

Attachment 2

Staff Analysis of Testimony
for
The Prince George's County Gateway Arts District
Minor Amendment to the Development District Overlay (D-D-O) Zone
Joint Public Hearing held on April 30, 2019

This is an analysis of the testimony received during the public comment period for the April 30, 2019 Joint Public Hearing on a Minor Amendment of the Gateway Arts District Development District Overlay (D-D-O) Zone proposed in Prince George's County Council Resolution CR-17-2019, which proposes to permit Urban Farms as a use in the Traditional Residential Neighborhood (TRN) character area of the Gateway Arts District Development District Overlay (D-D-O) Zone. The analysis summarizes 22 written testimonies received prior to the close of the Public Record on May 15, 2019 at 5:00 pm, and 20 pages of transcribed oral testimony representing seven speakers. This analysis contains a staff response to the issues raised and staff recommendations.

An asterisk (*) indicates persons providing verbal testimony who indicated that they had submitted written testimony at the joint public hearing.

Testimony Supporting CR-17-2019

Gul Guleryuz, Speaker 1
Sydney Daigle, Speaker 2
*Kim Rush-Lynch, Prince George's Soil Conservation District, Speaker 3, Exhibit 26**
*Margaret Morgan-Hubbard, ECO City Farms, Speaker 4, Exhibit 27**
Doug Adams, Speaker 5
Lise Nau, Exhibit 6
Joseph Jakuta, Exhibit 9

Testimony in Opposition to CR-17-2019

Hyattsville City Council, Exhibit 7
Irene E. Marsh, Exhibit 8
Anton and Heather Dengler, Exhibit 10
Tom Taylor, Exhibit 11
William Parkhurst, Exhibit 12
Greg Smith, Exhibit 13, Speaker 7
Mark Witteveen & Maura Keefe, Exhibit 14
Anne Ambler, Exhibit 15
Meredith Muth, Exhibit 16
Eileen E. Baird, Exhibit 17
Daniel Muth, Exhibit 18, Speaker 6
Riccardo Casalini, Exhibit 19
Jennifer Bosworth, Exhibit 20
Juana Rodriguez, Exhibit 21
Marcarena Cantelas, Exhibit 22
Evan Cantelas, Exhibit 23
Frank Cantelas, Exhibit 24
Suchitra Balachandran, Our Revolution Prince George's, Exhibit 25

Testimony Received After the Close of the Public Record

The Clerk of the County Council received no written exhibits following the close of the Public Record on May 15, 2019 at 5:00 pm.

Analysis of Verbal and Written Testimony: CR-17-2019

Following is staff's analysis of verbal and written testimony received at the public hearing of April 30, 2019 and prior to the close of the public record on May 15, 2019 on CR-17-2019, a proposal to include Urban Farm as a use in the Traditional Residential Neighborhood character area of the Gateway Arts District Development District Overlay Zone Table of Permitted Uses. This is a summary of the testimony received. The attached exhibit, including the transcripts of the public hearing, provide further detail and context.

