

Chapter 8: URBAN DESIGN AND VISUAL RESOURCES

8.1. Introduction

Urban design is the totality of landscape components, including streets, buildings, open space, and natural features, that together comprise the aesthetic conditions and visual character of an area. Visual resources are particular elements of urban design, such as public parks and natural areas, historic and cultural resources, or distinct buildings or groups of buildings. Per the guidance of the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is warranted for the proposed action because it would result in a change in land use and it would allow for development bulk and height greater than what is currently allowed “as-of-right” in the existing R3-2 zone. Per the guidance of the *CEQR Technical Manual*, the assessment of urban design determines how a proposed action could alter the arrangement, function, or appearance of the project site and its context, and specifically determines whether and how such changes could affect the pedestrian experience. The assessment of potential impacts to visual resources is concerned with determining how views of visual resources, as well as how characteristic views enjoyed from visual resources, such as from public parks in the vicinity of the project site, may be affected by the proposed action.

8.2. Principal Conclusions

The proposed action would not directly or adversely affect any of the existing landscape components that define the urban design of the area. The proposed action would not introduce changes to the street pattern or hierarchy of streets, nor would it change the form of city blocks. It would result in the redevelopment of the project site in a manner consistent with the urban design of the developed portions of surrounding blocks in the study area. The land uses introduced with the proposed action (residential and commercial) would be consistent with the surrounding land uses; further, the bulk, height, and streetwall associated with the new construction as part of the proposed action would contribute to the form of the residential streetscapes north and west of the project site in a way that resembles other parts of Brooklyn, where apartment buildings appear among relatively uniform

residential streets of two- and three-story rowhouses. Therefore, the proposed action would result in improved streetscape conditions on Vandalia Avenue in particular.

Further, it is expected that the combination of ground-floor commercial uses on both parcels A and B, the street tree plantings and concordant sidewalk improvements surrounding the project site (as would be required with the construction of new sidewalks, following on-site construction), and the introduction of public open space (Schroeders Walk) on Parcel B would contribute to the attractiveness of the streetscapes that have already been partly improved through landscaping on surrounding properties as part of Fresh Creek Urban Renewal Plan (“FCURP”) implementation. These positive contributions would result in improved streetscape conditions and pedestrian experience on all streets surrounding the project site.

The proposed action would improve the potential for the pedestrian experience of and appreciation of the visual resources (parks and naturalized open space) that characterize much of the Fountain Avenue and Seaview Avenue streetscapes (as well as eastern portions of the Vandalia Avenue streetscape), surrounding the project site. The proposed action would not affect the views of Spring Creek Park wetlands and naturalized areas enjoyed from the public sidewalks surrounding the project site along Vandalia Avenue, Fountain Avenue, and Seaview Avenue; rather, the mix of commercial uses, residences, and open space introduced with the proposed action would be expected to lead to an increased level of pedestrian activity along both Parcel A- and Parcel B-adjacent sidewalks, thereby contributing to an improved sense of pedestrian connectivity between the existing and planned parks in the study area. Thus, the introduction of new uses and building forms consistent with surrounding development, together with the streetscape improvements and increased levels of pedestrian activity in the vicinity of the project site, would result in an enhanced pedestrian experience in the vicinity of surrounding natural resources. Therefore, the proposed action would not result in any significant adverse impact to urban design or visual resources.

8.3. Methodology

This preliminary assessment of urban design considers fundamental aspects of urban design, including streets, buildings, visual resources, open space, natural features, and channelized wind effects. Per the guidance of the *CEQR Technical Manual*, a visual resources assessment considers how the pedestrian may experience views of landmark properties, or otherwise distinct buildings or groups of buildings, or views related to topography (such as hilltop vistas or views of the waterfront), views of significant geologic features (such as rock outcroppings), or views of natural features, such as beaches, wetlands, vegetation, or public parks.

Consistent with the guidance of the *CEQR Technical Manual*, the study area for the preliminary assessment of urban design and visual resources is coterminous with the land use study area, as

described in Chapter 2, “Land Use, Zoning, and Public Policy,” which includes the project site and the area within a 400-foot radius of it. As such, the study area encompasses the property that would be directly affected by the proposed action, as well as the streetscapes, public sidewalks, and portions of open space areas that surround the project site and contribute to the overall visual character of the area. This study area also includes pertinent view corridors from existing and planned publicly accessible open space that would have views of or toward the project site, thereby providing the full context for the pedestrian experience that could be affected by the proposed action.

8.4. Preliminary Assessment

EXISTING CONDITIONS

Streets, Blocks, Land Uses, and Buildings

In many New York City neighborhoods, as is explained in the *CEQR Technical Manual*, the streetscape is a primary component of public space, with buildings and the streetwalls they form being the most common backdrop to this public space. In addition, buildings’ uses, sizes, set-backs, and orientations toward streets affect the vitality of streetscapes, as experienced by pedestrians.

