

From: [Marybeth Shea](#)
To: [Clerk of the Council](#)
Subject: RE Detailed Site Plan 22001 (DSP-22001) - McDonald's Ager Road/ My written testimony
Date: Monday, September 29, 2025 11:22:19 PM
Attachments: [MbShea 2 of 2 PDFs 6_12 re-share 1_25 Health testimony re Ager Rd proposed McDonalds .pdf](#)
[MbShea 1 of 2 PDFs 6_12 re-sharing of 1_16 testimony re historic preservation Ager RD proposed McDonald's .pdf](#)

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.

Dear Ms. Brown,

I respectfully urge the District Council to disapprove Detailed Site Plan 22001 (DSP-22001) - McDonald's Ager Road. I have testified many times regarding this proposed development. Attached are PDFs of my most recent testimony, concerning

1) a lack of proper health assessment, **as required in county planning guidance**; and
2) the serious **lack of any historic preservation work** by the county regarding the Green Hill plantation directly adjacent to the proposed site; indeed, the property was part of the Green Hill Plantation until the mid 1950s.

Health assessment: In addition to my attached prior remarks, I remain deeply concerned that that the proposed high-volume drive-through poses serious health problems in a community already at risk for bad health outcomes:

- the high percentage of people of color and
- a higher-than-average percentage of children under five years of age,
- many residents who do not speak English, who also
- lack health insurance; heavy traffic.

This development does not offer reasonable and healthy food options in an area that already lacks grocery/market options for fresh produce. These families also face further health risks due to poorly designed traffic patterns for pedestrians, air pollution from this same urban traffic, and heat island higher temperatures from the surrounding built environment.

The County already knows about these risks, noting that this neighborhood is already inCounty-designated "Food Swamp." Over the recent decade, the County Council passed many measures to address this Swamp: Of particular note is the t county-wide Food Equity Council and this designated Healthy Food Priority Areas (HFPA). This proposed restaurant property is in a HFPA. You conducted the studies and wrote sensible policies; yet this entire process is still -- seemingly, about to approve this fast food, high volumen drive through. Please align your actions now with these worthy policies and vote no

Lack of historic preservation work regarding the Green Hill Plantation: Please review the extensive discussion in the assembled record about this shocking lack of attention, by our Historic Preservation institutions of the County. Our historic preservation history -- one of the best in the nation -- simply continues to ignore this plot, once part of the Green Hill Plantation. This Plantation's extent is that of **the largest plantation in the North part of the County**. The enslavement of many Black men, women, and children on that plantation has been well-documented (see attached testimony summarizing the recent findings of the names

of 33 persons). After much testimony, McDonard's and the associated partners conducted some of what would be required under professional standards regarding development on a historic resource. Testimony and community objection stimulated this work. Neither the County nor these property owners took any responsibility for the appropriate curation of the Green Hill Plantation. I am not very confident that the proposed plans will 1) be done with full measure of devotion and community preferences; and 2) that the fast food drive through -- frankly -- sullies the magnitude of what happened on this site: the brutal enslavement of men, women, and children and forced, stolen labor that supported the Digges and Riggs (Bank) families and is the primary basis of these family's wealth.

Please accept this written testimony: I am not able to appear in person due to health reasons. I remain diligent in this process, in part, because of a legal loophole that has permitted the McDonal's application to keep sailing through the planning process. Namely: **McDonald's was not required to secure approval of a Conceptual Site Plan or a Preliminary Plan of Subdivision. This means that County action on this DSP is last opportunity for the community to register our deep displeasure and urge caution.**

Please ensure that this letter and two PDF attachments is included in the public record for DSP 22001.

Thank you for your time and attention to me and my testimony.

Sincerely,

Marybeth Shea
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Hyattsville, MD
marybeth.shea@gmail.com

I am a person of record.

My testimony focuses on the staff report and recommendation that McDonald's will use posters in their restaurant decor to address historic preservation concerns raised at all fall 24 Planning Board hearings.

That the wooded parcel will not be stripped of trees, offers opportunities for the *parcel to simultaneously serve environmental and history concerns*.

This wooded parcel can feature historic markers.