Minor Amendment Testimony

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Gül Güleriyuz</p> <p><i>Speaker 1</i></p>	<p>Supported. The speaker cited her research and promotion of agriculture in Prince George's County over almost three decades. She thought that Urban agriculture was critical in accessing affordable, nutritious, culturally appropriate fresh food. There were areas of the County with serious food insecurity. Pointed to the importance of urban farms as a means of addressing the County's food insecurity, by making food available to all Prince Georgians through alternative outlets such as urban farms. CR-17-2019 addresses the problem of urban farming not being a permitted use in any of the County's overlay zones. This was an oversight needing to be fixed. Did not agree that correcting this issue should wait until the new Zoning Ordinance addressed it. Supported the approval of CR-17-2019 now.</p>	<p>Testimony summarized the importance of urban farming as solving issues related to food insecurity. Staff generally concurs with Ms. Guleryuz's testimony.</p> <p>Staff recommends no changes to the amendment.</p>
<p>Sydney Daigle, Prince George's County Food Equity Council</p> <p><i>Speaker 2</i></p>	<p>Supported. Campaigned for expanding urban farm legislation in the County. Urban farmers from immigrant communities need County support because they commented they are operating in a legal gray area. Ms. Daigle supported CB-025 that had included urban farms as a use in denser zones such as R-55 and R-80 but she thought that CB-25-2016's excluding urban farming as a use in the Gateway Arts District DDOZ had been an oversight that needed to be fixed. Urged the Council to support the minor amendment and endorse urban farming and its potential to improve the health, economy and environment.</p>	<p>Staff concurs that the subject minor amendment will provide the same right to urban farming enjoyed by owners of R-55- and R-80-zoned properties outside of overlay zones.</p> <p>Staff recommends no changes to the amendment.</p>
<p>Kim Rush Lynch, Prince George's Soil Conservation District (SCD)</p> <p><i>Speaker 3</i> <i>Exhibit 27</i></p>	<p>Supported. Spoke of the benefits of urban agriculture. Elaborated on a 2018 SCD effort, with County support, to create an urban agriculture conservation program providing technical assistance and support to the County's urban farmers. Provides a range of services including soil conservation, BMPs, tax, testing, zoning and permitting support to new and aspiring urban farmers. Elaborated on the many benefits of urban farms. Per CB-025-2016, the SCD was working with urban farms to ensure they have knowledge and resources to provide these benefits. SCD was also working with DPIE on urban agriculture guidelines and permits for accessory structures that would protect the interest of both urban farmers and neighbors.</p>	<p>Staff recommends no changes to the amendment.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Margaret Morgan-Hubbard, ECO City Farms</p> <p><i>Speaker 4 Exhibit 26</i></p>	<p>Supported. ECO City Farms had transformed blighted vacant land into productive farms and gathering spaces. ECO City Farms sought to reverse outdated policies making industrially-produced, highly-processed food the most dependent and cheapest available. She noted that urban agriculture was about feeding people and supported the permitting of sustainable urban farming in the Gateway Arts District. Thought that Urban farming was a legitimate claim that deserved a place in every zone as the new zoning rewrite had acknowledged.</p>	<p>Staff recommends no changes to the amendment.</p>
<p>Doug Adams</p> <p><i>Speaker 5</i></p>	<p>Supported. Stated that he developed his project as both an urban farm and public green space. He was concerned that CB-25-2016 had not included the overlay zone in which his property was located. This had prevented him from obtaining a building permit to implement a USDA grant received for his farm. Was happy that CR-17-2019 was being discussed and he supported CR-17-2019 as it corrected the oversight.</p>	<p>Staff recommends no changes to the amendment.</p>
<p>Daniel Muth</p> <p><i>Speaker 6, Exhibit 18</i></p>	<p>Opposed. While Mr. Muth agreed with previous speakers on many points and expressed the view that urban farming was congruent with the sector plan’s and Gateway Arts District’s intent, he asked Council to oppose CR-17-2019. He was concerned that any minor amendment to the Gateway Arts District could potentially activate the provisions of CB-97-2018 to allow residential (townhouse) development in the Open-Space (O-S) Zone under certain conditions. He listed the provisions of Footnote 129 (A) and (B) of CR-97-2018 as the conditions. Mr. Muth concluded that all O-S zoned lands in the DDOZ were at or under 130 acres and he was concerned that CR-17-2019 could activate the provisions of CB-97-2018. He wanted to ensure that any analysis of CR-17-2019 also considered CB-97-2018 and urged the Planning Board to consider the concern raised and take a look at CB-97-2018 and its potential “deleterious synergy”, during its deliberations on this minor amendment to the DDOZ.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Greg Smith</p> <p><i>Speaker 7, Exhibit 13</i></p>	<p>Opposed. Mr. Smith requested that Council disapprove CR-17-2019 or amend it so it could not work in conjunction with CR-97-2018 to allow construction of single-family and townhouse dwellings on Open Space-zoned land in the Gateway Arts District. Wanted to see more urban farming and locally-grown food in Prince George’s County. Saw additional urban farming, especially in the Gateway Arts District, as a means of closing the loop and creating synergies between the County food scrap composting program and local farming. Also shared the previous speaker’s concern as to the potential for this minor amendment to trigger unintended consequences and He hoped for a way to avoid “potential collateral damage”. Mr. Smith expressed the view that there was no clear and compelling public need or emergency to justify approving CR-17-2019 as written. He asked Council to take a more thoughtful approach to promoting urban farming. (In his verbal testimony at the joint public hearing Mr. Smith supported the concept of urban farming and did not oppose the minor amendment).</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Lise Nau</p> <p><i>Exhibit 6</i></p>	<p>Supported. Urged the County to support measures ensuring the acceptability of urban farms in the Gateway Arts District D-D-O Zone because the measure would help keep the built environment healthier in many ways: prevent or remedy the existence of “food deserts” especially in low-income neighborhoods, increase green infrastructure, create carbon sinks that reduce global warming, provide “green space”, and provide food and shelter support for critical pollinators. Ms. Nau referred to her three native gardens of perennials planted at ECO City Farm since 2013, with 65 species of flowering native plants supporting native insects.</p>	<p>Staff recommends no changes to the amendment.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>*Candace B. Hollingsworth City of Hyattsville</p> <p><i>Exhibit 7</i></p>	<p>Opposed. The City of Hyattsville submitted written comments unanimously opposing CR-17-2019. The City thought that the minor amendment was not necessary at this time given the County’s scheduled adoption of an administrative conversion of land-uses consistent with the new County Zoning Ordinance, that would permit urban agriculture in all base zones by-right. CR-17-2019 could also set a precedent for introducing grandfathered and/or legal nonconforming uses in the Gateway Arts District. If CR-17-2019 was approved, approval of urban farming should be limited through a special permit (SP) provision to allow municipalities to evaluate the impacts. Also, the Special Permit should require concurrence with the affected municipality. There was no demonstrated or time-sensitive need to adopt CR-17-2019 now. Additionally, the City saw a relationship between CR-17-2019 and CB-97-2018 that could enable unrelated modifications permitting development on O-S Zoned land in the TRN character area of the Gateway Arts District. The City urged Council to clarify the intent of CR-17-2019 and provide an analysis of tangential impacts of CR-17-2019 prior to any consideration on its adoption, if it were approved.</p>	<p>The delegation of zoning authority to a municipality is well beyond the scope of a minor amendment pursuant to Section 27-642.</p> <p>See discussion of CB-97-2018 below.</p> <p>Staff recommends no changes to the amendment.</p>
<p>Irene E. Marsh</p> <p><i>Exhibit 8</i></p>	<p>Opposed. The speaker recommended CR-17-2019 be amended so that it ‘could not work together’ with other sections of the County’s Zoning Ordinance to allow the construction of homes. She thought it was very important to preserve the remaining areas of open space. Ms. Marsh did not think the minor amendment should be approved in its current form. To be approved, it must not also allow home construction on lands zoned O-S.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Joseph Jakuta</p> <p><i>Exhibit 9</i></p>	<p>Supported. Described CR-17-2019 as providing needed changes to the County’s zoning requirements to permit reasonable use of urban farming in the County. Approval of the minor amendment would overcome a significant hurdle allowing urban farms on a subject property in Mount Rainier. Specifically, Mr. Jakuta thought that current legislation precluded the construction of a 30x40 ft high tunnel hoop house for which USDA grant funding had already been secured. Current prohibitions on urban farms in the D-D-O-Z limited the County’s ability to accommodate needed urban farm practices recommended by M-NCPPC in 2012 and necessary to make the County sustainable in the 21st century. He concluded by listing some of the benefits the Mount Rainier farm would provide once the use was allowed in the D-D-O-Z.</p>	<p>Staff recommends no changes to the amendment.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Anton and Heather Dengler</p> <p><i>Exhibit 10</i></p>	<p>Opposed. Recommended that Council either oppose CR-17-2019 or modify it so that it could not work together with other sections of the County Zoning Ordinance to allow construction of houses (townhomes) on O-S zoned land within the Gateway Arts District D-D-O-Z. Concerned that CR-17-2019 could inadvertently allow residential development on O-S zoned land throughout the Gateway Arts District. They did not believe open space should be sacrificed to this attempt to allow urban farming. Additionally, no one had demonstrated a clear and compelling need or public emergency to justify approving CR-17-2019 as written. They asked Council to either disapprove CR-17-2019 and work to promote urban farming through a more appropriate legislative vehicle, or amend CR-17-2019 to allow urban farming without also allowing residential development on Open Space- zoned land.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Tom Taylor, Beaverdam Creek Watershed Watch Group</p> <p><i>Exhibit 11</i></p>	<p>Opposed. Recommended either disapproval of CR-17-2019 or amending it so it could not work with other sections of the County Zoning Ordinance to allow townhouses on Open Space zoned land. Understood the intent of CR-17-2019 to facilitate farming in the Gateway Arts District, but they were particularly concerned about the risks of CR-17-2019 triggering residential development on Open Space land via CB-97-2018. The group supported urban farming in principle but was concerned that very little open space remained, and it should not be "sacrificed". The group was one of many that had opposed CB-97-2018 for that exact reason. There was no clear and compelling public need or public emergency to justify approving CR-17-2019.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>William H. Parkhurst</p> <p><i>Exhibit 12</i></p>	<p>Opposed. CR-17-2019 should either be opposed or amended so that it could not work with other sections of the County's Zoning Ordinance to allow townhouse development on Open Space-zoned land within the Gateway Arts District. He saw no clear and compelling public need or public emergency to justify approving CR-17-2019 as written. Mr. Parkhurst supported urban farming, especially organic farming, but expressed concern that there was little open space land remaining and it should not be sacrificed.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Maura Keefe and Mark Witteveen</p> <p><i>Exhibit 14</i></p>	<p>Opposed. Failed to understand how the Resolution, which opened the door to townhouse construction on Open Space-zoned land, would improve the quality of life for the current residents in that part of Hyattsville. Thought it would negatively affect area residents if allowed to proceed. While they understood the stated intent of CR-17-2019, they were concerned that it would work in conjunction with CB-97-2018 to allow houses and townhouses on Open Space-zoned land throughout the Gateway Arts District. Reiterated that Open Space should not be sacrificed.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Anne Ambler, Neighbors of the Northwest Branch of the Anacostia River</p> <p><i>Exhibit 15</i></p>	<p>Opposed. The group urged Council to disapprove CR-17-2019 as written. They understood its intent to enable urban farming in the Gateway Arts District but thought that as written, in conjunction with CB 97-2018, it could allow urban farms as well as construction of houses and townhouses on current Open Space-zoned land in the District. There was no urgency or public need to approve CR-17-2019 at this time. Rather, the group thought that Council should disapprove CR-17-2019 and further the cause of urban farming using a legislative vehicle tailored to avoid the risks that CR-17-2019 poses. They offered the alternative that Council could amend CR-17-2019 to allow farming but specifically disallow the construction of houses and townhouses on lands currently zoned Open Space.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Meredith Muth</p> <p><i>Exhibit 16</i></p>	<p>Opposed. While Ms. Muth understood the main intent of CR-17-2019 was to allow urban farming within the Gateway Arts District, she was concerned that CR-17-2019 could work in conjunction with CB-97-2018 to allow townhouse development on Open Space-zoned lands throughout the Gateway Arts District. Open space should not be sacrificed. She was also concerned that ‘urban farming’ was not adequately defined in the County Code and that there was insufficient explanation of what an urban farm was or the restrictions under which it would operate. Clarification would be needed regardless of the avenue eventually used to advance urban farming. Ms. Muth asked the Council to disapprove CR-17-2019 then take another, less risky approach, and find a more appropriate legislative vehicle to promote urban farming.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Eileen E. Baird</p> <p><i>Exhibit 17</i></p>	<p>Opposed. CR-17-2019 should either be opposed or amended so it cannot trigger townhouse construction on Open Space lands. Although she supported urban farming, she thought there was very little Open Space-zoned lands left in the Gateway Arts District. There was increasing demand for open space as communities grew and it should not be sacrificed. There was no clear public need to justify passage of CR-17-2019 now. Council should disapprove it and work to promote urban farming using a more appropriate legislative vehicle.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Daniel Muth</p> <p>Speaker 6, <i>Exhibit 18</i></p>	<p>Opposed. While Mr. Muth understood the intent of CR-17-2019 was to promote urban farming, he still asked Council to oppose the Resolution or amend it so that it could not work in conjunction with other sections of the County’s Zoning Ordinance to allow developers to build townhouses on Open Space-zoned land in the Gateway Arts District. He claimed that Open Space-zoned lands should not be ‘sacrificed’ as ‘collateral damage’. He thought there was insufficient definition of urban farming needs or the restrictions under which it must operate, in the County Code. Like others before him, he asked the Council to disapprove CR-17-2019 and take a less dangerous approach to promoting urban farming.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Riccardo Casalini <i>Exhibit 19</i></p>	<p>Opposed. Mr. Casalini thought CR-17-2019 “opened a back door” for developers to use a CR presented to allow urban farming, to transform “the few remaining areas of open space”. Mr. Casalini was concerned that CR-17-2019 would work in conjunction with other sections of the County Zoning Ordinance to allow developers to build townhouse and single-family detached dwellings on Open Space-zoned lands in the Gateway Arts District. He asked Council to oppose CR-17-2019 or amend it so it could not work in conjunction with other sections of the County’s Zoning Ordinance to allow construction of townhouses on Open Space lands within the Gateway Arts District. He did not think that a clear and compelling public need or public emergency existed, to justify the Resolution.</p>	<p>Staff recommends no changes to the amendment. See discussion of CB-97-2018 below.</p>
<p>Jennifer Bosworth <i>Exhibit 20</i></p>	<p>Opposed. Ms. Bosworth was dismayed that townhouses had already been built on Open Space-zoned lands in Hyattsville. She viewed open space as a valuable and attractive part of any community that should be preserved as a high priority. She was concerned that CR-17-2019 would allow the use of Open Space-zoned land for construction of houses. She called it a back door left open for the destruction of open space – open space that the community had intentionally reserved for use by its residents. Ms. Bosworth did not believe a public emergency existed, to justify the approval of CR-17-2019. She asked Council to disapprove CR-17-2019 and take a more thoughtful, less dangerous approach to promoting urban farming.</p>	<p>Staff recommends no changes to the amendment. See discussion of CB-97-2018 below.</p>
<p>Juana Rodriguez <i>Exhibit 21</i></p>	<p>Opposed. Requested Council either oppose CR-17-2019 or amend it so it could not trigger construction of townhouses on Open Space-zoned lands within the Gateway Arts District. While she supported urban farming in general, especially organic urban farming, she thought that Open Space-zoned land should not be sacrificed as “collateral damage” to a supposedly well-intentioned attempt to allow urban farming. A Bill intended to promote urban farming should not result in Open Space-zoned land being destroyed by townhouses. She asked Council to oppose CR-17-2019 or amend it so it could not trigger the construction of townhouses on Open Space-zoned land. Ms. Rodriguez did not believe a clear and compelling case had not been made for the approval of the CR-17-2019.</p>	<p>Staff recommends no changes to the amendment. See discussion of CB-97-2018 below.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Marcarena Cantelas</p> <p><i>Exhibit 22</i></p>	<p>Opposed. Asked Council to oppose CR-17-2019 or amend it so it could work with other sections of the Zoning Ordinance to allow construction of townhouses on Open Space-zoned land. She was especially concerned that CR-17-2019 would work with CB-97-2018 to allow developers to build houses on Open Space-zoned land throughout the Gateway Arts District. Ms. Cantelas claimed that many had opposed CB-97-2018 because Council had advanced that Bill with insufficient assessment and disclosure despite concerns that its passage could have potential Countywide impacts. Though the testimony supported the concept of urban farming, it preferred that Open Space land not be sacrificed to a presumably well-intentioned effort to promote urban farming. Further, there did not appear to be a clear and compelling public need or public emergency existed to the justify approval of CR-17-2019.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Evan Cantelas</p> <p><i>Exhibit 23</i></p>	<p>Opposed. Requested Council oppose CR-17-2019 or amend it so it could not work together with other sections of the County’s Zoning Ordinance to allow townhouses on Open Space lands within the Gateway Arts District. Mr. Cantelas was concerned that CR-17-2019 would work with Council Bill 97-2018 and allow developers to build townhouses on Open Space -zoned land within the Gateway Arts District. Though he supported urban farming, he expressed concern that there was little open space land remaining in the County, and this should not be sacrificed. Mr. Cantelas did not believe a clear and compelling public need or public emergency existed to justify approving CR-17-2019 as written. He asked Council to disapprove CR-17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, CR-17-2019 should be amended to allow urban farming without also allowing construction of townhouses on Open Space-zoned land.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>
<p>Frank Cantelas</p> <p><i>Exhibit 24</i></p>	<p>Opposed. Mr. Cantelas joined others in requesting that the Council either oppose CR-17-2019 or amend it so it could not, with other sections of the County’s Zoning Ordinance (CB 97-2018) to allow construction of townhouses on Open Space lands. There was very little Open Space-zoned land left in the District and what was left should not be sacrificed to CR-17-2019’s presumably well-intentioned attempt to allow urban farming. As did other testimonies, Mr. Cantelas did not believe a clear and compelling public need existed to justify approval of CR-17-2019</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>

