



Existing view from the shoulders of Interstate 210 looking southwest toward proposed Development Area B.



Key Map



View of proposed development with landscape and fuel modification.

NOTE:

THIS VISUAL SIMULATION UTILIZES COMPUTER MODELING TECHNOLOGY (COMBINING AUTOCAD, GIS, 3-D MAX, AND PHOTOSHOP PROGRAMS) TO TRANSLATE 2-DIMENSIONAL SITE PLANS AND ARCHITECTURE INTO A COMPOSITE 3-DIMENSIONAL IMAGE. IN ORDER TO DEPICT THE GENERAL APPEARANCE OF THE PROJECT FROM ROADWAYS AND OTHER PUBLIC LOCATIONS, THE PURPOSE OF THIS SIMULATION IS TO PROVIDE AN EASILY UNDERSTOOD COMPARISON OF A "BEFORE" VIEW WITH A REASONABLY ACCURATE SIMULATION OF THAT SAME VIEW "AFTER" PROJECT DEVELOPMENT. THIS COMPARISON WILL HELP AGENCY STAFF, THE PUBLIC, AND DECISIONMAKERS IN THE EVALUATION OF SITE PLANNING AND DESIGN CONCEPTS, ROADWAY LOCATIONS, THE Juxtaposition OF BUILDING HEIGHTS AND MASSING, AND THE OVERALL IMPRESSION OF PROJECT LANDSCAPING, REVEGETATION, AND NOISE MITIGATION AFFECTS, ESPECIALLY AS THEY RELATE TO THE GENERAL IMPACT OF PROPOSED DEVELOPMENT ON EXISTING AESTHETICS AND VIEWS OF THE PROJECT AREA.

ALTHOUGH REASONABLE PROFESSIONAL CARE, RECOGNIZED COMPUTER PROGRAMS, AND COMMONLY ACCEPTED GRAPHIC TECHNIQUES HAVE BEEN USED TO PREPARE THIS PHOTOGRAPH AND VISUAL SIMULATION FOR THE LAND USE AND ZONING DETERMINATIONS BEING REQUESTED FOR THE PROJECT, IT SHOULD BE VIEWED AS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT PROJECT THAT IS BASED UPON THE CURRENT LEVEL OF SITE PLANNING AND DESIGN. THIS PLANNING AND DESIGN IS SUBJECT TO FUTURE AND MORE DETAILED CONSTRUCTION LEVEL ENGINEERING, TRACT PLANS, ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS, AS WELL AS TO FUTURE PUBLIC AGENCY CONDITIONS OF APPROVAL AND ENVIRONMENTAL MITIGATIONS THAT MAY ALSO AFFECT THE ULTIMATE APPEARANCE OF THE CONSTRUCTED PROJECT.

FINALLY, THIS SIMULATION INCLUDES A SOUND WALL THAT HAS BEEN RECOMMENDED TO MITIGATE THE NOISE IMPACTS OF INTERSTATE 210 ON PROPOSED HOMES AND RESIDENTS.

Source: FORMA Systems, April 28, 2003.