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

DISTRICT OF COLUMBIA
2000 DEC 18 P 4:09

December 14, 2000

Mr. Stephen R Faletto
Community Liason, Retail Development Manager
BP Amoco Corporation
One West Pennsylvania Ave., Suite 95
Towson, Md. 21204-5027

Re: Draft Voluntary Agreement
District of Columbia BZA Case No. 16648

Dear Mr. Faletto,

On December 6 of last week I learned that on the previous day - the last day in which the Board of Zoning Adjustment would receive documents - BP Amoco submitted additional materials related to the upcoming hearing before the BZA. Especially troubling was the introduction of a *Draft Voluntary Agreement* bearing an initial date of October 24, and a revised date of December, 2000 which included the Stanton Park Neighborhood Association (SPNA) as a party to that document.

The content of this draft statement not withstanding, I object to the inclusion of the SPNA on this document as one of the potential signitors. SPNA has not been a party to any discussions regarding this draft, nor were we invited to participate over the two month period in which this agreement was apparently being discussed. Had we been invited to participate we certainly would have done so. Further, I asked Mr. Anthony Rachal in public meetings held on December 6, 2000 and again on December 13, 2000 to provide the community with the names of those individuals who were involved in preparing this document. On both occasions Mr. Rachal has evaded a direct answer and stated simply that it was "community representatives". The failure to provide a direct answer leaves the impression that BP Amoco is not seriously interested in community input, but rather is shopping around to find sympathetic supporters.

The introduction of this draft agreement on the afternoon of the last day to submit documents was clearly designed as an effort on BP Amoco's part to create the appearance of community input and consent. Your apparent motive was to create the impression before the Board of Zoning Adjustment that the community was working productively with BP Amoco to resolve any outstanding issues. Nothing could be further from the truth. At the many public meetings on this project, you have heard little more than a chorus of community voices deriding the proposed design as too

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large, too suburban, and totally inappropriate for one of the District's principal urban corridors.

I want to be clear that the continued presence of BP Amoco on this site has not been the issue. The issue has been the excessive scale and incompatible design currently proposed. BP Amoco has yet to make a serious effort at designing a project that contributes to the redevelopment of what will surely soon be a "hot" commercial corridor for new investment. I cannot stress too strongly how important the proper development of the gateway block is to setting the tone for subsequent investment. The residential community surounding the H Street Corridor has stated its desires very clearly and loudly in favor of neighborhood serving commercial activities, and in opposition to projects that tilt the H Street Corridor toward commuter-serving retail activities.

I urge you to undertake a serious effort at designing a project that will encourage other investors to bring the kind of projects to the H Street Corridor that will reinforce rather than diminish the adjacent residential neighborhoods. The task before you need not be difficult, and need not be adversarial. BP Amoco could make a very positive and very profitable contribution to the redevelopment of the H Street Corridor. However, in order to do so, you will have to rethink how to develop gas stations in historic and densely populated urban neighborhoods. You will have to move away from the suburban model you are proposing, and you will have to seriously engage the community. The introduction of, and Mr. Rachal's continued reference to a draft voluntary agreement that did not engage the community in any meaningful way is counter-productive. I hope that you will submit a letter to the BZA clearly stating that although the Stanton Park Neighborhood Association is listed as a party to that agreement that this was done without the advise, consent, or knowledge of SPNA. In the future, please refrain from including the name of the Stanton Park Neighborhood Association on any documents which we have not been allowed to review.

Sincerely,

Drury J Tallant

Drury J Tallant, Co-Chair
Stanton Park Neighborhood Association

cc: Mayor Anthony Williams
Councilwoman Sharon Ambrose
Mr. Andrew Altman, Director, Office of Planning
Ms. Sheila Cross Reid, Chair, Board of Zoning Adjustment
Mr. Eric Price, Deputy Mayor for Planning and Economic Development
Commissioner Marvin Fields, ANC 6A
Mr. Bill Barrow, Director, H Street Community Development Corporation
Mr. Anwar Saleem, President, H Street Merchants & Professionals Association
Mr. Robert Pittman, Linden Neighborhood Association