Speaker/Exhibit #/Name	Testimony Summary	Staff Analysis/Discussion
<p>Suchitra Balachandran, Our Revolution Prince George’s</p> <p><i>Exhibit 25</i></p>	<p>Opposed. Ms. Balachandran stated that the group understood the main intent of CR-17-2019 to allow urban farms within the Gateway Arts District, but the members were concerned that it could work in conjunction with CB-97-2018 and allow developers to build townhouses on Open Space-zoned land throughout the Gateway Arts District. They were concerned that very little Open Space-zoned land remained in the District, and this should not be put at risk. No one had demonstrated a clear and compelling public need or public emergency to justify approving CR-17-2019 as written. The group asked Council to disapprove CR-17-2019 and work to promote urban farming through a more appropriate legislative vehicle or amend CR-17-2019 to allow urban farming without also allowing construction of townhouses on Open Space-zoned land in the Gateway Arts District.</p>	<p>Staff recommends no changes to the amendment.</p> <p>See discussion of CB-97-2018 below.</p>

Staff Response to Testimony on CB-97-2018

Several testimonies identified a potential unintended consequence of CR-17-2019. CB-97-2018 amended Section 27-441(b) of the County Zoning Ordinance to permit the construction of townhouses and one-family detached dwellings on Open Space (O-S)-zoned properties, subject to the conditions in its Footnote 129:

(A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;

(B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on of lot(s) or parcel(s) with an aggregate acreage of not more than One Hundred Thirty (130) acres in size;

(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle; and

(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section.

Staff analysis finds that:

1. Pursuant to Section 27-548.22(e) of the Zoning Ordinance, "Development District Standards may limit land uses or general use types allowed in the underlying zone where the uses are incompatible with, or detrimental to, the goals of the Development District and purposes of the D-D-O Zone. Development District Standards may allow uses prohibited in the underlying zone where the uses are compatible with the goals of the Development District and purposes of the D-D-O Zone." The Tables of Uses on pages 167-199 of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* control the use of land within the Gateway Arts District Development District Overlay Zone, *not* the Tables of Uses in the Zoning Ordinance.
2. The following dwelling unit types are permitted by right in the Traditional Residential Neighborhood Character Area, regardless of the provisions of Section 27-441(b):
 - a. "Dwelling"
 - b. Dwelling unit on the first floor:
 - i. Facing streets wider than two lanes
 - ii. Facing streets a total of two lanes of traffic or less
 - c. Dwelling, one-family detached, cluster development
 - d. Dwelling, one-family detached (in general)
 - e. Dwelling, two-family detached
 - f. Any other dwelling unit type permitted by the District Council pursuant to Section 27-548.26(a)(1)(B).

3. The following dwelling unit types are permitted by right in the Traditional Residential Neighborhood Character Area if permitted by the provisions of Section 27-441(b):
 - a. Dwelling, one-family semidetached, if allowed in the underlying zone
 - b. Dwellings, one-family triple-attached (in general), if allowed in the underlying zone
 - c. Dwelling, quadruple-attached, if allowed in the underlying zone
 - d. Townhouse, in general, if allowed in the underlying zone
4. CB-97-2018 was adopted in 2018 and applies to properties affected by a minor amendment to the 2006 *Approved Sector Plan for the East Glenn Dale Area* (CR-20-2018).
5. CR-17-2019 does not amend an area Sector Plan.
6. However, CR-17-2019 proposes a minor amendment to a Development District Overlay Zone and, as such zones are only implemented through a sectional map amendment, and because amendments to such overlay zones are the only manner in which the District Council may amend a sectional map amendment through the provisions of Section 27-642 of the Zoning Ordinance, approval of this proposed minor amendment would potentially permit construction of dwelling units subject to the provisions of Section 27-441(b), Footnote 129.
7. There are 16 properties, totaling 7.54 acres, located in the D-D-O/O-S Zone within the TRN Character Area subject to this amendment. (see Figure 1, attached)

As clearly stated on page 138 of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, the goal of the Traditional Residential Neighborhood Character Area is to "promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones."

