B VISUAL RESOURCES

a. Proposed Architectural Example

In order to demonstrate the character of the architecture anticipated for Westchester University, the Applicant has commissioned a rendering (see Figure III/B-1) depicting a proposed view of the Arts & Sciences Building (A.1). This example demonstrates the scale and some of the detailing that is intended to be used in the design of the buildings proposed in the Preliminary Concept Plan (see Figure II/C-1).

As described previously, the height of the proposed buildings is restricted to 35' (2 ½ stories) by the zoning code. The footprint is therefore determined by the program intended for the building. Materials would reflect an historic academic character. Facades would be clad in a mix of brick and stone, steeply pitched roofs would be clad in slate, steel, copper or other durable architectural material. Large windows would be incorporated to increase the quantity of natural light available to the occupants.

Additional architectural features (such as cupolas) may be utilized in the design of individual structures. Cupolas are exempt from any height restriction (§ 218-16). The height of these elements will be determined by the architectural detailing of each building, and so is not yet known. Materials of these elements will generally conform to the architectural character as described above.

b. Visual Impact Analysis

In order to measure the potential visual impact of the Proposed Action to the neighboring community, the Applicant commissioned a Visual Impact Analysis. This analysis by the Applicant's architect, Richard Henry Behr Architect, PC, was performed to reflect winter conditions in February in order to demonstrate the maximum impacts on views of the property from neighboring property and streets.

In addition to the Visual Impact Analysis described below, the Applicant's architect developed preliminary site sections of the proposed plan. A key plan showing the location of each cross section is shown in Figure III/B-2. The various cross sections are

shown in Figure III/B-3. These site sections are provided to demonstrate the actual topographic relationship between the university and the surrounding development.

Visual Impact Analysis makes use of digital photographs, taken from vantage points suggested by the Planning Board and the Board's planning consultant. Each view is described in three ways: Existing Site Photo, Massing Model, Photo w/ Massing Elements. Massing models are rendered in white to maximize contrast in the visual impacts. This high contrast image is intended to demonstrate where impacts may be visible, but not the visual impact itself. Final buildings will be constructed to generally conform with the materials of the architectural example shown in Figure III/B-1, and described above. The earth-tone materials proposed (brick, slate, stone, etc) will present considerably reduced impact. Figure III/B-4 demonstrates the points from which these digital photographs were taken. A digital massing model was developed based on the Preliminary Concept Plan. Views of this model are shown to demonstrate the physical and topographic relationship of proposed building to the neighborhood. These images are then superimposed on the existing site photography, demonstrating the impacts of proposed buildings on the neighborhood, as described below:

View 1 (Figures III/B-5, 6 and 7)

Taken along Westlake Drive. Glimpses of the proposed Women's Dormitory (H) are possible. As shown in the Preliminary Concept Plan, and the Proposed Landscape Plan (SP-38, -39), and as described below, new evergreen plantings are proposed to improve screening of the dormitory building.

View 2 (Figures III/B-8, 9 and 10)

Taken from the intersection of Westlake Drive and Stevens Avenue. Some view of the Women's Dormitory (H) and Faculty/Staff Housing (K) may be possible from this vantage. As shown in the Preliminary Concept Plan, and the Proposed Landscape Plan (SP-39), and as described below, new evergreen plantings are proposed to improve screening of the dormitory building and housing units.

View 3 (Figures III/B-11, 12 and 13)

Along Stevens Avenue. The tops of the roofs of the Faculty Housing (K) may be visible from Stevens Avenue. As shown in the Preliminary Concept Plan, and the Proposed Landscape Plan (SP-39), and as described below, new evergreen plantings are proposed to improve screening of the housing units.

View 4 (Figures III/B-14, 15 and 16)

At the Community Center. The Student Union Center (G) may be visible from the Community Center parking lot. As shown in the Preliminary Concept Plan, and the Proposed Landscape Plan (SP-41), and as described below, extensive new evergreen plantings are proposed to the parking and student union from the Community Center.

View 5 (Figures III/B-17, 18 and 19)

Intersection of Columbus Avenue and Lozza Drive. Views of the Gymnasium Building may be possible from the west side of the Columbus Avenue. This view would be difficult from the street, and would be nearly impossible from a car traveling either direction on Columbus Avenue.

View 6 (Figures III/B-20, 21 and 22)

Along Columbus Avenue. Similar to View 5, views of the Gymnasium Building may be possible from the west side of the Columbus Avenue.

View 7 (Figure III/B-23)

From Columbus Avenue School. Existing topography and dense forest obscure any view of the site for Westchester University. No views of the project are possible.

View 8 (Figure III/B-24)

From Westlake High School. Existing topography and dense forest obscure any view of the site for Westchester University. No views of the project are possible.

c. **Visual Relationships**

As demonstrated in the Visual Impact Analysis, above, the Proposed Action will have little visual impact on adjacent and neighboring development. The Preliminary Concept Plan has been designed to maximize efficient use of the site, while maintaining a careful relationship with adjacent and neighboring development. As such, the Applicant has endeavored to minimize impacts on the surrounding community.

Proposed structures are arranged so that the front doors of buildings face the center of the site, and are set back from the property line in excess of the required setbacks, a minimum of 200' from the property lines along a street. Open space, as required by the zoning code of the Town of Mt Pleasant, consumes a large portion of the site. The open space as designed utilizes existing open space to the greatest extent possible, while maintaining required setbacks from the street and adjacent property. Further, the existing vegetation along the street boundaries of the property is dense, and generally obscures views of the buildings and, similarly open space, as demonstrated in the Visual Impact Analysis.

Portions of the vegetation along Columbus Avenue were impacted by the recent tornado on July 12, 2006. Damage in this area is intended to be cleaned up and, where a reduction in the vegetative buffer may open the campus to visual impacts, restored.

Site lighting has been carefully considered in the layout and design of the Preliminary Concept Plan. Internal roads and parking areas are planned well in excess of required setbacks from adjoining streets. The location of general lighting (pedestrian, building, etc) in the heart of the site will generally preclude any impact on neighboring and adjoining property.

Recreation lighting has also been intentionally placed to limit visual impacts. The football and soccer fields on the west edge of the site (along Columbus Avenue) will be the only locations for field lighting. These fields are located near the top of the hill along Columbus Avenue, area located nearly 500' from the property line along the street, and

are separated from the street by a dense, existing vegetative buffer. No other recreation field will be installed with field lighting.

d. Mitigation Measures

Due to the high quantity of existing vegetation along the streets surrounding the site, the dense vegetation areas that will be left in tact, and the deliberate planning, intended to minimize visual and light impacts, only minor mitigation is required. For both buildings and open space, where existing vegetative buffers are thin or do not fill the required setback requirement, additional plantings are proposed. These additional plantings are intended to supplement the existing vegetative buffer in order to mitigate any visual impacts on the neighborhood.

Site lighting, including street, parking, pedestrian and recreation lighting, will be placed and to minimize any glare at the perimeter of the site. Roadway fixtures (Lithonia Lighting, KSF) utilize recessed luminaries in order to minimize horizontal visibility of the fixture directly.