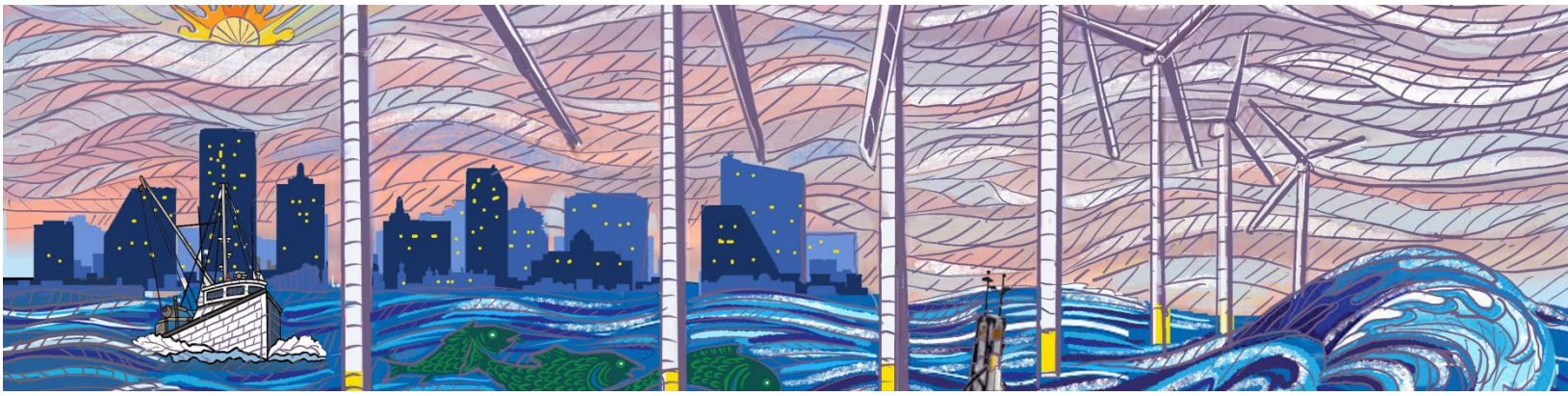

Appendix II-M5

Visual Resources Assessment (VRA) – Operations and Maintenance Facility

May 2024

Technical Report
Appendix II-M5 Visual Resource Assessment

Atlantic Shores South Offshore Wind Project
Operations and Maintenance Facility
Atlantic City, Atlantic County, New Jersey

Prepared for:

ATLANTIC SHORES offshore wind

Atlantic Shores Offshore Wind, LLC

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March 2024

Version III. Revised May 2024

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ATTACHMENTS

1.0 INTRODUCTION

1.1 Purpose of the Investigation

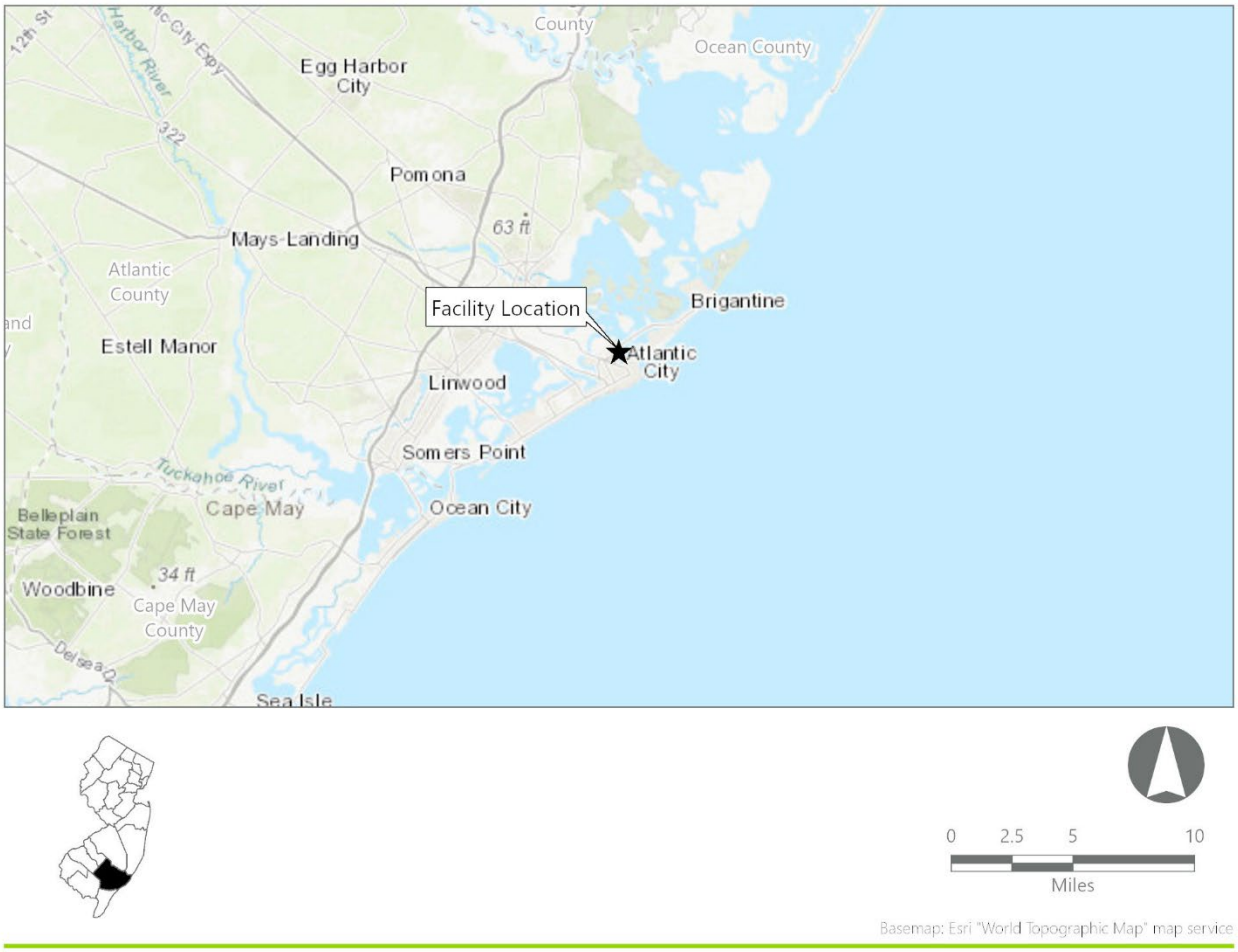
On behalf of Atlantic Shores Offshore Wind, LLC (Atlantic Shores), a 50/50 joint venture between EDF-RE Offshore Development, LLC, a wholly owned subsidiary of EDF Renewables, Inc. (EDF Renewables) and Shell New Energies US, LLC (Shell), Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) prepared this Visual Resource Assessment (VRA) in support of the Atlantic Shores Construction and Operations Plan (COP) for two offshore wind energy generation projects within the southern portion of Bureau of Ocean Energy Management (BOEM) Lease Area OCS-A 0499 for renewable energy generation from offshore wind, comprised of up to 200 wind turbine generators (WTGs) and up to 10 offshore substation (OSS) positions.[1] Collectively, these two offshore wind energy generation projects are referred to herein as the Atlantic Shores South Offshore Wind Projects, or the Projects. Once operational, the Projects will be supported by a new Operation and Maintenance (O&M) Facility that Atlantic Shores is proposing to establish in Atlantic City, New Jersey (see Inset 1.1-1). The O&M Facility is the subject of this VRA. The "O&M Facility" collectively refers to an O&M building (warehouse space, offices, parking), a parking structure, quayside docking facilities, a communications antenna, and onsite or public right of way landscape/streetscape improvements.

The purpose of this VRA is to:

- Describe the visible components of the proposed O&M Facility.
- Define the visual character of the O&M Facility visual study area (VSA).
- Inventory and evaluate the existing visually sensitive resources (VSRs) within the VSA.
- Evaluate the potential visibility of the proposed O&M Facility within the VSA.
- Evaluate potential visibility of the proposed O&M Facility from VSRs.
- Assess the potential visual effects associated with the proposed O&M Facility.
- Describe proposed mitigation measures that could be implemented to reduce/minimize potential visual impacts.

[1] The two wind energy projects within the Lease Area are more fully described in Volume I (Project Information) of the COP for the Project (Atlantic Shores, 2024).

Inset 1.1-1. Regional O&M Facility Location



1.2 Project Location and Description

Atlantic Shores will use the proposed O&M Facility as the primary location for O&M including material storage, day-to-day management of inspection and maintenance activities, vehicle parking, marine coordination, vessel docking, and dispatching of technicians. The proposed O&M Facility will be designed to provide a safe and efficient operational flow of activities and equipment, and will consist of the following:

- An office space, including a server/IT room to house the Project's IT infrastructure, and a control room for surveillance and coordination of offshore activities and Project operations.
- A warehouse space, including full-height access for deliveries and equipment storage, a temperature and humidity-controlled electrical storage room, and a lifting facility.
- The harbor area and quayside will support vessel mooring, unloading capabilities, a crane, berthing area, and emergency spill response equipment.

- A parking garage occupying an area measuring 350 ft (107 m) long by 200 ft (61 m) wide and 1.4 acres. This parking facility will be located north of and adjacent to the O&M building on Maryland Avenue.

- A 20 ft tall radio communications whip antenna mounted on a self-supporting chemically dulled steel lattice tower measuring 63 ft (19.2 m) tall. This lattice tower will be mounted to the top deck of the parking garage resulting in a maximum above ground height of 120 ft (36.6 m).

To establish the O&M Facility, Atlantic Shores intends to develop the 1.38-acre (0.56 ha) shoreside parcel at 801 North Maryland Avenue in Atlantic City, New Jersey (see Inset 1.2-1). The site, known as tax parcel Block 567, Lot 2, is owned by Atlantic Shores and occurs within Atlantic City's maritime waterfront area (Atlantic City Inlet Marina/ Port Area). A portion of the site is located waterward of the mean high-water line and is located in the waterbody known as Clam Creek.

The proposed site modification associated with the O&M Facility is expected to include repairs to any existing bulkheads/docks, installation of new dock facilities, limited marine dredging, and the construction of the new O&M building and parking structure. In addition, and in consultation with the City of Atlantic City, Atlantic Shores will also endeavor to provide improved streetscape amenities such as repaired or replaced sidewalks, street trees, and ornamental street lights where applicable. The site improvements will also include landscape plantings, architectural fencing, and some minimal onsite parking at the O&M building. All proposed site modifications are considered conceptual and represent the maximal design scenario (MDS) of the Project Design Envelope (PDE). As with all visual assessments for the Atlantic Shores Offshore Wind Project, the MDS represents the largest build-out scenario anticipated. Future site plans will include color, design, lighting, landscaping, streetscape improvements, and other site design elements associated with the O&M Facility. These will be generated for local site plan approval and will reflect input from the City of Atlantic City as well as mitigation strategies set forth in this report and/or in conditions set forth in the Record of Decision by BOEM, provided they are practicable and approved by the local permitting authorities. Therefore, the details contained in this VRA are based on the best and most accurate information available at this time.

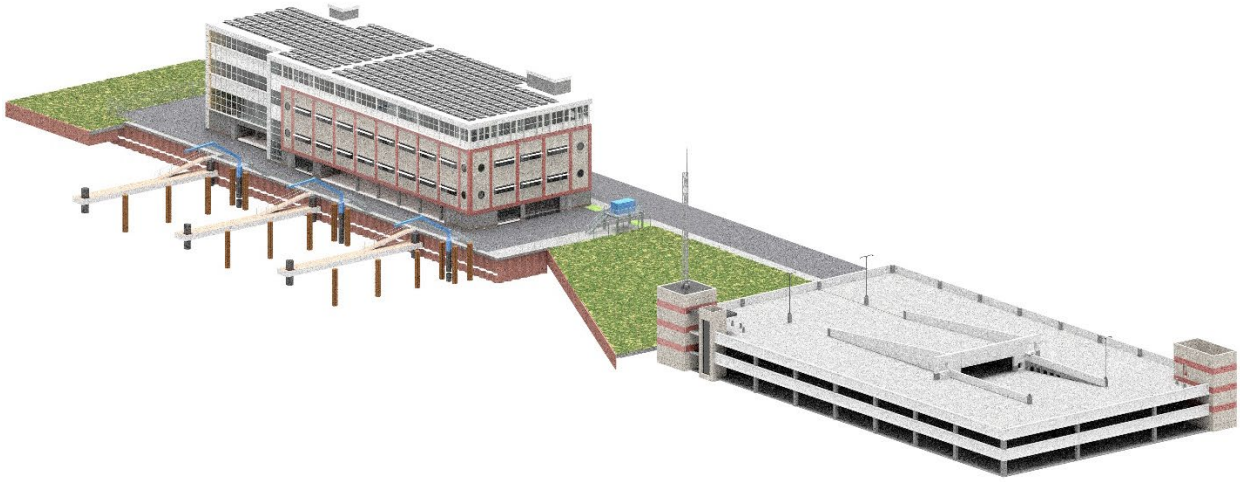
Laws, Ordinances, Regulations, and Statutes

Atlantic City Zoning Regulations

The O&M Facility proposed in the Marine Commercial district would not contrast with the land use vision of Atlantic City. As discussed in the 2008 Atlantic City Master Plan, the MC Marine Commercial District provides for a "myriad of uses including marine related commercial uses [cont.…]" which is consistent with the proposed use of the O&M Facility. As mentioned previously, during the site plan approval process, Atlantic Shores will work with Atlantic City to ensure the O&M Facility fulfills the development vision for the facility site, including design details that have yet to be determined.

Inset 1.2-1. Aerial view of the proposed O&M Facility Site.

Inset 1.2-2. Axonometric Rendering of the O&M Facility



Source: Paulus Sokolowski and Sartor Architecture and Engineering, P.C. and EDR

1.2.1 Visual Study Area

For consistency with the visual assessment studies completed for the proposed onshore substations/converter stations, a 3-mile (4.8 km) radius around the proposed Facility Site was defined as the VSA (see Inset 1.2-3). Given the existing waterfront development within Atlantic City, viewer expectations, the presence of dense, urban high rises within 0.25 to 0.5 mile of the proposed O&M Facility, and considering the O&M Facilities maximum height, it was concluded that this 3-mile VSA is a comprehensive maximum area of potential visual effects. In addition, the radio tower considered within the O&M Facility is a narrow profile lattice structure set amongst numerous existing transmission towers, radio and cellular towers, water towers, onshore wind turbines, and high-rise buildings. It is anticipated that when viewed from a distance of greater than one mile, these proposed features will become indistinguishable from existing features on the horizon. However, because the O&M Facility is being proposed at a waterfront location, the opportunities for theoretical visibility will extend to greater distance and as such, these areas are considered in this report. Within the VSA, EDR characterized the existing landscape, identified VSRs of national, regional, and statewide significance, and assessed potential O&M Facility visibility. Analyses of potential visual effects will focus on resources within the VSA indicated as potentially visible based on the viewshed analysis (see Section 2.1.1).

Inset 1.2-3. Visual Study Area

1.2.2 Existing Character

Character Areas

Definition of landscape, seascape, and ocean character within a given VSA provides a useful framework for the analysis of a facility's potential visual effects. Character areas within the VSA were categorized based on the similarity of various features, including landform, vegetation, water, and/or land use patterns. The exercise was completed within the offshore geographic area of analysis which fully encompasses the O&M Facility VSA and expanded descriptions and photographic examples of these character areas can be found in Appendix II-M1. While the offshore analysis incorporates relatively course character area delineations, the broad categories of ocean character areas (OCA), seascape character areas (SCAs), and landscape character areas (LCAs) were adequately defined by this analysis. However, any granular exceptions identified during field review are noted in this analysis. The classification of the OCA, SCAs, and LCAs was primarily based on the New Jersey Department of Environmental Protection (NJDEP) Land Use/Land Cover (LU/LC) 2015 data set (2019 Update) was used to help define the character and location of various character areas within the VSA (see Inset 1.2-4). The character areas defined within the VSA are described below.

Table 1.2-1. Character Areas

Character Area		Total Area of Character Area within the Visual Study Area (acres)	Percent of Total Area[1,2] within the Visual Study Area
OCA	Ocean	5,358.5	28.5
SCA	Salt Marsh	4,906.5	26.1
SCA	Undeveloped Bay	4,215.3	22.4
SCA	Atlantic City	2,012.2	10.7
LCA	Inland Residential	838.0	4.5
SCA	Residential Beachfront	564.5	3.0
SCA	Commercial Beachfront	272.0	1.4
SCA	Industrial/Developed	198.3	1.1
LCA	Commercial Strip Development	170.3	0.9
SCA	Bayfront Residential	81.7	0.4
SCA	Dredged Lagoon	64.6	0.3
SCA	Recreation	48.2	0.3
LCA	Limited Access Highway	37.7	0.2
SCA	Undeveloped Beach	31.8	0.2
LCA	Inland Open Water	8.4	<0.1
LCA	Forest	4.6	<0.1
LCA	Town/Village Center	2.8	<0.1

[1] The calculations used to generate this table were based on unrounded numbers, therefore, the rounded results may not add up precisely.
[2]The VSA includes approximately 29.4 square miles (18,815.3 acres)

Ocean

Within the VSA, the OCA includes the open water of the Atlantic Ocean off the coast of Absecon Island and Brigantine Island. The OCA makes up approximately 28.5% of the O&M Facility VSA. The defining characteristic of this character area is the presence of open water as a dominant foreground feature. The open expanse of water can be relatively calm and flat or may occasionally include rolling swells and white caps. Views from within this character area toward shore contain various components of other character areas including Undeveloped Beach on Brigantine Island, Commercial Beachfront in Atlantic City, Undeveloped Bay associated with Absecon Channel, and Residential Beachfront in Margate and Brigantine Island. These views include buildings, boardwalks, amusement parks, and city skylines, particularly those associated with Atlantic City. The Ocean character area may also include views of character areas occurring further inland, including forested areas and salt marsh. Human activity on the Ocean can be extensive, especially near major ports, inlets, navigation channels, and in proximity to marinas during the recreation season. It is important to note that the Ocean character area can be a significant contributor to the scenic quality of adjacent SCAs such as undeveloped beach and shoreline residential.

Salt Marsh

The Salt Marsh SCA comprises approximately 26.1% of the VSA and is characterized by coastal ponds and marshes that are connected to inlets or bays with one or more relatively narrow channels allowing tidal water to periodically flood portions of the character area. This character area occurs commonly along the bayside coastlines of the mainland and barrier islands. Within the VSA the Salt Marsh SCA is located along the northwestern and northeastern portions of the VSA surrounding the Undeveloped Bay character area, the Absecon Channel and Absecon Bay. These areas are typically characterized by an expanse of low-growing herbaceous wetland vegetation interspersed with pockets of open water. Due to tidal influences, mud banks and flats along their edges during low tide could be exposed/observed. The Salt Marsh character area also hosts some coastal scrub vegetation and is frequently bordered by the Forest character area. This transition zone may include infrequent woody shrubs and stunted trees on small upland patches. Views from within the Salt Marsh character area beyond these transition zones often offer sweeping views across the Undeveloped Bay character area. These views are often interrupted by the barrier island development associated with Atlantic City. Recreational activity in the form of boating, fishing (including clamming and crabbing), hunting and wildlife observation is common within the Salt Marsh character area. However, these sensitive environments do not offer developed recreational amenities.