The purpose of the minor amendment process in Section 27-642 is to amend sector plans, master plans, functional master plans, and Development District Overlay Zones. The District Council may not amend the Zoning Ordinance through this process. Section 27-642(d) states "The Resolution initiating a minor amendment shall set forth the purpose and scope of the proposed amendment, and shall state the date of the joint public hearing on the proposed amendment." The scope of the subject minor amendment is to add Urban Farm as a permitted use in the Traditional Residential Neighborhood Character Area. Amendments to the Zoning Ordinance are beyond the scope of this process; the provisions of Section 27-441(b), Footnote 129 may only be revised through a legislative amendment to the Zoning Ordinance.

Accordingly, staff recommends the District Council evaluate the provisions of Section 27-441(b), Footnote 129 of the Zoning Ordinance and consider amending its provisions in response to this testimony. The properties located in the D-D-O/O-S Zone within the TRN Character Area subject to this amendment are listed in table 1 (attached) and illustrated in Map 1 (attached).

Table 1. D-D-O/O-S-Zoned Properties within the TRN Character Area Affected by CR-17-2019		
Account Number	Address	Area (acres)
1830132	40 th Avenue, Hyattsville, 20781	3.98
1864198	Allison Street, Brentwood, 20722	0.23
1864305	Allison Street, Brentwood, 20722	0.27
1893437	Allison Street, Brentwood, 20722	0.24
1897354	Allison Street, Brentwood, 20722	0.23
1897461	Allison Street, Brentwood, 20722	0.23
1899954	Allison Street, Brentwood, 20722	0.24
1915099	40 th Place, Brentwood, 20781	0.27
1944149	Allison Street, Brentwood, 20722	0.14
1975416	Allison Street, Brentwood, 20722	0.14
1976760	Hamilton Street, Brentwood, 20722	0.16
1976901	37 th Street, Hyattsville, 20781	0.17
1976919	37 th Street Brentwood, 20722	0.17
1976927	Allison Street, Brentwood, 20722	0.16
1976968	Allison Street, Brentwood, 20722	0.66
1978782	Allison Street, Brentwood, 20722	0.25

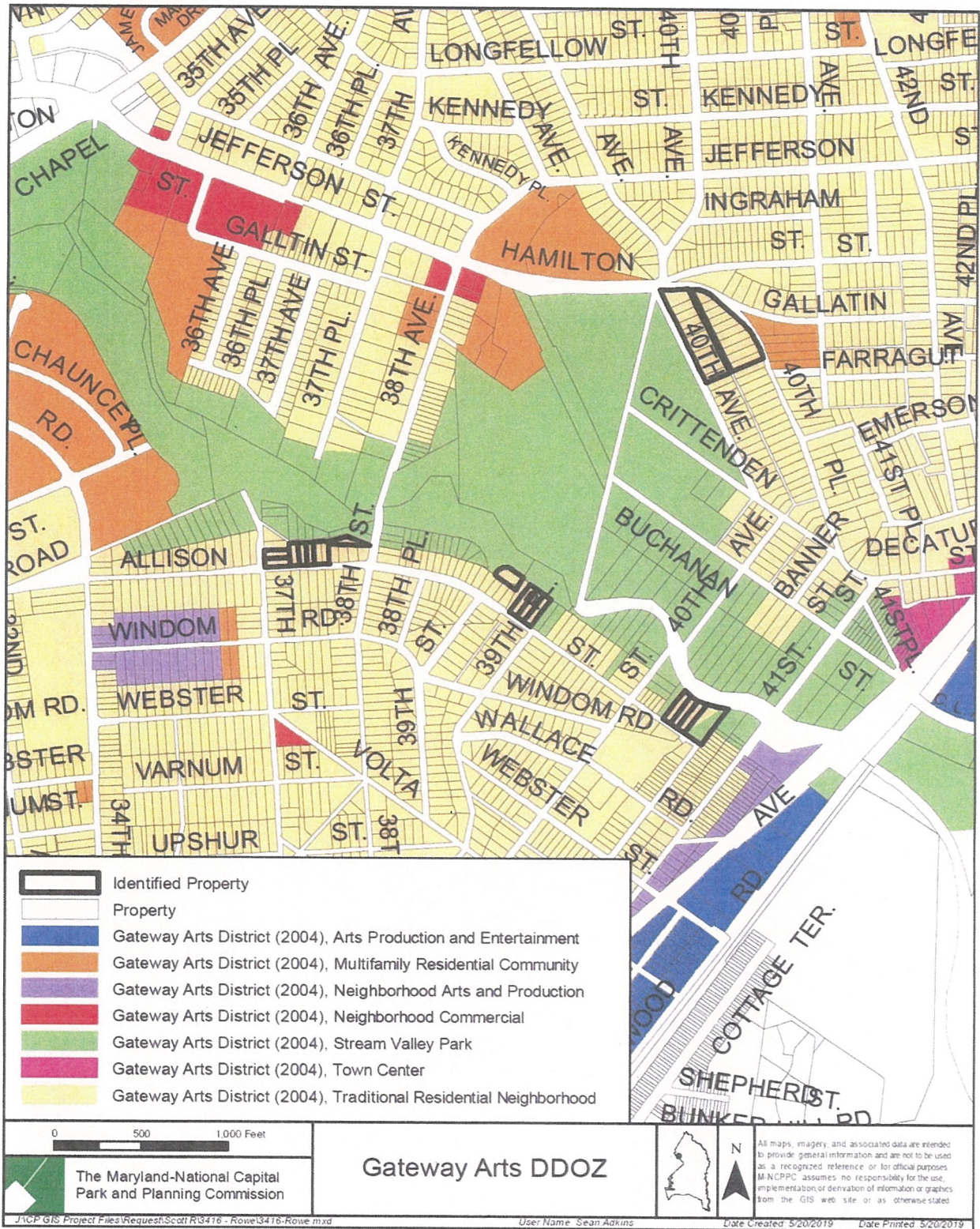


Figure 1. Map showing the location of 16 properties (highlighted in black), totaling 7.54 acres, located in the D-D-O/O-S Zone affected by the Minor Amendment

JOINT PUBLIC HEARING

PROPOSED MINOR AMENDMENT TO THE 2004 APPROVED GATEWAY ARTS DISTRICT
DEVELOPMENT DISTRICT OVERLAY (DDO) ZONE

April 30, 2019

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
1.	2004 Gateway Arts District Character Areas	M-NCPPC	5/7/2019
2.	Definition of Urban Farm per Section 27-107.01(a)(243.8) of the Zoning Ordinance	M-NCPPC	5/7/2019
3.	2004 Approved Gateway Arts District Sector Plan and Sectional Map Amendment (by reference located at M-NCPPC)	M-NCPPC	5/7/2019
4.	Council Resolution 17-2019 (printout)	M-NCPPC	5/7/2019
5.	April 30, 2019, Joint Public Hearing PowerPoint Presentation (printout)	M-NCPPC	5/7/2019
6.	Letter date: April 20, 2019 To: Clerk of the Council Re: written testimony on inclusion of urban farming in Gateway Arts District	Lise Nau	4/29/2019
7.	Letter date: May 14, 2019 To: Hon. Todd Turner Chairman Re: Council Resolution CR-17-2019- Amendment to the Gateway Arts District Development District Overlay Table of Uses to Permit Urban Farm Uses in the Traditional Residential Neighborhood Character Area of the Gateway Arts District	Candance B. Hollingsworth City of Hyattsville Council	5/14/2019 5/15/2019
8.	Letter date: May 6, 2019 To: Clerk of the County Council Re: Minor Amendment to the 2004 Gateway Arts District Development District Overlay Zone (CR-17-2019)	Irene E. Marsh	5/15/2019
9.	Letter date: May 6, 2019 To: Clerk of the County Council Re: Minor Amendment to the 2004 Gateway Arts District Development District Overlay Zone (CR-17-2019)	Joseph Jakuta	5/15/2019
10.	Letter Date: May 15, 2019 To: Clerk of the Council Re: Opposition to Council Resolution 17-2019- Proposed Amendment to the Gateway Arts District Development Overlay Zone Awaiting original	Anton and Heather Dengler	5/15/2019

