DAVID A. O'CONNOR
621 F Street NE
Washington, DC 20002

March 19, 2001

D.C. OFFICE OF ZONING
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VIA FACSIMILE (202) 727-6072

Mr. Robert Sockwell, Chair
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210
Washington, DC 20001

Re: BP Amoco
Case No. 16648

Dear Mr. Sockwell:

As a resident of the H Street community area, I vehemently oppose BP Amoco's proposed suburbanization of the site located in the 300-400 block of H Street NE. I am writing to urge the BZA to similarly oppose BP Amoco's proposal. The District does not need a truck stop on a street with so much potential for revitalization. In the final analysis, a vote in favor of BP Amoco's plan is a vote against the smart redevelopment of H Street.

Recently my ANC (ANC6A) voted to oppose the BP Amoco expansion of the site at the H Street site. I strongly support that vote, which reflected the voice of the community surrounding the proposed site.

The BZA should not be diverted by BP Amoco's belated proposals to revise plans for the site. In the revised plan that BP Amoco released two days before the ANC meeting, BP Amoco proposes to withdraw the car wash plan and consolidate construction to the western half of the property, from the alley to Third Street. The convenience store remains unchanged at the center of the site. The revisions do not address the fundamental concerns of the community. BZA should reject this revised plan as too little, too late.

Moreover, BZA should ignore any "economic hardship" claims raised by BP Amoco. The truth of the matter is that BP Amoco needlessly closed the gas station prior to the December 2000 BZA hearing. Any delays and resulting economic hardship are clearly caused by BP Amoco's actions, and are not the fault of the community or DC governmental agencies.

BZA
Case No. 16648
Exhibit No. 107

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.107

Accordingly, BP Amoco has no one but itself to blame, and therefore any economic hardship (if it even exists) is self-inflicted.

In addition, BP Amoco has failed to respond to the constructive comments of the surrounding community. These comments, if adopted, would not preclude a gas station on the site. Rather, the community's comments merely suggest that, if a gas station is to be constructed on the site, it should reflect the urban nature of the site, and be sensitive to the redevelopment plans for the H Street corridor. BP Amoco was provided detailed suggestions on how this goal could be accomplished. Instead of listening to the community, BP Amoco has chosen to retain a nearly identical proposal to its original one. The revised proposal still does not reflect the urban nature of the site. Nor does it do anything to encourage other desirable retail activities on the remainder of the property purchased by BP Amoco. Nor will it encourage desirable investment on the south side of H Street.

At a recent strategic community planning meeting (Cluster 25 Strategic Neighborhood Action Planning - Community Planning Workshop, held on January 27, 2001), the consensus was that a vibrant, neighborhood-serving retail corridor along H Street was the most critical "essential ingredient" for our neighborhood. As the "entrance site" to the retail corridor, the BP Amoco site plays a particularly important role in the redevelopment of H Street. Indeed, it is reasonable to state that a gas station - particularly one with the design and of the scale proposed by BP Amoco – is inconsistent with the desired revitalization of the corridor. The BZA does not need to allow the expansion of a gas station that does not serve the community at the expense of losing a valuable opportunity for new retail investment along H Street.

In sum, I urge the BZA to join with ANC6A in opposing the BP Amoco plan, even as revised. I am sending a copy of this letter to Ward 6 Councilmember Sharon Ambrose, who has repeatedly voiced her opposition to the plan, and to the Office of Planning, which also must approve the redevelopment of the site. Together we can encourage businesses to find common ground for smart redevelopment, so that businesses can be profitable and citizens well served.

Respectfully,

David A. O'Connor

David A. O'Connor

cc (via fax): Councilmember Sharon Ambrose
Fax number: 202-724-8054

Mr. Andrew Altman, Director
Attn: Karina Ricks
DC Office of Planning
941 North Capitol St., NE
Washington DC 20002
Fax number: 202-442-7638

DAVID A. O'CONNOR

621 F Street NE
Washington, DC 20002

FACSIMILE

TO:

Mr. Robert Sockwell	**Board of Zoning Adjustment**
NAME	COMPANY/FIRM
Washington	**DC**
CITY	STATE
(202) 727-6072	
FAX NUMBER	TELEPHONE NUMBER

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FROM:

David A. O'Connor	**202-828-1889**
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TOTAL NUMBER OF PAGES (Including Cover Sheet)

MESSAGE:

Please see the attached.

Very truly yours,

-David A. O'Connor.

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