The Brooklyn Developmental Center (“BDC”) and Gateway Center, together with surrounding park areas, are accessed by and physically separated from one another by Fountain Avenue to the east, Erskine Street to the west, and Seaview Avenue to the south. Together, these streets and land uses, comprising substantial areas of unbuilt property, define the irregular street pattern and block arrangement that characterizes most of the study area (see Figure 8-1, “Photo Key”). Vandalia Avenue to the north, represents a small portion of the more regular, grid pattern of residential blocks that have been developed north and northwest of the project site and Gateway Center as part of the Gateway Estates development.

The development of the BDC in the 1970s resulted in the large, irregularly shaped block that comprises the project site (Lots 200 and 500) and the remainder of the BDC on Lot 300. This development occurred without substantial development in place around it at the time, but for the Belt Parkway to the south and the mapping of Spring Creek Park to the east, which includes the 26th Ward Wastewater Treatment Plant (“WWTP”) facility (now an auxiliary WWTP facility).

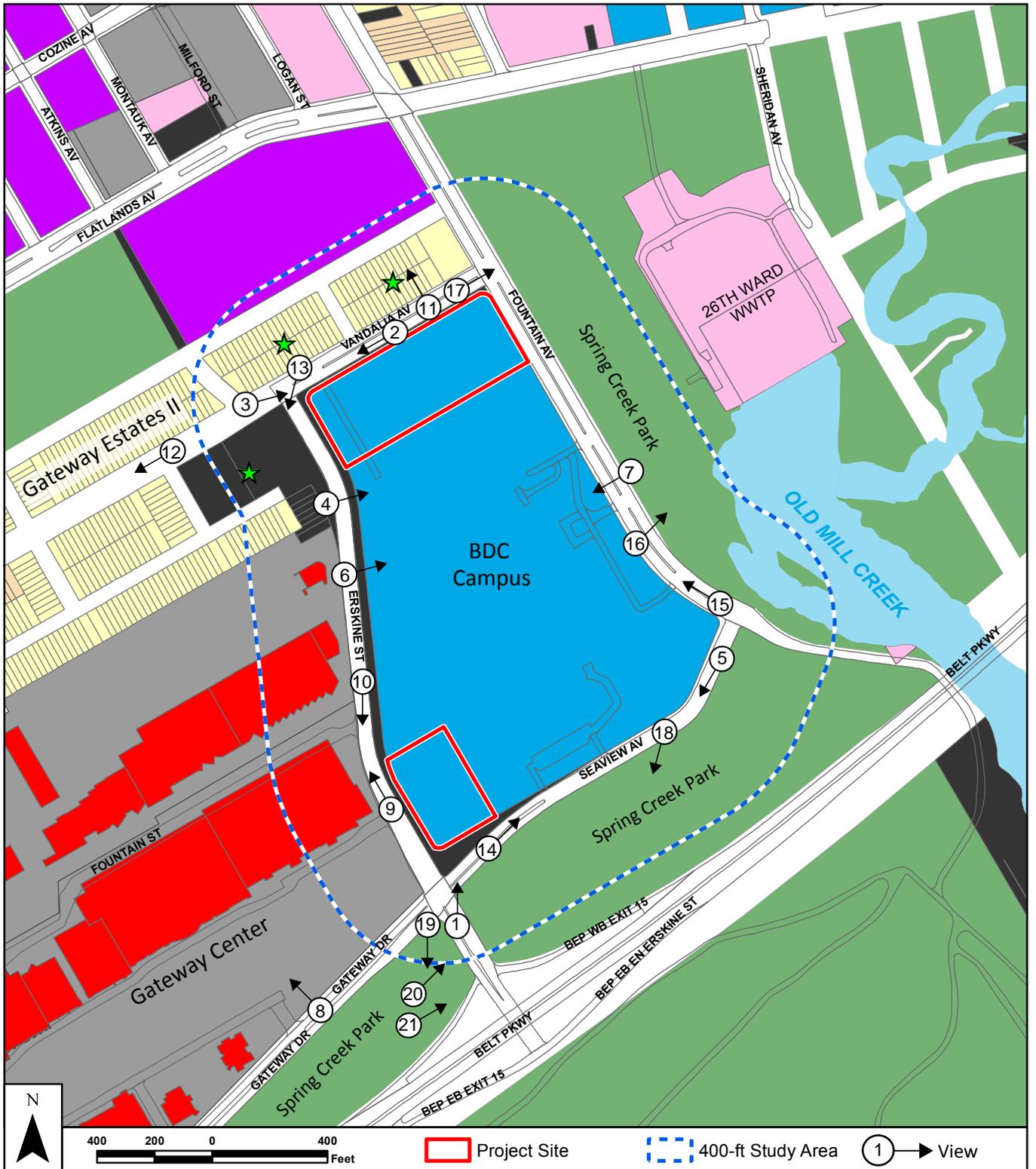


Figure 8-1
PHOTO KEY

Under Construction (Gateway Estates II)	Industrial & Manufacturing
1&2 Family Residential	Transportation & Utility
Multi-Family Residential	Public Facilities & Institutions
Commercial and Office Building	Open Space & Outdoor Recreation
Parking Facilities	Vacant Land

Fountain Avenue Land Use Improvement and Residential Project





Photo 1: View toward Parcel A (the southwest corner of BDC), facing northeast from the corner of Seaview Avenue (foreground) and Erskine Street (left).



