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

D.C. OFFICE OF ZONING
2001 JUN -4 PM 2:42

May 31, 2001

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

Re: BZA Application No. 16648

Dear Mr. Brown,

I have received Mr. Mack McCrea's letter to you summarizing our meeting of May 12. I appreciate your willingness to meet with members of the community, but am very disappointed that the proposed design does not respond to the community's concerns.

It is imminently feasible to develop a new gas station in the 300 Block of H Street, NE that does not impose an unacceptable burden on the community, yet BP Amoco has been unwilling to consider altering its site plan and design to mitigate problems caused by this proposal. You have stated that the proposed gas station is a modular type of construction, that BP Amoco does not design their projects to meet the particular needs of any specific site, or construct "stick built" gas station developments. As a result of this restriction imposed by BP Amoco, any alternations to the plan are at best marginal. It is this flat refusal to discuss any alternative site and building designs that lies at the heart of the community's objections to this project.

In numerous public meetings the community has asked that your proposal reflect the site you have chosen to develop, and protect the neighborhood from disturbances caused by an all day/all night refueling operation. The core of the comments are as follows:

1) Retain the 6 pump gas fueling operation at either its present location or immediately west of the alley, except perhaps for a minimal expansion to facilitate vehicular circulation.

2) Construct a new convenience store with a pedestrian entrance on H Street. The building should be two stories in height in order to provide a suitable buffer between your operation and nearby residences.

BZA
Case No. 16648
Exhibit No. 132

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.132

SPNA is not opposed to commercial development on this block, and in fact supports a higher level of development. If BP Amoco wishes to develop a gas station on this site with community consensus it must abandon its "universal" gas station design, examine the specific conditions existing at this location, and design a project befitting this location.

A properly designed project could provide a signature presence for BP Amoco Corporation on an important commercial corridor just a few blocks from the Nation's Capitol. Such a project would win acclaim for your client's responsiveness to the community's concerns and reflect a corporate commitment to superior design standards and sound urban planning principles.

I look forward to hearing from you very soon. It remains my hope that at the scheduled hearing before the BZA on June 19, 2001 - after two delays with specific BZA instruction to work with the community - we can report some positive response by BP Amoco Corporation to the issues which the community has expressed in numerous meetings for much of the last year.

Sincerely,

Drury Tallant, Chair
Stanton Park Neighborhood Association

cc: Mayor Anthony Williams
Council Member Sharon Ambrose
Council Member Harold Brazil
Robert Sockwell, BZA Chair
Ivette Basterrechea, ANC 6A Chair
Robert Hall, ANC 6A01
Peter Brink, National Trust for Historic Preservation
Kateri A. L. Ellison, Chairman, Committee of 100 on the Federal City
Anwar Saleem, H Street Association of Merchants and Professionals
T. David Bell, DC Preservation League
Meg Maguire, Scenic America
Brian Furness, Capitol Hill Restoration Society
Loree Murray, Near Northeast Citizens Against Crime & Drugs
Mack McCrea, Square 776 Residents