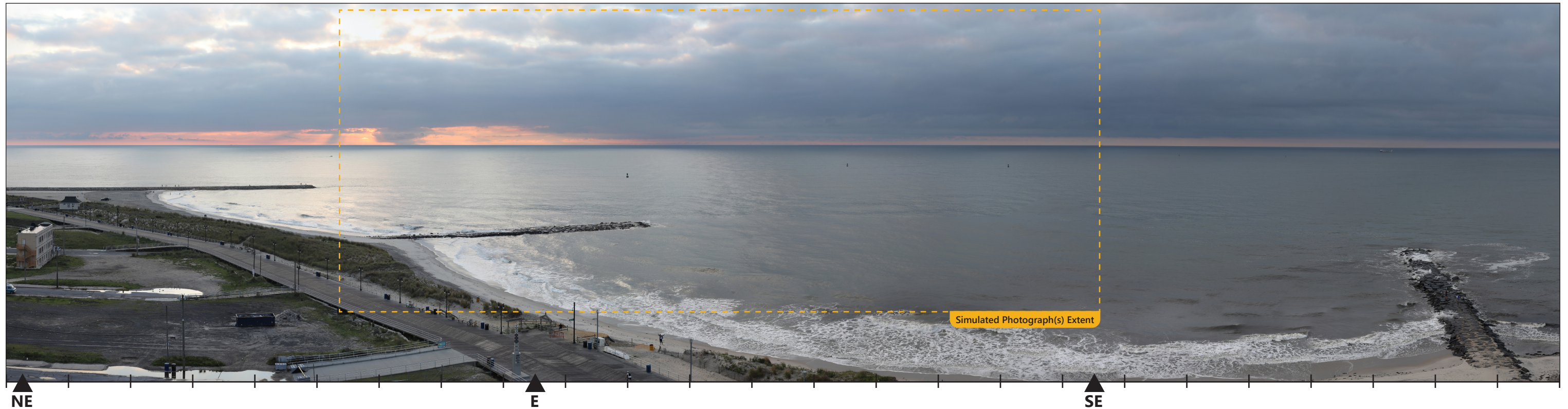
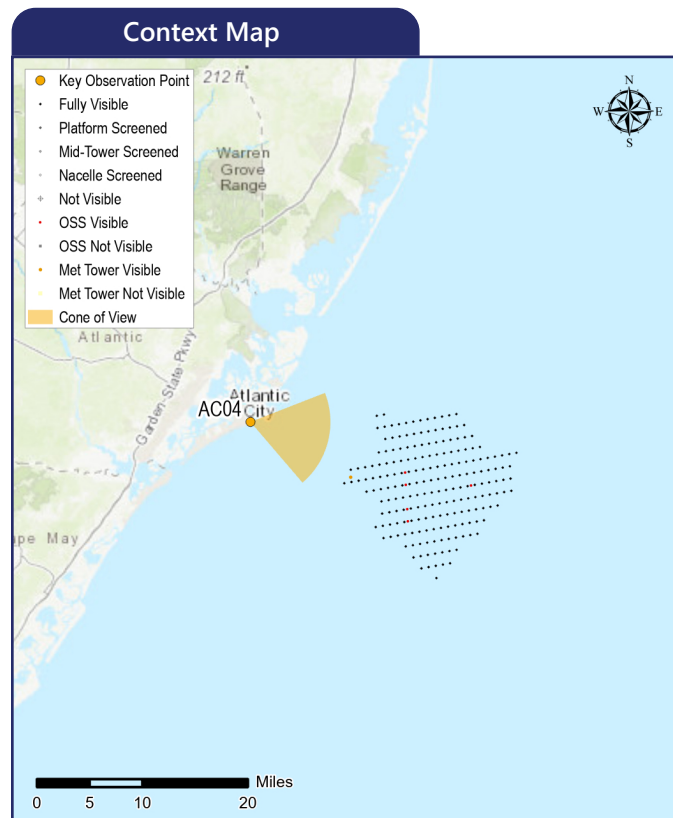


# AC04 Ocean Casino Resort – Sky Garden

Atlantic City, Atlantic County, New Jersey



The image above is a +/- 124° panorama photograph from the Ocean Casino Resort - Sky Garden, panning clockwise from northeast (left) to south (right). The yellow rectangle within the photo represents the extent of the photosimulation photo(s).



