have cable

No

No cable TV

Directed, not everyone has cable

No

Never

No

Maybe

No

Bad

No

Sometime she watches GB TV Channel

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

No

No

Good

No

Once in a blue moon

Flyers

Yes

No

No

No, generally becomes trash

No, generally becomes trash

Yes

Yes

Yes

Yes

Needs delivery system

Yes

Good, check bulletin boards often

No

Yes

Yes

Bad

Not really

He sees sometime flyers but did not pay much attention to it

Good

No

No

No

E-mail

No

Yes (would work for her and her friends, but not everyone has access)

Yes

Limited access overall, so not good

Yes

Yes

No

No

No except PTA

Yes, listserv

Yes

Websites, listserv

Yes

Excellent

Most effective

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

She has a yahoo listserv group that keeps her up to date

No

No

Best

Yes

Never

Home owner association new letter

N/A

N/A

N/A

N/A

No

Newsletter sometimes

No

People tend not to verbose

No, don't read

Not part, but good

Not part but good

Helpful

Yes

Pretty good

N/A

N/A

N/A

N/A

N/A

No

No

No

No

Never

Other

- **Mail and community meetings would be a direct way of communicating. Having bulleting boards in the hallways of apartment buildings so people and authorities can post announcements and messages. Currently people try to paste notes on mail boxes but it does not work.**
- **Radio Hispanic that provided general news, not necessarily Greenbelt is how the interviewee receives their news. They don't have a way of currently receiving news on Greenbelt affairs.**
- **Radio in Spanish**
- **Spanish language communiqué**
- **Greenbelt Arts Center Newsletter, Wash. Post local section**
- **Internet other than email**

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

- Word of mouth
- Bulletin boards, local news program.
- Word of mouth
- Personal conversations
- Personal conversations
- Personal conversations
- Delivery to her house gets her attention. (door to door flyers)
- Neighborhood listserv
- **Words of mouth**
- City website
- City website
- City website
- **Community meetings**

11. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

N/A – Does not know the other areas

Can not compare, does not know other areas at all

“Don’t see much of anything especially in GBW, can’t really compare with other parts, not familiar with those

Doesn’t know how it is distributed

No

Yes. Safety has been improving. The interviewee mentioned that there were some muggings that occurred in the Greenbelt West neighborhood and that these muggings have slowed down. Although, the interviewee mentioned that there could be better resources spent on maintenance of the Greenbelt West apartment facilities, especially the interviewee noted the problem with bugs.

Not sure; lack of information in Greenbelt West; Recycling an issue.

“Don’t really know without looking at the city budget.”

Not sure, haven’t paid attention.

“I have no idea, but I will make an effort to find out.”

Don’t know

In Old Greenbelt public safety not enforced, just exits (leaves door open, only 2 problems in entire time here, one was neighbor’s kid, other unsolved)

Trash pickups not as good in recent years.

Handicapped service and facilities terrible.

Don’t know. It seems there needs to be increased police presence throughout.

yes

okay

Don’t know

There is a sense that there is not an equal distribution of resources. Old Greenbelt is more vocal in expressing their needs.

yes

Yes

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: **Greenbelt West** **Old Greenbelt** **Greenbelt East**

He thinks that there are sufficient services for their (Greenbelt East) needs. The only improvement he wishes for is the change of trash pick-up from Mondays to Tuesdays because of holidays.

No, it's not fairly distributed as GB East has more needs to address in term of recreation such as Soccer field. Also, more police patrol is needed in some part of GB while Police patrol are concentrated in Greenbelt West

Not at all, more resources are allocated to Old GB.

He guesses so!

He thinks that the city's resources are fairly distributed. He said "the thing is that most of the transient residents do not voice their opinions strong enough to be heard". He says that "there are lots of things going on in GB". Even though he agrees that most of public services and social activities happen in Old GB, he that as normal because this is the center place of the city.

Yes, with more for those who ask more and less or nothing for those who do not ask. Some community does even now where the City Office's building is located. Those may not even been in Old GB.

She is happy with the services she gets, doesn't know about the overall distribution. Don't know.

Yes

Sure.

He thinks it's not. He sees more things happen in Old GB, things like festival and flea and Farmer's Market.

-
- a. If no, who do you think gets more resources and who gets less?

Old GB gets more because closer relationships and access gets you more.

Not sure.

Those who yell loud and more representative get more of the resources available; minorities may need to be engaged more in civic society to get their voice heard.

Old GB and GB East get most of the resources. Greenbelt West does not have Soccer field for our children play; Recreation in Greenbelt West is old and lack of resource as can see it from putting your feet in the swimming pool and basketball fields.

She thinks that areas well represented and very active get more and they are those who own house in GB. Some say Old GB is given privilege with resource allocation but he does not think that is right. She thinks resources are there only for those who yell the most.

Greenbelt East is very suburban, doesn't have as much sense of community. In general, he has no high expectations regarding programs and services.

He believes that Old-GB and the GB East get more as people with more money and better educated live there, many university professors, Nasa workers.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

12. What programs or services would you like to have, or have more accessible?

More playgrounds for kids and better upkeep of the ones that are available.

None, she has no dependents and all her needs are met

Has heard people say they need more direct school bus route from GBW to the schools because right now they have to drive around long distances before they get to their destination.

A lot more entertainment/recreation and educational programs. For example, a youth program other than the basketball ---a job training program for adults . A few may be available, but he is not aware of them, so they should be publicized better.

The Rec Center is geared towards kids, needs to have more programs for youths and young adults. Truancy is a problem that needs to be addressed; high school kids need more encouragement to stay in school. Senior programs are also needed. She knows there is a program in Old Greenbelt and had contacted them when her mother was living with her, but it took them a long time to get back to her and her mother passed away before anything happened. A lot of people in GBW do not know about the program so it needs to be publicized better and it may need to be expanded (she thinks maybe they were overloaded and that is why they did not get back to her soon). She is aware of the shops, library and community center in Old Greenbelt and had check youth oriented programs in the past while her son was living at home. (he is now 18 and away at Job Corps.) There need to be places of worship in GBW. Currently she knows of groups who use the elementary school for services, but they are constantly shifting, not sure why. Has heard there was a problem with some saying schools should not been associated with religion. Individuals post invitations to people on mailboxes in building hallways. Thinks may help with building community leadership.

She wants more workshops for local residents. Courses in “homeownership, financial planning, interview skills”.

The interviewee feels that the jobs are bad as they have tried to work at many and they keep getting fired. And they added, the washing machines are always broken, which means you have to do laundry elsewhere.

A church program.

Health services, Safety is ok

Recycling; Shuttle Bus Service; Communication.

More aggressive recycling, getting people more active.

Lower income trade in kind. The retired and disabled help each other. Gave example of cooking dinner for getting lawn mowed. Skills exchange.

More environmental programs – Hazardous waste pick-up or a drop point is needed.

Community shuttle, loop to metro, old beltway plaza target, and greenway center., glad to see farmers market, would also like to have car sharing coop

Bike paths, they appreciate the skateboard park. Road repairs are needed near crescent road.

