

**Mackie J. McCrea
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June 16, 2006

**DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 2103
Washington DC 20001**

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D.C. OFFICE OF ZONING
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**Board of Zoning
Director S. Pruitt
441 4th Street, NW Suite 210
Washington, DC 20001**

References: Case 0601, Square 776, Stuart Petroleum
Residential Square 776 at 3rd and H Street NE
The old BP/Amoco-Stuart Petroleum Mega Gas
Station proposal

Dear Commissioners:

I am a life long Washington D.C resident and property owner on residential square 776. I also humbly serve as Co Chairman of the Square 776 Committee that is in strong opposition to this proposed development and continual aggressive assault on Square 776 by this developer, Stuart Petroleum.

I write to specifically ask your board and committees to soundly reject this proposal.

**ZONING COMMISSION
District of Columbia**

CASE NO. 0601
EXHIBIT NO. 33
ZONING COMMISSION
District of Columbia
CASE NO.06-01
EXHIBIT NO.33

As a property owner and resident of Square 776 I am strongly opposed to this development.

I respectfully ask for "Party Status" and be allowed the right to give testimony before your committee.

As a spokesman for Square 776 Committee we are also strongly opposed to this development.

On behalf of all residents and property owners, I respectfully ask that they all be granted "Party Status" and be allowed to give testimony before your committee.

Many members of residents of Square 776 are elderly and will have difficulty drafting a "Party Status" request or physically unable to attend the hearing. I ask that you allow others to represent them.

We the residents of Square 776 strongly oppose the developers attempt to close or re configure our alley ways. The alley ways have served us well through the decades. They provide access to our back yards for parking and other activities. They provide access for all city services that we as tax payers are entitled too. They also provide access for emergency vehicles (police and fire). This access was critical in fighting a 3 alarm fire that threaten our homes a few years ago.

PLEASE SAY NO, DO NOT LET THEM CLOSE OR RECONFIGURE OUR ALLEY WAYS.

We ask that your committee strongly look at the track record of this developer. These are the same guys along with BP Amoco that attempted to ram through a "truck stop" style gas station on square 776 and our community. This group was very shrewd and manipulative in attempting to dictate to our community. Despite the shenanigans of our ANC,s (they frequently ignore residents concerns and are pro development) a bipartisan group of civic associations, community leaders, Black and White along with Square 776 Committee was able to temporarily repel this assault on square 776.

We know that development is coming but we ask that you assist us in making sure the residents have the final say. The developers are profiteers. They have no conscience or civic concerns. After they build their towers and make millions they will leave the problems of over development to the residents who are left to deal with.

We say this is not right. Let's make this a fair fight!

We ask you to look at their attempt to circumvent you're zoning rules and DC law by this land grab. This developer is proposing to access on Square 776, lots, 9,25-31,51-53,800 and 821 and to close our public alley ways. We do not agree to this. Please do not allow them to close our alley ways. This developer does not live on the square. This developer is also attempting to circumvent your zoning rules and make all the lots subject to the same. C-2-B and C-2-A. Some of the lots are zoned differently. Do not let them change it,

It is our understanding that the lots in the heart of square 776 are subject to different zoning rules than the lots that are adjacent to 3rd and H. Street.

We wonder what is next. Will they attempt to re zone our houses off the Square 776? Please do not allow them to do this. We have property rights too!

We also ask that if this bad project is allowed, please make them cut the height of the building at least in half so that it won't dwarf our houses and restrict the natural sun light. Our community is already dealing with the Abdo Development with about 500 units and height of about 15 stories at the old Children's Center in addition to the proposed other development at 3rd and H on the south side of about 300 units.

All this high density development will have a direct adverse effect on single family homes owners in the area. There will be 10 times more traffic and parking will become a night mare for Square 776 residents and surrounding squares. Our quality of life will suffer because of this project.

Square 776 should not be the ones to bare all of the problems that will come with this high density development.

Please protect homeowner's rights! We are the first citizens of the District of Columbia. Do not allow homes owner's rights to be trumped by developer's greed!

Finally, let me address Square 776's over five year struggle with this developer and this current assault on our square. This developer has not been a good neighbor through the decades. For years he has owned and operated a very shabby gas station and refused after repeated request from neighbors to clean it up. Many residents have been robbed and physically assaulted at that gas station. He refused to clean it up and bragged about it being his most profitable station in the Washington market. Apparently, that's why he entered into the deal with BP Amoco in attempt to make it a "Truck Stop" style station. (Square 776 and other residents fought this effort)

Square 776 residents will continue to fight this unfair and aggressive assault on our square. We totally oppose it. We wished that we could get some support from other entities such as the Ward 6 Council Person and our ANC (Who is rumored to now be under indictment for malfeasants in the community along with the previous ANC commissioner who went to jail for his actions), Community Development Corporation, H Street Main Street Project, City Office of Planning, H Street Businessman Association and other community groups, but they all have fail to support Square 776 in the past. Some have already sighed off on the proposal without talking to Square 776 or reviewing the proposal and assessing its effects on the neighborhood. They all seem to have their own agenda and some appear to be in the pocket of this developer. They appear to operate outside of the concerns of those directly affected by this development.