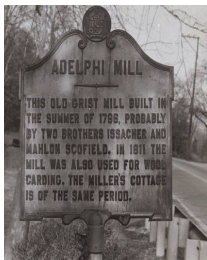
To be specific: poster decor is insufficient to meet historic preservation professional standards. I request professional and community-based curation of the history of enslavement, forced labor, and capitol extraction from people who lived on Chillum Castle Manor/Green Hill Plantation.

Respectfully submitted, Marybeth Shea, 3100 Kimberly Rd. Hyattsville, MD 20782

January 16, 1925

A tale of two graves: when you matter and when you don't

In the early 50s, during Langley Park/Adelphi development, a grave was uncovered at what is now [Adelphi Mill/Cottage](#) historic property . By 1955 [Ann Barber](#) (1800-1825) had been re-interred into Rock Creek Park Cemetery. Research, including in the UK, fundraising, and even religious oversight of this complex process reflected concern, respect, and historical documentation of the gravity of this find.



Opportunity: *Ann's existence is not included in MNCPPC historic markers but should be; furthermore, the connection between the Mill and Green Hill Plantation is worth telling.*

During fall 24 Planning Board hearings, all learned of 39 (33 named) enslaved persons "chained" to the Digges/Riggs plantation. (See slide 4, next). Court documents attest to this.

Now, the developer proposes to include information posters as decor for the proposed Ager Rd. McDonalds. Consultation with MNCPPC historic preservation staff is assured.

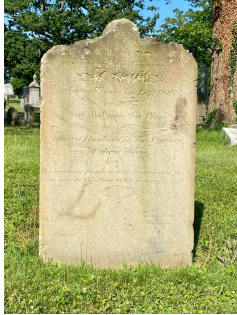
Questions: Do indoor posters reflect the *gravitas* of this local history? Do these posters reflect professional standards of historic curation? Is the community served by such posters? Are the enslaved people of the Greenhill Plantation honored by such proproposed posters?

<https://www.pg parks.com/facilities/adelphi-mill-historic-site>

<https://www.findagrave.com/memorial/53898075/ann-barber>

<https://collections.digitalmaryland.org/digital/collection/pgjw/id/560/>

Ann Barber's "new" grave; 1954 news clip



The gravestone (lft) is the original marker found during excavation. The copper marker (rt) explains the re-interment.

Ann Barber, 23, came from London to visit friends or relatives in the new Free State of Maryland about 1816. She contracted pneumonia, died and was buried on a hillside near the Adelphi Mill in Langley Park.

Her forgotten grave became a problem when the McCormick-Goodhart estate sold the Langley Park area for suburban development.

EARTH REMOVED
10 - THE WASHINGTON POST, MONDAY, DECEMBER 27, 1954
IN THE WAY OF PROGRESS

Ann Will Leave Her Lonely Hillside

By MARTHA STRAYER

For several years the grave of a young girl who died more than 100 years ago has been the stranger's sight in modern Langley Park, Prince Georges County.

Within the next two weeks it will disappear. Prince Georges authorities have authorized its removal.

The story of this strange landmark goes back to long-forgotten times.

Ann Barber, 23, came from London to visit friends or relatives in the new Free State of Maryland about 1816. She contracted pneumonia, died and was buried on a hillside near the Adelphi Mill in Langley Park.

Her forgotten grave became a problem when the McCormick-Goodhart estate sold the Langley Park area for suburban development.

EARTH REMOVED

M. T. Brophy & Sons, Langley Park builders, moved earth for fill and left the grave and its headstone high on a stark hillock. There they have remained ever since.

Legal restrictions were a barrier to removal of the grave.

The McCormick-Goodhart estate had given 33 acres and the old Adelphi Mill in Langley to Prince Georges County's Park and Planning Commission for park and recreation purposes.

The Planning Commission proposed removal of the grave to another spot in the donated park area.

But Maryland law says a grave cannot be moved except to a cemetery.

Prince Georges authorities that the time had come to issue a permit for the removal of Ann Barber's grave. Anyhow, a permit has been issued and the Planning Commission has contributed \$250 to pay for removal of the grave and for a granite tomb.

The tax inducement plan passed the House earlier this year, but failed to get thru the Senate. Informed sources have said that President Eisenhower will renew his request for the legislation when the new Democratic Congress meets.

