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The InTowner

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Next Issue
September 10

Sep. Adams Morgan Day Being Revamped by Area's "Main Street" Group

By Laura Gramling*

Curiosity is building about Adams Morgan Day 2004, set for Sunday, September 12. First held in 1978, the annual event is sponsored this year by the neighborhood umbrella group, Adams Morgan Main Street. Planned by local residents and businesses together, the goals and concepts are a bit different from prior years. According to Rachid Adallah, owner



all photos—James Di Loreto, JD Photography © 2003; courtesy, Adams Morgan Main Street (from 2003 festival)

of Bossa Bistro, "This year we feel that our needs and opinions were taken into consideration, and the local businesses might actually benefit."

For 2004, the number of total vendors is smaller, and the number of outside food and beverage vendors is limited because more local businesses are encouraged to be open. Lisa Duperier, President of Adams Morgan Main Street explained, "Although it results in lower revenue, the goal is to allow sufficient room to stroll and view the existing business façades and neighborhood architecture." There will be only a single row of vendors throughout, with the site design allowing for a zig-zagging up and down the street.

New this year is a "cultural" stage with

Cont., ADAMS MORGAN, p. 8

"Gentrification" in Shaw: Many Fear It, Others See Benefits but Still Worry

By Keith Shaljian

Of the many disparate forces that shape a neighborhood, no single entity has more potential energy than the alignment between city planning and private development. Any resident of Washington, no matter how recently arrived, can see the rapid acceleration of these conjoined forces. Cranes dot the skyline and roads are closed for privately funded construction projects; rent and property taxes increase at an astronomical rate; new restaurants, jobs and people become part of the landscape. Yet for long time residents of what once was known as "Chocolate City," the change in surface structures has initiated an irreversible and abstract notion of the place they have lived in for decades.



all photos—Mike Shaljian—The InTowner

The Shaw and Mt. Vernon neighborhoods, for example, has only very recently become a place the bourgeoisie could call home. A dramatic effort has been made to restructure the neighborhood and make it amenable to the palate of the new urbanites, who are mostly relocating from either trendy neighborhoods from which they've been priced out, Dupont Circle and even Adams Morgan or from the suburbs. Condominiums have been erected rapidly as the area closest to the new Convention Center undergoes a fiscal and physical wholesale change. One-bedroom apartments are routinely rented for upwards of \$1,500 a month and property taxes have seen increases over 400 percent in a five-year period.

Across urban centers in the U.S., the advent of the Housing Act of 1949 initiated what Dr. Mindy Fullilove has termed "root shock" in her new book of the same name, which is based on six years of interviews in Pittsburgh, Roanoke, and New York City. Fullilove defines root shock as the "profound emotional upheaval" that works at both the individual and community levels, regenerating a new center core and dis-

Cont., SHAW, p. 7

Stead Park 198-Year Lease Plan For Private Group Galvanizes Opponents Objecting to Public Land Disposal

By Anthony L. Harvey

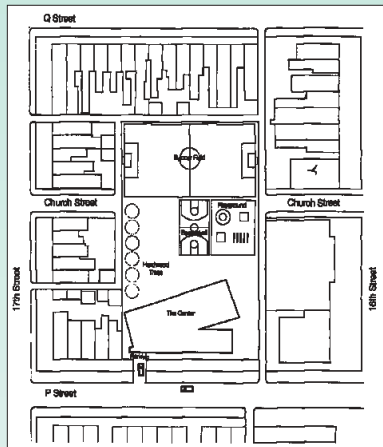
The proposed lease agreement between the District of Columbia and the Metro DC Community Center, also known by its GLBT acronym for the Gay, Lesbian, Bi-Sexual, and Transgender Community, which the Center's services will celebrate and support, is a dramatic example of what public service activists are referring to as contemporary reverse philanthropy, in which a so-called public/private partnership is created by which public assets are used by private entities for the benefit of the goals and objectives of designated private parties.

This July 1, 2004 draft lease proposes the transfer of operational jurisdiction of the 1.39-acre Mary Force Stead Playground, which is owned by the U.S. Park Service, from the District's Department of Parks and Recreation (DPR) to that of the Metro DC GLBT Community Center for one dollar a year for 198 years in two separate 99 year leases, the second of which is allowed as a renewal at the sole option of the tenant, the Metro Community Center, Inc. (*The InTowner* initially reported this development in the July 2004 issue, "City May Be Ready to Give Up Stead Park; Gay & Lesbian Center Group Claim to be in Final Stages of Acquiring 99-Year Lease," page 1.)

