

Navy OTC Revitalization Draft EIS Visual Resources



What was Studied?

The Navy analyzed visual simulations from 10 key observation points for each alternative in the Draft EIS. Development simulations are an estimate of what the site could look like. Final development design is not known at this time. All visual simulations are available in the Draft EIS.

Potential Impacts

- Alternative 1 – less than significant impact to visual resources as the existing size and scale of the structures on OTC would be maintained.
- Alternatives 2 through 5 – significant impact, primarily related to the obstruction of view corridors and the contrast of the height, bulk, and scale on OTC with the existing surrounding community.
- Alternative 4 has the highest proposed density and the highest visual impacts.

How would Impacts be Minimized?

Impacts would be minimized during detailed site planning and layout, such as by:

- Keeping view corridors open (e.g., creating gaps between taller buildings)
- Designing the shape and size to minimize the number of buildings
- Varying heights of buildings across the site to better match adjacent areas
- Integrating exterior lighting with architectural character
- Incorporating design measures to avoid direct glare and reflection



Simulation view at full build-out from Presidio Mormon Memorial Park, Alternative 1



Simulation view at full build-out from Presidio Mormon Memorial Park, Alternative 2



Simulation view at full build-out from Presidio Mormon Memorial Park, Alternative 3



Simulation view at full build-out from Presidio Mormon Memorial Park, Alternative 4



Simulation view at full build-out from Presidio Mormon Memorial Park, Alternative 5

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