Stanton Park Neighborhood Association
P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

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April 21, 2001

Mr. Patrick Brown, Jr.
Greenstein DeLorme & Luchs
1620 L Street, NW, Suite 900
Washington, DC 20036-5605

Re: Neighborhood Meeting
BZA Application 16648

Dear Mr. Brown,

I am in receipt of your letter dated April 12, 2001. I hope that we will be able to schedule a meeting within the next several days, and have asked Mr. McCrea to work with you in selecting a time and place.

I am very troubled by the "Proposed BZA Conditions" attached to that letter. All but a few of these "Conditions" are either legal requirements or normal business practices. They ignore virtually every issue which the community has attempted to discuss with you. Representing these items as "Proposed BZA Conditions" implies a level of community involvement that does not exist. It is neither appropriate nor productive to represent your legal requirements and normal business practices as evidence of how well you have worked with the community. The only item which could even remotely be interpreted as a concession to the community is the removal of the alley closing issue from the discussion. However, any linkage between the alley closing and the BZA process was rejected at the December 19, 2000 hearing, and it is therefore inappropriate to bring it up in this context. Further, BP Amoco was well aware that the alley closing was a non-starter from the very beginning, and that your initial proposal could not succeed due to this issue. Your inexplicable decision to persist with that proposal over a nine month period has resulted in a lengthy delay of your project, and caused the community a great deal of concern and needless wasted effort.

The proposed BZA Conditions demonstrate your continued unwillingness to address the core issues which the community has attempted to discuss with you from the very first public meeting. Those issues are described in a letter dated January 10, 2001 - - a letter written in response to your request for "consolidated and coordinated input" and signed by nine organizations. I have yet to receive any reply from BP Amoco which responds to the information you requested. Many of those same issues are also contained in the Office of Planning's two staff reports on your project.

BZA
Case No. 16648
Exhibit No. 131

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.131

The comments on your proposal from neighborhood activists and professional urban planners have been near universal in their disapproval. Instead of initially coming to the community with a reasonable proposal, you proposed a design more appropriate to a large, suburban strip mall than an urban neighborhood retail corridor. Instead of listening to the community, you have trolled for support with promises of corporate largess in an attempt to divide the community and create an opportunity for your client. Instead of accepting the Office of Planning's offer to help negotiate an acceptable solution, you refused. Instead of working with the Office of Planning, you submitted a "Motion to Exclude" the Office of Planning from the Board of Zoning Adjustment process. Instead of seizing the two opportunities afforded you by the Board of Zoning Adjustment to develop a worthwhile project that wins praise for your client, you have continued with the same inappropriate project. The community, the Office of Planning, and the Board of Zoning Adjustment have made numerous overtures and provided multiple opportunities to help resolve any differences on this project - to date you have rejected each and every one.

No doubt BP Amoco has substantial resources with which to continue in this unproductive effort. And I do not doubt that some members of our community have already been led to believe that a large multi-national corporation will ultimately devise a way to do as it pleases through a combination of stubborn intransigence and corporate beneficence. However instead of refusing to listen to the community, I hope that when we do meet within the next several days that you will be prepared to undertake serious discussions that will rapidly lead to an acceptable development on this site. You have an opportunity to make a positive statement on behalf of your client - a statement that BP Amoco is a responsive and responsible corporation with a commitment to high quality design. A BP Amoco project designed to reflect the unique and special qualities of the neighborhood could win high praise for corporate leadership and become a model for positive contributions to the urban streetscape.

Sincerely,

Drury Tallant, Co-Chair
Stanton Park Neighborhood Association

cc: Mayor Anthony Williams
Councilmember Sharon Ambrose
Mr. Robert Sockwell, Chair, BZA
Mr. Andrew Altman, Director, DC Office of Planning
Ms. Ivette Basterrechea, Chair, ANC 6A
Mr. Mack McCrea, Square 776 neighbors
Ms. Sarah Robinson, Square 776 neighbors
BP Amoco Corporation