



**BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 140 - PARTY STATUS REQUEST**

Before completing this form, please go to [www.dcoz.dc.gov](http://www.dcoz.dc.gov) > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

**PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.**

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	Eckington Civic Association		
Address:	30 Quincy Place, NE, Washington, DC 20002		
Phone No(s):	202-909-0775	E Mail:	katrinatvelasquez@gmail.com
I hereby request to appear and participate as a party in Case No.:		Z.C. Case No. 17-09	
Signature:			Date: 12/13/2017
Will you appear as a(n)	<input checked="" type="checkbox"/> Proponent	<input type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E Mail:	

**ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:**

I hereby request advance Party Status consideration at the public meetings scheduled for: **12/14/2017**

**PARTY WITNESS INFORMATION:**

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

**PARTY STATUS CRITERIA:**

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?	<i>See Form</i>
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)	<i>See Form</i>
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)	<i>See Form</i>
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?	<i>See Form</i>
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.	<i>See Form</i>
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.	<i>See Form</i>



December 13, 2017

Zoning Commission of the District of Columbia  
441 4<sup>th</sup> Street, NW STE 220 South  
Washington, DC 20001

**RE: Eckington Civic Association Party Status Request- PUD 1501 Harry Thomas Way, NE**

Dear Commissioners:

On behalf of the [Eckington Civic Association](#), I am writing to request a waiver of the 14-day submission of party status requirement as it relates to the proposed PUD for residential project at 1501 Harry Thomas Way, NE, including the community benefits and amenities package proposed by the applicant Foulger-Pratt.

Below you will find the answers to the requested questions:

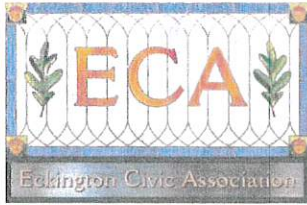
1. List of Witnesses to Testify on Behalf of the Eckington Civic Association: Katrina Velasquez, President of the Eckington Civic Association
2. Summary of the Witness' Testimony:

On November 6, 2017, the Eckington Civic Association voted in support of the proposed development and community benefits agreement. The Eckington Civic Association ("ECA") is a neighborhood civic engagement group designed to care for our community by promoting the civic welfare within the Eckington neighborhood of the District of Columbia. The Eckington neighborhood boundaries include residents south of Rhode Island Avenue NE, north of Florida and New York Avenue NE, east of North Capitol Street NE, and west of the railroad tracks next to the Metropolitan branch trail. This proposed development falls directly within the Eckington Civic Association boundaries.

Foulger-Pratt originally approached the Eckington Civic Association in January 2017 regarding both the project and the community benefits agreements. Over the last year, we were pleased that the applicant presented numerous times at our monthly Eckington Civic Association meetings and incorporated several of the requests from the community. To help guide the applicant on the community benefits agreement, the civic association conducted an Eckington community-wide survey in April with 81 resident respondents, established a 15-person Development committee to conduct negotiations with Foulger-Pratt, and openly discussed the development and benefits during our meetings in [January](#), [February](#), [April](#), [July](#), [September](#), [October](#) which you can find our meeting minutes attached. Further, during our widely attended Eckington Day on October 28, 2017, Foulger-Pratt presented the development proposal to the community, gathering suggestions and opinions for improvement.

The top five identified priorities from the April 2017 Eckington community survey (33-45% of residents identifying it as a priority within the survey) included NoMa Park Amenities, Planting Trees in Eckington, Providing and assisting with Affordable Housing, Adjusting Traffic Patterns, and Investing in Harry Thomas Park. Additionally of note, the least desired categories (less than 7% of residents identifying it as a priority) included donations to the schools within Eckington, donations to the North Capitol Main Street Partnership, and new signs for Eckington.






In turn, we were pleased to reach an agreement with the applicant for the project and CBAs to include adjusting the dangerous curve on the Metropolitan Branch Trail (off of R Street, NE), donated land to NoMa parks for the community use, installing a full dog park for the community, and providing a \$40,000 grant with the Latino Economic Development Center designed to provide an Eckington-designated staffer to conduct direct outreach to our residents, hold know your rights clinics, and personally work with our neighbors to ensure that they can remain in affordable housing and protect themselves against landlord noncompliance.

With this great collaboration and support of a very engaged Eckington community, we urge you to support the proposed PUD consistent with the desires of the residents directly affected by the project.

3. An indication of which witnesses will be offered as expert witnesses: N/A
4. The total amount of time being requested to present your case: 5 minutes

#### **Party Status Criteria:**

1. **How party is affected by this action:** The Eckington Civic Association represents the residents surrounding the entire PUD requested. The Eckington Civic Association (“ECA”) is a neighborhood civic engagement group designed to care for our community by promoting the civic welfare within the Eckington neighborhood of the District of Columbia. The Eckington neighborhood boundaries include residents south of Rhode Island Avenue NE, north of Florida and New York Avenue NE, east of North Capitol Street NE, and west of the railroad tracks next to the Metropolitan branch trail. This proposed development falls directly within the Eckington Civic Association boundaries.
2. **Legal Interest:** None.
3. **Distance between PUD and person’s Property:** Eckington Civic Association represents the entire area surrounding the property. Additionally, the witness lives 175 feet from the proposed property at 219 Randolph Place, NE, Washington, DC 20002.
4. **Impact if PUD approved or denied:** If the PUD is approved, it will provide a significant amount of much needed recreational space, retail, fixing the dangerous curve around the Metropolitan branch trail, and helping Eckington residents to protect their rights as tenants and landlord noncompliance.
5. **Relevant Matters how person will be affected/aggrieved if action requested is approved or denied:** If approved, the Eckington neighborhood will benefit from the additional recreational space, retail, fixed MBT, dog park, and assistance to stay in their home. If denied, we will continue to have residents be forced to leave the community, lack green space and retail, and have accidents on the MBT near the curve.
6. **Party’s Interest will be more significantly affected than other persons in the general public:** The Eckington Civic Association has worked with the community and the applicant for over a year to reach an exciting agreement which we supported. Our interest reflects the direct desires of the community and directly affects our residents, whereas other parties within Ward 5 are indirectly affected by the PUD.

Sincerely,  
  
President, ECA