## Simulation Information

Coordinates: 39.36225°N, 74.41353°W  
 Character Area: Atlantic City, Seascape (SCA)  
 User Group: Residents/Tourists  
 Direction of View: East-Southeast  
 Distance to Nearest Visible Turbine: 10.54 miles  
 Visually Sensitive Resource: Atlantic City Beach

## Environmental Information

Date Taken: 08/18/2020  
 Time: 6:31 AM  
 Temperature: 70°F  
 Humidity: 93%  
 Visibility: 10 miles  
 Wind Direction: Calm  
 Wind Speed: 0 mph  
 Conditions Observed: Mostly Cloudy

## Photograph Information

Camera: Canon EOS 5D Mark IV  
 Resolution: 30.4 Megapixels  
 Focal Length: 50mm  
 Camera Height: 117.26 feet AMSL

## Notes

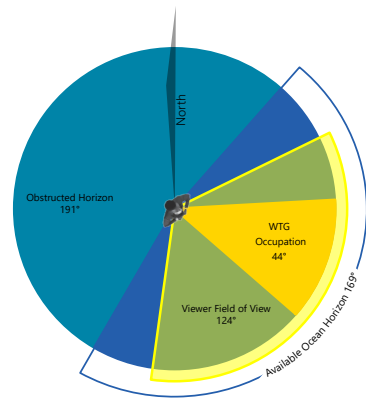
Printed at 100%, the photosimulations are 15 inches wide by 10 inches high. At this size, the photosimulation(s) should be viewed from a distance of 21 inches.

Night time photosimulations are digitally adjusted from daytime photographs.

## Simulated Photograph(s)

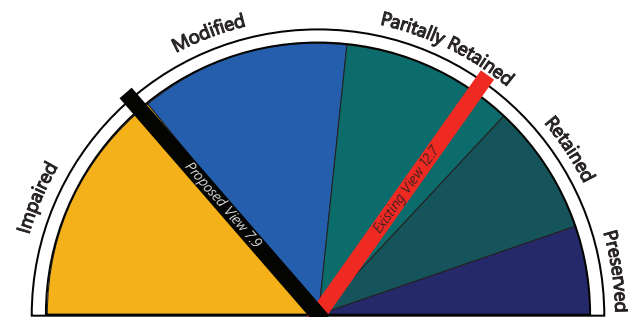


## Field of View



## Visual Impact Rating

### Impact Rating Summary



**-4.8. Significant**

## Visual Threshold Level (VTL)

**6** An object/phenomenon with strong visual contrasts that is so large that it occupies most of the visual field, and views of it cannot be avoided except by turning one's head more than 45 degrees from a direct view of the object. The object/phenomenon is the major focus of visual attention, and its large apparent size is a major factor in its view dominance. In addition to size, contrasts in form, line, color, and texture, bright light sources and moving objects associated with the study subject may contribute substantially to drawing viewer attention. The visual prominence of the study subject detracts noticeably from views of other landscape/seascape elements (Sullivan et al., 2013).

## Principles of Composition and Factors Affecting Visual Impact Summary

Design Elements	Description
Focal Point	Man-made stone jetty extending approximately 375' straight out from the coastline. Pedestrian accessible.
Order	There is an order in the expansive open water meeting the sky as the sunrise; coming back to land with cresting waves lapping at a sandy beach. The beach is backed by low grassy vegetation and an elevated wood boardwalk.
Visual Clutter	There are numerous built elements on land that do not relate strongly to one another, but generally act as a built field relative to the beach line and open water.
Movement	Pedestrians and waves are the biggest contributing factors of movement.
Duration & Frequency of View	Long-Term   Repeated & Occasional
Atmospheric Conditions	Thick cloud layer at the horizon in the photo interrupts the pink-red sky from being fully visible.
Lighting Direction	Backlit
Scenic or Recreational Value	The boardwalk and concentration of site amenities signifies this place as a recreational resource that is highly utilized.; The Atlantic City Beach.