The term of this 198-year, dollar-a-year proposed lease is strikingly different from the 99 year, \$100-a-year proposed lease described to *The InTowner* last month by the Metro DC GLBT Center president, Patrick Menasco. In return for the city leasing of the Stead Playground, which is conservatively appraised at a value of \$8.5 million, the Center will allow one DC parks and recreation department official to attend its Board meetings to ensure that the "recreational and related purposes" of the lease are carried out. No provision is made in the lease for participation on the Center's board or in its activities at Stead by the National Park Service, the Stead Trust, or the Dupont Circle community at large.

In addition, DPR is charged by the lease to carry out maintenance of Stead's playing fields—i.e., those areas of the playground that are not covered by the Center's improvements, its office building that would be built on a portion of the site, the parking garage that would be constructed underneath the soccer field, and other above and below ground structures.

While the proposed lease states that the tenant—the Metro DC GLBT Center—"at its sole cost and expense, shall construct the Project on the [Stead] Land," subsequent clauses in the lease obligate the city by specifying that DPR be responsible for securing public funds for the Center and to ded-



site plan—courtesy, Metro DC Community Center, Inc.

icate the use of any "funds held by or for DPR with respect to Stead [playground]" for the maintenance of the exterior spaces of the [Metro Center's] Project, i.e., their constructed "improvements."

The provision pertaining to "Public Funds" is especially revealing: The relevant clause states, in its entirety, "DPR shall make good faith efforts to assist Tenant [the Metro DC Center] in securing, for the benefit of the Project (including, without limitation, its construction and maintenance), such appropriations of public funds as are reasonably obtainable from the District." And DPR's current beneficial use of private funds dedicated to the Mary Force Stead Playground includes the income from the charitable trust established in the will of Robert Stead, the assets of which include real property located in an un-gentrified area of southeast Washington on Pennsylvania Avenue across from the Potomac Avenue Metro station; its value alone is appraised at \$250,000.

Further provisions of the proposed lease provide for maximum independence to the tenant. For example, one provision specifically authorizes the Center to sublease Stead Playground land for a parking facility without any oversight allowed to the District government. The language could not be more precise: "A parking lease or parking

Cont., STEAD PARK, p. 9

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SELECTED STREET CRIMES: Reported, July 11 - August 5

Following is a sampling of reported crimes in the expanded 3rd Police District and the Bloomingdale neighborhood portion of the 5th District. Times shown are when reports recorded by police; actual incidents will have occurred earlier. Occasionally we include reports not recorded by the MPD. Emphasis here is placed, for the most part, on listing crimes against persons occurring in or adjacent to public space. Not generally reported are the extraordinary numbers of burglaries, auto heists, and "smash and grab" from parked cars. These crimes appear to be consistently a problem from Rock Creek eastward and from downtown north, spread fairly evenly throughout affluent, transitioning, and low-income neighborhoods. Also not reported, for reasons of space, are most of the numerous, random purse & other snatchings that can occur anywhere and at any hour.

With the exception of a single crime reported for July 11, data for crimes reported between July 1 & 24 were not made available to us in time to meet our press deadline.

- **Adams Mill, 2200 blk.:** man approached by 3 others who punched him in face, knocked him down & forcibly robbed him [10pm, Fri., 7/30] (A seemingly identically-committed robbery by 3 men occurred 5 hours later in the 1300 blk. of Belmont St. in Col. Hghts.)
- **Adams Mill, 2600 blk.:** man inside Walter Pierce park accosted by 2 others on bikes who grabbed him demanding money & when he hesitated one of them told his accomplice, "get the gun for him," whereupon the man handed over his money [6am, Thu., 8/5]
- **Belmont, 1300 blk.:** man approached by 3 others who punched him in face, knocked him down & forcibly robbed him [3am, Sat., 7/31] (A seemingly identically-committed robbery by 3 men occurred 5 hours earlier in the 2200 blk. of Adams Mill Rd. in Adams Morgan.)
- **Conn., 1300 blk.:** retail store robbed by man who first inquired whether they could make up party invitations and when informed, "Yes," pulled a knife, threatening to stab employee if refused to open cash register [5pm, Wed., 7/28]
- **Fla. & Seaton:** woman accosted by man who punched her in face, grabbed property & then threw beer in her face [5pm, Wed., 7/28]
- **Holmead, 3500 blk.:** man approached by 2 others from the front who punched him in the face while another came from behind & pushed him to ground, whereupon he was robbed [7pm, Sat., 7/31]
- **Kenyon, 700 blk.:** man approached by another asking for "a light" & before he could respond man raised his shirt showing a gun & ordered him into alley where he was robbed [10am, Thu., 8/5]
- **Lamont & Georgia:** woman accosted by 2 men who struck her several times & attempted to rob her but then fled [8am, Wed., 8/4]
- **Lamont, 1800 blk.:** man accosted from behind by 3 men, placed in a choke hold, punched in head & body & robbed of money & jacket [11pm, Thu., 7/29]
- **Lanier, 1700 blk.:** 2 persons ordered to ground by 2 others with gun & robbed [12mid, Wed., 8/4]
- **Mt. Pleasant, 3000 blk.:** man robbed at gunpoint by 2 others [10pm, Wed., 8/4]
- **P, 900 blk.:** man walking & talking on cell phone robbed at gunpoint by another who ordered him to drop his phone & wallet & walk away [11pm, Thu., 7/29]
- **P, 1300 blk.:** man robbed at gunpoint by 2 others on bikes [10pm, Fri., 7/30]
- **P, 1400 blk.:** shoplifter observed exiting Whole Foods Market with shopping basket filled with various items that had not been paid for & when employee followed outside & attempted to stop the theft by grabbing the door of car being gotten into, shoplifter pulled out an semi-automatic & was able to drive off [3pm, Wed., 7/28]
- **Park, 1600 blk.:** man entering the lobby of his building approached by 3 men, struck in the face & robbed [4pm, Mon., 7/26]