Transportation for people in scooters.

Compiled Responses – Other Citizens, Short Version for outdoor interviews

Place of Residence is color coded: Greenbelt West Old Greenbelt Greenbelt East

Better transportation for people with disabilities. There needs to be a shuttle from Beltway plaza, to GHI.

There also needs to be retrofitting of housing to make them more ADA in GHI.

More police services throughout.

Nothing

He would like to see a summer baseball league.

She feels very pleased of what she gets a resident of the Old GB; She thinks that the Eleanor Middle school is in the need of more resources as it currently facing a challenge of handling students with lots of issues from the other elementary schools; She would like to see more Police patrol in every part of the city.

More of whatever people wanted to have such as Soccer field as there are lots of Latinos here who must go out of Springhill to play soccer, and my children can do much because we do not have a car.

City should find a way to check up on GB Apartment buildings management issues to make them more respectful of building codes and regulations. There are so much issue related to buildings maintenance and Garbage collecting, and residents do not know where to go to address complains.

As a the Apartment where she lives is in Old GB, she thinks resident should take advantage of what the city offers in term of social activities, rec-center, public library. She also is not happy that they moved the Post Office away.

She would like to see more shuttle bus serving different part of the city. I also wish that more resources are allocated to our public library so it can be open 7 days a week. May be, Soccer field is needed in GB East so that the one in Old GB Rec-Center will be more available.

She would like to have water at the Greenbelt dog park, but in general she thought that Greenbelt already offers a lot.

Greenbelt East is very suburban, doesn't have as much sense of community. In general, he has no high expectations regarding programs and services.

She is content

Couldn't think of anything.

He would like to see more law enforcement patrolling the GBW, and more spacey recreational field for kids to play.

Non Resident Leader Response Compiled

Non-Resident Leader - Compiled Responses

Non Resident Leader Response Compiled

I. Non-Resident Community Leaders

1. First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]

2. Why did you choose to work here in Greenbelt?

She is a returning Greenbelt employee, went to UMD grad school, as a planner knew of the significance of Greenbelt, good benefits and flexible working hours

He is a resident of Old Greenbelt but answered most questions as an employee in Greenbelt West.

He has worked in Greenbelt since 1986. There is a lot of volunteerism. It's an enclave in the DC area. "I like the average citizen involvement."

a. What organizations or associations do you work with in Greenbelt?

HOAs, Business Associations, county staff, residents, water shed group, environmental groups, special interest groups etc. "you name it, all of them".

He works with Head Start, a federally funded program for children. He has 60 students between the ages of 3 and 5, 70% are Hispanic. He works in Greenbelt West and the County, but does not work with any City organizations.

Interviewee works for the Greenbelt Police Department.

3. Do you feel that you can make a difference in Greenbelt affairs?

Yes

4. What have you learned about the community of Greenbelt that you did not expect?

She lived in Greenbelt as a student of UMD in GBE and GBW, so was very well informed. One thing may be the level of involvement by the public or community groups.

Greenbelt West is a very transient community because of the transitional housing. Some families use Section 8 housing. There is a large Hispanic population.

5. How has your community changed since you've worked here?

He has worked there since 1993. Greenbelt West used to be a UMD complex. Now it is more "urban".

6. How do you think people here define their neighborhoods?

GBE – by neighborhood, GBW – as a small community in a big city, OGB – thinks in historic perspective and looks at it as one big neighborhood, more inclusive

Non Resident Leader Response Compiled

7. People have said to us that it is not easy to get from one part of Greenbelt to another. In your job, would you say that this is either: (1) no concern, (2) a small concern, or (3) a big concern?

Yes, definitely. The road network creates a problem because changes can not be implemented through the local level and it man not be a priority in the state level. GB West is distant from the rest and overpasses are not so easy to create.

He points out that there are buses that connect different parts of town. He says the desire among GBW residents to go to OGB does not exist. He thinks that people in OGB blame crime on residents of GBW.

“It speaks right to the central issue of why there are three different areas in Greenbelt. It cuts a city into three different entities.”

a. If this is a concern, what kind of connections would you like to see?

“Community events...there has been some success in carnivals, fairs, etc. We’ve had some success with these approaches. [It has been] the most successful approach we’ve seen yet. It should rotate locales though.”

8. Please talk a little about what you see as the challenges of living in a city that is fragmented both physically and socially.

Old Greenbelt and Greenbelt West are like two cities. Residents of Greenbelt West don't know where the town hall is . There is a disconnect and the residents are out of touch. He says that single mothers with two jobs, do not have time for politics. In his opinion, it is not that they don't care, or aren't interested. They feel that they are not represented in the Council and so Council does not care about them. The impression is that homeowners are more valued.

9. Are there issues that divide Greenbelt residents?

Those who favor employment i.e. new development , versus those who don't want new development. Connectivity to parts of greenbelt.

In Greenbelt West the problems are crime, drugs, and poverty.

10. Do you feel that it is important that these issues be addressed, and if so, how?

Yes it is important. She looked at cultural diversity at the beginning. GBE – asian, black also, GBW –black/latino/Caucasion (tried to reach out to residents based on background) Police programs for special services to Hispanics, cultural events to embrace Asians. There is now Springfest in the fall in GBW.

He says they need more police presence.

11. What are some issues common to all Greenbelt residents?

Pedestrian safety, environmental issues, connectivity, growth, traffic

12. Do you have suggestions to better unite Greenbelt?

Start publishing a newsletter, start a visioning process and publish the results. Thinks the news review is getting better use. New senior oriented programs have worked well in the last 5 years.

Non Resident Leader Response Compiled

13. What are the common misconceptions that people have about each neighborhood, that is Greenbelt East, Old Greenbelt, and Greenbelt West?

GBW – people believe it is under-represented and underserved etc. but knows that a lot of resources are devoted to the area, not true. People think because it is rental it can not be a vibrant community, but it is not true as well. “Rental brings crime and disinvestment” but it is not true.

He says that people see it as the “ghetto” because of the poverty.

“The largest misconception is that Greenbelt West is a den of inequity. It’s not.” It creates the largest of the police activity, but roughly a third of the population resides there. Also said that there is a misconception that Greenbelt West has more numbers on Section 8 housing then there actually is.

In Old Greenbelt, there is a misconception that it is the “Center of the Political Universe” because it is “growing in the East side [of Greenbelt] where the money is.”

Another misconception that he pointed out was that Greenbelt is one of the last remaining white communities in Prince George’s County. “It’s not.”

14. What concerns are unique to each part of Greenbelt?

OGB – parking, coop housing (owner of 65% of property), GBW- violent crime, GBW – redevelopment pressure in that area, GBE – overcrowding because of extended families of Hispanics/Asians, code issues, wide roads, lack of connectivity, private paths and parks are also planning challenges because makes it different from other parts.

He says that people move to Greenbelt West to get their kids into Eleanor Roosevelt High School because they know it is a good school. He speculates that they might not realize that their kids will not be in the same classes as the “AP” students. He says that, for the residents of Greenbelt West, it is a big accomplishment, to get their children into a good high school.