Photo 2: View from sidewalk adjacent to Parcel B (northern portion of BDC), facing west along Vandalia Avenue (right).



Photo 3: View from sidewalk along Vandalia Avenue (left) adjacent to Parcel B (northern portion of BDC), facing east from Erskine Street.



Photo 4: View toward BDC (Parcel B), facing east across Erskine Street, from the approximate location of new park that will be constructed in the future as part of the Gateway Estates development.



Photo 5: View from sidewalk adjacent to BDC, Parcel A at right, facing west along Seaview Avenue.



Photo 6: Partial view of BDC campus buildings as seen through driveway facing east, across Erskine Street, from Gateway Center.



Photo 7: Partial view of BDC campus buildings as seen through main entrance on Fountain Avenue, facing west.



Photo 8: View of the Gateway Center facing northward from Gateway Drive, with Gateway Center surface parking in foreground.



Photo 9: View north from sidewalk along Erskine Street; more recently constructed (northern) portion of Gateway Center at left, partial view toward BDC (Parcel B) at right.



Photo 10: View south from sidewalk along Erskine Street; southern portion of Gateway Center at right, with mature perimeter landscaping along sidewalk.



Photo 11: View of the Gateway Estates development residential construction directly north of Parcel B, facing north across Vandalia Avenue.



Photo 12: View of the Gateway Estates development residential construction completed northwest of project site, outside the study area, facing west along Vandalia Avenue.



Photo 13: View of the Gateway Estates development residences northwest of the project site, including area that will be developed as new park as part of Gateway Estates (foreground), facing southwest from the corner of Vandalia Avenue and Erskine Street.



Photo 14: View east along Seaview Avenue from Erskine Street; Parcel A visible at left, and the publicly inaccessible portion of Spring Creek Park south of Parcel A visible to right; portion of Spring Creek Park east of Fountain Avenue, visible in distance.



Photo 15: View north along Fountain Avenue, BDC at left and Spring Creek Park located beyond chain-link fencing at right.



Photo 16: View of Old Mill Creek and adjacent wetland area within Spring Creek Park; facing east from sidewalk along Fountain Avenue (photo taken through chain-link fencing).



Photo 17: View from sidewalk adjacent to Parcel B (right), facing east along Vandalia Avenue toward Spring Creek Park, located beyond (east of) Fountain Avenue.



Photo 18: View south across Seaview Avenue toward portion of Spring Creek Park, south of Parcel A, that may be improved in the future as part of Gateway Estates development.



Photo 19: View of publicly accessible, improved portion of Spring Creek Park located south of Gateway Center, facing southwest from intersection of Seaview Avenue/Gateway Drive and Erskine Street.



Photo 20: View northeast toward Parcel A from the interior of the publicly accessible, improved portion of Spring Creek Park located south of Gateway Center.



Photo 21: View of pedestrian and bike paths within the publicly accessible, improved portion of Spring Creek Park, facing east.

The conditions of the BDC are largely hidden from public view, as it was originally developed as a residential campus for on-site medical treatment and supportive housing for patients. The entire block, including the project site, is surrounded by an 8-foot concrete wall, faced in stone veneer. As such, the project site contributes to the pedestrian experience primarily as an expansive wall along the surrounding sidewalks (see photos 1 through 5). The BDC perimeter wall, though attractively veneered to effect the appearance of rusticated stonework, dominates the visual character of the surrounding sidewalk.

The BDC does not contribute in a positive manner to the pedestrian experience of the surrounding streetscape. Mature street trees are planted outside the wall, and the tops of some mature trees within the grounds, most located within Lot 300 around the main BDC facility buildings, are visible from the surrounding sidewalks (see photos 1 and 4). BDC campus buildings are generally only visible through openings in the wall at existing campus entrances (see photos 6 and 7).

Subsequent to the development of the BDC, FCURP implementation introduced a large regional retail shopping center, Gateway Center, west of the project site. This commercial development features destination retail in large-scale strip-mall style development on a large parcel of land, surrounded by expansive surface parking areas, and perimeter service roads (see photos 8 and 9). The first portion of Gateway Center constructed is located west of Parcel A, and the second part that has been constructed more recently is west of Parcel B. All together, the Gateway Center commercial presence dominates the Erskine streetscape to the west of the project site.

Although the Gateway Center buildings do not form a streetwall that may affect a sense of public open space, its perimeter landscaping contributes to a positive pedestrian experience along Erskine Street; this experience is enhanced by the good state of public sidewalk along the western side of Erskine Street. Portions of the Gateway Center sidewalk west of the project site have been recently constructed and landscaped (see photos 9 and 10). The Erskine Street frontage of the southern (older) portion of the Gateway Center commercial area is attractively landscaped and features mature trees (see Photo 10).

Recently constructed residential streetscapes surround the project site to the north and northwest of the project site, and the pedestrian experience is generally pleasant in those areas (outside the study area) where construction is complete (see photos 11 through 13). The Vandalia Avenue streetscape directly north of Parcel B is currently under construction, as part of the Gateway Estates development. Streetscapes in this portion of the study area north of the project site are being developed according to a regular street grid, and are lined with one- and two-story attached residences. These residential streetscapes generally feature front yards, as well as attractively landscaped and well-maintained sidewalks. Thus, the pedestrian experience in this portion of the study area is becoming increasingly developed according to an urban residential streetscape characterized by uniformity of use, building height, bulk, and setback and a substantially defined streetwall – though with a setback to include front-

yards and landscaping – that is characteristic of the streetscape public space found in other parts of Brooklyn.