## Compatibility and Contrast Rating Average

Ocean Casino Resort – Sky Deck			
Resource	Compatibility	Scale	Spatial Dominance
Water Resources	3.0	3.0	3.0
Landform	2.3	1.8	2.0
Vegetation	1.3	1.5	2.3
Land Use	2.3	2.5	2.3
User Activity	2.3	2.5	2.3

1 – Compatible  
 2 – Somewhat Compatible  
 3 – Not Compatible  
 1 – Minimal  
 2 – Moderate  
 3 – Severe  
 1 – Subordinate  
 2 – Co-Dominant  
 3 – Dominant

## Existing Conditions

Scenic Quality: Partially Retained  
 Rating Panel Score Average: 12.7  
 Rating Panel Score Range: 10.0 - 16.0

This view is from the Sky Garden on the 11th floor of the Ocean Casino Resort in Atlantic City, New Jersey. The Sky Garden is a 3-acre landscaped patio overlooking the Atlantic Ocean. During the summer season, it is used by hotel guests and visitors for relaxing, drinking, and dining. The selected view to the east-southeast from this location provides an elevated perspective of the adjacent shoreline and ocean. The boardwalk and parking lots in the immediate foreground below give way to crescents of sandy beach separated by stone jetties/breakwaters. White surf and foam at the shoreline transition to a broad expanse of silver-grey ocean that darkens as it extends to the distant horizon. Beyond the immediate shoreline several channel marker buoys are the only interruptions on the smooth water sheet. The horizon is defined by an abrupt change in color where the dark ocean water meets the light orange sky at sunrise. Slightly above the horizon the sky transitions to heavy grey cloud cover which creates a dark shadow on the distant water surface near the horizon. The relative lack of people on the beach, dull early morning light, and smooth texture of the ocean give the view a soft, peaceful character.

The view from the Sky Garden offers an approximate 188 degree of unobstructed, undeveloped ocean which extends out to the horizon. To the left, right, and behind the viewer, 172 degrees of the view from this location is immediately obstructed by the presence of tall buildings and the horizon is entirely obscured. Ground level views from the immediate shoreline are likely to exhibit a similar panorama view of unobstructed horizon. However, views from the boardwalk will include a greater degree of obstructed horizon. In fact, in some locations on the boardwalk the ocean is completely obscured from view (as indicated by the viewshed analysis and field review). As such, this view from Atlantic City represents an elevated, open, and unobstructed view of the ocean under a high-contrast lighting condition.

Rating panel members indicated that, although viewed from an urbanized setting, the existing view is a relatively pristine, uninterrupted vista of the open ocean that will be experienced by visitors to the casino's Sky Garden over an extended period of time. The orange band of color in the sky and its contrast with the dark ocean, along with the general lack of competing landscape features, enhances the expansive feel of the view and draws the viewer's eye to the horizon. Rating panel scores for the existing conditions photographs ranged from 10.0 to 16.0 (average score = 12.7). The score for this view indicates that it is partially retained.

## Proposed Conditions

Scenic Quality: Modified  
 Rating Panel Score Average: 7.9  
 Rating Panel Score Range: 6.7 - 10.0  
 Impact Magnitude: 4.8 (Significant)

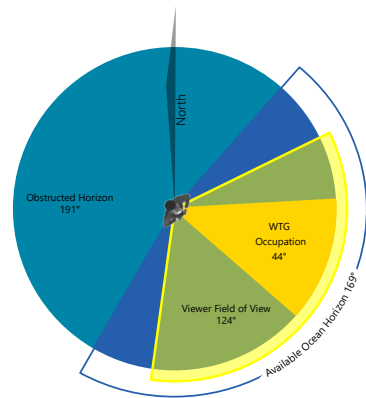
Viewshed analysis suggests that Project visibility from this general area will extend inland from the beach and boardwalk where large parking areas and open lots are present near the shoreline. Ground level views from more inland locations are blocked by intervening built structures. However, as demonstrated by the photosimulation from this KOP, elevated views from within buildings will be available in some areas that are indicated as being screened in the viewshed analysis.

With the proposed Project in place, the view is dominated by a large and highly visible array of WTGs that extend across a large portion of the ocean view to the east-southeast from this location. Of the 188 degrees of relatively unobstructed ocean horizon, the Project occupies approximately 44 degrees or 23 percent of the view (see Field of View Image, left). Project visibility is enhanced by the relative proximity of the WTGs (10.5 miles) and their back-lighting by the rising sun, which makes the WTGs appear dark against the sky. Rating panel members had a somewhat variable range of reactions to the impact resulting from the Project WTGs, with the VIA scores ranging from 6.7 to 10.0 (average score = 7.9). These scores indicate an average reduction of 4.8 points in comparison to the existing view suggesting it becomes modified and significant visual impacts would result from the WTGs. Individual rating panel members indicated reductions that ranging from 1.7 to 9.3. Panel members indicated that the presence of the WTGs reduces the expansiveness of the view by creating a semi-transparent fence-like line across the horizon. This effect is accentuated by the perceived randomness of the WTG placement and the line-up/stacking of visible WTGs that creates darker denser forms and a sense of visual clutter. The movement of the rotor blades will also attract viewer attention and make the WTGs the focus of this view. However, the visibility and visual dominance of the WTGs is likely to be reduced under more hazy or foggy sky conditions, and later in the day when lighting conditions will reduce WTG contrast with the sky, and more viewers are likely to be present at the Sky Garden as compared to the sunrise view presented. With the Project in place, the view becomes modified.