JOINT PUBLIC HEARING

PROPOSED MINOR AMENDMENT TO THE 2004 APPROVED GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY (DDO) ZONE

April 30, 2019

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
11.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone Awaiting original	Tom Taylor	5/15/2019
12.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	William Parkhurst	5/15/2019
13.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Please Disapprove Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone or Amend it to Protect Open Space While Allowing Urban Farming	Greg Smith	5/15/2019
14.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Mark Witteveen & Maura Keefe	5/15/2019
15.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone-as written	Anne Ambler	5/15/2019
16.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Meredith Muth	5/15/2019
17.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Eileen E. Baird	5/15/2019

JOINT PUBLIC HEARING

PROPOSED MINOR AMENDMENT TO THE 2004 APPROVED GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY (DDO) ZONE

April 30, 2019

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
18.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Daniel Muth	5/15/2019
19.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Letter in opposition to CR-17-2019	Riccardo Casalini	5/15/2019
20.	Letter date: May 15, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Jennifer Bosworth	5/15/2019
21.	Letter date: May 14, 2019 To: Hon. Todd Turner Chairman Re: Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone- Opposition Letter	Juana Rodriguez	5/14/2019
22.	Letter date: May 14, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Marcarena Cantelas	5/14/2019
23.	Letter date: May 14, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor amendment to the Gateway Arts District Development Overlay Zone	Evan Cantelas	5/14/2019
24.	Letter date: May 14, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Frank Cantelas	5/14/2019

JOINT PUBLIC HEARING

PROPOSED MINOR AMENDMENT TO THE 2004 APPROVED GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY (DDO) ZONE

April 30, 2019

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
25.	Letter date: May 14, 2019 To: Hon. Todd Turner Chairman Re: Opposition to Council Resolution 17-2019- Minor Amendment to the Gateway Arts District Development Overlay Zone	Suchitra Balachandran, Our Revolution Prince George's County	5/14/2019
26.	Letter date: April 30, 2019 Testimony submitted during hearing Re: Joint public Hearing of the District Council and Planning Board on the Proposed Minor Amendment to the Gateway Arts District (D-D-O (Development District Overlay) Zone, April 30, 2019	Margaret Morgan-Hubbard	4/30/2019
27.	Letter date: April 30, 2019 To: Hon. Todd Turner, Chairman Re: Benefits of urban agriculture	Kim Rush Lynch	4/30/2019

ITEMS RECEIVED AFTER THE CLOSE OF THE RECORD			
Exhibit No.	Item Description	Received From	Date
1.			
2.			
3.			
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13.			

RECEIVED

APR 29 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

Lise Nau
5701 45th Ave.
Hyattsville, MD 20781

April 20, 2019

Clerk of the Council
County Administration Bldg, Room 2198
14741 Gov. Oden Bowie Drive
Upper Marlboro, MD 20772

Re: written testimony on inclusion of urban farming in Gateway Arts District

To Whom It May Concern:

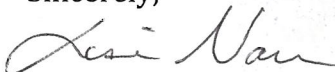
I urge the County Council to support measures ensuring the continued acceptability of urban farms in the Gateway Arts District D-D-O Zone. Such measures will help keep our built environment healthier in several ways:

1. Prevent or remedy the existence of "food deserts" affecting low-income residents
2. Increase green infrastructure that helps retain stormwater and freshen our air
3. Encourage the green growth that acts as a carbon sink to reduce global warming
4. Provide a "green space" in which humans can be close to nature and reap the documented health rewards
5. (When properly planted and managed), provide food and shelter support for critical pollinators and beneficial insect mass in general (the base of Nature's "food pyramid")

Point Number 5 is my own personal focus. I am not a farmer, but I am a gardener who recognizes the vital roles of native plants and the beneficial insects they support. Since 2013 when I planted them, I have maintained 3 native gardens of perennials at ECO City Farm Edmonston. Their 65 species of flowering native plants support native bees, honeybees, many other pollinators including butterflies, with 7 months of continuous bloom. I feel very fortunate that ECO CF exists so close to my home in Arts District Hyattsville East. If they were not there, I could not have built pollinator support gardens, and our town's ecosystem would be much the poorer.

Urban farms such as ECO CF have a vital role to play in education as well.

Sincerely,



(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 6

Rise Man
5701 45th Ave.
Hyattsville, MD 20781

APR 23 2019



CLERK OF THE COUNCIL
COUNTY ADMINISTRATION BLDG. ROOM 2198
14741 GOVERNOR ODEN BOWIE DR.
UPPER MARLBORO, MD 20772

20772-307059



RECEIVED
APR 23 2019
PRINCE GEORGES COUNTY MARYLAND
CLERK OF THE COUNCIL

Candace B. Hollingsworth
Mayor



Tracey E. Douglas
City Administrator

RECEIVED

MAY 15 2019

**CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND**

May 14, 2019

Honorable Todd Turner
Chairman
Prince George's County District Council
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Elizabeth Hewlett
Chairman
M-NCPPC Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Council Resolution CR-17-2019 – Amendment to the Gateway Arts District Development District Overlay Table of Uses to Permit Urban Farm Uses in the Traditional Residential Neighborhood Character Area of the Gateway Arts District

Dear Chairman Turner and Chairman Hewlett,

I am writing to inform you that on Monday, May 6, 2019, the Hyattsville City Council voted unanimously to oppose CR-17-2019, a resolution considered by the District Council to authorize the Planning Board to initiate a minor amendment to the Gateway Arts District Development Overlay (DDO) Zone to permit 'urban farm' uses in the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District (GAD).

In its letter to the District Council and Planning Board, the City shall convey its reasoning for its opposition including, but not limited to the following:

1. Prince George's County is scheduled to adopt an administrative conversion of land-uses that are consistent with the comprehensive efforts of the new County Zoning Ordinance. This will permit urban agriculture in all base zones by-right, subject to certain use-specific standards that are similar to the current urban agriculture additional removed regulations. It is the City's opinion that it is more prudent to allow the County's Zoning Ordinance process to be fully implemented. Additionally, the City is concerned that the use of amendments, through a land-use provision, which will sunset in 2020, could set a precedent for introducing 'grandfather and/or legal non-compliant' uses in the GAD.

**(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 7**

2. There is not a demonstrated and/or time sensitive need for adoption of CR-17-19. If CR-17-2019 is not adopted, it will delay the introduction of 'urban farming' as a legally
3. permitted use. However, it is City's opinion that it is in the public's interest to wait for the new County Zoning Ordinance to take effect. If the new County Zoning Ordinance is delayed and/or abandoned, the District Council could reconsider an 'urban farming' use in the TRN Character Area, should it be necessary at that time.
4. The City recognizes the relationship between this resolution and CR-97-2018, enabling unrelated modifications to permit development within properties zoned as 'Open Space' in the TRN Character Area of the GAD. For this reason, the City requests that the District Council make clear the intent of CR-17-2019, and that prior to any consideration of its adoption, the Commission provide an analysis of tangential impacts of CR-17-2019, should it be approved.

If the District Council is compelled to adopt CR-17-2019, the City of Hyattsville requests that any approval of an 'urban farming' use be limited through a 'Special Permit' provision. A 'Special Permit' provision will allow the general public and affected municipalities the opportunity to evaluate the impacts of such a requested use. Furthermore, the City requests that approval of any 'Special Permit' require concurrence with the affected municipality.

We thank you and the members of the District Council for considering our concerns and unanimous opposition to CR-17-2019 and we look forward to your decision.

