RECEIVED
D.C. OFFICE OF ZONING
2001 MAR -8 PM 1:31

March 6, 2001

Mr. Robert Sockwell, Chair
Board of Zoning Adjustment
441 Fourth Street N.W.
Suite 210
Washington, D.C. 20001

Re: BP Amoco case No. 16648

Dear Mr. Sockwell:

Please register my name in OPPOSITION to the BP Amoco project. I base my decision on several meetings I attended on design proposals by BP attorney's. BP Amoco has failed to respond to a consistent line of questions that need to be answered to the community. I agree with the ANC6A vote to oppose this project and with the views of Stanton Park Neighborhood Association who has been the leader to explain to all us that this project will not serve our community interest to revilatize the H Street Corridor.

I am attaching a letter from Drury Tallant, Co-Chair of SPNA that defines the problems with the current proposal by BP Amoco.

Sincerely yours,

Earle Rands
capitol hill community activist

BZA
Case No. 16648
Exhibit No. 92

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.92

Subject: BP Amoco Letters to the BZA Needed
To: jay.d.adelstein@usdoj.gov, sambrose@dccouncil.washington.dc.us, anc6a@egroups.com, Dee.Atwell@mail.doc.gov, david.bell@bellarc.com, mblakeway@igc.org, tbonier@ncec.org, Peter_Brink@nthp.org, Dburr100@cs.com, Lmc01@bellatlantic.net, Mark.Eckenwiler@usdoj.gov,

Letters in Opposition to the BP Amoco Proposal should be addressed to:

Mr. Robert Sockwell, Chair
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210
Washington, DC 20001

Re: Case No. 16648

Fax: 727-6072

Copies to:
Councilmember Sharon Ambrose
441 Fourth Street, NW
Suite 710 South
Washington, DC 20001

Fax: 724-8054

Mr. Andrew Altman, Director
Attn: Karina Ricks
DC Office of Planning
941 North Capitol St., NE
Washington DC 20002

Fax: 442-7638

Each of you probably knows that last week ANC 6A voted to oppose the BP Amoco expansion the 300 Block of H Street, NE. In a revised plan which Amoco released two days before the ANC meeting, the proposed development (minus the car wash) has been consolidated onto the western half of the property from the alley to Third Street. The length of the canopy is reduced from over 200 feet to over 100 feet. The convenience store remains unchanged at the center of the site.

It is critically important to recognize that Amoco's consolidation has little to do with community opposition and critical comments on the design of the proposal. BP Amoco would like to maintain that they have reduced the project in response to community opposition, whereas in fact they have merely finally recognized that closing the alleys represents a political and practical impossibility. BP Amoco was advised of the impracticality of closing the

alleys early last summer, yet continued to push for the same inappropriate project. BP Amoco would now like to present their misjudgement as a "concession" to the community and plead for permission to proceed with a still unacceptable project. BP Amoco will also likely claim "economic hardship" where the truth is that BP Amoco needlessly closed the gas station prior to the December BZA hearing. Any delays and resulting economic hardship are clearly caused by BP Amoco's actions, and not the fault of the community or DC governmental agencies.

BP Amoco has failed to respond to a consistent and broadly shared set of comments that would not preclude a gas station on this site. Rather the community has maintained for the past nine months that if a gas station is to be constructed here, it should reflect the urban nature of the site. BP Amoco was additionally provided detailed suggestions on how this goal could be accomplished. Instead of listening to the community, a nearly identical proposal has been retained - - one which appears to leave open the possibility of adding the car wash at a later date. The revised proposal does nothing to encourage other desireable retail activities on the remainder of the property purchased by Amoco, nor will it encourage desireable investment on the south side of H Street.

The Cluster 25 Strategic Neighborhood Action Planning - Community Planning Workshop on January 27 was attended by approximately 100 residents. The need for a vibrant, neighborhood-serving retail corridor along H Street was noted by the vast majority of participants as one of the most critical "essential ingredients" for our neighborhood. A great many people went further and pointed out that a gas station - particularly one of the scale and design proposed by Amoco - was inconsistent with the hoped-for revitalization of the corridor. I am aware of at least two developers who have expressed interest in acquiring the north and/or south side of the 300 Block of H Street for neighborhood serving retail activities. We do not need to allow expansion of a gas station that does not serve the community at the expense of losing a valuable opportunity for new retail investment along H Street.

This project still represents a substantial expansion of the gas station operation and will require approval by the Board of Zoning Adjustment and comment by the Office of Planning. In addition to ANC 6A, Councilmember Ambrose has voiced her opposition, and I believe that the Office of Planning will also reject the current proposal. Stanton Park Neighborhood Association as well as others who objected to the initial proposal will also likely remain in opposition.

I hope that the community will strongly support ANC 6A in their opposition to this project. Your voice before the BZA is extremely important. Letters should be addressed to the Board of Zoning Adjustment with copies to Sharon Ambrose and Andrew Altman (addresses and email above). Please also encourage your neighbors to write the Board in opposition to this project. If you wish to attend the BZA hearing in person, the hearing is currently scheduled for March 20, 2001 at 1:30PM.

Thank you,

Drury Tallant, Co-chair
Stanton Park Neighborhood Association