- **Parkwood, 1300 blk.:** person grabbed & punched by another who came from behind, fell to ground & robbed [12noon, Thu., 7/29]
- **Phelps, 1800 blk.:** woman accosted by man from behind who grabbed her, knocked her down & robbed her [12 mid, Sat., 7/31]
- **Q, 1300 blk.:** man robbed at gunpoint by another on a bike who then struck him on the top of his head with the gun, knocking him to the ground [6am, Sun., 8/1] (Would appear to be the same robber as in the incident in the same block within moments of this one)
- **Q, 1300 blk.:** woman robbed at gunpoint by man on a bike [6am, Sun., 8/1] (Would appear to be the same robber as in the incident in the same block within moments of this one, although she avoided getting struck & knocked down.)
- **R, 1200 blk.:** man robbed at gunpoint by another on a bike [11pm, Sat., 7/31]
- **Spring, 1100 blk.:** woman's purse snatched from her as she was entering the gate in front of her home [11pm, Sun., 7/25]
- **T, 900 blk.:** man grabbed from behind & robbed of cash pulled from his pants pocket [2am, Fri., 7/30]
- **Vt. & U:** two men walking struck by another in the head & face with a crutch wielded by another while his accomplice stood by & watch before both departed scene [11pm, Sat., 7/31]
- **9th & Rhode Is.:** man robbed by another at knifepoint [8pm, Wed., 7/28]
- **10th, 1500 blk.:** 2 persons assaulted by 2 others who forcibly robbed them [3am, Wed., 8/4]
- **11th, 1600 blk.:** man walking past another greeted with a "What's up, Dude," and giving a response, kept on walking but was then approached from behind & robbed by the questioner who ordered him to empty his pockets [10pm, Wed., 7/28]
- **13th, 1700 blk.:** man approached by another who demanded that he empty his pockets, then displayed a large handgun, but was foiled when man fled [11pm, Thu., 7/29]
- **14th & Belmont:** woman assaulted by a large group of men, one of whom struck her in the face with a bottle & another who stabbed her buttocks with a sharp object [3am, Sun., 7/11]
- **14th & Meridian:** man approached from behind by 2 others who asked for money & then began punching him & going through his pockets when he declined but found nothing to take [6pm, Tue., 7/27]
- **14th & Otis:** man accosted by 2 others who had just gotten off Metrobus, placed in a headlock while having his pockets gone through and property removed & then slashed in stomach with knife when he began to struggle [12mid, Mon., 7/26]
- **14th, 2000 blk.:** woman who had just completed withdrawing cash from an ATM approached by a man who demanded the cash & her ATM card [10am, Thu., 8/5]
- **17th, 1700 blk.:** 2 gay men attacked inside 7-Eleven store by man described as white, bet. 25 & 30, slim build, Mohawk, tattoos covering both arms, & large piercings, then being joined in continuing attack outside by 2nd white man described as 5'10", medium build, shaved head, tattoos & piercings; both then drove off in black Toyota Celica with non-DC plates, starting with letters "JC" [1:45am, Thu., 7/29] (Although reported to police, MPD daily crime reports reveal no record of incident.)
- **17th, 2400 blk.:** man approached by another who punched him in face & forcibly robbed him [2pm, Wed., 8/4]
- **18th, 1800 blk.:** man accosted from behind by 3 others who beat him about his body & forcibly robbed him [2am, Sun., 7/25]
- **20th, 1700 blk.:** woman's purse grabbed by man who ran up from behind & when she resisted was struck on the side of her head with his fist [4am, Sun., 8/1]