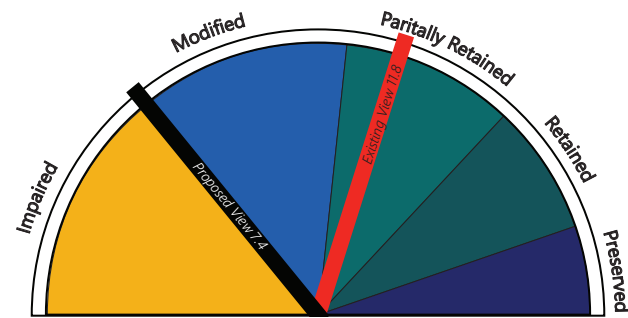
The panel members assigned the Project visibility an average VTL of 6 from this KOP. The factors that influenced the VTL, include a lack of compatibility, severe scale contrast, and dominance present by the Project relative to the ocean (water resources). Additionally, the panel members indicated the scale contrast would be severe for the land use and user activities associated with this KOP.

# AC04 Ocean Casino Resort – Sky Garden (Night)

## Field of View Visual Impact Rating



### Impact Rating Summary



**-4.4. Significant**

### Visual Threshold Level (VTL)

**5** An object/phenomenon that is not large but contrasts with the surrounding landscape elements so strongly that it is a major focus of visual attention, drawing viewer attention immediately and tending to hold that attention. In addition to strong contrasts in form, line, color, and texture, bright light sources such as lighting and reflections and moving objects associated with the study subject may contribute substantially to drawing viewer attention. The visual prominence of the study subject interferes noticeably with views of nearby landscape/seascape elements. (Sullivan et al., 2013).

### Principles of Composition and Factors Affecting Visual Impact Summary

Design Elements	Description
Focal Point	Pedestrian lights along the boardwalk create a bright spot in an otherwise dark scene.; Street lamps and boardwalk promenade.
Order	The darkness reduces the layers to shades.
Visual Clutter	There are some lights and road in the foreground.
Movement	Pedestrian movement may be present.
Duration & Frequency of View	Long Term   Repeated
Atmospheric Conditions	Clouds are barely visible in the night sky.; overcast and hazy conditions may diminish visibility.
Lighting Direction	Nighttime
Scenic or Recreational Value	The Atlantic City boardwalk is a recreation location families have been frequenting for generations, often going multiple times a year.; This is an oceanfront destination location for large amounts of people.

### Compatibility and Contrast Rating Average

Ocean Casino Resort – Sky Deck - Night			
Resource	Compatibility	Scale	Spatial Dominance
Water Resources	2.3	2.3	2.3
Landform	1.8	1.8	2
Vegetation	0.8	0.8	0.8
Land Use	2.1	2	2.4
User Activity	2.3	2.3	2.3

1 – Compatible  
 2 – Somewhat Compatible  
 3 – Not Compatible  
 1 – Minimal  
 2 – Moderate  
 3 – Severe  
 1 – Subordinate  
 2 – Co-Dominant  
 3 – Dominant

### Existing Conditions

Scenic Quality: Partially Retained  
 Rating Panel Score Average: 11.8  
 Rating Panel Score Range: 10.2 - 15.2

This nighttime view is from the Sky Garden on the 11th floor of the Ocean Casino Resort in Atlantic City, New Jersey. The existing view features a dully illuminated boardwalk in the foreground that provides a focal point in this otherwise dark view. Lights along the boardwalk also faintly illuminate the adjacent dunes and breaking waves at the shoreline, which could also serve to draw viewer attention. Beyond these foreground features, the ocean and sky are completely dark, and it is difficult to distinguish the horizon line. A few wispy clouds with a slight rosy hue stretch across the otherwise black, starless sky.

Rating panel scores for the existing conditions photographs ranged from 10.2 to 15.2 (average score = 11.8). The score for this KOP indicates that this view is partially retained.