Committee Boosts Investment Plan

An Administration tax-cutting plan to encourage investment of private American capital in foreign lands had the backing today of a Senate advisory committee composed of 125 labor, agriculture, business and banking leaders.

The tax inducement plan passed the House earlier this year, but failed to get thru the Senate. Informed sources have said that President Eisenhower will renew his request for the legislation when the new Democratic Congress meets.

Queen



— Soviet Press Telegrams.
Queen Soraya Feroz of Iran wears diamond necklace and matching earrings—part of the Iranian crown jewels—at a World Affairs Council dinner in San Francisco.

DALE

In Time
For New Year's

Both images from Find a Grave, for Rock Creek Park Cemetery in Washington, DC
<https://www.findagrave.com/memorial/53898075/ann-barber>
Fuller 1954 article linked in last slide

They matter; WE MUST MEMORIALIZE THEM.

Presented 10/24

33 names of 39 enslaved persons inherited (1825):by WD Digges, Green Hill

Albert	Keasy
Abel	Lewis
Basil	Lithe
Ben	Lucy
Charles	Margaret
Charles	Mary
Clara	Mary
Daly	Milly
Eliza	Nanny
Giles	Nelly
Gusty	Priss
Issac	Raechel
Jane	Raechel
Jefferson	Ruth Ann
John	Sarah
	Sophy
	Washington
	William

SOURCE: NC Race and Slavery Petitions of the [Digital Library on American Slavery](https://dilas.uncg.edu/petitions/)

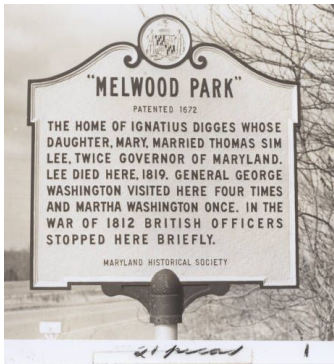
This web exhibit used Maryland Chancery Court records; these 39 people were willed to William Digges of GreenHill Plantation after a family dispute about who could claim these enslaved people as their property.

<https://dilas.uncg.edu/petitions/>

FROM EARLIER TESTIMONY: Respectfully submitted by Marybeth Shea, Hyattsville, MD: testimony 10/24/2024.

Historic preservation: marker standards

Standards should reflect dignity and solemnity to occasion: old, new samples



The Digges family also owned Melwood, as well as the land of what is now National Harbor.



<https://collections.digitalmaryland.org/digital/collection/pgjw/id/550/>

<https://www.hmdb.org/m.asp?m=237129>

<https://www.cathstan.org/local/part-1-descendants-of-ancestors-enslaved-by-jesuits-reconnect-with-family-members-and-heritage-in-southern-maryland-gathering>

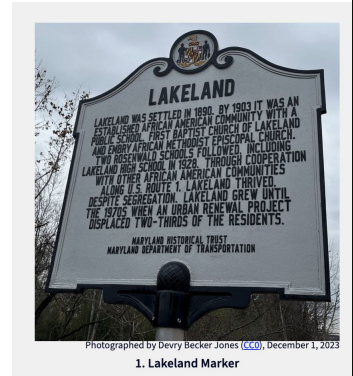
Proposed: professional attention/community consultation

Any historic markers at the Ager Road property should reflect community needs and historic preservation standards. The context is Prince George's County and Maryland history, with attention to the lived experience of enslaved persons.

Suggested (English/Spanish):

- **Outdoor curation by historic markers**
- **Proposed posters require community consultation**
- **Web exhibits are also a way to document and share widely.**

Recent curation of Lakeland by MNCPPC is a model -->



<https://www.hmdb.org/m.asp?m=237129>

Last wish: Wooded buffer as a place to contemplate

In 1989, Toni Morrison called for historical markers commemorating slavery. She wrote *Beloved*, in part, because of an absence of knowledge about this history.

“There is no place you or I can go, to think about or not think about, to summon the presences of, or recollect the absences of slaves,” she said. “There is no suitable memorial, or plaque, or wreath, or wall, or park, or skyscraper lobby. There’s no 300-foot tower, there’s no small bench by the road.”