15. What concerns do people who live in (Old Greenbelt/East Greenbelt/Greenbelt West) share with people who live in other parts of Greenbelt?

Greenbelt West only gets in the news because of crime. Even Greenbelt Elementary is in the newspaper much more than GBW is in the newspaper.

“I think everybody’s prime concern is crime. There’s a lot of sensationalism. I don’t know...that’s a good question. Second, the political discussions going on with the ACLU and the NAACP.”

16. What do you think of the way the City Council is elected?

Not a resident, so looks at it as a professional working for them. Seems it is hard for new people to come in a win. In 12 years, have 2 council members change and only because

His personal opinion, “the at large system is designed to keep people in power, in power”.

“I like it because it gives every citizen access to the candidates.” Interviewee mentioned that he talked with leaders from Hyattsville to gain insight on the issue in Greenbelt.

Non Resident Leader Response Compiled

17. Are there changes that you feel would improve on the present election system?

Don't know

His personal opinion, everyone should be represented if there is a representative who wants to do the work. You "can't fault the city" if a representative doesn't come forward. Referring to residents of GBW "everybody is not a politician, but everybody wants what is best for the community". If someone of a different race can do the job best, then they should be the representative. The point is that "everyone should have opportunity."

"[There could] always be more people registered to vote. I don't know what can be done to better that, but it needs to be addressed."

18. Do you feel that City Council represents everyone?

"Yes, very much so". All the decision taken reflect that all interests have been considered and feels that they look at the larger Greenbelt. They even go beyond the limits of Greenbelt and think globally.

His opinion, the City Council focuses on Old Greenbelt. If "20% of the apartments at GBW move out, why campaign there?"

19. Do you feel that it is necessary that all areas of Greenbelt are guaranteed representation on the City Council?

If people from GBW were continually running but not being chosen, she would recognize it as a problem but it is not so. In GBW, the few active members are influential. Also, the mayor won by 2 votes, so she thinks people are interested in those who vote.

In his opinion, representation shouldn't be "divided by territory". He feels that all citizens should be represented by government.

"No, I don't."

20. Can governance in a fragmented city be best addressed by a district or at-large election system for council (or some combination thereof), and what are the strengths and drawbacks of each approach?

No idea.

He has no personal preference, "just a fair system".

21. Do you think that city resources are distributed fairly (public safety, trash pickup, etc.)?

Yes

Yes, they are distributed fairly, but they are not publicized well enough. Residents of GBW are not familiar with the networks to find resources. He speculates that many GBW residents do not know that there is a library.

"Yes, I do but I don't think people take advantage of them. They're there if people want them." "Most are physically located in the center, despite the city expanding in size, the services have been located there."

Non Resident Leader Response Compiled

22. If no, who do you think gets more resources and who gets less?

23. How can the council ensure that folks in Greenbelt West have their needs addressed, especially at a time when there is so much resident turnover and the community's future is not clear?

May be to use more unique ways of reaching out to them. Tenant associations are one way, inviting the new management from the beginning and having a plan how to do things would be good as well.

He feels that if they saw a candidate that looks like them, they would feel represented. They want to see minority representation on the Council. Not having a minority on Council is a deterrent to caring about city affairs. It is also a symptom of the disconnect between the neighborhoods, and contributes to that problem. Minorities feel they do not have a chance to get elected, so why go through the stress.

24. How do you respond to the charge -- expressed in resident letters to the News Review -- that homeowners in the GHI portion of Greenbelt pay lower property taxes per square foot than owners in other parts of the city?

There was a response to that article that in fact it is apartments who do not pay their fair share. Personally does not know the finances of the city.

25. What programs or services should the city have, or have more accessible?

"The city is so well served already". Maybe branch into green and environmental related educations and services. City commuter programs, etc.

The City should have a "blitz" on available resources, informing Greenbelt West residents of what is available. The aquatic center for example.

26. What methods do you use to communicate to members of your community?

News review, internet, word of mouth, schools (use teachers to gain insight on how kids arrive to school, interview students and send messages to parents), libraries (posting information), cable TV

He suggests holding events at the community, Recreation Center and schools in Greenbelt West. He says that parents will be involved if their children are involved in kids activities. Head Start has a parent's involvement program. It is hard to get people involved because they have little time and resources, especially if they have multiple kids.

"What has really helped of late is that I'm a blogger. Peopl's feedback that I get are that people love [blogging]. Community meetings are not well attended. I love the internet, too."

27. Are there any other comments or thoughts that you would like to share about Greenbelt?

Greenbelt West is a small part of "a systemic problem plaguing the country". There is a "good ole boy" attitude and people believe that "their way is the right way". People are comfortable with and accustomed to the same ole ways. People must

Non Resident Leader Response Compiled

“change with the times”, “everybody is clones, just existing”. He picked Greenbelt as a place to live because of the amenities, the low crime. It is a great place, but “it could be better by embracing social and economic diversity to understand the contributions they could make”. He says it is OK to use his name. He is considering running for Council, even if he doesn't win, its to show others that the system is fair.

Greenbelt East – Initial Resident Survey

Notes

1. Why did you choose to live here?

Location between Baltimore and DC
Family in neighborhood
Convenient commute to DC
Safe neighborhoods
Roosevelt HS
Quiet
Nice neighborhood
No specific reason
Born in DC, worked in College Park
Nice; High School

2. What do you like about Greenbelt?

Diversity
Passion for the city
Environmental conscience
Green community
Parks
Stores close by and not too many kids
Nice neighborhood
Peaceful and safe neighborhood
Small community (but expanding); parks/lake; national park; Co-op; affordable; pool
Secure; lots of police presence; nice neighborhood
Very responsive government (service); good connectivity to local politics through the councilmen in Greenbelt East; schools (Eleanor Roosevelt); neighborhoods complement each other; schools bring community together

3. What do you dislike about Greenbelt?

Strict community law
Nothing
Nothing
No answer
No complaints
Rising rents
Change
Nothing
Springhill Lake went downhill (especially street crime); socio-economic differences; reputation of Springhill Lake; Springhill Lake in general;

4. What is the best way to communicate with local residents?

Door-to-door
Labor Day Festival, Flyers at the Greenbelt Aquatic Center, News Review, clubs
News Review
Email
Email
Door-to-door
Mouth-to-mouth
Door-to-door

5. Where do you go for your

Groceries – next door shopping center, shopping center close to Bowie, College Park, Co-op, Organic Market, outside of Greenbelt, local malls, Enterprise Plaza, Safeway, Greenway Plaza, Giant, Annapolis
Restaurants – Greenway Plaza, Old Greenbelt, Chevy's
Leisure Time – dog park, Columbia, Baltimore, parks (soccer), Schrom Hills Park

