

Sudbury Residential Development

Visual Analysis

April 19, 2016

Methodology Summary

The visual analysis prepared for this project included view points towards the project from a series of publicly-accessible locations in the vicinity of the project as indicated in the associated drawings.

The analysis was conducted as follows:

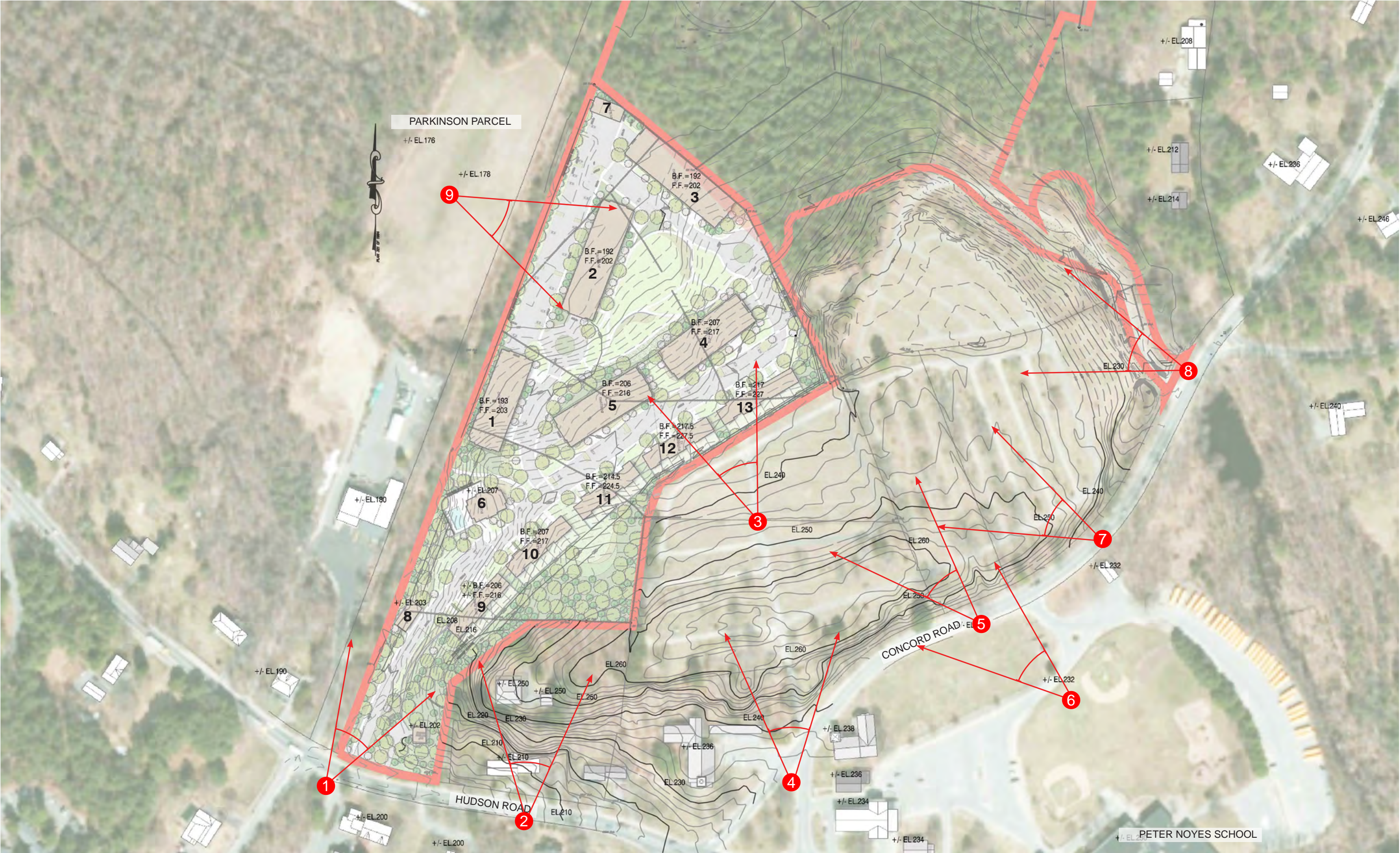
Photographs were taken from the vantage points looking in the general direction of the proposed buildings that would be closest to the vantage point. The photos represent conditions when there are no leaves on deciduous plants. The photos were taken from a standing position at eye-level. The camera employed was a digital camera set at its standard 35mm view. No “zooming” of the lens was employed.

