MR JOHN PATRICK BROWN JR ATTORNEY
GREESTEIN DELORME AND LUCHS P C
1620 L STREET NW SUITE 900
WASHINGTON DC 20036 5605

RECEIVED
D.C. OFFICE OF ZONING
2001 MAR 16 PM 4:57

RE: BP AMOCO CORPORATION
BZA APPLICATION NO. 16648

Dear Mr. Brown:

This is in response to your December 21, 2000 letter, following the Board of Zoning Adjustment's (BZA) hearing on December 19, 2000.

We certainly appreciate your efforts but take exception to your statement that said "the current plan incorporate many, but not all comments and suggestions which have been offered from a variety of sources and at different times".

We the property owners and residents of Square 776, which is directly effected by the proposed gas station, mini mart, car wash expansion and alley closing, were never contacted or consulted directly concerning this project. In fact, there seem to be a deliberate attempt to ignore our presence on Square 776. We live there too and have been enduring the current site's decay and mismanagement for decades. We certainly have a voice and a right to uninterrupted public space.

For your historical information, we remember when Square 776 starting at the 300 Block of H Street N.E. as once being the Gateway to a thriving economic and residential corridor.

On Square 776 there was a full service physician's office and residence, pharmacy and summer garden. There was a book store, record store, High's convenience store (similar to 7-11), hair salon, home improvement business, dry cleaners, cab company, auto parts store, plumbing company, real estate office, night club, carryout restaurant, auto repair garage, storage garage and apartment building.

Previously, most of the buildings were two stories, multi-use facilities with residential apartments above. All had access to the common public space and main alleyway, which ran from H Street to I Street N.E. through the middle of the square. We had access to the parking areas in the rear of our properties through the main alleyway. This will continue to remain important because of parking becoming a premium in this area of northeast.

The large alleyway gives access to over 20 residential properties, businesses, fire trucks, emergency vehicles, utility vehicles and DPW work crews. (Last year this was vital to fighting a large two alarm fire at the corner of 4th and H Street N.E.).

We only offer this history as a suggestion of what the site once was and what it should be return to. We do not want to settle for anything, especially a "truck stop like gas station".

BZA
Case No. 16648
Exhibit No. 102

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.102

If BP/Amoco Corporation is serious about their corporate civic responsibilities and interested in being good neighbors than they will implement recommendations submitted by Residents of Square 776 and the DC Office of Planning for this development site.

We state our opposition to the current project's scope (i.e. expanded gas station, car wash, and convenience store/food mart and alley closing).

We oppose BP/Amoco's predatory attempts to take over our public space and alleyway for their own corporate gain. "Leave it alone"

If you choose to listen to our concerns, it appears that the current location on the corner of third and H St. N. E. has enough space for a completely renovated, upscale gas station. It would certainly bring the desired revenue, if managed properly. (The current station management leaves a lot to be desired).

We are not in favor of a car wash with its added problems of no supervision, noise, water and additional traffic.

We would also suggest installation of at least an 8-foot noise and pollution barrier (similar to those install at the residential areas abutting route 495 beltway). This would separate the station from the residential property and add some safety.

We would insist on maintaining the current public space and alleyway on square 776 to allow uninhibited entrance and exit to the rear of the residential property and to maintain a safe buffer zone.

Finally, the property owners and residents of square 776 are in support of all projects that have the potential to make our community better but not at the expense of our public space and safety.

The suggestions outlined in this letter are from Square 776 property owners and residents, since we are the ones that are most effected by BP/Amoco's proposal. Other community and business groups may have other suggestions that they may put forward.
We certainly would urge a response to this letter and a meeting to discuss viable options.

Sincerely,

Signed
Square 776 Property Owners and Residents

Contact:
Ms. Sarah L. Robinson
816 4th Street, N.E.
Washington, D.C. 20002
202/546-2306

Mr. Mackie J. McCrea Jr.
814 4th Street, N. E.
Washington, D.C. 20002
202-543-1769
McCrea 3308@aol.com

Property Owners and Residents of Square 776 suggestions regarding BP/Amoco's proposal for development.

. Meet with square 776 residents before project began, during project and after project is completed. Set up an on going project monitoring system with resident's participation to address problems and to find solutions.

. Remodel current site (space is more than enough) on the corner of 3rd and H St. N.E., add new management and new office facility; (After all this is the Gateway to the H St. corridor.

. Omit Car Wash

. Add legitimate full service Auto Repair Shop

. Omit outsides soda machines (They attract crime, robbery, drug selling and Panhandle ling)

. Add 495 Freeway style noise and pollution barrier to separate gas station from the residential homes.

. Public space and main alleyway must remain, as it presently exists. (Running between H St. and I S. N. E.

. On going Communication link between BP/Amoco Corporation directly with 776 residents.

Cc: BP/Amoco Corporate Offices
BZA Board
The Honorable Sharon Ambrose, Councilwoman, Ward 6
MR. Eric Price, Office of the Mayor, Office of Economic Development
Ms. Ellen McCarthy, Office of Planning
Mr. Drury Tallant, Stanton Park Neighborhood Association