



Existing view from an existing neighborhood east of the project, looking west from an existing public residential street toward proposed northerly Development Area A.



Key Map



View of proposed development with landscape and fuel modification.

Source: FORMA Systems, April 28, 2003.

NOTE:

THIS VISUAL SIMULATION UTILIZES COMPUTER MODELING TECHNOLOGY (COMBINING AUTOCAD, 3-D MAX, AND PHOTO SHOP PROGRAMS) TO TRANSLATE 2-D DIMENSIONAL SITE PLANS AND ARCHITECTURE INTO A COMPOSITE 3-D DIMENSIONAL IMAGE, IN ORDER TO DERIVE 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 ASSIST STAFF, THE PUBLIC, AND DECISION-MAKERS 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, REDUCTION, AND FUEL MODIFICATION AREAS, 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 THE PHOTOGRAPH AND VISUAL SIMULATION FOR THE LAND USE AND ZONING DETERMINATIONS BEING REQUESTED FOR THE PROJECT, IT SHOULD BE VIEWED AS A CONCEPTUAL DEFINITION 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 MAPS, 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.