### Proposed Conditions

Scenic Quality: Impaired  
 Rating Panel Score Average: 7.4  
 Rating Panel Score Range: 5.2 - 9.5  
 Impact Magnitude: 4.4 (Significant)

With the proposed Project in place, a band of small red lights has been added to the horizon along a substantial portion of the ocean view. The number and expanse of lights increase their visual prominence, and they become the focal point in this view, drawing the viewer's eye away from the visible foreground features. Panel reaction to the photosimulation was variable, with most members indicating that the lights on the WTG's are dominant new features that are incompatible with the existing landscape. However, one reviewer felt that the existing on shore lighting in this highly developed area (including other flashing lights) would compete for viewer attention and minimize the contrast presented by the lights of the proposed WTGs.

Rating panel members had a highly variable reaction to the nighttime impact resulting from the Project, with the VIA scores ranging from 5.2 to 9.5 (average score = 7.4). These scores indicate an average reduction of 4.4 points in comparison to the existing view suggesting significant visual impacts could result from the Project under the conditions presented. Individual rating panel members scores indicated reductions that ranged from 0.7 to 10.0. With the Project in place, the viewpoint rating panel score suggests that this KOP becomes impaired as a result of the AWOLs, when active at night.

In evaluating the nighttime view of the Project from this KOP, three panel members assigned the view a VTL score of 6, while the remaining member assigned it a score of 2 (average VTL of 5).

