District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6A
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June 14, 2001

Rec'd. 6/19/01

Ms. Sheila Cross Reid
Chairperson
Board of Zoning Adjustments
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Board of Zoning Adjustment Case No. 16648
BP Amoco Store No.84661
306 H Street, NE

This Report is submitted in response to the aforementioned application by BP Amoco for a special exception for redevelopment and expansion of a gasoline service station in the C-2 district. Summarily, Advisory Neighborhood Commission 6A rests in vehement opposition to the proposed redevelopment.

Issues:

- The proposed design is completely inconsistent with the tenets of the General Provisions, Transportation, Urban Design and Land Use elements of the Comprehensive Plan for the District of Columbia. The initial redevelopment design as well as all subsequently submitted redevelopment designs are viewed to have been produced with utter disregard for the communities' greater vision of the planned redevelopment of the H Street corridor.
- The imminent increase in vehicular traffic that would be brought about by such an expansion as this application proposes, would adversely affect the surrounding neighborhood in a myriad of ways. These adverse effects include but are not limited to the following: an increase in noise, odor and light pollution, an increased disruption to and discouragement of pedestrian traffic which would harm current and future commerce on the H Street corridor.

The applicant seems to have embraced a redevelopment philosophy that does not provide for the type of design modifications requisite to make this particular redevelopment project contextually appropriate. From the outset and throughout this process, the design issue has been belabored. Virtually every major stakeholder concerned with proper redevelopment of the H St corridor is emphatically against the approval of this application on this basis. Lot 53 is a unique site as it is an integral part of the western gateway to the corridor. This site currently presents a unique opportunity, but if poorly

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Exhibit No. 140

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designed and redeveloped, it has the potential to present a unique problem of indomitable proportions to residential and business stakeholders alike. This site should not be redeveloped as though it were free standing along the New Jersey Turnpike, but as though it rests in the midst of a historic neighborhood at the gateway of a historic business corridor. The Commission is of the opinion that the proposed site design is not commensurate with the historic stature of Capital Hill and the H Street Corridor.

The proposed redevelopment:

- Does not strengthen or enhance the design of the distinguishing physical qualities of the neighborhood or the District
- Does not include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to compliment the immediate region
- Does not provide for the development of well designed streets, sidewalks, or pedestrian ways
- Does not reduce conflict between pedestrians and vehicular traffic nor promote pedestrian safety or comfort
- Does not optimally utilize the design opportunity presented by the site
- Does not emphasize the public space as a setting for active use
- Does not balance and design development sensitivity in order to respect the established residential scale and character of the area
- Does not encourage the design of future development to be compatible with the established characters of the surrounding areas
- Does not emphasize the activity function and visual character of the corridor so as to contribute to its overall identity and sense of place

Recommendation:

Advisory Neighborhood Commission 6A, having properly convened a meeting of the full body on Thursday, June 7th of 2001, and having reached a quorum, having objectively considered the presentations of both the applicant as well as opposing views from the community, did unanimously vote against the acceptance of this application and hereby recommends that BZA application 16648, requesting a special exception to permit redevelopment and enlargement of a gasoline service station be denied. This recommendation is consistent with opposition by and/or recommendations from: Stanton Park Neighborhood Association, Near Northeast Citizens Against Crime and Drugs, H Street Association of Merchants and Professionals, Residents of Square 776, Scenic America, DC Preservation League, Committee of 100 in the Federal City, National Trust for Historic Preservation, and the Government of the District of Columbia Office of Planning.

Sincerely,

Ivette Basterrechea

Ivette Basterrechea,
Chair, ANC6A