The view points and view angles were then located on an aerial photograph (source: Google, Inc.). The view point and angles were then replicated with a three-dimensional model prepared using a combination of computer aided drafting and Sketchup of the proposed project including the existing nearby terrain and topography that were superimposed on the same aerial photograph.

Perspective views of the proposed buildings and nearby terrain were prepared for each vantage point using a Sketchup Pro 2015 program. Adobe Photoshop software was then used to superimpose and correlate the 3-dimensional views and the photos. Where hillside crests (horizon lines) were found to obscure the proposed buildings, profiles were created as dashed lines to indicate that they would be behind and below the hillside. Where some portion of buildings would be visible between or above foreground features that are not part of the development, the visible portions of the proposed buildings were indicated.

Existing vegetation was removed from the photographs using Photoshop for trees and shrubbery expected to be removed due to site redevelopment. This was based on the estimated location of property lines and limits of construction. Proposed new on-site landscaping has been added using Photoshop modeling only where the species and location would provide visual buffering immediately upon planting.

VISUAL ANALYSIS: VIEW LOCATIONS



VISUAL ANALYSIS: VIEW 1 - FROM HUDSON ROAD



Proposed

Please note: "Proposed" photo has been modified to reflect changes after development construction.



Note: Proposed entrance drive at Hudson Road. The trees on the hillside to the right of the drive will be retained. Existing and new landscaping along the left side of the drive and at the end of building #5 is shown.



Existing

VISUAL ANALYSIS: VIEW 2 - FROM HUDSON ROAD EXISTING CONDITION



Proposed



Approximate location of horizon line for model and photo view.

Note: All buildings will be concealed behind the crest of the hillside, which is shown as a horizon line. The dashed line indicates the roof ridge line below and behind the horizon line.



Existing

VISUAL ANALYSIS: VIEW 3 - FROM CEMETERY



Proposed

Please note: "Proposed" photo has been modified to reflect changes after development construction.



Note: Existing and new landscaping is shown along the property line – winter image. Roofs will be partially visible from the cemetery.

Approximate location of horizon line for model and photo view.



Existing

VISUAL ANALYSIS: VIEW 4 - FROM CONCORD ROAD/TOWN HALL TRAFFIC ISLAND



Proposed



Note: All buildings will be concealed behind the crest of the hillside, which is shown as a horizon line. The dashed line indicates the roof ridge line below and behind the horizon line.

Approximate location of horizon line for model and photo view.



Existing

VISUAL ANALYSIS: VIEW 5 - FROM CONCORD ROAD EXISTING CONDITION



Proposed



Note: All buildings will be concealed behind the crest of the hillside, which is shown as a horizon line. The dashed line indicates the roof ridge line below and behind the horizon line.

Approximate location of horizon line for model and photo view.



Existing

VISUAL ANALYSIS: VIEW 6 - FROM PETER NOYES SCHOOL EXISTING CONDITION



Proposed



Note: All buildings will be concealed behind the crest of the hillside, which is shown as a horizon line. The dashed line indicates the roof ridge line below and behind the horizon line.

Approximate location of horizon line for model and photo view.



Existing

VISUAL ANALYSIS: VIEW 7 - FROM CONCORD ROAD EXISTING CONDITION



Proposed



Approximate location of horizon line for model and photo view.

Note: All buildings will be concealed behind the crest of the hillside, which is shown as a horizon line. The dashed line indicates the roof ridge line below and behind the horizon line.



Existing

VISUAL ANALYSIS: VIEW 8 - FROM CONCORD ROAD AND CANDY HILL ROAD



Proposed

Please note: "Proposed" photo has been modified to reflect changes after development construction.



Note: Existing cemetery landscaping – winter image. Roofs will be partially visible from Peter's Way at Concord Road in the winter. Buildings have been indicated in a beige tone to indicate where they may be visible.

Approximate location of horizon line for model and photo view.



Existing

VISUAL ANALYSIS: VIEW 8 - FROM CONCORD ROAD AND CANDY HILL ROAD



Proposed

Please note: "Proposed" photo has been modified to reflect changes after development construction.



Note: Existing cemetery landscaping – winter image. Roofs will be partially visible from Peter's Way at Concord Road in the winter.

Approximate location of horizon line for model and photo view.



Existing

VISUAL ANALYSIS: VIEW 9 - FROM PARKINSON PARCEL EXISTING CONDITION



Proposed

Please note: "Proposed" photo has been modified to reflect changes after development construction.



