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

RE; BP AMOCO CORPORATION
BZA APPLICATION NO. 16648

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2001 MAR 19 PM 5:12

Dear Mr. Brown:

This is in response to your February 12, 2001 letter and follow up documentation that you sent since the Board of Zoning Adjustment continued this case. Square 776 has had one group meeting with BP/Amoco and one ANC meeting since that time to discuss the relevant issues.

We certainly would like to thank you for your efforts and acknowledge that we may be on the same road but we are not quite there yet. We feel that there is still some fine-tuning that still must be done to the project to make it amenable to the concern parties.

To set the record straight, this is not a project that square 776 residents advocated for. If we had a choice it would not have been a mega gas station, alley closing, car wash or mini mart. As stated and documented at our February 3, 2001 meeting, we are for development that would bring our neighborhood back to the grandeur of yesteryear. The Gateway to the H Street corridor should be something unique and special. We would have preferred a multi use development project

In response to the specifics in the February 12, 2001 letter, we appreciate your decision not expand a mega gas station and car wash on over three fourths of the land that you now own on square 776 and redevelop your existing site. The decision to abandon the car wash was applauded by the community because this would have cause some major problems that we were trying to avoid.

We trust that your new gas station project has met all of the Federal and local environmental safety standards and regulations. This may not be under the jurisdiction of the BZA, but surely you recognize your civic duty to comply with the standards.

The dwelling at 316 H street N.E. has never been an issue one way or the other for members of square 776. This was an issue broached by the Stanton Park Civic Association with regard towards its historical significance and only became a real problem after your demolition team altered it drastically.

In response to the additional documentation, we appreciate the project blue prints.

We appreciate your decision not to try and change the existing alley structure because it is very necessary for the entry and exit to the rear of our properties. We strongly feel that this attempt was very insensitive to the community and that this concession was not

BZA
Case No. 16648
Exhibit No. 116

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.116

necessarily in your purview to give. We are still concerned that your application to close the alley has not been officially rescinded at the City Surveyors office. It is our understanding that all alley closings are subject to full City Council review, along with input from other government agencies and residents. We stand by our right to protect our public space. We trust that this will not be an issue at a later date.

We are aware of the disagreements within the ANC's. We live in a democracy. That is why we declare our right as citizens, taxpayers and voters who live on square 776 (Who are most effected by this project) to speak for our own concerns. We welcome any group or neighbors who will assist us in protecting our public space and in developing our neighborhood.

We appreciate the fact that BP/Amoco is scaling back the project from 58,347 square foot to 35,844 square foot. We just don't want a manipulative move from one side of the square to the other.

The proposal to increase from six gas pumps to eight pumps is still a problem. Please leave it at six pumps. We do not want an expanded gas station with the increase in traffic, pollution and noise. We don't want to start attracting more truckers and cabbies to our square. After all, this area is still "Capital Hill" and its still considered residential.

We do not want a "Wild Bean" café or any thing similar business to stay open 24 hours. It is bad enough having the gas station open all day and l night. This will surely make it like a "7-11", attracting more transient traffic and crime. Remember BP/Amoco share the square with other residential properties.

Residents of square 776 did not agree to a 7ft wood fence. The residents on the I Street side of the square were use to a 15-foot brick wall that secured and protected their property from the elements of the previous station. We would prefer something similar that is brick, maintenance free and opaque. The entire project with bright lights, noise and traffic should be blocked off from residents view.

We would like some information on what BP/Amoco is planning to do with the rest of the land that it now owns on the square? We would like to be bought into the process prior to a decision being made to sell the land or redevelop it. We do not want to be right back where we started.

We would like for the vacant lots to be maintained and secured in the interim. (As you are aware, there is a serious illegal dumping problem in the District). We have had to endure enough blight in our area.

Your Statement that DPW had no objection to the previous proposal may be suspect, since that same DPW stated in other correspondence and suggested that it had no Jurisdiction and it appeared reluctant to get involved, after several attempts to get them to walk the site with the residents.

We see that you acknowledged that the BZA can impose requirements pertaining to design, appearance, screening, or lighting, or other requirements as it deems necessary to protect adjacent or nearby property. We concur.

Another major contention with the project is that BP/Amoco has employed the same owner/operator. We contend that this owner has mismanaged the previous location and has been non responsive to residents concerns. During the entire negotiations on the redesign of the project, he has been to fewer than three meeting. We prefer a new owner/operator. If this cannot be arranged, open a level of communication to upper levels of BP/Amoco management and legal team to facilitate redress of complaints.

Since you are proposing a police "Kiosh" to help with security, we feel that this is necessary since you will now have a gas station, food mart and "Wild Bean" who will all be exchanging money. Private security will probably also be necessary.

Finally, we had major problems with your demolition of the cite. Prior to the first BZA hearing you began a rapid demolition with lots of heavy equipment. The residents were not notified or consulted. For over two months and counting, large piles of debris blocked the entrance and the exit to properties on the square directly and also to the main alleyway. This continued throughout the demolition without regard to the safety of the residents. If a fire had started in one of the houses, it would have been impossible to evacuate from the rear. This showed a lack of concern and disrespect for the resident on the square. This is one of the main reasons that we have some serious concerns with the way BP/Amoco has conducted themselves during this project. Who is to say that this conduct will not continue? No resident has received compensation for the over two month long lack of access to the rear of his or her property created by BP/Amoco.

If this project is to go forward, with construction and the use of heavy equipment, adequate provisions must be made to keep the rear of resident property and the main alleyway clear for entrance and exit.

The Property Owners. Residents and Neighbors of Square 776

Property Owners and Residents of Square 776 will support the BP/Amoco's application 16648 as it is currently presented with the following modifications.

NO ALLEY CLOSING OR RECONFIQUARATION

SIX GAS PUMPS (NOT 8)

"WILD BEAN " CAFÉ (OR ANY OTHER SIMULAR BUSINESS NOT TO STAY OPEN 24 HOURS)

10 FOOT BRICK OPAQUE WALL (INSTEAD OF A 7 FOOT WOODEN FENCE) TO SEPARATE RESIDENTAL PROPERTY

SUPPLY INFORMATION ON THE FUTURE USE OF THE LAND (SQUARE 776 INVITED INTO THE DECISION MAKING PROCESS)

VACANT LOTS MUST BE MAITAINED AND SECURED

NEW OWNER/OPERATOR FOR THE DEVELOPMENT

OPEN LINES OF COMMUNICATION WITH BP/AMOCO AND SQUARE 776

POLICE KIOSH AND PRIVATE SECURITY

COMPENSATION FOR SOME RESIDENTS OF SQUARE 776 (OVER TWO MONTHS LACK OF ACCESS TO THE REAR OF THEIR PROPERTY)

DURING CONTRUCTION KEEP MAIN ALLEYWAY OPEN AND DO NOT BLOCK THE REAR OF THE RESIDENTAL PROPERTY.

We would sincerely hope that BP/Amoco addresses each issue as stated above and work with the residents of square 776 towards a negotiated solution prior to this project going forward.

We appreciate you attention to this matter.
Sincerely,

{Signed}
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Cc: BP/Amoco Corporate Offices
BZA Board
The Honorable Sharon Ambrose, Councilwoman, Ward 6
Ms. Ellen McCarthy, Office of Planning
Mr. Drury Tallant, Stanton Park Neighborhood Association