

Nordic Aquafarms

Visual Assessment Report City of Belfast Comprehensive Plan Addendum: Section 3: Natural Resources



June 3, 2019
Project # 18076-00

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VISUAL ASSESSMENT RERPORT ADDENDUM

INTRODUCTION

In accordance with section 3.3 Natural Resources, SMRT was retained to perform a Visual Assessment to determine whether the new Nordic Aquafarms facility will have an unreasonable adverse effect on existing uses and scenic character, and whether it will unreasonable interfere with views from established public viewing areas. This addendum has been created to specifically address the potential impact to the City of Belfast's Entry Corridor identified in the City's Comprehensive Plan.

Additional information relative to background, process, methodology, and findings regarding other visual impacts can be found in the body of the main report dated April 05, 2019.

FINDINGS

View point location:

As seen in Figure 1 below, viewpoint V33 looking towards to west will provide a vantage point to see the existing masonry pump house currently occupied by the Belfast Water District, and potential to see the new facility beyond.

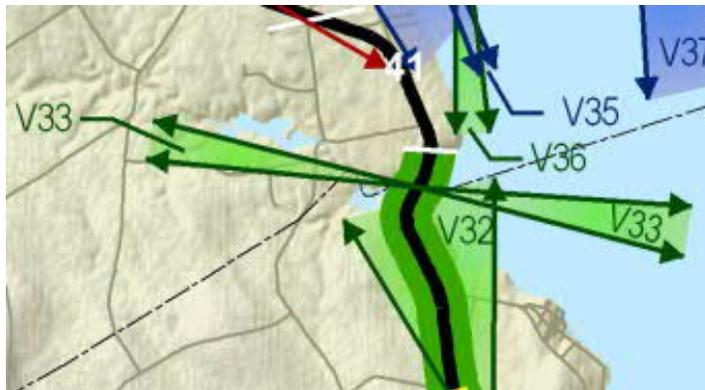


Figure 1: detail of Belfast Comprehensive Plan Resource Map showing illustrated viewpoint V33

Using computer generated three-dimensional modeling tools, images of the existing building and new facility were created from the vantage point of the bridge over the Little River on US 1 (Northport Avenue). Comparing this computer-generated image to actual photos taken from the same viewpoint show that there is negligible impact to the view. Please see Figure 2 below.



Figure 2: side by side comparison of existing pump house pre- and post-construction

CONCLUSIONS

Views from Public Viewing Area: The density of existing vegetation between potential viewing locations and the proposed development effectively screens views from vantage point towards the trails and the reservoir. For the purpose of this study, it is presumed that the land held by the City of Belfast and the Coastal Mountains Land Trust will be so in perpetuity, therefore, vegetation will remain and mature, providing a long-lasting and increasingly dense visual buffer.

View from public ways:

- a. U.S. Route 1 Little River Bridge: Views west to the existing masonry pump house will substantially similar to the existing view. View of the new facility will be effectively occluded from view by the existing vegetation located on the land which will be held in the Coastal Mountains Land Trust.

Therefore, and as presented herein, the proposed new development will not have an unreasonable adverse effect on existing uses, scenic character, and scenic resources in the area, and will not unreasonably interfere with views from established public viewing areas.