One thing is for sure, they don't live on square 776 and they don't care what happens. (The Developer knows this and has manipulated this to his advantage)

This has made our struggle most difficult.

We ask that you at least make this a fair fight. Make this developer dot every I and cross every T. This developer should be required to follow the existing zoning rules.

Most important make the developer leave our alley way alone
Require him to redesign his project. Direct the developer to come to the table with the residents of Square 776.

Do not close our alley way. Do not approve his development proposal on Square 776.

We trust in the Commissions work you will find truth and fairness.

Sincerely,



Mackie J. McCrea Jr., Co Chairman

Residential Square 776

814 4th Street N.E.

Washington D.C. 20002

202/543-1769

202/606-0737

Mccrea3308@aol.com

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**References: Case 0601, Square 776, Stuart Petroleum
Residential Square 776 at 3rd and H Street NE
The old BP/Amoco-Stuart Petroleum Mega Gas
Station proposal and Alley Closing**

Dear Commissioners:

As Co Chairman of the Square 776 Committee, I am writing on behalf of the Residents on Square 776 to respectfully ask that they all be Given "Party Status" and be allowed to give testimony on the above proposed project.

They all live on Square 776, within 25 feet of the proposed project and will be severely affected by it.

The Residents strongly oppose this project.

Some of the Residents are very elderly. Some of the Residents did not get the notice of the up coming hearing and were unable to draft a letter requesting "Party Status" in time.

I respectfully request that the submission deadline for Party Status be waived for all the Residents who live on the Square 776. Residents of Square 776 that will be directly effected by this project who show up for the hearing, as tax payers and long time citizens of Washington D.C. should be given the right to voice their case before your commission.

The Residents of Square 776 are the following;

Roy Lunsford Granite Lunsford Johanna Lunsford Delia Lunsford	323 I St. N.E.	202/547-4706
Mary and Jim Purdy Elsbeth Purdy Nathan Dessardins	816 4 th St. N.E	207/610-6004 443/822-5451
Brenda Jones Michael Jones Bae Ray Jones Lorain Jones Barbara Jones	313 I St. N.E.	202/547-0187
Dorothy Robinson Sarah Robinson Charlie Robinson	818 4 th St. N.E.	202/546-2306 202/546-4427
Mr. and Mrs. Gray	307 I St. N.E.	202/546-9118
Mrs. Givens	829 3 rd St. N.E.	202/547-3542
Sherman Ray	831 3 rd St. N.E.	202/543-7124
Tom Dehire	812 4 th St. N.E.	

Francisco Barbosa 309 I St. N.E. 202/548-2782
Vera Garcia 635-3300
Indiana Garcia

Barbara Barnes 814 4th St. N.E. 202/543-1769
Floyd McCrea 202/606-0737
Mackie McCrea
Vermelle McCrea

Mr. Diaz 810 4th St. N.E.

I would also ask that you contact either me or each resident as to their "Party Status" so that they can prepare to give testimony.

Thank you for your attention.

Sincerely,

Mackie J. McCrea, Co Chairman
Square 776 Committee
814 4th St. N.E.
Washington D.C. 20002
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REAL ESTATE

Developer to turn H Street site into mixed-use project

By Sean Madigan
Senior Staff Reporter

Washington Real Estate Partners, which paid \$42 million for an H Street NE office building late last year, plans to turn the block-long property into a 312,000-square-foot residential, retail and office project.

The property's price was the highest ever paid for on H Street, a once-prominent shopping district whose vitality has withered since the race riots of the late 1960s.

Washington Real Estate Partners — founded by F. Davis Camalier, whose family is one of the region's largest private real estate operators — has kept information about the H Street project close to the vest. Pryse Elam, the company's president and CEO did not return a call for comment.

However, documents filed with the D.C. Board of Zoning Adjustments, in anticipation of a hearing this fall, provide a fairly comprehensive look at what the new owners are proposing.

They would turn the 200,000-square-foot office building into a mixed-use project that includes 234 residential units, 500 parking spaces and ground-floor retail.

Drawings prepared by McLean-based Davis Carter Scott show the development standing nine stories in some places and five stories in others.

The office building opened in 1990 and was leased to D.C. government operations, including the Department of Employment Services.

The H Street Community Development Corp. was part of a previous ownership group. The CDC's Executive Director Bill Barrow didn't return calls for comment.

Though city officials have been pushing for a revitalized H Street, much of the investment over the past two or three years

has been made at the corridor's eastern and westernmost reaches.

Jim Abdo, Ronald Cohen, the Steuart family and Louis Dreyfus have residential projects in the works on the corridor's western fringe closest to Union Station.

Meanwhile, the Atlas Theater and bar-owner Joe Englert's proposed entertainment district are driving investment on the East end. But H Street's central stretch is still smarting from a lack of new money.