Given there is no development east or south of the project site, the streetscapes along Fountain Avenue and Seaview Avenue feature limited pedestrian activity (see photos 14 and 15). The perimeter wall of the BDC represents the only built component of streetscape south and east of the project site, together with the streets themselves, sidewalks, and limited landscaping. The pedestrian experience on these streetscapes is characterized by a sense of distance from the nearest activity (Gateway Center and the park directly south of it), but the aesthetic conditions experienced by the pedestrian on Fountain and Seaview avenues are characterized by the pleasant naturalized conditions of Spring Creek Park to the east and south of the project site, which feature trees and vegetation.

Visual Resources, Open Space, and Natural Features

As described in Chapter 7, “Historic and Cultural Resources,” there are no designated historic resources in the vicinity of the project site. However, as described in Chapter 5, “Open Space,” and Chapter 9, “Natural Resources,” the project site is in close proximity to natural areas and parks.

Although the project site is located in the vicinity of the Jamaica Bay waterfront, there are no views of the waterfront from the project site and study area. Pedestrians along Fountain Avenue east of the project site are afforded direct views to Spring Creek Park, which is a naturalized area, though not publicly accessible. From points southeast of the project site along Fountain Avenue (near its intersection with Seaview Avenue), pedestrians are afforded attractive views of the Old Mill Creek and its surrounding wetlands, located further east within the interior of the Spring Creek Park (see Photo 16); the naturalized vegetation including trees, shrubs and grasses within the park, though obscuring most views into the park, contributes to the visual character of the Fountain Avenue streetscape (see photos 15 and 17). Oblique views toward Spring Creek Park are also available to pedestrians facing east on Vandalia Avenue, north of the project site (see Photo 17).

Pedestrians along Seaview Avenue also have direct views to the portion of Spring Creek Park directly south of the project site (directly south of Parcel A), which, though maintained by periodic mowing, provides a generally naturalized view of trees planted at its southern border, between the park boundary and the right-of-way of the Belt Parkway (see Photo 18). These trees along Shore Parkway obscure any substantial views of the parkway, from the sidewalks surrounding the site, and entirely preclude more distant views toward the waterfront. Oblique views of this portion of Spring Creek Park are also available to pedestrians facing south on Fountain Avenue, east of the project site, and on Erskine Street, west of the project site.

Pedestrians along Seaview Avenue, Erskine Street, and at the intersection of Gateway Drive/Seaview Avenue and Erskine Street also have views, which vary from oblique to direct, toward the portion of

Spring Creek Park directly south of the Gateway Center (directly south of Parcel A), which is a landscaped and publicly accessible park area (see Photo 19).

Taken together, these park areas, including the naturalized portions of Spring Creek Park to the east of the project site, the mowed portion of Spring Creek Park to the south of Parcel A, and the publicly accessible portion of Spring Creek Park southwest of Parcel A (directly south of Gateway Center) contribute to the visual character of the study area, particularly as experienced from publicly accessible sidewalks along Fountain Avenue, Seaview Avenue and the eastern end of Vandalia Avenue.

Visitors to the publicly accessible portion of Spring Creek Park, south of Gateway Center, have obscured views northeast toward the project site and east, toward the portion of Spring Creek Park directly south of Parcel A (see Photo 20). These views outward from the park do not contribute substantially to the visual character of the park area, which is landscaped and includes benches and walkway areas that generally orient the attention of park visitors toward the interior of this publicly accessible portion of Spring Creek Park, itself (see Photo 21).

According to the *CEQR Technical Manual*, the BDC campus qualifies as “open space” for the purposes of urban design; this open space area, which is obscured from public view by the perimeter wall, includes the project site and parking areas, as well as maintained lawns, seating and a former playground area (formerly used by residents of BDC when the campus functioned as a residential on-site care facility). The BDC campus, however, as discussed previously, is visible only from within the BDC property, itself, since the entirety of the block is surrounded by perimeter wall, which also precludes off-site views from the BDC campus grounds; therefore, the BDC open space does not constitute a visual resource that affects the pedestrian experience in the study area.

Channelized Wind Effects

The assessment of urban design is concerned with wind, insofar as there may be effects of channelized wind pressure experienced with the pedestrian walking along streets with many tall buildings; the downwashed wind pressure from parallel tall buildings, such as may be found in parts of Manhattan, in particular, could affect pedestrian comfort and safety. Given that there are no such tall buildings in the study area, there is no notable channelized wind effect.

THE FUTURE WITHOUT THE PROPOSED ACTION (“NO ACTION” CONDITIONS)

Streets and Buildings

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the Gateway Estates development will be complete in the future without the proposed action, the effect of which in the study area will be the completion of the residential streetscapes directly north of and northwest of the project site. The

existing street pattern will be unchanged as a result, but the lots will be fully built-out, and it is expected that lawns will be planted where such setbacks exist, and perimeter landscaping along sidewalks will have matured substantially. It can be expected that the portions of Gateway Estates within the study area will resemble the already constructed portions just outside of the study area.

