OP's Slide Presentation

Rec'd.
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BP Amoco - BZA Case No. 16648

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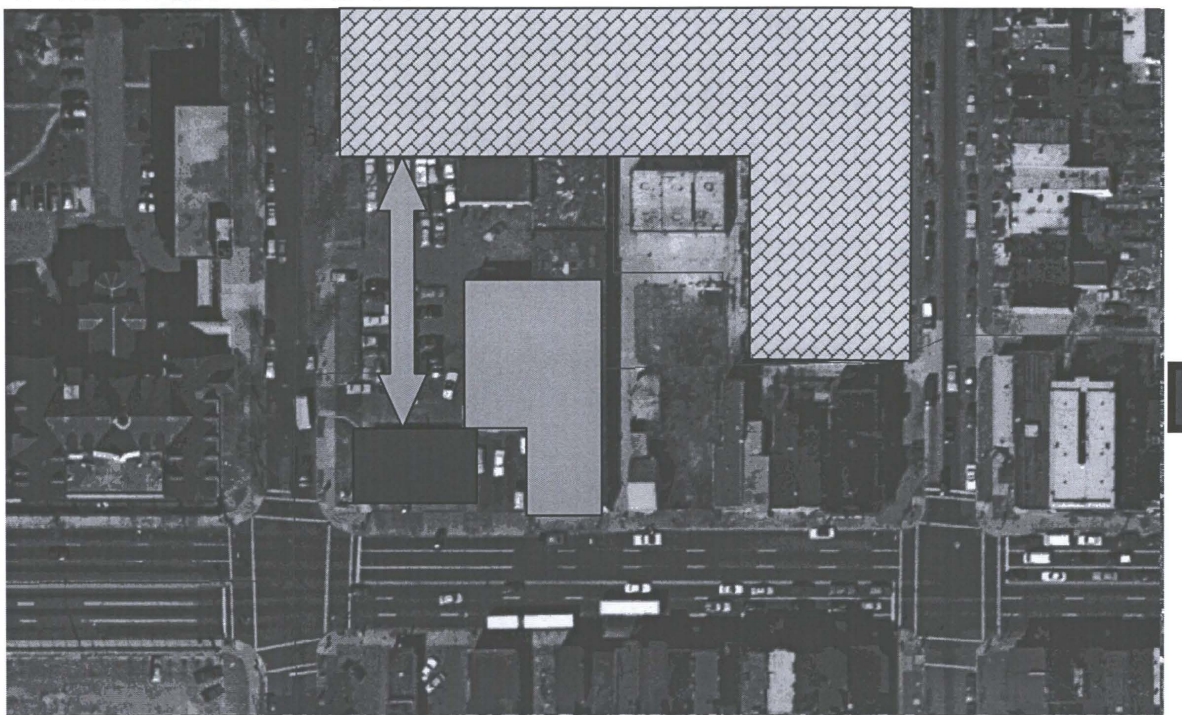
BZA
Case No. 16648
Exhibit No. 145

Report Overview

- Background
- Comprehensive plan analysis
- Zoning analysis
- Recommendations



Aerial View





Comprehensive Plan Analysis

- Complement the physical character
- Appropriate building materials, height, scale, massing and buffering
- Reduce conflicts between pedestrians and vehicular traffic
- Create an environment that stimulates redevelopment
- Encourage building massing and scale sensitive to established patterns
- Prevent "gas-n-go" self service stations

Zoning Analysis

- Incompatible with street character
- Inadequate buffering of light, noise and odor impacts
- Intense automobile use negatively impacts vehicular and pedestrian traffic

Recommendation

- Recommend denial of application
- Suggest BP Amoco partner with another developer to create a unified development
- Prepare a design that is compatible with the neighborhood