Note: Buildings will be visible from Parkinson field beyond existing trees that will remain.

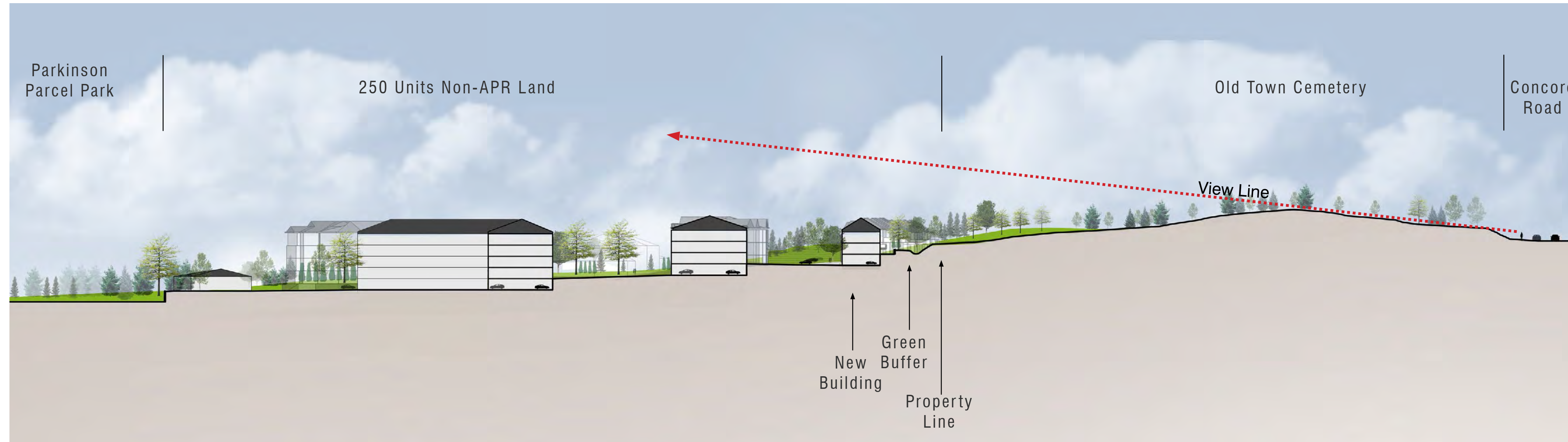


Existing

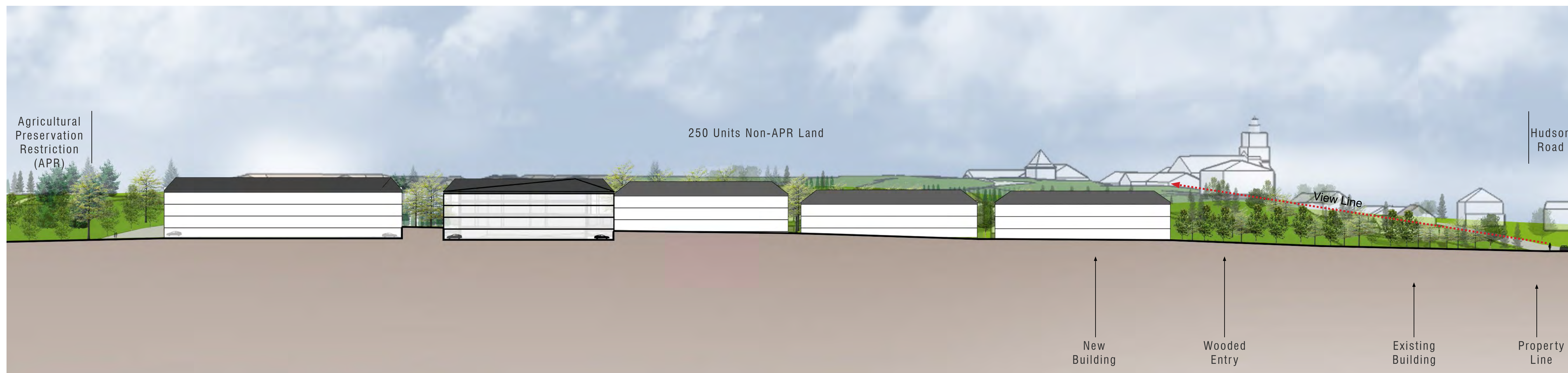
LANDSCAPE PLAN



SITE SECTION PERSPECTIVES



SECTION 1



SECTION 2