E-MAIL: SMADIGAN@BIZJOURNALS.COM PHONE: 703/258-0835

BLOCK PROJECT: Washington Real Estate Partners paid \$42 million for this office building on H Street NE last year.



What about RESIDENTS PROPERTY OWNERS RIGHTS?

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Don't Rush D.C. Planning

Revision of the Comprehensive Plan — a document that will guide land-use decisions in the District for the next 20 years — is being rushed to completion without time for residents whose lives will be affected by the plan to read it and express their views. The revised plan, now circulating in draft form, will shape individual neighborhoods and the city as a whole. It will determine how the city's social and economic needs are addressed; where parks, roads and trash transfer stations will be built; which neighborhoods will be preserved at their current densities and which are slated for growth; and much more. And it will guide a restructuring of the city's 50-year-old zoning laws.

The Office of Planning commendably has sponsored numerous public meetings over the past year and a half to seek residents' views and to acquaint them with progress on the plan. The revised plan, however, was released just three weeks ago, is 500 pages and remains incomplete. District residents need time to read the entire document and

see how the pieces fit together. It is imperative that the D.C. Council allow additional time for public review.

The planning office intends to submit the draft plan to the D.C. Council at the end of this month and to have the plan enacted into law before Mayor Anthony A. Williams leaves office. This schedule does not serve our city well for two reasons. First, the planning office's top-down rewrite of the existing Comprehensive Plan needs extensive bottom-up review, discussion and amendment. Doing this right takes time — much more time than the projected schedule allows. The crucial future land-use map is still not available. The draft plan is replete with complex statistics; a cursory review reveals many questionable or ambiguous numbers and assumptions that must be verified. Second, the November election is the voters' chance to set new directions in our policies and priorities. The new Comprehensive Plan should belong to the new mayor and D.C. Council. Policies that will dictate the

demographics of our population, the jobs we will cultivate, the housing we will pursue, and the character of our expanding downtown and our transitioning neighborhoods should be left to the leaders we will elect, not those leaving office.

As voters we must hold the current council accountable for how it manages this plan — the schedule, public input and final consideration. This is an important election issue. The council must not support the present inadequate timetable that includes final consideration by a lame-duck body. The incoming mayor and council must have the chance to make the plan theirs.

— Laura Richards

— Nancy MacWood

are, respectively, vice chair for the Committee of 100 on the Federal City and chair of Advisory Neighborhood Commission 3C. Both served on the Comprehensive Plan Task Force.

CASE 0601-SQUARE 776

ATTENTION COMMISSIONS

PLEASE REVIEW THE OLD CASE FILE
(IT GIVES INCITE ON HOW THIS DEVELOPER
DEALS WITH THE COMMUNITY)

CASE NUMBER 16648 BP/AMOCO
300-322 H STREET NE.

THIS IS THE SAME DEVELOPER WHO ATTEMPTED
TO BRING A "TRUCK STOP" STYLE GAS STATION
TO OUR NEIGHBORHOOD.

WHITH THE COMMISSIONS WISE DELIBERATIONS,
SQUARE 776 WAS ABLE TO REPEL THAT ASSAULT.
(WE FOUGHT THAT FOR OVER 4 YEARS)

WE AGAIN ASK FOR YOUR WISE DELIBERATIONS
AND FAIRNESS AS WE FIGHT THIS NEW ATTEMPT
TO TAKE OVER SQUARE 776 AND DESTROY OUR
QUALITY OF LIFE.

Thank you,

Sincerely,


Mackie J. McCrea, Co Chairman
Square 776

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SAY “NO” TO

STUART PETROLEUM
DEVELOPMENT

ON SQUARE 776

(THESE ARE THE SAME GUYS
ALONG WITH BP/AMOCO WHO
ATTEMPTED TO BRING YOU A
“TRUCK STOP” TYPE GAS STATION
TO YOUR COMMUNITY)

“ARE THEY TO BE TRUSTED”?

JUST SAY NO!

JUST SAY NO!

Welcome to 827 4th Street NE Washington DC 20002

List Price: \$995,000

Spectacular Features

5 Bedrooms

4 1/2 Baths

3 Jetted Tubs

2 Zone Heating &

Air Conditioner

Granite Counter Tops

Hardwood floors throughout

High Ceilings

Off Street Parking w/ Rolling

Gate with a Remote &

Surveillance System

Slate Balcony

All New Windows, Roof,

Plumbing plus an 80 gallon hot
water heater

Great location one block east of
Children's Museum with filtered view of
the Capitol.

*** Use Sellers' Designated Lender & Title
Co & Receive a \$10k credit from Seller***



Contact Danny DeAngelo, GRI

Associate Broker

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“WHOEVER AMONG YOU SEES WRONGDOING
SHOULD CHANGE IT WITH HIS HAND.

IF HE IS UNABLE, THEN WITH HIS SPEECH.

IF HE IS UNABLE, THEN WITH HIS HEART, AND THAT IS THE
WEAKEST LEVEL OF FAITH.”

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