Visual Resources, Open Space, and Natural Features

As described in Chapter 5, “Open Space,” the portion of Spring Creek Park directly south of Parcel A is expected to be developed as a publicly accessible park area as part of the Gateway Estates development in the future without the proposed action. In addition, the Gateway Estates development is expected to include a new park to be located west of the Parcel B (see Photo 13). Although no designs for these park areas are currently available, it is expected that they would be developed as urban park areas with landscaping, benches, landscaping and possibly playground equipment. It is reasonable to assume that the design of the portion of Spring Creek Park south of Parcel A may resemble the publicly accessible Spring Creek Park area that already exists, currently, southwest of Parcel A, directly south of Gateway Center (see Photo 20). No other changes to visual resources, open space, or natural features are expected in the future without the proposed action.

Channelized Wind Effects

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the Gateway Estates development, which is still underway in the study area, directly north of Parcel B, will result in the completion of two-story residential construction along Vandalia Avenue. Therefore, as in existing conditions, there would be no substantial potential building-related wind effects experienced by the pedestrian in the study area in the future without the proposed action.

THE FUTURE WITH THE PROPOSED ACTION (“WITH ACTION” CONDITIONS)

Streets and Buildings

The proposed action would not result in changes to the street pattern or block forms of the study area, as it would not create new public streets or change existing ones. Further, the proposed action would not affect any buildings that currently exist, and which are expected to remain in the future without the proposed action, nor would the proposed action directly affect the residences that will be fully constructed along Vandalia Avenue, or the nearby publicly accessible park areas that will be in place to the west of Parcel B and to the south of Parcel A. Further, the proposed action would not result in any changes to the undeveloped portions of Spring Creek Park to the east.

The proposed action would introduce new development on portions of the BDC block that, otherwise, would remain developed as lawn area, parking lots, and BDC driveways. As described in Chapter 1, “Project Description,” the proposed action would result in the removal of portions of perimeter wall along the public sidewalk that is adjacent to the project site, and BDC lawn and paved areas would be replaced with new construction.

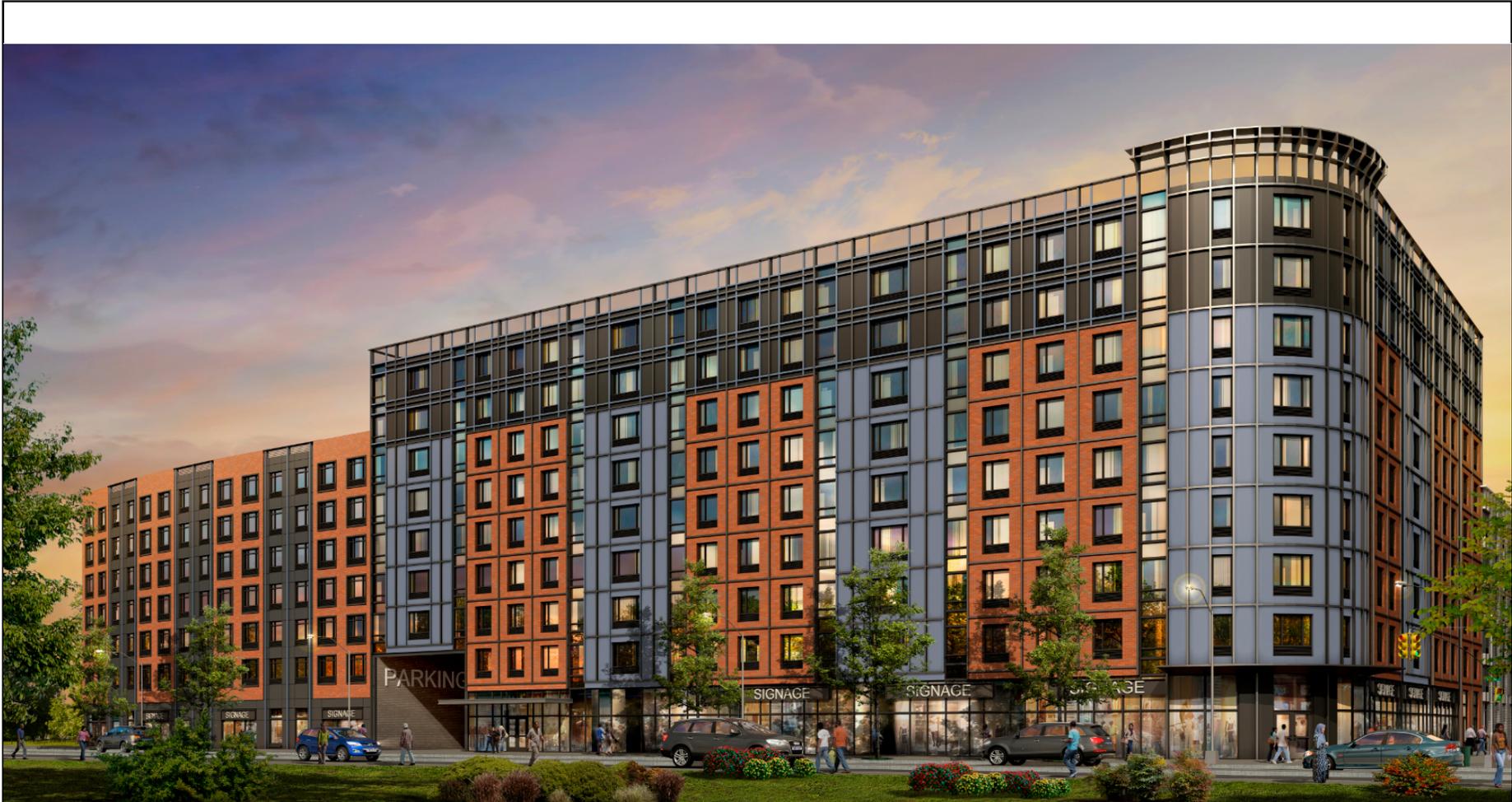
The land uses introduced with the proposed action (residential and commercial) would be consistent with the surrounding land uses. The new buildings introduced to the project site would comprise residential apartment buildings with ground-floor commercial uses along most of the public sidewalks surrounding the project site. Both parcels A and B would be constructed at the lot-line and would include buildings between five- and nine-stories in height (see Figure 8-2, “Parcel A Elevation Rendering,” and Figure 8-3, “Parcel B Elevation Rendering”). The bulk, height, and streetwall associated with the new construction as part of the proposed action would contribute to the form of residential streetscapes north and west of the project site in a way that resembles other parts of Brooklyn, where apartment buildings appear among relatively uniform residential streets of two- and three-story rowhouses. (See Figure 8-4, “Massing Diagram Key,” and Massing Diagrams 1 through 4.) The new construction on Parcel A, in particular, would represent massing appropriately located at the prominent Erskine Street diamond interchange, which connects the project site to the Shore Parkway, with both east and westbound on- and off-ramps. This massing would represent a notable landscape feature at this entrance to the Gateway Center/Spring Creek neighborhood.