The Unitarian Universalist Bench-by-the-Road Foundation offers two-seat benches/four-seat benches (\$3,500/\$5,000) that can be part of historical curation at the Green Hill Plantation site.

<https://www.uuworld.org/articles/a-bench-by-road>

<https://www.newspapers.com/image/76032803/?match=1&terms=%22Ann%20Barber%22%20grave%20mill>

Data-rich HEALTH ASSESSMENT overview re Ager Rd McDonalds

We believe that the Planning Board erred in not using a health assessment. We testify with this quick yet well-sourced overview about how a McDonald's in Chillum-Lewisdale only exacerbates limited food access; thereby, harms community health, especially for children.

- 1) We used the [Opportunity Atlas](#). This geolocation modeling tool shows average adult outcomes for children based on where they grow up, **at the census tract level**. The Atlas combines census and IRS data to compare outcomes such as average individual and household income, educational attainment, employment rates, and incarceration rates for children who grew up in different areas.
- 2) We combined this work with ongoing USDA analysis re income status and food access,
- 3) Finally, we note the many County reports, proclamations, policy efforts against such food options, especially in the NE district bordering DC.

Companies like McDonalds use powerful proprietary geo-located, real-time information to plan their locations. This community is seen by McDonald's as a likely place to target low income families and children with hot, salty, high fat foods that are relatively low in cost and served up fast, while idling in a car or walking over from several large apartment complexes. Setianingrum, Herlin & Tukiran, Martinus. (2024). High Sugar and Fat Additives in Fast Food Restaurants: Is Whether Addiction or Consumer Loyalty?. Jurnal Penelitian Pendidikan IPA. 10. 1-6. 10.29303/jppipa.v10iSpecialIssue.7875. AND Lustig RH. Ultraprocessed Food: Addictive, Toxic, and Ready for Regulation. Nutrients. 2020 Nov 5;12(11):3401. doi: 10.3390/nu12113401. PMID: 33167515; PMCID: PMC7694501.

The Opportunity Atlas is a data tool that can show average adult outcomes for children based on where they grew up, specifically at the **census tract level**. The Atlas uses census and IRS data to compare outcomes such as average individual and household income, educational attainment, employment rates, and incarceration rates for children who grew up in different areas.

Census tracts: Ager Rd/EW Hgwy

(Rates: poverty; percent minority; foreign born)*

Carole Highlands

15%; 92%; 51%

Chillum Manor

21%; 97%; 58%

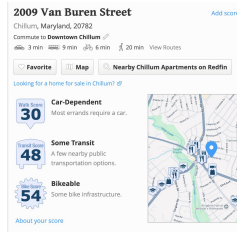
Green Meadows/Brookside Manor

17%; 95%; 61%

Lewisdale

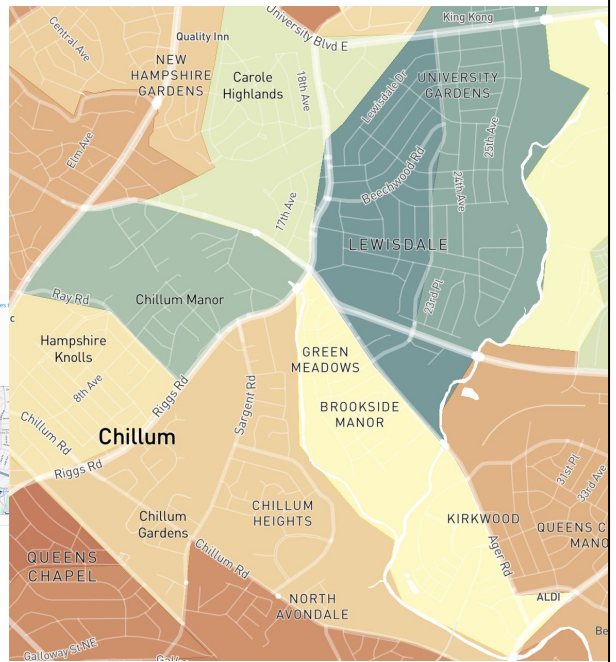
18%; 96%; 57%

Walk Score 30/100: low →



Star donotes proposed McDonalds location

***2012-2016 US Census data in the Opportunity Atlas**



Opportunity Atlas snapshot of the four census tracts that converge at the intersection of Ager and EW www.walkscore.com; Note: the shadow of the proposed McDonalds falls upon many more local neighborhoods; for simplicity, the selected four census tract are those that “touch” the ingress/egress of the proposed drive-through.