Undeveloped Bay

The Undeveloped Bay SCA typically includes the expansive bodies of water west of the barrier islands and is characterized by an expanse of open water primarily bordered by the Salt Marsh, Dredged Lagoon, Bayfront Residential, and Forest character areas. It includes the Absecon Channel into the Absecon Bay and constitutes approximately 22.4% of the VSA. The character area hosts a diversity of wildlife which often animates the open water and shoreline and typically flows through protected ecological areas such as the Absecon Wildlife Management Area (WMA). Views from and into the bay are typically framed by the primarily developed barrier islands, natural

islands within the bay, or mainland landforms in the distance. These visible landforms may include human-made features such as housing developments, high rise buildings (Atlantic City), lighthouses, bridges, water towers, and utility/communication towers. The waters within this character area receive significant use by motorized and nonmotorized recreational boats, which are generally concentrated within the managed navigation channels of the bays. Areas outside the channels generally have a lower intensity of human activity. Views from within the Undeveloped Bay character area are generally panoramic and extend long distances, often including adjacent character areas. However, within the O&M Facility VSA, views toward Atlantic City are foreshortened by high-rise buildings. Views to the Ocean character area are generally interrupted by development, sand dunes, or vegetation on the intervening barrier islands. At inlet locations (such as within O&M Facility VSA) views to the ocean are typically framed by barrier islands. However, as one travels inland on the bays, vegetation within the salt marsh, barrier island development, and even vegetated sand dunes can limit outward visibility due to the lack of elevated vantage points within the bays.

Atlantic City

The Atlantic City SCA is the host character area of the O&M Facility and comprises approximately 10.7% of the VSA. The Atlantic City SCA occurs on Absecon Island within Atlantic City, primarily east of Albany Avenue (US Route 40). The overall character area is defined by an eclectic mix of large casino/hotel properties, single family homes, multi-family residential complexes, large and small commercial properties, traditional mixed use downtown structures, and vacant lots. A wide range of urban uses are present in a variety of conditions including residential, commercial, educational, mixed-use, and institutional. Within the VSA, almost all of the developed area is included in the Atlantic City SCA. Traditional or expected city center patterns of development are frequently interrupted by urban renewal demolition, poorly maintained structures, or new construction. The resulting scene is visually complex as multiple land uses and building styles are observable from almost any viewpoint within the VSA, a condition exacerbated by a high concentration of vacant lots scattered throughout the zone. Activity within this character area primarily involves city residents conducting the routines of daily living. Outward views from this character area are toward the Salt Marsh, Undeveloped Bay, or Dredged Lagoon character areas. Views within this character area are typical of a city center developed primarily in the late 19th and early 20th century and heavily affected by the policies and practices of Urban Renewal. Tightly spaced two or three family homes occur on the minor cross-streets interspersed with 1950s style public housing, modern infill, and vacant lots. Within the interior areas of the Atlantic City character area outward views are restricted by the dense urban development and typically do not extend beyond the immediate foreground. Views toward the ocean are entirely blocked by the presence of high-rise buildings which crowd the waterfront. However, elevated views of the ocean may be available from some of these high rise buildings (as well as some shorter buildings that are adjacent to the Undeveloped Bay or Salt Marsh SCAs).

Inland Residential

The Inland Residential LCA, comprises 4.5% of the VSA, includes residential development located inland of the Oceanfront and Bayfront Residential character areas. This zone features low-, medium-, and high-density residential neighborhoods that occurs inland from the coast in

Margate City and Brigantine Island. Development patterns in this area include quaint walkable neighborhoods with sidewalks along streets which typically run perpendicular to the ocean or bays and abut the Oceanfront, Bayfront Residential, or Dredged Lagoon character areas. While residential structures such as homes and apartments are the main building type in this area, schools, school grounds, and occasional commercial structures within a neighborhood may also be included. Common visual features of this character area include relatively closely situated homes and limited outward views. Home types within this character area include single and multifamily residences which vary in size, age, and style. Although outward views from this character area are typically restricted by vegetation and buildings/structures within and surrounding the neighborhood, where this area occurs closer to the ocean, views down residential roadway corridors with minimal vegetation may extend to adjacent dunes, and/or the ocean and bays. Typical user activities include home and yard use/maintenance and local travel.

Residential Beachfront

The Residential Beachfront SCA is characterized by year-round and seasonal homes, inns and hotels, and some large multi-unit buildings situated along the ocean shoreline in the Town of Brigantine on Brigantine Island and Margate City on Absecon Island. The residential Beachfront makes up approximately 3% of the O&M Facility VSA. The defining characteristic of this zone is a broad, often elevated view (particularly from multi-story residences) of the ocean from a residential setting, with direct access to an adjacent beach. It is common for these residences and buildings to be separated from the beach by dunes, characterized by gently undulating sand features dominated by dune grasses and low shrubs in variable stages of succession. Homes within this zone tend to be two to three-stories and are typically larger than the nearby homes further inland. Structures in this character area are universally situated and designed to take advantage of beach access and ocean views. Landforms in this character area are level to gently undulating, and surrounding vegetation includes a mix of coastal scrub, dunes, and maintained residential landscaping. Typical user activity within this zone includes a combination of residential and recreational activities, such as home and yard maintenance, local travel, sight-seeing, and beach recreation by members of the public.

Commercial Beachfront

The Commercial Beachfront SCA within the O&M Facility VSA is entirely comprised of the Atlantic City boardwalk area and makes up approximately 1.4% of the VSA. It consists of a wooden boardwalk, ocean piers, and commercial development bordering the ocean. Commercial uses include adventure/amusement piers, commercial structures such as snack shops or bars, and large, looming casinos that can exceed 30 stories in height. Structures in this character area range in size from small single story snack shops to multi-story municipal structures or piers. One side of this character area is always connected to the OCA and backed by the Atlantic City SCA and Undeveloped Bay SCA. The boardwalk area in Atlantic City has a prominent commercial component that not only lines the inland beach front, but also extends across beaches and over the ocean in the form of large adventure piers/amusement parks containing midway areas and a variety of carnival rides accented by flashing and colorful light features. Beaches in this area during the tourist season (Memorial Day to Labor Day) are heavily trafficked with a near constant presence of crowds bringing with them a variety of colorful beach equipment such as beach

umbrellas, chairs, towels, and a need for trash receptacles, lifeguard chairs, and maintenance equipment storage sheds. The Commercial Beachfront in Atlantic City generally offers occasional views to the Ocean horizon, but these views are frequently interrupted by the presence of large structures and piers that extend up to 800 feet into the ocean, eliminating major portions of the horizon from view.

Industrial/Developed

The Industrial/Developed SCA includes developed landscapes defined by a variety of utilitarian functions, which are visually linked by a stark, severe aesthetic. Elements commonly found in this zone include expansive open areas, pavement, utility structures and buildings, screening or security fencing, machinery, equipment, and raw materials. Land uses within the O&M Facility VSA include a retired US Navy Airport, a water treatment facility, and a few light industrial scale boat yards. These features make up 1.1% of the O&M Facility VSA. Views from this SCA can be extensive when the sites are large, open, and adjacent to the Salt Marsh or Undeveloped Bay character area, as in the case with the Navy airport. However, it is more typical for views from the Industrial/Developed character area on the barrier islands to be limited because the sites are small, fenced, and adjacent to densely developed character areas such as Inland Residential or Commercial Strip Development. This condition is exemplified by municipal maintenance lots and small industrial businesses and materials storage lots. Human activity in this zone is limited to training or work by employees of the various military operations or business enterprises. It also includes commuting when the character area takes the form of a transit station or parking area.

Commercial Strip Development

The Commercial Strip Development LCA comprises 0.9% of the VSA and includes areas of commercial development on Absecon Island and Brigantine Island. This area occurs inland from the shore and includes strip commercial development located along wide boulevards such as Brigantine Boulevard, West Brigantine Avenue, Ocean Avenue on Brigantine Island and North Albany Avenue on Absecon Island. The visual feature of this character area is generally defined by modern, unadorned strip or stand-alone building stock, on-site parking, and circulation patterns favoring vehicular modes of transportation. Vegetation is limited to landscaped grounds, sparse street tree plantings, and narrow grassy medians and tree plantings within and adjacent to paved areas. Properties within this zone typically include retail businesses, restaurants, convenience stores, automobile dealers, shopping centers, malls, and office buildings. Users within this zone generally include residents and tourists involved in destination driven activities such as dining or shopping.

Bayfront Residential

The Bayfront Residential SCA occurs in conjunction with naturally occurring bays, rivers, and coves. It is characterized by seasonal and year-round residences which are situated along the waterfront. The character area is often bordered by an adjacent Salt Marsh or Undeveloped Bay character area. The Bayfront Residential character area within the O&M Facility VSA occurs along the western shores of Absecon and Brigantine Islands and the homes are situated to take advantage of westerly or southerly views across Absecon Bay, Absecon Channel, Grassy Bay, and Lake Bay. These area make up approximately 0.4% of the O&M Facility VSA and are visually separated from

the Ocean by the barrier islands which are dominated by the Residential Beachfront, Undeveloped Beach, Commercial Beachfront, or Atlantic City character areas. Along with typical residential activities, user activity in this zone includes boating, and recreation activities such as fishing and nature viewing.

Dredged Lagoon

The Dredged Lagoon SCA typically occurs in conjunction with the Undeveloped Bay or Salt Marsh character areas and is characterized by residential neighborhoods with seasonal and year-round homes situated along an artificial dredged waterway. The Dredged Lagoon SCA is the Penrose Canal, which comprises 0.3% of the western portion of the VSA. Neighborhoods in this character area are arranged along a tight, well-organized grid of local streets and water channels that run between the backyards of adjacent residences. Individual homes have private docks along the channel which provide access to the adjacent waterway. The separation of land created by water channels and roadways allows individual streets to function as discrete neighborhoods, which together comprise larger residential community. Depending on a residence's position within the zone, outward views across the Undeveloped Bay may be available, but generally, views from this character area are screened or tightly framed by nearby residences and moored boats. Properties on the periphery offer more extensive views of the Undeveloped Bay and/or Salt Marsh beyond the intervening barrier islands. However, outward water-level views from the dredged channels are generally completely screened by the structures that line the channels. Typical activities in this character area include residential activities, boating, and fishing.

Recreation

The Recreation character area encompasses a range of areas intended primarily for outdoor leisure and play. This SCA makes up approximately 0.3% of the O&M Facility VSA and includes discrete parks, recreation complexes, and town parks on Brigantine and Absecon Islands. These areas tend to be more visually cluttered with parking lots, baseball diamonds, tennis and basketball courts, restroom facilities, benches, pavilions, gardens, bike racks, and other auxiliary park structures. Views from this character area either look out the Undeveloped Bay, or into a densely developed adjacent character area such as Commercial Beachfront, Town/Village Center, Residential Beachfront or Bayfront Residential.

Limited Access Highway

The Limited Access Highway character area includes primary, high-volume vehicular travel corridors that are dominated by automobiles, pavement, guardrails, and signs. Within the O&M Facility VSA, this zone is represented by fragments of the Atlantic City Expressway and makes up approximately 0.2% of the VSA. Travel is at moderate to high speed, and outward peripheral views are fleeting. The majority of this character area passes through the Undeveloped Bay character area via bridges, and long-distance views of the bays, marshes and the Atlantic City character areas are available.

Undeveloped Beach
The Undeveloped Beach SCA makes up approximately 0.2% of the VSA and includes a single, representative example, Cove Beach located in Brigantine, Atlantic County, New Jersey. This SCA is characterized by shoreline areas with minimal development and includes rolling, vegetated dunes which lead to an open sandy beach that slopes gently to the water line. In some instances, human-made features such as break walls, or stone jetties extend from the beach out into the ocean, but the remainder of the landscape generally lacks evidence of development. The defining features of this character area is an unobstructed, water-level view up and down the shoreline and across open water. However, within the O&M Facility VSA, the small section of undeveloped beach included occurs on a south and west facing inlet headland. Therefore, views include dense urban development associated with Atlantic City, and significant obstruction of ocean views. During the summer season, these views will often include a large number of beach goers and associated beach and ocean activity. Most users of this character area consider the ocean the character defining element of the beach and the focus of their activities typically relies on the presence of the ocean and ocean views.

Inland Open Water
This LCA has a minor, incidental presence within the VSA and occurs along inland portions of the Atlantic City Expressway, making up less than 0.1% of the O&M Facility VSA. This LCA will not be affected by the O&M Facility.

Forest
This LCA has a minor, incidental presence within the VSA and occurs in in the form of scattered woodlots on Absecon Island and Brigantine Island, making up less than 0.1% of the O&M Facility VSA. This LCA will not be affected by the O&M Facility.

Town and Village Center
This LCA has a minor, incidental presence within the VSA and occurs over 2.8 mi (4.5 km) from the O&M Facility in a small village near Ventnor City and makes up less than 0.1% of the O&M Facility VSA. This LCA will not be affected by the O&M Facility.

1.2.3 Distance Zones

Distance zones are typically defined in visual studies to divide the VSA into distinct sub-areas based on the various levels of landscape detail that can be perceived by a viewer. Three distinct distance zones were developed for this purpose. Based on the characteristics of the specific landscape being evaluated in this VRA, EDR defined distance zones within the VSA (as measured from the proposed O&M Facility) as follows:

- Near-Foreground: 0 to 0.5 mile. At this distance, a viewer is able to perceive details of an object with clarity. Surface textures, small features, and the full intensity and value of color can be seen on foreground objects.

- Foreground: 0.5 to 1.5 miles. At this distance, elements in the landscape tend to retain visual prominence, but detailed textures become less distinct. Larger scale landscape elements remain as a series of recognizable and distinguishable landscape patterns, colors, and textures.

- Middle Ground: 1.5 to 3.0 miles. The middle ground is usually the predominant distance at which landscapes are seen. At these distances, a viewer can perceive individual structures and trees but not in great detail. This is the zone where the parts of the landscape start to join together; individual hills become a range, individual trees merge into a forest, and buildings appear as simple geometric forms. Colors will be distinguishable but subdued by a bluish cast and softer tones than those in the foreground. Contrast in texture between landscape elements will also be reduced.

1.2.4 Character Area Visibility of the O&M Facility

The area of each character area within each distance zone in the VSA is summarized in Table 1.2-2. As shown in this table, the distribution of character areas within the individual distance zones is somewhat variable. The majority of the near-foreground distance zone lies within the Atlantic City SCA (84.8%) with the remainder comprised of the Undeveloped Bay SCA (14.6%) and the Salt Marsh SCA (0.7%). The foreground zone includes a much wider variety of character areas; however, the same three character areas present in the near-foreground continue to be dominant, collectively making up 79.1% of the foreground distance zone. The foreground distance zone extends to the Atlantic Ocean, capturing the Ocean, Commercial Beachfront, and Residential Beachfront OCA, and SCAs (5.3%, 3.9%, and 2.7%, respectively). Other notable character areas within the foreground distance zone include the Inland Residential LCA (4.5%), the Industrial/Developed SCA (1.7%), and the Dredged Lagoon SCA (1.1%). The Middle Ground distance zone displays a larger shift in composition of character areas as the Atlantic City SCA only occupies 1.8% of this zone while the OCA becomes dominant at 36.8%. The Salt Marsh and Undeveloped Bay SCAs remain prominent at 28.7% and 20.8%, respectively. Compared to the foreground, the Residential Beachfront SCA and Inland Residential LCA maintain a similar composition at 3.2% and 4.6% in the middle ground while the Commercial Strip Development LCA has an increased presence at 1.2%. Section 2.1.2 discusses the viewshed results relative to each distance zone and character area.

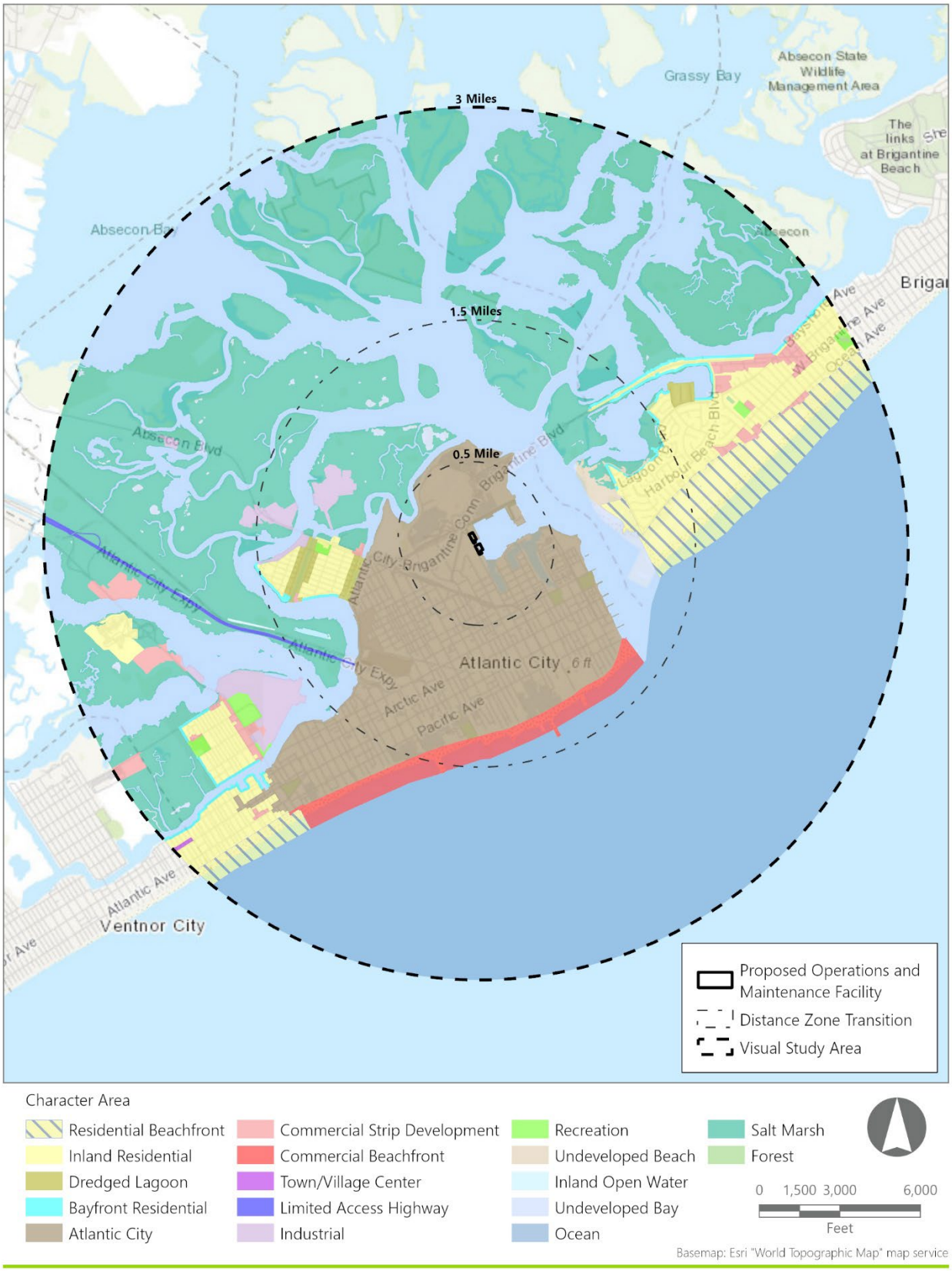
Table 1.2-2 Character Areas Occurring in Each Distance Zone

Character Area	Acres of Character Area within the Near-Foreground	Acres of Character Area within the Foreground	Acres of Character Area within the Middle Ground
Ocean (OCA)	-	225.8 (5.3%)	5,128.0 (36.8%)
Salt Marsh (SCA)	4.1 (0.7%)	906.1 (21.3%)	3,992.7 (28.7%)
Undeveloped Bay (SCA)	91.0 (14.6%)	1,229.1 (28.9%)	2,891.9 (20.8%)
Atlantic City (SCA)	530.0 (84.8%)	1,229.7 (28.9%)	252.5 (1.8%)
Inland Residential (LCA)	-	192.3 (4.5%)	645.2 (4.6%)
Residential Beachfront (SCA)	-	115.1 (2.7%)	449.1 (3.2%)
Commercial Beachfront (SCA)	-	165.5 (3.9%)	106.5 (0.8%)
Industrial/Developed (SCA)	-	72.9 (1.7%)	125.4 (0.9%)
Commercial Strip Development (LCA)	-	4.0 (0.1%)	166.2 (1.2%)
Bayfront Residential (SCA)	-	21.3 (0.5%)	60.4 (0.4%)
Dredged Lagoon (SCA)	-	47.4 (1.1%)	17.2 (0.1%)
Recreation (SCA)	-	4.0 (0.1%)	44.1 (0.3%)
Limited Access Highway (LCA)	-	6.7 (0.2%)	30.9 (0.2%)
Undeveloped Beach (SCA)	-	31.8 (0.7%)	-
Inland Open Water (LCA)	-	5.3 (0.1%)	3.1 (<0.1%)
Forest (LCA)	-	<0.1 (<0.1%)	4.6 (<0.1%)
Town/Village Center (LCA)	-	-	2.8 (<0.1%)
Total[1,2]	**625.2 (100%)**	**4,257.1 (100%)**	**13,920.5 (100%)**

[1] The calculations used to generate this table were based on unrounded numbers, therefore, the rounded results may not add up precisely.