Sincerely,



Candace B. Hollingsworth
Mayor

cc: Hyattsville City Council
Andree Green Checkley, Planning Director, M-NCPPC
Redis C. Floyd, Clerk of the Council
Scott Rowe, Supervisor, Long Range Planning Section, M-NCPPC
Michael Zamore, Project Manager, M-NCPPC

(2019) MINOR AMENDMENT I
Gateway Arts District DDOZ
Exhibit 8

RECEIVED

MAY 15 2019

May 15, 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

The Honorable Todd Turner
Chair of the Prince George's County Council

Dear Council Chair Turner and Council,

Please oppose Council Resolution 17-2019 or amend it so it cannot work together with other sections of the county's zoning ordinance to allow construction of homes on Open Space lands within the Gateway Arts District.

It is extremely important preserve the little remaining open space even though the bill to promote urban farming is well-intentioned. CR 17-2019, as it stands now, should not be approved. If urban farming is well-intentioned, it should not also allow home construction on Open Space.

Please ensure that this letter is entered into the public record.

Thank you.
Irene E. Marsh
4912 40th Place
Hyattsville, MD 20781

RECEIVED

MAY 20 2019

May 15, 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

The Honorable Todd Turner
Chair of the Prince George's County Council

Dear Council Chair Turner and Council,

Please oppose Council Resolution 17-2019 or amend it so it cannot work together with other sections of the county's zoning ordinance to allow construction of homes on Open Space lands within the Gateway Arts District.

It is extremely important preserve the little remaining open space even though the bill to promote urban farming is well-intentioned. CR 17-2019, as it stands now, should not be approved. If urban farming is well-behaved, it should not also allow home construction on Open Space.

Please ensure that this letter is entered into the public record.

Thank you.
Wene E. Marsh
4912 40th Place
Hyattsville, MD 20781

RECEIVED

May 6, 2019

MAY 15 2019

Clerk of the County Council
Room 2198, County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

Re: MINOR AMENDMENT TO THE 2004 GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY ZONE (CR-17-2019)

County Council:

As a resident of Mount Rainier, which is located in the Gateway Arts Development District Overlay Zone, I am writing this letter in support of needed changes to the county's zoning requirements to permit the reasonable use of urban farming in Prince George's County put forward in Council Resolution CR-17-2019.

I have worked with Doug Adams for several years on the Mount Rainier Green Team and have always been impressed with his commitment to sustainability, business acumen, and marketing abilities. He has a great idea for a local sustainable business opportunity in Mount Rainier and I want to see his dream of opening an urban farm in our fair city become reality. Doug was born and raised in Mount Rainier, and has returned to the city as an entrepreneur in hopes of opening an urban farm, New Brooklyn Farms, in our community.

I have heard that county zoning regulations represent a significant hurdle in allowing Doug to move forward on this important project for our community. Most notably, regulations prohibit the construction of a 30' x 40' high tunnel hoophouse for which Doug has secured funding via a USDA grant. This hoophouse would allow New Brooklyn Farms to significantly scale up production of fresh and local herbs, flowers, and produce in its growing space.

The current prohibition represents zoning that is mired in the 20th century, preventing the county from accommodating needed urban farming practices that were recommended by M-NCPPC staff in 2012¹ and will be needed to become a sustainable county in the 21st century.

This project is important for several reasons, including:

- It meets many of the goals outlined in Prince George's County Strategic Program for Agricultural Development²;
- It will beautify a formerly blighted vacant space that attracted loitering and criminal activity;
- It has already developed relationships with nearby grocery stores and restaurants to allow these entities to source their produce from a local farm, increasing the availability of fresh and local produce to county residents;
- It will represent an additional needed green space along Route 1;

¹ The Maryland-National Capital Park and Planning Commission - Prince George's County Planning Department. "[Urban Agriculture: A Tool for Creating Economic Development and Healthy Communities in Prince George's County, MD.](#)" September 2012.

² ACDS, LLC. "Prince George's County Strategic Program for Agricultural Development." December 2009.

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 9

- With a planned educational component, it will give local children the chance to learn about farming in a way that is currently unavailable to them, as well as see first-hand how a person of color can grow up in the county and build a business right here at home;
- It aligns with goals of the Sustainable Maryland program, of which Mount Rainier is a founding member; and
- It will create green jobs for the county, and serve as a case study for future urban farm use in the larger Washington metropolitan region.

This project will be an asset to the community, make Prince George's County a leader in urban agricultural programs, and bring good sustainable jobs to Prince George's County. This is a project that we need and the necessary zoning amendments put forward in CR-17-2019 should be adopted.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Jakuta". The signature is written in dark ink and is positioned above the typed name.

Joseph Jakuta

Mount Rainier Resident
4113 29th Street



Joseph Jakuta
4113 29th St
Mount Rainier MD 20712

Clerk of the County Council
Room 2198, County Admin. Building
14 741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772



U.S. POSTAGE
20002
FOREVER
08 * 13
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APC



(2019)MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 10

Pope, Douglas X.

From: Clerk of the Council
Sent: Thursday, May 16, 2019 10:04 AM
To: Pope, Douglas X.
Subject: FW: I oppose Council Resolution CR 17-2019

RECEIVED

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

For inclusion in the record. Please note on the exhibit list "awaiting original". Donna

-----Original Message-----

From: AJ D <ajseaside@outlook.com>
Sent: Wednesday, May 15, 2019 10:10 PM
To: Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>
Subject: I oppose Council Resolution CR 17-2019

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

May 15, 2019

Re: Opposition to Council Resolution 17-2019 – Proposed Amendment to the Gateway Arts District Development Overlay Zone

Dear Honorable Todd Turner, Council Chair and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am concerned about consequences the effect of this resolution may cause when treated in conjunction with other recent legislation; namely, CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, a city in which I, along with my family and community, pay our taxes and make our residences.

Even though I support urban farming in principle, demands on our Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to revise the approach to promoting urban farming in light of this resolution and consequences outlined above. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,

Anton and Heather Dengler
4013 Buchanan St.
Hyattsville, MD 20781



Beaverdam Creek Watershed Watch Group
11-G Laurel Hill Road
Greenbelt, MD 20770

RECEIVED

May 15, 2019

MAY 15 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

Beaverdam Creek Watershed Watch Group respectfully requests that the County Council disapprove Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While we understand that the main intent of CR 17-2019 is to allow urban farming within the Gateway Arts District, we are particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though our group supports urban farming in general, especially organic urban farming, precious little Open Space remains in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. That Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

Our organization was one of many that opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns we raised were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on communities and Open Space. For the sake of the broader public interest, we ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 11

Thank you for taking time to consider our request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that Beaverdam Creek Watershed Watch Group is registered as a Party of Record. And please let us know what actions you take or plan to take.

Sincerely,

Tom Taylor

Tom Taylor
Community Coordinator

RECEIVED

5/15/19

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though I support urban farming in general, especially organic urban farming, we have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,



William H Parkhurst
4100 Farragut Street, Hyattsville MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 12

MAY 15 2019

May 15, 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

The Honorable Todd Turner
Chair
Prince George's County Council

Subject: Please Disapprove Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone or Amend It to Protect Open Space While Allowing Urban Farming

Dear Council Chair Turner and Council,

I respectfully request that the County Council disapprove Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 is to allow urban farming within the Gateway Arts District, **I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on certain Open Space parcels** in the District. I urge the County Council to avoid risking that perverse result of threatening the very lands that may be best suited for urban farming, community gardens and learning gardens for local school children.

The question here is not whether one supports urban farming. I do, especially organic urban farming, and I think most or many local residents do support urban farming done right. I do hope that Doug Adams and other hard-working urban farmers succeed in their efforts to bring healthful food to our communities. Also, I've known some the Food Equity Council's leaders for years, and I deeply appreciate their commitment and excellent work. As I testified at the Joint Hearing, I helped recruit nonprofit organizations to support the passage of CB 87-2012, which the Council passed unanimously and which directed the Department of the Environment to develop the successful pilot food scrap composting program that the Department is now scaling up. I helped shape and advocated for CB 87-2012 partly because I knew that program would help build a sustainable, circular, local economy by creating a valuable resource that local farmers could use. My support for preserving Open Space that might become home to urban farms, community gardens and learning gardens flows from my work helping to produce a comprehensive guide to resources for environmental education, which the DC Environmental Education Consortium distributed free to local schools in the 1990s and early 2000s.

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 13

And yet, even though I support urban farming in general, especially organic urban farming, I must raise legitimate concerns about the potential impacts of the combination of CR 17-2019 and CB 97-2018. We have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space are growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead to Open Space being destroyed by the true final crop – houses and townhouses.

Civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid. To my knowledge, to this date, no one has produced and published an authoritative assessment of those potential impacts.

To my knowledge, no one has demonstrated any clear and compelling public need or emergency that would justify approving CR 17-2019 as written and thereby running the risk of inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful approach to promoting urban farming. Please either disapprove CR 17-2019 and work to promote sustainable urban farming through a more appropriate legislative vehicle or amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and for your service to the community. I hope that the County Council and Planning Board will work with local residents, farmers, businesses and nonprofits to find a solution that promotes urban farming while protecting Open Space in the Gateway Arts District and other communities. I do believe that many residents and organizations would support that effort.

Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Smith', written over a white background.

Greg Smith
4204 Farragut Street
Hyattsville, Maryland 20781

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 - Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

As Hyattsville homeowners, we respectfully encourage you to consolidate your positions and continue to oppose the current WSSC/Magruder Park area development proposal.

In addition to the other voices currently against resolution 17-2019 - and the proposed development at the Gallatin Street and Magruder Park locations --- we're at a loss on how this resolution (which opens the door for Townhouses to be built on Open Space) will improve the quality of life for the current residents in this residential section of Hyattsville. We believe if allowed to go forward, it will negatively impact every resident in the area.

We respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While we understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, we are concerned that CR 17-2019 **IS A BAIT AND SWITCH TACTIC** which would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop - houses and townhouses.

Respectfully,



Maura Keefe and Mark Witteveen
4709 Banner Street
Hyattsville, MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 14

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND



of the Anacostia River

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone—as written

Dear Council Chair Turner and Council,

I am writing on behalf of the Neighbors of the Northwest Branch of the Anacostia River, a 501(c)(3) nonprofit volunteer watershed organization with members in Montgomery and Prince Georges counties. We have been working since 2003 to restore the health of the 19-mile long Northwest Branch of the Anacostia River. We want to see this urban treasure safely enjoyed by wildlife, our families, and generations to come.

On behalf of our organization, I respectfully request that the County Council disapprove Council Resolution 17-2019 as written. We understand that the primary intent of CR 17-2019 is to enable urban farming in the Gateway Arts District. However, as written it can, in conjunction with CB 97-2018, allow construction of houses and townhouses as well as farms on what is currently zoned Open Space in Mr. Rainier, Hyattsville, North Brentwood, and Brentwood.

As an environmental organization, we favor urban farms if they contribute to the health of the soil and absorb water that otherwise would run off into the Northwest Branch. The Northwest Branch suffers greatly from roof and road runoff, so every bit of infiltration area is important. For the same reason, as well as for the mental health of residents, open space needs to be preserved. At present there is not a lot left in the Gateway Arts District; yet as population increases, the demands on open space increase. We urge that you not sacrifice this remaining open space to potentially more rooftops, especially since there are other ways to enable urban farming.

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 15

We see no urgency or compelling public need to move now to approve CR 17-2019 as written, with its risk for misuse. In the interest of the broader public, we respectfully ask the Council to disapprove CR 17-2019 and to further the cause of urban farming via a legislative vehicle tailored to avoid the risks that this one poses. As an alternative, the Council could amend CR 17-2019 to allow urban farming, but specifically to disallow construction of houses and townhouses on currently designated Open Space.

Thank you for considering our request and thank you for working toward a healthy Prince George's County. Please ensure that this letter is entered into the public record and that the Neighbors of the Northwest Branch is registered as a Party of Record. Finally, please let us know what actions you take or plan to take.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne Ambler".

Anne Ambler
Chair for Advocacy

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. And frankly, even the allowance of "urban farming" needs considerable clarification. A search of the Prince George's County Code provides no sufficient explanation of what an urban farm even is, or the restrictions under which it must operate. Serious clarification is going to have to be offered regardless of the avenue being used to advance such an enterprise. And as mentioned, the current avenue also will do considerable collateral damage, operating as it does with CB-97-2018.

For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space, while providing significant explanation of the new use category you plan on creating.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,

Meredith Muth
6118 43rd Avenue
Hyattsville, MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 16

RECEIVED

Eileen E. Baird
4002 Jefferson Street
Hyattsville, MD 20781
May 15, 2019

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District
Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though I support urban farming in general, especially organic urban farming, we have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,



(2019)MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 17

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. And frankly, even the allowance of "urban farming" needs considerable clarification. A search of the Prince George's County Code provides no sufficient explanation of what an urban farm even is, or the restrictions under which it must operate. Serious clarification is going to have to be offered regardless of the avenue being used to advance such an enterprise. And as mentioned, the current avenue also will do considerable collateral damage, operating as it does with CB-97-2018.

For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space, while providing significant explanation of the new use category you plan on creating.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,

Daniel Muth
6118 43rd Avenue
Hyattsville, MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 18

RECEIVED

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

The Honorable Todd Turner
Chair of the Prince George's County Council

Hyattsville MD, May 15, 2019

Dear Council Chair Turner and Council,

I am very concerned with the proposed Council Resolution 17-2019. We need to protect our open spaces from the speculative interests of developers seeking the largest profits. In our County we have plenty of old eyesore building that can be rebuilt which developers can rebuild at a profit without the need to infringe on our few open spaces (this is particularly true in the part of the County closer to the district border) . This county resolution opens a back door to developers to use a CR originally presented to allow urban farming and allow them to transform our few left open spaces in high density developers to gain the largest profits.

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,



Riccardo Casalini

5724 39th Avenue, Hyattsville MD

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 19

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

I live in Hyattsville, MD, and was recently dismayed to see the county council support building in an area near Magruder Park that was zoned for Open Space (Magruder Pointe). Open space is a valuable and attractive part for any community and improving open space for the use of Hyattsville and its neighbors should be one of our highest priorities, especially with the increased development happening all around and in Hyattsville already. Council Resolution 17-2019, although intended to support urban farming, would allow for use of open space for construction of houses – a back door left open to the destruction of open space. Open space that a community has intentionally set aside for use by all its residents and neighbors.

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though I support urban farming in general, especially organic urban farming, we have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 20

CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,

A handwritten signature in black ink, appearing to read "J Bosworth". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Jennifer Bosworth
5724 39th Avenue
Hyattsville, MD 20781

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District
Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though I support urban farming in general, especially organic urban farming, we have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,

Juana Rodriguez
4919 40th PL
Hyattsville, MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 21

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District
Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.


Even though I support urban farming in general, especially organic urban farming, we have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,


Macarena Cantelas
4919 40th PL
Hyattsville, MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 22

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

May 15, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District
Development Overlay Zone

Dear Council Chair Turner and Council,

I respectfully request that you oppose Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While I understand that the main intent of CR 17-2019 may be to allow urban farming within the Gateway Arts District, I am particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though I support urban farming in general, especially organic urban farming, we have precious little Open Space remaining in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. Our Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

I understand that civic, environmental and watershed organizations opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns raised by those organizations were valid.

No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on our communities and Open Space. For the sake of the broader public interest, I ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider my request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that I am registered as a Person of Record. And please let me know what actions you take or plan to take.

Sincerely,



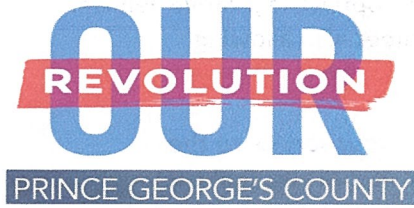
Evan Cantelas
4919 40th PL
Hyattsville, MD 20781

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 23

RECEIVED

MAY 15 2019

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND



May 14, 2019

The Honorable Todd Turner
Chair of the Prince George's County Council

Subject: Opposition to Council Resolution 17-2019 – Minor Amendment to the Gateway Arts District Development Overlay Zone

Dear Council Chair Turner and Council,

On behalf of its members, Our Revolution Prince George's respectfully request that the County Council disapprove Council Resolution 17-2019 or amend it so that it cannot work together with other sections of the County's Zoning Ordinance to allow construction of houses and townhouses on Open Space lands within the Gateway Arts District.

While we understand that the main intent of CR 17-2019 is to allow urban farming within the Gateway Arts District, we are particularly concerned that CR 17-2019 would work together with Council Bill 97-2018 to allow developers to build houses and townhouses on Open Space throughout the Gateway Arts District, which includes Hyattsville, North Brentwood, Brentwood and Mount Rainier.