6. How do you feel others perceive your area?

Middle class, neutral, crime is better
Ghetto, a little bit of crime
Nice, but Springhill Lake has so many Latinos and “other people they allow in”
Good and safe neighborhood, but recently doesn't feel as comfortable anymore
More open and diverse than Old Greenbelt
Beautiful, comfortable, green, clean
There is no separation of the parts of Greenbelt, if they wanted to be connected, they would be
Quiet, nice neighborhood
Old Greenbelt has unique reputation, viewed as complimentary to university (UMD); historically significant (read about it in college); Greenbelt East does not have much of a community; people are busy; schools are good

7. What do you perceive your community to be?

Workplace
Old Greenbelt (used to live there), dog park
Columbia
Greenbelt, NASA, Baltimore
Greenbelt East
Greenbelt East
Greenbelt
Greenbelt; Laurel; Highpoint High School; Beltsville; Landover; religious community in Bowie

8. Other comments

Springhill Lake is the place with the most problems, but is affordable; amigos and Jamaicans are the problem; there are 100 kids in one building
Crime is outside of Old Greenbelt and is getting worse (blames Riverdale)

Greenbelt West – Initial Resident Survey

Summary

People like the community because of its location near shopping and transportation. They do not go into old Greenbelt often, and see no reason to. The community definitely has a problem with crime and poor maintenance.

Notes

Why did you choose to live here?

Answers included:

Convenience to Metro and buses

Convenience to shopping

Liked the sense of community / design

Better than the previous place in Hyattsville.

Lived here 7 years ago, but doesn't like it now because of loitering kids, is moving to Mandan Ave.

What do you like about Greenbelt?

Convenience to transportation and shopping (many people do not have their own cars)

Affordable, large apartments

A good place for kids to hang out together and get to know one another.

Convenient to elementary school

What do you dislike about Greenbelt?

Crime

Kids loitering around the 'cage' and the convenience store

Poor maintenance and fires

Parents are not involved in their children's lives.

Used to be a nice area.

What is the best way to communicate with local residents?

Apartment newsletter

Where do you go for your

Groceries? – Beltway Plaza, Metro to city, Langley Park

Restaurants – Beltway Plaza, East Route 193

Leisure Time –

How do you feel others perceive your area?

Maintenance has gone downhill

Kids hang out by carry-out

Do you interact with neighbors in other parts of Greenbelt? Why not?

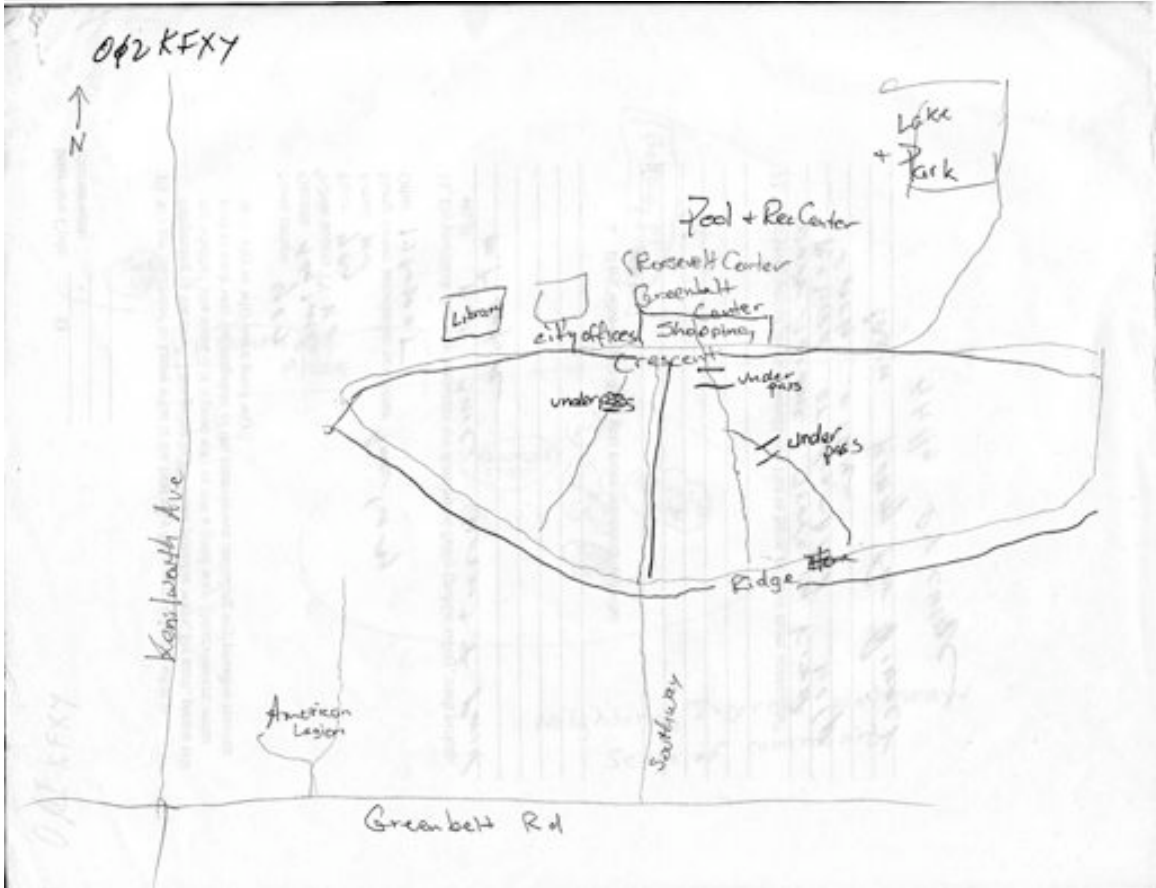
What is the common ground for us to get together.

What are my reasons for going to Old Greenbelt? I have all the shopping I need here. I go to the library over there.

Survey Responses – Greenbelt Maps

Question:

First, we would like for you to draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. [Interviewer: Provide participant with a blank piece of paper]



6. Draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. (provide a blank sheet of paper)

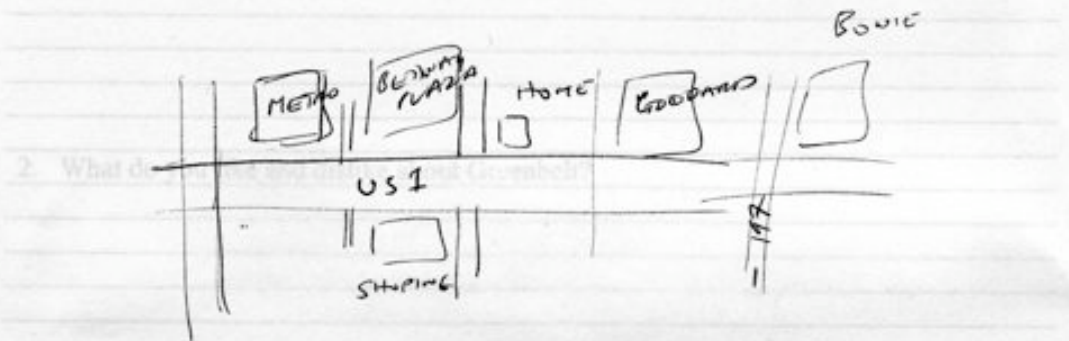


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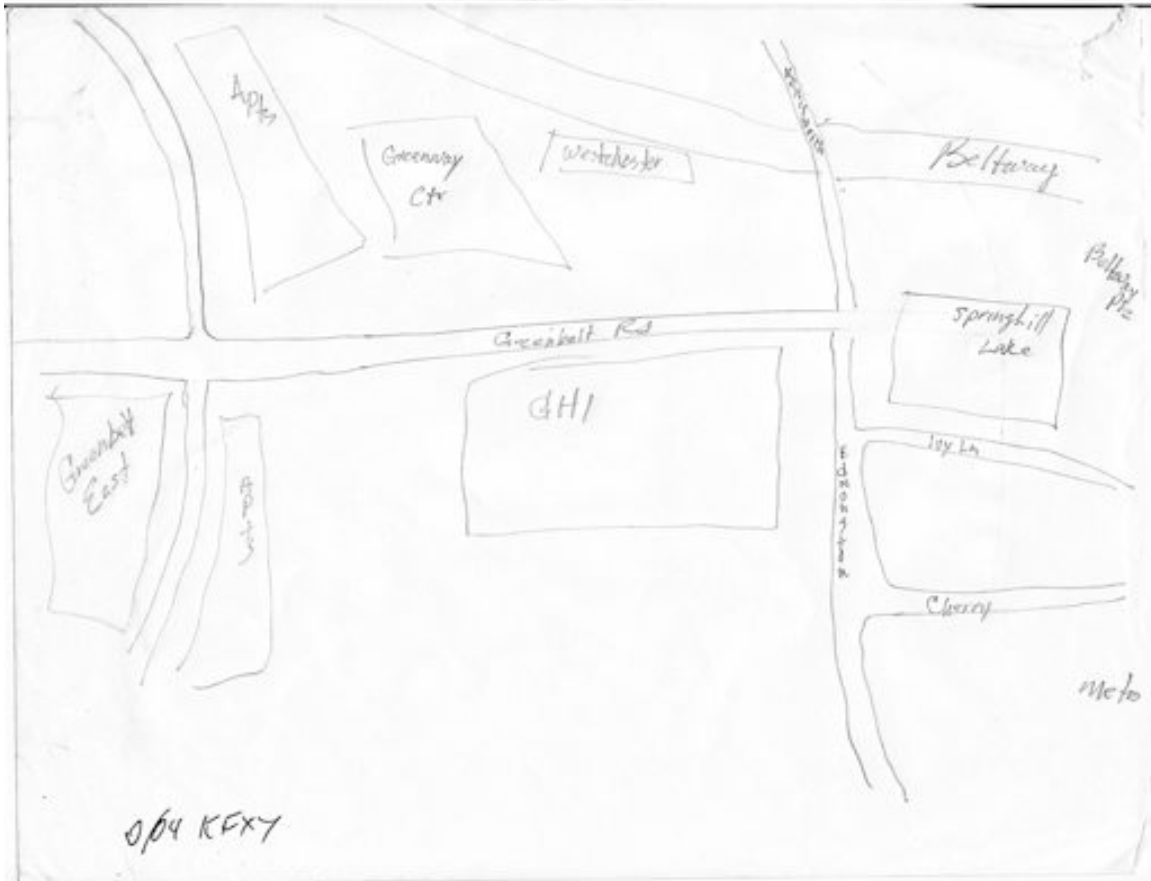


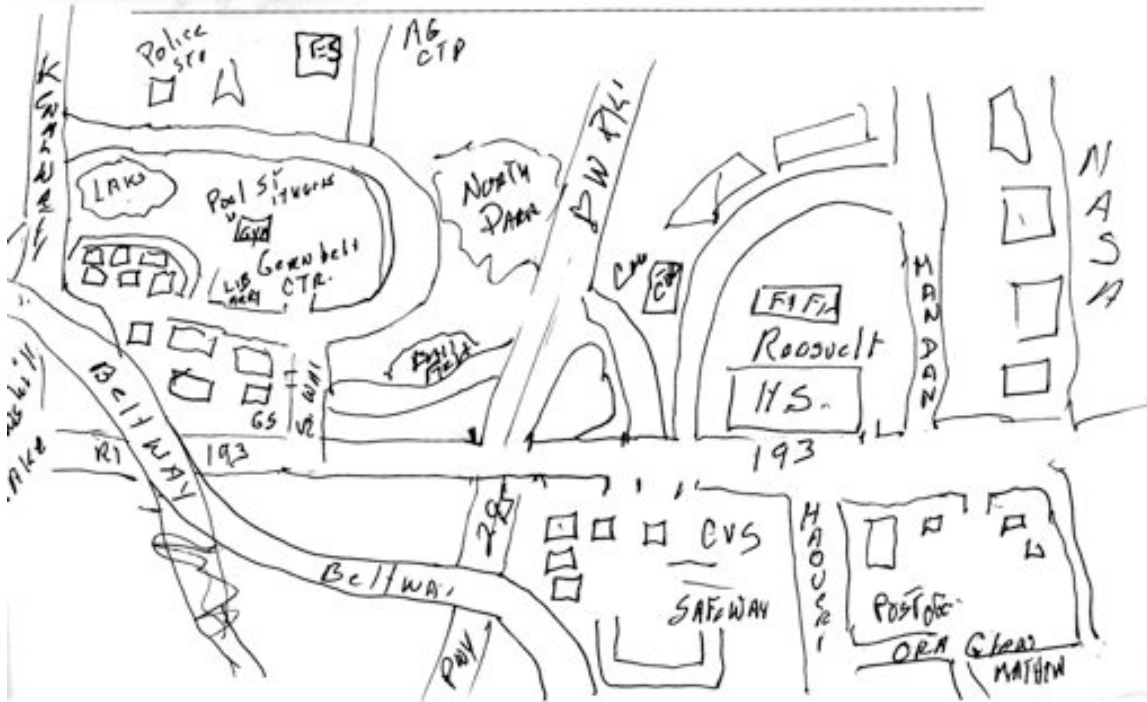
Greenbelt Studio - Initial Survey Questions

6. Draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. (provide a blank sheet of paper)



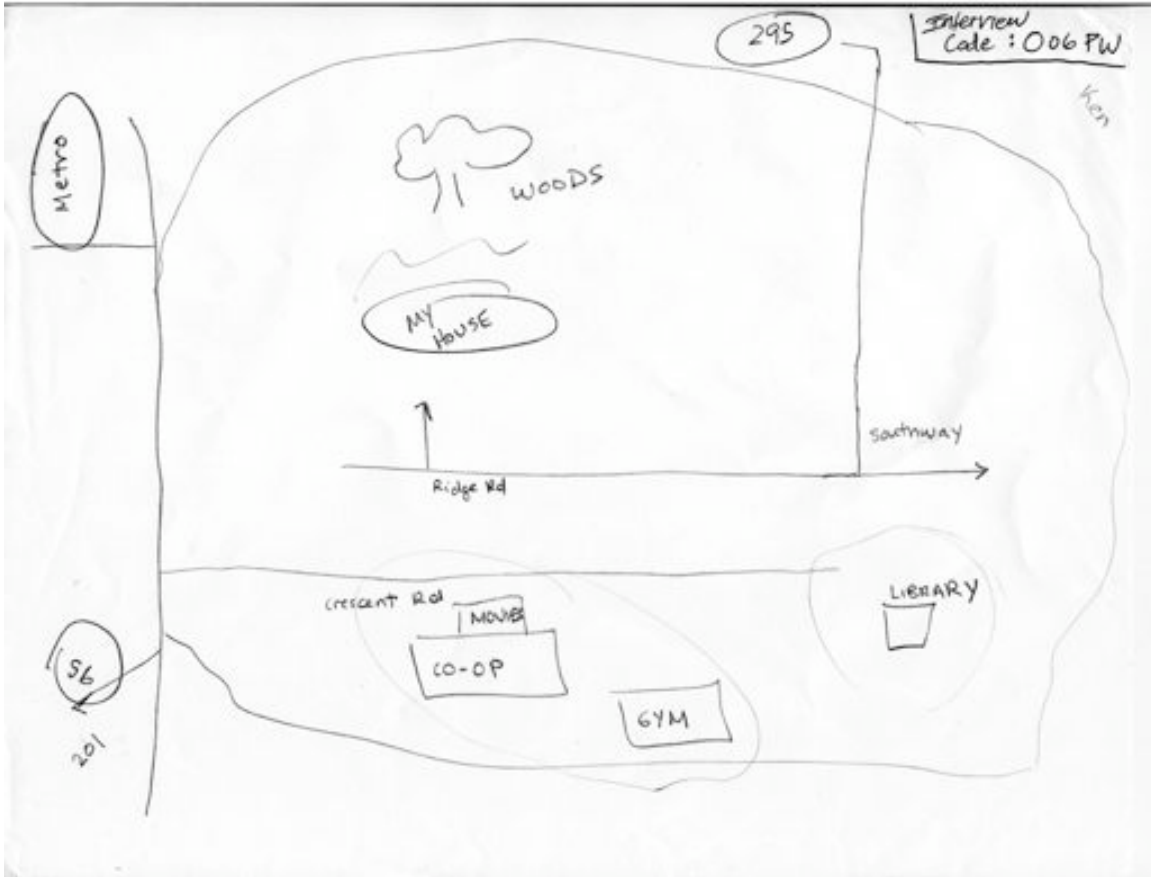
7. What is the best way to communicate with residents in your section of the city?



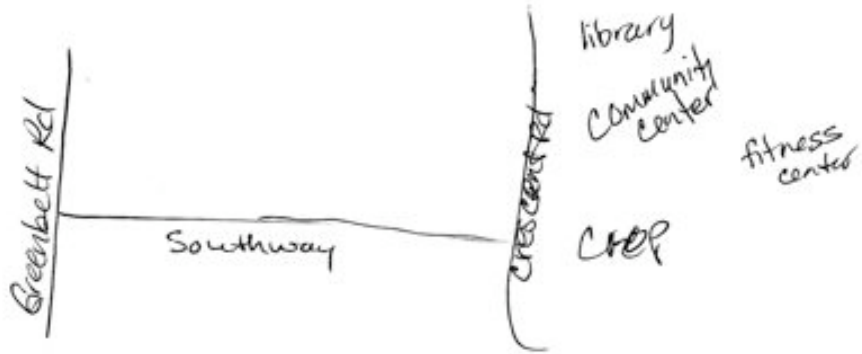


6. Draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. (provide a blank sheet of paper)





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Library
City Bldg
Festival

Central Plaza

Generous
Doll

shops

Centenary
Walkway

~~X~~ W Green

Harvey

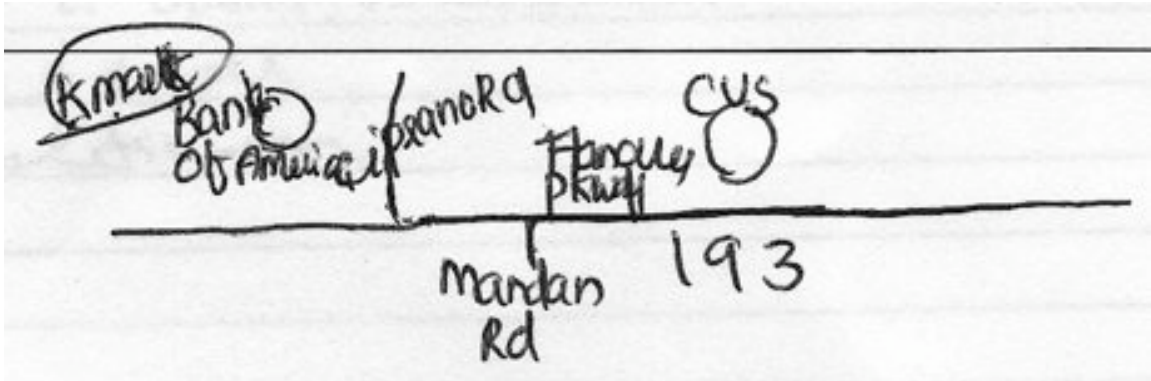
Schuman Hills Park

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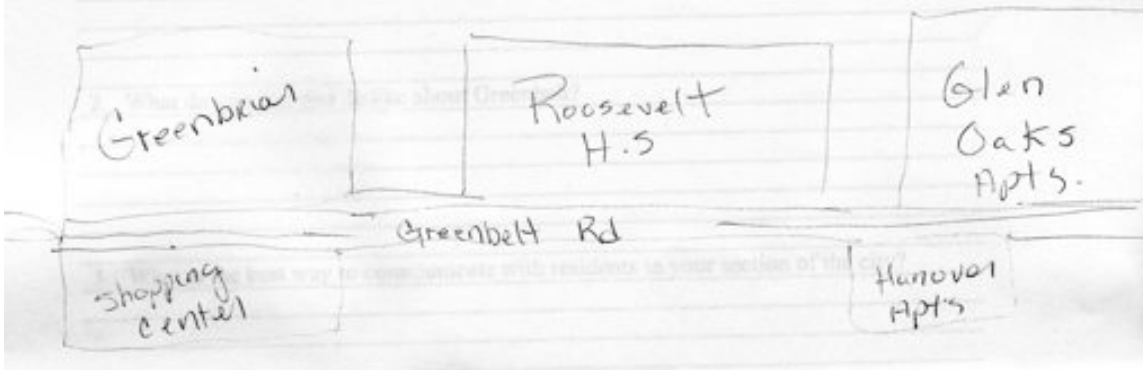
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7. What do you perceive your community to be?



