



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: Black Neighbors of 1617 U. Street, NW  
Address: 2105 17<sup>th</sup> Street, NW, Washington, DC 20009  
Phone No(s): (202) 251-7843 E Mail: adams.gregory1@yahoo.com

I hereby request to appear and participate as a party in Case No.:

Signature: Gregory G. Adams Date: 11/04/2023

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel? ☐ Yes ☒ 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: November 20, 2023

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?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
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.)
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?
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.
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.

ZONING COMMISSION  
District of Columbia  
CASE NO.23-02  
EXHIBIT NO.355

## BLACK NEIGHBORS 1617 U FORM 140

### **Party Witness Information:**

#### *1. List of Witnesses:*

\* Gregory Adams: Born in Adams Morgan & raised in DC, living at 2105 17th St NW for 40 years, with a family line going back to his great grandfather who came to DC in 1800's. His home is in the famous Strivers Section of DC just adjacent to the subject site.

\* Neighbor. TBD.

\* Expert TBD.

#### *2. Presentation:*

\* Gregory Adams will speak about the being the last Black household on this block of 17th Street and witnessing the transformation of communities with redevelopment and rezoning and the impacts on Black DC neighbors. And, also speak to the lack of accounting of redevelopment promises and the term "affordable" housing.

\* Witness on importance of racial equity in the rezoning of the 2-acres of public land and subsequent redevelopment vis-a-vis the DC Comprehensive Plan, TBD.

\* Expert, TBD.

#### *3. Experts:*

\* Expert TBD.

#### *4. Total time for presentation*

\* Estimated at 20 minutes

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### **FORM 140 PARTY STATUS CRITERIA**

1. The DC Office of Planning says at page 20 of their June 16, 2023 report: "... the proposed zoning would enable future residential development that would benefit moderate- and lower-income District residents who, in the Mid-City area, are predominately Black." Our members, Black Neighbors of 1617 U Street argue that the proposed zoning and "future residential development" would not benefit us, rather it will harm us. We have keen direct interest in seeing these 2-acres of public land (Sq. 0175, Lots 826 & 827) be rezoned and redeveloped in a way to repair the harms of the past, not further impose displacement pressures on us. And we want our interest in the future of this public land to help mitigate socio-economic and environmental impacts as we are considered a vulnerable population of Black neighbors.

2. Black Neighbors of 1617 U Street are legally invested in the future of these 2-acres of public land and its redevelopment. We all live in the vicinity and we are neighbors of our police and fire stations and benefit from and rely on their timely life safety services. Further, Black fire and police officers can't live in this community where they serve. More importantly, as noted above, the future of this site must be used to forthrightly repair the past harms specific to Black neighbors and mitigate the recent extreme affordable housing crisis that has affected our Black community immensely.

3. Most members of Black Neighbors of 1617 U live very close to the subject site if not within several blocks. Members who are within 200 feet may share similar concerns as other parties, however what distinguishes us is that we seek to lift up the racial equity policies of the Comprehensive Plan vis-a-vis this proposed rezoning and how it may specifically and concretely and uniquely affect our Black neighbors.

4. If this application is approved, the result will be rezoning of this very large public site to a district (MU10) representing the type of bulk of a downtown-sized district (100+ feet tall) "by-right." The impacts subsequent to the rezoning born of constructing an MU10-sized building will more uniquely affect us as Black neighbors (due to the racial wealth/income gaps) as we don't routinely have the finances and types of insurance that perhaps others may be privileged to have to take care of adverse effects on our over 100-year old homes. We feel our houses shake when basic utility work is being done on the streets as it is. Also, as Black neighbors we are more vulnerable than the general public our white counterparts due to the historical poor health issues imposed on us and that we are dealing with, like asthma and heart issues as shown in DC's health care indexes. The construction impacts of a MU10 building will greatly exacerbate these health issues and lead to our likely displacement or worse. Our members are mostly seniors and they will be harmed by your approval of this rezoning. And, this type of rezoning has been demonstrated to impact Black neighbors acutely leading to our being costed out of our DC neighborhoods when these types of proposals are approved (as demonstrated in Navy Yard, Southwest, H Street, Shaw, south of Union Market, etc.).