There would be no building setback, and so the proposed action would result in a clearly defined streetwall, comprising commercial store frontage, along the sidewalk. There would be no perimeter landscaping provided, though as described in Chapter 1, “Project Description,” street trees would be planted in 10-foot tree pits, approximately 25 feet apart.

The proposed action would introduce new public open space in the form of a pedestrian promenade (“Schroeders Walk”), which would extend through the entirety of Parcel B, providing pedestrian access from Vandalia Avenue to the north, Fountain Avenue to the east, and Erskine Street to the west. This publicly accessible open space would be landscaped with planting areas and benches. The ground-floor areas of Parcel B buildings with direct frontage onto Schroeders Walk may include commercial storefront space, similar to the commercial frontage introduced by the proposed action on the surrounding sidewalks. Schroeders Walk would be separated from Lot 300 by a decorative privacy fence installed along the perimeter lot line (between Lot 300 and Parcel B) as part of the proposed action. Similar decorative fencing would be installed along the perimeter of Parcel A, between the proposed parking area and Lot 300.

Therefore, the proposed action would not directly or adversely affect any of the existing landscape components that define the urban design of the area. It would result in the redevelopment of the project site in a manner consistent with the urban design of the developed portions of surrounding

blocks in the study area. In comparison to the future without the proposed action, the proposed action would represent an improvement to the consistency of the urban design of the developed portions of the study area and an improvement to the aesthetic character, generally, as experienced by the pedestrian along any street surrounding the project site.