6. Draw a quick map of the City of Greenbelt, showing areas and places that are most important to you. (provide a blank sheet of paper)

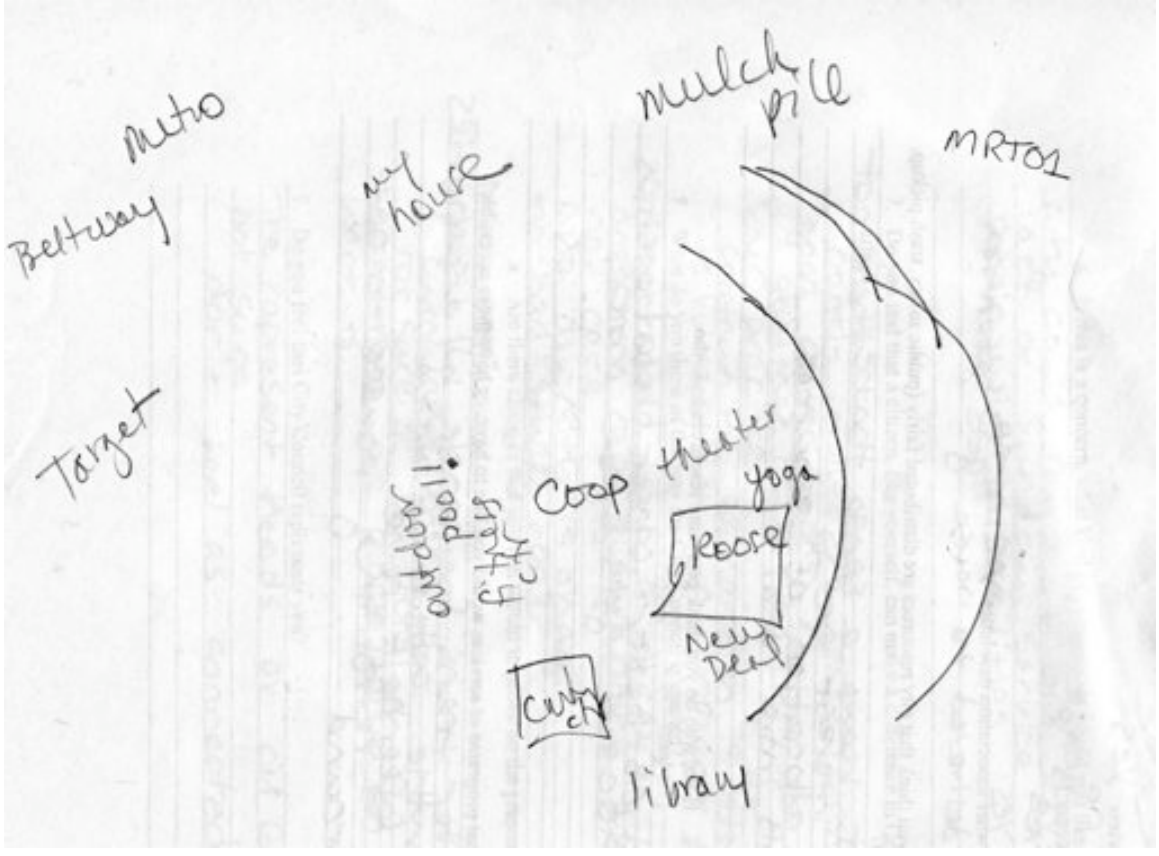
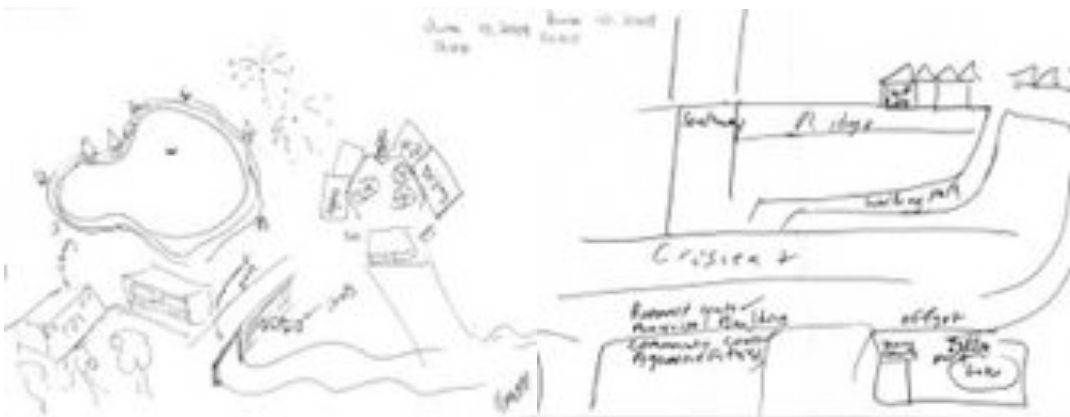


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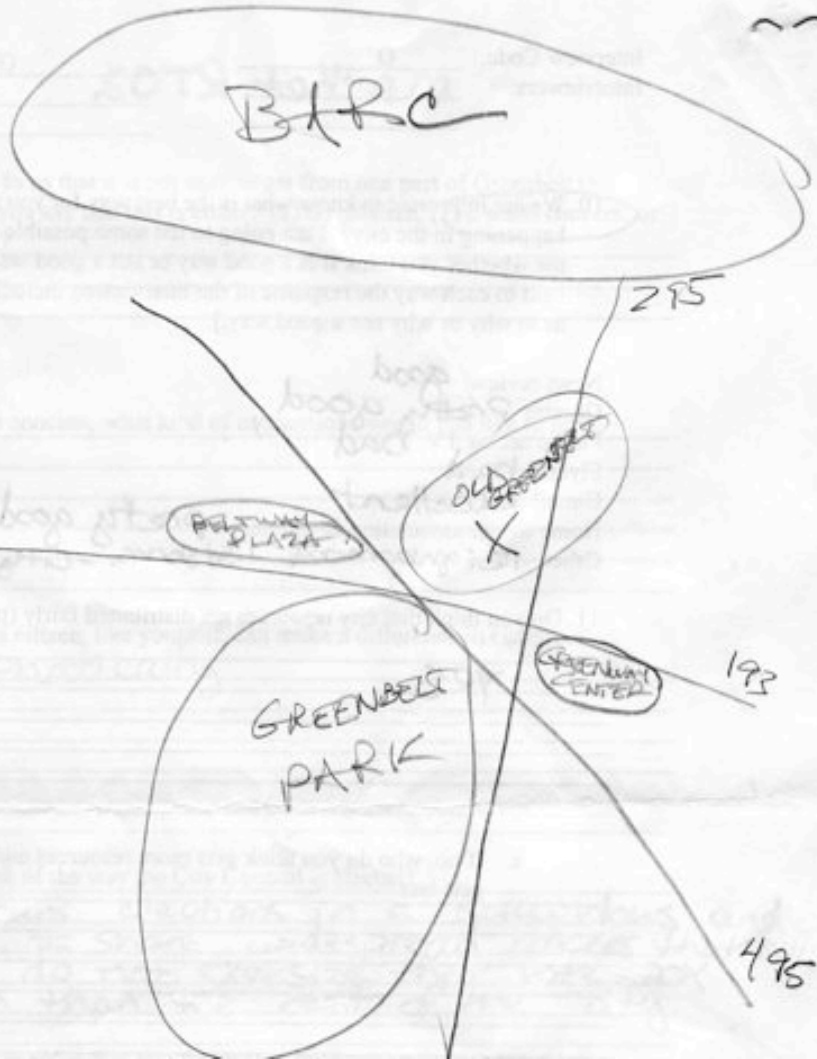