[2]The VSA includes approximately 29.4 square miles (18,815.3 acres)

Inset 1.2-4. Character Areas within the Visual Study Area



1.2.5 Visually Sensitive Resources

The identification of VSRs is an important step in determining locations which may be particularly sensitive to visual change. These resources have generally been identified by national, state, or local governments, organizations, and/or Tribal Nations as important sites which are afforded some level of recognition or protection. Avoiding or minimizing impacts to these resources is an important consideration in the planning stages of a project. For this VRA, an inventory of VSRs within the VSA was prepared. This inventory determined that the VSA includes 207 VSRs, which are listed by category and location within the proposed O&M Facility zone of visual influence (ZVI) (see Section 2.1) in Table 1.2-3 and depicted in Inset 1.2-5, below. Attachment A includes a complete list of individual resources.

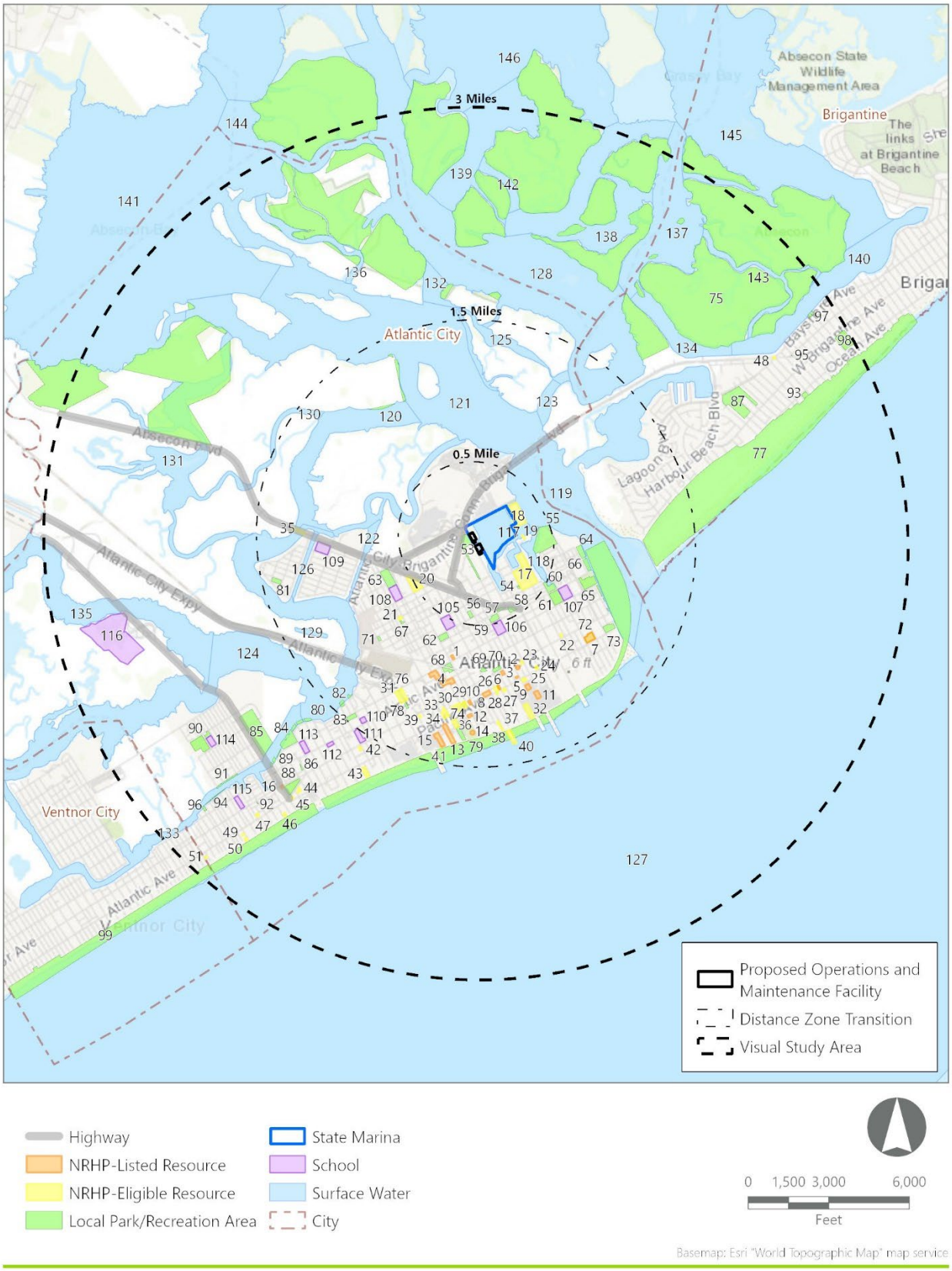
Table 1.2-3 Visually Sensitive Resources within the VSA and O&M Facility ZVI

Visually Sensitive Resources	Total VSRs within the VSA	VSRs within the ZVI
Properties of Historic Significance	**Total: 51**	**Total: 8**
National Historic Landmarks (NHL)	0	0
Properties Listed on National or State Registers of Historic Places (NRHP/SRHP)	16	1
Properties Eligible for Listing on NRHP or SRHP	35	7
Designated Scenic Resources	**Total: 0**	**Total: 0**
Rivers Designated as National or State Wild, Scenic or Recreational	0	0
Sites, Areas, Lakes, Reservoirs or Highways Designated or Eligible for Designation as Scenic	0	0
Other Designated Scenic Resources (Easements, Roads, Districts, and Overlooks)	0	0
Public Lands and Recreational Resources	**Total: 78**	**Total: 51**
National Parks, Recreation Areas, Seashores, and/or Forests [16 U.S.C. 1c]	0	0
National Natural Landmarks [36 CFR Part 62]	0	0
National Wildlife Refuges [16 U.S.C. 668dd]	0	0
State Parks	0	0
State Nature and Historic Preserve Areas	0	0
State Forest Preserves	0	0
Other State Lands	1	1
Local Parks and Recreation Areas	47	21
Surface Waters	30	29
High-Use Public Areas	**Total: 20**	**Total: 11**
State, US, and Interstate Highways	5	5
Schools	12	3
Cities	3	3
Environmental Justice Areas	**Total: 42**	**Total: 32**
Disadvantaged Communities	**Total: 16**	**Total: 16**
Total Number of Visually Sensitive Resources in the Visual Study Area	**207**	**118**

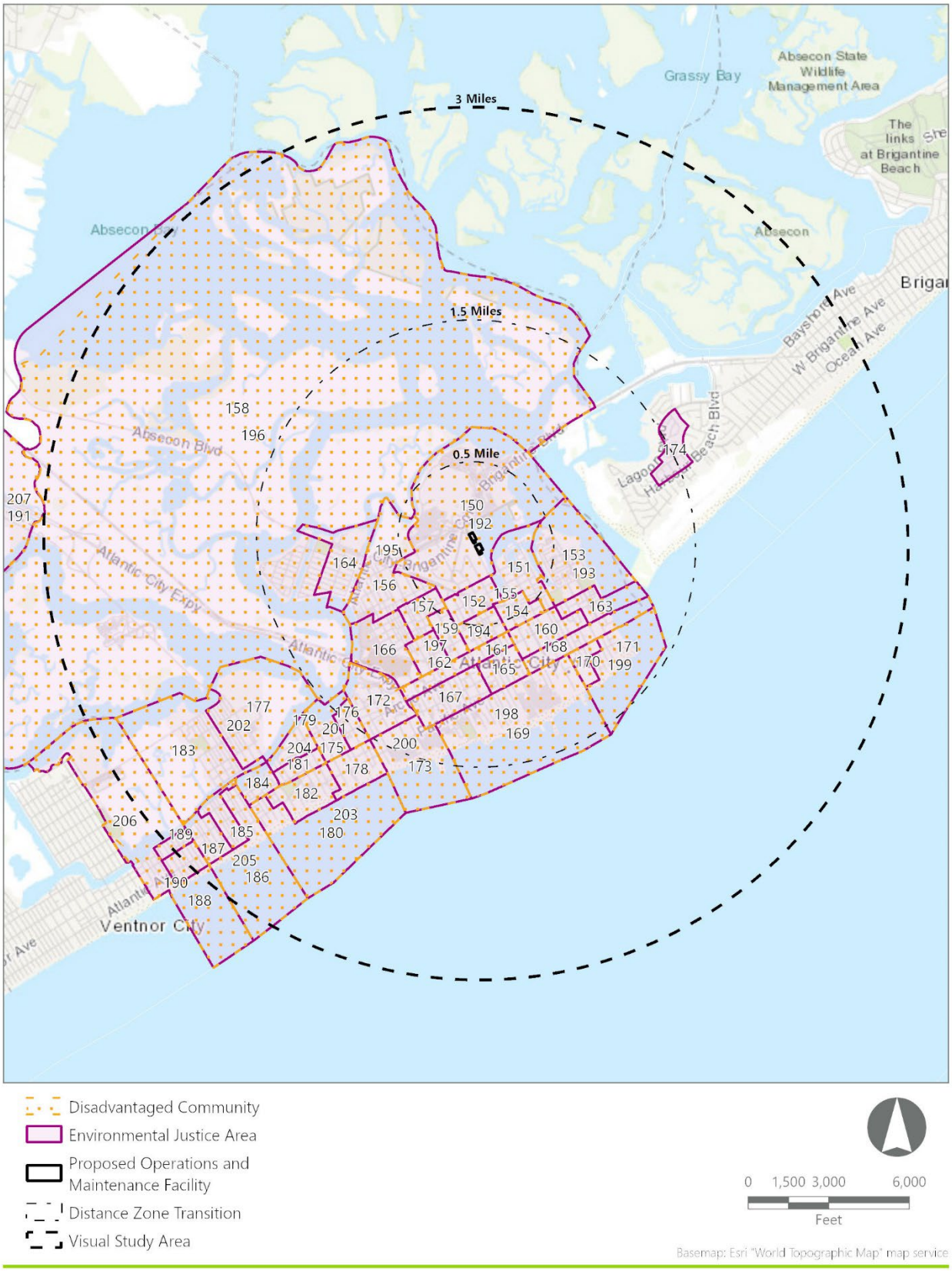
As indicated in Table 1.2-3, 42 Environmental Justice Areas (EJAs) and Disadvantaged Communities (DACs) were identified within the VSA. Implemented in 1994, Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations,"

directs attention to a project's environmental and human health effects on minority and low-income populations. While this order addresses actions undertaken by federal agencies, states have additionally identified parameters to define EJAs at the state level to mitigate the potential for disproportionately high and adverse human health or environmental impacts on minority, low-income, and/or Indian tribes and Indigenous communities and populations resulting from state jurisdictional actions. Along the same lines, Executive Order 14008, "Tackling the Climate Crisis at Home and Abroad," defines disadvantaged communities as those marginalized, underserved, and overburdened by pollution. EJAs and DACs identified within the VSA are illustrated in Inset 1.2-6. The methods used for identifying these areas are further described in Section 7.2 of the Construction and Operation Plan (COP).

Inset 1.2-5. Visually Sensitive Resources Within the Visual Study Area



Inset 1.2-6. Environmental Justice Areas Within the Visual Study Area



2.0 VISUAL RESOURCE ASSESSMENT

A geographic information system (GIS)-based viewshed analysis was used to assess potential visibility of the proposed O&M Facility within the VSA. The viewshed analysis methodology and results are described below.

2.1 Viewshed Analysis

2.1.1 Viewshed Analysis Methodology

To determine the geographic areas of potential visibility of the proposed O&M Facility, EDR conducted a lidar-based viewshed analysis. This analysis considers the height of proposed aboveground components of the facility as anticipated by preliminary site plan designs along with a digital surface model (DSM) representing existing ground-level elevations, vegetation, and structures present in the VSA. The DSM was derived from 2018 United States Geological Survey lidar data with a horizontal resolution of one meter for the area within 3-mile of the O&M Facility and three meters for the remainder of the VSA. A GIS analysis of this data was conducted to determine whether a direct line-of-sight would be available from ground-level vantage points to the tallest proposed components. If a direct line-of-sight is available, the position is coded as visible. The viewshed calculations were based on sample points representing the maximum height of the parking structure (ranging from 30 feet to 41.5 feet), the roof of the O&M building (45 feet), top of the O&M building elevator shaft and stairwell (55.8 feet), and the communications tower (120 feet). The resulting geographic areas of potential visibility are referred to as the proposed O&M Facility Zone of Visual Influence (ZVI).

To assure an accurate assessment of potential visibility of the proposed O&M Facility, a few modifications were made to the lidar-derived DSM prior to analysis. Transmission lines and roadside utility lines that are included in the lidar data are mis-represented in the DSM as solid walls/screening features. In order to correct this inaccuracy, DSM elevation values within such utility corridors were replaced with bare earth elevation values. Additionally, all areas within the proposed O&M Facility parcel were modeled with bare earth elevation to reflect potential site clearing/demolition in these locations. This modified DSM was then used as a base layer for the viewshed analysis. Once the viewshed analysis was completed, a conditional statement was used within ArcGIS Pro® to set the proposed O&M Facility visibility to zero in locations where the DSM elevation exceeded the bare earth elevation by 6 feet or more, indicating the presence of vegetation or structures that exceed viewer height. This was done for two reasons; 1) in locations where trees or structures are present in the DSM, the viewshed would reflect visibility from the vantage point of standing on the tree top or building roof, which is not the intent of this analysis, and 2) to reflect the fact that ground-level vantage points within buildings or areas of vegetation exceeding 6 ft (1.8 m) in height generally will be screened from views of the proposed O&M Facility.

2.1.2 Viewshed Analysis Results

The viewshed analysis results suggest that approximately 34.1% (10.0 square miles or 6,409.6 acres) of the VSA could have some level of visibility of the O&M Facility while the remaining 65.9%

of the VSA will be screened from view. Open views of the proposed O&M Facility are most concentrated over the open waters and salt marshes of Absecon Bay, Reed Bay, Absecon Channel, and the Ocean. According to the viewshed analysis, this on-water visibility would extend out to the limit of the 3-mile VSA in all directions. Visibility on the shore occurs along Cove Beach on Brigantine Island which is oriented directly across Absecon Channel from the O&M Facility. In addition, the southern shore beaches are indicated to have a tight linear band of visibility. This is anticipated to be the result of the elevated sand dunes that extend along the oceanfront beaches. Small areas of discrete inland visibility also occur on Brigantine Island along Lagoon Island which is a local street serving closely situated residences. On Absecon Island the viewshed analysis suggests visibility of the O&M Facility on North Maryland Avenue, North Delaware Avenue, Absecon Boulevard, and the Atlantic City Expressway. These are either elevated roads or are directly aligned with the O&M Facility site, allowing for a direct line of sight up the roads. Other areas of potential visibility on Absecon Island include the grounds surrounding the Borgata Casino, and the Atlantic City Municipal Airport. Inset 2.1-1 illustrates locations indicated to have potential O&M Facility visibility. In addition, Inset 2.1-2 illustrates areas of the ZVI where the communications tower would be the only visible component of the O&M Facility versus areas where the O&M Building and/or parking structure would also potentially be visible. This is an important distinction since the tower is a feature of the O&M Facility with significant height, but also one that may become indistinguishable from greater than a mile distant.