# AC04 Ocean Casino Resort – Sky Garden

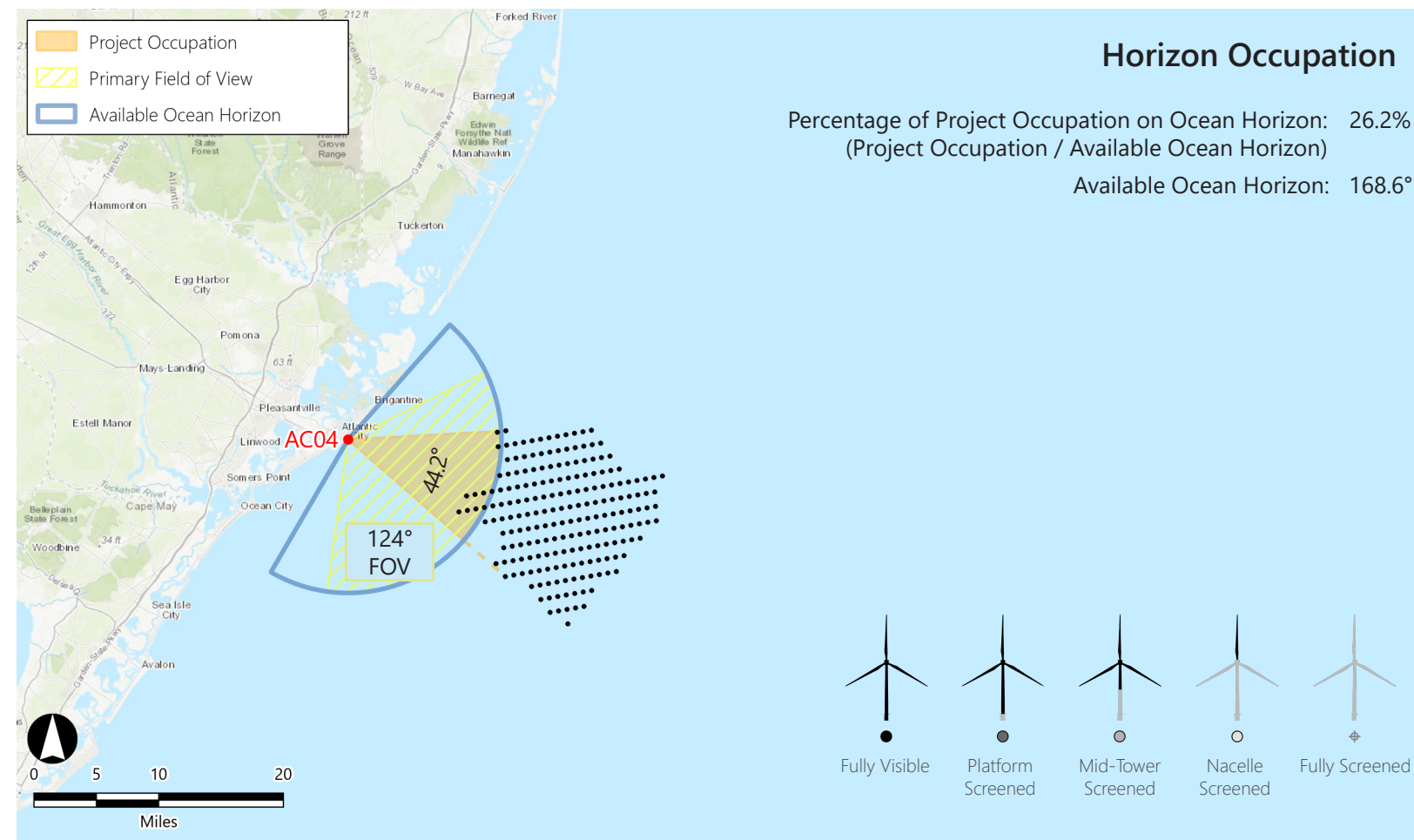
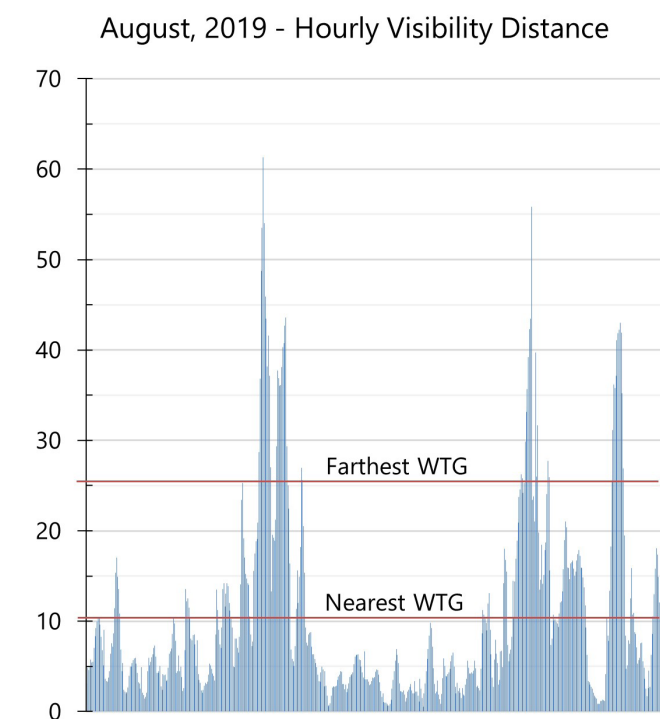
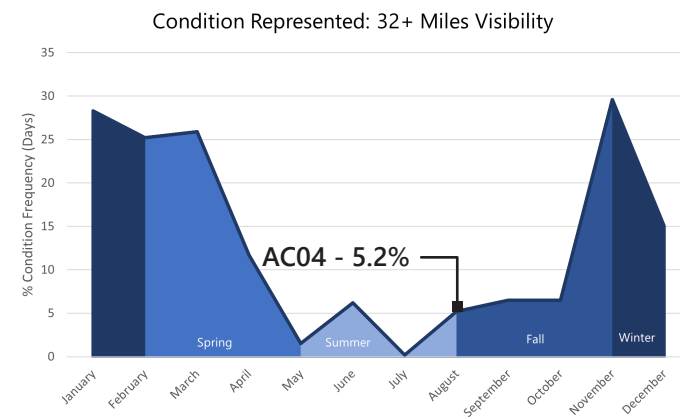
Atlantic City, Atlantic County, New Jersey

## KOP Information

Primary Field of View: East  
 Distance to Closest WTG: 10.54 miles  
 Camera Height: 117.26 ft  
 User Groups: Residents, Tourists

## Atmospheric Perspective

The effect the atmosphere has on the appearance of an object as viewed from a distance.