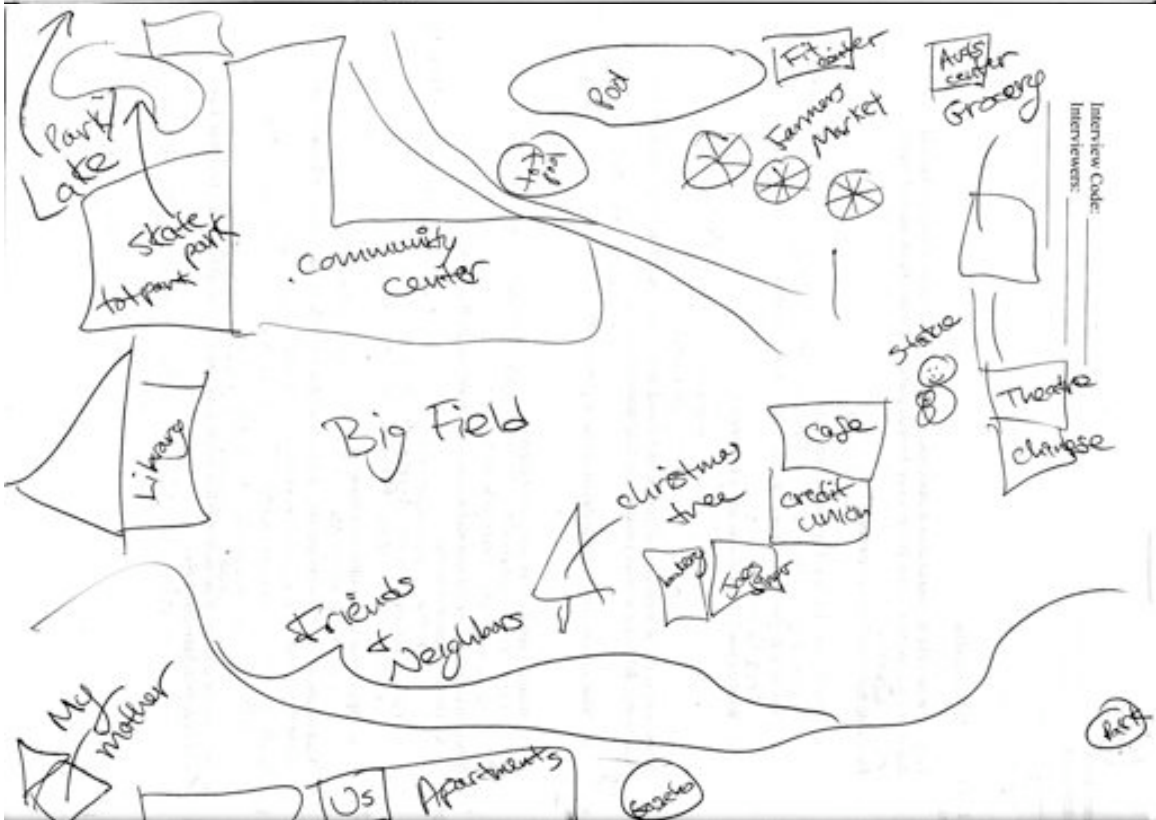
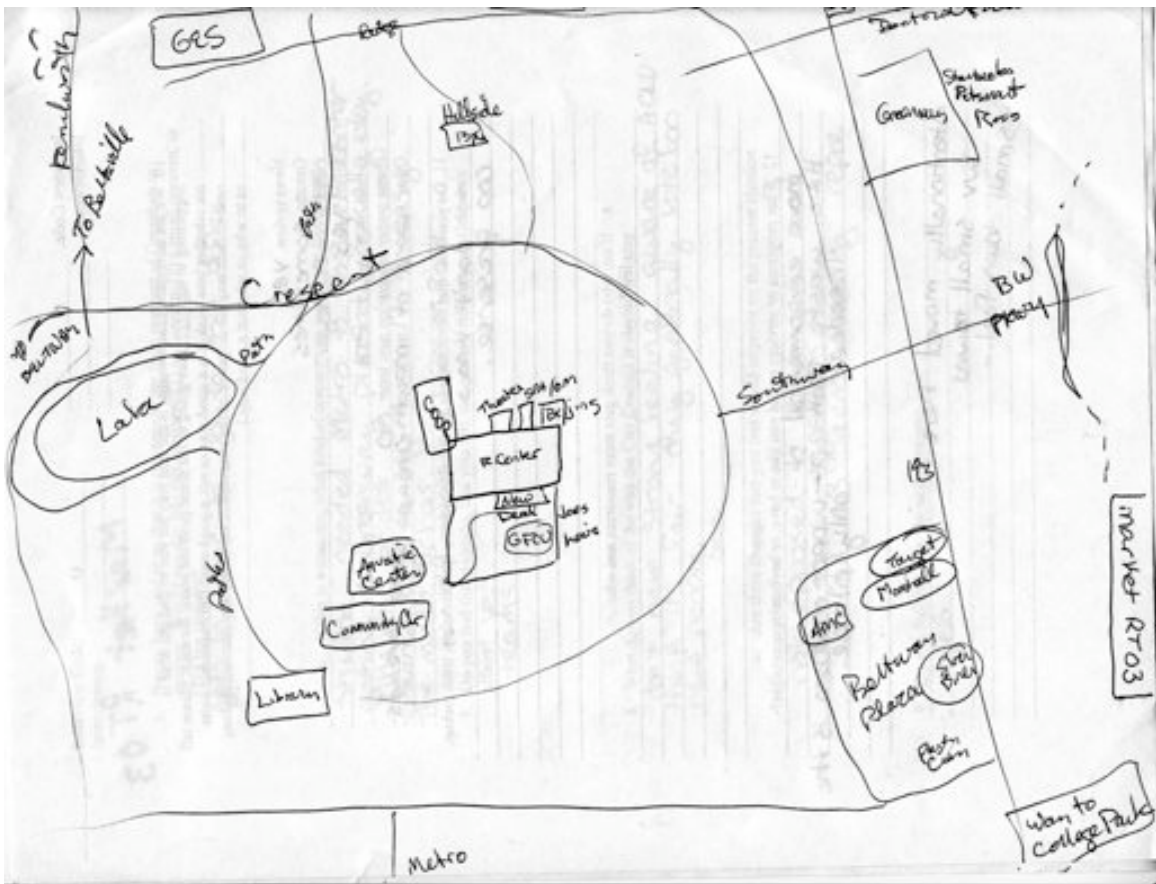
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Interviewers: _____

