District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6A
624 H., Street, NE 1st Floor. Washington, D.C. 20002
Office 202 547-8741 * Fax 202 547-8742

March 12, 2001

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2001 MAR 13 PM 12: 20

Mr. Robert Sockwell
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Attn: Ms. Jerrily R. Kress, FAIA, Director, Office of Zoning
Re: ANC Report Regarding Application 16648 of BP Amoco for a Special Exception

Dear Mr. Sockwell:

This report is submitted in response to Application 16648 by BP Amoco Corporation and offers the information required by Title 11 of the District of Columbia Municipal Regulations, Section 3115.1, regarding ANC reports.

ANC 6A considered this application at its regular monthly meeting, held March 1, 2001. Proper notice of the meeting was given using the ANC's usual methods. Because a large crowd was expected (80 citizens attended), the meeting was moved to a larger location nearby. Additional notice was provided to publicize the change, and signs were posted at the original location. During BP Amoco's presentation, Mr. Filetto stated an objection for the record questioning the notice procedures for the meeting. The objection was noted, but as of this date no formal complaint has been received.

ANC 6A currently requires seven Commissioners for a quorum. Commissioners Jarrell, Amon, Quigley, Martin, Harris, Nelson and Basterrechea were present and a quorum was achieved. The Commission took extensive input from members of the community. Ward 6 Councilmember Sharon Ambrose participated in the discussion.

Issues

There was a brief presentation of the new plan by BP Amoco, followed by a twenty minute public discussion. BP stated that alley closings were no longer requested and that the only remaining issue before the BZA was an exception for additional pumping stations.

BZA
Case No. 16648
Exhibit No. 96

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.96

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Several residents commented that BP's revised plan is a vast improvement over the original plan. The agreements to eliminate the car wash and to abandon plans to close alleys and consolidate the lots were greeted with applause. One resident, Mr. Richard Layman, praised the applicant for their willingness to work with the community and for the many improvements that had been made over the original design.

Community concerns focused primarily on two issues: design and traffic.

a. Design (Sec. 706.5)[1]. Several people felt that the design was not acceptable; that it it represents a fivefold increase over the current size[2], that it should be "nicer," more appropriate to an urban setting and more oriented toward neighborhood customers than commuters. Two people cited a letter to the applicant, signed by Ms. Loree Murray of the Near Northeast Citizens Against Crime and eight other community and national organizations, which specifically outlined the community desire that more of the site, especially the part fronting on H Street, be used for walk-in retail opportunities; that the gas station portion be smaller; and that it be located behind the H St. frontage. While BP Amoco adopted some community recommendations, the residents wanted more of their input to be used.

b. Traffic (Sec. 706.4)[3]: BP Amoco indicated that the traffic study has not yet been revised to reflect the newest design. Residents voiced concerns about increased traffic in the neighborhood. Also, because the Children's Museum is directly across 3rd Street from the station, there was concern that the increase in traffic would endanger the safety of children entering and leaving the museum. The requested additional pumps would increase that traffic incrementally.

Security of the immediate area was another concern, because it will be 24-hour operation. BP Amoco stated that they have worked closely with local police and will have a reserved parking space for police. They also stated that there will be three to five employees on every shift, and that they will revisit the security aspect in six to eight months to see if private security is necessary.

Ms. Sarah Robinson, a resident of the adjacent Block 776 and a member of the community group which met with BP Amoco, commended the applicant for their changes but stated there was a "long way to go." She felt that there were still too many pumps being planned creating too much traffic through the neighborhood, and indicated that the current owner had been difficult to deal with. She said her position regarding

demolition had been mischaracterized, that she did not oppose tearing down vacant houses which were creating drug problems but did not support demolition of the historic building. She also urged BP not to leave the lot at 4th and H vacant because it will create a nuisance.

[1]/ 706.5: The Board may address design, appearance, screening, lighting or other requirements as it deems necessary to protect adjacent or nearby property.
2/ Also, the BP Amoco Supplemental Statement dated March 6, 2001 (p. 4) states that the lot occupancy of the pump canopy is almost 100% smaller. We wish to point out it is actually 50% smaller; 100% smaller would be zero.
[3]/ 706.4: The operation of the use shall not create dangerous or other objectionable traffic conditions.

Recommendations

The H Street corridor has enormous potential for revitalization, improving the quality of life for all who live around it. The Commission supports development of business along the H Street corridor, but must also represent the interests of the community. Despite the scaling back of the design, the consensus was that more could have and should have been done to accommodate the wishes of the neighborhood. The applicant provided no information to justify the need for additional pumps and declined to discuss revenue projections which might have provided such justification. For these reasons and due to the concerns listed above, the Commission voted to oppose the application.

The vote to support the application was 0 in favor and 7 opposed. The enclosed resolution refers. Commissioner Keith Jarrell, ANC 6A-O3, is authorized to present the report at the BZA's March 20, 2001 hearing. Thank you for your time and attention.

Respectfully,

Ivette Basterrechea

Ivette Basterrechea
Chair, ANC 6A

Enclosure: Resolution 01-6

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Resolution 01-6: BP Amoco
BZA Application 16648

Resolved, to support Application 16648 for a special exception by BP Amoco for the property in the 300 block of H Street, NE.

SMD	Name	Yes	No	Abstain
02	Commissioner Pernell	( )	( )	( )
03	Commissioner Jarrell	( )	(x)	( )
04	Commissioner Amon	( )	(x)	( )
05	Commissioner Quigley	( )	(x)	( )
06	Commissioner Martin	( )	(x)	( )
07	Commissioner Fields	( )	( )	( )
08	Commissioner Edwards	( )	( )	( )
09	Commissioner Harris	( )	(x)	( )
10	Commissioner McIntyre	( )	( )	( )
11	Commissioner Nelson	( )	(x)	( )
12	Commissioner Basterrechea	( )	(x)	( )

Ivette Basterrechea
Chair, ANC 6A

3/12/01
Date