ADAMS MORGAN

From p. 1

family entertainment such as Latin and Gospel choirs, dance and theatrical troupes, and local artists. Coordinated by Belmont Road resident, Celestino Zapata, it will be held on the steps of the First Church of Christ, Scientist, combined with Unity Park, as the venue. "This is really exciting," said Zapata, "an opportunity to use my background in artist management and show some of what my neighborhood exemplifies as a community!" Bank of America is the sponsor of the Cultural Stage.

Festival co-director Maria Gomez of Mary's Center for Maternal and Child Care, stresses the input of community and neighborhood concerns into the planning. "Whether in the vendor review process, or keeping the street closures to only one day, or involving our local Sitar Center students, we have sincerely strived to create a festival attractive to both locals and visitors."

Much of Adams Morgan Day 2004 will



be familiar with the same great Columbia Road and Florida Avenue music stages. Clear Channel's Jerry Phillips returns for the 18th year as organizer of the Florida Avenue stage, with Carolina Restrepo as Spanish interpreter and co-host. Some featured acts will be Chopteenth AfroBeat Big Band, Salsa Latin Sounders, Sounds of Brazil, and America-Bossa Jazz.

Other familiar elements will be a basketball tournament, Kid's Fair coordinated by Maggi Moo's Ice Cream, Arts on Belmont, and T-Shirts offered by local business sponsors that include SAKI Asian Grill and Adams Mill Bar & Grill. Some returning sponsors are Sun Trust, Citibank, Adams Investment, DC Chartered Health, Safeway and Zip Car.

Kerri Washington, owner of Maggie Moos, explained that community spirit and Adams Morgan's attractiveness to visitors from throughout the region attracted both her and her husband Darryl to choose opening their business here. "Adams Morgan Day is a great time to introduce our special product to many new families

Cont., ADAMS MORGAN, p. 21

SHAW
From p. 10

such as the infamous 7th Street Crew. As for the charge about removing the flowers, Crawford suggested that what was probably happening was that the landscaping contractor was replacing plantings at the property.

According to Manna's Robinson, "These

properties were allowed to fail inspections for two or more years. The administration sits back and watches and there are never any consequences for these owners," she added. "With all the talk of building a new city, we have to realize that these tenants are happy to be living in a neighborhood with a grocery store, to be near a subway; it's a desirable place for them to live in too." □

It Happened in Paris Also

Washington is certainly not the first city to initiate an aggressive redevelopment strategy. The Paris of Napoleon III in the mid-19th century turned over a massive amount of resources and power to Baron Haussmann, a romantic "artist-demolitionist" and reader of Goethe and Byron, who created the famous wide boulevards that residents soon took to barricade during the city's period of unrest. Haussmann and his agents had unlimited access to the city's funds and operated a kind of midnight government of expropriations, who spoke in the name of "a roof for fathers and a cradle for infants" while displacing the countless thousands that had collected in poverty around the core of the city. The circularly-designed city with a thousand little byways was expanded in a way that was unquestionably financial and military in character: wide boulevards were erected that would allow military regiments to pass through, and the barricade fighting that residents engaged in was not enough to supplant a plan that had been willed from the top.

—K. S.

ADAMS MORGAN

From p. 8

from varied ethnic and geographic perspectives," she said

Representatives from non-profit organizations, civic associations (Kalorama Citizens, Adams Morgan Community, and Reed Cooke Neighborhood), landlords and the neighborhood's retailers, restaurant and bar owners have participated in the planning. Matt Forman of KCA cited the hard work by many people, noting, "This is a difficult and demanding process, with all the permitting and insurance and other details."

Challenges abound relating to pedestrian management, volunteer coordination, security, police presence, and rest facilities. Pat Patrick, longtime resident and real estate broker—and former festival director for many years—is concentrating on "day of" planning, and mentioned that volunteers are always needed. The festival's director is Meryl Icove (AMDay2004@yahoo.com), from Doggie Style Bakery, and Paul Marengo is volunteer coordinator (AMDay2004vollies@yahoo.com). The vendor application is available on line at www.AMMainStreet.org.

*The writer, an organizational development consultant and neighborhood resident for the past four years, chairs the Organization Committee of Adams Morgan Main Street.



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