## WTG Color Contrast

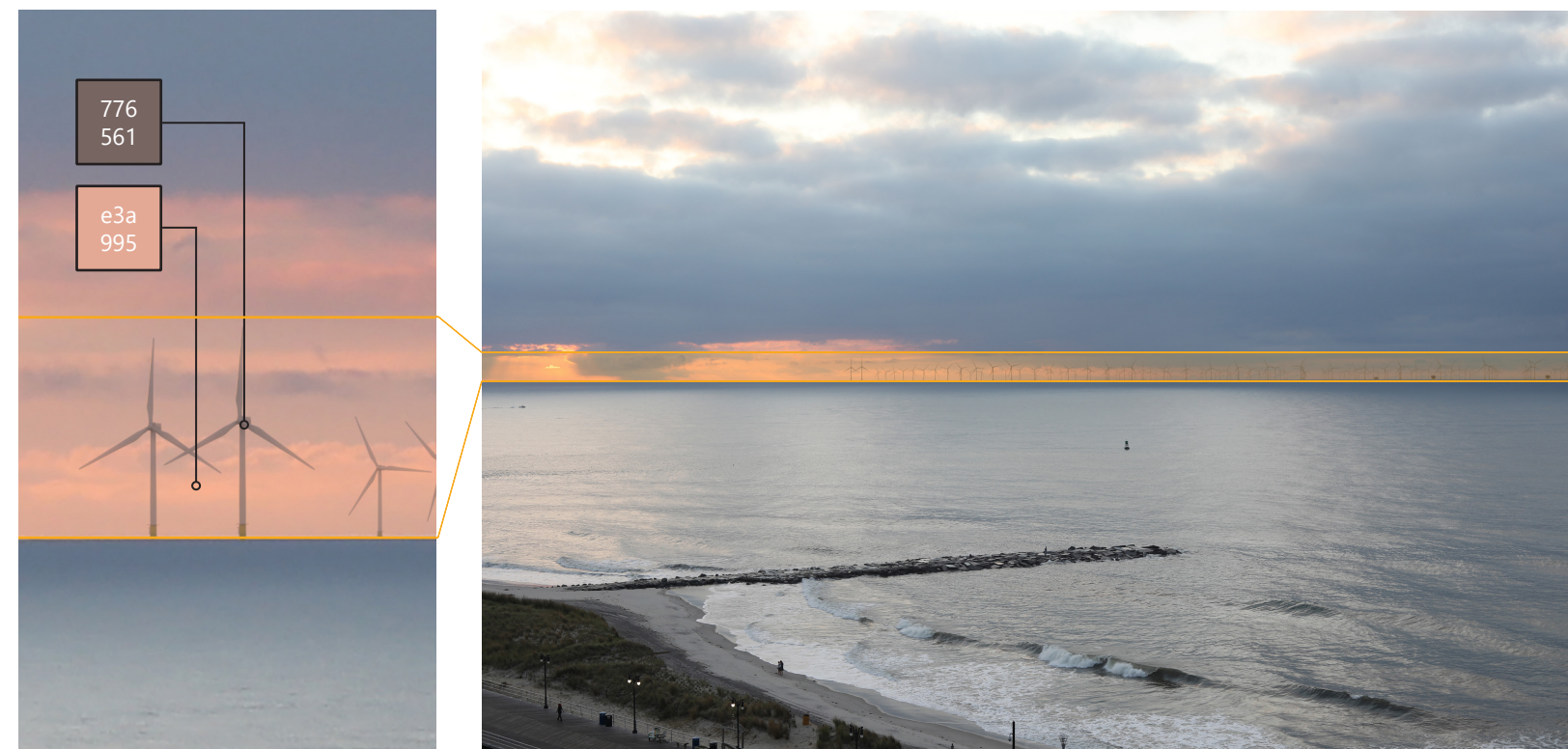
Color Contrast Rating: 2.71

Turbine (Dark Grey) / Background (Light Grey)

Lighting Condition: Back lit  
 Season: Summer  
 Sky Condition: Mostly Cloudy  
 Atmospheric Condition: > 10 Miles

## SIMILAR VIEWING PARAMETERS:

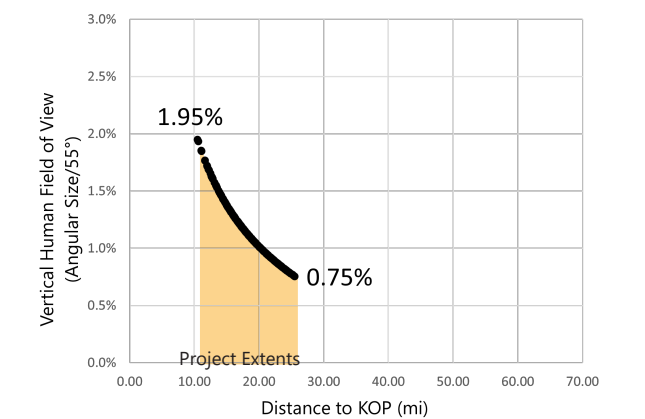
KOP AC02 illustrates the project from 11.42 miles in the front lit condition. This provides an indication of how the turbines may appear from this KOP during midday conditions.



## Vertical Occupation

Human silhouette with 55° FOV. Project Occupation: 1.07°

Percentage of Human FOV: 1.95% (1.07° / 55°)  
 (Considering the nearest visible turbine)



Existing Conditions



Printed at 100% the resulting photosimulation size is 15 inches wide by 10 inches high. At this size and focal length, the photosimulation should be viewed from a distance of 21 inches.