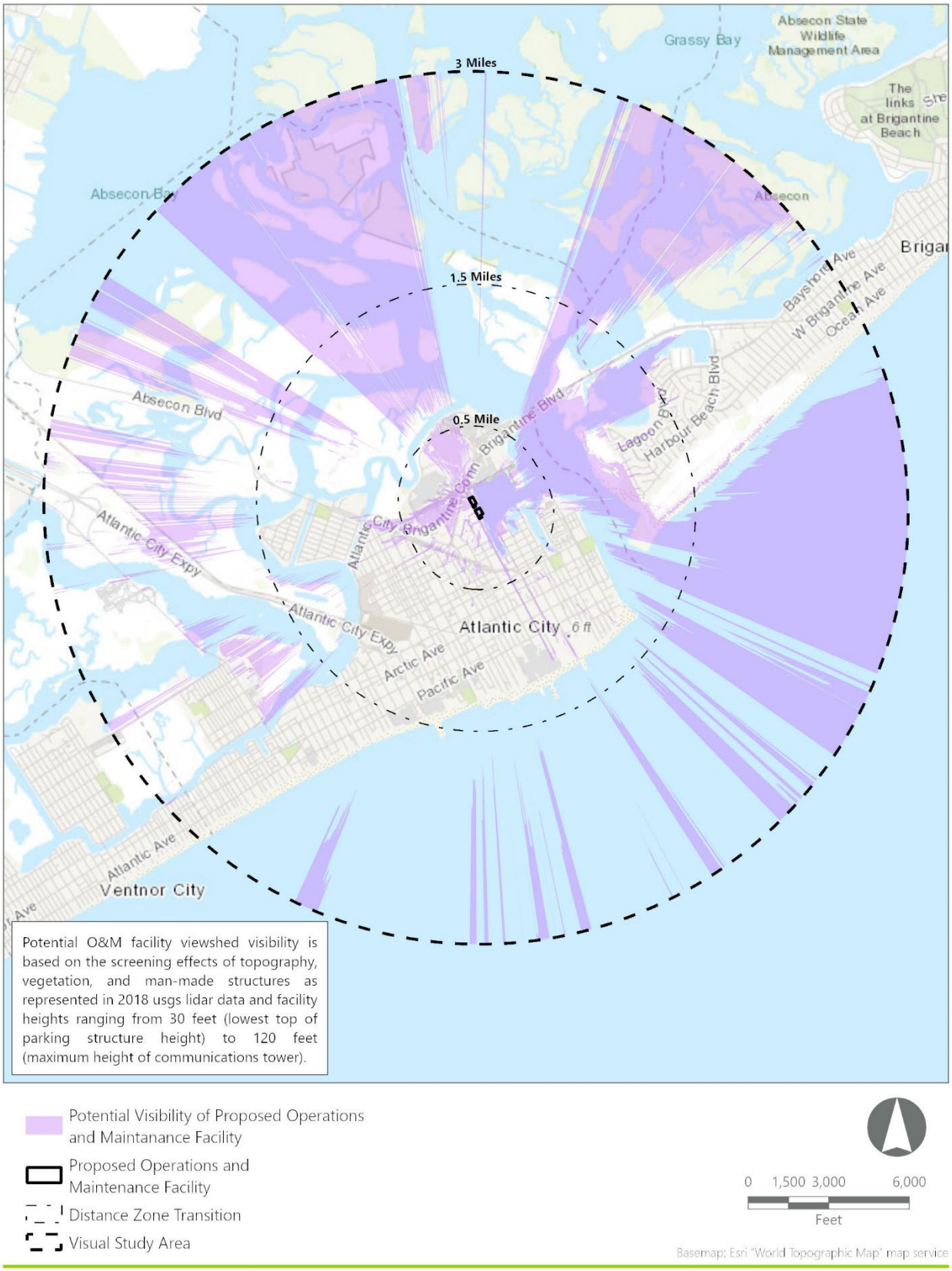
Table 2.1-1 presents the viewshed analysis results, broken down by character area assuming the ZVI occupies a total of 6,409.6 acres of the VSA. As indicated in this table, three character areas make up 93.9% of the ZVI in nearly equal parts with 33.3% of the ZVI occurring in the OCA, 31.4% in the Salt Marsh SCA, and 29.2% in the Undeveloped Bay SCA. This result is intuitive given that those are the three most prevalent character areas within the VSA and each of them are essentially void of significant screening features such as buildings, trees, or topography that could serve to interrupt views. The O&M Facility is located within the Atlantic City SCA, which overlaps 207.2 acres or 3.2% of the ZVI. The remaining 2.9% of the ZVI would mainly occur in the Residential Beachfront and Industrial/Developed SCAs with less than 1% of the ZVI occurring in the remaining character areas. The Town/Village Center LCA is the only character area not indicated to have potential visibility of the O&M Facility.

Table 2.1-1 Character Areas Within the VSA and ZVI

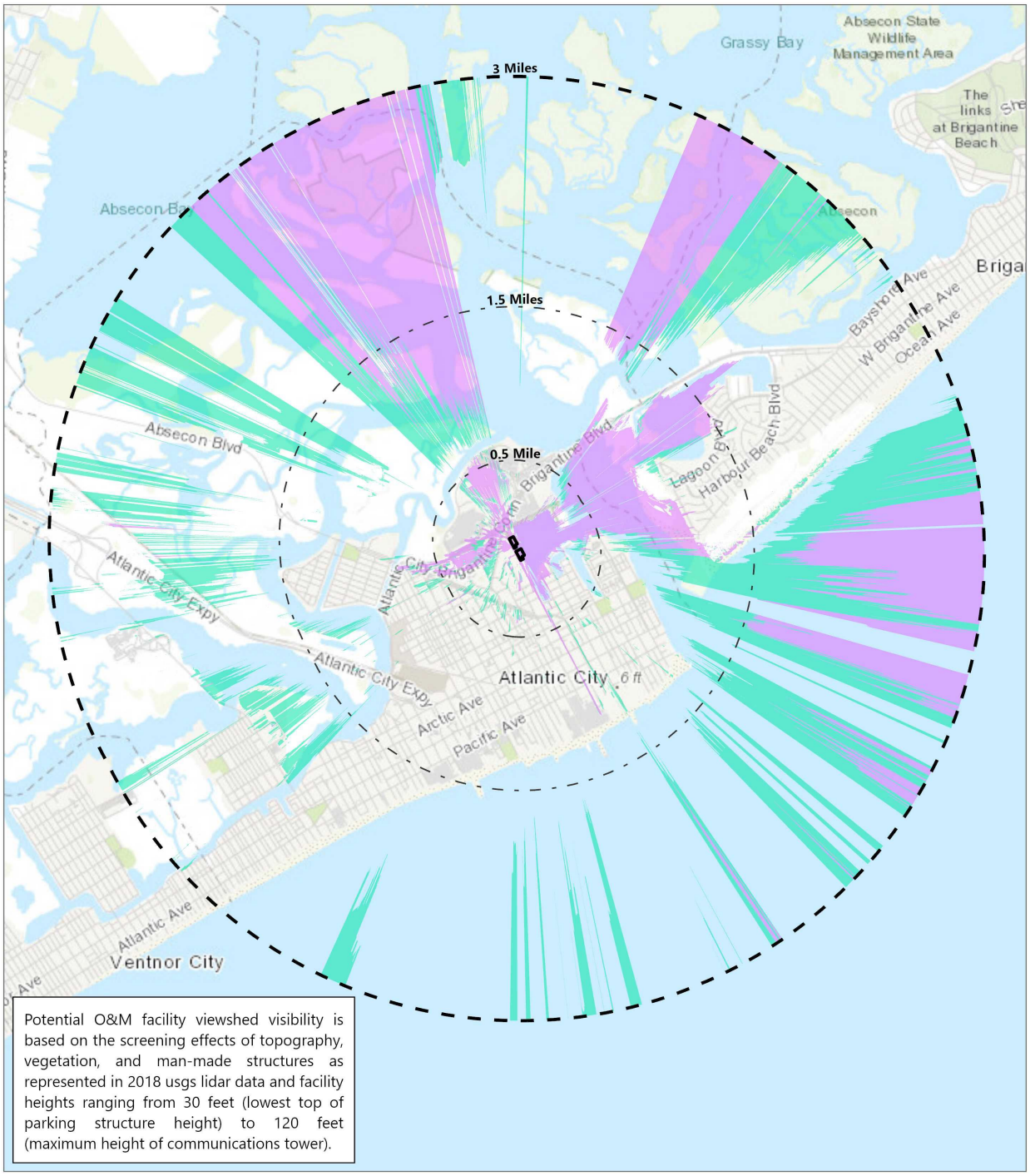
Character Area	Acres Within VSA	Percentage of VSA	Acres within ZVI	Percentage of ZVI
Ocean (OCA)	5,358.5	28.5	2,131.4	33.3
Salt Marsh (SCA)	4,906.5	26.1	2,010.2	31.4
Undeveloped Bay (SCA)	4,215.3	22.4	1,869.5	29.2
Atlantic City (SCA)	2,012.2	10.7	207.2	3.2
Inland Residential (LCA)	838.0	4.5	8.4	0.1
Residential Beachfront (SCA)	564.5	3.0	82.8	1.3
Commercial Beachfront	272.0	1.4	0.6	<0.1
Industrial/Developed (SCA)	198.3	1.1	63.8	1.0
Commercial Strip Development (LCA)	170.3	0.9	6.2	0.1
Bayfront Residential (SCA)	81.7	0.4	3.1	<0.1
Dredged Lagoon (SCA)	64.6	0.3	0.3	<0.1
Recreation (SCA)	48.2	0.3	5.9	0.1
Limited Access Highway (LCA)	37.7	0.2	4.1	0.1
Undeveloped Beach (SCA)	31.8	0.2	14.8	0.2
Inland Open Water (LCA)	8.4	<0.1	0.1	<0.1
Forest (LCA)	4.6	<0.1	0.7	<0.1
Town/Village Center (LCA)	2.8	<0.1	0.0	0.0
Total[1]	**18,815.3**	**100**	**6,409.6**	**100**

[1] The calculations used to generate this table were based on unrounded numbers, therefore, the rounded results may not add up precisely.

Inset 2.1-1. Viewshed Analysis Results



Inset 2.1-2. Communication Tower Visibility



2.1.3 Viewshed Analysis Results from Environmental Justice Areas and Disadvantaged Communities

A total of 42 EJAs and 16 DACs were identified within the VSA. As shown in Table 2.1-2, the viewshed analysis results suggest that 32 EJAs and all 16 DACs may have visibility of some portion of the proposed O&M Facility. The viewshed analysis results suggest that visibility within the individual EJAs would occur within a range from less than 0.1% to 45.5% while visibility within individual DACs ranges from less than 0.1% to 41.5%. In terms of cumulative totals, EJAs total 10,247.9 acres within the VSA, 28.5% (2,924.9 acres) of which have potential visibility of the O&M Facility. Similarly, DACs total 10,197.5 acres within the VSA, 28.7% of which overlap the ZVI. The proposed O&M Facility is located within EJA Map ID 150 and DAC Map ID 192, which both occur wholly within the VSA and are indicated to have 45.5% and 41.5% visibility, respectively. The largest acreage of potential visibility occurs within EJA Map ID 158 and DAC Map ID 196 with 2,393.6 acres (40.6%), and 2,394.8 acres (39.9%), respectively. The overlap between EJAs, DACs, and the ZVI is illustrated in Inset 2.1-3.

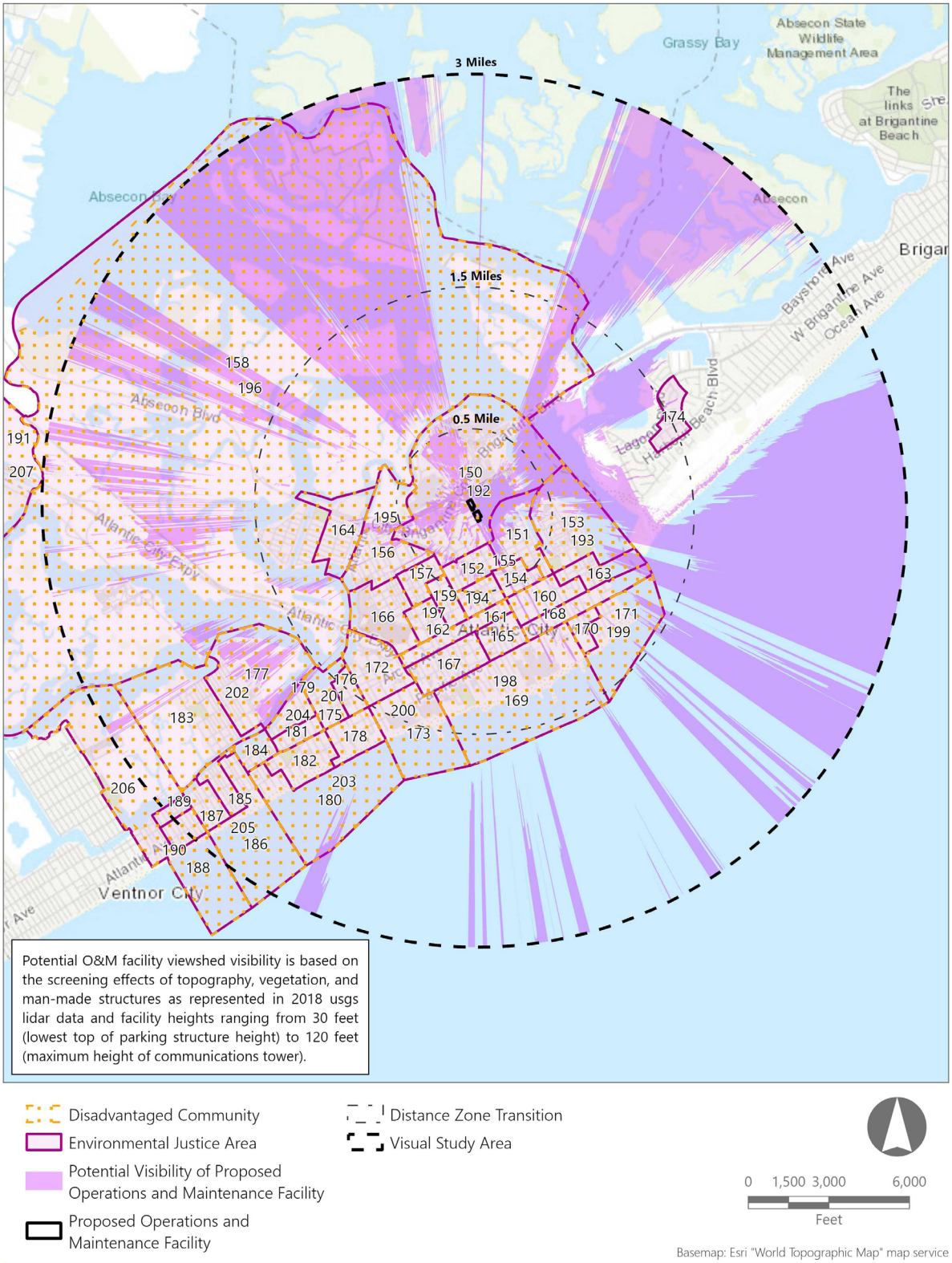
Table 2.1-2 Visibility from Environmental Justice Areas and Disadvantaged Communities

MAP ID	Environmental Justice Area	Total EJA Acres	EJA Acres Within VSA	ZVI Acres within EJA	Percent of EJA with Potential Visibility[1]
150	340010014001	522.3	522.3	237.5	45.5
151	340010014002	100.1	100.1	35.1	35.1
152	340010014003	48.6	48.6	6.1	12.7
153	340010025004	197.0	197.0	60.7	30.8
154	340010015002	34.8	34.8	4.0	11.5
155	340010015001	39.3	39.3	0.5	1.4
156	340010012002	166.1	166.1	16.9	10.1
157	340010012001	39.5	39.5	0.4	0.9
158	340010013002	6,856.7	5,900.4	2,393.6	40.6
159	340010011001	34.6	34.6	<0.1	<0.1
160	340010025001	65.2	65.2	3.5	5.4
161	340010024001	55.9	55.9	<0.1	0.1
162	340010011002	36.9	36.9	-	-
163	340010025003	56.1	56.1	11.0	19.6
164	340010013001	103.4	103.4	1.4	1.3
165	340010024004	46.3	46.3	0.1	0.3
166	340010012003	110.4	110.4	0.4	0.4
167	340010024003	82.1	82.1	<0.1	<0.1
168	340010025002	72.6	72.6	6.3	8.7
169	340010024002	427.9	427.9	6.8	1.6
170	340010019001	25.4	25.4	0.3	1.3
171	340010019002	166.9	166.9	14.2	8.5
172	340010023002	100.6	100.6	<0.1	<0.1
173	340010023001	181.9	181.9	-	-
174	340010101052	50.7	50.7	1.0	2.0
175	340010005002	57.6	57.6	2.6	4.5
176	340010005001	29.7	29.7	-	-
177	340010001001	245.8	245.8	82.9	33.7
178	340010004003	61.6	61.6	<0.1	<0.1

MAP ID	Environmental Justice Area	Total EJA Acres	EJA Acres Within VSA	ZVI Acres within EJA	Percent of EJA with Potential Visibility[1]
179	340010003001	39.4	39.4	3.5	8.9
180	340010004002	284.3	284.3	14.7	5.2
181	340010003002	27.9	27.9	-	-
182	340010004001	72.9	72.9	-	-
183	340010001002	290.4	290.4	10.4	3.6
184	340010003003	34.3	34.3	-	-
185	340010002002	39.5	39.5	<0.1	<0.1
186	340010002001	212.5	194.5	-	-
187	340010002003	42.7	42.7	-	-
188	340010132013	486.3	135.3	10.5	7.7
189	340010132012	17.7	10.7	0.4	3.9
190	340010132011	34.5	16.4	-	-
191	340010120002	1,661.6	<0.1	-	-
MAP ID	**Disadvantaged Community**	**Total DAC Acres**	**DAC Acres Within VSA**	**ZVI Acres within DAC**	**Percent of DAC with Potential Visibility[1]**
192	34001001400	670.6	670.6	278.6	41.5
193	34001002500	390.8	390.8	81.3	20.8
194	34001001500	74.1	74.1	4.5	6.1
195	34001001200	320.9	320.9	17.9	5.6
196	34001001300	6,846.6	6,004.5	2,394.8	39.9
197	34001001100	71.3	71.3	<0.1	<0.1
198	34001002400	609.8	609.8	6.9	1.1
199	34001001900	192.3	192.3	14.5	7.6
200	34001002300	280.7	280.7	<0.1	<0.1
201	34001000500	87.3	87.3	2.6	3.0
202	34001000100	535.8	535.8	93.4	17.4
203	34001000400	418.9	418.9	14.8	3.5
204	34001000300	101.5	101.5	3.5	3.4
205	34001000200	294.7	276.6	<0.1	<0.1
206	34001013201	533.9	162.4	10.9	6.7
207	34001012000	1,973.1	<0.1	<0.1	6.7

[1]Percentage of EJA visible includes only areas within the VSA

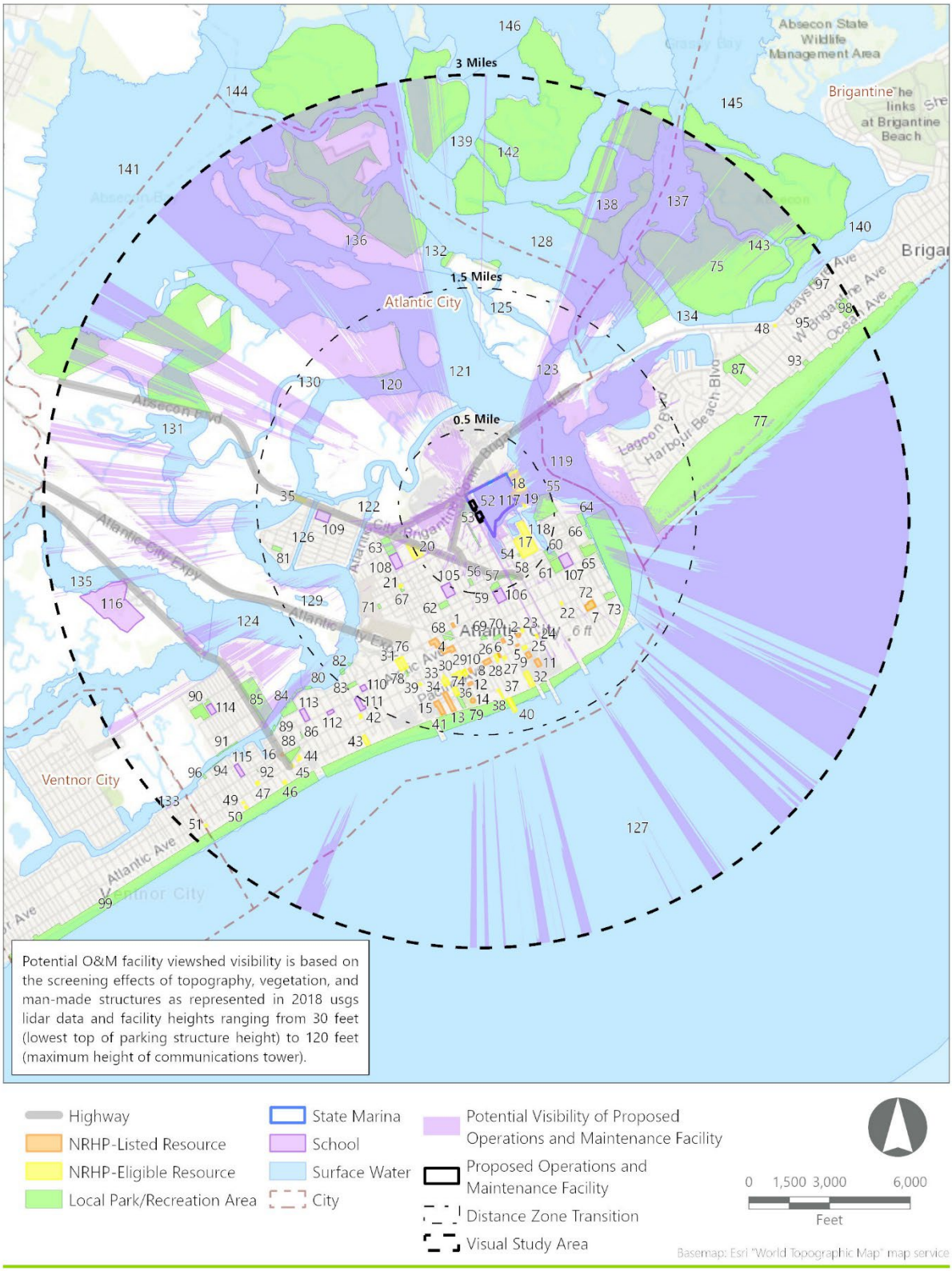
Inset 2.1-3. Visibility from Environmental Justice Areas and Disadvantaged Communities



2.1.4 Visibility Results from Visually Sensitive Resources

The viewshed analysis suggests that 118 (57%) of the 207 VSRs (including 32 out of 42 EJAs and 16 out of 16 DACs) occurring within the 3-mile radius VSA could have potential visibility of the proposed O&M Facility. These resources and their distance from the proposed O&M Facility Site are provided in Attachment A which is keyed to Inset 2.1-4. The potential visual effects resulting from the O&M Facility are determined based on field review, photosimulation development, and photosimulation results. The results of this analysis are presented in Section 3.0.