Even though Our Revolution Prince George's strongly supports urban farming in general, especially organic urban farming, precious little Open Space remains in the Gateway Arts District, and demands on that Open Space is growing as our communities grow. That Open Space should not be sacrificed as collateral damage to this presumably well-intentioned attempt to allow urban farming. One good should not be sacrificed for another, and a bill intended to promote urban farming should not be allowed to lead, intentionally or otherwise, to Open Space being destroyed by the true final crop – houses and townhouses.

Our organization was one of many that opposed CB 97-2018 last October because its passage could lead to this very situation and because the County Council was advancing that bill without assessing and disclosing its potential county-wide impacts. CR 17-2019 makes it clear that the concerns we raised were valid.

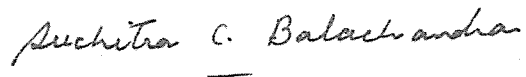
No one has demonstrated any clear and compelling public need or public emergency that would justify approving CR 17-2019 as written and thereby inflicting avoidable collateral damage on communities and Open Space. For the sake of the broader public interest, we ask the Council to take a more thoughtful, less dangerous approach to promoting urban farming. Please disapprove

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 25

CR 17-2019 and work to promote urban farming through a more appropriate legislative vehicle. Alternatively, please amend CR 17-2019 to allow urban farming without also allowing construction of houses and townhouses on Open Space.

Thank you for taking time to consider our request and thank you for your service to the community. Please ensure that this letter is entered into the public record and that Our Revolution Prince George's is registered as a Party of Record. And please let us know what actions you take or plan to take.

Sincerely,

A handwritten signature in cursive script that reads "Suchitra C. Balachandran". A horizontal line is drawn underneath the signature.

Suchitra Balachandran
Chair, Steering Committee
our.revolution.prince.georges@gmail.com



Testimony: Joint Public Hearing of the District Council and the Planning Board on
the Proposed Minor Amendment to the Gateway Arts District D-D-O (Development District Overlay)
Zone, April 30, 2019

My name is Margaret Morgan-Hubbard. I am the CEO and Founder of ECO City Farms, Prince George's oldest nonprofit urban farm with sites in Edmonston and Bladensburg. I am also a resident of the City of Hyattsville, where I own a home and have lived for 30 years. I am here to testify in support of the Proposed Minor Amendment to the Gateway Arts District D-D-O (Development District Overlay) Zone.

As someone who was involved in the process that created the Gateway Arts District Overlay, and who was instrumental in bringing Bus Boys and Poets to Hyattsville, I have long been committed to improving the food and art landscapes of our County.

I've worked hard over the past 10 years to demonstrate the importance of the ready access to healthy food for the well-being of our people and the stability and economic viability of our neighborhoods. I want to restore a vision of Prince George's residents as creators, growers, stewards and producers, as opposed to simply being consumers of food and culture generated for others.

ECO's farms are living laboratories for urban food production and system change. We represent a new vision for the small American farm, with a promise of locally produced, safe and sustainably-grown chemical-free food for all. We need to acknowledge that healthy food for all is a basic human right.

ECO City Farms is regarded as a major community asset by local residents and municipal leaders in the communities we serve. We have successfully transformed blighted vacant land into productive farms and gathering places. Local residents know they breathe cleaner air, experience less storm water contamination and pooling, and have two attractive, bio-diverse educational amenities in their neighborhoods thanks to the fact that ECO City Farms grows food in ways that protects the earth literally in their backyard.

Urban agriculture is about feeding people and nurturing communities, and also about practicing climate-smart agriculture. ECO's work intersects environmental preservation, neighborhood revitalization and community health. Our two farms are infrastructural fixes for the many community ills created by an inequitable food system and environmental injustice.

(2019) MINOR AMENDMENT
Gateway Arts District DDOZ
Exhibit 26



Testimony: Joint Public Hearing of the District Council and the Planning Board on
the Proposed Minor Amendment to the Gateway Arts District D-D-O (Development District Overlay)
Zone, April 30, 2019

We seek to reverse the outdated policies that make industrially produced, environmentally destructive, highly processed and less nutritious food the most abundant and cheapest available option in PGC's low-income neighborhoods.

Locally grown and prepared food are also the basis of a sound economy. Ensuring an equitable and viable food system is a critical, but long-neglected component of community planning and improvement.

And yet food must be part of all development plans. According to a study by Professor Parwinder Grewal of Ohio State University:

*Much has been made of the potential for urban farms to provide fresh foods and eliminate so-called 'food deserts', **but there is increasing evidence that the growing, buying and selling of food can do more than that ... It can actually be a catalyst for economic revival. Urban agriculture can help keep a community financially self-reliant.** The research ... is indicating that cities can substantially enhance their local economy with this by keeping the money within the community. Right now, so much money is leaking out of the communities, because we have to buy food from outside."*

I support the permitting of sustainable urban farming in the Arts District Development Zone, and in all existing overlay zones, and urge the County to encourage the proliferation of farms of all kinds and sizes throughout the County. Local food production is one universal that every community needs and deserves. Everyone eats and food needs to grow everywhere it can because all people require fresh healthy non-toxic food.

At the same time, we clearly must respect and support the vision and strength of each community's aspirations to develop as they see fit. There will ~~be~~ always be many different legitimate claims on any one parcel of land throughout the County.

Farming is one legitimate claim that deserves a place in every zone, as the new zoning rewrite has acknowledged. Through a bureaucratic oversight, the intended expansion of urban farming for all residential zones mistakenly overlooked development overlay districts. The time is now to remedy this oversight.



The Honorable Todd Turner, Chair
Prince George's County Council
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

April 30, 2019

Good evening, Chair Turner and members of the Council and Planning Board:

My name is Kim Rush Lynch and I am the Urban Agriculture Conservation Planner with the Prince George's Soil Conservation District and a Greenbelt resident. I'm here this evening to speak about the **benefits of urban agriculture.**

As you know, with the County's support, the Prince George's Soil Conservation District created an Urban Agriculture Conservation program last year to provide technical assistance and other support to urban farmers in Prince George's County. The District **provides a variety of services to new and aspiring urban farmers** including soil conservation and water quality plans, Best Management Practice (BMPs) implementation, soils information including how, where and what tests to request, zoning and permitting navigation assistance, urban agriculture property tax credit certification, and cost-share opportunities with USDA's National Resources Conservation Service for conservation practices including high-tunnels and irrigation. These services were identified as a need by County Council and stakeholders after the legislation that expanded urban agriculture took effect in 2016.

Urban farms provide a variety of environmental and conservation benefits to urban and peri-urban areas in Prince George's County including:

- increased pervious surfaces and creative water harvesting techniques which reduce stormwater runoff and potentially reduce the need for additional stormwater management infrastructure in certain areas;
- soil health improvements to reduce soil erosion and conserve natural resources;
- the promotion of green space in congested communities;
- improved air and water quality;
- reduced carbon emissions by providing residents with food where they live;
- increased pollinators, soil microorganisms, and other elements that enhance biodiversity and improve soil health;
- food waste reduction through composting;
- and even the reduction of urban heat.

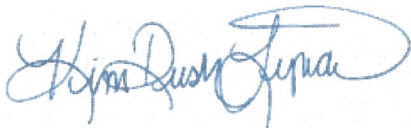
And last, but certainly not least, **urban farms provide fresh, healthy produce to low access residents which dovetails with our mission** “to promote the health, safety and general welfare of the citizens of the State and County.”

For these reasons and per CB-25-2016, **the District is working with urban farms to ensure they have the knowledge and resources to provide the benefits** I just mentioned. Currently, the District is working with the Department of Permitting, Inspections and Enforcement on **urban agriculture guidelines and permits for accessory structures** that will protect the interests of both urban farmers and neighboring residents.

I would also like to point out that urban agriculture activities are an integral part of the Maryland-National Capital Park & Planning Commission’s 2017 Resource Conservation Plan.

In closing, the District supports legislation that expands the implementation of soil and water conservation practices and urban agriculture opportunities in Prince George’s County which amplifies **their positive impacts on health, education, economic development, and environment in Prince George’s County.**

Respectfully,



Kim Rush Lynch
Urban Agriculture Conservation Planner
Prince George’s Soil Conservation District