This scale is designed to insure the photosimulation images are printed at the intended size.

Photosimulation



Printed at 100% the resulting photosimulation size is 15 inches wide by 10 inches high. At this size and focal length, the photosimulation should be viewed from a distance of 21 inches.



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Existing Conditions (Nighttime Rendering)



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Photo Rendering (Nighttime)



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Existing Conditions



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Photosimulation

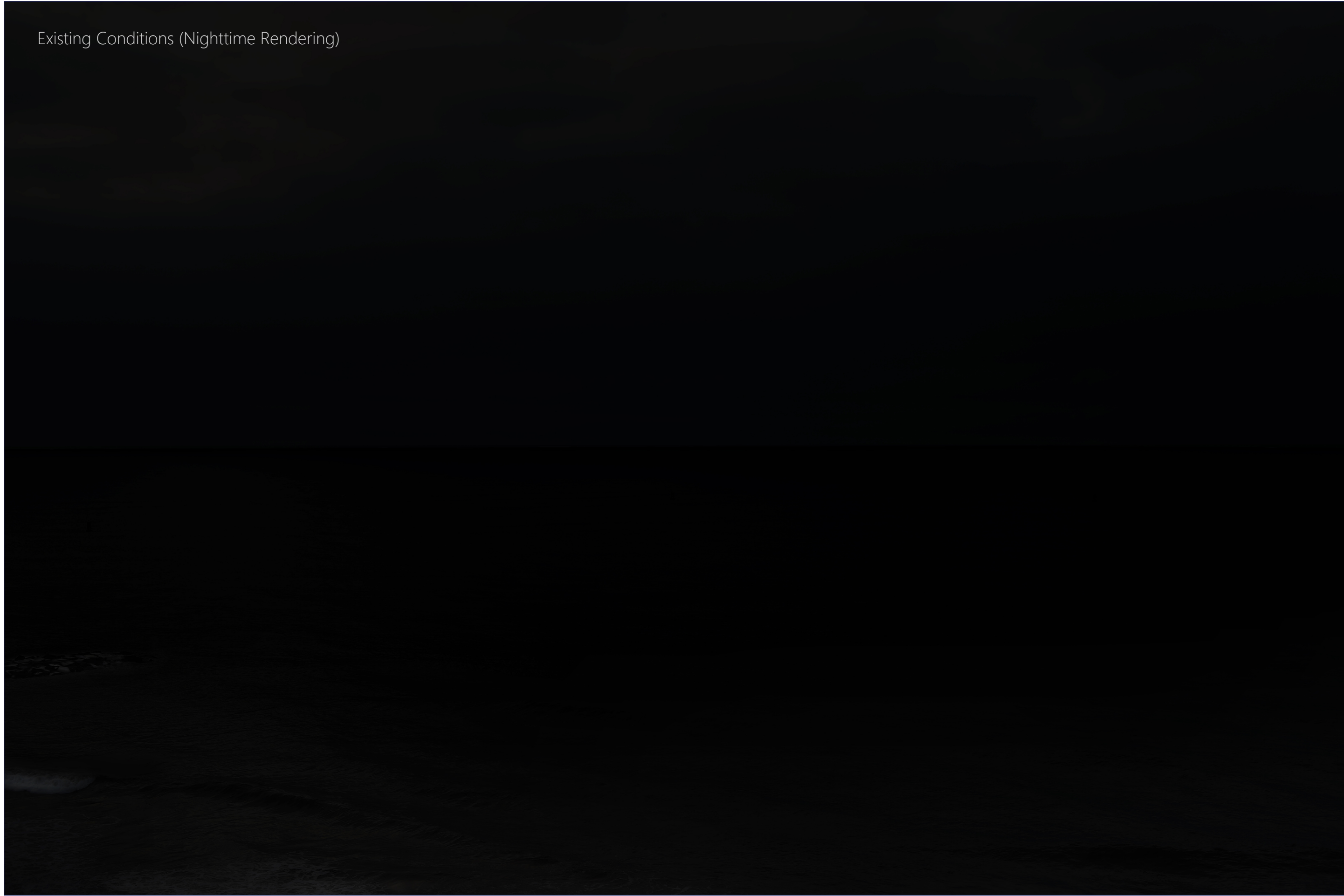


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Existing Conditions (Nighttime Rendering)



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Photo Rendering (Nighttime)



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