Inset 2.1-4. Visibility from Visually Sensitive Resources



2.2 Field Review

EDR personnel conducted field review within the VSA to document existing conditions of the O&M Facility site and to verify the result of the viewshed analysis. During the field verification, an EDR field crew explored public roads and visited public vantage points within the VSA to document points from which the proposed O&M Facility was indicated as visible by the viewshed analysis. This determination was based on the proposed O&M Facility's dimensions and location, the surrounding vegetation, structures, and identifiable landscape features, which served as references for location and scale. Photos were taken from 20 locations within the VSA. The locations of all KOPs visited during the field review are depicted on Inset 2.3-1. A representative photograph from each location is included in Attachment B.

2.3 Field Review Results

Field review suggested that the viewshed analysis, while accurate at predicting a theoretical line of sight, likely overstates the actual visibility or viewer's ability to detect components of the O&M Facility. This is mainly due to the presence of building, towers, transmission lines, and water towers that clutter the majority of views from the land-based viewing opportunities. While a direct line of sight toward the O&M Facility may exist, from KOPs greater than 1 mi (1.6 km) the Facility will quickly get lost amongst cluttered urban development. Generally, the field review confirmed the defined character areas. While the visual environment with the Atlantic City SCA has significant nuisance within it, the presence of residential, commercial, and vacant lots was apparent from all KOPs. In addition, the high-rises associated with Atlantic City's Casino District have a strong visual presence throughout the character area and the O&M Facility VSA.

2.4 Photosimulations

2.4.1 Selection of Key Observation Points

Based on the outcome of VSR research and field verification, three KOP were ultimately selected for the development of photosimulations. These KOPs were selected based upon the following criteria:

- They provide views from representative character areas including, Undeveloped Bay, Undeveloped Beach, and Atlantic City.
- The views represent a variety of users/viewers that may experience views of the O&M Facility while engaged in a number of activities including, passive and active recreation, travelling, or passive residential activities.
- They provide a variety of viewing distances so that the potential magnitude of impact can be reasonably applied to views from similar distances and viewing circumstances.

Inset 2.3-1 illustrates the location of the KOPs considered for the development of a photosimulation and the KOP ultimately selected for the reasons described above.

Inset 2.3-1. Key Observation Point Locations

2.4.2 Photosimulation Methodology

To show anticipated visual changes associated with the proposed O&M Facility, 3D modeling software was used to create photosimulations. These photosimulations were developed by using Autodesk 3ds Max Design® to create a simulated perspective (camera view) to match the location, bearing, and focal length of the existing conditions photograph. Existing landscape elements in the view were modeled using detailed lidar data representing roads, buildings, vegetation, and topography. Once the camera was roughly aligned to match the photo, minor adjustments were made to the camera and target location, focal length, and camera roll to align all modeled elements with the corresponding elements in the photograph. This assures that any elements introduced to the model space (e.g., the substation/converter station components) will be shown in proper proportion, perspective, and relation to the existing landscape elements in the view. Consequently, the alignment, elevations, dimensions, and locations of the proposed O&M Facility in the simulations will be accurate.

A computer model of the proposed O&M Facility was obtained from Paulus Sokolowski and Sartor Architecture and Engineering, P.C (PS&S), who are responsible for the conceptual design of the O&M Facility. The parking structure, which is very early conceptual stages utilizes a typical three story parking structure model that meets the program requirements of the O&M Facility. Using the camera view as guidance, O&M Facility model was imported to the landscape model space described above and set at the proper coordinates. Once the proposed O&M Facility was accurately aligned within the camera view, a lighting system was created based on the actual time, date, and location of the photograph in order to accurately represent light reflection, highlights, color casting, and shadows. The rendered O&M Facility was then superimposed over the photograph in Adobe Photoshop®, and portions of the Site that fell behind vegetation, structures, or topography were masked out. Photoshop was also used to take out any existing structures or vegetation proposed to be removed as part of the O&M Facility. Once the Site was added to the photograph, any shadows cast on the ground by the proposed structures were included by rendering a separate "shadow pass" over the DEM or lidar model in 3ds Max® and then overlaying the shadows on the simulated view with the proper fall-off and transparency using Photoshop®.

2.4.3 Photosimulation Results

Photosimulations of the proposed O&M Facility are presented in Inset 2.3-3, 2.3-5, and 2.3-7. Larger versions, including contextual information about the KOP location are included in Attachment C.

Key Observation Point 11 (Existing View Description)

The selected photograph from KOP 11, illustrated in Inset 2.3-2, was taken from the west side of North Maryland Avenue directly adjacent to Dwayne E Harris Memorial Park in Atlantic City, New Jersey. This view is located approximately 58 ft (17.7 m) from the Parking Structure and 391 ft (119.2 m) from the O&M building. The existing view looking south-southeast from this location features a typical urban residential, two lane street flanked by concrete sidewalks, ornamental street lights on the east side and standard gooseneck lamps on the west side. In the near foreground, regularly spaced street trees in spring flower extend down the east side of the street,

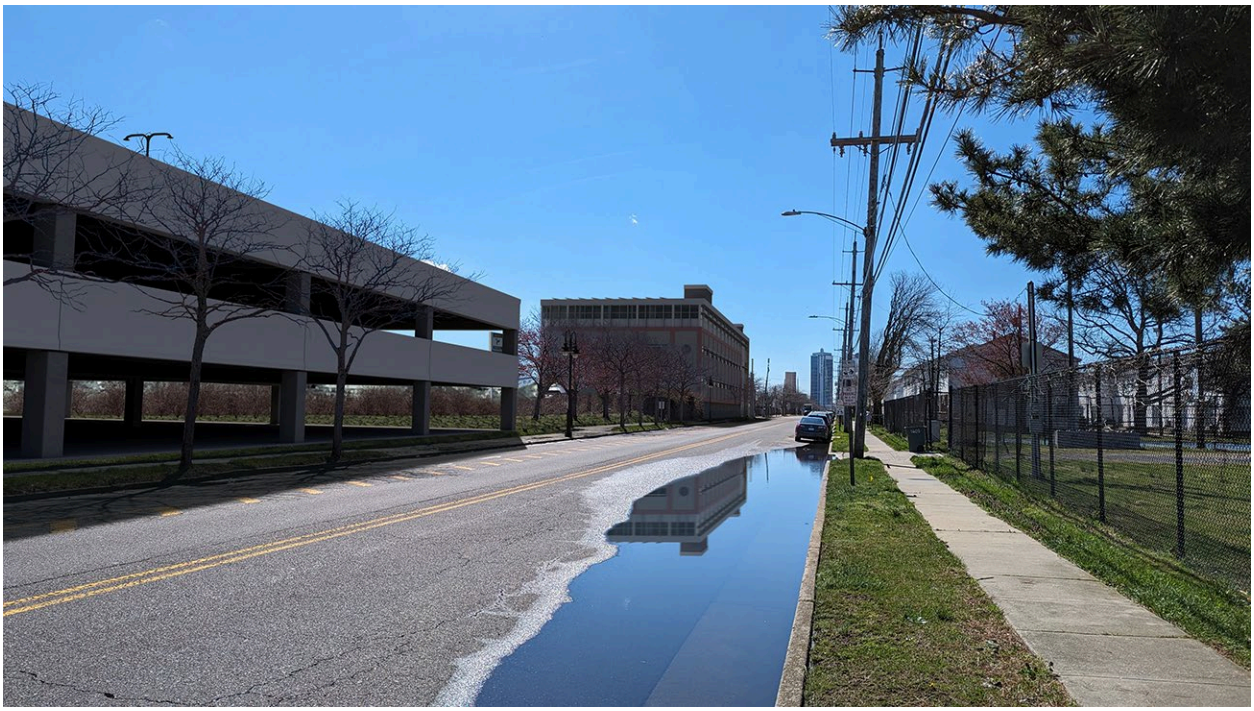
while on the west side, utility poles and wires dominate view. Beyond the street trees, several parked tractor trailers can be seen in the neighboring parking lot which is surrounded by a wood post and welded wire fence. The background is dominated by two skyscrapers that extend well into the clear, blue sky. Several cranes are also visible between these building. While the view has multiple competing focal points, the urban residential character and nearby park setting suggest that viewers in this area will be primarily residential users, some of which have an open view from second-story homes to the marina and undeveloped bay beyond. Therefore, viewer sensitivity is expected to be high at this KOP.

Inset 2.3-2. Existing View from KOP 11 – Maryland Avenue, Atlantic City

Key Observation Point 11 (Proposed View Description)

With the proposed O&M Facility in place, the O&M parking structure and building are plainly visible in the foreground (Inset 2.3-3). The parking structure further reinforces enclosure of the streetscape, preventing intermittent easterly views into the parking lot and marina. The O&M Building completely screens the sky scraper in the background, but another tall casino still provides a backstop to North Maryland Avenue. The colors applied to the O&M Facility are muted and generally fit well with the existing architecture, resulting in minimal color contrast. The form of the O&M Facility is blocky and angular, which matches the forms present in the existing buildings. The smooth texture generally fits with this urban residential scene. The impact to community members that pass by this site is likely to be moderate. However, for individuals living on North Maryland Avenue that currently have an open view of Clam Creek and Absecon Channel, the O&M Facility would result in complete screening of that view for a large majority of the adjacent housing community. For these viewers, the magnitude of change would be large, and the impact would be major.

Inset 2.3-3. Photosimulation from KOP 11 – Maryland Avenue, Atlantic City



Key Observation Point 18 (Existing View Description)

The selected photograph from KOP 18, illustrated in Inset 2.3-4, was taken from Cove Beach, Brigantine City, in Atlantic County approximately 0.9 mi (1.4 km) from the O&M Facility. The existing view looking west-southwest from this location includes a grass and seaweed covered waterline and sandy beach leading directly out to Absecon Channel. In the center of the channel a large pump-dredge pipe and buoy can be seen above the water surface. Beyond these features, the opposite shore of Atlantic City is defined by a dark, linear bulkhead on the south shore. Upland of the bulkhead multiple waterfront homes are situated along the various canals and harbors stemming from the channel. On the north shore a large, stark white building with a red roof (United States Coast Guard [USCG] Station) stands out from the other buildings. These homes and building are set before a backdrop of large, multistory buildings, which form a stepped and blocky background on the left side of the image. Several cranes, boat masts, transmission lines, form an array of vertical elements on the right side of the image. While there are distinct focal points in this view, they compete with each other resulting in a degree of visual clutter. However, in the context of this undeveloped beach, and the immediate surroundings, the view is representative of a quintessential New Jersey Beach. Viewers accessing this KOP will have high sensitivity to visual change.

Inset 2.3-4. Existing View from KOP 18 at Cove Beach, Brigantine City, Atlantic County

Key Observation Point 18 (Proposed View Description)

With the proposed O&M Facility in place (Inset 2.3-5), the O&M Building appears behind the USCG building at the entrance to Clam Creek and due to its lower profile, the O&M Parking Structure is minimally visible to the right of the O&M Building (Inset 2.3-6 provides a zoomed view of the proposed O&M Facility). At this viewing distance, the proposed O&M Building generally matches the hues of the surrounding architecture and therefore presents minimal color contrast. The form of the building minimally detracts from the USCG building which was formerly flanked by transmission poles structures and sky. With the O&M Building in place, the prominence of the USCG building is negligibly reduced. More information regarding the potential visual effects to historic properties can be found in the Historic Resources Effects Assessment for the O&M Facility (Appendix II – N2). The proposed O&M building presents minimal scale contrast and the textures composing the façade of the building blend well with the existing architectural environment. The O&M parking structure results in minimal visual change and the communications tower minimally contributes to the visual clutter resulting from the myriad of transmission towers, communication towers, and cranes that currently pierce the city horizon. The magnitude of effect is minimal and the overall impact at this KOP is also minimal.

Inset 2.3-5. Photosimulation from KOP 18 at Cove Beach, Brigantine City, Atlantic County

Inset 2.3-6. Enlarged Photosimulation from KOP 18

Key Observation Point 20 (Existing View Description)

The selected photograph from KOP 20, illustrated in Inset 2.3-7, was taken from Garders Basin Park which hosts the Atlantic City Aquarium in Atlantic City. The existing view looks west over the Absecon Chanel and directly into Clam Creek, approximately 0.4 mi (0.7 km) from the O&M Facility. The view at the water's edge includes a quintessential maritime scene with modest homes, boat docks, ship masts, and wooden piles in the near foreground on the left of the image. A housing complex appears bright white in the afternoon sun in the center of the image and the marina basin on the right hosts a number of white sailboats and yachts, some of which have tall masts that extend into the sky. The marina is backed by taller, block buildings backed by a massive, shiny, high-rise structure which is the primary focal point of the view. The horizon in the background is broken by several vertical structures, including the boat masts, transmission structures and radio antennas. These features make for a relatively cluttered background against the partly cloudy, light blue sky. This location likely hosts recreationist and residents who come to visit the park and aquarium. Setting is an important feature for these users, however, the ever changing urban scene surrounding the park makes them less susceptible to visual change. Therefore, this KOP has moderate sensitivity.

Inset 2.3-7. Existing View from KOP 20 at the Atlantic City Aquarium, Atlantic City

Key Observation Point 20 (Proposed View Description)

With the proposed O&M Facility in place, the O&M Building completely screens the majority of the housing complex visible in the existing view (Inset 2.3-8). The building appears as a continuation of the more modern buildings on the right side of the image, extending the transformation of the quintessential harbor basin to a modern, developed waterfront. The modest structure on the left and the boats still maintain a sense of the old harbor feel, but the tall, modern architecture theme has been extended along the back portion of the basin. The O&M parking structure is more difficult to see, due to a relatively low profile and low color contrast, but the elevator shafts have a higher degree of prominence. The communications tower is difficult to discern from the multitude of vertical elements protruding into the sky. However, the proposed tower now appears to be one of the taller of these narrow intrusions into the sky. The color of the O&M building and Parking Structure present minimal color contrast with the existing built features in the view. The form and texture fit reasonably well with the existing architecture, and the scale presents moderate contrast, giving the impression of a foreshortened view into the harbor basin due to the screening of the lower stature housing complex. The magnitude of change at this KOP is moderate and the overall impact is also moderate.

Inset 2.3-8. Photosimulation from KOP 20 at the Atlantic City Aquarium, Atlantic City

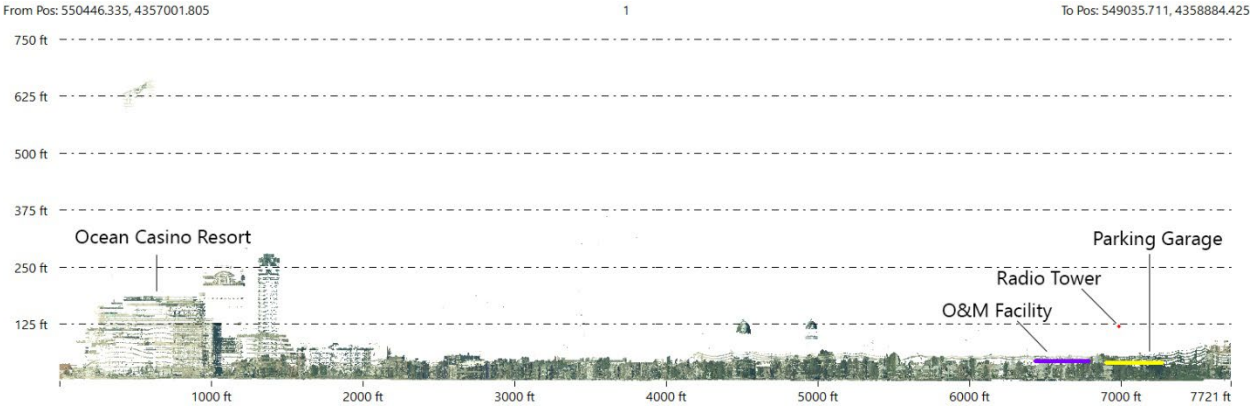
The result of the photosimulation evaluation suggest that the visual impacts resulting from the O&M Facility will range from minor to major. Conservatively, major visual impacts are anticipated to occur from close proximity viewing locations within 1,000 ft (304 m) of the O&M Facility. In particular, these impacts are the result of existing waterfront views that may be screened as a result of the height of the O&M Facility. While these areas are very localized, it can be conservatively concluded that resources within this range could experience major visual impact levels. Also, based on the photosimulations, viewing positions with a clear line of sight to the O&M Facility located between approximately 1,000 ft (304 m) and 3,500 ft (1,067 m) could conservatively experience moderate visual impacts. As supported by the photosimulations, viewing positions beyond 3,500 ft (1,067 m) are likely to experience minor visual impacts.