5. There is a dearth of green space nearby and we expect the caretakers of public land to consider these types of recreation needs for Black neighbors, MU10 isn't it. Disruption of our life safety services is a terribly important adverse impact especially to our Black seniors. And, the Office of Planning reporting on "racial equity" is not representative of Black voices or our neighbors' pressing issues, in fact it is a abandonment and harm. We intend to propel a true racial equity lens and analysis of this rezoning proposal that is so far missing now.

6. As highlighted above, Black Neighbors of 1617 U Street are in fact most uniquely and concretely impacted than the general public both due to their proximity to the subject site and importantly due to the relevance this 2-acre public property has in repairing the harms of displacement and racism of the past. We seek to ensure that Black neighbors will and must truly benefit from this site as it is owed and due for years and years of disinvestment and abuse of our rights, our health and our socio-economic conditions.

**[See signature page]**



We, the undersigned, agree to have "Black Neighbors of 1617 U St" represent our interests in Case 23-02 before the Zoning Commission on November 20, 2023.

NAMEADDRESSSIGNATURE

Gregory Adams 2105 17<sup>th</sup> St, NW M.O. Adams

Reginald R. R. 1631 V St NW RB

Howard Clark 1633 V St NW H

Salome W. Burton 1625 "V" St. NW Salome W. Burton

Torian D. Adams 2105 17<sup>th</sup> St NW Torian Adams

Ella R. Penn 1635 V St NW Ella R. Penn 11-06-23

Yvonne C. Williams 1747 G St NW Yvonne C. Williams 11/6/23

Glenda Richmond 2001 15<sup>th</sup> St. NW #602 11.06.23

Signed by:

Gregory G. Adams

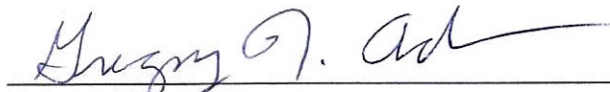
11/06/2023

## PERSONAL STATEMENT

I, Gregory Adams attest to the best of my ability under penalty that the following statements are true and correct:

1. I live within 200-feet of 1617 U Street, NW and have co-founded Black Neighbors of 1617 U Street.
2. I have received the authorization and organized the collection of the names and signatures of Black Neighbors of 1617 U Street as attached herein with Form 140 seeking party status for our group.
3. The signatures of our members are true and correct and were collected between Thursday, November 2, 2023, and Monday, November 6, 2023, and I possess the original document for verification.
4. Black Neighbors of 1617 U Street will hold a session to choose our representative before the upcoming zoning hearing on November 20, 2023. By default, our group representative will be me.
5. All of the statements presented in our Form 140 are true and correct to the best of our ability.

Signed:



Gregory Adams  
2105 17th Street, NW  
Washington, DC 20009  
202-251-7843 (cell)  
adams.gregory1@yahoo.com

Date: 11/06/2023

Affidavit of Service, Case 23-02

Dear Office of Zoning:

I hereby certify that on this day, November 6, 2023, I emailed a copy of the request for party status filed by Black Neighbors of 1617 U Street to:

ANC 1b SMD 07	1b07@anc.dc.gov
ANC 1b	1b@anc.dc.gov
ANC 2b.	2b@anc.dc.gov
Daniel Lyons, DMPED	<u>daniel.lyons@dc.gov</u>
Jennifer Steingasser, OP	<u>jennifer.steingasser@dc.gov</u>
Joel Lawson, OP	<u>joel.lawson@dc.gov</u>

Sincerely,  
Black Neighbors of 1617 U Street

Gregory J. Adh, Representative