Outcomes, child at 35; income, health snapshot

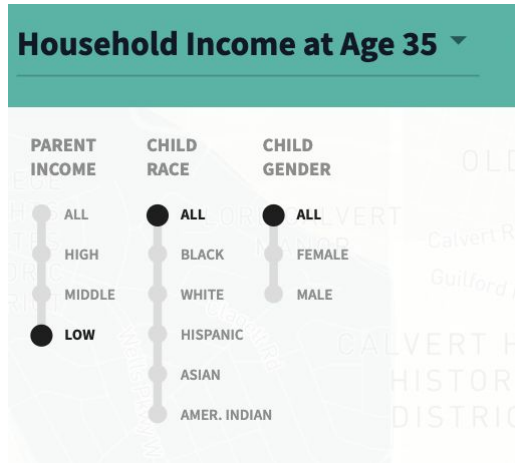
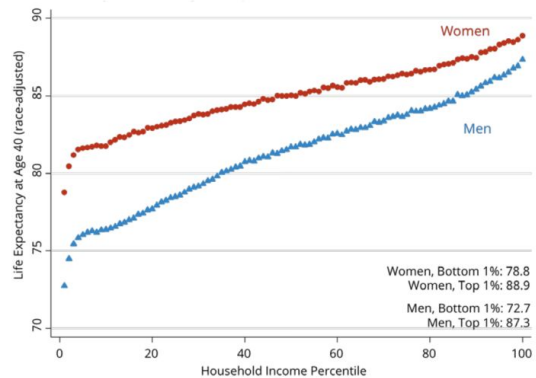


FIGURE 1: Life Expectancy vs. Income in the United States



INCOME POWERFULLY PREDICTS LIFE EXPECTANCY, A PRIMARY MEASURE OF HEALTH STATUS

Left image, Opportunity Atlas for these Census tracts (they predict the same). Right image from "The Association Between Income and Life Expectancy in the United States, 2001-2014" Raj Chetty, Augustin Bergeron, David Cutler, Benjamin Scuderi, Michael Stepner, Nicholas Turner

The Journal of the American Medical Association 315(4), 2016
April 2016

NOTE: The Chetty paper is the canonical citation for this work associating income and health, with life expectancy the proxy for all other health attributes; for this century in the US.

Low income, low access to healthy food→poor health status

PG County Officials KNOW THIS, citing USDA data/analysis, sources in notes.

County initiatives and proclamations include:

- Healthy Food Priority Area
- Healthy People Plan
- Food Equity Council

Map 10: Low income and low access areas (food deserts) at 1 to 10 miles



Economic Research Service (ERS), U.S. Department of Agriculture (USDA). [Food Access Research Atlas](https://www.ers.usda.gov/data-products/food-access-research-atlas/), <https://www.ers.usda.gov/data-products/food-access-research-atlas/>

Cited (p. 61) in "Healthy Food for All Prince Georgians." Prince George's County. 2015

<https://pgccouncil.us/DocumentCenter/View/5785/Healthy-Food-For-All-Prince-Georgians> Lisa can list the initiatives?

Bottom line

Placing a McDonald's in the heart of a low income, low access (LI LA is technical name for food desert) community is:

- Against the current and future health of children and residents.
- Against many County proclamations and stated goals – *See RIGHT*.
- Undermines County health goals that the Planning Commission said they did not have to consider;.

WE THINK THEY MUST CONSIDER HEALTH in their analysis. This analysis was not done in the Ager Road McDonald's planning meetings

Prince George's County has been at the blunt food and retail marketeers for decades.

The first inner county Starbucks (East West/Belcrest) required action by Magic Johnson, no less.

Retail food, like McDonalds, use data to predict ability to sell to communities. Low income communities are part of their preferred market capture goals.

Herewith, we use similarly powerful data tools to show health disparities related to income and food access

Do not let this McDonalds restaurant locate here. We deserve a break today *and all days*.

Respectfully submitted, Marybeth Shea, 3100 Kimberly Road, Hyattsville, MD 20782