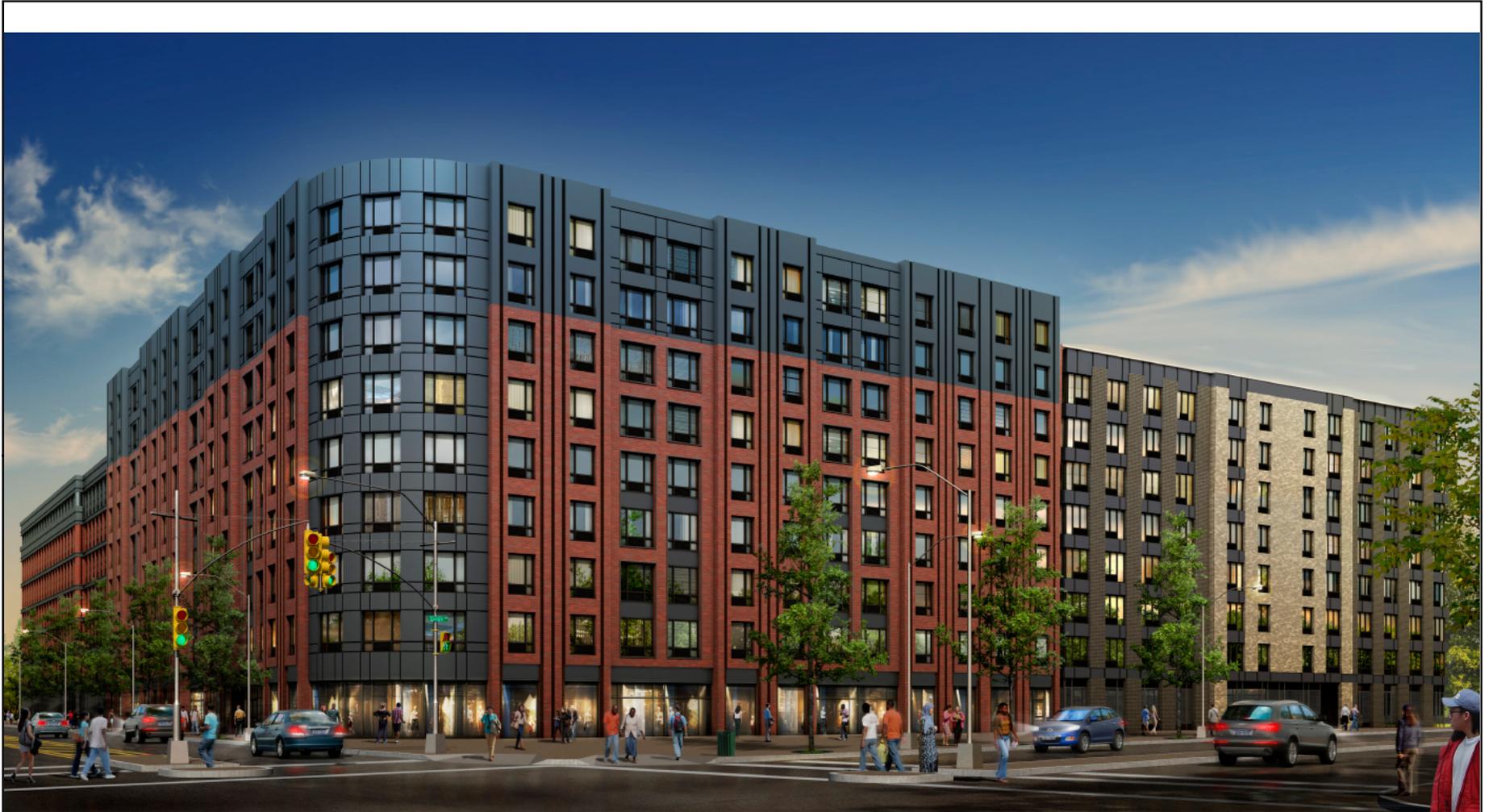
Parcel A: Erskine Street Elevation; View Northeast from Erskine Street, at Seaview Avenue

Artist rendering for illustrative purposes only

Source: The Arker Companies, March 2016; STV Incorporated, 2016.