2.5 Cross Sections

To further assess the context and visual environment of the VSA, EDR completed several cross sections utilizing the same lidar data as used in the viewshed analysis. The purpose of these cross sections is to illustrate several linear cuts through the landscape to demonstrate the presence of dense development throughout significant land portions of the VSA. For example, Inset 2.5-1 illustrates a line of sight extending from the southern portion of the VSA in Atlantic City's coastal casino district (note that the Ocean Casino Resort's full height is not represented by the lidar due to its construction during the lidar pass). As illustrated in this cross section, the O&M Facility barely appears above the surrounding development. It can be reasonably assumed that, while

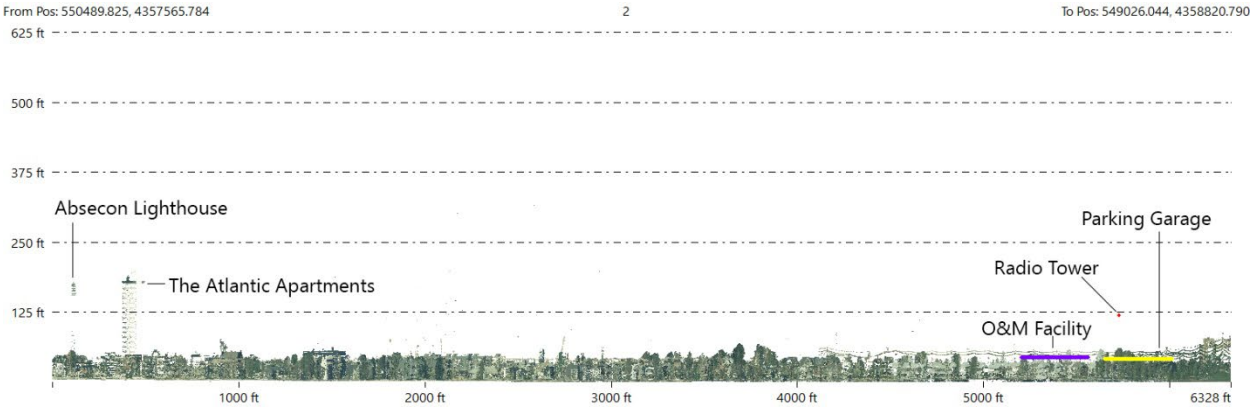
theoretically visible, the O&M Facility would quickly get lost amongst this development from viewing positions beyond 1 mi (1.6 km).

Inset 2.5-1. Line of Sight to the O&M Facility From Atlantic City's Casino District



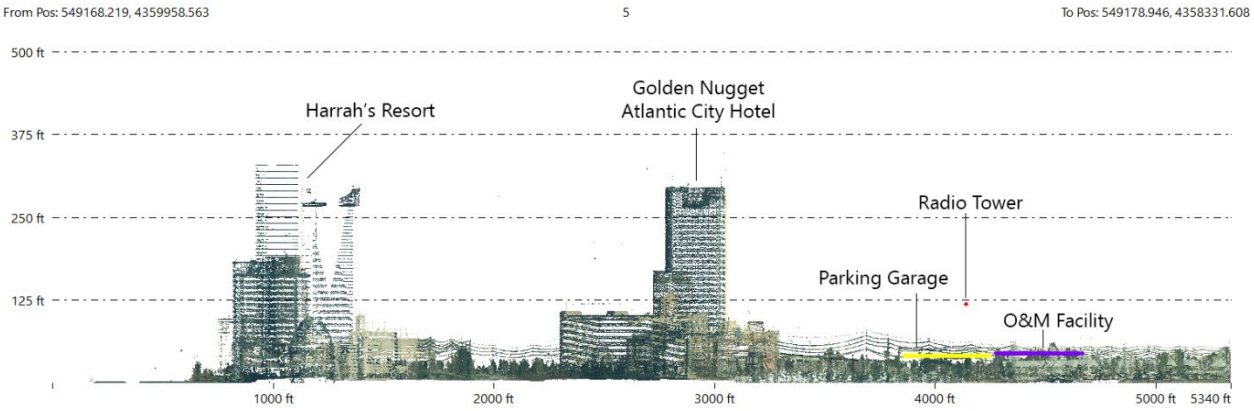
A cross section from Absecon Lighthouse (0.9 mi [1.4 km southeast of the O&M Facility) suggests a direct line of sight would be available from the lighthouse tower deck (Inset 2.5-2). From this elevated vantage point, the O&M Facility may be clearly visible. However, buildings exceeding 20 stories in the foreground and three casinos exceeding 30 stories flank all sides of the O&M Facility. Additionally, the scene is composed of densely situated structures of similar size to the O&M Facility. While visible, the scale and visual prominence will be negligible to minimal, conservatively resulting in minimal visual impacts.

Inset 2.5-2. Line of Sight to the O&M Facility From Absecon Lighthouse



The cross section illustrated in Inset 2.5-3 provides a northern extension of the Absecon Lighthouse cross section illustrated in 2.5-2. This portion of the cross section illustrates the back drop of tall buildings that occur north of the O&M Facility. As illustrated in this cross section, the O&M Facility has a modest vertical profile in the context of the surrounding visual environment.

Inset 2.5-3. Line of Sight to the O&M Facility From Atlantic City's Casino District



3.0 CONCLUSIONS

The results of the visual resource assessment for the Atlantic Shores O&M Facility are summarized as follows:

1. Based on the results of the viewshed analysis, widespread visibility of the O&M Facility will occur within the VSA. The viewshed analysis results suggest that approximately 34.1% (10.0 square miles or 6,409.6 acres) of the VSA could have some level of visibility of the O&M Facility while the remaining 65.9% of the VSA will be screened from view.

2. Three character areas make up 93.9% of the ZVI in nearly equal parts with 33.3% of the ZVI occurring in the OCA, 31.4% in the Salt Marsh SCA, and 29.2% in the Undeveloped Bay SCA. The O&M Facility is located within the Atlantic City SCA, which overlaps 207.2 acres or 3.2% of the ZVI. The remaining 2.9% of the ZVI would mainly occur in the Residential Beachfront and Industrial/Developed SCAs with less than 1% of the ZVI occurring in the remaining character areas. The Town/Village Center LCA is the only LCA not indicated to have potential visibility of the O&M Facility.

3. The photosimulations suggest that the O&M Facility visual impacts will be much more localized than suggested by the viewshed analysis. Three simulations ranging from approximately 60 feet up to 0.9 miles from the proposed O&M Facility were produced and a strong correlation between the viewed distance and the potential visual impacts was identified. The range of visual impacts will be minor to Major. Major impacts are anticipated when existing views of Clam Creek experienced by highly sensitive viewers will be screened by the O&M Facility. This is a very localized impact that may be experienced differently for individuals travelling down the road directly adjacent to the Facility.

4. The viewshed analysis suggests that 118 (57%) of the 207 VSRs (including 32 out of 42 EJAs and 16 out of 16 DACs) occurring within the 3-mile radius VSA could have potential visibility of the proposed O&M Facility.

5. Based on the result of the photosimulations, it can be reasonably and conservatively concluded that VSR occurring within 1,000 ft (304 m) of the proposed O&M Facility may

experience moderate to major visual impacts depending on how much of the Facility can be viewed from the VSR. The VSR analysis suggests that 10 of the 118 VSRs with potential O&M Facility visibility fall within this zone. Examples of these resources include Dwayne E Harris Memorial Park, Atlantic City, Clam Creek, Senator Frank S. Farley State Marina, three EJAs, and one DAC (including the O&M Site itself).

6. VSRs that occur between 1,000 ft (304 m) and 3,500 ft (1,067 m) may experience minor to moderate visual impacts. The moderate range of impacts is anticipated for those resource that occur on the water's edge and have a direct of the O&M Facility. Resource on land within this zone are anticipated to experience minor to moderate visual impacts. The VSR analysis suggests that 39 of 118 VSRs with potential visibility of the O&M Facility fall within this zone. Examples of these VSRs include Garders Basin Park and USCG Station Atlantic City in the moderate impact category and Uptown Park in the minor impact category.

7. VSRs beyond 3,500 ft (1,067 m) are likely to experience negligible to minor visual impacts. Again, minor impacts are anticipated for VSR that occur on the water's edge and have a direct view into the O&M Facility, while inland resources will experience no impacts to minor impacts. The VSR analysis suggests that 69 of 118 VSRs with potential visibility of the O&M Facility fall within this zone. Examples within the minor impact range include waterfront VSRs such as Cove Beach in Brigantine and Absecon Bay. Inland VSRs, such as Oscar E McClinton Waterfront Park and Altman Park. Absecon Lighthouse, a highly elevated inland resource, may experience minimal visual impacts.

8. VSRs that will not be impacted by the O&M Facility will not have any degree of visibility. Eighty nine resources will not have any degree of visibility of the O&M Facility.

4.0 MITIGATION

Based on the results of the VRA, mitigation and minimization techniques have already been considered through the site selection and design of the O&M Facility. Below is a list of commonly considered mitigation practices that have already been implemented or are not technically feasible for the O&M Facility.

- **Siting**. The parcel identified for the O&M Building is situated on the waterfront in a protected harbor, meets the space requirements of the proposal, and is currently vacant. It is centrally located in Atlantic City, provides rapid access to the offshore wind Project, and occurs on underutilized land which Atlantic City has expressed a desire to develop with a marine commercial use. There is minimal optionality in terms of building orientation since the Project needs require all of the property available. The O&M Parking structure minimizes the potential pavement spawl associated with traditional surface lots, which reduces the amount of space required. Given the needs of the Project, the requirements of the O&M Facility, and the suitability of the selected location, the Facility is well sited and waterfront opportunities such as this are exceptional. Therefore, alternative arrangement of the Facility and alternative sites are not under consideration by Atlantic Shores.
- **Screening**. Screening is typically associated with masking an undesirable feature with another designed feature. Screens may include a variety of materials such as natural screens (composed of earthen berms and/or vegetation) or in urban environments, a broader range of materials such as plastic, wood, masonry, or metal. The O&M Facility is a designed architectural feature that is intended to complement the architecture, material, colors, and textures of the surrounding visual environment. However, several measures could be implemented to function as a natural buffer or screen to reduce visibility of the O&M Facility. For example, viewers may find the visibility of cars parked in the Parking Structure undesirable. In this case, metal, plastic, or wood "curtains" could be installed in the voids at each parking level. This would reduce visibility into the structure while allowing fumes to pass from the structure. The Quayside portion of the O&M Building could be physically screened using vegetation or opaque fencing. Architectural fencing is currently included in the O&M building design and would serve to reduce visibility of the surface parking and Quayside activities. Additional examples of screening includes the connection of two visually dissimilar areas. In this instance a vacant lot or barren area could serve as a public space with natural screens to both connect and create a visual screen from within, but when viewed from the street the features would appear connected. Atlantic Shores is committed to implementing screening as a mitigation measure to minimize and reduce visual impacts. The O&M Facility is still in the preliminary design stages and Atlantic Shores has not yet produced site plans of the proposed facility. During the site plan approval process with the City, Atlantic Shores is committed to providing amenities to the streetscape that will help to integrate the Facility into the neighborhood context. This includes developing a treed streetscape to screen portions of and soften the appearance

of the building, maintaining existing healthy street trees and replacing trees in poor health, adding ornamental street lights, sidewalks, and maintaining/improving site accessibility.

- **Color Treatment**. As described in the photosimulations, the color contrast presented by the O&M Facility is minimal from all KOPs. The Facility blends well with the myriad of colors and textures presented by the existing structures along North Maryland Avenue, and from more distant vantage points the colors are repeated in other buildings that fill the skyline. The quayside facilities will also utilize metals with a low specular profile to minimize glare. This includes the use of self-weathering corten steel or chemically dulled galvanized steel for the sheet piling and either composite board or wood for dock structures. Atlantic Shores will continue to work with local planning officials to insure their satisfaction with the colors and materials of the O&M Facility.

- **Low Profile**. The O&M Facility has been designed to utilize the space available on the site while meeting the operations and maintenance needs of the project. This also required the building to extend vertically to meet these requirements. If a low profile building were used, the horizontal footprint would need to increase, which is not possible on this site.

- **Downsizing**. Similar to the low-profile mitigation strategy, downsizing is not a viable option for the O&M Facility because it has been designed to meet the space requirements of the Projects.

- **Alternate Technologies**. Remote operations and maintenance would not provide community benefit to Atlantic City and would not meet the goals of the Projects. Therefore, alternate operations and maintenance technologies would not be an appropriate mitigation.

- **Non-specular Materials**. The lattice communications tower will be constructed of chemically dulled galvanized steel to reduce its specular profile and minimize the effects of light glare. All fencing will be constructed of composite or wood posts and welded wire box-style fence, rather than highly specular chain link fence. The building itself will be constructed of color treated sheet goods or modular panels that will have a low specular profile, to minimize off site glare.

- **Lighting**. It should be noted that all standards will meet the requirements set forth by the City of Atlantic City. Additional mitigation, if necessary, will be drawn from the National Park Service Sustainable Outdoor Lighting best practices and BLM Technical Note 457 Night Sky and Dark Environments: Best Management Practices for Artificial Light at Night on BLM-Managed Lands. However, the Project has not reached the stage of local approval at this time. Regardless of local approval requirements, Atlantic Shores is committed to reducing and minimizing the effects of offsite light pollution by following best management practices. A number of these are outlined below.

- Atlantic Shores will use full-cut-off sconce-style lights on the exterior personnel entrances and service entrances. These lights will remain on during nighttime hours to maintain safety and security.

- The interior of the building will utilize energy-saving timer switches, motion sensors, and/or smart lighting solutions to keep the lights off when the building is not in use.

- If street lights are to be included in the public right of way, Atlantic Shores will follow the requirements set forth by Atlantic City. If dark sky-compliant and low-emission lighting is acceptable to Atlantic City, Atlantic Shores will give preference to this type of low-emission lighting.

- Quayside lighting will be required throughout nighttime hours for safety and security purposes. To minimize off-site lighting associated with the quayside lighting, posts will not exceed 12 feet in height and full-cut off, low emission fixtures will be used. Atlantic Shores will also consider the use of ground-level lighting to minimize the need for overhead lights.

- **Maintenance**. The O&M site will be maintained to ensure a clean and orderly appearance.

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Attachment A. Visibility from Visually Sensitive Resources

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Properties of Historic Significance					
National/State Historic Landmarks					
None in Study Area					
Sites Listed on National or State Registers of Historic Places (NRHP/SRHP)					
Liberty Hotel	1		Atlantic City	0.7	-
Barclay Court	2		Atlantic City	0.8	-
Segal Building	3		Atlantic City	0.8	-
Northside Institutional Historic District	4		Atlantic City	0.9	-
Beth Israel Synagogue	5		Atlantic City	0.9	-
Santa Rita Apartments	6		Atlantic City	0.9	-
Absecon Lighthouse	7		Atlantic City	0.9	+/-
St. Nicholas of Tolentine Church	8		Atlantic City	1.0	-
Holmhurst Hotel	9		Atlantic City	1.0	-
Church of the Ascension	10		Atlantic City	1.0	-
Morton Hotel	11		Atlantic City	1.0	-
Madison Hotel	12		Atlantic City	1.1	-
Blenhiem Hotel	13		Atlantic City	1.2	-
Traymore Hotel	14		Atlantic City	1.2	-
Shelburne Hotel	15		Atlantic City	1.3	-
World War I Memorial (Soldiers and Sailors Monument)	16		Atlantic City	2.1	-
Sites Eligible for Listing on NRHP or SRHP					
Atlantic City Beautiful Historic District	17		Atlantic City	0.2	+/-
USCG Station Atlantic City	18	16	Atlantic City	0.3	+/-
419 Carson Ave	19		Atlantic City	0.3	+/-
Atlantic City Armory	20		Atlantic City	0.5	+/-
Fire Station #9	21		Atlantic City	0.7	+/-
Neptune Hose Company	22		Atlantic City	0.8	-
2-6 South Virginia Avenue	23		Atlantic City	0.8	-
Beth Kehillah Synagogue Building (H.G. Rosin Senior Center)	24		Atlantic City	0.9	+/-
Federal Building and Post Office	25		Atlantic City	0.9	-
Atlantic City YMCA	26		Atlantic City	0.9	-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Friends Meeting House	27		Atlantic City	1.0	-
1315 Pacific Avenue	28		Atlantic City	1.0	-
Atlantic City Free Public Library	29		Atlantic City	1.0	-
Atlantic City Post Office	30		Atlantic City	1.1	-
Union Railroad Station (Bus Station)	31		Atlantic City	1.1	-
Haddon Hall	32		Atlantic City	1.1	-
Atlantic City High School	33		Atlantic City	1.1	-
Administration Building for the Board of Education	34		Atlantic City	1.1	-
U.S. Route 30 Bridge (SI&A # 0103-152)	35		Atlantic City	1.2	+/-
Claridge Hotel	36		Atlantic City	1.2	-
Elwood Hotel	37		Atlantic City	1.2	-
1425 Boardwalk	38		Atlantic City	1.2	-
Equitable Trust Bank Building	39		Atlantic City	1.2	-
Central Pier	40		Atlantic City	1.3	-
Warner Theatre (façade)	41		Atlantic City	1.4	-
Atlantic City Fire Station #4	42		Atlantic City	1.6	-
Ritz Carlton Hotel	43		Atlantic City	1.7	-
Eldredge Chelsea Fireproof Warehouse	44		Atlantic City	2.1	-
The Knife and Fork Restaurant	45		Atlantic City	2.2	-
The Strand and Marine Apartments	46		Atlantic City	2.3	-
Atlantic City Fire Station # 6	47		Atlantic City	2.4	-
Brigantine Lighthouse	48		City of Brigantine	2.4	-
108 South Raleigh Avenue	49		Atlantic City	2.6	-
Riviera Apartments	50		Atlantic City	2.6	-
Raphael-Gordon House	51		Atlantic City	2.9	-
Designated Scenic Resources					
Rivers Designated as National or State Wild, Scenic or Recreational					
None in Study Area					
Sites, Areas, Lakes, Reservoirs or Highways Designated or Eligible for Designation as Scenic					
None in Study Area					

