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

August 21, 2001

Mr. Joseph M. Mullan, Director
BP Asset Management
Atlantic Business Unit
1 W. Pennsylvania Ave, Suite 900
Towson. Md. 21204

Re: BP Proposal, 3rd & H, NE
BZA Case No. 16648

Dear Mr. Mullan,

Thank you for meeting with us last night at the Capitol Children's Museum. We appreciate your willingness learn about the community's concerns and your offer to address them through a collaborative design process. Before we begin to talk about the future, however, BP must account for its past misconduct and take corrective action.

First, the gas station at Third and H has long been a source of problems for this community, and we feel that BP Amoco did not exercise sufficient oversight of your franchisee. I encourage you to review the documented record of police incidents at that facility. We have no confidence in the manager of that station and object to any actions by BP to reopen the existing facility. We appreciate your statement last night that BP would not reopen the existing facility.

Second, BP has apparently acquired multiple building permits that it has no real intention of using. In addition to the permits discussed last night, Mr. Duke made reference to permits acquired in 1998. I believe that a permit is good for one year, and can be extended by two six month renewals. After that time, if no work has begun, a new building permit must be obtained. Apparently, BP has warehoused permits on this and perhaps other gasoline service stations in the District of Columbia for the past several years. This is an abuse of process that (when successful) has the effect of blunting community input, and potentially allows BP to act unilaterally. In the case of Third & H, however, BP obtained those building permits through misrepresentation, and BP further failed to disclose those permits to the community. If the community had not learned of the existence of those permits, I have no doubt that BP would have attempted to move forward with that gasoline service station. I understand that you have a meeting with Mr. David Clark, Director of DCRA on Wednesday, August 22.

BZA
Case No. 16648
Exhibit No. 154

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.154

Until and unless BP acknowledges its misconduct in connection with those permits and withdraws them, I do not believe that the community should meet with BP to discuss moving forward. I sincerely believe that the principal reason BP's team has been so intractable is that BP believed it had building permits which provided an opportunity to move forward without community consent.

Third, a fourth BZA meeting on this application is scheduled for the first week of September. Throughout the special exception review process your team and your attorneys have consumed enormous amounts of the community's time and energy. Your team has, no doubt, been very well paid for its efforts on your behalf. The community, however, has had to undertake this effort through unpaid community activism in addition to our own busy work schedules. BP has employed numerous tactics to consume neighborhood energies and stifle criticism, including:

- to create the appearance of community agreement BP elected to work with individuals some ten blocks away to concoct a "Voluntary Agreement" which was submitted to the BZA with few of the potential signatories' knowledge
- BP requested the community's "consolidated and coordinated input" merely as a bit of window-dressing so that it could claim community outreach within the on-going BZA process
- BP rejected the Office of Planning's offer to mediate a design process
- BP submitted a Motion to Dismiss the Office of Planning Staff Report
- BP objected to Mr. Essacof's presentation to the BZA
- BP challenged the Stanton Park Neighborhood Association's request for Party Status
- BP has repeatedly accused the community and the Office of Planning of having "unrealistic expectations" from a company that "just sells gas".

This community does have high expectations for our neighborhood, and we expect nothing less from major corporate investors. However, your project team's long history of abuse of this community has given us good cause to doubt BP's sincerity and concern for this community. I hope to hear from you that BP has withdrawn the request for a Special Exception in BZA Case No. 16648, thus saving the community and the District of Columbia the pointless exercise of convening and attending yet another meeting.

Once BP has rescinded all existing building permits and withdrawn the application for a special exception, the community can begin to discuss with you how to move forward. As a first step, I recommend that you engage a talented designer charged with reviewing the BZA case file and the substantial design guidance which the community and Office of Planning have already offered. Following that review, I hope to hear back from your team that they have analyzed and understood the context of this historic urban commercial corridor and the adjacent row house neighborhood. I

further hope that BP is truly committed to making amends for past misconduct by designing a project which sets a new benchmark for gasoline service stations in historic urban commercial corridors. The community is eager to enter into a collaborative design process that leads to an exceptional project for BP, and one that is an unquestioned benefit for our community.

Again, thank you for meeting with us to discuss this project.

Sincerely,

Drury Tallant, Co-Chair
Stanton Park Neighborhood Association

cc: Mayor Anthony Williams
Council Member Sharon Ambrose
Sheila Cross-Reid, Chair, Board of Zoning Adjustment
David Clark, Director, DCRA
Ivette Basterrechea, Chair, ANC 6a
Anwar Saleem, H Street Merchants Association