Figure 8-2 PARCEL A ELEVATION RENDERING

**Fountain Avenue Land Use
Improvement and Residential Project**

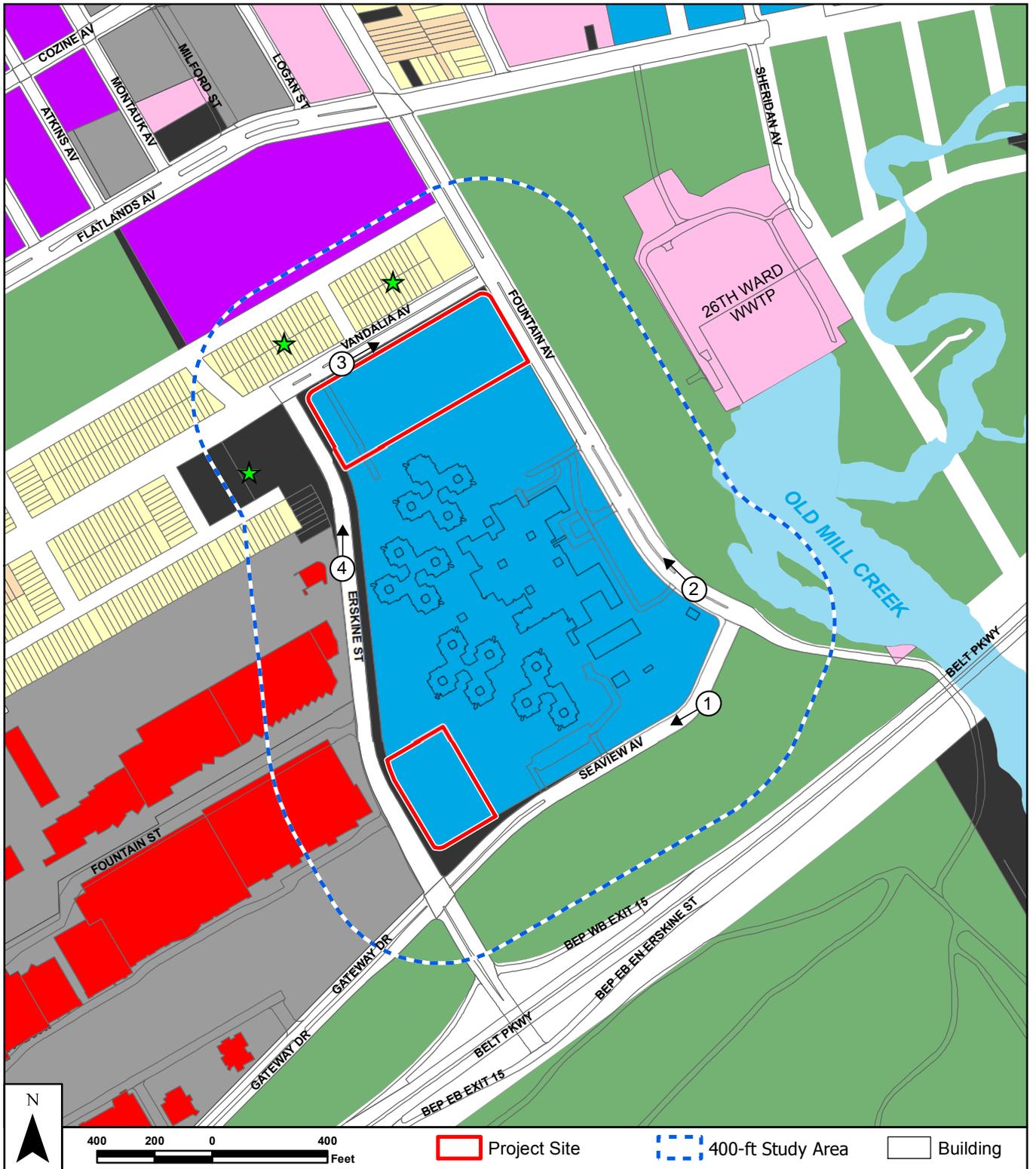


Parcel B: View Southwest from Vandalia Avenue and Fountain Avenue, Facing Eastern Build Group

Artist rendering for illustrative purposes only

Source: The Arker Companies, March 2016; STV Incorporated, 2016.

Figure 8-3
PARCEL B ELEVATION
RENDERING
Fountain Avenue Land Use
Improvement and Residential Project



Source: New York City Department of City Planning, MapPLUTO 15v1, 7/20/2015; Field Verification, July 23, 2015.

Figure 8-4
MASSING DIAGRAMS KEY



Fountain Avenue Land Use Improvement and Residential Project



Empire State Development



Massing Diagram 1: View facing west along Seaview Avenue; Parcel A massing visible at right.



Massing Diagram 2: View facing north along Fountain Avenue; Parcel B massing visible in distance.



Massing Diagram 3: View east along Vandalia Avenue; Gateway Estates development residential construction directly north of Parcel B, at left, and Parcel B massing (portion), at right.



Massing Diagram 4: View of Parcel B massing, looking north along Erskine Street.

Visual Resources, Open Space, and Natural Features

Views toward the Spring Creek Park wetlands, whether from public sidewalks or from park areas, would not be affected by the proposed action. However, the views toward the project site, both from the surrounding streetscape and also from the publicly accessible parks that will be in place south of Parcel A and west of Parcel B in the future without the proposed action, would be changed with the proposed action; specifically, views of new apartment buildings with ground-floor commercial, area, as well as views into Schroeders Walk, would represent an improved pedestrian condition, compared to views of the existing BDC perimeter wall in the future without the proposed action (see previous Figure 8-2, “Parcel A Elevation Rendering,” and Figure 8-3, “Parcel B Elevation Rendering”).

It is expected that the combination of ground-floor commercial uses on both parcels A and B, the street tree plantings and concordant sidewalk improvements surrounding the project site (as would be required with the construction of new sidewalks, following on-site construction), and the introduction of public open space (Schroeders Walk) on Parcel B would contribute to the attractiveness of the streetscapes that will have been improved through landscaping on surrounding properties as part of FCURP implementation. These positive contributions would result in improved streetscape conditions and pedestrian experience on all streets surrounding the project site.

The proposed action would be expected to contribute to the pedestrian experience of the visual resources (parks and naturalized open space) that characterize much of the Fountain Avenue and Seaview Avenue streetscapes (as well as eastern portions of the Vandalia Avenue streetscape), surrounding the project site. The proposed action would not affect the views of Spring Creek Park wetlands and naturalized areas enjoyed along Vandalia Avenue, Fountain Avenue, and Seaview Avenue; rather, the mix of commercial uses, residences, and open space introduced with the proposed action would be expected to lead to an increased level of pedestrian activity along both Parcel A- and Parcel B-adjacent sidewalks, thereby contributing to an improved sense of pedestrian connectivity between the existing and planned parks in the study area.

The increased levels of pedestrian activity in the vicinity of the project site that would be expected with the proposed action, compared to the future without the proposed action, would be expected to contribute in a positive manner to the pedestrian experience in the vicinity of the project site, contributing to the appreciation of the parks and naturalized areas that define the visual character of the Fountain Avenue and Seaview Avenue streetscapes, in particular. Therefore, no significant adverse impacts to visual resources would result with the proposed action.

Channelized Wind Effects

The proposed action would result in the construction of buildings of up to approximately nine stories in height. This height of building would not lead to channelized wind effects on the project site or in the study area.

Conclusion

By introducing new uses and building forms consistent with surrounding development and generally enhancing the quality of the pedestrian experience in the study area, the proposed action would result in complementing the existing urban design and would be consistent with the aesthetic character of the study area. Therefore, the proposed action would not result in any significant adverse impacts to urban design or visual resources, and no further analysis is warranted.