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Other Designated Scenic Resources (Easements, Roads, Districts, and Overlooks)					
None in Study Area					
Public Lands and Recreational Resources					
National Parks, Recreation Areas, Seashores, and Forests					
None in Study Area					
National Natural Landmarks					
None in Study Area					
National Wildlife Refuges					
None in Study Area					
State Parks					
None in Study Area					
State Nature and Historic Preserve Areas					
None in Study Area					
State Forest Preserve					
None in Study Area					
Other State Lands					
Senator Frank S. Farley State Marina	52	1-7, 11, 16	Atlantic City	0.0	+/-
Local Parks and Recreation Areas					
Dwayne E Harris Memorial Park	53	1, 4, 10, 11	Atlantic City	0.0	+/-
Edith Donaldson Playground	54		Atlantic City	0.3	-
Garders Basin Park	55	19, 20	Atlantic City	0.4	+/-
North Carolina Avenue Park	56		Atlantic City	0.4	+/-
Clock Tower Park/Drexel Avenue Park	57		Atlantic City	0.4	+/-
Delaware Avenue Park	58		Atlantic City	0.4	+/-
Boys Club Recreation Complex	59		Atlantic City	0.4	+/-
Fishermans Park	60		Atlantic City	0.5	+/-
Uptown Park	61		Atlantic City	0.6	+/-
All Wars Memorial Playground	62		Atlantic City	0.6	-
Westside Park	63	9	Atlantic City	0.6	+/-
Beach - Atlantic City	64		Atlantic City, City of Brigantine	0.7	+/-
Oscar E McClinton Waterfront Park	65		Atlantic City	0.7	+/-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Maine Avenue Promenade	66		Atlantic City	0.7	-
Weekes Westside Memorial Park	67		Atlantic City	0.7	-
Harold R Brown Memorial Park	68		Atlantic City	0.8	-
Police and Firefighters Memorial (Alexander Park)	69		Atlantic City	0.8	-
Center City Park	70		Atlantic City	0.8	+/-
Horace Bryant Playground	71		Atlantic City	0.9	-
Absecon Lighthouse Historic Site	72		Atlantic City	0.9	+/-
Altman Park	73		Atlantic City	1.0	+/-
Civil Rights Garden	74		Atlantic City	1.0	-
Absecon Wildlife Management Area	75		Atlantic City, City of Brigantine, Galloway Township	1.0	+/-
Atlantic City Expressway Park	76		Atlantic City	1.1	-
Beach - Brigantine City	77		City of Brigantine	1.1	+/-
Light House Park	78		Atlantic City	1.2	-
Brighton Park	79		Atlantic City	1.2	-
Sunset Avenue Promenade	80		Atlantic City	1.3	+/-
Lagoon Playground	81		Atlantic City	1.4	-
Arizona Avenue and Bay Memorial Park	82		Atlantic City	1.4	-
Texas Avenue Park	83		Atlantic City	1.4	-
Pete Pallitto Field	84		Atlantic City	1.8	+/-
Bader Field	85		Atlantic City	1.9	+/-
Boston Avenue Park	86		Atlantic City	1.9	-
42nd Street Recreation Area	87		City of Brigantine	2.0	-
O'Donnell Park	88		Atlantic City	2.0	-
Winchester Avenue Park	89		Atlantic City	2.1	-
Annapolis Avenue Recreation Complex	90		Atlantic City	2.3	+/-
South Boulevard Promenade	91		Atlantic City	2.3	-
Dover Avenue Park	92		Atlantic City	2.3	-
35th Street Park	93		City of Brigantine	2.5	-
Delancy Park	94		Atlantic City	2.5	-
32nd Street Veterans Memorial Park	95		City of Brigantine	2.6	-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Kingston Avenue Playground	96		Atlantic City	2.6	-
City Dock - Brigantine City	97		City of Brigantine	2.8	+/-
26th Street Recreation	98		City of Brigantine	2.9	-
Beach - Ventnor City	99		Ventnor City, Atlantic City	2.9	-
Surface Waters					
Clam Creek	117	3-8, 12, 16	Atlantic City	0.0	+/-
Gardner Inlet	118	19, 20	Atlantic City	0.3	+/-
Absecon Inlet	119	18, 20	Atlantic City, City of Brigantine	0.4	+/-
Clam Thorofare	120		Atlantic City	0.4	+/-
Absecon Channel	121		Atlantic City, City of Brigantine	0.5	+/-
Penrose Canal	122		Atlantic City	0.6	+/-
Absecon Bay	123		Atlantic City	0.9	+/-
Beach Thorofare	124		Ventnor City, Atlantic City	1.0	+/-
Low Water Thorofare	125		Atlantic City	1.0	+/-
Venice Lagoon	126		Atlantic City	1.1	-
Atlantic Ocean	127			1.2	+/-
Main Channel	128		Atlantic City, City of Brigantine, Galloway Township	1.2	+/-
Pond	129		Atlantic City	1.2	+/-
Duck Thorofare	130		Atlantic City	1.3	+/-
Newfound Thorofare	131		Atlantic City	1.5	+/-
Middle Thorofare	132		Atlantic City	1.6	+/-
Inside Thorofare	133		Ventnor City, Atlantic City	1.6	+/-
Golden Hammock Thorofare	134		City of Brigantine	1.9	+/-
Great Thorofare	135		Atlantic City	1.9	+/-
Wills Thorofare	136		Atlantic City	2.0	+/-
Eagle Bay	137		City of Brigantine, Galloway Township	2.0	+/-
Stake Thorofare	138		Galloway Township	2.1	+/-
Gull Island Thorofare	139		Galloway Township	2.2	+/-
Bonita Tideway	140		City of Brigantine	2.2	+/-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Absecon Bay	141		Atlantic City	2.2	+/-
Big Fish Thorofare	142		Galloway Township	2.3	+/-
Sand Thorofare	143		City of Brigantine	2.4	+/-
Steelmans Thorofare	144		Atlantic City, Galloway Township	2.8	+/-
Grassy Bay	145		City of Brigantine	2.9	+/-
Reeds Bay	146		Galloway Township	3.0	+/-
High-Use Public Areas					
Cities					
Atlantic City	147	1-16, 19, 20		0.0	+/-
Brigantine	148	17, 18		0.6	+/-
Ventnor City	149			2.8	+/-
State, US, and Interstate Highways					
NJ 187	100	10	Atlantic City	0.0	+/-
NJ 87	101		Atlantic City, City of Brigantine	0.1	+/-
US 30	102		Atlantic City	0.3	+/-
Atlantic City Expressway	103		Atlantic City	1.1	+/-
US 40/322	104		Atlantic City	2.0	+/-
Schools					
New York Avenue School	105		Atlantic City	0.5	-
Pennsylvania Avenue School	106		Atlantic City	0.5	+/-
Uptown School Complex	107		Atlantic City	0.6	+/-
Dr. Martin Luther King School Complex	108		Atlantic City	0.6	-
Venice Park Elementary School	109		Atlantic City	1.0	-
Texas Avenue Elementary School	110		Atlantic City	1.4	-
Our Lady Star Of The Sea	111		Atlantic City	1.5	-
Brighton Avenue Elementary School	112		Atlantic City	1.7	-
Sovereign Avenue School	113		Atlantic City	1.8	-
Chelsea Heights Elementary School	114		Atlantic City	2.3	-
Richmond Avenue Elementary School	115		Atlantic City	2.4	-
Atlantic City High School	116		Atlantic City	2.4	+/-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
Environmental Justice Areas					
340010014001	150	1-8, 10, 11, 14-16	Atlantic City, City of Brigantine	0.0	+/-
340010014002	151	12, 20	Atlantic City	0.1	+/-
340010014003	152	12	Atlantic City	0.2	+/-
340010025004	153	19, 20	Atlantic City, City of Brigantine	0.3	+/-
340010015002	154		Atlantic City	0.4	+/-
340010015001	155		Atlantic City	0.4	+/-
340010012002	156	9	Atlantic City	0.4	+/-
340010012001	157		Atlantic City	0.4	+/-
340010013002	158		Ventnor City, Atlantic City, City of Brigantine, City of Pleasantville, Galloway Township	0.4	+/-
340010011001	159		Atlantic City	0.4	+/-
340010025001	160		Atlantic City	0.6	+/-
340010024001	161		Atlantic City	0.6	+/-
340010011002	162		Atlantic City	0.6	-
340010025003	163		Atlantic City, City of Brigantine	0.6	+/-
340010013001	164		Atlantic City	0.7	+/-
340010024004	165		Atlantic City	0.7	+/-
340010012003	166		Atlantic City	0.7	+/-
340010024003	167		Atlantic City	0.8	+/-
340010025002	168		Atlantic City, City of Brigantine	0.8	+/-
340010024002	169	13	Atlantic City	0.9	+/-
340010019001	170		Atlantic City	0.9	+/-
340010019002	171		Atlantic City, City of Brigantine	1.0	+/-
340010023002	172		Atlantic City	1.1	+/-
340010023001	173		Atlantic City	1.2	-
340010101052	174		City of Brigantine	1.3	+/-
340010005002	175		Atlantic City	1.4	+/-
340010005001	176		Atlantic City	1.4	-
340010001001	177		Atlantic City	1.5	+/-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
340010004003	178		Atlantic City	1.5	+/-
340010003001	179		Atlantic City	1.7	+/-
340010004002	180		Atlantic City	1.7	+/-
340010003002	181		Atlantic City	1.8	-
340010004001	182		Atlantic City	1.8	-
340010001002	183		Ventnor City, Atlantic City	2.1	+/-
340010003003	184		Atlantic City	2.1	-
340010002002	185		Atlantic City	2.3	+/-
340010002001	186		Ventnor City, Atlantic City	2.4	-
340010002003	187		Ventnor City, Atlantic City	2.6	-
340010132013	188		Ventnor City, Atlantic City	2.8	+/-
340010132012	189		Ventnor City, Atlantic City	2.8	+/-
340010132011	190		Ventnor City, Atlantic City	2.9	-
340010120002	191		Atlantic City, City of Pleasantville	3.0	-
Disadvantaged Communities					
34001001400	192	1-8, 10, 11, 12, 14-16, 20	Atlantic City, City of Brigantine	0.0	+/-
34001002500	193	19, 20	Atlantic City, City of Brigantine	0.3	+/-
34001001500	194		Atlantic City	0.4	+/-
34001001200	195	9	Atlantic City	0.4	+/-
34001001300	196		Ventnor City, Atlantic City, City of Brigantine, City of Pleasantville, Galloway Township	0.4	+/-
34001001100	197		Atlantic City	0.4	+/-
34001002400	198	13	Atlantic City	0.6	+/-
34001001900	199		Atlantic City, City of Brigantine	0.9	+/-
34001002300	200		Atlantic City	1.1	+/-
34001000500	201		Atlantic City	1.4	+/-
34001000100	202		Ventnor City, Atlantic City	1.5	+/-
34001000400	203		Atlantic City	1.5	+/-
34001000300	204		Atlantic City	1.7	+/-

Visually Sensitive Resource	Map ID[1]	KOP[2]	Location[3]	Distance[4]	Viewshed Results
			City or Town	Miles from O&M Facility	+Visible - Not Visible +/- Partially Visible
34001000200	205		Ventnor City, Atlantic City	2.3	+/-
34001013201	206		Ventnor City, Atlantic City	2.8	+/-
34001012000	207		Atlantic City, City of Pleasantville	3.0	+/-

[1] Resources are mapped and labelled with Map IDs in Insets 2.1-2 and 2.1-3.

[2] Identified KOPs are within 150 feet of the visually sensitive resource boundary. If no KOPs are listed, no photos were obtained near this resource during fieldwork.

[3] The VSA is located entirely within Atlantic County.

[4] For large areas and linear sites, approximate distance to the O&M facility was measured from the respective area's closest point.

Attachment B. Representative Photographs From Key Observation Points

Candidate KOP

Selected KOP

Potential Visibility of Proposed Operations and Maintanance Facility

Proposed Operations and Maintenance Facility

Atlantic Shores Offshore Wind

Atlantic City, Atlantic County, New Jersey

Attachment B: Viewpoint Location Map and Photo Log of Viewpoints

Key Observation Point: 1

Location:
39.37721°N,
74.43001°W

View looking southeast from parking lot off of Huron Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 95 ft. to Parking Garage

Date and Time:
06/23/2021, 12:13 PM

Key Observation Point: 2

Location:
39.37666°N,
74.42932°W

View looking southeast from parking lot off of Huron Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 0 ft. to Parking Garage

Date and Time:
06/23/2021, 12:14 PM

Key Observation Point: 3

Location: 39.37604°N, 74.42882°W

View looking south from shoreline near N. Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Undeveloped Bay

Distance to O&M Facility/Parking Garage: 54 ft. to O&M Building

Date and Time: 09/13/2021, 9:54 AM

Key Observation Point: 4

Location: 39.37589°N, 74.42908°W

View looking southeast from parking lot off of Huron Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 41 ft. to O&M Building

Date and Time: 2/8/2023, 9:18 AM

Key Observation Point: 5

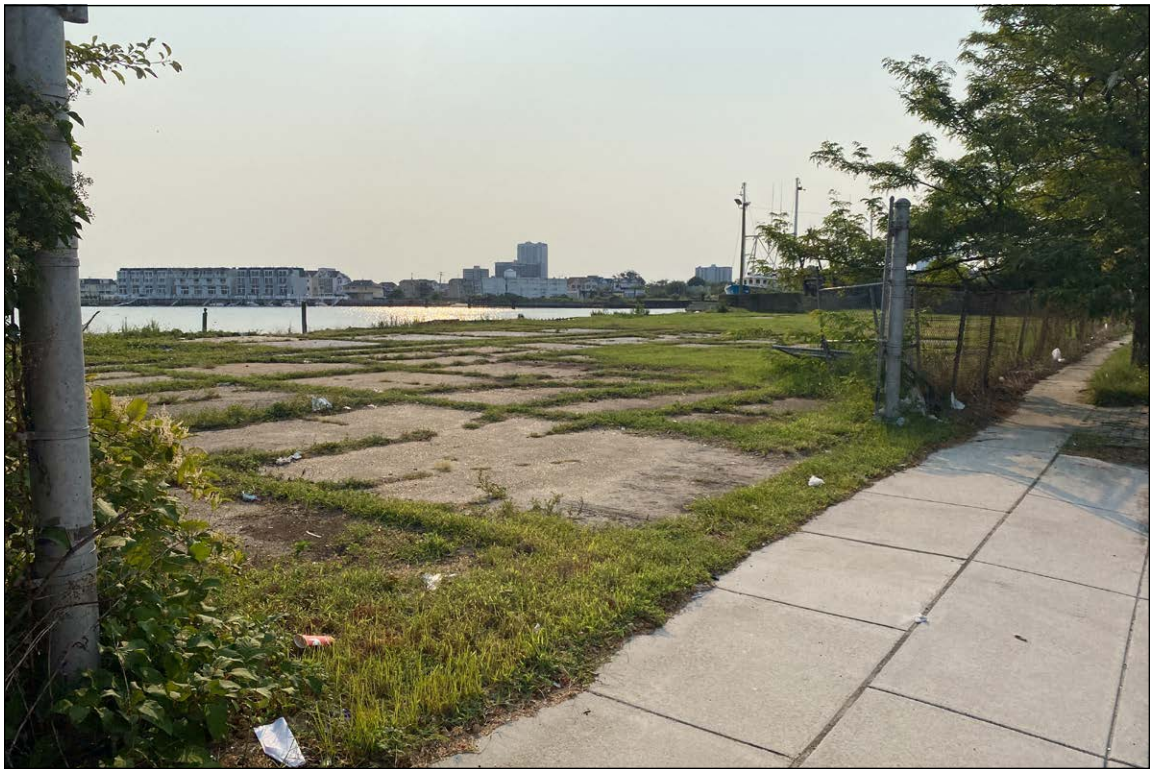
Location:
39.37590°N,
74.42881°W

View looking southeast from shoreline near N. Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Undeveloped Bay

Distance to O&M Facility/Parking Garage: 9 ft. to O&M Building

Date and Time:
09/13/2021, 9:54 AM



Key Observation Point: 6

Location:
39.37552°N,
74.42910°W

View looking southeast from N. Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 29 ft. to O&M Building

Date and Time:
09/13/2021, 9:07 AM

Key Observation Point: 7

Location:
39.37537°N,
74.42852°W

View looking east from vacant lot off of N. Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 0 ft. to O&M Building

Date and Time:
02/08/2023, 3:06 PM

Key Observation Point: 8

Location:
39.37505°N,
74.42881°W

View looking northeast from N. Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 34 ft. to O&M Building

Date and Time:
09/13/2021, 9:05 AM

Key Observation Point: 9

Location:
39.37269°N,
74.44137°W

View looking northeast from Pop Lloyd Stadium, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 3,593 ft. to Parking Garage

Date and Time:
04/04/2024, 11:37 AM

Key Observation Point: 10

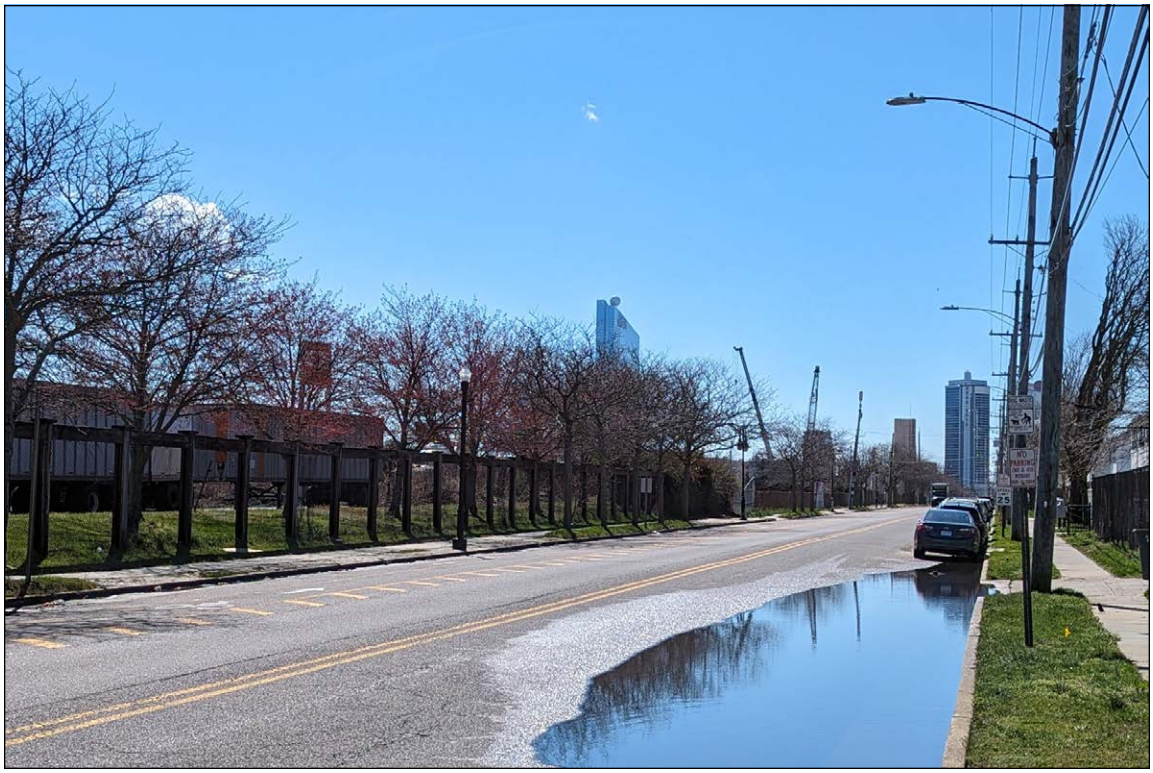
Location:
39.37596 °N,
74.43054°W

View looking east from Dwayne E Harris Memorial Park, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 320 ft. to Parking Garage

Date and Time:
04/04/2024, 10:45 AM



Key Observation Point: 11

Location:
39.37662°N,
74.42994°W

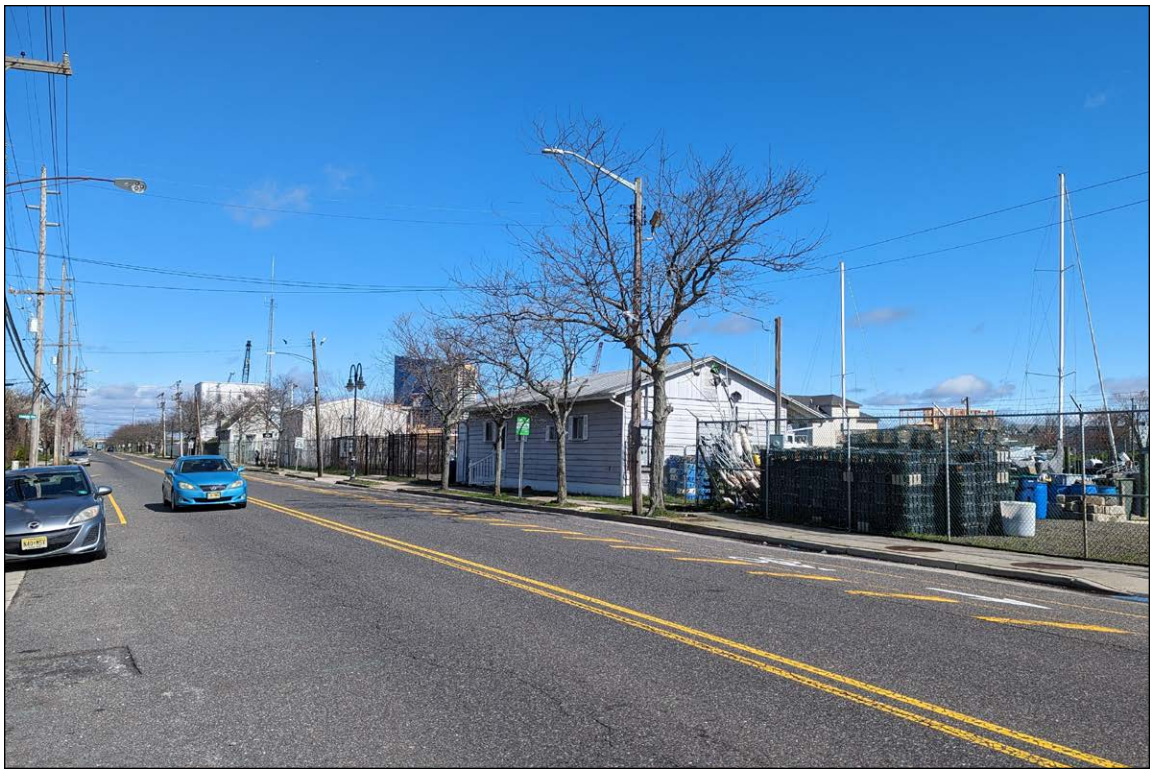
View looking southeast from Dwayne E Harris Memorial Park, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 58 ft. to Parking Garage

Date and Time:
04/04/2024, 10:41 AM

Selected for Photosimulation



Key Observation Point: 12

Location:
39.37096°N,
74.42620°W

View looking north from N. Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 1,581 ft. to O&M Building

Date and Time:
04/04/2024, 10:33 AM

Key Observation Point: 13

Location: 39.36234°N, 74.42016°W

View looking north-northwest from Maryland Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 5,149 ft. to O&M Building

Date and Time: 04/04/2024, 10:15 AM

Key Observation Point: 14

Location: 39.38428°N, 74.43412°W

View looking southeast from Renaissance Point Boulevard, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 2,917 ft. to Parking Garage

Date and Time: 04/04/2024, 11:21 AM

Key Observation Point: 15

Location:
39.38371°N,
74.43162°W

View looking southeast from Renaissance Point Boulevard, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 2,473 ft. to Parking Garage

Date and Time:
04/04/2024, 11:14 AM

Key Observation Point: 16

Location:
39.37928°N,
74.42468°W

View looking southwest from Frank S Farley State Marina, USCG Station Atlantic City, 600 Huron Ave, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City

Distance to O&M Facility/Parking Garage: 1,556 ft. to Parking Garage

Date and Time:
04/04/2024, 11:02 AM

Key Observation Point: 17

Location:
39.38017°N,
74.41077°W

View looking west from The Cove Beach, 33 Seaside Road, Brigantine City, New Jersey

Landscape Character Area: Residential Beachfront

Distance to O&M Facility/Parking Garage: 5,199 ft. to O&M Building

Date and Time:
04/04/2024, 1:15 PM

Key Observation Point: 18

Location:
39.38271°N,
74.41514°W

View looking southwest from The Cove Beach, 33 Seaside Road, Brigantine City, New Jersey

Landscape Character Area: Undeveloped Beach

Distance to O&M Facility/Parking Garage: 4,500 ft. to O&M Building

Date and Time:
04/04/2024, 1:07 PM

Selected for Photosimulation

Key Observation Point: 19

Location:
39.37712°N,
74.42041°W

View looking west from Garders Basin Park, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City and Undeveloped Bay

Distance to O&M Facility/Parking Garage: 2,262 ft. to O&M Building

Date and Time:
04/04/2024, 9:32 AM

Key Observation Point: 20

Location:
39.37761°N,
74.42070°W

View looking west from Garders Basin Park, Atlantic City, Atlantic County, New Jersey

Landscape Character Area: Atlantic City and Undeveloped Bay

Distance to O&M Facility/Parking Garage: 2,283 ft. to O&M Building

Date and Time:
04/04/2024, 9:17 AM

Selected for Photosimulation

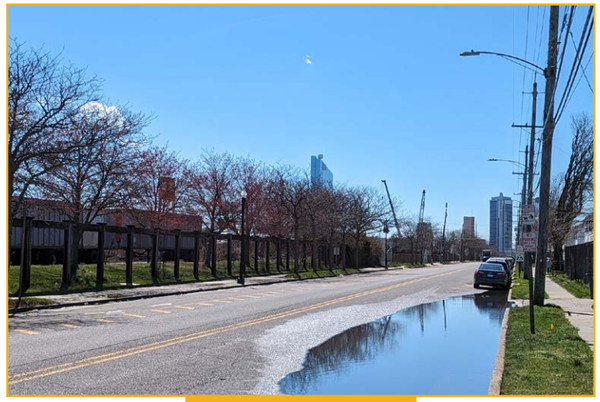
Attachment C. Photosimulations

Key Observation Point 11: Dwayne E Harris Memorial Park

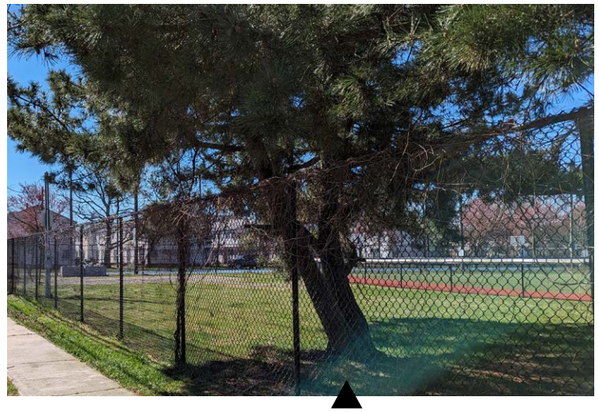
Atlantic City, Atlantic County, New Jersey

NE

E

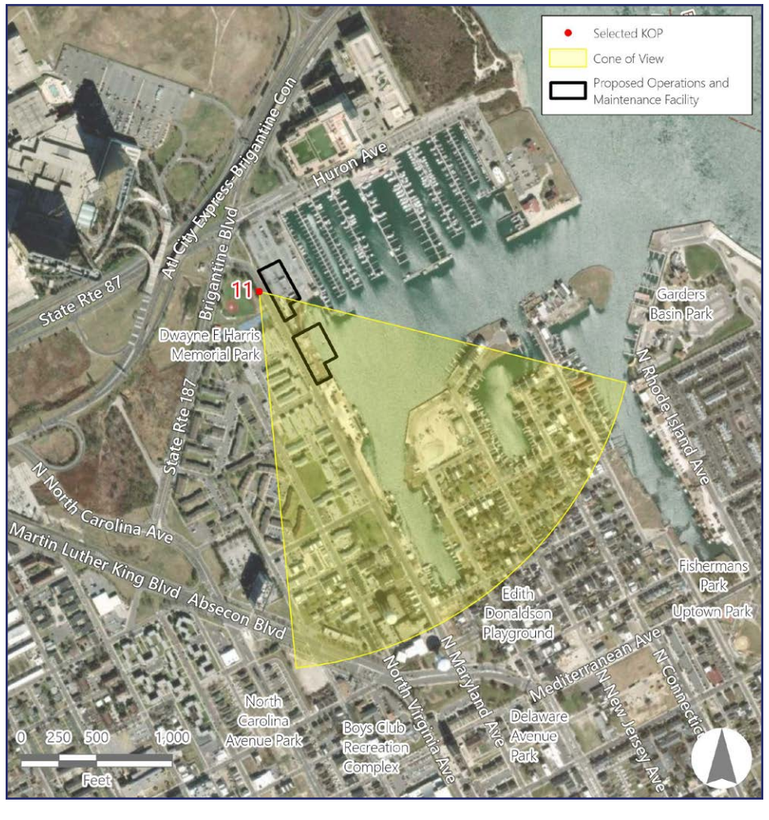


Simulated Photograph

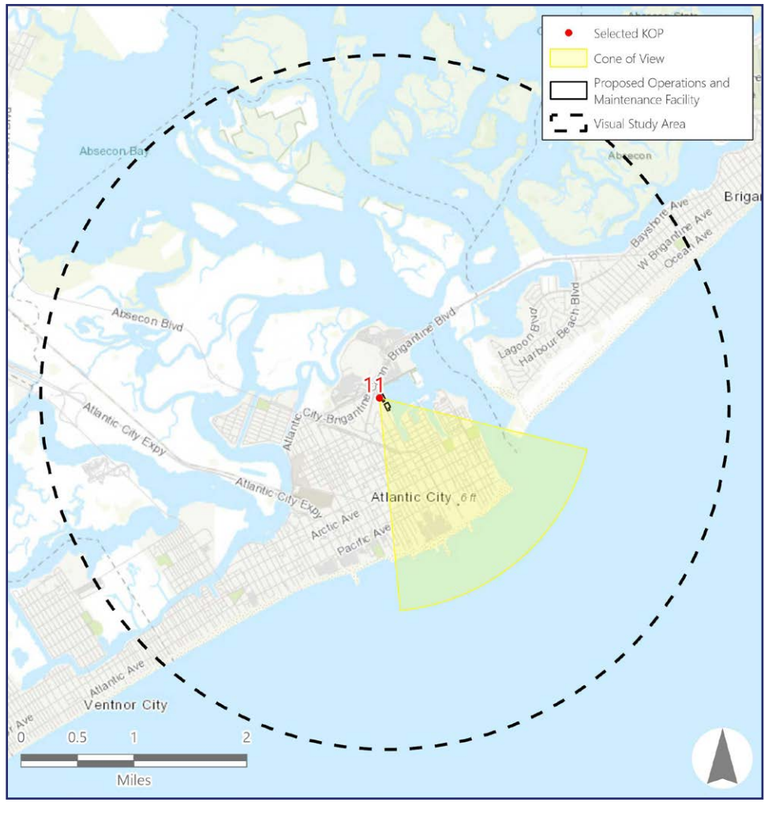


S

Location Map



Context Map



Simulation Information

Location Information

Coordinates:	39.37662°N, 74.42994°W
Landscape Character Area:	Atlantic City
User Group(s):	Local Residents/Tourists/Recreational Users
Direction of View:	Southeast
Viewer Distance to Site:	58 feet to O&M Parking Structure
Visually Sensitive Resource(s):	Atlantic City, Dwayne E Harris Memorial Park

Environmental Information

Date Taken:	04/04/2024
Time:	10:41 AM
Temperature:	50°F
Humidity:	66%
Visibility:	10 miles
Wind Direction:	Northwest
Wind Speed:	16 mph
Conditions Observed:	Fair

Photograph Information

Camera:	Google Pixel 7
Resolution:	50 Megapixel
Focal Length:	24mm
Camera Height:	10.8 feet AMSL

Existing Conditions

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

Printed at 100% the resulting simulation size is 15 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed from a distance of 11 inches.

Atlantic Shores Offshore Wind
Atlantic City, Atlantic County, New Jersey
Key Observation Point 11: Dwayne E Harris Memorial Park
Attachment C: Photosimulations: Page 2 of 9

Photosimulation

0 1 in 2 in

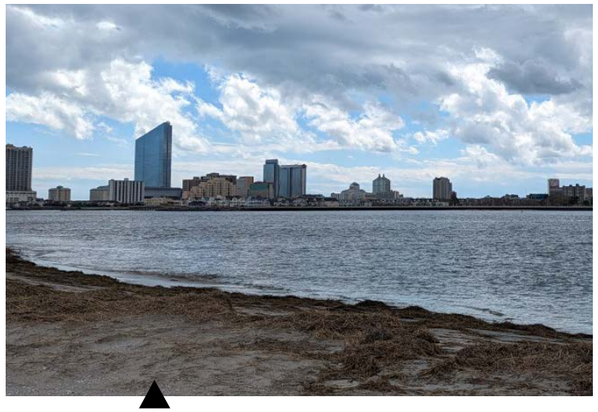
This scale is designed to insure the simulation images are printed at the intended size.

Printed at 100% the resulting simulation size is 15 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed from a distance of 11 inches.

Atlantic Shores Offshore Wind
Atlantic City, Atlantic County, New Jersey
Key Observation Point 11: Dwayne E Harris Memorial Park
Attachment C: Photosimulations: Page 3 of 9

Key Observation Point 18: The Cove Beach

Brigantine City, Atlantic County, New Jersey



S

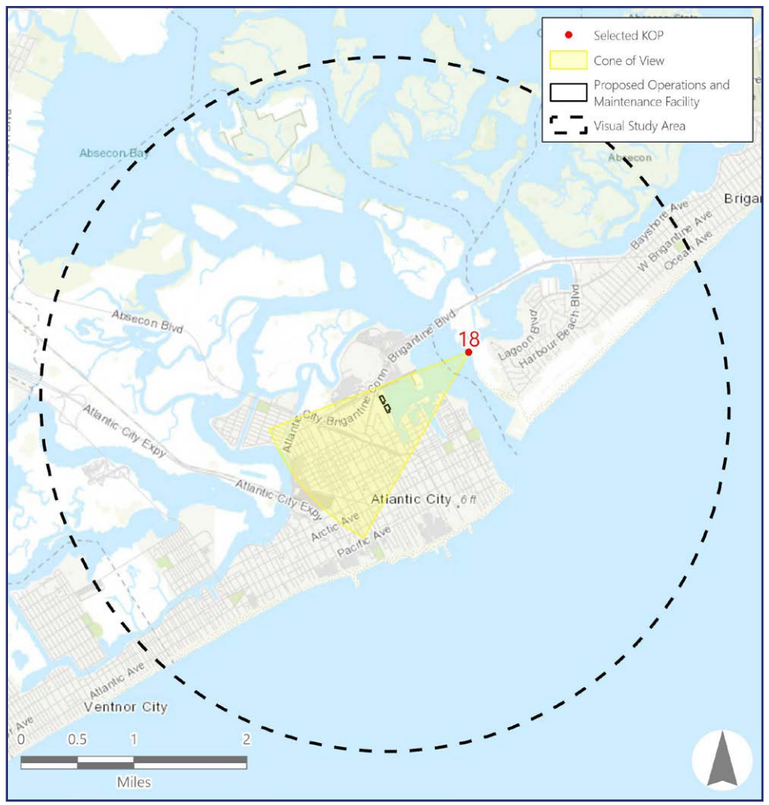
Simulated Photograph

W

NW

Location Map

Context Map



Simulation Information

Location Information

Coordinates:	39.38271°N, 74.41514°W
Landscape Character Area:	Undeveloped Beach
User Group(s):	Local Residents/Tourists/Recreational Users
Direction of View:	Southwest
Viewer Distance to Site:	4,500 feet to O&M Building
Visually Sensitive Resource(s):	The Cove Beach, Absecon Inlet, Brigantine City

Environmental Information

Date Taken:	04/04/2024
Time:	1:07 PM
Temperature:	53°F
Humidity:	50%
Visibility:	10 miles
Wind Direction:	West-southwest
Wind Speed:	14 mph
Conditions Observed:	Cloudy

Photograph Information

Camera:	Google Pixel 7
Resolution:	50 Megapixel
Focal Length:	50mm (Calibrated Crop Performed)
Camera Height:	9.5 feet AMSL

Existing Conditions

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

Printed at 100% the resulting simulation size is 15 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed from a distance of 11 inches.

Atlantic Shores Offshore Wind
Atlantic City, Atlantic County, New Jersey
Key Observation Point 18: The Cove Beach
Attachment C: Photosimulations: Page 5 of 9

Photosimulation

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

Printed at 100% the resulting simulation size is 15 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed from a distance of 11 inches.

Atlantic Shores Offshore Wind
Atlantic City, Atlantic County, New Jersey
Key Observation Point 18: The Cove Beach
Attachment C: Photosimulations: Page 6 of 9

Key Observation Point 20: Garders Basin Park

Atlantic City, Atlantic County, New Jersey

SW

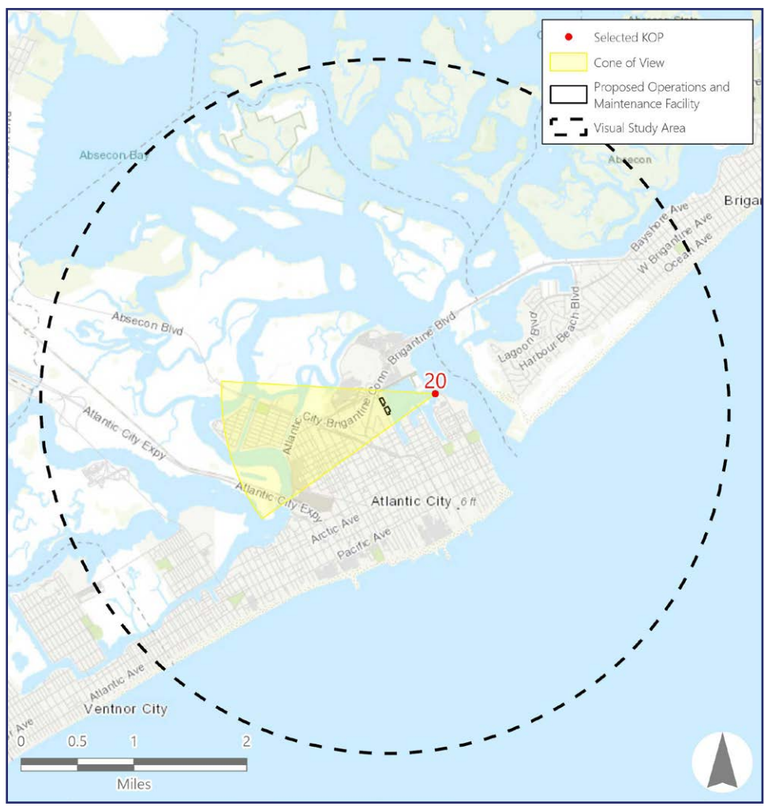
Simulated Photograph

NW

N

Location Map

Context Map



Simulation Information

Location Information

Coordinates:	39.37761°N, 74.42070°W
Landscape Character Area:	Atlantic City, Undeveloped Bay
User Group(s):	Local Residents/Tourists/Recreational Users
Direction of View:	West
Viewer Distance to Site:	2,283 feet to O&M Building
Visually Sensitive Resource(s):	Atlantic City, Garders Basin Park, Clam Creek, Absecon Inlet and Channel

Environmental Information

Date Taken:	04/04/2024
Time:	9:17 AM
Temperature:	44°F
Humidity:	79%
Visibility:	10 miles
Wind Direction:	West
Wind Speed:	16 mph
Conditions Observed:	Fair

Photograph Information

Camera:	Google Pixel 7
Resolution:	50 Megapixel
Focal Length:	50mm (Calibrated Crop Performed)
Camera Height:	11.6 feet AMSL

Existing Conditions

0 1 in 2 in

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

Printed at 100% the resulting simulation size is 15 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed from a distance of 22 inches.

Atlantic Shores Offshore Wind
Atlantic City, Atlantic County, New Jersey
Key Observation Point 20: Garders Basin Park
Attachment C: Photosimulations: Page 8 of 9

Photosimulation

0 1 in 2 in

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Atlantic Shores Offshore Wind
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